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PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL PERMIT

To the Zoning Commissioner of Baltimore County:

I, Edgar C. Lehnert, the undersigned, legal owner, of the property situate on the easternmost corner of Linden and Leeds Avenue in the 10th District of Baltimore County fronting southeasterly on the northeast side of Linden Avenue 100' with a rectangular depth northeasterly of 135' and binding on the southeast side of Leeds Avenue being lots Nos. 1, 2, 3, 4, and 5 inclusive, Book # 4, plat # 1 Linden Heights, Plat Book 5, folio 54

hereby petition (1) 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 "R" Commercial Zone and (2) for a Special Permit, under said Zoning Law and Zoning Regulations of Baltimore County, to permit the use of said land (and improvements now or to be erected thereon) for a Gasoline Service Station

Character of use for which above property is to be used:

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and Special Permit, 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.

Edgar C. Lehnert William Klein
Florence D. Lehnert Olivia Mae Klein
1206 Leeds Avenue Address: 1206 W. Pratt St.
1357-00

ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of February, 1946, that the subject matter of this petition be advertised, as required by the "Zoning Law for Baltimore County", in a newspaper of general circulation throughout Baltimore County, that the property be posted, and that the public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Building, Town, Baltimore County, Maryland, on the 21st day of March, 1946, at 10:00 o'clock A.M.

John G. ...
Zoning Commissioner
of Baltimore County.

Upon hearing had on petitions (1) for reclassification of the parcel of land described therein from an "A" Residence Zone to "R" Commercial Zone and (2) for special permit to use said property for gasoline service station, and it appearing that by reason of location and the proximity of existing commercial uses that the said two petitions should both be granted, therefore:

It is this 28th day of April 1946, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid two petitions be and they are each hereby granted; the (1) for reclassification as aforesaid and (2) for the use of the property for gasoline service station. This Order is passed upon the strict compliance that the setback of the gasoline pumps, both from Leeds Avenue and Linden Terrace, shall conform with the plot plan filed and made a part of this Order, to wit: Such setback distances being 20' and 24' respectively from the nearest rights-of-way lines of Leeds Avenue and Linden Terrace and, further, that the setback of service building, tanks, or other structures from said respective rights-of-way lines shall be approved by the Zoning Department.

Approved:

County Commissioners of Baltimore County.
Date: 4/7/46 By Charles H. Hall
President.

\$16.00

RECEIVED by William Klein and wife, legal owner, and Edgar C. Lehnert, and wife, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification and special permit, advertising and posting of property, Leeds and Linden, Northeast corner, 10th District of Baltimore County.

Zoning Commissioner.

RECEIVED



CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb. 28, 1946
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 35 consecutive days before the 21st day of March, 1946, the first publication appearing on the 1st day of March, 1946.
THE JEFFERSONIAN,
Manager.
Cost of Advertisement, \$.....

NOTICE OF PAVING RECLASSIFICATION AND PETITION FOR SPECIAL PERMIT.

Pursuant to petition filed with the County, for change of reclassification from a residential use to that of a commercial use and for a Special Permit for gasoline service station, the Zoning Commissioner of Baltimore County, Maryland, held a public hearing at the County Office, in the Reckord Building, Town, Baltimore County, Maryland, on the 21st day of March, 1946, at 10:00 o'clock A.M., and it appearing that by reason of location and the proximity of existing commercial uses that the said two petitions should both be granted, therefore:

ZONING COMMISSIONER OF BALTIMORE COUNTY.

ZONING DEPARTMENT—BALTIMORE COUNTY, MD. 506-8
Certificate of Posting of Re-Classification of Special Permit Notice
13 District Date of Return March 2, 1946
Date of Posting Property March 2, 1946
Location of Sign on Property Southwest corner of Linden and Leeds Ave.
Location of property Southwest corner of Linden and Leeds Ave.
Re-Classification of Special Permit Petitioned for Gasoline Service Station
Petitioner Edgar C. Lehnert, Florence D. Lehnert, William Klein, Olivia Mae Klein
Remarks: None
Inspector making return Harry C. ...

[illegible]

LEEDS AVE