

RECEIVED
AUG 1 1955
COUNTY COMMISSIONER
CLERK

RE: PETITION FOR RECLASSIFICATION OF PROPERTY
W. G. Bel Air Road, 150 Feet Northeast
of Link Ave., 11th District of Baltimore Co.,
Louis G. Lauman, Mildred E. Lauman and Louis
G. Lauman, Petitioners

The petition for a reclassification of the property in the
above entitled matter was filed with the Zoning Commissioner on the
23rd day of February, 1955 and on the 15th day of March, 1955 the
Deputy Zoning Commissioner passed an Order denying the reclassification
of the property from an "A" Residence Zone to an "B" Commercial
Zone. An appeal from this decision was filed with the Board of
Zoning Appeals of Baltimore County on March 22, 1955.

From the testimony and evidence produced at the appeal
hearing the property is located adjacent to an existing commercial
zone on Bel Air Road which is suitable and desirable for commercial
use and undesirable for residential use, therefore, it is the opinion
of this Board that the property should be reclassified, from an "A"
Residence Zone to an "B" Commercial Zone.

It is this 23rd day of June, 1955, ORDERED by the
Board of Zoning Appeals of Baltimore County that the Order of the
Deputy Zoning Commissioner denying the reclassification is hereby
reversed and the property described in the petition is hereby re-
classified, from and after the date of this Order from an "A"
Residence Zone to an "B" Commercial Zone, subject, however, to
the provision of at least three (3) square feet of off-street park-
ing for each square foot of land to be covered by buildings.

Approved:
County Commissioners of
Baltimore County

By *Louis G. Lauman*
Date: *August 22, 1955*

Charles F. Volker
Board of Zoning Appeals
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: *11th* Date of Posting: *2-25-55*
Posted for: *General Zone to an "B" Commercial Zone*
Petitioner: *Louis G. Lauman, Jr. & Mildred E. Lauman*
Location of property: *W. G. Bel Air Rd., 150 feet Northeast of Link Ave., 11th Dist.*
Location of signs: *On the Northwest side of Bel Air Road*
Remarks: *None*
Posted by: *George H. [Signature]* Date of return: *2-26-55*

CERTIFICATE OF PUBLICATION
TOWSON, MD. FEBRUARY 11, 1955.

THIS IS TO CERTIFY THAT the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. on *February 11, 1955*
at 2 times *successive weeks before the 23rd*
day of *February* 19 *55*, the first publication
appearing on the *11th* day of *February*
19 *55*

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$

NOTICE TO BUILDING PERMITTEE
The Building Department of Baltimore County has received your application for a building permit. The application will be reviewed by the Building Department and the Fire Department. If the application is approved, a building permit will be issued. The permittee is responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The permittee is also responsible for obtaining all necessary insurance and for obtaining all necessary approvals from the appropriate authorities. The permittee is also responsible for obtaining all necessary approvals from the appropriate authorities. The permittee is also responsible for obtaining all necessary approvals from the appropriate authorities.

PAID
MAR 1 1955
COUNTY CLERK
OF BALTIMORE

Rec'd March 22, 1955

March 22, 1955

Re: Petition for Reclassification
of property, W. G. Bel Air Road, Beg.
800' East W. G. Link Ave., 11th
Dist. From an "A" Residence Zone to
an "B" Commercial Zone - Louis G. Lauman,
and others, petitioners

Mr. William H. Adams,
Zoning Commissioner
Towson, Md.

Mr. Commissioner:

Please enter an appeal from ~~your~~ decision
rendered, in the above matter, to the Board of Zoning Appeals
of Baltimore County and transmit all papers and records to said
Board.

Louis G. Lauman
Louis G. Lauman,
Petitioner

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, *we*, *Louis G. Lauman and Mildred E. Lauman*, owner, of the property situated
Louis G. Lauman, Jr.,
150'

All that parcel of land in the Eleventh District of Baltimore County, on the north-
west side of Bel Air Road, beginning 800 feet northeast of Link Avenue, thence northeasterly and
binding on the northwest side of Bel Air Road 150 feet, thence north 56 degrees 11 minutes west
151 feet; thence south 89 degrees 15 minutes west 390 feet; thence south 79 degrees 15 minutes
east 137 feet to place of beginning.

herely petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from *an "A" Residence Zone to an "B" Commercial Zone*.

Reasons for Re-Classification: *TO PROCEED COMM. ZONE*

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 expense 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 for Baltimore County.

Louis G. Lauman
Mildred E. Lauman
Louis G. Lauman, Jr.
Legal Owner
Address: *8644-3689, Bel Air Road*

ORDERED By The Zoning Commissioner of Baltimore County, this *23rd* day of
February, 19 *55*, 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 Hockford Building, in Towson, Baltimore County, on the
23rd day of *February*, 19 *55*, at 10:00 o'clock *a.m.*

Zoning Commissioner of Baltimore County
(over)

February 9, 1955

\$23.00

RECEIVED of Louis G. Lauman, Jr., petitioner, the sum of
Twenty Three (\$23.00) Dollars, being cost of petition for Re-
classification, advertising and posting property, northwest side of
Bel Air Road, beginning 200 feet northeast of Link Avenue, 11th
District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

Hearing:
Wednesday, February 23, 1955
at 10:00 a.m.
Hockford Building
Towson, Maryland.

RECEIVED
FEB 10 1955
COUNTY CLERK
OFFICE
JTB

and it appearing that by reason of.....

the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this.....day of
....., 19....., 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.....zone
to a.....zone.

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 it would be "spot zoning", and as such is considered the
poorest type of zoning, would not be justifiable as there has been no change in
the immediate area since the original intent to attract a reclassification. That
it is felt the original zoning was correct and that the subject property should re-
main as an "A" Residential Zone, and that the same. "on the opinion of the writer
continue their non-conforming use without any undue hardship, and to grant this request
would only be the opening for additional ribbon zoning along Bel Air Road and would not
allow adequate space for off-street parking, and would create a dangerous situation
affecting the health, safety, morals and general welfare of the community
involved

the above re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this.....day of
March.....1955, 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 to remain a.....
"A" Residential.....zone.

Charles F. Volker
Deputy Zoning Commissioner of Baltimore County

Approved.....
County Commissioners of Baltimore County

Date.....
Richard B. [Signature]
President

