

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION & Variance

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 We, George Ostradovec and William Adelson, legal owners 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-1A zone; for the following reasons: There has been a change in conditions in the area since adoption of the original zoning classification therefore, and there is now a definite need for apartment-office building.

Variance to Section 217.2 - Front Yard - 30 feet - requesting 20.3'
 Section 217.3 - Side Street - 30' - requesting 19.4'

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 Office and office building.

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 of Baltimore County.

THE DRAWN COMPANY
 By George Ostradovec
 Contract purchaser
William Adelson Attorney
 Address: c/o M. William Adelson, 1035 Mathiasen Bldg., Baltimore 2, Maryland
 Address: c/o M. William Adelson, Attorney, 1035 Mathiasen Bldg., Baltimore 2, Maryland

M. Wm. Adelson Petitioner's Attorney
 Address: 1035 Mathiasen Bldg., Baltimore 2, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of February, 1962, 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 104, County Office Building in Towson, Baltimore County, on the 21st day of February, 1962, at 10:00 o'clock A.M.



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of applying the safety, health and the general welfare of the locality involved not being detrimentally affected;

the above Re-classification should be and it further appearing that by reason of Locality.

A Special Exception for Office and Office Building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of February, 1962, that the herein described property or area should be and the same is hereby reclassified; from a R-6 zone to a R-1A zone; and/or a Special Exception for Office and Office Building should be and the same is granted, from and after the date of this order. It is further ORDERED that a variance to Section 217.2 and 217.3 to permit a front yard of 20.3 feet instead of the required 30 feet and a side yard from side street of 19.4 feet instead of the required 30 feet is also granted.

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of February, 1962, 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 R-6 zone; and/or the Special Exception for Office and Office Building be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

"Exhibit A". To be attached to the petition for re-classification and Special Exception filed by George and William Ostradovec.

November 2, 1961

Description for Rezoning Belair Road & Klausner Road

Beginning for the same at the intersection formed by the Northwest side of Belair Road, 66 feet wide and the Northeast side of Klausner Road, 40 feet wide formerly known as Dengler Road and shown on a plat of "Dengler Heights", dated July 21, 1937, and recorded in Baltimore County in Plat Book C.W.B., Jr. #12 folio #18 and running thence binding on the Northwest side of said Belair Road and across the fronts of Lots #92, 91 and 90 on said plat North 47° 32' East 150 feet thence along part of the Northeast side of said Lot #90 North 42° 28' West 135 feet thence across said Lots #90, 91 and 92 and parallel to said Belair Road South 47° 32' West 150 feet to the Northeast side of said Klausner Road; thence binding on the Northeast side of said Klausner Road and on part of the Southwest side of said Lot #92 South 42° 28' East 135 feet to the place of beginning.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 2, 1962.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on February 1, 1962 before the 21st day of February, 1962, the 60th publication appearing on the 21st day of February, 1962.

THE JEFFERSONIAN
Frank M. ... Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 11th
 Date of Posting: 1-31-62

Posted for: George Ostradovec
 Petitioner: George Ostradovec
 Location of property: M. W. Adelson, 1035 Mathiasen Bldg., Baltimore 2, Md.
 Location of Sign: 1035 Mathiasen Bldg., Baltimore 2, Md.

Remarks: See above

Posted by: George Ostradovec Date of return: 2-1-62

INVOICE
 BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

No. 10357
 DATE 2/21/62

TO: George Ostradovec
1035 Mathiasen Bldg.
Baltimore 2, Maryland

REPORT TO ACCOUNT NO. 0400
 QUANTITY 0.00 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Admission and parking of property for George Ostradovec	10.00
2162 1016	0.00
TOTAL	10.00

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.

INVOICE
 BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

No. 9739
 DATE 11/19/61

TO: William Adelson, Esq.
1035 Mathiasen Bldg.
Baltimore 2, Md.

REPORT TO ACCOUNT NO. 0400
 QUANTITY 0.00 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Re-classification & Special Exception for George Ostradovec	50.00
11792 2175	0.00
11792 2175	0.00
TOTAL	50.00

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.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 1, 1962

THIS IS TO CERTIFY that the annexed advertisement was published in THE COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 21st day of February, 1962, the first publication appearing on the 1st day of February, 1962.

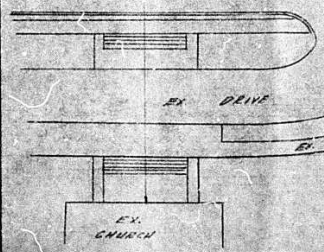
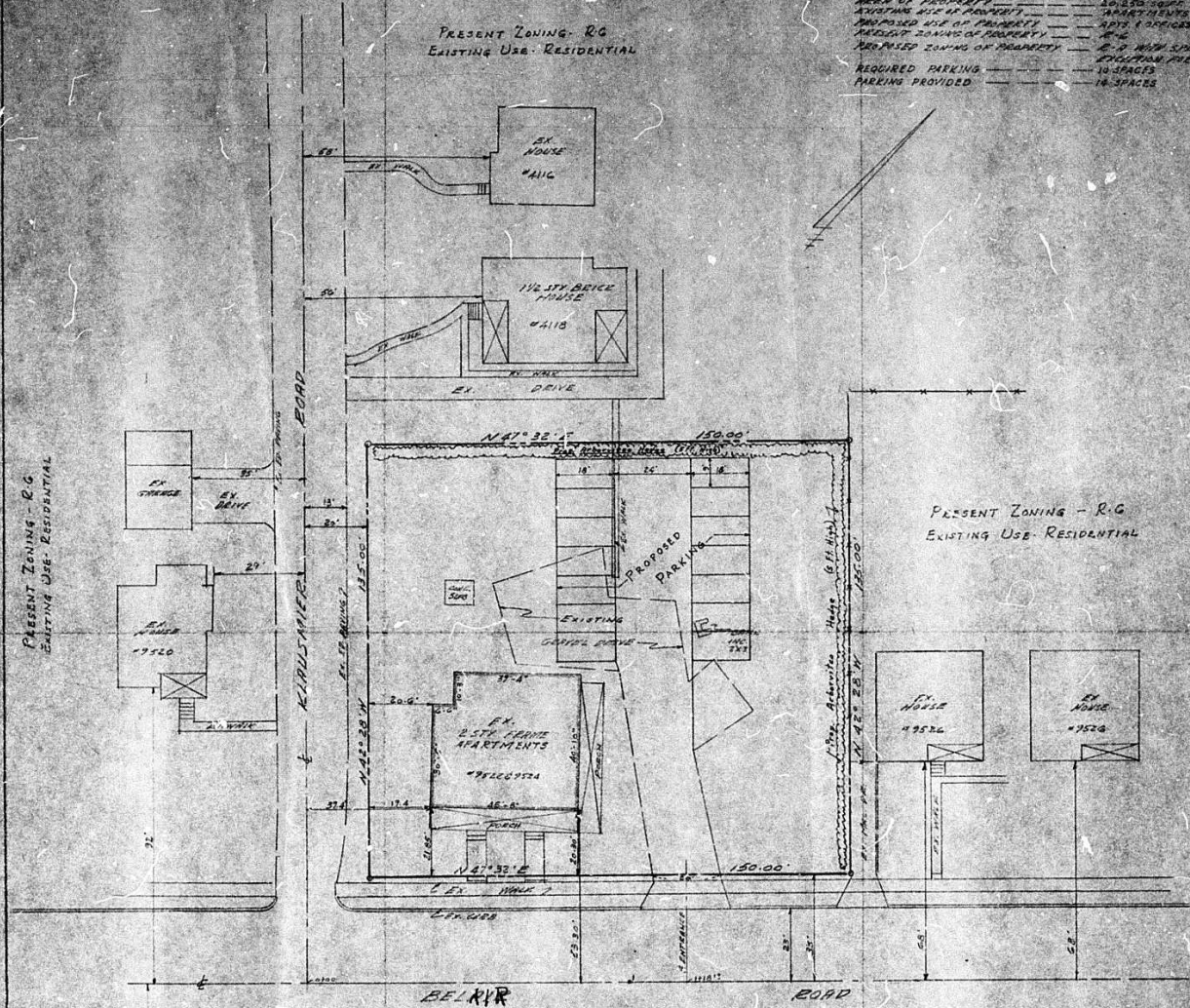
THE COUNTY Paper, Inc.
Frank M. ... Manager.

PRESENT ZONING - R-6
EXISTING USE - RESIDENTIAL

AREA OF PROPERTY ——— 26,250 SQ. FT.
 PROPOSED USE OF PROPERTY ——— APTS & OFFICES
 PRESENT ZONING OF PROPERTY ——— R-6
 PROPOSED ZONING OF PROPERTY ——— C-2 WITH SUDOM
 REQUIRED PARKING ——— 10 SPACES
 PARKING PROVIDED ——— 14 SPACES

PRESENT ZONING - R-6
EXISTING USE - RESIDENTIAL

PRESENT ZONING - R-6
EXISTING USE - RESIDENTIAL



PLAT SHOWING
PROPERTY TO BE REZONED
FROM R-6 TO C-2
WITH SPECIAL EXCEPTION FOR
OFFICES

#5457RXV
MAP
#11174D
RA-XV

CALICO CO. MAP ——— ELECT. DIST. NO. 11
 SCALE: 1" = 20' ——— DATE: MAR. 5, 1964
 REV. - NOV. 22, 1961
 George William Graydon, Inc.,
 and Associates, Inc.,
 Engineers
 9 McCurdy Avenue,
 Towson, Maryland