

Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County—
I, Thomas B. & Agnes Hagans, owners,
of the property situated
on the northeast side of the Bel Air Road, at Overlea, in the
14th district of Baltimore County, containing 100 feet south-
westerly from the corner of the Bel Air Road and Fragua Avenue, having
a frontage of 29 feet 4 inches on Bel Air Road with an even rectangular
depth southeasterly of 166 feet.

herely petition that the above described property or area, (being within the Baltimore County Met-
ropolitan District), be changed or re-classified (as to zoning) from a residential use area, district or
division to a commercial use area, district or division.

Reasons for Re-Classification: In a commercial use area, within the

Character of commercial use for which above property is to be used.
For location of restaurant and tavern on first floor two
family apartment on second floor
Material of Construction: concrete foundation, frame, asbestos shingles,
composition roof
Size and height of building: front 10 feet, depth 50 feet, height 27 feet.
Front and side set backs of building from street lines: front 15 feet, side 10 feet.
Property to be posted as prescribed by Zoning Department.

I, Thomas B. & Agnes Hagans, agree to pay expenses of above re-classification, advertising, etc., upon filing of this
petition, not to exceed \$400, and further agree to and are to be bound by the rules, regulations and
provisions as prescribed by or referred to in the "Application for Building Permit" now adopted
and used in the "Baltimore County Metropolitan District."

Thomas B. & Agnes Hagans
For Thomas B. & Agnes Hagans, Owners
Address 6701 Bel Air Road, Overlea, Md.

ORDERED by The County Commissioners of Baltimore County, this 17th day of
October, 1939, that the subject matter of this petition be advertised, as required
by the "Zoning Act", in a newspaper of general circulation throughout the Metropolitan District of
Baltimore County, that property be posted, and that the public hearing thereon be held in the office of
the County Commissioners of Baltimore County, in the Court House, in Towson, Baltimore County,
on the 26th day of November, 1939, at 2:00 o'clock p.m.

Frederick B. Brown
County Commissioners of Baltimore County

I, Frederick B. Brown, recommend the granting of the above Re-Classification.
Zoning Clerk.

COPY APPLICATION FOR BUILDING PERMIT Departments of Zoning and Public Improvement

14th District Baltimore County, Md., Oct. 16, 1939

To William L. Trampar, Building Inspector.

Application is hereby made for a Building Permit as follows:

Owner Thomas B. & Agnes Hagans Address 6701 Bel Air Road
Builder's Name Daniel H. Chetelat Architect's Name Daniel H. Chetelat
Use of Building 1st floor: bar & restaurant; 2nd floor: 2
apartments
Location of Building 6701 Bel Air Road
(corner of Bel Air Road and Fragua Avenue)
Between what streets or roads 100' to Fragua Avenue
Distance of Building 100 feet from 100' to Fragua Avenue Street or Road
by the nearest intersecting street or road.
Size of Building: Front 10, Depth 50, Height 27 feet.
Character of Construction Frame - concrete foundation
(asbestos shingles, composition roof)

Is existing building: Repaired Altered Enlarged Enlarged
Describe Repairs, etc. (Describe fully)
(Describe fully)

Estimated total cost of new Building, repairs, etc. at time of completion \$3,500.00

NOTE: This application and the permit, if issued, are both subject to the following rules, regulations
and provisions:

1. No permit to be issued until application be approved as to zoning.
2. No part of building or structure (or projection or attachment thereto) to project beyond line established
by zoning ordinance.
3. Use approval of this application or issuance of permit does not waive or affect existing building restrictions.
4. The applicant agrees to such set back, front, side and rear area as may be required.
5. Permit issued hereunder is not transferable, is to be used only for building described herein and is not
to be used at any other location.
6. If permit be issued work must be started within six months from date of permit and completed within
reasonable time, otherwise permit void and new application and permit required. Building permit to re-
main on premises until completion.
7. This application and building permit, if issued, are both made subject to and are governed and bound by
all the rules and regulations passed or adopted by the County Commissioners of Baltimore County
covering the siting of building and others, present in the Acts of the General Assembly of Maryland
and known as the "Building Code of Baltimore County," in the "Zoning Law of Baltimore County" and
the "Baltimore County Metropolitan District Law" and the "Zoning Code and other rules and regulations
passed or adopted" in connection with said Metropolitan District Law.

My, or our, answers to each of the above questions are true and I, or we, agree to above require-
ments.

APPROVED } As to Zoning Only.
APPROVED } Date Oct. 16, 1939

County Commissioners of Baltimore County Thomas B. & Agnes Hagans
By Frederick B. Brown Zoning Clerk.

Address of Owner 6701 Bel Air Road
Overlea, Md.

CAUTION
TO BEGIN CONSTRUCTION BEFORE A BUILDING PERMIT BE ISSUED IS IN VIOLATION OF
THE LAW. BUILDING CODE, ZONING ACT AND METROPOLITAN DISTRICT LAW IMPOSE
SEVERE PENALTIES FOR NON COMPLIANCE.

October 19, 1939.

Mr. William L. Trampar,
Pullerton, Md.

Dear Sir:

I am enclosing application for building permit of
Thomas B. & Agnes Hagans for erection of bar, restaurant and
apartment at 6701 Bel Air Road.

Under the Broad Order of the County Commissioners of
September 6th, 1939, as perhaps I have already advised you, all
property in the Metropolitan District of Baltimore County, ex-
cepting existing commercial enterprises, was zoned for residen-
tial use. The property mentioned in the enclosed application,
being vacant property, would of course come under the residen-
tial classification.

Petition has been made to the County Commissioners
to re-classify the property in question to commercial so an
advertisement will appear in this week's issue of The Balti-
more Sun and hearing is to be had thereon on Monday, November 6th, 1939.

A Mr. Lense, who is now conducting a Tavern at the
corner of Bel Air Road and Fleetwood Avenue, is to be the lessee
of the building mentioned on the application and I understand he
has been required to move and has but a limited time to vacate.

Mr. and Mrs. Hagans, and the builder, appeared before
the Commissioners yesterday and the Commissioners have instructed
me to advise you to issue a building permit at once, subject, how-
ever, and the begins to assume the risk, to the outcome of the
hearing on November 6th.

Please issue this permit at once and write on the
permit the following:

This is a temporary permit and it is
subject to the action of the County
Commissioners at hearing on re-classi-
fication to be held on November 6th,
1939, the owner assuming any risk and
to be subject to this action at said
hearing.

Very truly yours,
JOHN J. TRAMPAR,

P.S. You will notice the
enclosed application is
not approved as to zoning,
nevertheless, issue the
temporary permit as above been

Zoning Clerk.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 27th., 19 39
THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of 2 times before the 6th day of
November 19 39 the first publication
appearing on the 20th day of October
19 39

THE JEFFERSONIAN,
Leslie H. Hays
Manager

Cost of Advertisement, \$.....

Towson, Md. October 17, 1939

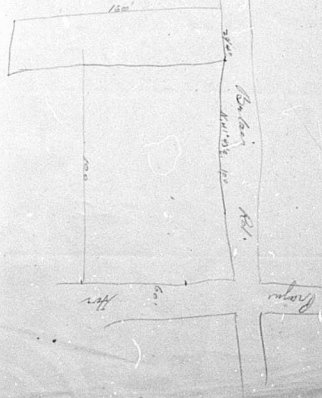
\$6.00 -
RECEIVED of Daniel A. Chetelat the sum
of Six (\$6.00) Dollars, being cost of advertisement and
inspection of property, the side of Bel Air Road, at intersection
of Fragua Avenue, 14th district
petition being filed for re-classification thereof from residen-
tial to commercial use.

COUNTY COMMISSIONERS OF BALTIMORE COUNTY
BY Frederick B. Brown Zoning Clerk.

Towson, Md., Oct. 17, 1939

\$6.00 -
RECEIVED of John J. Trampar, Zoning Clerk, the sum
of Six (\$6.00) Dollars, being cost of advertisement and in-
spection of the above property pursuant to petition filed for
re-classification from residential to commercial use.

COUNTY COMMISSIONERS OF BALTIMORE COUNTY.
By Frederick B. Brown Chief Clerk & Auditor.



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the above reclassification should be had:

It is Ordered by the County Commissioners of Baltimore County this 5th day of

November 1939, that the above described property or area be and the same is hereby changed and reclassified, from and after the date of this Order, from a residential use area, district or division to a commercial (or industrial) use area, district or division.

Frederick A. Hahn
County Commissioners of Baltimore County.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the above reclassification should not be had:

It is Ordered by the County Commissioners of Baltimore County, this day of

November 1939, 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 residential use area, district or division area, subject, however, to the further order of the County Commissioners of Baltimore County.

County Commissioners of Baltimore County.

To County Commissioners for
Baltimore County

PETITION FOR
ZONING RECLASSIFICATION

PETITION NO.

Location

Filed

Filed Oct. 17, 1939

No. 14th

APPLICATION FOR BUILDING PERMIT

Baltimore County, Oct. 17, 1939

Name: Thos. D. & Agnes Hagan

Location: 2703 Bel Air Road

Building: Restaurant, Tavern and
apartments

The Jefferson Hotel, Towson, Md.