

MAURICE W. BALDWIN
ATTORNEY AT LAW
111 W. PENNSYLVANIA AVE.
TOWSON 4, MD.

November 2, 1953

Mr. Charles Doing
Zoning Commissioner for Baltimore County
303 Washington Avenue
Towson 4, Maryland

Re: Raymond J. Brockmeyer
Reclassification Cliffville Avenue

Dear Mr. Doing:

The above petition is to be heard November 2nd at 11 o'clock. On behalf of the applicant, Raymond J. Brockmeyer please withdraw the above application as it has been filed in error for a reclassification to "M" commercial. The true intent of the applicant is for a special permit for a trailer camp. I am promptly filing such an application on behalf of the above applicant.

Very truly yours,

Maurice W. Baldwin
Maurice W. Baldwin
Attorney for Applicant

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Raymond J. Brockmeyer, legal owner, of the property situated at the end of Cliffville Road 1101 feet 2-1/2 inches West of the Belair Road in the 14th District of Baltimore County, and described as follows: 1101 feet 2-1/2 inches West of the Belair Road which by Deed dated May 28, 1914 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 431 folio 62 was conveyed by Henry R. Kahl and wife by Joseph Kahl, and running thence South 81 degrees 55 minutes West 544 feet thence South 36 degrees 27 minutes West 623 feet thence South 46 degrees 27 minutes West 792 feet thence South 37 degrees 45 minutes 312 feet thence South 48 degrees 48 minutes West 369 feet 1/2 inch thence North 41 degrees 16 minutes West 2208 feet to the beginning. Containing 16-6/10 Acres of land, more or less.

Being the same tract of land which by Deed dated October 19, 1935, and recorded among the Land Records of Baltimore County in Liber O.K.S. Jr. No. 965 folio 46 No. was conveyed by Joseph F. Brockmeyer and wife to the said Raymond J. Brockmeyer.

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence zone to an "M" Commercial zone.

Reasons for Re-Classification: The character of the property is of such a nature that it would not be desirable for residential purposes.

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 reclassification, 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.

Raymond J. Brockmeyer
X Cliffville Ave. Legal Owner
Address Tallentire Rd.

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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Rockwell Bldg., in Towson, Baltimore County, on the _____ day of November _____ 1953, at 11:00 o'clock, A.M.

Nov. 2, 1953.
Petition withdrawn by counsel for petitioner
Charles H. Doing
Zoning Commissioner of Baltimore County

(over)

ZONING PETITION RECLASSIFICATION

#2755

Location - 1100' N.W. of Belair Road on Cliffville Rd. in Perry Hall, 11th Dist.

Owner - Raymond J. Brockmeyer

Present Zoning - "A" Residence

Proposed Zoning - "M" Commercial

1. Examination of the zoning map for the Perry Hall community shows that all commercially zoned land in the area has been permitted only on or near Belair Road frontage. This is logical since Belair Road is both the spine route for local traffic service and also the major route for traffic going to and from Baltimore. With a wide right-of-way and pavement, it can accommodate heavy traffic loads; such a volume of traffic sponsoring the shops located thereon.

2. This petitioner, however, is requesting 17 acres of land to be rezoned which is located 1/5 of a mile (1100') away from Belair Road. Such a proposal is not in agreement with the accepted planning principle of locating commercial uses on major traffic arterials. Further, the Planning Commission staff doubts very much that there is sufficient demand and need for any of this land to go for commercial shopping purposes at this time. The houses in the area are very scattered at present and any request, like the one in question, seems decidedly premature.

3. If this proposed reclassification is intended not for shopping but for other permitted Commercial "M" purposes, the Planning Commission staff still doubts the reasonableness of its location. This property and other lands in the vicinity west of the Belair Road frontage are being proposed for residential classification exclusively in the Master Land Use Plan. Any commercial uses, as here suggested, would be incompatible with the potential residential development of the area.

4. Further, the location at the end of a narrow residential street (there are approximately 15 existing houses built thereon) of this commercial use will create a traffic hazard for the Cliffville Road residents at the street is to be expected to handle any amount of truck and vehicular traffic generated by that use.

5. Based on the reasons above, it is recommended that this petition be denied.

L.H.
Lee Hunt
Baltimore Co. Plann. Comm.

10-30-53

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#2755

District 11th Date of Posting 10-21-53
Posted for Raymond J. Brockmeyer
Petitioner Raymond J. Brockmeyer
Location of property at the end of Cliffville Rd. 1101 feet 2-1/2 inches West of the Belair Road
Location of signs at the end of Cliffville Rd. 1101 feet 2-1/2 inches West of the Belair Road
Remarks Hand
Posted by George R. Hammond Date of return 10-22-53

November 4, 1953

\$25.00

RECEIVED of Maurice W. Baldwin, Attorney for Raymond J. Brockmeyer, petitioner, the sum of Twenty Five (\$25.00) Dollars, being cost of petition for reclassification, advertising and posting property, Cliffville Road,

Zoning Commissioner

PAID
NOV 5 -
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
J. B. Brown

NO PLAT
IN
THIS FOLDER