

Petition for Zoning Re-Classification

To: The Zoning Commissioner of Baltimore County

That J. Lassahn, Marie J. Lassahn, owners of the property situate on the southeast side of Bel Air Road, 14th District of Baltimore, beginning 101 feet southeast of Pullerton Avenue, thence southeasterly, on the southeast side of Bel Air Road, 219.9 feet; thence South 43 degrees 44 minutes East 502.4 feet; thence North 71 degrees 30 minutes East 704.2 feet; thence North 43 degrees 35 minutes West 146 feet; thence North 59 degrees 48 minutes East 110 feet and thence North 43 degrees 20 minutes West 375.2 feet to beginning. Being Lots Nos. 6, 7 and 8 on plat of P. & L. Township

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from a "A" Residential zone to a "C" Commercial zone.

Reasons for Re-classification: Approved commercial use.

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 provided by Zoning Regulations.

We do agree to pay expenses of above re-classification, advertising, posting, etc., upon filing of the 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.

Edw. J. Lassahn, 205 Belair Rd.
Marie J. Lassahn, 205 Belair Rd.
Edgar Lassahn, 205 Belair Rd.
McBride Lassahn, legal owner
Address: 205 Belair Rd.

ORDERED: By The Zoning Commissioner of Baltimore County, this 22nd day of April, 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 is had in the office of the Zoning Commissioner of Baltimore County, in the Rockford Bldg., in Towson, Baltimore County, on the 22nd day of May, 1953, at 10 o'clock A. M.

Edw. J. Lassahn
Zoning Commissioner of Baltimore County

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being an extension of an existing commercial area, and by reason of the fact that the property has enjoyed a non-conforming use for 50 years

the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 22nd day of May, 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 a "A" Residential zone to a "C" Commercial zone.

Edw. J. Lassahn
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

the above re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 22nd day of May, 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 "A" Residential zone.

Zoning Commissioner of Baltimore County

Approved _____ County Commissioner of Baltimore County

Date: June 4, 1953

Edw. J. Lassahn
Zoning Commissioner of Baltimore County

PETITION FOR ZONING RECLASSIFICATION

#9581

To: CHARLES H. DODD

From: Marcela H. Dill

Location - S.W. Belair Rd., 1611 S.W. of Pullerton Ave., 14th Dist.

Owner: F. W. Lassahn

Present Zoning - "A" Residence

Proposed Zoning - "C" Commercial

This property lies on the southeast side of Belair Road opposite the point where Taylor Avenue joins into Pullerton Avenue. The remaining frontage of 16 feet between the property and Pullerton Avenue is zoned for commercial use. A bank occupies the corner at the intersection of the latter with Belair Road. The existing Pullerton Elementary School abuts the property on the south. Intensive commercial frontage is zoned southeasterly on Belair Road leading into the City. The property is now occupied by a funeral home.

It is recommended that this petition be denied for the following reasons:

1. Granting this petition would add further to the ribbon commercial development along Belair Road and would tend to increase the traffic hazards and reduce the efficiency of that road, especially here where Belair Road is only a two-lane road.
2. It appears that a substantial portion of the ribbon commercial now zoned to the southwest of this property is still in residential use. This indicates the lack of a real need for additional commercial land in the area.
3. The property has previously been petitioned for reclassification, and such reclassification was denied. (Lassahn, petition # 7)

W. W. MacVicar

cc: W. W. MacVicar

May 22, 1953

FILED MAY 8 1953 CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204-1953

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the 22nd day of May, 1953, the first publication appearing on the 22nd day of May, 1953.

THE UNION NEWS

Manager.

April 29, 1953

\$20.00

RECEIVED OF Smalkin & Rosman, Attorneys for Lassahn, et al, petitioners, the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting, southeast side of Bel Air Road, 1611 feet southeast of Pullerton Avenue, 14th District.

Zoning Commissioner

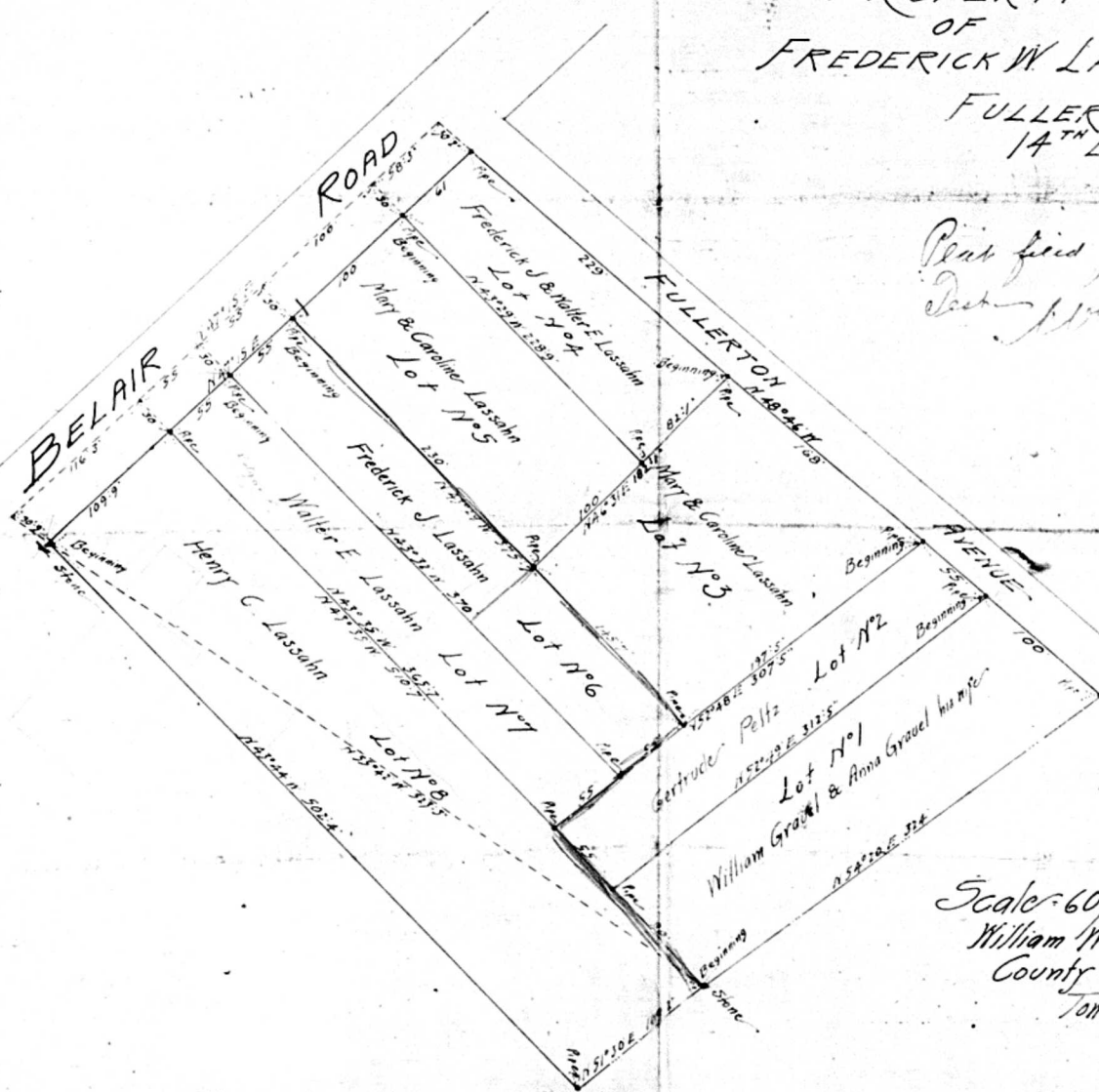
Hearings
Wednesday, May 20, 1953
at 10:00 a.m.
basement of
Rockford Bldg.,
Towson, Md.

PAID
APR 29 1953
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY: [Signature]

DIVISION OF LAND
THE
PROPERTY 7/5
OF
FREDERICK W. LASSAHN.

FULLERTON
14TH ELECTION DIST.
BALTIMORE CO. MD.

Plat filed for record May 11, 1921
Book 11, Page 100



Scale 60 feet to inch
William Whitney
County Surveyor for Balto Co. Md.
Tolson April 9, 1921

