Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I or we Irene F. Holthaus, legal owner of the property situate at 7923 Belair Road in the 14th Election District of Baltimore County and described as follows:

BECINNING for the .see at a point on the Southeast side of the belair Road at the distance by the state of the belair Road at the distance by the intersection of the Southeast side of Belair Road with the Northeast side of Fitch Avenue and running themes North 47 degrees 19 minutes East binding on the Southeast side East 233 feet thence will spout 64 degrees 69 minutes west 316 feet theme running North 42 degrees 41 minutes West 139 feet more or less to the place of beginning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an R-6 zone to an BM zone
Reasons for Re-Classification: To build extension to present service
garage which has been in use since 1928 on the above property.
Size and height of building: front50feet; depth40feet; height14feet
Front and side set backs of building from street lines: front
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to per verymens of above re-bendintation, abstration; posting, rec, upon tilling of this petition, and further agree to and are to be bound by the noting regulation and certainties of Estimates County adopted purcount to the Zoning but for libitimum County.

Listen G., Abellocature

June G., Abellocature

7907 Belair Road
Abbress Baltimore 6, Maryland

dily:
Thomas W. Francisco ## 17 507
212 Washington Armes

Tower 4 Md

day of July

Zoning Commissioner of Baltimore Coun (over)

19.57 at 11 o'clock A. M.

June 11, 1957

\$35.00

RECEIVED of Thomas W. Brundigs, III, attorney for petitioner, Irees F. Holthaus, the sum of Thfry-firm dollars (855,00), being cost of petition, advertising and posting property situate on the Southeast side of the Relair Read with the Northeast side of Fitch Avenum, Fourteenth District of Baltimore County.

Thank you.

Zoning Commissions of Baltimore Count

HEARING

Wednesday, July 3, 1957 at 11:00 A. M.

Room 108 County Office Building 111 W. Chesapeake Avenue Towson, Maryland



P V

4177

ITION FOR RECLASSIFICATION :
MAN "R-6" ZOME TO A "B-4"
E - S. E. Side Bel Air Road : REFO

RE. PETITION FOR REMLASSIFICATION :
FROMAN "R.-6" ZONE TO A "R-1"
ZONE - S. E. Side Bel Air Road :
700' N. E. Fitch Ave., Jith Dist.,
Irene F. Holthaus, Petitioner :

ZONING COMMISSIONER OF BALTIMORE COUNTY No. 1177

#4177

MAP

#11114

BM

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Pursuant to the advertisement, posting of property and public hearing on the above puttion for reclassification from an "N-O" Zone to a "N-N" Zone to construct an extension to an existing service garage, which has been used as such since 1928, from the fasts and testimony presented at the hearing this reclassification is requested to correct a bad situation which exists at 'he present time. The existing garage not having proper parking facilities has created a hazard to traffic on the Nel Air Nosi.

The owner has agreed to compliance with a plan which habbeen approved by the Office of Flanning for the proper use of this property to convent the existing stration. This plan as substitted will not be detracental to the health, safety or the general welfare of the locality involved and the reclassification should be granted subject to compliance with the plan as submitted and approved by the Office of Flanning.

Zoning Commissioner of

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Service of control of the control of

CERTIFICATE OF PUBLICATION

TOWSON, MD. 3937. 54, 19.57
THIS IS TO CERTIFY. That the someond abteriorment was
published in THE JEPPERSONIAS, we weekly newspaper printed
and published in Towson, Baltimere County, Md., RECENCEMENT
ACL, Altiros. EXECUTIVENESS before the 17th
day of. 3047. 19.57 the first publication
appearing on the 20th day of June
1967.

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Cost of Advertisement, \$.....

OFFICE OF PLANNING

Inter-Office Correspondence

July 17, 1957

From Office of Planning

To Wilsie H. Adams, Zoning Commissioner

Subject Zoning Potition fill?.

R-G to B-M. Southeast side of Belair Rd.,
700 Ft. Northeast of Fitch Ave. Approx.
2/7 acres. Lith District.
Hearing: July 17, 1957 (10:00 F.M.)

Advisory opinion on Land-use and Site Plant

The site berders the Harth-Housel has of Helste Hood in a cention where urban development begins to thin och and the heavy traffic picking speed, despite a succession of long, 'tigh hille, 'Typical roadside development is recitiontal, with 55 foot or better evaluation from the high-say. Henevery rossible, conserval development in this span of the readside frontage should be of the 1-14 type, with setbach that insure good sight distances and permit well planned access.

However, the subject property is already occupied by a non-conforming commercial establishment, for which conforming status is sought. The Petitioner desires to expand the present building with an addition at the rear.

The existing building has a frost building line setback of only 9 feet from the read right-of-may line and 21 feet frost the hard surface. Possible future widening needs should also be remembered. One side yard is only 15 feet wide and the proposed addition at the rear continues the 15 feet side-yard line.

Since these setbacks rake B-R Zoning out of he question, we recommend that the property continue as a non-conforming use until such time as it is possible to replace the present building with a new structure which can be located to meet B-R setback standards.

OFS/th

July 15, 1957

\$5.00

RECIVED of Thomas V. Reundigs, III, attorpay for politicare, Liveno F. Holthams, the sum of Tive Bollars (65:00) being coast of additional obvertising of property situate on the Southeast side of Rolair Road and the Northeast side of Fitch Avenue, Fourteenth District of Raltimore County.

> Zoning Commissioner of Haltimore County

trd

01600- \$5.00

JUL 1 5 1957
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