

RE: PETITION FOR RECLASSIFICATION
From R-10 Zone to R-6 Zone
S/W Cor. York Road and LaPaix Lane, 9th District -
Frederick P. Klaus,
Petitioner - No. 66-224-R

ORDER OF DISMISSAL

It is this 11 day of April, 1967, by the
Zoning Commissioner of Baltimore County ORDERED that the
aforegoing petition is hereby DISMISSED without prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

RE: PETITION FOR RECLASSIFICATION
From R-10 Zone to B-L Zone -
S/W Cor. York Road and LaPaix Lane,
9th District -
Frederick P. Klaus,
Petitioner - No. 66-224-R

Mr. John G. Rose,
Zoning Commissioner

Mr. Commissioner:

Please withdraw the above petition without

prejudice.

[Signature]
John Warfield Armiger,
200 Padonia Road East
Cockeysville, Maryland

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Frederick P. Klaus, 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 R-10 zone to an
B-L zone; for the following reasons:

- Error in original zoning, as exemplified by
- Change in the neighborhood since the adoption of the 9th Election
District Land Use Map.

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.

Contract purchaser

Address

[Signature]
John W. Armiger, Petitioner's Attorney

Address
200 Padonia Road East
Cockeysville, Md. 21030

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day
of April, 1967, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 13th day of April, 1967, at 10:00 o'clock
A.M.



(over)

DESCRIPTION OF SOUTHWEST CORNER
YORK ROAD AND LAPAIX LANE

BEGINNING for the same at the corner formed by the intersection of the West side
of the York Road and the South line of LaPaix Avenue as laid out thirty-three (33)
feet wide and running thence southerly bounding along the west side of York Road
South 18° 29' West - two hundred twenty-five (225) feet more or less to the southern-
most outline of the whole lot of ground (of which that hereby conveyed is a part)
which by deed dated September 14, 1907 and recorded among the Land Records of
Baltimore County aforesaid in Liber W.P.C. No. 316, folio 354 etc., was granted by
Alexander Mabeck Turnbull, Trustee, unto the said George G. Davis and three
westeily in a line parallel with LaPaix Avenue and bounding along the said
southernmost outline of the said lot of ground hereinafore mentioned or referred
to North 72° 43' East - two hundred twenty-five (225) feet more or less to the
easternmost outline of the lot of ground which by deed dated November 26, 1919
and recorded among the Land Records of Baltimore County aforesaid in Liber W.P.C.
No. 318, folio 243, etc., was granted and conveyed by George G. Davis and Grace G.
Davis, his wife, unto Robert C. Ziegler and Annie E. Ziegler, his wife, and thence
bounding along the said easternmost outline of the said lot of ground hereinafore
last mentioned or referred to North 18° 29' East - two hundred and twenty-five
(225) feet more or less to the south line of LaPaix Avenue and thence easterly
bounding along the south line of LaPaix Avenue South 72° 43' East - two hundred
twenty-five (225) feet more or less to the placing of beginning. The improve-
ments thereon being known and designated as the southwest corner of York Road
and LaPaix Avenue.

This description is for zoning purposes only and is not intended for use in
conveyance of land.

J. STRONG SMITH & ASSOCIATES

PN 246

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 1, 1966

FROM: Mr. George E. Cavellis, Director of Planning

SUBJECT: Petition #66-224-R. Southwest corner of York Road and LaPaix Lane. Petition for
Reclassification from R-10 to B-L Zone. Frederick P. Klaus - Petitioner.

9th District

HEARING: Wednesday, April 13, 1966. (10:00 A.M.)

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

- Land surrounding the subject property is developed entirely within
the context of residential zoning. We see no reason that the subject
property cannot be feasibly used within that same context.
- From a planning viewpoint, being quite familiar with the vicinity of
the subject property as well as being aware of the purposes of the
Comprehensive Rezoning Map for the Towson area, we feel that the
subject petition requests spot zoning.

John W. Armiger, Esquire
200 Padonia Road East
Baltimore, Maryland 21030

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
11 day of APRIL, 1966.

[Signature]
JOHN G. ROSE
Zoning Commissioner

Petitioner: Frederick P. Klaus

Petitioner's Attorney: John W. Armiger

Reviewed by *[Signature]*
Chairman of
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

March 16, 1966

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

GEORGE E. CAVELLIS
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

John W. Armiger, Esquire
200 Padonia Road East
Baltimore, Maryland 21030

RE: Frederick P. Klaus
(Item 1, March 15, 1966)

Dear Sir:

The above referenced petition is accepted for filing as of
the date of the enclosed filing certificate. Notice of the hearing
date and time which will be held not less than 30 days nor more
than 90 days after the date on the filing certificate will be
forwarded to you in the near future.

If you have any questions concerning this matter, please
do not hesitate to contact me at WA 3-3000, Extension 353.

Very truly yours,

[Signature]
JAMES E. BYRNE
Zoning Technician

JEB:ylb

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9TH Date of Posting Oct. 28, 1966
Posted for Reclassification from R-10 to B-L
Petitioner: Frederick P. Klaus
Location of property: S.W. Cor. York Rd. & La Paix Ln.
Location of Sign: 45' La Paix Ln. W. of York Rd. @ W. York Rd.
40' East of La Paix Lane
Remarks: 2 signs
Posted by J. Byrne Date of return Nov. 3, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

John W. Armiger, Esquire
200 Padonia Road East
Cockeysville, Maryland 21030

SUBJECT: Reclassification from R-10 to B-L
for Frederick P. Klaus, located
SW Cor. La Paix Avenue and York
Road, 9th District
(Item 1, March 15, 1966)

Dear Sir:

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

ADVISORY COMMITTEE:
Water - Existing 6" sewer in La Paix Lane. Existing 6" and 10" water in York Road.
Water - Existing 6" water in La Paix Lane.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - La Paix Lane is to be developed as a minimum 30' road on a 50' right of way.

STATE POLICE COMMISSION: The entrance onto York Road must be a minimum of 25 feet.
It must be of depressed curb type with 30 inch transition. The entrance should be
located directly opposite Milton Road.

DEPARTMENT OF TRAFFIC ENGINEERING & ZONING ADMINISTRATION DIVISION: Although the plan
indicates a medical office building on the property, it can be used for a shopping
area with a traffic generation of five to six times of a office building.

Therefore, it is recommended that the petitioner change the zoning request from
R-10 to B-L with a special exception for offices.

The above comments are not intended to indicate the appropriateness of the
zoning action requested, but to assure that all parties are made aware of plan or
problems that may have a bearing on this case. The Director and/or the Deputy Director
of the Office of Planning and Zoning will submit recommendations on the appropriateness
of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau-Plans Review
Health Department
Industrial Development Commission
Board of Education
Building Department

Very truly yours,

[Signature]
JAMES E. BYRNE
Zoning Technician

Also:

Mr. Carlisle Brown-Bureau of Engineering
Mr. John Meyers-State Roads Commission
Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. James H. Byrnes-Planning Administration Division

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
 Date of Posting: March 25, 1966
 Posted for: Katherine Johnson, Jun. 25 to 26, 1966
 Petitioner: Katherine Johnson
 Location of property: 2nd & York Rd. S. of the M.P. Lane D. 2nd & M.P. Lane
 Location of Signs: 2nd & York Rd. S. of the M.P. Lane D. 2nd & M.P. Lane
 Remarks: 2 signs
 Posted by: [Signature]
 Date of return: March 31, 1966

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 24, 1966.
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., three times a week, successive weeks before the 24th day of April, 1966, the first publication appearing on the 24th day of March, 1966.

THE JEFFERSONIAN,
 Manager.

Cost of Advertisement, \$.....

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204

TELEPHONE 823-3000

No. 37627
 DATE 3/17/66

To: John Harfield, Jr., Esq.
 100 Parkside Court,
 Catonsville, Md. 21039

BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
66-224-R	Petition for Reclassification for Frederick P. Klaus	50.00
4		5000

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, MARYLAND 21204

TELEPHONE 823-3000

No. 42254
 DATE 11/17/66

To: William F. Chas.
 P.O. Box 5939
 Pikesville, Md. 21093

BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
66-224-R	Advertising and posting of property for Frederick P. Klaus	66.35
4		6.25

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.

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
 Rockersdown, Md.
 CATONSVILLE, MD.
 March 20, 1966

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

THE BALTIMORE COUNTEAN

By: [Signature]
 Editor and Manager R.H.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 1, 1966

FROM: Mr. George E. Gavett, Director of Planning

SUBJECT: "Petition #66-224-R, Southwest corner of York Road and LaPaix Lane. Petition for Reclassification from R-10 to S.L. Zone. Frederick P. Klaus - Petitioner."

9th District

REAR: Wednesday, April 13, 1966. (10:00 A.M.)

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

- Land surrounding the subject property is developed entirely within the context of residential zoning. We see no reason that the subject property cannot be feasibly used within that same context.
- From a planning viewpoint, being quite familiar with the vicinity of the subject property as well as being aware of the purposes of the Comprehensive Rezoning Map for the Towson area, we feel that the subject petition requests spot zoning.

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204

TELEPHONE 823-3000

No. 37668
 DATE 4/14/66

To: William F. Chas.
 P.O. Box 5939
 Pikesville, Md. 21093

BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
66-224-R	Advertising and posting of property for Frederick P. Klaus	62.50
4		6.25

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, MARYLAND 21204

TELEPHONE 823-3000

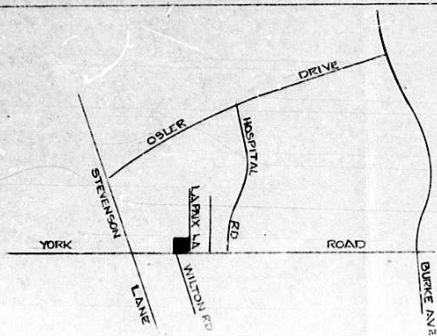
No. 37626
 DATE 4/17/66

To: Treacy Construction Co., Inc.
 2315 Spring Lake Drive
 Lutherville, Timonium, Md. 21093

BILLED BY: Zoning Dept. of Balto. Co.

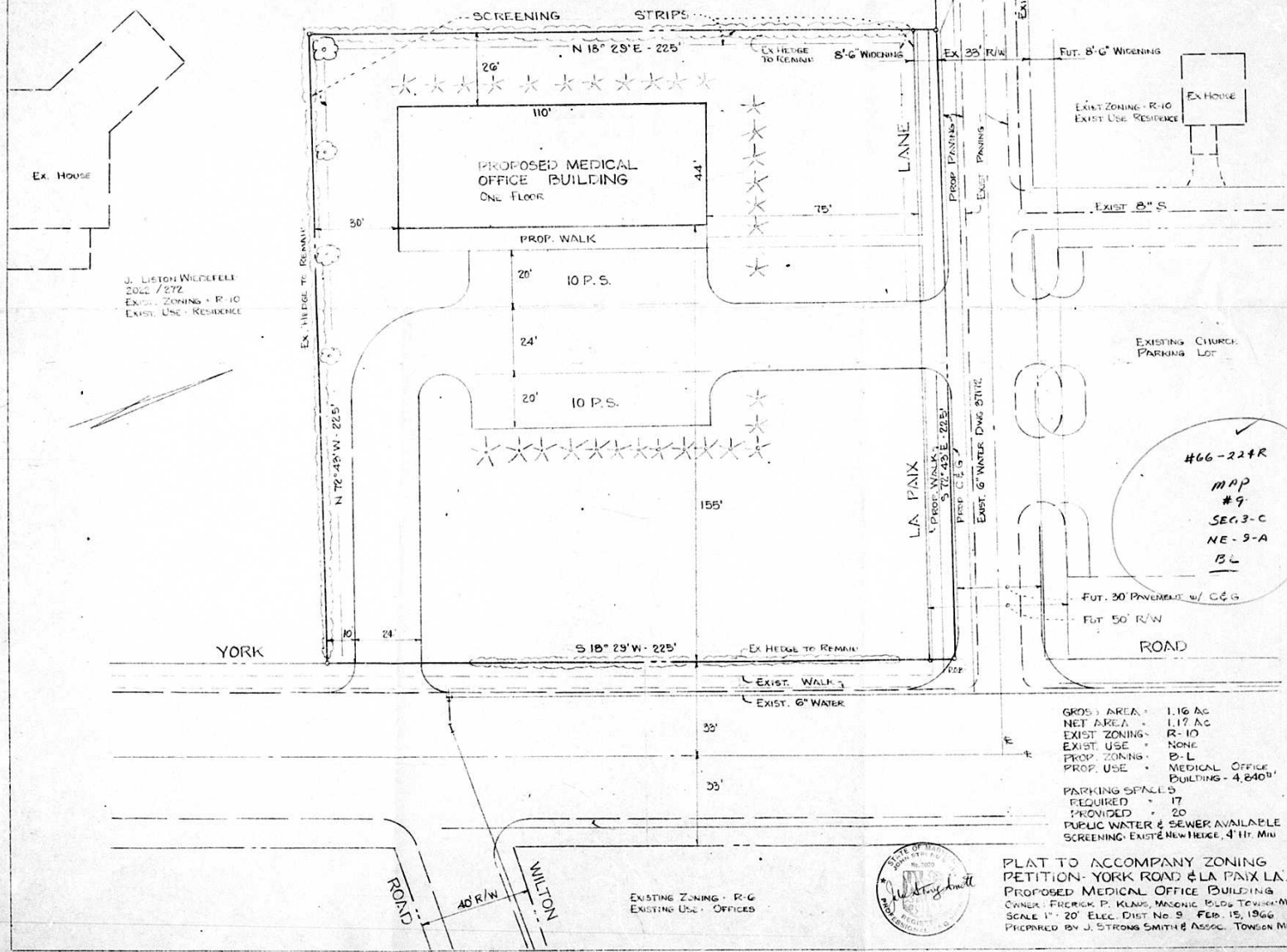
QUANTITY	DESCRIPTION	TOTAL AMOUNT
66-223-A	Petition for Variance	25.00
4		25.00

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.



VICINITY MAP
SCALE 1" = 1,000'

CHARLES D. JULIO
1523 / 442
EXIST. ZONING - R-10
EXIST. USE - RESIDENCE



GROSS AREA - 1.16 AC
NET AREA - 1.17 AC
EXIST. ZONING - R-10
EXIST. USE - NONE
PROP. ZONING - B-L
PROP. USE - MEDICAL OFFICE BUILDING - 4,240^{sq}
PARKING SPACES REQUIRED - 17
PROVIDED - 20
PUBLIC WATER & SEWER AVAILABLE
SCREENING - EXIST. NEW TRICE, 4' MIN

PLAT TO ACCOMPANY ZONING
PETITION - YORK ROAD & LA PAIX LA.
PROPOSED MEDICAL OFFICE BUILDING
OWNER - FREDERICK P. KLANIS, MASONIC BLDG. TOWSON, MD
SCALE 1" = 20' ELEC. DIST. NO. 9, FEB. 15, 1966
PREPARED BY J. STRONG SMITH & ASSOC., TOWSON, MD

