

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

To The Zoning Commissioner of Baltimore County:

we, William F. Conaler Legal Owner
William F. Conaler

of all that parcel of land situate on the east side of Marlyn Ave., Essex, in the 18th District of Balto. Co., beginning 9' north of Platinum Ave., if extended, thence south 100' on the east side of Marlyn Ave., with a right angle depth of 150'.

herely petition (1) that the zoning status of the above-described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "B" Commercial Zone; and (2) for a Special Permit, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above-described property for GASOLINE SERVICE STATION

Property to be posted as prescribed by Zoning Regulations.

we, agree to pay expenses of the above reclassification and Special Permit, 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.

William F. Conaler

William F. Conaler
Legal Owner

Harold Marlyn Ave
Address

ORDERED by the Zoning Commissioner of Baltimore

County, this 27th day of January, 1948, that the subject matter of this petition be advertised in a newspaper 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, Towson, Maryland, on the 16th day of February, 1948 at 10:00 a.m.

Charles H. Doing
Zoning Commissioner of
Baltimore County

Upon hearing on petition (1) for reclassification of that parcel of land described therein from an "A" Residence Zone to an "B" Commercial Zone and (2) for Special Permit to use said property for gasoline service station and it appearing by reason of location, being predominantly residential, no need being shown for an additional service station, the granting of which would be "spot zoning" and may create a traffic hazard, said petition should not be granted, therefore:

It is this 16th day of March, 1948, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petitions be and the same are hereby denied and the property described in said petition remains as an "A" Residence Zone.

Charles H. Doing
Zoning Commissioner of
Baltimore County

PETITION FOR ZONING RECLASSIFICATION #137-8

LOCATION - E.E. Marlyn Avenue, 9' north of Platinum Ave., Essex, 15th Dist.

OWNERS - William F. and William F. Conaler

PRESENT ZONING - "A" Residence

PROPOSED ZONING - "B" Commercial and
Special Permit for gasoline
service station

DATE SUBMITTED - February 3, 1948

DATE OF HEARING - March 3, 1948

There is a large existing commercial area, approximately 3/10 mile to the north of this property, on Eastern Boulevard, of which only a portion is developed, and within 200 feet to the south there is another small commercial zone.

At present there are at least four gasoline service stations on Eastern Boulevard near the intersection of Marlyn Avenue all of which are within 1/2 mile of this particular location. No plot plan has been submitted showing the location of the proposed buildings and other structures.

From the standpoint of "spot zoning", it appears that granting of this reclassification and special permit request would constitute commercial spot zoning in an immediate neighborhood which is quite predominantly residential. There is nothing inherent in the character of the site to recommend it particularly for use as a filling station. If this request were granted, it seems difficult to see on what basis there could be refusals to grant similar requests that might come anywhere along Marlyn Avenue; and thus no occupant of residential property having vacant land nearby could feel assured of preservation of the residential character of his environment indicated by the original zoning plan.

Malcolm H. Dill, Director
Baltimore County Planning Commission

cc: Charles H. Doing
Robert L. Smith
Christian H. Kohl
William W. MacIntosh

January 27, 1948

\$18.00

RECEIVED of Mrs. F. Conaler, and wife, the sum of Eighteen (\$18.00) Dollars, being cost of petition for reclassification and special permit, advertising and posting of property, east side of Marlyn Ave., Essex, 18th District of Baltimore County.

Zoning Commissioner

Hearings
Monday, Feb. 10, 1948
at 10:00 a.m.

PAID
JAN 27 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., FEB. 9, 1948.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of.....SUC..... successive weeks before the.....16th..... day of.....February.....1948, the first publication appearing on the.....30th.....day of.....JANUARY.....1948.

The UNION NEWS

Harry C. Winters
Publ. Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1137-8

District.....15..... Date of Posting.....Feb 3/48
Posted for.....Commercial & Gas. Station
Petitioner.....W. F. Conaler
Location of property.....east side of Marlyn Ave
.....7 feet north of Platinum Ave
Location of Sign.....east side of Marlyn Ave 59 feet south
.....of Platinum Ave
Remarks.....
Posted by.....Harry C. Winters
Signature Date of return.....Feb 3/48

MICROFILMED

NO PLAT
IN
THIS FOLDER