

IN THE MATTER OF THE
PETITION FOR RECLASSIFICATION
FROM AN "A" RESIDENCE ZONE
TO AN "A" COMMERCIAL ZONE,
N.W. Side Del Air Road, 2723
Feet S.E. Sunnyside Ave., 11th
District - Frank L. Steele,
Petitioner

BEFORE AUGUSTINE J. MUELLER
ZONING COMMISSIONER FOR
BALTIMORE COUNTY

NOTION TO DENY

Mr. Commissioner:

Please denies the order for an appeal
filed heretofore in the above entitled matter.

John Henson Hubbard
24 S. Penna. Ave.,
Towson 1, Md.
Attorney for Petitioner

IN THE MATTER OF THE
PETITION FOR RECLASSIFICATION
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District - Frank L. Steele,
Petitioner

BEFORE AUGUSTINE J. MUELLER
ZONING COMMISSIONER FOR
BALTIMORE COUNTY

APPEAL

Mr. Commissioner:

Please enter an appeal on behalf of the
Petitioner in the above entitled cause from your order
dated the 15th day of July, 1952.

John E. Reim, Jr.
John E. Reim, Jr.,
Seaside Building
Towson 4, Md.
Attorney for Petitioner

JUL 25 1952

IN THE MATTER OF THE
PETITION FOR RECLASSIFICATION FROM AN "A"
RESIDENCE ZONE TO AN "A" COMMERCIAL ZONE -
N. W. Side Del Air Road 2723 Feet N. E.
Sunnyside Ave., 11th District -
Frank L. Steele, Petitioner

The property which is the subject of this petition is located
on the northeast side of Del Air Road, 2723 feet northwest of Sunnyside
Avenue, Kingville, Eleventh District. The property has a frontage of
200 feet on Del Air Road with a depth of 541 feet, comprising 7.629
acres.

Del Air Road in this area is zoned "A" residential, with
the exception of a commercial lot on the east side of the road to the
south of the property in question which is improved with a restaurant.
The property immediately adjacent to the property of the petitioner
to the south has been improved with a building, a special permit having
been recently issued by this Department for that purpose.

Immediately to the south of this property is another
cabin camp and a small confectionery store which exists under a
nonconforming use status.

With the exception of these uses as heretofore set forth
and a few other nonconforming commercial uses, all of the land from
Sunnyside Avenue to the Harbor County Line is improved for cottage
residential or agricultural use.

The petitioner states that he wishes to have this property
zoned for commercial use so that he might use it as a future shopping
center. It is the opinion of the Zoning Commissioner that this
petition is very mature and the small area in Kingville at the
intersection of Del Air Road and Sunnyside Avenue more than makes
good use of the land in the area. In addition the petitioner's property
is not well adapted for development for commercial use. There is a
bank approximately ten feet high extending about three hundred feet
of the Del Air Road. The land slopes upward as it proceeds west. This
would make the establishment of a commercial enterprise of any
size and the installation of suitable off-street parking would entail
the movement of great quantities of dirt and rock.

It does not appear that the development of this property
for commercial use at this time, in view of the topography of the land,
would be a paying one and it is, therefore, the opinion of the Zoning
Commissioner that the reclassification of this property is unwarranted
and premature and should be denied.

It is ORDERED by the Zoning Commissioner of Baltimore County
this 15th day of July, 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 now to remain an "A" Residence
Zone.

Augustine J. Mueller
Zoning Commissioner
Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County -

I, or we, FRANK L. STEELE legal owner of the property situate

N. W. Side of Balair Rd. 2723 35 ft N.E.
of Sunnyside Ave. fronting 200 ft on Balair
Rd with a maximum depth of 541 ft.

comprising 7.629 acres.
Northwest side Balair Road, 2723 feet NW of Sunnyside Avenue, thence
northwesterly and thence by the northwest side of Balair Road 200 ft., thence north
65° 13 minutes West 374.0 ft., thence South 36° 32' West 704.0 ft., thence South
65° 59' East 541 ft. to place of beginning.

herely petition that the zoning status of the above described property be reclassified, pursuant to the
Zoning Law of Baltimore County, from as A zone to as E zone.

Reasons for Re-Classification:
Approved Commercial Use

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 provided by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, advertising, posting, etc., upon filing
of this petition, and further agree to hold and to be bound by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Frank L. Steele
Attorney for Petitioner
Legal Owner
Admitted to Md. Bar

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of
July, 1952, 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 Breckert Bldg., in Towson, Baltimore County, on the 15th
day of July, 1952, at 11:00 A.M.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 6-18-52
Petitioner Frank L. Steele
Location of property N.W. Side of Balair Rd. 2723 35 ft N.E. of Sunnyside Ave. fronting 200 ft on Balair Rd with a maximum depth of 541 ft.
Location of signs on property
Remarks George A. Hubbard
Posted by George A. Hubbard Date of return 6-18-52

NOTICE TO PETITIONER FOR RECLASSIFICATION
OF ZONING STATUS
The following notice was posted on the property of the petitioner on the 15th day of July, 1952, at 11:00 A.M., in accordance with the provisions of the Zoning Law of Baltimore County, Chapter 100, Section 10-101, and the Zoning Regulations of Baltimore County, Chapter 100, Section 10-102.

FILED JUN 20 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 22, 1952
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 15th
day of July, 1952, the first publication
appearing on the 13th day of July, 1952.

THE UNION NEWS
Manager

June 11, 1952

623.00

RECEIVED By Frank L. Steele the sum of
Twenty-Dollars (\$20.00) Baltimore, being cost of
petition for reclassification, advertising,
posting, etc., of property described above
Balair Road, 2723 35 ft N. E. Sunnyside Ave.,
11th District of Baltimore County.

Zoning Commissioner

Received
Money June 30, 1952
at 11 11 A.M.
Manager of The Union News,
Towson, Maryland



