

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Alice M. Lassahn, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-6A zone; for the following reasons:

Contract purchasers want to operate a beauty shop on the subject premises, known as 7301 Belair Road, Baltimore County, Maryland.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for living quarters in the present residential dwelling.

Property to be posted and advertised as prescribed by Zoning Regulations.

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

Alice M. Lassahn
Mabel E. Dunn
Harold E. Dunn
Address 1534 Crouch Ave.
Baltimore, Maryland

Alice M. Lassahn
Legal Owner

Address 7301 Belair Road

Charles W. Held, Jr.
Protestant's Attorney

Address Reckord Building, Towson-4, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of February, 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of February, 1964, at 10:00 o'clock A.M.

Alice M. Lassahn
Zoning Commissioner of Baltimore County

RECEIVED FOR
RECORDING 12/26/63
OFFICE
PLANNING & ZONING
BALTIMORE COUNTY

10-001
8/8/64
1-20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 14, 1964

FROM: Mr. George E. Gervella, Deputy Director

SUBJECT: R-6A-R-6, R-6 to R-6L and Special Exception for Living Quarters in Commercial Zone, Southeast side of Belair Road, 560 feet from Fullerton Avenue, being property of Alice M. Lassahn.

10th District

REMARKS: Monday, February 24, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-6L, zoning together with a Special Exception for living quarters in a commercial zone. It has the following advisory comments to make with respect to pertinent planning factors:

1. The subject property falls within an area along Belair Road which is an island of residential zoning and usage. There is a funeral home to the north which separates it from active commercial developments. The funeral home is an outgrowth to be zoned residential with a Special Exception.
2. To the south of the subject property exists a County Elementary School.
3. Proposals by the planning staff with respect to a Master Plan for this area do not call for commercial zoning here. Rather the proposals of the planning staff are for apartment and/or office usage here. Establishment of commercial zoning would further result in the extension of ribbon commercial development along Belair Road with its attendant problems of parking, access, traffic conflict, and marginal usage. The planning staff is not in accord with commercial zoning for the subject property.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of... location and changes in the character of the neighborhood

the above Reclassification should be had, and/or further appearing that by reason of...

a Special Exception for a... living quarters... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25 day of February, 1964, that the herein described property or area should be and the same is hereby reclassified, from R-6 zone to R-6A zone, and a Special Exception for a... living quarters... should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Agents Commission, Bureau of Public Services and the Office of Planning and Zoning.

Charles W. Held, Jr.
Deputy 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...

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of February, 1964, that the above reclassification 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 R-6 zone; and/or the Special Exception for a... living quarters... be and the same is hereby DENIED.

Alice M. Lassahn
Zoning Commissioner of Baltimore County

L. ALAN EVANS SURVEYORS AND CIVIL ENGINEERS
4200 ELBRIDGE AVENUE - BALTIMORE 14, MARYLAND - HAMMILL 2-1144
BRANCH - 5 POPLAR STREET - CAMBRIDGE, MARYLAND - 2-1144

December 13, 1963

ZONING DESCRIPTION FOR NO. 7301 BELAIR ROAD

BEGINNING for the same at a point on the southeast side of Belair Road, 60 feet wide, said point being situated 560 feet, more or less, measured southeasterly along said southeast side of Belair Road from the intersection of said southeast side of Belair Road with the center line of Fullerton Avenue, thence running and binding on said southeast side of Belair Road South 47 degrees 54 minutes West 66.75 feet, thence leaving said southeast side of Belair Road South 43 degrees 48 minutes East 159.75 feet, thence North 46 degrees 20 minutes East 68.92 feet, thence North 43 degrees 45 minutes West 197.43 feet to the place of beginning. Containing 0.25 acres of land, more or less.



L. Alan Evans

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 2/8/64
Posted for: February 24, 64 at 10:00 A.M.
Petitioner: Alice M. Lassahn
Location of property: 560' East of Belair Rd. Fullerton Ave.
Location of Sign: On the corner of Belair Rd. and Fullerton Ave.
Remarks: Signs placed on the property on February 8, 1964.
Posted by: Charles W. Held, Jr. Date of posting: 2/8/64

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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FROM: Mr. George E. Gervella, Deputy Director

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1. The subject property falls within an area along Belair Road which is an island of residential zoning and usage. There is a funeral home to the north which separates it from active commercial developments. The funeral home is understood to be zoned residential with a Special Exception.
2. To the south of the subject property exists a County Elementary School.
3. Proposals by the planning staff with respect to a Master Plan for this area do not call for commercial zoning here. Rather the proposals of the planning staff are for apartment and/or office usage here. Establishment of commercial zoning would further result in the extension of ribbon commercial development along Belair Road with its attendant problems of parking, access, traffic conflict, and marginal usage. The planning staff is not in accord with commercial zoning for the subject property.

GZG/lms

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

No. 21619

DATE 2/26/64

TO: Harold E. Dunn
7301 Belair Rd.
Baltimore 14, Md.

REPORT TO ACCOUNT NO. 01/02 BILLER Zoning Department of Baltimore County

QUANTITY 1 UNIT ADVERTISING COST \$1.00

Advertising and posting of property for Alice Lassahn

1/4-10-63

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OFFICE OF THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

February 17, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose, Zoning Commissioner

of Baltimore County

was inserted in THE BALTIMORE COUNTMAN, a group of

three weekly newspapers published in Baltimore County, Mary-

land, once a week for One Week beginning on or before

the 10th day of February, 1964, that is to say

the same was inserted in the issues of

February 7, 1964.

THE BALTIMORE COUNTMAN

by Paul J. Morgan

Editorial Manager

KH

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

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8/8/64
1-20

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

No. 21517

DATE 2/26/63

TO: Charles W. Held, Jr., Esq.
Reckord Building
Towson 4, Md.

REPORT TO ACCOUNT NO. 01/02 BILLER Zoning Department of Baltimore County

QUANTITY 1 UNIT PETITION COST \$0.00

Petition for Reclassification & Special Exception for Alice Lassahn

1/4-10-63

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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

