

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, Raymond Kaufman, legal owner... of the property situate

All that parcel of land in the Thirteenth District of Baltimore County beginning on the northeast side of West Drive 109 feet northeasterly of Beechfield Avenue; thence northeasterly and lying on the northeast side of West Drive 135 feet; thence northeasterly 180.29 feet on the division line between lots 31 and 32; thence westerly 65 feet; thence southerly 24.3 feet to place of beginning. Being part of lots 35 to 37 inclusive plat of Ridgewood, being property of Raymond Kaufman as shown on the plat plan filed with the Zoning Department.

Whereby petitioners desire that zoning district be changed from an R-6 zone to an B-1 zone, Reason for Re-Classification: REASON FOR CHANGE IN CONDITION
HIGH AREA IS ALMOST ENTIRELY COMMERCIAL.

VACANT LAND.

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 of Baltimore County.

Raymond Kaufman
109 West Drive
Legal Owner
Address Balt., 29th

ORDERED By The Zoning Commissioner of Baltimore County, this...27th...day of...June...1955...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 Building, in Towson, Baltimore County, on the...27th...day of...June...1955...at 2:00 o'clock...P.M.

Zoning Commissioner of Baltimore County

(over)

MAY 27 1955

3543

RECORDS SECTION, BALTIMORE COUNTY, 1091 N.E. ST. BALTIMORE, MD.

3543

ON THE NORTH SIDE OF WEST DRIVE KNOWN AS
LOTS 33-34 PART 32-35 BLK 1 RIDGEWOOD
LOTS 36-37 PART 35- BLK 1 RIDGEWOOD
AS SHOWN COPY OF BLUE PRINT ATT.

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-6 zone to an B-1 zone.

Reasons for Re-Classification: REASON FOR CHANGE IN CONDITION
HIGH AREA IS ALMOST ENTIRELY COMMERCIAL.

VACANT LAND.

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.

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Zoning Commissioner of Baltimore County

(over)

MAY 27 1955

6/7/55
2 P.M.

MICROFILMED

CLEVELAND HAYDEN, JAMES McLOUGHLIN and VIRGINIA CLARKSON
VS.
CHARLES H. DOING, DANIEL W. HUBERS and CARL F. VOHLEN, being and constituting the Board of Zoning Appeals of Baltimore County

AT LAW

MISC. DOCKET No. 5
FOLIO 216 - CASE NO. 1549

DOCKET ENTRIES

Nov. 15, 1957 Hon. John E. Raine, Jr. Hearing had.
Nov. 15, 1957 Action of Board of Zoning Appeals Affirmed.

June 7, 1955

\$30.00

RECEIVED of Raymond Kaufman, petitioner, the sum of Thirty (\$30.00) Dollars, being cost of petition for Re-classification, advertising and posting property northeast side of West Drive 109 feet northeasterly of Beechfield Avenue, 13th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County.

RECEIVED:
Monday, June 27, 1955
at 2:00 p.m.
Reckord Building
Towson, Maryland.

PAID
JUN 8 - 1955
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY 2174

IN THE MATTER OF
THE APPLICATION OF
C. RAYMOND KAUFMAN, PETITIONER
BEFORE THE BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY
CASE NO. 3543

- OPINION -

This is a Petition for Re-Classification from R. 6 Zone to B. 1. Zone. This Petition was denied by the Deputy Zoning Commissioner on June 26, 1955. An Appeal was filed on July 7, 1955 and a hearing held thereon before this Board on September 15, 1955.

The subject property is located 109 feet Northeasterly from Beechfield Avenue and fronts 135 feet on the Northeast side of West Drive, having an irregular depth. The testimony presented to the Board established that virtually all the development in the immediate vicinity, of the property under consideration, has been for commercial or business purposes. Adjoining the property to the North is a Funeral Parlor and directly across the Street is a Drug Store. Nearby and at the intersection of West Drive and Leeds Avenue a group of commercial stores has been erected. It is felt, by this Board, that there has been a material and substantial change in the conditions in the immediate vicinity of the property under consideration, all indicating that the area has undergone a change from a residential to a commercial or business area. In fact, this Board feels that there may have been error in the original designation of this property as residential.

Because of the location of this property and the various commercial and business uses of property located nearby, it is felt that to preserve a residential classification would effect a serious hardship on the Petitioner and would in no way be a reasonable appraisal of the conditions locally there situate. To grant this additional proposed business use would not adversely affect the surrounding properties and because of its location, such usage would of necessity be a very limited one.

July 13, 1955

\$50.00

RECEIVED of C7 Raymond Kaufman the sum of Fifty (\$50.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commission denying petition for re-zoning of property on northeast side of West Drive 109 feet northeast of Beechfield Avenue, 13th District.

Zoning Commissioner

PAID
JUL 27
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY 2174

- ORDER -

It is therefore this 27th day of October, 1955, by the Board of Zoning Appeals of Baltimore County ORDERED that the Petition for Re-Classification from an R. 6 Zone to a B. 1. Zone is granted.

BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

By Charles H. Doing, Chairman

Daniel W. Hubers, Member

Carl F. Vohlen, Member

December 14, 1955

\$8.00

RECEIVED of John E. Mudd, Attorney for Appellants, the sum of Eight (\$8.00) Dollars, being cost of certified papers filed in the matter of reclassification of property of Raymond Kaufman, northeast side of West Drive, 109 feet northeast of Beechfield Avenue, 13th District.

Zoning Commissioner

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3543

Date of Posting 6-15-55

District 13th
Posted for: As R-6 zone to an B-1 zone
Petitioner: Raymond Kaufman
Location of property: 109 feet northeast of Beechfield Avenue, 135 feet wide, Baltimore County, Maryland
Location of Sign: Northwest corner of lot 109 feet northeast of Beechfield Avenue
Remarks: As R-6 zone to an B-1 zone
Posted by: Raymond Kaufman Date of return: 6-16-55

**NO PLAT
IN
THIS FOLDER**