

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "R" COMMERCIAL ZONE - S. L. Cox, West Drive & Beachfield Ave., 13th Dist., Stanley L. and Louise H. Kaufman, Petitioners

The property which is the subject of this petition for reclassification from an "A" Residence Zone to an "R" Commercial Zone is located between West Drive and Ridge Drive 150 feet. The zone is located between West Drive and Ridge Drive 150 feet. The petitioner owns a lot fronting 60 feet on West Drive extending through to Ridge Drive which is already zoned "R" Commercial. It is the intention of the petitioner to erect a drug store on this commercially zoned lot.

The petitioner testified at the hearing that he intended to use the lot, which is the subject of this petition, for customer parking only. In view of this, it was the understanding of the petitioner, counsel for the protestants, and the Zoning Commissioner, that consideration would be given to granting a special permit for automobile parking only on this lot. It is, therefore, ordered by the Zoning Commissioner of Baltimore County that the petition for reclassification, from an "A" Residence Zone to an "R" Commercial Zone, is hereby denied and the petition amended so as to consider the granting of a special permit for automobile parking on the property in question.

Testimony by both the petitioner and the protestants in this case that the use of this property, in part, for a parking lot to provide customer parking for the proposed drug store would alleviate the parking and traffic problems on both West Drive and Ridge Drive and would, therefore, appear to be beneficial to the community.

In view of the above, it is the opinion of the Zoning Commissioner that a special permit should be granted for the use of the property in question for automobile parking in conjunction with the operation of the drug store, the parking lot to be installed in accordance with the attached plan prepared by the Baltimore County Planning Commission which plan sets forth, among other things, the following:

1. That the portion of the lot fronting on Beachfield Avenue to a depth of 15 feet be graded and mowed and maintained as a lawn.
2. That the remainder of the lot shall be paved so as to provide a cut-proof surface.
3. That curbs to control ingress and egress and delineated parking bays be installed as shown on said plan.
4. That necessary marking be placed on the paving to indicate entrances and exits and parking bays.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of January, 1952, 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. However, in accordance with the power and authority in me vested as Zoning Commissioner of Baltimore County, I hereby grant, to the said petitioner, the special permit for automobile parking subject to the compliance with the above provisions.

Stanley L. Kaufman
Zoning Commissioner
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—
Stanley L. Kaufman, and
Louise H. Kaufman, legal owner, of the property situate
in Baltimore County, State of Maryland and described as follows:

At the northeast corner of West Drive & Beachfield Ave., 13th District of Baltimore Co., thence northwesterly, on the northeast side of West Drive, 150 feet, thence southeasterly at right angles to West Drive 58 feet, more or less, to the westernmost side of Ridge Drive, thence southeasterly, on the west side of Ridge Drive, 166 feet to Beachfield Ave., and thence northwesterly, on the northwest side of Beachfield Ave., 37 feet to beginning.

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

Reasons for Re-Classification: APPROVED COMM. USE
STORES & PARKING—first 60 feet from Northern most End of Plot Drawing as enclosed is already Commercial, on which One Story Drug Store will be erected, (mostly) business of lot to be used for customers parking. (Paved)

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, or we, 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.

Stanley Louis Kaufman
Louise H. Kaufman
Legal Owner
Address: 235 Circle Drive
Arbutus - Baltimore 7, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th day of December 1951, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 14th day of January 1952, at 10:00 clock A.M.

Zoning Commissioner of Baltimore County
(over)

12/14
(18-547)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13 Date of Posting: 12-28-51
Posted for: Stanley L. Kaufman
Petitioner: Stanley L. Kaufman
Location of property: Northeast corner of West Drive & Beachfield Ave.
Location of Signs: East side of Beachfield Ave. between West Drive & Ridge Drive. Opposite 235 North of West Drive
Remarks: Seal of R. Kaufman
Posted by: Seal of R. Kaufman Date of return: 12-29-51

FILED JAN 7 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 4, 1952
THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~XXXXXX~~ XX 2 times before the 14th day of January 1952, the first publication appearing on the 28th day of December 1951.

THE JEFFERSONIAN
M. Sullivan
Manager

Cost of Advertisement, \$.....



RECEIVED of Stanley L. Kaufman, et al, the sum of Twenty (\$20.00) dollars, being cost of petition for reclassification, advertising and posting property, northeast corner of West Drive and Beachfield Avenue, 13th District of Baltimore County.

Hearings:
Monday, Jan. 14, 1952
at 10:00 a.m.
Board Room, basement
of Reckord Building,
Towson, Md.

PAID
JAN 2 - 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *[Signature]*

