

# **PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION** #68-179-XA-SPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Orville M. Jones**, 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 the Zoning Commission for a special exception to the Zoning Regulations of Baltimore County, Maryland, to permit parking in a residential zone.

DESCRIPTION: 11th District, Baltimore County, Maryland, 9524-9526 Belair Road, 11th District, Baltimore County, Maryland.

RE: Petition for Special Exception; Variance to Sec. 217.3 and Petition for Special Hearing: N/W Cor. Bel Air and Klausmier Roads, 11th District, Orville M. Jones, Petitioner No. 68-179-XA-SPH

Before  
Zoning Commissioner  
of  
Baltimore County

The petitioners have requested a special exception for offices and office building; a variance to Section 214.3 to permit a side yard of 8 feet instead of the required 25 feet and a special hearing to permit parking in a residential area. The subject property is located at the N/W Corner of Bel Air and Klausmier Roads, in the Eleventh District of Baltimore County.

The petitioner has met all requirements of Section 502.1 of the Baltimore County Zoning Regulations, therefore the special exception should be granted.

As strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would grant relief without the substantial injury to the public health, safety or general welfare of the locality involved, the variance for a side yard of 8 feet instead of the required 25 feet along the north side running North 42 degrees 18 minutes West should be granted.

The petition for a special hearing to permit parking in a residential zone should also be granted subject to compliance with plan marked Exhibit "A".

It is this 11th day of March, 1968, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception for offices 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 permit a side yard of 8 feet instead of the required 25 feet along the North 42 degrees 18 minutes West be granted.

The petition for special hearing to permit parking in a residential zone is granted subject to compliance with the approved plan marked Exhibit "A" attached hereto and made a part hereof.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

## **BALTIMORE COUNTY, MARYLAND**

### **INTER-OFFICE CORRESPONDENCE**

TO: Mr. John G. Rose, Zoning Commissioner Date: January 25, 1968

FROM: George E. Govelets, Director of Planning

SUBJECT: Petition #68-179-XA-SPH, Northwest corner of Belair & Klausmier Roads. Petition for Special Exception for Offices and Office Building. Petition for Variance to permit a side yard of 8 feet instead of the required 25 feet along the north side running North 42 degrees 18 minutes West. Petition for Special Hearing to permit parking in a residential zone. Orville M. Jones - Petitioner

11th District

HEARING: Wednesday, February 7, 1968, (10:00 A.M.)

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

1. Use of the R.A. portion of the subject property for office purposes and of the R-6 portion for parking is in accord with the intent of the comprehensive zoning map for the Northeastern Planning Area.
2. If the subject petition should be granted, we request that the grant be conditioned upon our approval of the site plan. Additional screening and landscaping may be required.

## **INVOICE** **BALTIMORE COUNTY, MARYLAND** **OFFICE OF FINANCE** Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 No. 53025 DATE: Mar. 7, 1968

TO: E. Scott Moore, Esq.,  
408 Jefferson Building  
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

Advertising and posting of property for Orville M. Jones #68-179-XA-SPH 95.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

## **INVOICE** **BALTIMORE COUNTY, MARYLAND** **OFFICE OF FINANCE** Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 No. 51722 DATE: June 16, 1968

TO: E. Scott Moore, Esq.,  
408 Jefferson Building  
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

Petition for Special Exception, Variance & Special Hearing for Orville Jones #68-179-XA-SPH 50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

**EXHIBIT B**  
**JOSEPH D. THOMPSON, P.E., L.S.**  
CIVIL ENGINEERS & LAND SURVEYORS  
101 SHELL BUILDING • 200 EAST JOPPA ROAD  
TOWSON, MARYLAND 21204 • Valley 3-8820

DESCRIPTION FOR A PARCEL OF GROUND TO BE USED FOR OFFSTREET PARKING IN A RESIDENTIAL ZONE, 9524-9526 BELAIR ROAD, 11TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the northeast side of Klausmier Road, 40 feet wide at the distance of 127.00 feet measured northwesterly along the northeast side of Klausmier Road from the northwest side of Belair Road, 66 feet wide said point being in the dividing line between the areas zoned RA and R6 and running thence and binding on said division line North 47 degrees 32 minutes East 160 feet, more or less, North 42 degrees 28 minutes West 10.00 feet and North 47 degrees 32 minutes East 40 feet, more or less, and running thence North 42 degrees 28 minutes West 13.00 feet South 47 degrees 32 minutes West 50.00 feet, South 42 degrees 28 minutes East 15.00 feet and South 47 degrees 32 minutes West 150.00 feet to the northeast side of Klausmier Road herein referred to and running thence and binding thereon South 42 degrees 28 minutes East 8.00 feet to the place of beginning.

CONTAINING 0.04 acres, more or less.



10-24-67

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

E. Scott Moore, Esq.,  
408 Jefferson Building  
Towson, Maryland 21204

SUBJECT: Special Exception for offices and office building, side yard variance, for Orville M. Jones, et al., located NW corner Belair Road and Klausmier Road 11th District (Item 38, December 5, 1967)

Dear Sirs:

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

**BUREAU OF ENGINEERING:**  
Road - Klausmier Road is to be developed as a minimum 40' road on a 60' R/W.

**BUREAU OF TRAFFIC ENGINEERING:**  
The plan must be revised to accommodate a 40' roadway on a 60' R/W for Klausmier Rd. with a 30' radius return into Belair Rd.

**HEALTH DEPARTMENT:**  
Since public water and sewer are available to subject site, this office has no comment.

**FIRE BUREAU:**  
The petitioner will be required to meet all Fire Dept. requirements for offices and office building.

**STATE ROADS COMMISSION:**  
The existing entrance adjacent to the dwelling to be used for offices must be closed with concrete curb and gutter. If the existing entrance as indicated on the plan is to be used for two-way traffic, it must be widened to 25 ft. The frontage of the site from the entrance to Klausmier Rd. must be curbed with new combination curb and gutter. The curb is to return into Klausmier Road on a 30' radius. The entrance is subject to State Roads approval and permit. The plan must be revised prior to a hearing date being assigned.

**ZONING ADMINISTRATION DIVISION:**  
The petitioner's plans must be revised to provide the 60' R/W on Klausmier Road. The engineer should contact Mr. Harris Shulowitz of the Bureau of Engineering for details concerning the alignment and the amount of widening to be taken off of his property. It may also be necessary to revise the plans with regard to parking and setbacks from Klausmier Road, depending upon the amount of widening required. This should be accomplished prior to any further processing of the petition and prior to a hearing date being assigned.

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 Commissioner's hearing.

The following members had no comment to offer:

Project Planning Division  
Building Engineer  
Board of Education  
Industrial Development

**EXHIBIT B**  
**JOSEPH D. THOMPSON, P.E., L.S.**  
CIVIL ENGINEERS & LAND SURVEYORS  
101 SHELL BUILDING • 200 EAST JOPPA ROAD  
TOWSON, MARYLAND 21204 • Valley 3-8820

DESCRIPTION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION  
9524-9526 BELAIR ROAD  
11TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the corner formed by the intersection of the northwest side of Belair Road, 66 feet wide, and the northeast side of Klausmier Road, 40 feet wide, and running thence and binding on the northwest side of Belair Road North 47 degrees 32 minutes East 200.00 feet, thence leaving the northwest side of Belair Road and running north 42 degrees 28 minutes West 137.00 feet to the dividing line between the areas zoned RA and R6 and running thence and binding on said dividing line South 47 degrees 32 minutes West 40 feet, more or less, South 42 degrees 28 minutes East 10.00 feet and South 47 degrees 32 minutes West 160 feet, more or less, to the northeast side of Klausmier Road herein referred to and running thence and binding thereon South 42 degrees 28 minutes East 127.00 feet to the place of beginning.

CONTAINING 0.60 acres, more or less.



10-23-67

E. Scott Moore, Esq.,

- 2 - December 8th, 1967

Very truly yours,

*[Signature]*  
JAMES E. PIER,  
Principal Zoning Technician

JEB:jd  
cc: Carlyle Brown-Bur. of Engrs.; F. Richard Moore-Bur. of Traffic Engrs.; William Greenblatt-Health Department; Lt. Charles Harris-Fire Bureau; John Mayers-State Roads Comm.

## **CERTIFICATE OF POSTING** **ZONING DEPARTMENT OF BALTIMORE COUNTY #68-179-XA-SPH** Towson, Maryland

District: 11th Date of Posting: Jan 26, 68  
Posted to: Harris, Md. 26. 1968 9:10 AM  
Petitioner: Orville M. Jones  
Location of property: NW Corner of Belair & Klausmier Rds.  
Location of Sign: 9524-9526 Belair Rd. 24 ft. from Klausmier Rd.  
Remarks: *[Signature]*  
Posted by: *[Signature]* Date of return: Jan 25, 68

[illegible]

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 in each of one (1) ~~year~~ successive weeks before the ~~5th~~ day of February, 1861, the first publication appearing on the 18th day of JANUARY 1861.

L. Frank Strickler  
Manager

**PETITION FOR SPECIAL EXCEPTION, VARIANCE AND ZONING REPEALING 110 DISTRICT ZONING:** Petition for Special Exception, Variance and Zoning Repeal of Office Building, Petition for Variance and Zoning Repeal of Office Building, Petition for Special Hearing for Parking.

**LOCATION:** Northeast corner of intersection of Rte. 1 and Rte. 206, near Rte. 206.

**DATE AND TIME:** WEDNESDAY, FEBRUARY 7, 1968 at 10:00 A.M.

**PLACE OF HEARING:** Room 106, County Office Building, 111 North Washington Street, Annapolis, Maryland.

The Zoning Commission of Howard County, by authority of the Zoning Act and Regulations of the County, shall hold a public hearing to consider a Special Exception for Office and Office Building, Petition for Variance from the Office Building Zoning District of the County to permit a single plant of 6 to 8 feet tall, planted 25 feet along the north side running North 42 degrees 18 minutes East, to be permitted to allow North to permit parking in a residential district.

The Zoning Regulation to be exempted is:

Section 2112 - Side Yards - For apartment houses, offices, stores, etc., shall be not less than 25 feet from any building or structure.

All that parcel of land in the Eleventh District of Baltimore-

THE COMMUNITY NEWS  
Bridgetown, Md

**CATONSVILLE, MD**

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

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One ~~unpublished~~ week before the 22nd day of Jan., 1968, that is to say the same was inserted in the issues of

**THE BALTIMORE COUNTIAN**

Paul J. Morrison

**Education Manager**

**Description**  
**Exception**

**BEGINNING** for the same at the intersection of the northwest side of Belair Road, 66 feet east of the northeast corner of Klammer Road; running south 70 degrees 48 minutes west 192.60 feet to a point; thence and binding on the northwest side of Belair Road North 47 degrees 23 minutes East 127.60 feet to the place where they meet; then along the northwest side of Belair Road North 47 degrees 23 minutes East 42 degrees 23 minutes West 157.00 feet to the intersection of the north-south line of the unrecorded RA and BS and running thence and binding on said old dividing line South 47 degrees 23 minutes East 10.00 feet to a point; South 42 degrees 23 minutes East 10.00 feet and South 47 degrees 23 minutes East 10.00 feet to the northeast corner of Klammer Road herein referred to and running thence and binding thereon North 42 degrees 23 minutes East 127.60 feet to the place

CONTAINING 0.60 acre

Description for 005-Stream  
Beginning in a Residential Area  
Beginning in the northeast side  
of Klammner Road, 40 feet wide  
the distance of 127.00 feet measured  
northward to the northeast side of  
Klammner Road from the northwest  
side of Belair Road, 60 feet wide  
along the line of the driveway  
line between the azen named Zee  
and B5 and running thence  
binding on said division 1/4  
section 36, 127.00 feet to the  
East 100 feet, more or less,  
North 42 degrees 28 minutes  
West 10.00 feet, to the  
northwest corner East 40 feet  
more or less, and running  
thence North 42 degrees 28 minutes  
West 12.00 feet, to the  
west 23 minutes West 50  
feet, South 42 degrees 28 minutes  
East 2.50 feet and then  
South 42 degrees 28 minutes  
East 112.00 feet to the southeast  
corner of Klammner Road hereby  
formed to be a stream. South  
42 degrees 28 minutes East  
112.00 feet to the place of  
beginning.

**BY ORDER OF  
JOHN G. HORN  
SEALING COMMISSIONER  
OF BALTIMORE COUNTY**

BY ORDER OF  
JOHN G. BORN  
HONORARY COMMISSIONER  
OF BALTIMORE COUNTY

