

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William Ross Lintz, 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 petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 & R-20 zone to an RA zone; for the following reasons:

Change in area and neighborhood

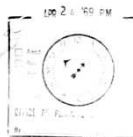
See attached description

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 reclassification 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.

By William Ross Lintz, Petitioner's Attorney  
Address: 102 Warren Road, Cockeysville, Md. 21030  
By John J. Alosa, Petitioner's Attorney  
Address: 2 Warren Lodge Court, Cockeysville, Md. 21030

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of April, 1969, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of June, 1969, at 2:00 o'clock P. M.



Zoning Commissioner of Baltimore County

- Page 2 -

Mr. John J. Alosa  
2 Warren Lodge Court  
Cockeysville, Maryland 21030  
Item 222

## Storm Drains

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

## Water

Public water is available to serve this site. There is an existing 12-inch water main in Warren Road.

## Sewer

Public sanitary sewerage is available to serve this property. There is an existing 8-inch sewer which traverses the existing Warren Lodge Apartment site.

## PROJECT PLANNING DIVISION:

The status of the entrance should be clarified prior to a hearing.

## BUREAU OF TRAFFIC ENGINEERING:

Comments for Item 149 ZAC December 30, 1968 remain valid.

## HEALTH DEPARTMENT:

Public water and sewers are available to the site.

**Air Pollution Comments:** The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

## FIRE DEPARTMENT:

Owner shall be required to comply to all Fire Department regulations when plans are submitted for approval.

## BUILDING ENGINEER'S OFFICE:

Must meet all Baltimore County Building Code regulations.

## BOARD OF EDUCATION:

There would be no appreciable change in the number of students if a zoning change is made since the acreage is so small and also since the yield factor from the Warren Lodge Apts. is also small.

JAMES B. SPANER & ASSOCIATES  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
1107 YORK ROAD - TOWSON, MD. 21204

BY W.C.L.  
DATE 11-15-68

WARREN LODGE APARTMENTS ADDITION

All that piece or parcel of land, situate, lying and being in the Eighth Election District, Baltimore County, State of Maryland and described as follows, to wit:  
Beginning for the same at a point on the south side of Warren Road (30 feet wide) at the distance of 886.30 feet easterly, measured along the south side of Warren Road from the east side of York Road (66 feet wide) said point of beginning being the beginning point of the parcel of land which by a deed dated July 6, 1964 and recorded among the Land Records of Baltimore County in Liber R.P.L. No. 4325, folio 458 was conveyed by Virginia H. Williamson, et al, to Park Manor, Inc., and running: leaving Warren Road and binding on the first two lines of the aforesaid conveyance,  
1. South 49° 54' 20" West 305.00 Feet,  
2. South 85° 03' 40" East 100.00 feet to an iron pipe heretofore set at the beginning of the lot or North 150° 41' East 105 feet line of the second described parcel of land which by a deed dated November 15, 1957 and recorded aforesaid in Liber R.P.L. No. 3269, folio 215, was conveyed by Ruth Bradley to William Ross Lintz, thence binding on said last line,  
3. North 49° 54' 20" East 305.00 feet to the south side of Warren Road, thence binding on the south side of Warren Road and with the first line of the last mentioned conveyance,  
4. North 85° 03' 40" West 100.00 feet to the place of beginning.

Containing 1.0593 acres of land more or less.

Being all of the second parcel of land described in a deed dated November 16, 1957 and recorded aforesaid in Liber R.P.L. No. 3269, folio 215, which was conveyed by Ruth Bradley to William Ross Lintz.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 23, 1969

FROM: George E. Gavely, Director of Planning

SUBJECT: Petition 69-265-R. Reclassification from R-10 and R-20 to R.A. zoning South side of Warren Road 886.30 feet east of York Road. William R. Lintz, Petitioner.

8th District

HEARING: Monday, June 2, 1969 (2:00 P.M.)

In light of the zoning on adjacent properties, the Planning staff voices no objection to this reclassification. If the property were re-subdivided within the context of present zoning, school yields would be about the same.

GEG:bms

THE TOWSON TIMES

TOWSON, MD. 21204 May 21 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 21 day of May 1969, that is to say, the same

was inserted in the issue of May 15, 1969

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 11, 1969

Mr. John J. Alosa  
2 Warren Lodge Court  
Cockeysville, Maryland 21030

Re: Type of Hearing: Reclassification from an R-10 & R-20 zone to an RA zone  
Location: 5 1/2 Warren Rd., 886' E. of E's York Road  
8th District  
Petitioner: William Ross Lintz  
Committee Meeting of March 26, 1969  
Item 222

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property at the present time is unimproved, with the property immediately to the west improved with the Warren Lodge apartment development. To the east with a one family dwelling with a barn in the rear. The property immediately to the south improved with a portion of the Warren Lodge Apartments and Milestone Manor apartment development. To the north one and a half to two story dwellings. Warren Road in this location is not improved with curb and gutter at the present time.

## BUREAU OF ENGINEERING:

## Highways:

Warren Road is an existing State Road which shall ultimately be improved within a 70-ft. right-of-way. In conjunction with the development of this site the Developer is responsible for the dedication of the widening at no cost to Baltimore County. All improvements along Warren Road fall within the jurisdiction of the State Road Commission.

It is the responsibility of the Developer to insure the right to use the existing private road for access to this site as it does not lie within the limits of the property.

## CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 15 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a daily newspaper printed and published in Towson, Baltimore County, Md. once in each of one time before the 15th day of May 1969, that is to say, the same publication appearing on the 15th day of May 1969.

THE JEFFERSONIAN  
By: L. L. Smith  
Manager

Cost of Advertisement \$

PETITION FOR RECLASSIFICATION AND/OR SPECIAL EXCEPTION  
ZONING: From R-10 and R-20 to R.A. Zone  
LOCATION: South side of Warren Road 886.30 feet east of York Road 1107 York Road, Towson, Maryland 21204  
PUBLIC HEARING: Monday, June 2, 1969 at 2:00 P.M.  
COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Towson, Maryland  
The Board Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition of William R. Lintz, Petitioner, for the reclassification of the above described parcel of land from R-10 and R-20 zoning to R.A. zoning. The hearing will be held on Monday, June 2, 1969 at 2:00 P.M. in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The petitioner is requested to appear at the hearing and be heard in person or by counsel. The hearing will be held at the place of beginning of the lot or North 150° 41' East 105 feet line of the second described parcel of land which by a deed dated November 15, 1957 and recorded aforesaid in Liber R.P.L. No. 3269, folio 215, was conveyed by Ruth Bradley to William Ross Lintz, thence binding on said last line,  
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1. North 49° 54' 20" East 305.00 feet to the south side of Warren Road, thence binding on the south side of Warren Road and with the first line of the last mentioned conveyance,  
2. South 85° 03' 40" East 100.00 feet to an iron pipe heretofore set at the beginning of the lot or North 150° 41' East 105 feet line of the second described parcel of land which by a deed dated November 15, 1957 and recorded aforesaid in Liber R.P.L. No. 3269, folio 215, was conveyed by Ruth

TELEPHONE  
823-3000  
EXT. 387

INVOICE  
**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

No. 62255

DATE June 4, 1969

BILLED  
BY:

TO:

Park Manor, Inc.  
2 Warren Lodge Court  
Cockeysville, Md. 21038

Zoning Dept. of Baltimore County

| DEPOSIT TO ACCOUNT NO. <u>01-622</u> |                                                                   | RETURN THIS PORTION WITH YOUR REMITTANCE | TOTAL AMOUNT |
|--------------------------------------|-------------------------------------------------------------------|------------------------------------------|--------------|
| QUANTITY                             | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS   | COST                                     |              |
| 1                                    | Advertising and posting of property for Wm. R. Lintz<br>#69-265-R | 57.50                                    | \$57.50      |
| 5750000                              | 4                                                                 |                                          |              |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE  
823-3000  
EXT. 387

INVOICE  
**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

No. 62216

DATE May 13, 1969

BILLED  
BY:

TO:

Park Manor, Inc.  
2 Warren Lodge Court  
Cockeysville, Md. 21038

Zoning Dept. of Baltimore County

| DEPOSIT TO ACCOUNT NO. <u>01-622</u> |                                                                 | RETURN THIS PORTION WITH YOUR REMITTANCE | TOTAL AMOUNT |
|--------------------------------------|-----------------------------------------------------------------|------------------------------------------|--------------|
| QUANTITY                             | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS | COST                                     |              |
| 1                                    | Petition for Reclassification for William R. Lintz<br>#69-265-R | 58.00                                    | \$58.00      |
| 5750000                              | 4                                                               |                                          |              |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

# EXISTING UTILITIES

WATER MAIN 12" dia. 40-150 S.A.C.

SEWER 12" dia. 40-150 S.A.C.

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12" dia. 40-150 S.A.C.

8 R 10.7

Scale 1"=50'

WAZEN ROAD - MD RTE 15

286' 30" to Sig.

Existing

Property of Charles B. Fenwick  
B.R. 64-51

Entrance closed by Order of State Roads Commission

YORK ROAD - MD RTE 15

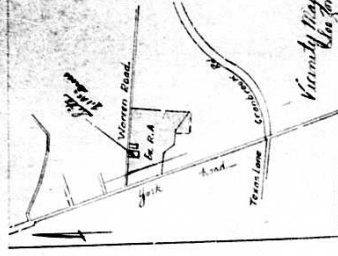
R.A. Line  
B.R. Line

Lodge

See 64-51 R

| ST. NO. | ST. RADII | CHORD  | ARC    | TANGENT | EXT. 1/2 CH. |
|---------|-----------|--------|--------|---------|--------------|
| 1       | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 2       | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 3       | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 4       | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 5       | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 6       | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 7       | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 8       | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 9       | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 10      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 11      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 12      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 13      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 14      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 15      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 16      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 17      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 18      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 19      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 20      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 21      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 22      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 23      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 24      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 25      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 26      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 27      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 28      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 29      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 30      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 31      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 32      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 33      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 34      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 35      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 36      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 37      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 38      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 39      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 40      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 41      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 42      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 43      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 44      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 45      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 46      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 47      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 48      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 49      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |
| 50      | 100.00    | 100.00 | 100.00 | 100.00  | 100.00       |





Scale 1"=50'

8 R 10.7

4' k. Capped stream  
Whitening

EX. 10

EX. 11

EX. 12

EX. 13

EX. 14

EX. 15

EX. 16

EX. 17

EX. 18

EX. 19

EX. 20

EX. 21

EX. 22

EX. 23

EX. 24

EX. 25

EX. 26

EX. 27

EX. 28

EX. 29

EX. 30

EX. 31

EX. 32

EX. 33

EX. 34

EX. R-10 = 0.63 AC  
EX. R-20 = 0.85 AC  
Total 1.05 AC

EX. R-10

EX. R-20

EX. R-30

EX. R-40

EX. R-50

EX. R-60

EX. R-70

EX. R-80

EX. R-90

EX. R-100

EX. R-110

EX. R-120

EX. R-130

EX. R-140

EX. R-150

EX. R-160

EX. R-170

EX. R-180

EX. R-190

EX. R-200

EX. R-210

EX. R-220

EX. R-230

EX. R-240

EX. R-250

EX. R-260

EX. R-270

EX. R-280

EX. R-290

EX. R-300

EX. R-310

EX. R-320

EX. R-330

EX. R-340

EX. R-350

EX. R-360

EX. R-370

EX. R-380

EX. R-390

EX. R-400

EX. R-410

EX. R-420

EX. R-430

EX. R-440

EX. R-450

EX. R-460

EX. R-470

EX. R-480

EX. R-490

EX. R-500

EX. R-510

EX. R-520

EX. R-530

EX. R-540

EX. R-550

EX. R-560

EX. R-570

EX. R-580

EX. R-590

EX. R-600

EX. R-610

EX. R-620

EX. R-630

EX. R-640

EX. R-650

EX. R-660

EX. R-670

EX. R-680

EX. R-690

EX. R-700

EX. R-710

EX. R-720

EX. R-730

EX. R-740

EX. R-750

EX. R-760

EX. R-770

EX. R-780

EX. R-790

EX. R-800

EX. R-810

EX. R-820

EX. R-830

EX. R-840

EX. R-850

EX. R-860

EX. R-870

EX. R-880

EX. R-890

EX. R-900

EX. R-910

EX. R-920

EX. R-930

EX. R-940

EX. R-950

EX. R-960

EX. R-970

EX. R-980

EX. R-990

EX. R-1000

EX. R-1010

EX. R-1020

EX. R-1030

EX. R-1040

EX. R-1050

EX. R-1060

EX. R-1070

EX. R-1080

EX. R-1090

EX. R-1100

EX. R-1110

EX. R-1120

EX. R-1130

EX. R-1140

EX. R-1150

EX. R-1160

EX. R-1170

EX. R-1180

EX. R-1190

EX. R-1200

EX. R-1210

EX. R-1220

EX. R-1230

EX. R-1240

EX. R-1250

EX. R-1260

EX. R-1270

EX. R-1280

EX. R-1290

EX. R-1300

EX. R-1310

EX. R-1320

EX. R-1330

EX. R-1340

EX. R-1350

EX. R-1360

EX. R-1370

EX. R-1380

EX. R-1390

EX. R-1400

EX. R-1410

EX. R-1420

EX. R-1430

EX. R-1440

EX. R-1450

EX. R-1460

EX. R-1470

EX. R-1480

EX. R-1490

EX. R-1500

EX. R-1510

EX. R-1520

EX. R-1530

EX. R-1540

EX. R-1550

EX. R-1560

EX. R-1570

EX. R-1580

EX. R-1590

EX. R-1600

EX. R-1610

EX. R-1620

EX. R-1630

EX. R-1640

EX. R-1650

EX. R-1660

EX. R-1670

EX. R-1680

EX. R-1690

EX. R-1700

EX. R-1710

EX. R-1720

EX. R-1730

EX. R-1740

EX. R-1750

EX. R-1760

EX. R-1770

EX. R-1780

EX. R-1790

EX. R-1800

EX. R-1810

EX. R-1820

EX. R-1830

EX. R-1840

EX. R-1850

EX. R-1860

EX. R-1870

EX. R-1880

EX. R-1890

EX. R-1900

EX. R-1910

EX. R-1920

EX. R-1930

EX. R-1940

EX. R-1950

EX. R-1960

EX. R-1970

EX. R-1980

EX. R-1990

EX. R-2000

EX. R-2010

EX. R-2020

EX. R-2030

EX. R-2040

EX. R-2050

EX. R-2060

EX. R-2070

EX. R-2080

EX. R-2090

EX. R-2100

EX. R-2110

EX. R-2120

EX. R-2130

EX. R-2140

EX. R-2150

EX. R-2160

EX. R-2170

EX. R-2180

EX. R-2190

EX. R-2200

EX. R-2210

EX. R-2220

EX. R-2230

EX. R-2240

EX. R-2250

EX. R-2260

EX. R-2270

EX. R-2280

EX. R-2290

EX. R-2300

EX. R-2310

EX. R-2320

EX. R-2330

EX. R-2340

EX. R-2350

EX. R-2360

EX. R-2370

EX. R-2380

EX