

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

To the Zoning Commissioner of Baltimore County:
I, or we, Belgian Village, Inc. Legal Owner 3/9/61

SEE ATTACHED DESCRIPTION

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-R Zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for truck terminal.

Property to be posted as prescribed by Zoning Regulations.

I, or 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.

Barbara J. Harrison
Legal Owner
Barbara J. Harrison
Baltimore, MD
Address

3-ENCH

Frank Harrison
Smith & Harrison

ORDERED by the Zoning Commissioner of Baltimore County this 19th day of January, 1961, that the subject matter of this petition be advertised in two newspapers of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 22nd day of March, 1961, at 10:00 o'clock A. M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition (1) for reclassification from an R-6 Zone to a B-R Zone and (2) for a special exception to use the property for a truck terminal, and it appearing that by reason of location and the changes which have taken place in the area, the reclassification and special exception should be granted, which would not be detrimental to the health, safety or the general welfare of the locality.

It is this 23rd day of March, 1961, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition should be and the same is hereby granted; the first, for reclassification from an R-6 Zone to a B-R Zone; and, second, for a special exception for the operation of a truck terminal, subject, however, to approval of plan for ingress and egress by the State Roads Commission and further, subject to approval of the site plan by the Department of Public Works of Baltimore County and the Office of Planning and Zoning.

It is this 23rd day of March, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception granted March 23, 1961 is extended for a period of one year beginning March 23, 1962 and extending to March 23, 1963.

Zoning Commissioner of
Baltimore County

Zoning Commissioner of
Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District 11th Date of Posting 3-3-61
Posted for: Annex to use for 3-3-61 to 3-3-61
Petitioner: Belgian Village, Inc.
Location of property: Southwest side of Pulaski Highway and Jones Road
Location of Signs: Two signs at S. Corner of Jones Rd. and Pulaski Hwy. One sign at S. Corner of Jones Rd. and Pulaski Hwy. One sign at S. Corner of Jones Rd. and Pulaski Hwy.
Posted by: John G. B. Smith Date of return: 3-6-61

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Smith & Harrison
Pulaski Highway & Jones Road
Towson 4, Md.

INVOICE NO. 4224
DATE 3/27/60

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
<u>01622</u>		<u>Petition for Reclassification & Special Exception for Belgian Village</u>	<u>50.00</u>	
		<u>1-2761 3128 * * * NL -</u>	<u>50.00</u>	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Smith & Harrison
Attorneys
212 Washington Ave.
Towson 4, Maryland

INVOICE NO. 4512
DATE 3/16/61

REPORT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
<u>01622</u>		<u>Advertising and posting of property for Belgian Village, Inc.</u>	<u>53.00</u>	
		<u>3-1661 6321 * * * NL -</u>	<u>53.00</u>	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR
ZONING RECLASSIFICATION AND
SPECIAL EXCEPTION

THE Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing:

CONCERNING all that parcel of land in the Baltimore County of Baltimore County, Maryland, situated in the 11th District of Baltimore County, Maryland, bounded by the fourth line of that parcel of land which is described as follows:

TO: Smith & Harrison
Attorneys
212 Washington Ave.
Towson 4, Maryland

INVOICE NO. 4512
DATE 3/16/61

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 or about:

on March 19, 1961 the first publication appearing on the 2nd day of March, 1961

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

OFFICE OF PLANNING
Inter-Office Correspondence

From: George E. Gervais, Deputy Director
To: John G. B. Smith, Zoning Commissioner
Subject: # 5228-IX R-6 to B-R. Special Exception for Truck Terminal. SW/Cor. Pulaski Highway and Jones Road. 15.62 acres, Belgian Village, Inc.
11th District 3/25/61 10:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comment to make with respect to pertinent planning factors:-

A.- The Reclassification:

- The property now is utilized by a non conforming motel which apparently was created prior to the adoption of original zoning. It is situated on Pulaski Highway one of the major routes linking together the North-Eastern urban complex. Changes in the nature of land use along Pulaski Highway have been brought about by the effect of the automobile and demanded by population growth and pressures now dictate that land usage be developed predominantly for non residential purposes. The changes of land-use trends along Pulaski Highway are not confined alone to the Baltimore County portions, but along its entire length. Changes in travel patterns brought about by future construction of the North-East Expressway.
- Discussion of the subject property with representatives of the Department of Forests and Parks indicate no conflict between the proposed reclassification and the Gunpowder Park.
- Land use studies have not progressed far enough in this portion of the 11th District to ascertain a recommended depth of commercial or non residential zoning for the area between the two Gunpowder Rivers.

B.- The Special Exception:

- The planning staff concurs with the establishment of a truck terminal, i.e., more specifically, truck service facilities on the subject tract. However, further clarification is warranted with respect to the appropriateness of extending the special exception over the entire property. Possibly, that portion of the property extending southeasterly from a line drawn parallel to Pulaski Highway and immediately in front of the motel should be excluded from the special exception for truck terminal.
- If the special exception is granted, the order should be conditioned as follows:
 - Establishment of a service road adjacent to Pulaski Highway with service road width, points of ingress and egress to be approved by Baltimore County and State Roads.
 - Establishment of widening along Jones Road in accordance with requirements to be established by the Department of

OFFICE OF PLANNING
Inter-Office Correspondence

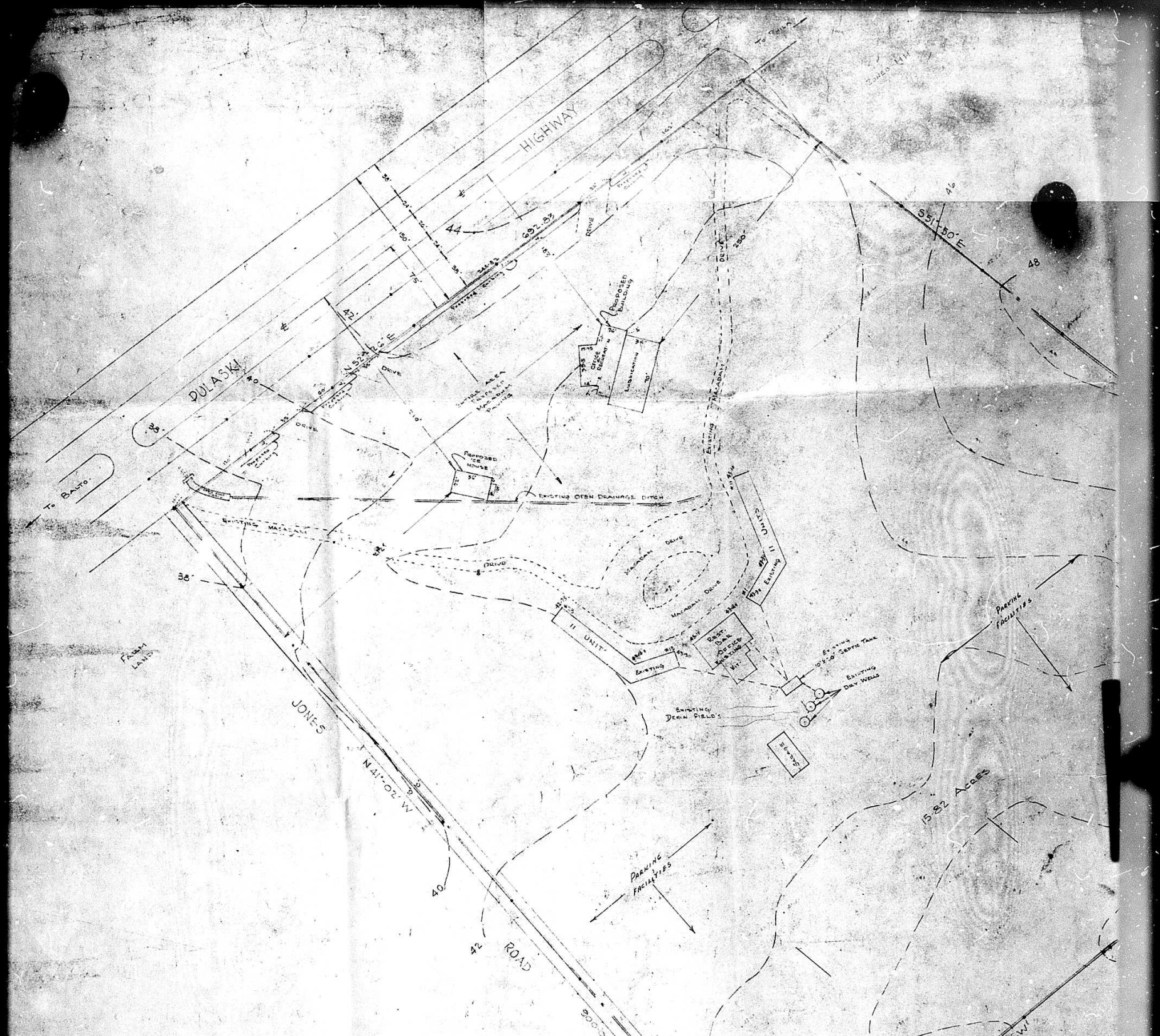
From: George E. Gervais
To: John G. B. Smith
Subject: # 5228-IX

March 10, 1961

Public Works and the Office of Planning and Zoning.

c. Approval of an overall site development plan for the tract by the Department of Public Works and the Office of Planning and Zoning.





BELGIAN VILLAGE MOTEL

11TH DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 40' DATE: 1-1-46

EXISTING USE OF PROP. - MOTEL
 PROPOSED USE OF PROP. - SERVICE STA. FOR CARS & TRUCKS - MOTEL
 PRESENT ZONING - NON CONFORMING
 PROPOSED ZONING - R-C

FRAME 2

NOTE: - - - - - DENOTES EXISTING GROUND CONTOURS
 THE ELEVATIONS REFER TO STATE ROAD, COMM. DATUM - M.L.T.