

#67-223 RX
MAP
#9
SEC. 3-C
NE-9A
BA-X

ORDER RECEIVED FOR FILING
DATE 5/17/67
BY Jc Hays Clerk
ADMINISTRATIVE ASSISTANT

6. The owner and contract purchaser will allow to remain undisturbed, such trees, planting, shrubbery, etc., as exists in those strips of land described as 30-foot LaPaix Lane 25-foot Western setback zones, and agree to effectuate, and maintain dense screening and fence on the northern and western boundaries within side and rear yard setback lines, notwithstanding the foregoing however, the petitioner and contract purchaser shall be permitted to substitute low (3') screen planting in that portion of the LaPaix Lane 30' buffer strip extending from York Road to the front building line in order to improve sight visibility for emerging traffic from LaPaix Lane.

7. The physical site of said building on the property shall be located in the front of said property and as disclosed by the plat filed in the proceedings and as initiated by the contract purchaser.


JOHN G. ROSE,
Zoning Commissioner

866-224
MAP
#9
SEC 3

DESCRIPTION OF SOUTHERLY CORNER
YORK ROAD AND LAFAIX AVE.

BEGINNING for the same at the corner formed by the intersection of the West side of the York Road and the South line of LaFais Avenue as laid out thirty-three (33) feet wide and running thence southerly bounding along the west side of York Road South 18' 39" East - two hundred twenty-five (225) feet more or less to the southernmost outline of the whole lot of ground (of which that hereby conveyed is a part) 3/4th which by deed dated September 24, 1907 and recorded among the Land Records of Baltimore County aforesaid in Liber W.R.C. No. 316, folio 35th etc. was granted by Alexander Mabel Turnbull, Trustee, unto the said George C. Davis and thence westerly in a line parallel with LaFais Avenue and bounding along the said southermost outline of the said lot of ground heretofore mentioned or referred to West 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 are recorded among the Land Records of Baltimore County aforesaid in Liber W.R.C. No. 316, Folio 243, etc. was granted and conveyed by George G. Davis and Grace G. Davis, his wife, unto Robert C. Siegler and Aunnie E. Siegler, his wife, and thence bounding along the said easternmost outline of the said lot of ground heretofore last mentioned or referred to North 18° 29' East - two hundred and twenty-five (225) feet more or less to the south line of LaFais Avenue and thence easterly (225) feet more or less to the south line of LaFais Avenue South 72° 43' East - two hundred twenty-five (225) feet more or less to the place of beginning. The improvements thereon being known and designated as the southeast corner of York Road and LaFais Avenue.

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

J. STRONG SMITH & ASSOCIATES

76 246

FILED
JAN 2 1921
BALTIMORE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. John G. Rose, Zoning Commissioner **Date:** May 5, 1967

FROM: George F. Covvelis, Director

SUBJECT: Petition #67-223-RX - Reclassification from R-10 to R.A. Special Exception for Offices and Office Buildings. Southwest corner of York Road and LaPais Lane. Being the property of Frederick Klaus.

9th District

HEARING: Wednesday, May 17, 1967 (9:30 A.M.)

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

Our comments regarding Petition #67-197-RX, for a similar reclassification for property adjacent to the subject tract, are equally applicable here:

"From a planning viewpoint the reclassification requested under the subject petition would constitute spot zoning in that it would create use potentials greater than those of adjacent, similarly situated properties. Also, we question that the office building proposed be in keeping with the character of this particular section of York Road."

May 2, 1967

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

John W. Arntger, Esq.
200 Pedonia Road, East
Cockeysville, Maryland 21030

SUBJECT: Re-classification from R-10 to
S-1 for Special Exception for
offices and office building
for Frederick P. Klaus, located
at Con-Tek & LaPain Lane
9th District
(Item 3 May 2, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING: Comments dated 3/15/67 remain valid.

STATE ROADS COMMISSION: The entrance must have a minimum width of 25' and be located directly opposite Milford Road. It is recommended that access be made in common with the proposed office building immediately adjacent to the site. The entrance will be subject to State Roads Commission approval and permit.

BUREAU OF TRAFFIC ENGINEERING: This office is in complete agreement with the State Roads Commission.

ZONING ADMINISTRATION DIVISION: In view of the comments made by the State Roads Commission, revised plans must be submitted to this office prior to the hearing.

If the Petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 plans 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 Commission's hearing.

The following members had no comment to offer:

Project Planning Division
Health Department
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Dean
JAMES E. DEAN, Principal
Zoning Technician

cc: Carly's Brown-Bureau of Engineering
John Myers-State Roads Commission
C. Richard Moore-Bureau of Traffic Engineering

ORDER RECEIVED FOR FILING

DATE 5/17/67

BY Jo Marie Clark
ADMINISTRATIVE ASSISTANT

#67-223 RX
MAP
#9
SEC. 3-C
NE-9A
RA-X

PETITION FOR
RECLASSIFICATION AND
SPECIAL EXCEPTION
9-18 STREET
ZONING: From R-10 to
R.A. Zone

Petition for Special Exception
for Offices and Office
Buildings.
LOCATION: Southwest corner
of York Road and LaPalis
Avenue.

DATE & TIME: WEDNES-
DAY, MAY 17, 1967 at 9:30
A.M.

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

The Zoning Commissioner
of Baltimore County, by au-
thority of the Zoning Act and
Regulations of Baltimore
County will hold a public hear-
ing:

Present Zoning: R-10
Proposed Zoning: R.A.
Petition for Special Exception
for Offices and Office
Buildings.

All that parcel of land in the
Ninth District of Baltimore
County.

BEGINNING for the same at
the corner formed by the in-
tersection of the West side
of the York Road and the
South line of Lapais Avenue
as laid out thirty-three (33)
feet wide and running thence
easterly bounding along the
west side of York Road South
18 degrees 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, 1967
and recorded among the
Land Records of Baltimore
County as follows in Liber
W.P.C. No. 216, folio 354
etc. was granted by Alexander
Nabiel Turnbull, Trustee,
unto the said George G.
Davis and thence westerly to
the parallel with LaPalis Ave-
nue and bounding along the
said southermost outline of
the said lot of ground hereina-
fore mentioned or referred to
North 72 degrees 13' West -
two hundred twenty-five
(225) feet more or less to the
eastermost outline of the said
lot of ground which by deed
dated November 26, 1919 and
recorded among the Land Rec-
ords of Baltimore County
as follows in Liber W.P.C. No.
216, folio 245, etc. was
granted and conveyed by
George G. Davis and Grace
G. Davis, his wife, unto John
C. Ziegler and Annie E.
Ziegler, his wife, and thence
bounding along the said easter-
most outline of the said lot
of ground hereinafore last
mentioned or referred to
North 18 degrees 29' East -
two hundred and twenty-five
(225) feet more or less to the
south line of LaPalis Avenue
and thence easterly bounding
along the south line of La-
Palis Avenue South 72 degrees
13' East - two hundred twenty-
five (225) feet more or less
to the crossing of the line of
the proposed highway. The
improvements thereon be-
long known and designated as
the southwest corner of York
Road and LaPalis Avenue.

This description is for zon-
ing purposes only and is not
intended for use in convey-
ance of land.

Being the property of Fred-
erick R. Klans, as shown
on plat plan filed with the
Zoning Department.

Hearing Date: Wednesday,
May 17, 1967 at 9:30 A.M.
Public Hearing: Room 108,
County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Md.

BY ORDER OF
JOHN G. ROSE,
Zoning Commissioner
OF BALTIMORE COUNTY

Approved: _____
Date: _____

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgely, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

May 1, 1967

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

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for one ~~successive~~ week before
the 1st day of May, 1967, that is to say
the same was inserted in the issues of

April 27, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
9TH DISTRICT

ZONING: From R-10 to R.A. Zone
Petition for Special Exception for
Offices and Office Buildings.

LOCATION: Southwest corner of
York Road and LaPalis Avenue.

DATE: Wednesday, May 17,
1967 at 9:30 A.M.

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

The Zoning Commissioner of Bal-
timore County by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Present Zoning: R-10
Proposed Zoning: R.A.
Petition for Special Exception for
Offices and Office Buildings.

All that parcel of land in the Ninth
District of Baltimore County.

BEGINNING for the same at the
corner formed by the intersection of
the West side of the York Road and
the South line of Lapais Avenue as
laid out thirty-three (33) feet wide
and running thence easterly bound-
ing along the west side of York Road
South 18 degrees 29' West - two
hundred twenty-five (225) feet more
or less to the southermost outline of
the lot of ground of which that
hereby conveyed is a part which by
deed dated September 14, 1967
and recorded among the Land Rec-
ords of Baltimore County as follows
in Liber W.P.C. No. 216, folio 354
etc. was granted by Alexander Nabiel
Turnbull, Trustee, unto the said
George G. Davis and thence westerly
to the parallel with LaPalis Ave-
nue and bounding along the said
southermost outline of the said lot
of ground hereinafore mentioned or
referred to North 72 degrees 13' West -
two hundred twenty-five (225) feet
more or less to the eastermost outline
of the lot of ground which by deed
dated November 26, 1919 and re-
corded among the Land Records of
Baltimore County as follows in Liber
W.P.C. No. 216, folio 245, etc. was
granted and conveyed by George G.
Davis and Grace G. Davis, his wife,
unto John C. Ziegler and Annie E.
Ziegler, his wife, and thence bound-
ing along the said eastermost out-
line of the said lot of ground here-
inafore mentioned or referred to
North 18 degrees 29' East - two hun-
dred twenty-five (225) feet more or
less to the place of beginning. The
improvements thereon being known
and designated as the southwest
corner of York Road and LaPalis
Avenue.

This description is for zoning pur-
poses only and is not intended for
use in conveyance of land.

Being the property of Frederick R.
Klans, as shown on plat plan filed
with the Zoning Department.

Hearing Date: Wednesday, May 17,
1967 at 9:30 A.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

Approved: _____
Date: _____

CERTIFICATE OF PUBLICATION

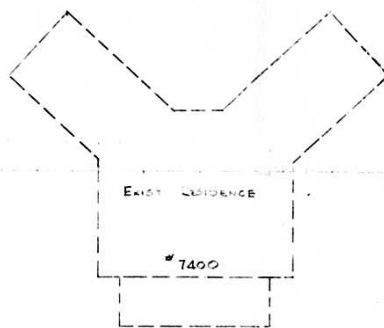
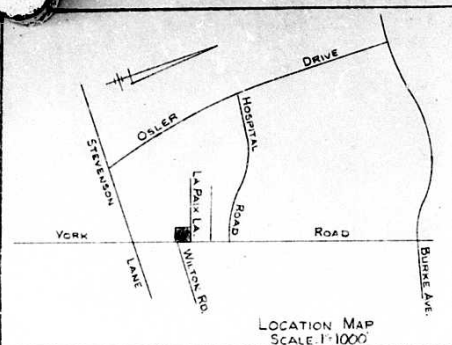
TOWSON, MD. May 17, 1967

THIS IS TO CERTIFY, that the annex advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once ~~in each~~
of ~~2~~ successive weeks before the 17th
day of May, 1967, the first publication
appearing on the 17th day of May,
1967.

THE JEFFERSONIAN,

Paul J. Morgan
Manager.

Cost of Advertisement, \$ _____



Ex. ZONING R-10
Ex. Use RESIDENTIAL

TABULATION:

GROSS AREA - 1.16 AC.
NET AREA - 1.16 AC.
EXISTING ZONING R-10
EXISTING USE RESIDENTIAL
PROPOSED ZONING - R-A. WITH
SPECIAL EXCEPTION (OFFICE BUILDING)
PROPOSED USE - OFFICE BUILDING
BUILDING 26,128 SQ. FT. (TOTAL FLOOR AREA)

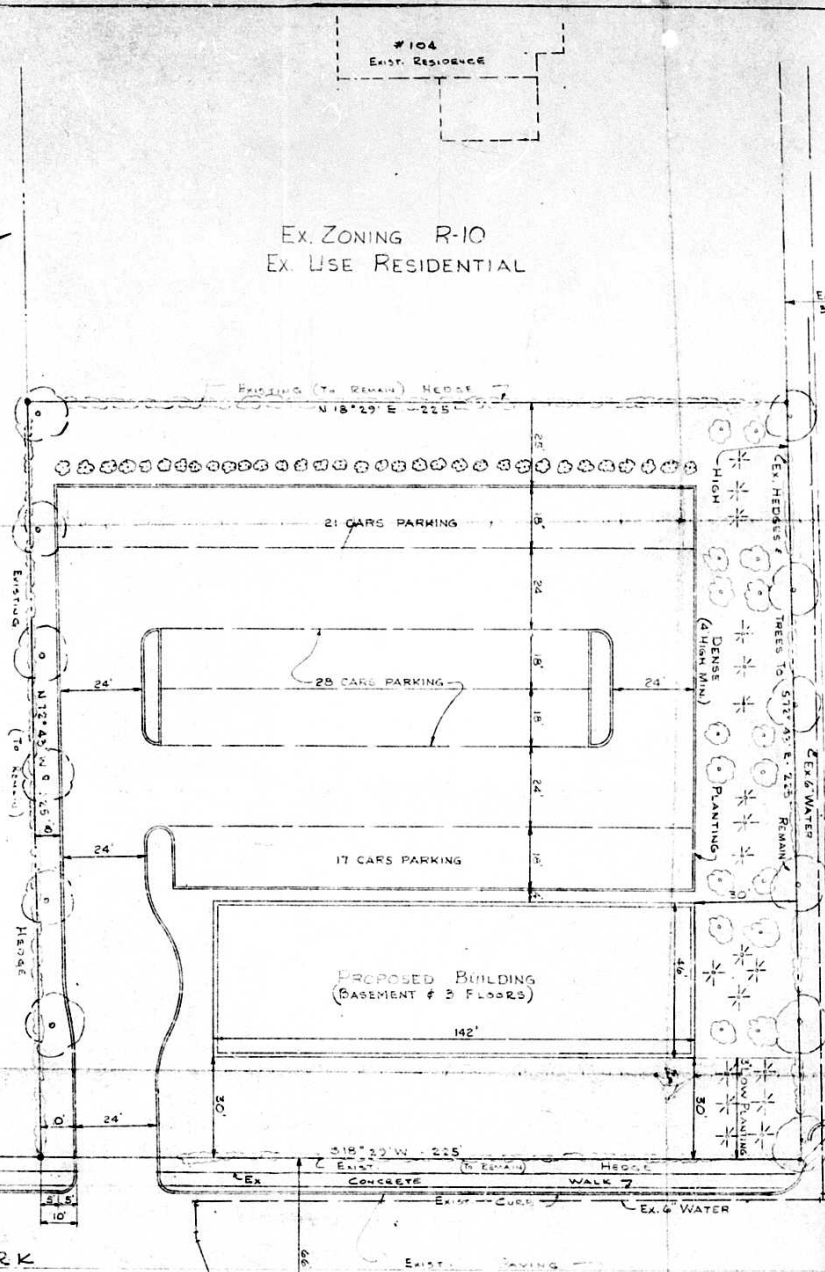
PARKING SPACES:

REQUIRED - 61
PROVIDED - 66
PUBLIC WATER & SEWER AVAILABLE

PLAT TO ACCOMPANY
ZONING PETITION

YORK ROAD & LA PAIX AVENUE
9th ELECTION DISTRICT BALTIMORE COUNTY, MD.,
SCALE: 1/4" = 20 FT. APRIL 14, 1967.

OWNER
FREDERICK P. KLAUS
MASONIC BUILDING
TOWSON MARYLAND



Ex. ZONING R-10
Ex. Use RESIDENTIAL

Ex. Use RESIDENTIAL

Ex. Use RESIDENTIAL
WITH M.D. & D.D.S. OFFICES

Ex. ZONING R-10

Ex. Use RESIDENTIAL
WITH D.D.S. OFFICES

GEORGE WM. STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLIANCE AVE.
TOWSON MARYLAND