

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION FOR GASOLINE SERVICE STATION - S. W. Cor. Bel Air Road and Belhaven Drive, 11th Dist., The Milton R. Lerch Realty Co., Petitioner

Upon hearing on the petition in the above entitled matter (1) for reclassification from an "R-6" (residence) Zone to a "B-1" (business local) Zone of the property described in said petition and (2) for a special exception to use said property for a Gasoline Service Station, after having given much consideration with respect to the property described in the petition I have decided to grant this request. The parcel asked for in this petition shall not be granted in full but rather in part and with the special exception for a Gasoline Service Station.

Because there have been many changes since the original zoning in this area and because of the commercial properties around this area, it is felt that a commercial use is the most logical use for this property.

The parcels being resumed in this Order are the two lots fronting on Bel Air Road at the intersection of Belhaven Drive, being lots Nos. 1 and 2 of the plat known as Pullerton Heights, Flat Book 3, folio 5-8, Bel Air Ordinance.

The remaining lot, which is known as lot No. 3 of the same plat, facing on Belhaven Drive, which at present is unimproved and adjacent to an existing home built and sold by the petitioner shall hereafter be and remain an "R-6" (residence) Zone.

It is this 17th day of March, 1955, ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the aforesaid petition, be and the same is hereby granted IN PART, the

#3669RXA
MAP
#1114A
BL-XA

property so reclassified being lots Nos. 1 and 2 on the plat known as Pullerton Heights, Flat Book 3, Folio 5-8, Bel Air Ordinance. Lot No. 3 of the same plat, facing on Belhaven Drive, is continued as an "R-6" (residence) Zone.

Robert B. Hamill
Deputy Zoning Commissioner
of Baltimore County

Approved: MAR 22 1955

County Commissioners of
Baltimore County

Robert B. Hamill

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

To the Zoning Commissioner of Baltimore County:

We, the, THE MILTON R. LERCH REALTY COMPANY, Legal Owner

All that parcel of land in the 11th District of Baltimore County at the southeast corner of Bel Air Road and Belhaven Drive, thence southerly, on the west side of Bel Air Road, 150.42 feet with an average rectangular depth westerly of 158 feet and thence on the south side of Belhaven Drive, being lots 1, 2 and 3 on plat of Bel Air Ordinance filed with the Zoning Department.

hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 Zone to an B-1 Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Gasoline Service Station

Property to be posted as prescribed by Zoning Regulations.

We, we, agree to pay expenses of the above reclassification and Special Exception, 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.

THE MILTON R. LERCH REALTY COMPANY.

George R. Lerch *Milton R. Lerch*
President

2904 Steatham Ave. Same, Legal Owner
(14)

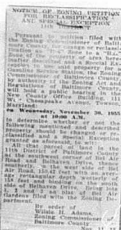
5212 Harford Road, Balto., 14 Md.
Address



11/30/55
10 AM

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3669
District: 11th
Date of Posting: 11-16-55
Posted for: An R-6 Zone to an B-1 Zone + Gasoline Service Station
Petitioner: The Milton R. Lerch Realty Co.
Location of property: S.W. Cor. Bel Air Road and Belhaven Drive
Location of Sign: Southwest corner of Bel Air Road and Belhaven Drive
Remarks: *George B. Hamill*
Posted by: *George B. Hamill* Date of return: 11-17-55



CERTIFICATE OF PUBLICATION

TOWSON, MD., November 18, 1955
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 502 successive weeks before the 20th day of November 1955, the first publication appearing on the 11 day of November 1955.

THE UNION NEWS

W. F. K...
Manager

November 14, 1955

\$5.00

RECEIVED of The Milton R. Lerch Realty Company, the sum of Thirty Eight (\$38.00) dollars, being cost of petition for Reclassification, Special Exception, advertising and posting property, southeast corner Belair Road and Belhaven Drive, 11th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

RECEIVED

Wednesday, November 30, 1955

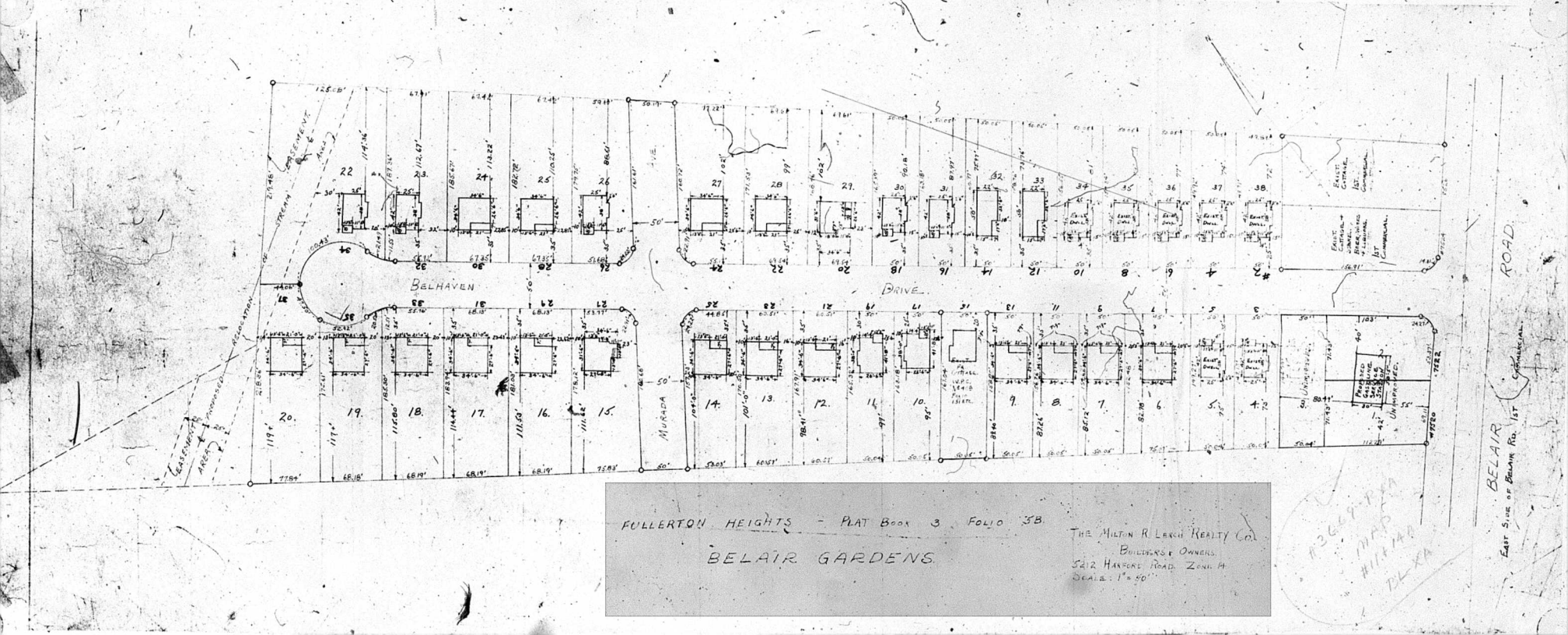
at 10:00 A.M.

Remittance to
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

cc: Mr. George E. Hubbel, Jr.
2704 W. Baltimore Avenue
Baltimore 14, Maryland

RECEIVED
NOV 15 1955

770



FULLERTON HEIGHTS - PLAT BOOK 3, FOLIO 3B

BELAIR GARDENS

THE MILTON R. LERCH REALTY CO.
BUILDERS & OWNERS.
5212 HANFORD ROAD, ZONING.
SCALE: 1" = 50'

12669-PRA
MAP
#1114140
PLXA

BELAIR ROAD
EAST SIDE OF BELAIR RD. 1ST COMMERCIAL