

RE: PETITION FOR RECLASSIFICATION FROM
AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE - N. W. Side Bel Air Road, 171.4' S. W. Cliffvale Ave., 11th Dist. of Balto. Co.,
Joe. V. Kohl, Petitioner

Appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on February 2, 1950 from an Order of the Zoning Commissioner of Baltimore County, dated January 17, 1950, denying the petition for reclassification of property, described therein, from an "A" Residence Zone to an "B" Commercial Zone and it appearing from the facts and evidence adduced at the appeal hearing that the granting of this petition would not be detrimental to the health, safety, morals and the general welfare of the community, therefore:

It is this 23rd day of March, 1950, ORDERED by the Board of Zoning Appeals of Baltimore County, that the Order of the Zoning Commissioner of Baltimore County be and the same is hereby reversed, and, it is further ORDERED that the Zoning Commissioner grant the petition for reclassification of the property described in these proceedings, from an "A" Residence Zone to an "B" Commercial Zone, subject, however, to the provision of at least two and one-half square feet of off-street parking area for every square foot of land to be covered by commercial buildings.

Approved:

County Commissioners
of Baltimore County

By: *[Signature]*

Date: *April 28/50*

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Joseph V. Kohl, owner of the property described in this petition from the Order and decision of the Zoning Commissioner of Baltimore County, dated January 17, 1950, by which Order the petition for reclassification of the property, described in the petition, from an "A" Residence Zone to an "B" Commercial Zone was denied.

The case came on for hearing before the Board, testimony was taken on behalf of the petitioner and there were no protestants at the hearing.

The property which is the subject of the petition is located on the northeast side of Bel Air Road, 171.4 feet southwest of Cliffvale Avenue, in the Eleventh District of Baltimore County.

The purpose which the petitioner has in mind is for approved commercial use of lots Nos. 1 to 46 on the unrecorded plat of Kahland. The property fronts on the northwest side of Bel Air Road 317 feet with a depth of 174.63 feet and while there are no other commercial areas immediately adjacent to this property, the Board feels that the granting of this reclassification will not affect the adjoining properties adversely and that there is a need for this reclassification.

The Board, therefore, finds that the lowering of the classification to an "B" Commercial Zone would not create congestion in the roads, streets and alleys, would not lessen safety from fire, panic and other dangers; would not adversely affect the health, morals and/or the general

and would not cause overcrowding of land or undue concentration of population or interfere improperly with adequate provisions for schools, parks, sewerage, water, transportation and other public requirements, conveniences and improvements.

The Board also feels that there should be adequate parking area provided for the commercial use of this property and will sign an Order in accordance with this opinion.

[Signature]
Chairman
[Signature]
Board of Zoning Appeals
of Baltimore County

IN THE MATTER OF
PETITION OF

JOSEPH V. KOHL for
Reclassification of Property
from an "A" Residence Zone to
an "B" Commercial Zone - N. W. Side
Bel Air Road, 171.4' S. W. Cliff-
vale Ave., 11th District of Balto. Co.

Mr. Charles H. Boing,
Zoning Commissioner,
Mr. Commissioner:

Please enter an appeal to the Board of
Zoning Appeals of Baltimore County in the matter of the
Order of the Zoning Commissioner of Baltimore County,
passed in the above captioned matter on January 17, 1950,
and transmit all papers and records to the Board of
Zoning Appeals.

Dated Jan. 20, 1950

[Signature]
Petitioner

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, Joseph V. Kohl, legal owner, of the property situated

on the northwest side of Bel Air Road, 14th District of Balto. Co., beginning 171.4 feet southeast of Cliffvale Ave., thence southwesterly, on the northwest side of Bel Air Road, 317', thence S 48° 54' west 174.63', thence N 41° 41' east 317 feet, thence S 48° 19' east 175.33 to beginning. Being lots Nos. 1 to 46 on plat of Kahland. Saving and excepting therefrom a 40 foot road known as Kahland Road.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from Residence Zone to an Commercial Zone.

Reasons for Re-Classification: Appropriation of land

Size and height of building: front _____ feet; depth _____ feet; height _____ feet.
Front and side set backs of building from street lines: front _____ feet; side _____ feet.
Property to be posted as prescribed by Zoning Regulations.

I, Joseph V. Kohl, agree to pay expenses of above re-classification, 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.

[Signature]
Address Baltimore, Md.

ORDERED by The Zoning Commissioner of Baltimore County, this _____ day of _____, 1950, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckard Bldg. in Towson, Baltimore County, on the _____ day of _____, 1950, at _____ o'clock, P. M.

(over)

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

the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____, 1950, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from _____ zone to _____ zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____, being in a residential area where ample commercial property has been provided to meet the needs of the community at the present time, also the granting of the petition would tend to cause congestion in the roads and create a traffic hazard and no "spot zoning".

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1950, that the above petition 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 an "A" Residence zone.

[Signature]
Zoning Commissioner of Baltimore County

Approved _____
Date April 28/50
County Commissioners of Baltimore County
By: *[Signature]*

RECEIVED of Joseph V. Kohl the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner denying the petition for reclassification of property, from an "A" Residence Zone to an "B" Commercial Zone, property located on northwest side of Bel Air Road, 171.4' southwest of Cliffvale Ave., 11th District of Baltimore County.

Zoning Commissioner

PAID
JAN 2 1950
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

RECEIVED of Joseph V. Kohl the sum of Twenty Three (\$23.00) Dollars, being the cost of reclassification, advertising and posting of property on the northeast side Bel Air Road, 171.4' S. W. Cliffvale Ave., 11th District of Baltimore County.

Zoning Commissioner

PAID
DEC 1 1949
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

NOTICE OF ZONING PETITION
FOR
RECLASSIFICATION -- 14th DIST.

REC'D DEC 27 1949

#1616

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 27 19 49

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the 6th day of January 19 50, the first publication appearing on the 16th day of December 1949.

The UNION NEWS

J. H. Keener

Manager.

EB

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1516

Date of Posting: Dec 20/49

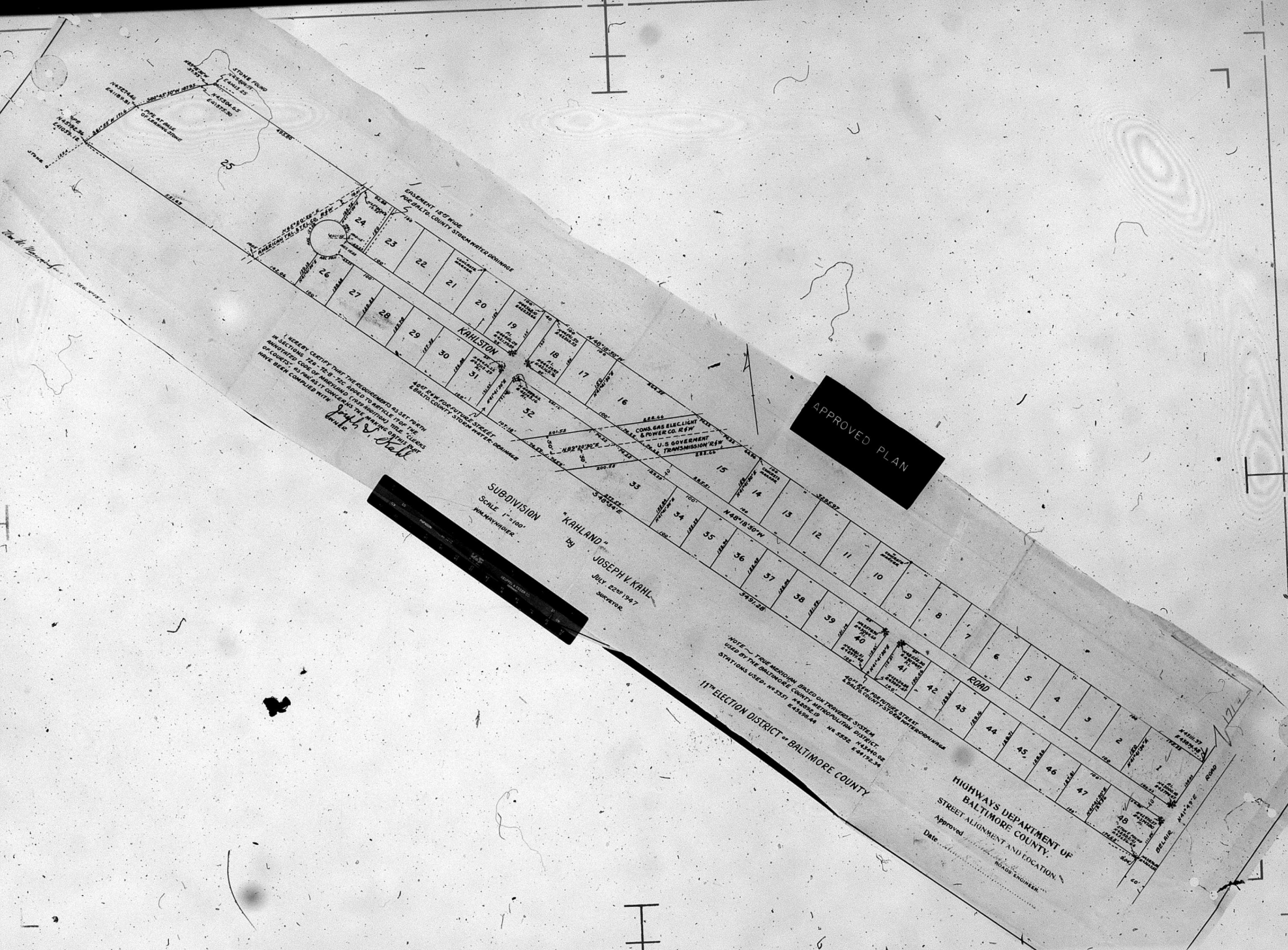
District: 14
Posted for: Commercial
Petitioner: Jos C Kahl
Location of property: NW side of Bel Air Road 171' SW
Cliffdale Ave
Location of Signs: NW side of Bel Air Road 50-150'
SW of Cliffdale Ave
Remarks: Harry C. Gartside
Posted by: Harry C. Gartside
Signature

Date of return: Dec 20/49

Pursuant to petition filed with the Zoning Commission of Baltimore County for change of reclassification, from an "A" residential zone to an "C" Commercial Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing at the Zoning Office, 11th Floor, 11th Floor Building, Towson, Baltimore County, Maryland, on Friday, Jan. 6, 1950, at 1:00 o'clock P. M., to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid, for Approved Commercial Use, to wit:

All that parcel of land on the northwest side of Bel Air Road, 14th District of Baltimore County, being 271.4 feet Southwest of Cliffdale Ave. thence southwesterly, on the Northwest side of Bel Air Road, 217' thence N 45° E 117' and N 45° E 18' and 175.23 feet to beginning of Bel Air Road, thence following the line of said road to the intersection thereof with the South line of the 24' foot road known as Kahlston Road.

By Order of
CHARLES H. DOING,
Zoning Commissioner
Dec. 26, 27 1949 Baltimore County



I HEREBY CERTIFY THAT THE REQUIREMENTS AS SET FORTH IN SECTIONS 28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50 OF THE BALTIMORE COUNTY CODE, AS AMENDED, HAVE BEEN COMPLIED WITH.

John P. Stahl
Engineer

SUBDIVISION
Scale 1"=100'
POLAROGRAPHIC

"KAHLAND"
By JOSEPH V. KAHL
Surveyor
July 22nd 1947

APPROVED PLAN

NOTE - THIS ALGEBRAIC SYSTEM
USED BY THE BALTIMORE COUNTY HIGHWAYS DEPARTMENT
STATIONS USED - WEST 11th ELECTION DISTRICT - BALTIMORE COUNTY
N. 55° 00' E. 100.00' 11th ELECTION DISTRICT - BALTIMORE COUNTY
N. 55° 00' E. 100.00'

HIGHWAYS DEPARTMENT OF
BALTIMORE COUNTY.
Approved
Date: _____
ROAD ENGINEER