

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know we, LAYDON PARK, INC., a/c, 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 that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-6 zone, for the following reasons:

This Petitioner, the Developer of "LAYDON PARK", in the Second Election District of Baltimore County, ready now to open up another adjoining segment of its property holdings for similar development to that surrounding this subject plot, astonishingly finds that the subject site somehow carries an R-10 Zoning (containing approximately 5 acres of land) whereas it is surrounded by existing R-6 Zoning, and after discussion, during which it was made apparent that the R-10 Zoning classification is due to an error in such classification, we have been changes in the immediate neighborhood and vicinity and that the proper residential Zoning classification for the subject site is R-6. Your Petitioner owns the lands, now being developed or about to be developed, virtually surrounding the subject site, and the subject site should be zoned to harmonize and fit into the surrounding existing Zoning pattern. There is attached hereto 7 copies of a Surveyor's Plat, and 7 copies of a Surveyor's Description, and there is also filed herewith a preliminary Plan of LAYDON PARK in lieu of the 200' planimetrics plat.

Property is to be posted and advertised as prescribed by Zoning Regulations. advertising, we agree to pay expenses of above re-classification and/or Special Exception advertisement, 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.

LAYDON PARK, INC.
Contract purchaser
Address: 2110 Maryland National Bank Building
Baltimore, Maryland 21202
Petitioner's Attorney
Address: 2110 Maryland National Bank Building
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 24th 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 108, County Office Building in Towson, Baltimore County, on the 24th day of April, 1965, at 1:00 o'clock

By Nathan Patz, Esq.
Zoning Commissioner of Baltimore County

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

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

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of April, 1965, that the herein described property or area should be and the same is hereby reclassified; from a R-10 zone to an R-6 zone, and/or a Special Exception for a should be and the same is granted, from and after the date of this order.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show an error in the original zoning or changes in the character of the neighborhood

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of April, 1965, 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-10 zone; and the Special Exception for a should be and the same is denied, from and after the date of this order.

By Nathan Patz, Esq.
Deputy Zoning Commissioner of Baltimore County

MAITZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
1020 Cromwell Bridge Rd. - Towson, Md. 21204
823 - 0900
ZONING DESCRIPTION - PART OF LAYDON PARK -
SECOND ELECTION DISTRICT - BALTIMORE
COUNTY, MARYLAND.

Present Zoning R10
Proposed Zoning R6
Beginning for the same at a point on the south side of Scotts Level Road, 60 feet wide, as shown on a plat entitled "Section Three - Laydon Park" and recorded among the Land Records of Baltimore County in Plat Book R.R.G. 29, page 78, said point of beginning being located at the intersection of said south side of Scotts Level Road with the southerly prolongation of the west side of Julianwood Road, fifty feet wide, (formerly Seeley Road), as shown on said plat, running thence and binding along said south side of Scotts Level Road, S. 88° 58' 50" W - 507.00 feet, thence binding on the western outline of the property now belonging to the Baltimore County Board of Education, S. 01° 01' 10" E - 155' ± to a point on the seventeenth or northeasterly 650 foot line of Baltimore County Zoning Description 2-R-10-9, thence binding reversely on a part of said seventeenth line and reversely on a part of the sixteenth line of said Zoning Description, the two following courses and distances, (1) southwesterly, 255 feet, more or less, and (2) northwesterly, 410 feet, more or less, thence N. 88° 58' 50" E - 795 feet, more or less to a point on said west side of Julianwood Road, thence binding thereon, S. 01° 01' 10" E - 175.00 feet to the place of beginning.

RS/jc
J.O. #62207
1/18/65



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd
Date of Posting: March 20, 1965
Posted for: Reclassification from R-10 to R-6
Petitioner: Laydon Park, Inc.
Location of property: 2nd Election District, Scotts Level Rd. W. of Julianwood Rd.
Location of Signs: 175' N. of Scotts Level Rd. E. of Julianwood Rd. (S. of Setonhurst Rd.)
Remarks: 3 signs
Posted by: Nathan Patz, Esq.
Date of return: March 24, 1965

Nathan Patz, Esq.
2110 Maryland National Bank Building
Baltimore, Md. 21202
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 24th day of February, 1965.

Owners Name: Laydon Park, Inc.
Reviewed by: Nathan Patz, Esq.

JOHN G. ROSE
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner, March 26, 1965
FROM: George E. Gavrellis, Director
SUBJECT: 665-268-R, R-10 to R-6. North and south sides of Scotts Level Road, West of Julianwood Road. Being the property of Laydon Park, Inc.
2nd District
HEARING: Monday, April 5, 1965 (1:00 P.M.)

AMENDED COMMENT

The staff of the Office of Planning and Zoning submits herewith amended comments, amendments superseding those written originally on March 19, 1965.

Zoning of the subject area was based upon assumptions of a somewhat different street pattern and school-site shape than eventually obtained. Under the circumstances, the developer could be afforded somewhat different zoning - but not, we feel, a change to the extent proposed. In any event, the easternmost 100 feet of the subject tract should definitely not be reclassified.

George E. Gavrellis, Director
Office of Planning and Zoning

GEG:bms

PETITION FOR RECLASSIFICATION 2nd DISTRICT

ZONING: From R-10 to R-6
Zone:
LOCATION: North and South side of Scotts Level Road, West of Julianwood Road.
DATE & TIME: MONDAY, APRIL 5, 1965 at 1:00 P.M.
PUBLIC HEARING: Room 108, 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-10
Proposed Zoning: R-6
Beginning for the same at a point on the south side of Scotts Level Road, 60 feet wide, as shown on a plat entitled "Section Three - Laydon Park" and recorded among the Land Records of Baltimore County in Plat Book R.R.G. 29, page 78, said point of beginning being located at the intersection of said south side of Scotts Level Road with the southerly prolongation of the west side of Julianwood Road, fifty feet wide, (formerly Seeley Road), as shown on said plat, running thence and binding along said south side of Scotts Level Road, South 88 degrees 58 minutes 50 seconds West - 507.00 feet, thence binding on the western outline of the property now belonging to the Baltimore County Board of Education, South 01 degree 01 minutes 10 seconds East - 155 feet more or less to a point on the northeasterly 650 foot line of Baltimore County Zoning Description 2-R-10-9, thence binding reversely on a part of said seventeenth line and reversely on a part of the sixteenth line of said Zoning Description, the two following courses and distances, (1) southwesterly, 255 feet, more or less, and (2) northwesterly, 410 feet, more or less, thence North 88 degrees 58 minutes 50 seconds East - 795 feet, more or less to a point on said west side of Julianwood Road, thence binding thereon, South 01 degree 01 minutes 10 seconds East - 175.00 feet to the place of beginning.

Being the property of Laydon Park, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, April 5, 1965 at 1:00 P.M.
Public Hearing: Room 108, 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. March 18, 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 5th day of April, 1965, the first publication appearing on the 18th day of March 1965.

THE TIMES

Manager

Cost of Advertisement \$24.00 John W. Martin

Purchase Order #7836
Requisition No. F2665

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner, Date: March 19, 1965
FROM: George E. Gavrellis, Director
SUBJECT: Petition #65-268-R, "R-10 to R-6 North and South sides of Scotts Level Road, West of Julianwood Road. Being the property of Laydon Park, Inc."
2nd District
HEARING: Monday, April 5, 1965 (1:00 P.M.)

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

Zoning of the subject area was based upon assumptions of a somewhat different street pattern and school-site shape than eventually obtained. Under the circumstances, the developer could be afforded somewhat different zoning - but not, we feel, a change to the extent proposed. In our opinion, all properties on the north side of Scotts Level Road which are east of the first two lots on the northwest corner of Setonhurst and Scotts Level Roads should remain within the R-10 classification. In any event, the easternmost 100 feet of the subject tract should definitely not be reclassified.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
Tel. 8-2000

George E. Gavrellis
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Nathan Patz, Esq.
2110 Maryland National Bank Building
Baltimore, Maryland 21202

RE: Reclassification From R-10 to R-6 Zone for Laydon Park Inc. located at the intersection of Scotts Level Road and Setonhurst Road, 2nd District

Dear Mr. Patz:

The Zoning Advisory Committee has reviewed the subject petition and have no comment to offer with regard to the proposed development plan.

Very truly yours,

James E. Ryan, Chief
Permit and Petition Processing

JER:lb

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

No. 28677
DATE 4/6/65

Laydon Park, Inc.
1216 W. Belvedere
Baltimore 9, Md.

BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	TOTAL AMOUNT
Advertising and posting of property		\$60.00
		COST
		60.00

PAID - Baltimore County, Md. - Office of Finance

4-665 3420 * 28677 TYP- 60.00

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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. 28605
DATE 4/10/65

Telephone 823-3000

Johnston Park, Inc.
2110 Washington Building
Baltimore, Md. 21202

BILLED BY: Zoning Department of Balto. Co.

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	TOTAL AMOUNT
Petition for Reclassification for Laydon Park, Inc.		\$50.00
		COST
		50.00

PAID - Baltimore County, Md. - Office of Finance

3-1265 1701 * 28605 TYP- 50.00

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.

PETITION FOR RECLASSIFICATION - TOWSON-2ND DISTRICT

ZONING: From R-10 to R-4 Zone.

LOCATION: North and South side of Scotts Level Road West of Julianwood Road.

DATE & TIME: Monday, April 5, 1965 at 1:00 P.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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-10
Proposed Zoning: R-4

All that parcel of land in the Second District of Baltimore County, beginning for the same at a point on the south side of Scotts Level Road, 60 feet wide, as shown on a plat entitled "Section Three-Laydon Park" and recorded among the Land Records of Baltimore County in Plat Book R.R.O. 28, page 76, said point of beginning being located at the intersection of said south side of Scotts Level Road with the southerly prolongation of the west side of Julianwood Road, fifty feet wide, (formerly Sealey Road), as shown on said plat, running thence and binding along said south side of Scotts Level Road, S. 88° 58' 50" W-367.00 feet, thence binding on the western boundary of the property now belonging to the Baltimore County Board of Education, S. 01° 01' 10" E-188' ± to a point on the seventeenth or northeasterly 660 foot line of Baltimore County Zoning Description R-10-9, thence binding reversely on a part of said seventeenth line and reversely on a part of the sixteenth line of said Zoning Description, the two following courses and distances, (1) southerly, 155 feet, more or less, and (2) northeasterly, 410 feet, more or less, thence N. 88° 58' 50" E-788 feet, more or less to a point on said west side of Julianwood Road, thence binding thereon, S. 01° 01' 10" E-175.00 feet to the place of beginning.

Being the property of Laydon Park, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, April 5, 1965 at 1:00 P.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County
Mar. 19.

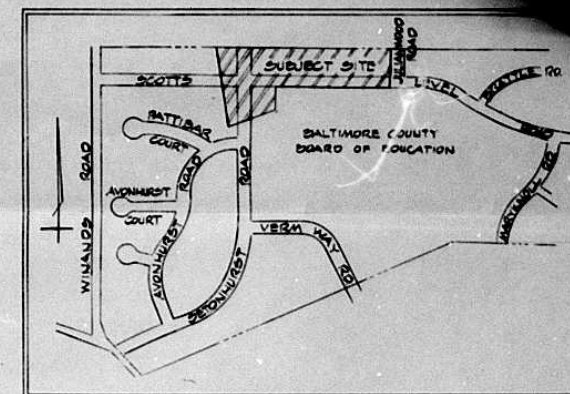
CERTIFICATE OF PUBLICATION

TOWSON, MD., March 19, 1965.

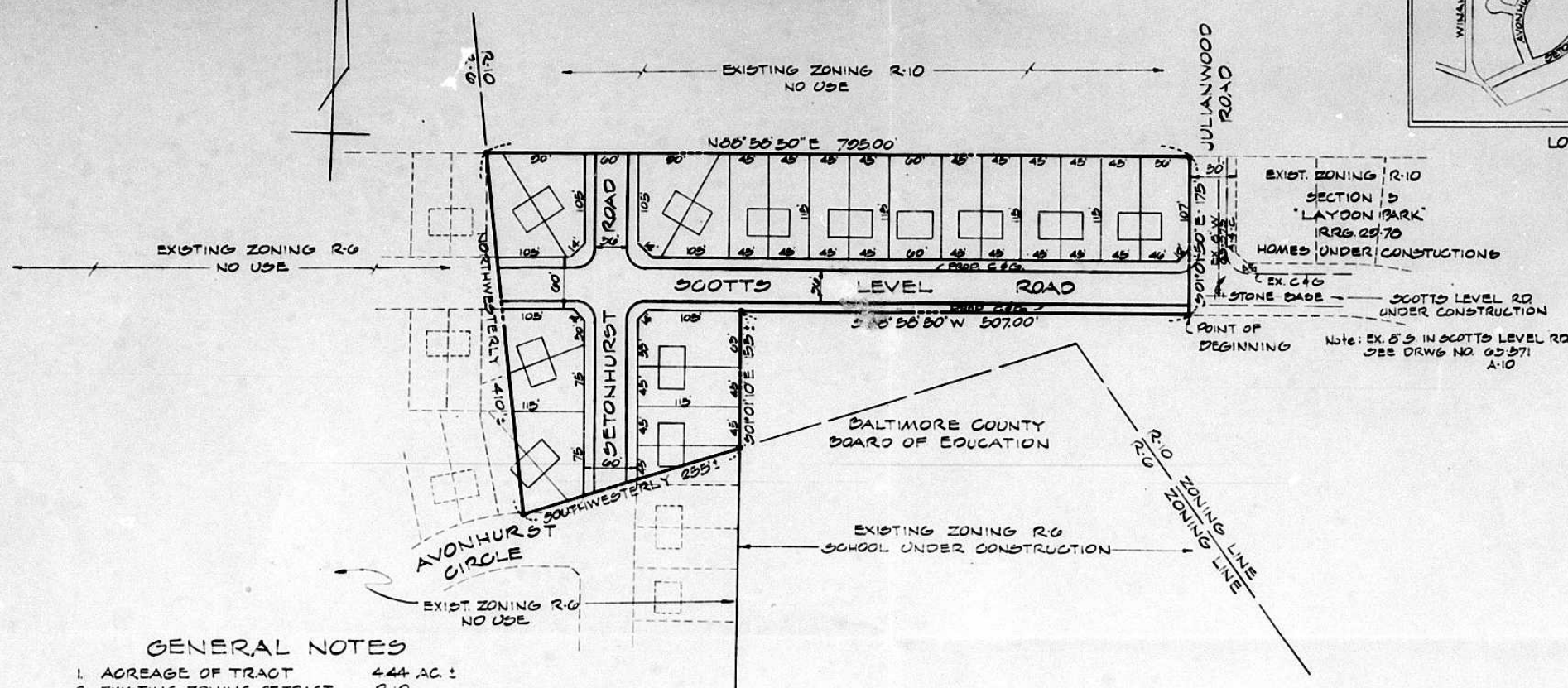
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each week, for one week before the 5th day of April, 1965, the first publication appearing on the 18th day of March, 1965.

THE JEFFERSONIAN,
S. L. Lusk, Jr.,
Manager.

Cost of Advertisement, \$.....

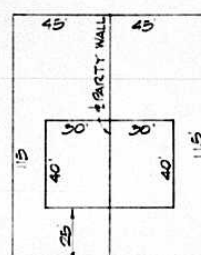


LOCATION PLAN
SCALE 1"=500'



GENERAL NOTES

1. ACREAGE OF TRACT 444 AC ±
2. EXISTING ZONING OF TRACT R-10
3. EXISTING USE OF TRACT NO USE
4. PROPOSED ZONING OF TRACT R-0
5. PROPOSED USE OF TRACT COTTAGE USE
6. DENSITY CALCULATIONS
 - A. GROSS ACREAGE 444 AC ±
 - B. NET ACREAGE 200 AC ±
 - C. TOTAL NO. LOTS 25
 - D. GROSS DENSITY 2.18
 - E. NET DENSITY 7.84
7. UTILITIES SHALL BE EXTENDED FROM ENDS OF EXISTING MAINS TO SERVE THIS PROPERTY



TYPICAL LOT
SCALE 1"=30'

PLAT TO ACCOMPANY ZONING PETITION
PART OF LAYDON PARK
2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE 1"=100' JANUARY 19, 1965

~ ENGINEERS ~

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE RD
TOWSON, MARYLAND 21204



FEB 23 '65



By: [Signature]