

PETITION FOR RECLASSIFICATION
R - 6 to R - A
SE/S Windsor Blvd. & Essex Road
Second District
Walker Land Company, Petitioner

BEFORE THE
BALTIMORE COUNTY
BOARD OF APPEALS

ORDER OF DISMISAL

Mr. Clerk:

Please mark Appeal heretofore entered in the above case on behalf of Larry Kamanitz and Robert Jones, the Protestants herein, "dismissed".

Larry Kamanitz
Larry Kamanitz
Robert Jones
Robert Jones

Harry J. Swartzwelder, Jr.
Harry J. Swartzwelder, Jr.
1708 Gunsey Building
Baltimore, Maryland-21202
Attorney for Protestants.

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

~~Walker Land Company, Inc.~~ 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 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 R-A zone for the following reasons:

1. Since adoption of the zoning map for the area, the character and conditions in the neighborhood of the subject property have so changed that a reclassification in fact, required under proper zoning standards and principles.
2. There is no present demand or need in the area for additional single family homes, but there is an urgent need and demand in the area for apartment dwelling units, a circumstance which was not anticipated nor provided for at the time of adoption of the zoning map.
3. The public need and convenience requires reclassification of the subject property since the present classification thereof serves no useful purpose, benefits no one, and is out of character with current development, while the reclassification of the property to an R-A zone will provide housing demanded and required by the public generally, with no adverse effect on neighboring property.

See Attached Description

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, posting, 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.

WALKER LAND COMPANY, INC.

By *Harry M. Adelstein*
Harry M. Adelstein, President
Address: c/o M. William Adelson, Esq.

1035 Maryland National Bank Bldg.

Baltimore, Maryland 21202

Protestant's Attorney

M. William Adelson
M. William Adelson
1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202
Address: Plaza 2-6682

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of February, 1965, 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 12th day of March, 1965, at 11:00 o'clock A.M.



Zoning Commissioner of Baltimore County.

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGANY AVENUE
TOWSON, MD. 21204
VALLEY 9-6080

ZONING DESCRIPTION

BEGINNING for the same on the Southeast side of Windsor Boulevard (70.00 feet wide) at the point of tangency with the Northeast side of Essex Road (60.00 feet wide) as shown on a Plat of Section 3 and Section 4 Deerfield filed among the Plat Records of Baltimore County in Plat Book R.R.G. #29 folio 12, thence binding on the said Southeast side of Windsor Boulevard as shown on said Plat the three following courses and distances:

1. North 57 degrees 22 minutes 47 seconds East 5.00 feet
2. Northeastly by a line curving to the South with a radius of 465.00 feet for a distance of 258.63 feet and
3. North 89 degrees 14 minutes 49 seconds East 252.58 feet, thence for lines

of division the three following courses and distances:

1. South 32 degrees 37 minutes 13 seconds East 700.00 feet
2. South 24 degrees 26 minutes 21 seconds East 785.30 feet and
3. South 14 degrees 57 minutes 53 seconds East 960.00 feet to intersect the

fourth or South 75 degrees 02 minutes 07 seconds West 839.16 foot line of that tract of land which by deed dated December 28, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. #3083 folio 255 etc. was conveyed by The Woodlawn Cemetery Co. to Walker Land Co., Inc., thence running with and binding on part of said fourth line and on part of the fifth or North 14 degrees 57 minutes 53 seconds West 331.54 foot line of said conveyance the two following courses and distances:

1. South 75 degrees 02 minutes 07 seconds West 535.00 feet and

RE: PETITION FOR RECLASSIFICATION
R-6 to R-A
SE/S Windsor Blvd & Essex Road
2nd District
Walker Land Company- Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-247R

This is a Petition for Reclassification from an R-6 Zone to an R-A Zone of 26.6 acres of land located on the east side of Essex Road south of Windsor Boulevard. The Petitioner proposes to erect thirteen (13) garden apartment buildings on the property to house a total of 142 families, divided approximately equally between one and two bedroom units. The various units would be semi-detached and air-conditioned and would rent from \$120.00 to \$140.00 per month, including utilities. A total of 691 parking spaces are provided, 50% more than the 142 spaces required by the zoning regulations.

The subject property is bound on the north by an existing, fully rented apartment project, known as Town and Country Apartments, and on the south and southwest by a 23 acre tract of land, known as the Pierpont property, rezoned for apartment use by the County Board of Appeals on July 15, 1963. To the east of the subject property lies an undeveloped tract of land owned by the Petitioner. The testimony showed that this land has remained virtually useless because of market conditions for single family homes in the area. To the west of the property, and on the opposite side of Essex Road lies additional undeveloped land owned by the Petitioner, and further to the west is a subdivision known as Hilltop Estates. It was affirmatively shown that there would be no means of access between the Petitioner's property and the existing subdivision.

Ingress and egress to the proposed apartment site would be by Essex Road or St. Luke's Lane to either Liberty Road or Windsor Mill Road. Liberty Road from the city line to the Beltway, which is well beyond this property, is presently under contract for widening to four moving traffic lanes. This will eliminate the major objection to increased density in this area.

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGANY AVENUE
TOWSON, MD. 21204
VALLEY 9-6080
-2-

2. North 14 degrees 57 minutes 53 seconds West 330.78 feet to the Southeast side of Essex Road as proposed to be extended, thence binding on the said Southeast and Northeast sides of Essex Road as proposed to be extended and on the said Northeast side of Essex Road as shown on said Plat the three following courses and distances:

1. Northeastly by a line curving to the Northwest with a radius of 700.00 feet for a distance of 700.71 feet
2. North 32 degrees 37 minutes 13 seconds West 1503.65 feet and
3. Northwestly by a line curving to the East with a radius of 25.00 feet for a distance of 39.27 feet to the place of beginning.

CONTAINING 26.600 Acres of land more or less.

BEING part of those two tracts of land the first by a deed dated December 10, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. #3070 folio 418 etc. was conveyed by The Woodlawn Cemetery Co. to Walker Land Co., Inc., and the second by a deed dated December 28, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. #3083 folio 255 etc. was conveyed by The Woodlawn Cemetery Co. to Walker Land Co., Inc.

PETITION FOR RECLASSIFICATION
R - 6 to R - A
SE/S Windsor Blvd. & Essex Road
Second District
Walker Land Company, Petitioner

APPEAL

Mr. Clerk:

Please enter an Appeal from the Order of the Deputy Zoning Commissioner entered in this case on April 23, 1965, on behalf of Larry Kamanitz and Robert Jones, two of the Protestants herein.

Harry J. Swartzwelder, Jr.
HARRY J. SWARTZWELDER, JR.,
1708 Gunsey Building,
Baltimore, Maryland 21202
Attorney for Protestants.



RE: PETITION FOR RECLASSIFICATION
from an R-6 zone to an R-A zone,
SE/S Windsor Boulevard and
Essex Road (Proposed)
2nd District
Walker Land Company, Inc.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 65-247-R

MAP
2-B
WESTERN
AREA
RA
NW-3F
NW-4F

ORDER OF DISMISSAL

Petition of Walker Land Company, Inc. for reclassification from an R-6 zone

to an R-A zone of property located on the southeast side of Windsor Boulevard and Essex Road
(proposed) in the Second District of Baltimore County.

Whereas the Board of Appeals is in receipt of an Order of Dismissal filed on
November 19, 1965 from the attorney representing the protestants-appellants in the above
entitled matter.

Whereas the said attorney for the said protestants-appellants requests that
the appeal filed on behalf of said protestants, be dismissed and withdrawn as of November
19, 1965.

It is hereby ORDERED this 23rd day of November, 1965 that said
appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

R. Bruce Alderman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 2, 1965

FROM: George E. Gavrelis, Director

SUBJECT: # 65-247-R. R-6 to R-A. Southeast side of Windsor Boulevard and Essex Road
(Proposed). Being the property of Walker Land Company, Inc.

2nd District

HEARING: Monday, March 15, 1965 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition
and offers the following comment:

The vicinity of the subject property was considered at length and in detail by
the County Council in hearings on the Western Planning Area Zoning Map. A
decision was reached not to include any part of the subject tract within the
R. A. Zone. We feel that the Council's decision was correct and, therefore,
that the map is not in error.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

M. William Adams, Esquire
1035 N. National Bank Bldg.
Baltimore, Maryland 21202

COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

February 5, 1965

Dear Mr. Adams:

R-6 to R-A Zone for Walker Land Co. Inc.
located on SE corner of Windsor Blvd
and Essex Road

The Zoning Advisory Committee has reviewed the subject petition
and makes the following comments:

It appears the petition is premature inasmuch as adequate access
cannot be provided. At the present time, the only access to the site is
by way of a private drive (Tombrook Drive) which serves an apartment
site on the North side of Windsor Boulevard.

Fire Department: Will review and comment at a later date.

The following members had no comments to offer:

Board of Education
Bureau of Traffic Engineering
Building Department
Health Department
Industrial Development Commission
State Roads Commission
Bureau of Engineering

Yours very truly,

JAMES E. DYER
Chief of Permit and
Petition Processing

cc: Fire Department

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer - Chairman
Zoning Advisory Committee

Date: February 11, 1965

FROM: Mr. Charles F. Morris, Sr.
Fire Bureau - Plans Review

SUBJECT: Property Owner - Walker Land Company
SE/S Windsor Blvd. & Essex Road
2nd District 2/2/65
Present Zoning R-6, Proposed Zoning R-A
Apartments - 142 Units

1. Location of proposed hydrants and size of water mains shall
be indicated on plot plan. Water mains, meters, and fire hydrants
shall be of an approved type and installed in accordance with the
Baltimore County Standard Design Manual. Spacing of hydrants shall
be 500 feet distance apart as measured along an improved road, and
within 300 feet from any dwelling. Hydrants shall be located in a
pattern approved by the Baltimore County Fire Bureau.

2. Parking shall be designed so as to give emergency vehicles
an improved radius for turning at end of parking areas.

3. Better access into this site should be provided.

CFM/bbr

ZONING ADVISORY COMMITTEE

of

July 15, 1964

Deerfield Apartments - Mental Engineering Comment:

This site will be sewered directly to
the Guyons Falls Sanitary Interceptor Sewer,
which is reported to require ultimate reinforce-
ment to provide additional capacity. However,
the utilization of this site, as petitioned for,
would have a relatively insignificant effect
upon the capacity of this sanitary interceptor
sewer.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2nd Date of Posting: May 29, 1965
Posted for: Appeal
Petitioner: Walker Land Co. Inc.
Location of property: SE/S Windsor Blvd. & Essex Rd.
Location of Signs: SE/S Windsor Blvd. & Essex Rd. @ S/S Windsor
Blvd. SE/W of Essex Blvd.
Remarks: proposed roads are completed now. (to Windsor
Blvd.)
Posted by: J. Dyer Date of return: June 3, 1965

Baltimore County
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

December 28, 1964

Walker Land Company, Inc.
1300 First National Bank Building
Baltimore 2, Maryland

Attention: Mr. Samuel B. Shockey

Gentlemen:

We have reviewed your letter of December 3, 1964
wherein you requested that sections of Windsor Boulevard and
Woodford Road be eliminated from the paving contract at the
time you develop the land outlined on your plat.

As you pointed out, if these two roads were connected
through at this time traffic would circulate through residential
areas to the apartments which would be highly undesirable. We
will, therefore, defer the paving of the small portions of Windsor
Boulevard and Woodford Road until such time as Windsor Boulevard
and Essex Road are extended to Windsor Mill Road.

It shall be your responsibility to deposit sufficient funds
to cover the cost of construction of these small portions of roads.
We would also expect you to make the right of way and after the
installation of utilities to see and mulch the areas. The main-
tenance of these open spaces should also be carried on by you as
part of your ground maintenance.

Very truly yours,

Albert B. Kaltenbach
ALBERT B. KALTENBACH
Director

ABK:hmm

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2nd Date of Posting: Feb 27, 1965
Posted for: Review from R-6 to RA
Petitioner: Walker Land Co.
Location of property: SE/S Windsor Blvd. & Essex Rd. (proposed)
Location of Signs: SE/S Windsor Blvd. & Essex Rd. @ the present
and SE/S Windsor Blvd. & Essex Rd. @ the present
Remarks: J. Dyer
Posted by: J. Dyer Date of return: March 11, 1965

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 28555

DATE 2/15/65

Walker Land Company, Inc.
20. William Adams, Esq.
1035 Maryland National Bank Bldg.
Baltimore, Md. 21202

Billed by: Zoning Department of Baltimore Co.

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	Notice for Reclassification #65-247-R	\$0.00
4		

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.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 30580

DATE 3/11/65

To: George E. Gavrelis, Esq.
119 County Office Bldg.
Towson, Maryland 21204

Billed by: Office of Planning & Zoning
119 County Office Bldg.
Towson, Maryland 21204

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	Cost of appeal - Walker Land Co. #65-247-R	\$ 75.00
3	signs	\$ 25.00
4		\$ 100.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

By William A. Boyle, Jr.
 Deputy Clerk of 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 February, 1965

Owner Name: *John G. Rose*
 Reviewed by: *James H. Miller*

John G. Rose
 Zoning Commissioner

TELEPHONE 685-6000

BALTIMORE COUNTY, MARYLAND No. 28615
OFFICE OF FINANCE DATE 3/16/65
Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

To: *Walker Land Company*
S. R. Wilson Addition, etc.
2000 Maryland National Bank Building
Baltimore, Md. 21205

REMITTANCE TO ACCOUNT NO. 68-600

QUANTITY	DESCRIPTION	AMOUNT
1	Advertising and posting of property	616.00
	PAID - Baltimore County, Md. - Office of Finance	
	3-15-65 1773 • 28615 TLP-	8650

4

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.

PETITION FOR RECLASSIFICATION
 2nd DISTRICT

ZONING: From R-4 to R-A Zone.

LOCATION: Southeast side of Windsor Boulevard and Essex Road (Proposed).

DATE & TIME: MONDAY, MARCH 15, 1965 at 11:00 A.M.

PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: R-4.
 Proposed Zoning: R-A.

All that parcel of land in the Second District of Baltimore County, being the Plat of Section 3 and Section 4, Docket filed among the Plat Records of Baltimore County in Plat Book R.R.G. #28 folio 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 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590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Beginning for the same on the Southeast side of Windsor Boulevard (70.00 feet wide) at the point of tangency with the Northeast side of Essex Road (60.00 feet wide) as shown on a Plat of Section 3 and Section 4, Docket filed among the Plat Records of Baltimore County in Plat Book R.R.G. #28 folio 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 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570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Being part of those two tracts of land the first by a deed dated December 10, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. #3070 folio 415 etc. was conveyed by The Woodlawn Cemetery Company to Walker Land Company, Inc., and the second by a deed dated December 28, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. #3083 folio 255 etc. was conveyed by The Woodlawn Cemetery Company to Walker Land Company, Inc.

Being the property of Walker Land Company, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, March 15, 1965 at 11:00 A.M.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
 John G. Rose
 Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. February 25, 1965.

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 15th day of March, 1965, the first publication appearing on the 25th day of February 1965.

THE TIMES.

Manager.
 John M. Martin

Cost of Advertisement \$37.50

Purchase Order A 260
 Requisition No. F637

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 26, 1965.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of one successive weeks before the 15th day of March, 1965, the first publication appearing on the 26th day of February 1965.

THE JEFFERSONIAN.

G. Leonard Struthers
 Manager.

Cost of Advertisement \$.....

PETITION FOR RECLASSIFICATION
 2nd DISTRICT

ZONING: From R-4 to R-A Zone.

LOCATION: Southeast side of Windsor Boulevard and Essex Road (Proposed).

DATE & TIME: MONDAY, MARCH 15, 1965 at 11:00 A.M.

PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

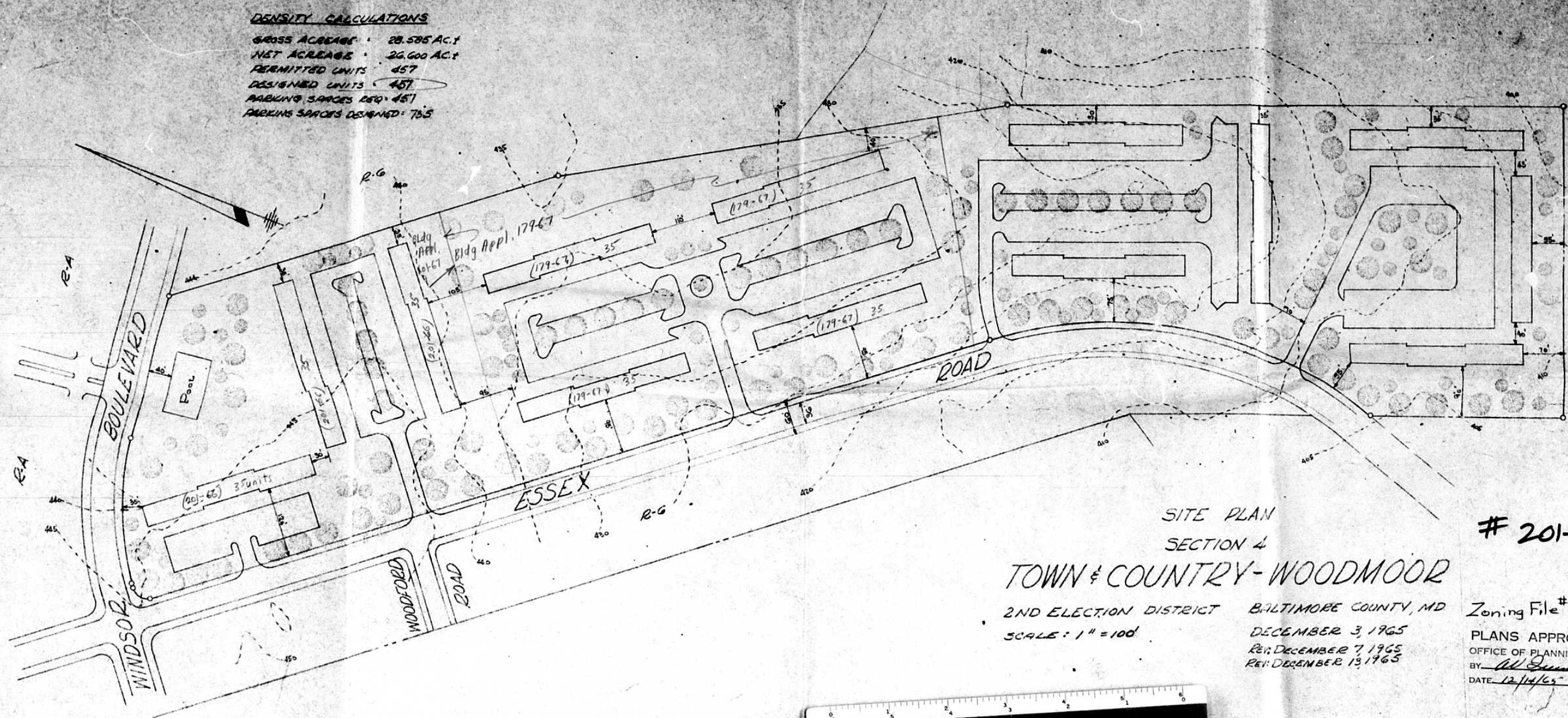
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: R-4.
 Proposed Zoning: R-A.

All that parcel of land in the Second District of Baltimore County, being the Plat of Section 3 and Section 4, Docket filed among the Plat Records of Baltimore County in Plat Book R.R.G. #28 folio 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66

DENSITY CALCULATIONS

GROSS ACREAGE : 28.585 AC.
 NET ACREAGE : 26.600 AC.
 PERMITTED UNITS : 457
 DESIGNED UNITS : 457
 PARKING SPACES REQ. : 457
 PARKING SPACES DESIGNED : 735



SITE PLAN
 SECTION 4

TOWN & COUNTRY-WOODMOOR

2ND ELECTION DISTRICT
 SCALE : 1" = 100'

BALTIMORE COUNTY, MD
 DECEMBER 3, 1965
 REV. DECEMBER 7, 1965
 REV. DECEMBER 13, 1965

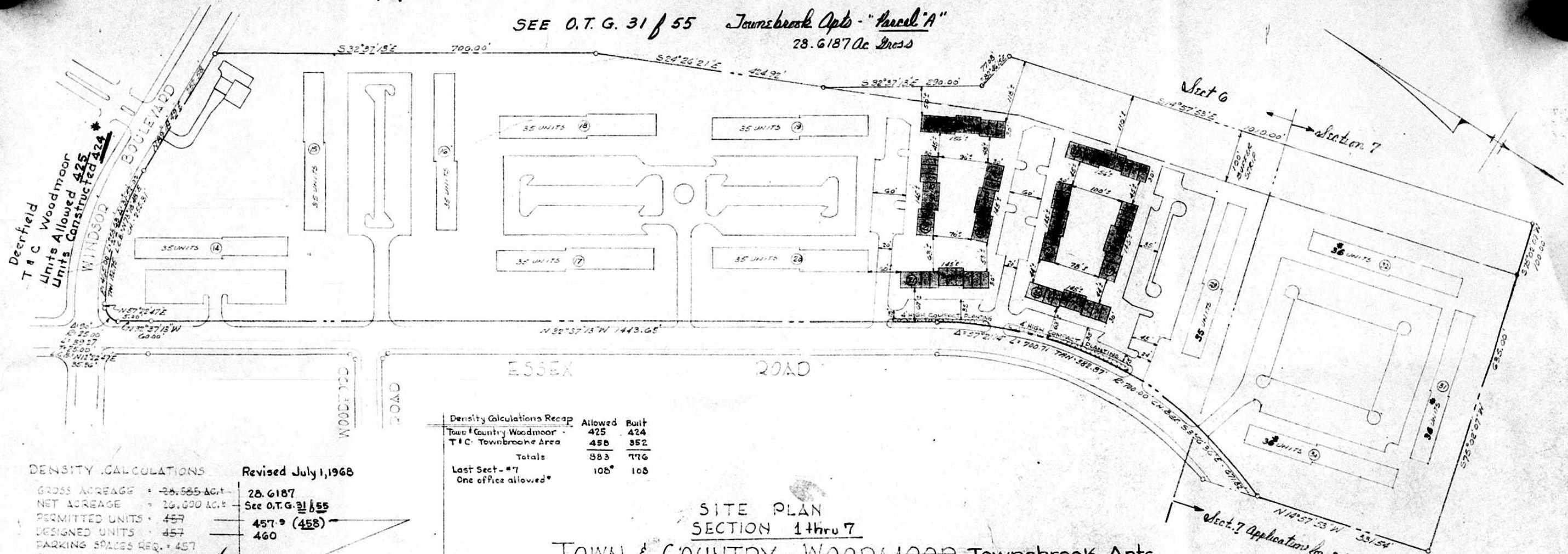
201-66

Zoning File #65-247
 PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *W. J. [Signature]*
 DATE 12/14/65

CHARLES D. GRACE
 ENGINEER - SURVEYOR
 121 ALLEGANY AVE.
 TOWSON, MD.

- EXISTING TREES TO
 REMAIN UNDISTURBED

SEE O.T.G. 31 of 55 Townbrook Apts - "Parcel A"
28.6187 Ac Gross



DENSITY CALCULATIONS

Revised July 1, 1968
GROSS ACREAGE = 28.585 AC.± 28.6187
NET ACREAGE = 26.000 AC.± Sec O.T.G. 31 of 55
PERMITTED UNITS = 457 457.9 (458)
DESIGNED UNITS = 457 460
PARKING SPACES REQ. = 457
PARKING SPACES DESIGNED = 735

TOTAL UNITS
Existing Units Sect 1 to 6

Sect 7 (Remainder of Tract)

458 + 1 office + 1 from T & C = 460

= 362

108 UNITS

Density Calculations Recap		
Town & Country Woodmoor	Allowed 425	Built 424
T & C Townbrook Area	458	352
Totals	883	776
Last Sect - #7	108	108
One office allowed*		

SITE PLAN SECTION 1 thru 7

TOWN & COUNTRY - WOODMOOR Townbrook Apts

2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=100'

DECEMBER 3, 1965
REV. DECEMBER 7, 1965
REV. DECEMBER 13, 1965
REV. JUNE 3, 1967
REV. July 1, 1968

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY *J. H. Winkley*
PLANNING
DATE 7/10/68
JAMES S. SPAMER
ZONING COMMISSIONER

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD. 21204
July 1, 1968

OFFICE OF
CHARLES D. GRACE
LAND SURVEYING AND PLANNING
121 ALLEGHANY AVENUE
TOWSON, MD. 21204



JAMES B. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

BY CES ✓
DATE 7-1-65

Towson Brook Sect 7 - 108 UNITS
< T & C Woodmoor >

SHEET 1 OF 1
FILE

$\Delta - 90^\circ$			²¹ 13191.86	¹⁵ 33043.90
+ R-25			¹² 13194.56	¹⁵ 33039.69
L-39.27		981.75	²³ 13267.87	¹² 32795.14
$\Delta - 31.52.02 - 52795257$			¹³ 13271.19	¹⁰ 32542.58
+ R-465	120262.95	114156.544	¹⁷ 12681.61	⁶ 32165.23
L-258.63	60131.475	57078.272	¹⁰ 11966.67	³ 31840.88
	<u>57078.272</u>		¹ 11039.23	⁶ 31592.43
	3053.2028			
	981.75			
	<u>4034.9528</u>			
- $\Delta - 57.21.14 - 84201853$			¹⁰ 10901.08	⁶ 32109.29
R-700	490497	412589.0197	³ 11220.64	⁶ 32194.71
L-700.71	2452485	206294.5398	⁹ 11890.85	⁷ 32240.91
	<u>206294.5398</u>		²² 13157.32	¹⁵ 33051.48
	38953.9258		¹² 13191.86	¹⁵ 33043.90
38953.9258	18,985,877.8322			
4034.9528	① 16,597,046.0514 ✓			
34919.0074	<u>2,388,831.7808</u>			
	1,194,415.8904			
	34919.0074			
43560	<u>71,159,496.8830</u>			

26.6184 K 18 = 479 NOT

$$\frac{700.71}{700} = \frac{x}{685} = 685.69 \times 30 = 20570.70$$

$$1563.65 \times 30 = 46909.50$$

$$60 \times 35 = 2100$$

$$\frac{258.63}{465} = \frac{x}{447.5} = 248.90 \times 35 = 8711.50$$

$$252.58 \times 35 = 8840.30$$

$$43560 \quad 87132$$

$$2.0093$$

$$\begin{array}{r} 26.6184 \\ 2.0003 \\ \hline 28.6187 \times 16 = \end{array}$$

457.9

Given

Use 458

Computations to justify Sect 7 Applications 3-36" 81 dgs
= 100 apd