

George B. P. Ward, Esq.
10 Light Street
Baltimore 2, Maryland

November 29, 1946

Re: Petitions (1) zoning reclassification from "A" Residence to an "R" Commercial Zone, and (2) Special Permit for gasoline service station, easternmost cor. of Kenwood and McCormick Aves., 14th Dist. - Joseph C. Cook, et al., Petitioners

Dear Mr. Ward:

Answering your letter of November 27 as to the status of the petitions in the above captioned case, I wish to advise you as follows:

The dual petitions in this matter, filed on September 19, 1946, petitioned, 1st, for the zoning reclassification from an "A" Residential to an "R" Commercial Zone, 2nd, for Special permit for gasoline service station, of the property at the easternmost cor. of Kenwood and McCormick Aves., near Charles, in the 14th Dist. of Balto. Co. fronting easterly on Kenwood Ave., 194 feet, with a rectangular depth easterly of 140 feet on McCormick Ave.

The hearing on this petition was held on October 7, 1946, at 2:30 o'clock p.m., as advertised and as the posting of property owned. At this hearing, the case was held sub-courte.

On October 10, 1946, the Order of the Zoning Commissioner was passed denying the two petitions. The effect of this denial order was to continue the property in an "A" Residence Zone as originally set forth under the Zoning Regulations, and to deny the use of the property for any commercial or other use than as residential property.

Trusting this is the information you desire, I am,

Very truly yours,

Zoning Commissioner.

JTW:gc

P. S. Time for appeal to Board of Zoning Appeals expired on October 21, 1946.

723-8

0723

WFO

PETITIONS FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL PERMIT

To the Zoning Commissioner of Baltimore County:
Joseph C. Cook- Victor Bresnick and
1, or we, Lydia Bresnick Legal Owner

All that parcel of land situate at the easternmost corner of Kenwood and McCormick Aves., near Overlook, in the 14th District of Balto. Co., fronting northeasterly, on the southeast side of Kenwood Ave., 194' with a rectangular depth southeasterly of 140' and binding on the northeast side of McCormick Ave.,

herely petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law for Baltimore County, from an "A" Residence Zone to an "R" Commercial Zone

and (2) for a Special Permit, under said Zoning Law and Zoning Regulations for Baltimore County, to permit the use of said land (and improvements now or to be erected thereon) for a Drive In Gasoline Service Station

Property to be posted as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and Special Permit, advertising and posting, etc., upon filing of this petition, and further agree to and to be bound by the Zoning Regulations of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Joseph C. Cook
Victor Bresnick

Legal Owner

Victor Bresnick
Lydia Bresnick

Address: 1231 Station Court

723-8

ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of September 1946, 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 Baltimore County, that the property be posted, and that the public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Building, Towson, Baltimore County, Maryland, on the 7th day of October 1946, at 2:30 o'clock P. M.

Joseph C. Cook
Zoning Commissioner of Baltimore County.

Upon hearings had on petitions (1) for zoning reclassification from an "A" Residence Zone to an "R" Commercial Zone and (2) for special permit to use the premises, described in petition, for gasoline service station and it appearing that the area in which the petitioned property is located is an "A" Residence Zone, no adjacent or adjoining commercial zones or use excepting a nonconforming gasoline service station on McCormick Ave., about 200 feet southeast of Kenwood Ave., the overwhelming neighborhood protest against the petitioners, the granting of which would be "spot zoning", the above petitions should be denied, therefore:

It is this 1st day of October, 1946, ORDERED by the Zoning Commissioner of Baltimore County that the above said petitions (1) for zoning reclassification from an "A" Residence Zone to an "R" Commercial Zone and (2) for special permit be and both petitions are hereby denied.

Joseph C. Cook
Zoning Commissioner of Baltimore County.

\$10.00

Sept. 19, 1946

RECEIVED of Joe C. Cook, et al, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification and Special Permit, advertising and posting of property, Easternmost corner of Kenwood and McCormick Aves., 14th District of Baltimore County.

Zoning Commissioner.

Hearing:

Monday, October 7, 1946

at 2:30 o'clock p.m.

PAID
S. P. 12 1946
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY: [Signature]

723-8

CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept. 27/46

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. more or less

before the 1st day of October 1946, the first publication appearing on the 26th day of Sept. 1946.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

723-8

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14 Date of Posting: Sept. 24/46

Posted for: Gasoline Service Station

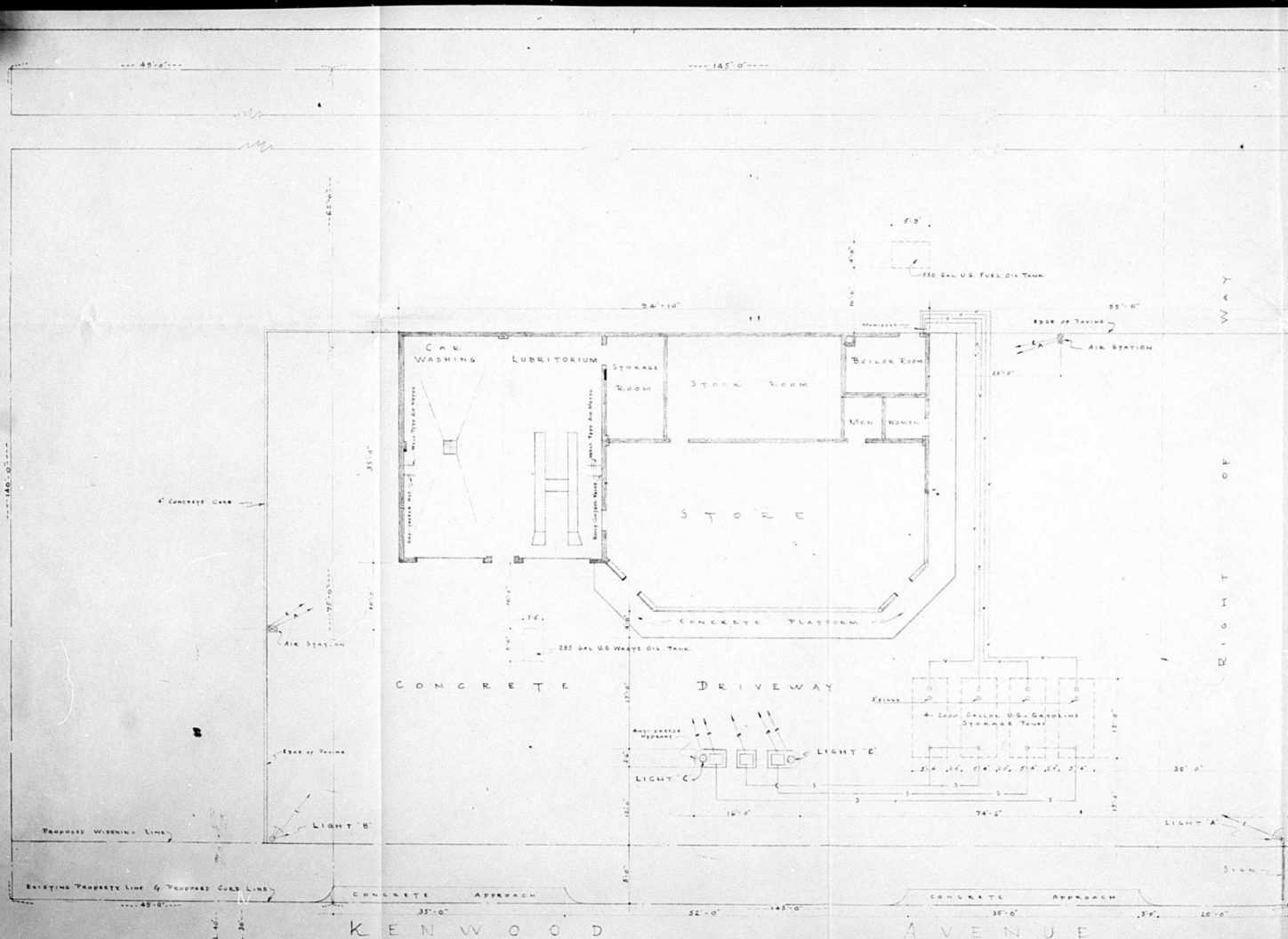
Petitioner: Joseph C. Cook, Victor Bresnick

Location of property: Northeast corner of Kenwood and McCormick Ave

Location of signs: Northeast corner of Kenwood and McCormick Ave

Remarks: None

Posted by: Harry C. Satchel Date of return: Sept. 25/46



L E G E N D

UNDERGROUND ELECTRIC LINES	E
1½" SUCTION LINES	S
1¼" VENT LINES	V
½" AIR LINES	A

NOTE:
RUN ONE 1 1/2" ELECTRIC CONDUIT TO SIGN
POLE. EACH PUMP TO HAVE A SEPARATE POWER AND
A SEPARATE LIGHT CIRCUIT

LIGHT "A"
2 BENJAMIN FLOODLIGHTS #5763 WITH 1000
WATT LAMPS, MOUNTED ATOP SIGN POLE

LIGHT "B"
2 BENJAMIN FLOODLIGHTS #5762 WITH 1000
WATT LAMPS. MOUNTED ON REVERS STANDARDS
#135-G (20'-0")

LIGHT "C"
"REVERE ISLAND LIGHTS" 3543 ASP WITH
500 WATT LAMPS SPOTS ATOP REFLECTOR
TO HAVE 200 WATT LAMPS MOUNTED ON
"REVERE STANDARD" 203-B

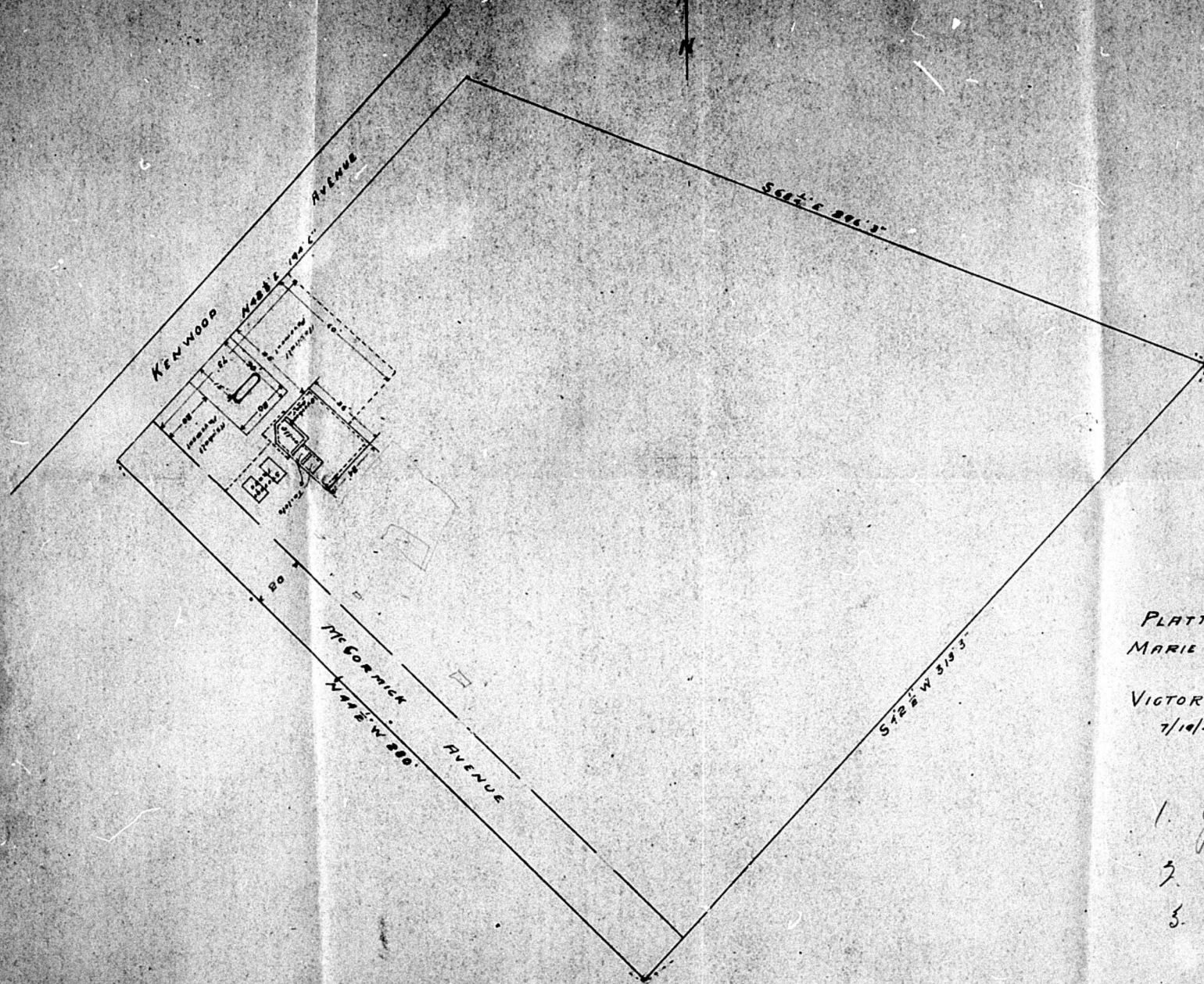
APPROVED PLAN

PLOT-PLAN

SHERWOOD BROS., INC.
PETROLEUM PRODUCTS
BALTO. TRUST BLDG. BALTO. MD.
ENGINEERING DEPARTMENT

PROPOSED SERVICE STATION
S.E. COR. KENWOOD & MCCORMICK AVES.
BALTIMORE COUNTY, MARYLAND

DRAWN BY C.T.B.	SCALE 1/8" = 1'-0"
TRACED BY P.F.M.	DATE 9/10/46
APPROVED [Signature]	OR. No. 1



PLATTED FROM DEED
MARIE B RUEBLING & HUS
To

VICTOR BRESNICK & WIFE

7/10/45 - 1398/143

Scale 1" = 35'

1. *get plat from Mc Car...*
2. *Carpe to 150'*
3. *How are new map*