

RE: PETITION FOR RECLASSIFICATION
FROM AN "B-5" ZONE to a "B-1" ZONE
Prop. Sec. 272.09 S.E. of
Bel Air Road, 132' N.E. of
Rab Avenue, 11th District - Herman
J. Heasley, et al
Petitioners
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
No. 4333

OPINION

The petitioner herein seeks to reclassify from an
"B-5" Zone to a "B-1" Zone a narrow strip of land approximately
231 feet deep by 75 feet wide which abuts on other property owned
by said petitioner which is presently used for business purposes.

The testimony conclusively shows that the requested
use is not in conformity with the usual commercial depth in the
area and further shows that it would seriously affect existing
residential uses which abut on the property.

There being no testimony in the case to indicate
an error in original zoning or a substantial change in the immediate
neighborhood, the petition for reclassification is denied.

ORDER

For the reasons set forth in the foregoing Opinion
it is this 27th day of May, 1958, by the County Board of Appeals
ORDERED that the petition for a reclassification, be and the same is
herby denied.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

James F. Gault
William H. Gault

Zoning Commissioner
of Baltimore County

HEARING:
Monday, January 20, 1958
at 1:00 p.m.
from MS County Office Building
111 N. Chesapeake Avenue
Towson 4, Maryland

01-622-435.00

E. SCOTT MOORE
ATTORNEY AND COUNSELOR AT LAW
QUINCY BUILDING
TOWSON, MARYLAND
TELEPHONE VALLEY 1-8111
February 4, 1958

Zoning Department for Baltimore County
County Office Building
Towson 4, Maryland

Gentlemen:
Please find enclosed herein a notice of Appeal
in the herein matter along with a check in the
amount of \$50.00 to cover costs.

Respectfully,

E. Scott Moore
E. Scott Moore

Encl: 2



Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Herman J. Heasley and Leo Heasley, legal owner(s) of the property situate
Joint Petitioners.

All that parcel of land in the Eleventh District of Baltimore
County, beginning for the same at a point 272.09 feet southeast of
Belair Road on the South 45 degrees 00 minutes east 277.76 feet line
(said line beginning 132 feet northeast of Rab Avenue); thence south
45 degrees 00 minutes east 274.07 feet; thence north 50 degrees 56
minutes east 75 feet; thence north 45 degrees 00 minutes west 274.5
feet; thence south 50 degrees 56 minutes west 75 feet to the place of
beginning.

Reasons for Re-Classification: Front portion of property on Belair Road 132 feet
thence South 45 degrees East 272.09 feet; thence South 50 degrees 56 minutes
West 175 feet; thence North 45 degrees West 272.09 feet was reclassified from
"A" Residence to "B" Commercial Zone on October 5, 1953 and (see attached sheet "A")

And, that "A" Residence to "B" Commercial Zone on October 5, 1953 and (see attached sheet "A")
This Petition seeks an extension to the rear portion of lot
land of 231.41 feet deep by 75 feet for the commercial purposes
within the scope of their business; an intensification of incidental
use in their present business zoning; the General Commercial "B"
Classification now "B 1" Classification (Garage - Service). This
rear portion has been and was in use in connection with their business
prior to September 1953.

Address: 8809 Belair Road, Baltimore 6, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of
January, 1958, 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 Bal-
timore County, that property be posted, and that the public hearing herein be had in the office of the
Zoning Commissioner of Baltimore County, in Room 100 County Office Bldg.,
on the 23rd day of January, 1958, at 1:00 o'clock P.M.

Wm. H. Gault
Chas. E. Truesdale
Wm. H. Gault
P 12-1347

Zoning Commissioner of Baltimore County
DEC 1 1957

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 1-2-58
Posted for: *Leo Heasley and Herman J. Heasley*
Petitioner: *Herman J. Heasley*
Location of property: *272.09 S.E. of Bel Air Road, 132 ft. N.E. of Rab Avenue, etc. See Plat*
Location of Sign: *East side of Bel Air Road 132 ft. N.E. of Rab Avenue, another back on said property*
Remarks: _____
Posted by: *George A. Hunsicker* Date of return: 1-8-58

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 10, 1958
THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. BEGINNING
at 2 lines, _____ below the _____
day of JANUARY, 1958, the first publication
appearing on the _____ day of January
1958.

THE JEFFERSONIAN
Frank Stuchlik
Manager

Cost of Advertisement, \$ _____

On the Southeast side of Belair Road 132 feet NE Rab Avenue
11th District - the rear portion 231.41 feet deep by even rectangular
width of 75 feet.

8809 Belair Road, Baltimore 6, Maryland

herby petition that the zoning status of the above described property be reclassified, pursuant to the
Zoning Law of Baltimore County, from an "A" Residence to a "B" Commercial Zone.
Reasons for Re-Classification: Front portion of property on Belair Road 132 feet
thence South 45 degrees East 272.09 feet; thence South 50 degrees 56 minutes
West 175 feet; thence North 45 degrees West 272.09 feet was reclassified from
"A" Residence to "B" Commercial Zone on October 5, 1953 and (see attached sheet "A")

Site and height of building: Front _____ feet, depth _____ feet, height _____ feet.
Front and side set backs of building from street lines: front _____ feet, side _____ feet.
Petition to be posted as prescribed by Zoning Regulations.

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

Herman J. Heasley
Leo Heasley
Legal Owner

Address: 8809 Belair Road, Baltimore 6, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of
January, 1958, 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 Bal-
timore County, that property be posted, and that the public hearing herein be had in the office of the
Zoning Commissioner of Baltimore County, in Room 100 County Office Bldg.,
on the 23rd day of January, 1958, at 1:00 o'clock P.M.

Wm. H. Gault
Chas. E. Truesdale
Wm. H. Gault
P 12-1347

Zoning Commissioner of Baltimore County
DEC 1 1957

February 7, 1958

\$50.00

RECEIVED of E. Scott Moore, Esquire, for petitioners
Herman & Leo Heasley, the sum of Fifty (\$50.00) dollars,
being cost of appeal to County Board of Appeals from the
decision of the Zoning Commissioner denying the Reclassi-
fication of property situate - Southeast of Bel Air
Road, 132 feet Northeast of Rab Avenue, 11th District
of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
FEB 10 1958
COMPTROLLER'S OFFICE

01-622-450.00

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 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 location and the fact it would be improper to zone a narrow 75' strip of land separating the residentially zoned land on two adjoining streets,

_____ the above re-classification should NOT be had:

It Is Ordered by the Zoning Commissioner of Baltimore County, this 27th day of January, 1958, 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 Re-1 zone.

William H. Adams
Zoning Commissioner of Baltimore County

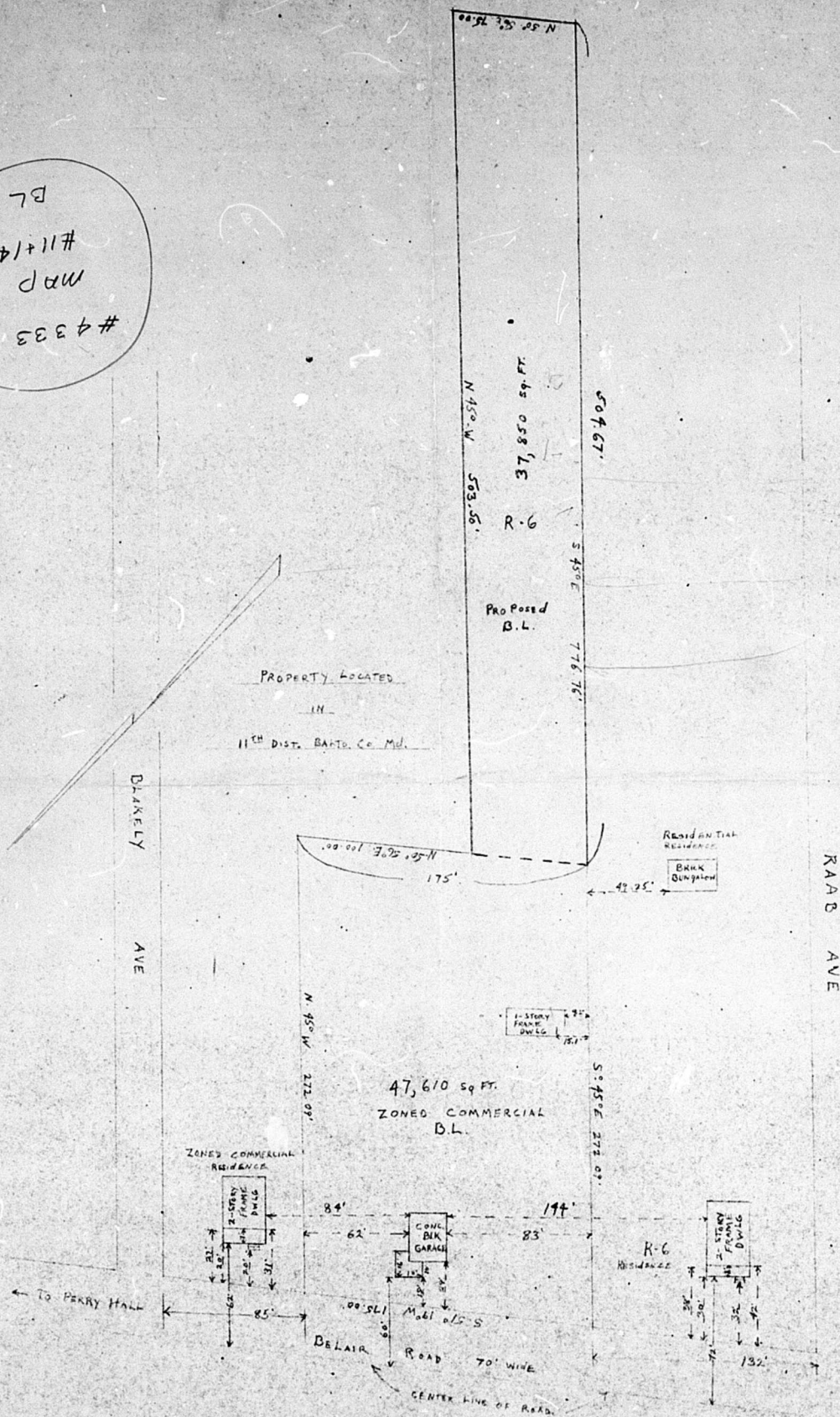
Approved _____

County Commissioners of Baltimore County

Date: _____

By _____
President

BL
 #11+14-A
 MAP
 #4333



SCALE 1" = 50'
 QUINCY HED BLD. N. LINE
 8803 BELAIR RD.
 DATE NOV. 12, 1957