

JOHN G. KAUFMAN REALTOR

SALES APPRAISALS MANAGEMENT INVESTMENT LOANS INSURANCE

2000 QUARTER ROAD, BALTIMORE 4, MARYLAND
Telephone: GR 1-1000

December 12, 1950

Mr. John G. Rose
Deputy Zoning Commissioner
Towson 4, Maryland

Dear Jack:

I received this morning a copy of the letter dated December 30, 1950, addressed to Mr. Walter H. Cook, regarding the reclassification of the lot at Woodmore Shopping Center from "R" to "C-2". In view of the fact that I am of the opinion that the order applied to the lot on which the filling station is located, directly in front of the building with which I am concerned.

To be of assistance to you, I have prepared a rough sketch of the two properties in which Maryland Trust Company is interested. The first is on the southeast side of Sedgemoor Road at the northeast corner of Norton Road, and the second is on the northeast side of Sedgemoor Road at the southeast corner of Norton Road. These two lots have been shaded in green on the sketch.

Apparently there is no question in any way about the zoning of the lot or lots; the building is located but Maryland Trust Company does not have a copy of the order permitting the use for parking of the lot across Norton Road.

I wonder if you would be good enough to go through this file at your earliest convenience to see what you can locate with regard to the parking lot on the southeast side of Norton Road.

Maryland Trust Company was obliged to take this property over to protect their interests and we have several other prospects for the property, but we don't want to change the use of the lot across Norton Road for parking. Judge Graham has ruled that the Woodmore parking cannot be used by the patrons of our building.

Sincerely yours,
John G. Kaufman
John G. Kaufman

JGK:ms
JGK

Downs & Davis
Architects at Law
2000 QUARTER ROAD
BALTIMORE 4, MARYLAND

September 25, 1950

Mr. Wilsie H. Adams
Zoning Commissioner of Baltimore County
303 Washington Avenue
Towson 4, Maryland

Dear Judge:

May I thank you for your letter of September 21st granting a Use Permit for property at the corner of Liberty and Sedgemoor Roads, Baltimore County.

The property in question for which the Use Permit was desired is the property adjacent to the property at the Southeast corner of Liberty and Sedgemoor Roads and not the property adjacent to the Southwest corner of said roads.

In order to be sure that the Use Permit as granted is proper, would you be kind enough by letter to correct the location.

Thanking you for your kindness and cooperation with us in this matter and with kind personal regards, I remain

Sincerely yours,
John G. Kaufman

JGK:ms

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Walter H. A. Somerville D. F. Cook, legal owner, of the property situate

Southeast corner of Liberty and Sedgemoor Roads, 2nd District of Baltimore County, Maryland per duplicate Plat attached of Robert G. Morris, Registered Surveyor,

This plot is now vacant land.

All that parcel of land in the Second District of Baltimore County, on the southeast corner of Liberty and Sedgemoor Roads thence generally and binding on the south side of Liberty Road 140 feet thence south 25 degrees 45 minutes east 270 feet to the north side of Norton Road thence westerly and binding on the north side of Norton Road 140 feet to the east side of Sedgemoor Road, thence northerly and binding on the east side of Sedgemoor Road 270 feet to the place of beginning. Being property of Walter H. and Somerville D. F. Cook as shown on the plat plan filed with the Building and Zoning Department.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "R-1" zone to an "C-2" zone.

Reasons for Re-Classification: This property is a natural "C-2" Commercial location.

As is the opposite (across Sedgemoor Road) the Atlantic Refining Co. Service Station, which adjoins the Woodmore Shopping Center. Since the Atlantic plot was

zoned "C-2" Commercial in May 1951 the surrounding population, which was heavy then,

has doubled. There is a big demand for Commercial locations close around the

Woodmore Center.

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 on 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 (Check for \$20.00 attached.)

Walter H. A. Somerville
Somerville D. F. Cook
Legal Owner

Address: 6822 Liberty Road - Zone T.

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of

October 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 Board Room, in Towson, Maryland, on the

15th day of NOVEMBER 1953 at 11:00 o'clock P. M.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of conditions, being an extension of an existing commercial zone, the nature and general welfare of the community not being detrimentally affected,

It is Ordered by the Zoning Commissioner of Baltimore County this 10th day of

November 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 "R-1" Residential zone

to an "C-2" Commercial zone, provided the setback for any buildings or structures to be erected shall conform to the setback of the Woodmore Shopping Center, and shall provision of at least three square feet of off-street parking for each square foot of land to be covered by commercial buildings.

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 10th day of

November 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

Zoning Commissioner of Baltimore County

Approved _____ County Commissioner of Baltimore County

Date _____ Michael J. Quinn, Jr. President

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#2769

District: 2nd Date of Posting: 10-24-53
Posted for: Carl H. Hendricks, Son of Carl H. Hendricks, Jr.
Petitioner: Walter H. A. Somerville, D. F. Cook
Location of property: S.E. corner of Liberty and Sedgemoor Roads, 2nd District of Baltimore County, Maryland
Location of posting: S.E. corner of Liberty and Sedgemoor Roads, 2nd District of Baltimore County, Maryland
Remarks: Re-posted by Hendricks, Son of Carl H. Hendricks, Jr.
Posted by: Ralph R. Hendricks, Jr. Date of return: 10-22-53

FILED OCT 27 1953

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. THE HERALD-ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

October 31, 1953

THIS IS TO CERTIFY, that the annexed advertisement of
Charles H. Morgan, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 31st day of October, 1953, that is to say
October 27-30, 1953.

THE BALTIMORE COUNTIAN

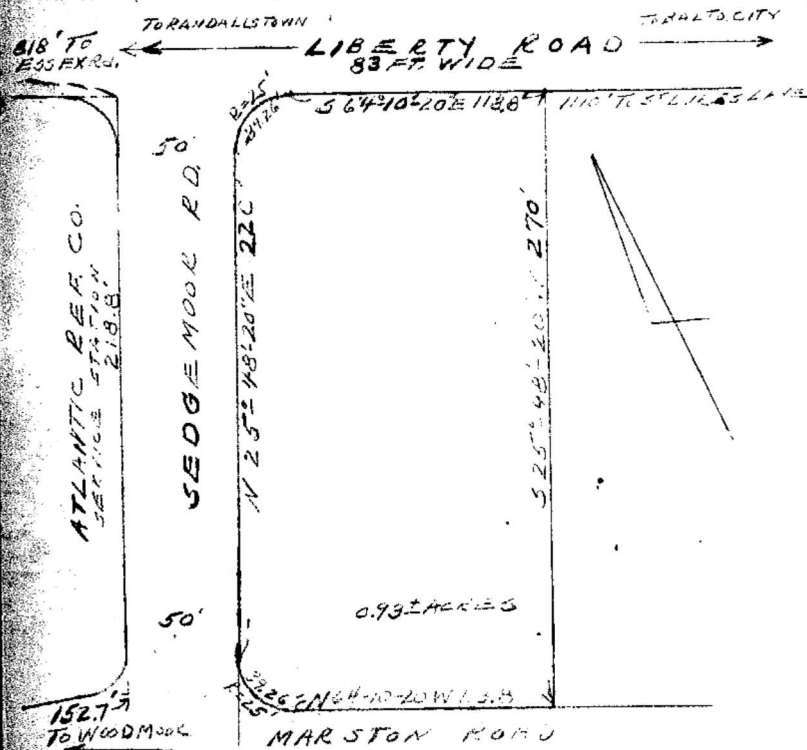
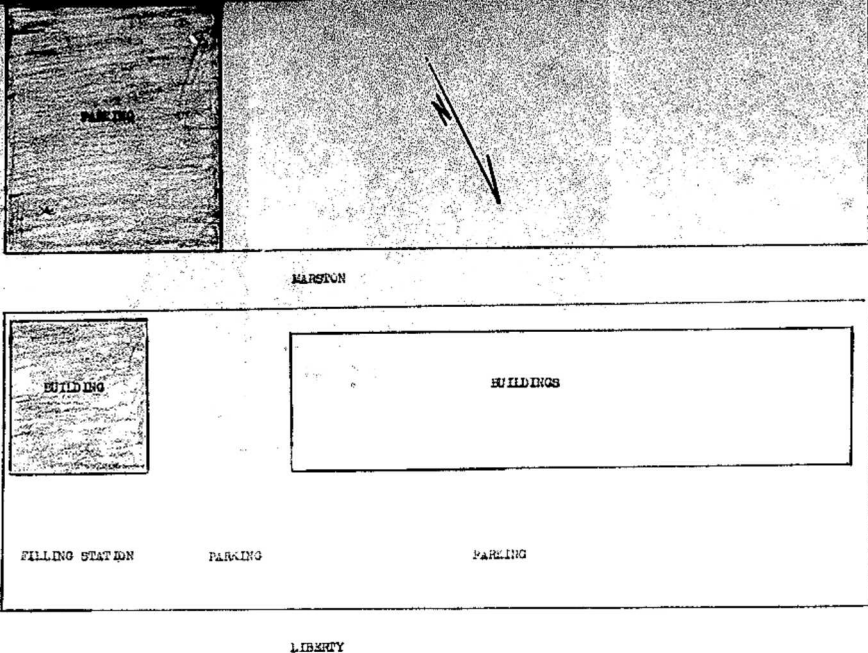
By Paul J. Morgan
Editor and Manager.

October 21, 1953

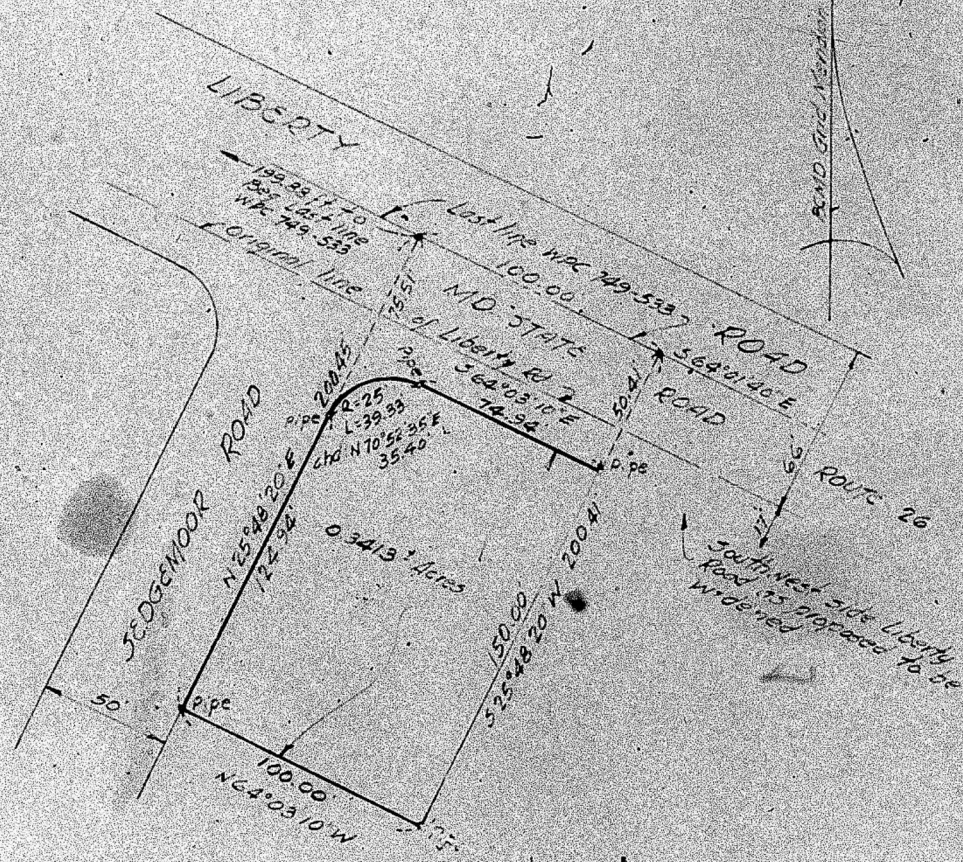
\$50.00
RECEIVED of Walter H. Cook, the son of Walter
H. Cook, Baltimore, being cost of petition for reclassification,
advertising and posting property, southeast corner of Liberty
and Sedgemoor Roads, 2nd District, Baltimore County, Md.

Received
Building Division 9, 375
at 10:00 a.m.
Baltimore Building
County, Md.

PAID
OCT 21 53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
\$1.75



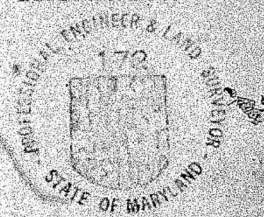
Plat showing proposed commercial area, at Southeast corner of
 Liberty and Sedgemoor Roads, Second District, Balto. Co., Md.
 Walter B. Cook, owner, Scale 1 in. to 40 ft.
 Oct., 1953. Robert W. Harris, Reg. Surveyor



This is to certify that I have surveyed the lot at Liberty and Sedgemoor Roads, part of Clay Hills, Baltimore County, Maryland, and have set the boundaries thereof as shown.

Albert E. Pohmer
Surveyor. M.

ALBERT E. POHMER



Drawn by *ME*
Checked by *R.S.*
Date *3-2-55*

ALBERT E. POHMER
SURVEYOR & CIVIL ENGINEER

833 Park Avenue, Baltimore 1, Md.
Scale: 1" = 50' Issued: 3-3-55.

