

MAP #8 SEC. 3-D RA 12/4/64 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WILSON LAND COMPANY, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petitions (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an RA zone and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

CHANGES HAVE OCCURRED IN THE NEIGHBORHOOD AFFECTING THE USE OF THIS PROPERTY. IT IS IDEALLY LOCATED FOR THE CONSTRUCTION OF GARDEN APARTMENTS WITH ADEQUATE OPEN SPACE SURROUNDING IT. SUCH REZONING WOULD BE OF GREAT BENEFIT TO THE NEIGHBORHOOD, THE ENTIRE COMMUNITY, AND BALTIMORE COUNTY, AND WOULD SATISFY A GREAT NEED.

See attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expenses of above re-classification and/or Special Exception advertising, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

WILSON LAND COMPANY
Contract purchaser
ROBERT S. WILSON, Vice President
Address: 6301 Reisterstown Road, Baltimore 15, Maryland
Protestant's Attorney
SAMUEL M. TRIVAS
Address: 6301 Reisterstown Road, Baltimore 15, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of December, 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of December, 1964, at 1:00 o'clock P.M.

INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson 4, Maryland

Date: October 23, 1964

TO: Mr. James E. Dyer
FROM: C. Richard Moore
SUBJECT: Use 2 - ZAC - October 19, 1964
Witney Land Company - West side of Ridgeland Road and south side of Warren Road
Petition for Reclassification from R-6 to R.A.

Review of the plat dated October, 1964 results in the following comments:

Sight distance at Warren Road and Ridgeland Road is poor due to the sharp curve and high wall near the pavement on the north side of Warren Road.

C. Richard Moore, Engineer IV
Bureau of Traffic Engineering

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location and change in the area which has taken place, since the adoption of the Land Use Map.

the above Reclassification should be had, and it is further appearing that by reason of the

Special Exception for the

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of December, 1964, that the herein described property or area should be and the same is hereby reclassified; from R-6 zone to an RA zone, and/or a Special Exception for the

Reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of December, 1964, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for the

Zoning Commissioner of Baltimore County

Samuel M. Trivas, Esq.
6301 Reisterstown Road
Baltimore 15, Md.

COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
OFFICE OF PLANNING & ZONING: Will review and comment with regard to the interior parking and circulation pattern.
BUREAU OF ENGINEERING: Will review and comment at a later date if necessary.
BUREAU OF TRAFFIC ENGINEERING: See attached comment.

No comments from the following Departments:

Health Department
Board of Education
R & E Commission
State Roads Commission
Buildings Department
Industrial Commission
Fire Department

If you have any questions, concerning the above matter, please contact the writer.

CC: Albert Quinby-Office of Planning & Zoning
George Reiser-Bureau of Engineering

Yours very truly,

James E. Dyer
Chief Clerk and
Petition Processing

Beginning for the same on the westernmost side of Ridgeland Road at the southeast corner of Lot No. 27, as shown on Plat No. 2, Greenleaf Water, said plat being recorded among the Land Records of Baltimore County, Maryland, in Plat Book G.L.B. 17 P.10 s, and running thence binding on the southeastern outline of said plat and with the northernmost boundary of the whole tract of land, of which the parcel now being described is a part, North 64° 30' 30" West 1210.45 feet, thence leaving the outline of said plat and running with the boundary of the whole tract the following three (3) courses and distances, viz.: (1) South 05° 20' 10" West 350.00 feet, (2) South 64° 13' 23" West 412.14 feet and (3) North 64° 20' 33" West 300.00 feet to the easternmost boundary of the property of the Board of Education of Baltimore County, thence with the outlines of the last mentioned property South 05° 3' 27" East 708.53 feet and South 52° 13' 10" West 270.59 feet, thence with the boundary of the whole tract South 64° 04' 35" East 319.48 feet to the centerline of Cranbrook Road, as proposed to be laid out 70 feet wide, thence binding on said centerline of Cranbrook Road the following six (6) courses and distances, viz.: (1) 225.21 feet in a northeasterly direction along an arc of a curve to the left having a radius of 715.00 feet, said arc being subtended by a chord bearing North 32° 30' 11" East 325.15 feet, (2) North 19° 09' 20" East 111.73 feet, (3) 365.23 feet in a northeasterly direction along an arc of a curve to the right having a radius of 715.00 feet, said arc being subtended by a chord bearing North 41° 48' 24.5" East 330.72 feet, (4) North 64° 27' 39" East 246.52 feet, (5) 355.12 feet in a northeasterly direction along an arc of a curve to the right having a radius of 1658.00 feet, said arc being subtended by a chord bearing North 74° 11' 05" East 552.46 feet and (6) 650.18 feet in an easterly direction along an arc of a curve to the right having a radius of 1375.09 feet, said arc being subtended by a chord bearing S uth 62° 32' 35.5" East 444.12 feet to the centerline of Ridgeland Road as proposed to be laid out 100 feet wide thence binding on said centerline of Ridgeland Road the following three (3) courses and distances, viz.: (1) North 21° 00' 00" East 77.50 feet, (2) 324.30 feet in a northerly direction along an arc of a curve to the left having a radius of 530.00 feet, said arc being subtended by a chord

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: JAMES E. DYER Date: 10/30/64
FROM: ALBERT QUINBY
SUBJECT: Comments on petition for reclassification from R-6 to R-A
Witney Land Company
Warren Road

Perpendicular parking on interior drives, especially in close proximity to junctions with public roads is undesirable. This on the plan applies specifically to the second drive facing on Cranbrook Road. The alignment of this particular drive around the back of the existing roads on Warren Road is not obvious. It is suggested that an alignment carrying directly between the apartments through to the road with the circle would be infinitely more preferable forming as it would a loop street off which parking in bays could more logically be placed. As a detail the proposed Permeable Road leaves the property on a radius which would bring its extension too close to the School Board Property for R-20 lots.

bearing North 04° 04' 30" East 210.62 feet and (3) North 12° 40' 53" West 146.75 feet, thence leaving the centerline of Ridgeland Road and running South 7 13° 08" West 98.40 feet to the place of beginning.

WILSON F. COTEN
IND. LAND SURVEYOR #2493

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: John G. Roper, Acting Commissioner Date: December 4, 1964
FROM: GEORGE E. GAVRELLIS, Director
SUBJECT: #65-183-R... R-6 to R-A. Northside of Cranbrook Road (Proposed) 166 feet from the Southside of Warren Road. Being property of Witney Land Company.

8th District
HEARING: Wednesday, December 16, 1964 (1:00 P.M.)

Due to illness the writer will be unable to make comment on the subject petition.

GEG:bms

Cost of Advertisement, \$.....

TO: **Witney Land Company**
6300 Holistarsman Road
Beltsville 15, Md.

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

District 125 Date of Filing 11-30-64
 Posted for Seagram, and Dec. 16-64 417 N.E. 2nd
 Petitioner: Watson, Fred C.
 Location of property: Sec. 1, T. 4 S., R. 6 W., Sec. 16 of
Seagraves Rd. (Seagraves)
 Location of Signatures on front & rear as Warranted at the time of
the purchase of the property and the date of the
return of the property to the State
 Remarks: See unit's form
 Posted by: Robert Lee Bull Jr. Date of return: 12-3-64

BILLED To: Training Department of Balto. Co.

REPORT TO ACCOUNT NO. 01-682		TOTAL AMOUNT \$6.00	
QUANTITY	STANDARD OFFER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
Position for Reclamation		\$6.00	
PAID — Baltimore County, Md. — Office of Finance			
	11-1964 6740 • 27592 TLP—	\$0.00	
	11-1964 6740 • 27592 TLP—	\$0.00	
3			
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.			

October 26, 196

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
day of _____, 1964.

Owners Name: WILLIAM L. L. L.
Reviewed by: James S. L.

JOHN G. ROSE
Zoning Commissioner

ZONING: From R-8 to R-A.
LOCATION: North side of
Cranbrook Road (Proposed)
168 Feet from the South side
of Warren Road
DATE & TIME: WEDNESDAY,
DECEMBER 16, 1964 at 1 p.m.
PUBLIC - HEARING: Room
106, County Office Building,
111 N. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of
Baltimore County, by author-
ity of the Zoning Act and Reg-
ulations of Baltimore County,
will hold a public hearing:
Present Zoning: R-4
Proposed Zoning: R-A

BALTIMORE COUNTY, MD. November 30, 1964

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 18th day of December, 1964, the first publication appearing on the 26th day of November.

THE TIMES,
John M. Martin
Manager.
John M. Martin
Cost of Advertisement, \$ 40.00
Purchase Order A4504
Requisition No. N9960

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Being the property of Witmer Land Company, an abstract of plat plan filed with the Zoning Department.

Hearing Date: Wednesday December 16, 1964 at 1:00 p.m.

Public Hearing: Room 108 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of
John G. Ross
Zoning Commissioner Of
Baltimore County



8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
Scale: 1"=50'
OCTOBER, 1964



EXISTING ZONING R-C
 PROPOSED ZONING R-A
 GROSS AREA ----- 25.23 ACRES±
 NET AREA ----- 22.27 ACRES±

DESIGNED DENSITY
 GROSS ----- 14.86 UNITS/ACRE
 NET ----- 16.84 UNITS/ACRE
 TOTAL UNITS 375

PERMITTED DENSITY
 GROSS ----- 16 UNITS/ACRE
 NET ----- 18 UNITS/ACRE
 TOTAL UNITS 401

OFF STREET PARKING DATA
 NR OF SPACES REQUIRED 375
 NR OF SPACES PROVIDED 451

NOTES:
 1. OFF STREET PARKING AREAS AND ACCESS ROADS
 TO BE MACADAM WITH BITUMINOUS CURBS.
 2. HEIGHT OF BUILDINGS NOT TO EXCEED 35'.

