

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, Herz N. Nachlas, 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 EN-1 zone to an EN-2 zone, for the following reasons:

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 a commercial building.

I, we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, 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.

DATE 1/27/70 BY Herz N. Nachlas
Contract purchaser Herz N. Nachlas
Address 2510 Steele Road, Baltimore, Maryland 21209
Petitioner's Attorney Edward N. Landes
Protestant's Attorney _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of January, 1970, 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 9th day of March, 1970, at 11:00 o'clock.

Edward N. Landes
Zoning Commissioner of Baltimore County.
(over)
11:00A
3/9/70

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 6, 1970

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

MEMBERS

CHAIRMAN

MEMBERS

MEMBERS

MEMBERS

MEMBERS

MEMBERS

MEMBERS

MEMBERS

MEMBERS

MEMBERS

MEMBERS

MEMBERS

MEMBERS

MEMBERS

PHONE: MU 7-6922

FRANK S. LEE
1877 NEIGHBORS AVENUE
BALTIMORE, MARYLAND 21237

December 4, 1969

No. 7516 Belair Road
N.S. Belair Road 137.48 feet S.W. Belhaven Drive
Lot 5 1/2 of Fullerton Heights 3/50
14th District Baltimore County, Maryland

Beginning on the same on the north side of Belair Road at the distance of 137.48 feet measured southerly along the north side of Belair Road from the west side of Belhaven Drive and thence running and blinding on the north side of Belair Road South 47 degrees 00 minutes West 50 feet thence leaving Belair Road for three lines of division as follows: North 48 degrees 11 minutes West 175 feet, North 47 degrees 00 minutes East 50 feet and South 48 degrees 11 minutes East 175 feet to the place of beginning.

Containing 8,750 Square Feet of land.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: February 26, 1970

FROM: Mr. George E. Gavalliti, Director of Planning

SUBJECT: Petition #70-170-X, North side of Belair Road 137.48 feet southwest of Belhaven Drive. Petition for Special Exception for Living Quarters in a commercial building. Herz Nachlas, Petitioner.

14th District

HEARING: Monday, March 9, 1970 (11:00 A.M.)

The planning staff offers no adverse comment regarding the request for the Special Exception for living quarters in a commercial structure. If granted, the granting should be conditioned upon compliance with plans approved by the appropriate county and state agencies.

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 19, 1970

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of one week before the 25th day of February, 1970, the first publication appearing on the 22nd day of February, 1970.

THE JEFFERSONIAN,

Cost of Advertisement, \$ _____

OFFICE OF THE ESSEX TIMES

ESSEX, MD. 21221 February 25, 1970

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardisty, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 25th day of Feb. 1970, that is to say, the same was inserted in the issue of February 19, 1970.

STROMBERG PUBLICATIONS, Inc.

By Reed Morgan

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

1 Sign. # 70-170-X

District 14th Date of Posting 2-19-70

Posted for: Edward D. Hardisty, Zoning Commissioner

Petitioner: Herz Nachlas

Location of property: 137.48' S.W. of Belair Rd. 137.48' S.W. of Belhaven Dr.

Location of Signs: 9 (1) Posted in 2nd of vacant house next to service station

Remarks: _____

Posted by: Herz Nachlas Date of return: Feb. 26th 1970

Herz N. Nachlas
2510 Steele Road
Baltimore, Maryland 21209

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

day of January, 1970

Petitioner: Herz N. Nachlas

Petitioner's Attorney: Herz N. Nachlas

Reviewed by: Edward D. Hardisty

Chairman of Advisory Committee

TELEPHONE 623-9000 EXT. 287

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 69329

DATE: March 5, 1970

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Herz N. Nachlas
2510 Steele Road
Baltimore, Md. 21209

Zoning Dept. of Baltimore County

QUANTITY: 1 RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

TO: Advertising and posting of property

70-170-X

4

IN DETAIL: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 623-9000 EXT. 287

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 69284

DATE: Feb. 14, 1970

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Herz N. Nachlas
2510 Steele Road
Baltimore, Md. 21209

Zoning Dept. of Baltimore County

QUANTITY: 1 RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

TO: Petition for Special Exception

70-170-X

4

IN DETAIL: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

11-4-70

ORDER RECEIVED FOR FILING

DATE 4/14/70 - J.A. HARRIS CLK

Pursuant to the advertisement, posting of property, and public hearing on the above petition as it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

the above re-classification should be had, and/or the Special Exception should be granted

a Special Exception for ~~Living Quarters in a Commercial Building~~ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of April, 1967, that the herein described property or area should be and

the same is hereby reclassified, from ~~commercial building~~ ~~and/or~~ a Special Exception for ~~Living Quarters in a Commercial Building~~ 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 Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 196 that the above re-classification 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 zone; and/or the Special Exception for be and the same is hereby DENIED.

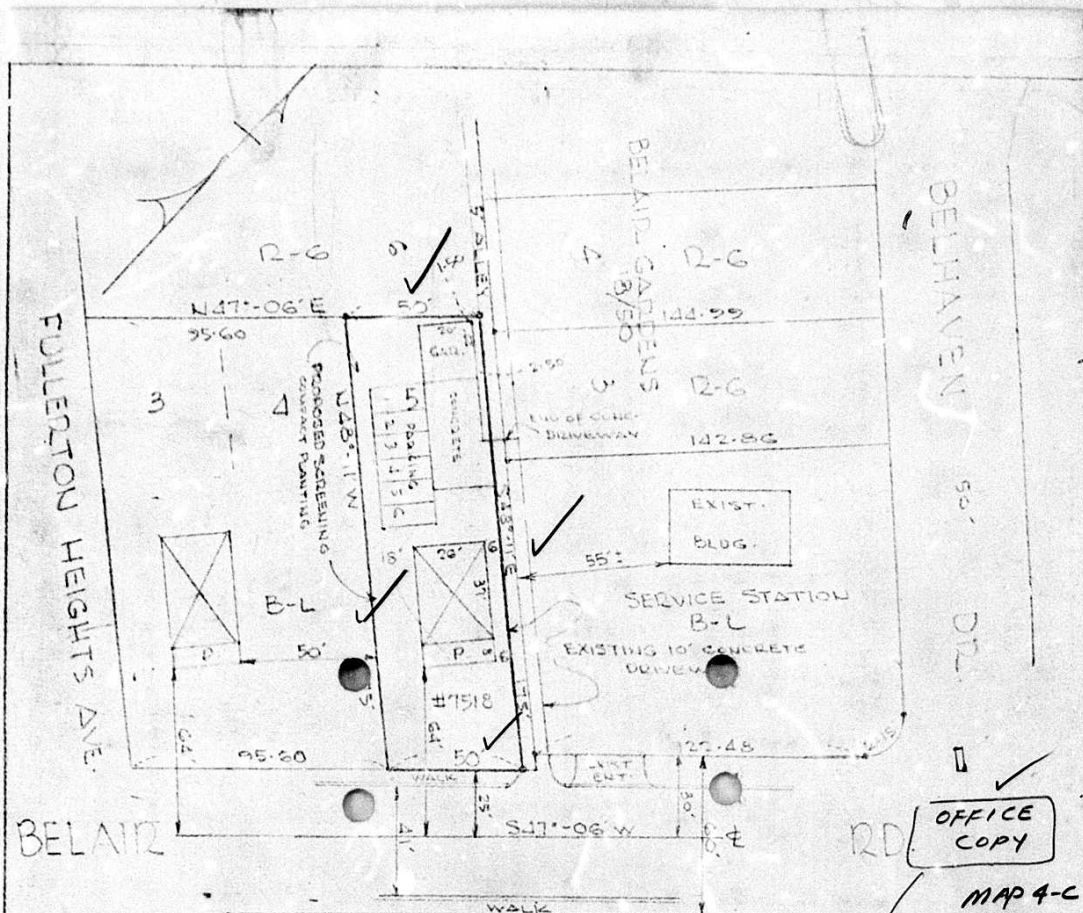
Zoning Commissioner of Baltimore County

HERTZ NACHIAS
N/S Belair Rd. 137.481 SW of
Belhaven Drive

870-170-X
14th

MICROFILMED

90-170-X
#147



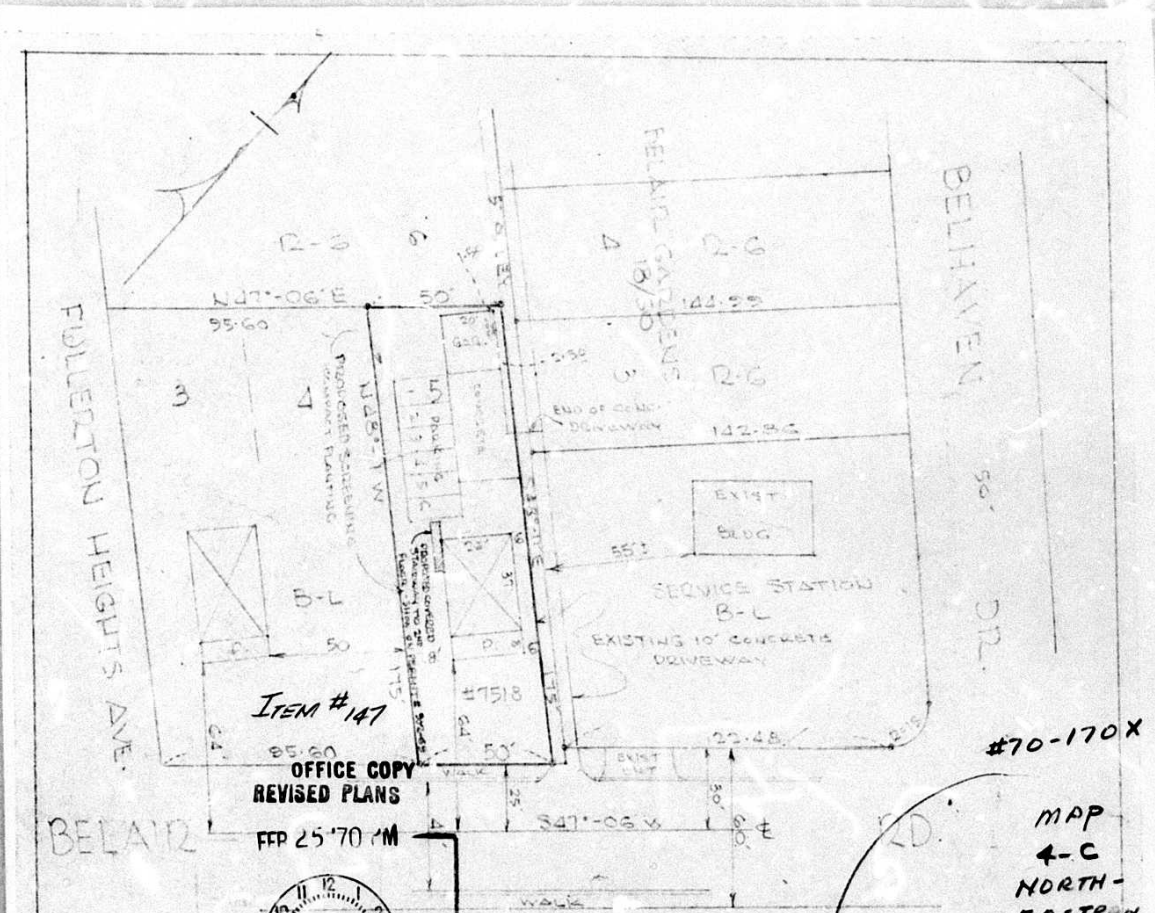
LOT 5 FULLERTON HEIGHTS
 PLAT BOOK 43/58
 14TH DISTRICT BALTIMORE CO, MARYLAND
 SCALE: 1"=50'

PRESENT USE - RESIDENCE
PROPOSED USE - DENTAL OFFICE & RESIDENCE
PRESENT ZONING - B-L
PROPOSED ZONING - B-L WITH SPECIAL EXCEPTION FOR LIVING QUARTERS IN A COMMERCIAL BUILDING
AREA OF LOT - 8,750 SQ. FT.
AREA OF DENTAL OFFICE - 1,665 SQ. FT.

PARKING DATA
 NO. OF SPACES REQUIRED - 1 PER 300 SQ. FT. FLOOR SPACE - 6
 NO. OF SPACES SHOWN - 6
 NO. OF SPACES REQUIRED FOR 1 APARTMENT - 1
 NO. OF SPACES SHOWN - 2 IN GARAGE

FRANK S. LEE
 1277 NEIGHBORS AVE.
 BALTIMORE, MD. 21237

MAP 4-C NORTH-EASTERN AREA NE-6-E "X"



LOT 5 FULLERTON HEIGHTS
 PLAT BOOK 43/58
 14TH DISTRICT BALTIMORE CO, MARYLAND
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 PARKING AREA TO BE PAVED WITH A DURABLE DISTRESS SURFACE

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 BALTIMORE, MD. 21237

MAP 4-C NORTH-EASTERN AREA NE-6-E "X"

