

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

Andrew G. Kohl and Catherine H. Kohl, legal owner, of the property situate

Baltimore County - 11th District - Perry Hall, Md.

Lots 1-2-3-4 Plat of Cliffvale

Size of lots combined - 1.218 200'

North at corner of Bel Air and Cliffvale Roads, 11th Dist. of Balto. Co., thence southeasterly, on the northwest side of Bel Air Road, 171 feet with a rectangular depth northeasterly of 200 feet and blending on the southeast side of Cliffvale Road. Lots Nos. 1 to 4, inclusive on plat of Cliffvale

herby petition that the zoning status of the above described property be re-classified pursuant to the

Zoning Law of Baltimore County, from an A-1 Res. zone to an A-1 Comm. zone.

Reasons for Re-Classification: APPROVED COMM. 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 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.

Andrew G. Kohl Robert L. Purdy
Catherine H. Kohl
Legal Owner
Address: 11th District, Perry Hall, Md.
11th District, Perry Hall, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____

1953, 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 Beekwood Bldg., in Towson, Baltimore County, on the _____ day of _____, 1953, at _____ o'clock _____ A.M.

Christina D. Dwyer
Zoning Commissioner of Baltimore County

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____ Location being an extension of existing _____ commercial zone.

the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____

1953, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an A-1 Res. zone

to an A-1 Comm. zone.

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 NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____

1953, 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 a _____ zone.

Zoning Commissioner of Baltimore County

Approved: June 4, 1953
Dated: _____

County Commissioners of Baltimore County

W. N. MacVicar

PETITION FOR ZONING RECLASSIFICATION

#2571

TO: CHARLES H. DOING

From: Malcolm H. Hill

Location - N.W. cor. Belair & Cliffvale Rds., 11th Dist.

Present Zoning - "A" Residence

Proposed Zoning - "C-1" Commercial

This property lies approximately 160 feet southwest and on the opposite side of the road from the point where Forge Road enters Belair Road. Commercially-zoned land about the property and extends plus or minus 200 feet to the southwest including the opening at Kahlston Road. It is separated by 250-odd feet from the property at Kahlston Road. The latter has one parcel of land which is zoned to an average depth of 500-odd feet. No field check has been made to determine the actual uses to which the existing commercial land has been put.

On the basis of examination of the zoning maps, it is recommended that the petition be denied for the following reasons:

1. That rezoning here would represent a further commercial encroachment on this as yet sparsely developed residential area and that it would promote the spread of ribbon development, reduce the efficiency, and increase traffic hazards along Belair Road. It is felt that previous rezoning for commercial at Kahlston Road was ill-advised and that it should not be extended further.
2. That the presence of the commercially zoned land at the intersection of Forge and Belair Roads offer a sufficiency of such land at present to meet the shopping needs of the inhabitants of the area. The proposed rezoning at Perry Hall, 1.6 miles to the southwest, also will offer shopping facilities. Therefore, there is no clearcut need for additional commercial land in the vicinity.
3. The Planning Commission is opposed to rezoning residential land for commercial uses in cases where all of the inadequacies and expanded. Until such time as a Land Use Plan for the area is completed and commercial areas are designated, it is recommended that reclassification for such use be denied.

W. N. MacVicar

May 22, 1953

FILM MAY 8 1953

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ 1953.

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 _____ successive weeks before the _____ day of _____ 1953, the first publication appearing on the _____ day of _____ 1953.

The UNION NEWS

Manager.

NOTICE TO THE PUBLIC: The following advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks before the _____ day of _____ 1953, the first publication appearing on the _____ day of _____ 1953.

April 29, 1953

\$20.00

RECEIVED of Robert L. Purdy, et al, the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting property, Northwest corner of Bel Air and Cliffvale Roads, 11th District.

Zoning Commissioner

Hearings

Monday, May 16, 1953

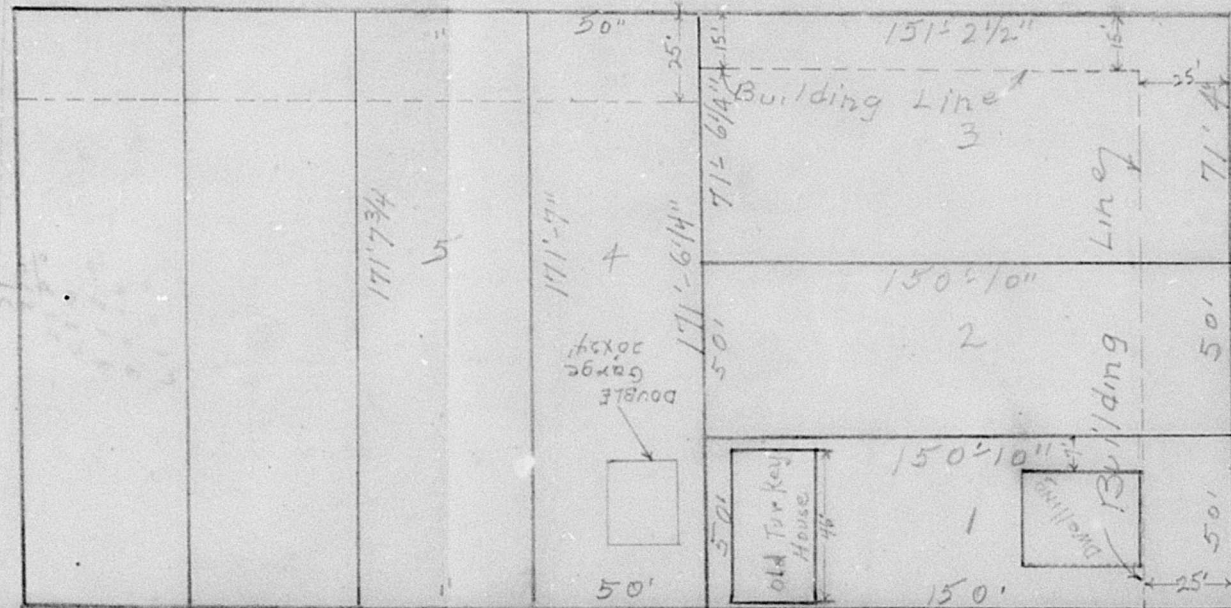
at 11:00 a.m.

basement of Beekwood Building Towson, Md.

PAID
APR 23 53
COUNTY COMMISSIONERS OF BALTIMORE COUNTY

MICROFILMED

FFVALE ROAD



Scale: 40 Feet to

PLAT OF CLIFFE

ROAD

BELAIR