

RE: PETITION FOR RECLASSIFICATION FROM
AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE AND SPECIAL PERMIT
FOR GASOLINE SERVICE STATION -
S. E. COR. EASTERN & SOUTHERN AVES.,
JAMES F. WHITE, PETITIONER

Upon hearing on appeal on August 12, 1948, from the Order of the Zoning Commissioner of Baltimore County, passed on July 30, 1948 denying the petition for reclassification of the first described parcel of land, in the within petition, from an "A" Residence Zone to an "B" Commercial Zone and special permit to use the secondly described parcel for gasoline service station and its appearing from the facts and evidence adduced at the appeal hearing that the petition should have been granted due to the fact that the granting of same will not adversely affect adjoining or adjacent property, there being no valid reason from the standpoint of safety, health or morals for the refusal of such petition, nor any evidence that it would cause congestion in the roads or streets or create a traffic hazard and is not spot zoning, therefore:

It is this 1st day of August, 1948, ORDERED by the Board of Zoning Appeals of Baltimore County that the above Order of the Zoning Commissioner in denying the petition as aforesaid, should be reversed; and it is further ORDERED, by this Board, that the first described parcel be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to an "B" Commercial Zone, and special permit granted to use the property secondly described for gasoline service station, subject, however, to such setback for island for gasoline pumps and buildings or structures as may be prescribed by the Zoning Regulations.

William A. Gapp
Board of Zoning Appeals
of Baltimore County

Approved: County Commissioners
of Baltimore County

By *John H. Hays*
President

Date: *July 2, 1948*

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

To the Zoning Commissioner of Baltimore County:-

I, ~~XXXXX~~, James F. White Legal Owner
of the property beginning at the southeast corner of Eastern and Southern Aves., 18th District of Baltimore Co., thence easterly, on the south side of Eastern Ave., 800' to the southeast corner of Fairview Ave., thence southerly, along the west side of Fairview Ave., 80', thence westerly, paralleling Eastern Ave., 200' to the east side of Southern Ave., and thence north, on the east side of Southern Ave., 65' to beginning.

hereby 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 that portion of the above described property as hereinafter described, (and improvements now or to be erected thereon), for Gasoline Service Station.

At the southeast corner of Eastern and Southern Aves., thence easterly, on the south side of Eastern Ave., 100' with right angle deflection southerly of 80' and binding on the east side of Southern Ave.

Property to be posted as prescribed by Zoning Regulations. I, ~~XXXXX~~, 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.

James F. White
Legal Owner
Address: _____

RECD JUL 31 1948

IN RE: PETITION FOR RECLASSIFICATION
"A" RESIDENCE ZONE TO "B" COMMERCIAL
ZONE AND SPECIAL PERMIT FOR GASOLINE
SERVICE STATION - SEC EASTERN & SOUTHERN
AVENUES

BEFORE THE BOARD
OF ZONING APPEALS
OF BALTIMORE COUNTY

Charles H. Deing, Zoning Commissioner

Please enter an appeal from your Order dated
July 30, 1948, denying the petition in the above entitled
matter, on behalf of James F. White, Petitioner.

Dated this 1st day of July, 1948.

William F. Bierman
William F. Bierman
100 Greenbrier Road
Towson, Maryland

ORDERED by the Zoning Commissioner of Baltimore County this 27th day of May, 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, Maryland, on the 14th day of June, 1948, at 2:00 o'clock P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition (1) for reclassification of the entire parcel of land first described therein from an "A" Residence Zone to an "B" Commercial Zone and (2) for special permit to use the property secondly described in said petition for gasoline service station, and it appearing that the granting of same would cause congestion in the roads and streets and create a traffic hazard and would be "spot zoning", therefore:

It is this 27th day of July, 1948, ORDERED by the Zoning Commissioner of Baltimore County that the above said petition should be denied and the property described in the above petition be and the same is to remain as an "A" Residence Zone.

Charles H. Deing
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., *June 4, 1948*
THIS IS TO CERTIFY that the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 1st day of June, 1948, before the 1st day of June, 1948, the first publication appearing on the 1st day of June, 1948.

R. C. Jefferson
THE JEFFERSONIAN,
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *12* Date of Posting: *June 4/48*
Posted for: *Commercial & Gasoline Service Station*
Petitioner: _____
Location of property: *southeast corner of Eastern & Southern Aves.*
Location of Sign: *7 signs on the south side of Eastern Ave. 30 - 150 feet east of Southern Ave.*
Remarks: _____
Posted by: *Harry E. Garbide* Date of return: *June 4/48*

June 2, 1948

\$26.00

RECEIVED by William T. Bierman the sum of Twenty Six (\$26.00) Dollars, being cost of petition for reclassification, advertising and posting of property, southeast corner of Eastern and Southern Avenues.

Zoning Commissioner

Hearing:
Monday, June 14, 1948
at 2:00 P.M.

PAID
JUN 2 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

August 6, 1948

\$22.00

RECEIVED by William T. Bierman, Agent, James F. White, petitioner, the sum of Twenty Two (\$22.00) Dollars being cost of appeal to the Board of Zoning Appeals of Baltimore County from the order of the Zoning Commissioner denying the petition for reclassification and special permit for gasoline service station at the southeast corner of Eastern and Fairview Avenues.

Zoning Commissioner

P. S. The date for hearing on this appeal has been set for Thursday, August 13, 1948, at 2:00 P.M.

PAID
AUG 6 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

