

FRANCIS T. PEACHE
ATTORNEY AT LAW
FIRST NATIONAL BANK BUILDING
TOWSON, MARYLAND
TELEPHONE VALLEY 3-174
April 11, 1962

Mr. John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson 4, Maryland

Dear Mr. Rose:

This is to confirm my verbal order to withdraw the application of Matthew J. Kaib, Jr. and Genevieve Kaib, his wife, for the re-zoning of property on Marilyn Avenue near Stemmers Run Road.

Very truly yours,

Matthew Kaib

FTP:mdw

5528-RX

MATTHEW KAIB
M/S of Marilyn Ave.
Stemmers Run Rd.
TOWSON 4, MD
5528-RX

5528-RX

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Matthew Kaib and 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-2 zone to an B-1 zone; for the following reasons:

PROPOSED ADDITION TO BE RETAIL STORE BAKERY, DAIRY PRODUCTS AND DELICATESSEN
AM PRESENTLY IN BAKERY BUSINESS

Existing dwelling to T/A KAIB'S BAKERY
remain as residence

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 Living quarters

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.

Contract purchaser
Address: _____

Petitioner's Attorney
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 19th 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 106, County Office Building in Towson, Baltimore County, on the 11th day of April, 1962, at 1:00 o'clock P.M.



Matthew Kaib
324 N. Maryland St.
Legal Owner
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 29, 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 1 successive weeks before the 11th day of April, 1962, the first publication appearing on the 23rd day of March, 1962.

The COUNTY Paper, Inc.
Manager

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 30, 1962

FROM: Mr. Robert E. Carroll, Deputy Director

SUBJECT: Matthew Kaib and Special Exception
for Living Quarters Southwest side of Marilyn Avenue, 114 feet Southwest of Stemmers Run Road, being property of Matthew Kaib.

DATE: Wednesday, April 11, 1962 (at 10 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from residential to commercial zoning and has the following advisory comments to submit with respect to pertinent planning factors:

1. The subject property is situated adjacent to a small commercial zone which is oriented towards Stemmers Run Road. The Planning staff is of the opinion that the creation of commercial use potentials to the subject property in fact would have an impact on the use and desirability of the subject property for residential purposes. At the same time, extension of commercial zoning westerly along Marilyn Avenue will have corresponding impact on the use and desirability of other properties for residential purposes. Creation of commercial zoning has indirectly led to extension of ribbon commercial development along Marilyn Avenue in a manner which would be detrimental to the general welfare of the community at large.
2. Without resurrecting old zoning controversies, the Planning staff feels that the effect of the applicable zoning map here was to establish a line for commercial zoning which related commercial uses to Stemmers Run Road not Marilyn Avenue. If zoning changes have occurred in the area which require reclassification of the subject property, the Planning staff believes that such reclassification should be limited to a zoning classification which fulfills a transitional function between the active commercial use on Stemmers Run Road and the residential use on Marilyn Avenue. The Planning staff would recommend for apartment zoning and office use have inasmuch as an orderly transition of use potentials could be achieved.

CRG:mdw



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15th Date of Posting: 3-22-62
Posted for: Matthew Kaib and Special Exception
Petitioner: Matthew Kaib
Location of property: M/S of Marilyn Ave. 114 ft. S.W.S. of Stemmers Run Road, being property of Matthew Kaib.
Location of Signs: both signs 114 ft. S.W.S. of Stemmers Run Road on the M/S of Marilyn Avenue
Remarks: None
Posted by: Robert E. Carroll Date of return: 3-23-62

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

No. 10354
DATE 4/10/62

TO: Matthew Kaib
114 N. Maryland Ave.
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	<u>Petition for Reclassification & Special Exception</u>	<u>5.00</u>
		<u>5.00</u>

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. 11581
DATE 4/10/62

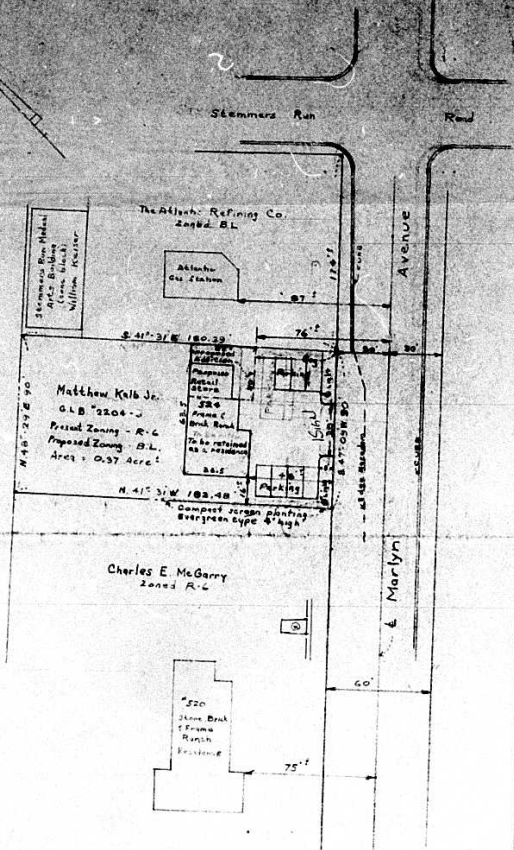
TO: Matthew Kaib
114 N. Maryland Ave.
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	<u>Advertising and posting of your property</u>	<u>33.00</u>
		<u>33.00</u>

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.

Board of Education



ZONING PLAT
Property located in
15th District, Balt. Co. Md.



#5528-RX

MAP
15-B

Scale 1"=40' Feb. 9, 1960

Dallenberg Brothers
Surveyors & Civil Engineers
705 Washington Ave. Towson, Md.

