

OPINION OF THE BOARD OF ZONING APPEALS

This petition for reclassification from an "A" residence zone to an "E" Commercial Zone is similar in many respects to the case of William F. Vettel and Agnes T. Vettel which we have decided this date.

The community is already spotted with a number of nonconforming uses and has lost its character as a purely residential area.

No protestants have appeared in opposition to the reclassification and after examining the property and the surrounding area we have concluded that a commercial establishment on the lot in question will in no manner adversely affect the surrounding property or interfere in any way with the health, safety, morals and the general welfare of the community and for these reasons the reclassification should be granted.

RE: PETITION FOR DECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - N. W. COR. PULASKI HIGHWAY & STEVENS ROAD, CHAS. A. & CHARLES V. GAMBRILL, PETITIONERS

#1269
MPP
H1-C

The above entitled appeal having come on for hearing before the Board of Zoning Appeals of Baltimore County from before the Board of Zoning Appeals of Baltimore County, dated September 7, 1948, denying the petition for a reclassification from an "A" residence zone to an "E" Commercial Zone, testimony having been taken before the Board and the respective parties or their counsel heard:

October 4th day of September, 1948, It is thereupon this 4th day of September, 1948, by the Board of Zoning Appeals of Baltimore County and the Board of Zoning Appeals of Baltimore County that the same is hereby reversed and it is further ordered that the property described in the petition for reclassification filed herein be and it is hereby reclassified from an "A" residence zone to an "E" Commercial zone.

Samuel H. Jones
William H. Joffe
Carl F. ...
Board of Zoning Appeals
of Baltimore County

Approved: County Commissioners of Baltimore County

By *Charles H. Hall*
President

Date: *October 4, 1948*

REC'D SEP 9 1948

#267

IN THE MATTER OF PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE - N. W. COR. PULASKI HIGHWAY AND STEVENS ROAD, 11th District, CHARLES A. GAMBRILL, PETITIONER

BEFORE CHARLES H. DEING, ZONING COMMISSIONER OF BALTIMORE COUNTY

Mr. Commissioner:

Please enter an appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner of Baltimore County, passed on September 7, 1948 denying the petition for reclassification, in the above entitled matter, and transmit all records and papers incident thereto to said Board of Zoning Appeals.

Lewis Keys
Contract Purchaser
White Marsh

NOTICE OF PUBLIC HEARING
TOWNSHIP DEPARTMENT
TOWSON, MARYLAND

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug. 16 1948
THIS IS TO CERTIFY that the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of ... successive weeks before the ... day of ... 1948, the first publication appearing on the ... day of ... 1948.
The UNION NEWS
W. L. ...
Manager

1269

PETITION FOR RECLASSIFICATION #1269

LOCATION - N.W. corner Pulaski Highway and Stevens Road 11th Dist. 516' x 200'
PROPOSED ZONING - "E" Commercial
DATE REQUESTED - August 10, 1948
DATE APPROVED - September 3, 1948

The very sparse character of residential development in the vicinity of this tract indicates that its probable intended use would be for a roadside type of business.

The Pulaski highway, U. S. 50, is one of the Nation's important inter-national routes. As a high-speed, dual road, justifying express character, it should have the minimum possible interference from uses of abutting property. Any kind of use which tends to create local congestion and to necessitate cutting down of speed, and which therefore depreciates the efficiency and safety of this major highway, is inadvisable.

If properly planned, however, the roadside type of business can cause less interference with traffic than would residential use where late front on the right-of-way with direct access to it. If the reclassification be granted, the point of points of access should be made subject to the approval of the State Road Commission. The layout of the tract, which is not indicated by the plat submitted, should be such that off-street parking spaces, and entrance and exit will not interfere with the efficiency and safety of highway use.

A copy of this statement is being forwarded to the State Roads Commission for their information, and for comment if desired.

Malcolm H. Hill
Malcolm H. Hill, Director
Baltimore County Planning Commission

- cc: Charles H. Deing
- Nathan L. Smith
- Christie H. Kohl
- William W. MacVicar
- John F. Jeff
- John A. McFall
- H. Mideley Warfield

September 9, 1948

RECEIVED of Lewis Keys, Contract Purchaser, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals from the decision of the Zoning Commissioner denying the petition of Charles A. Gambrill for reclassification of property on the Northwest corner of Pulaski Highway and Stevens Road, 11th District.

Zoning Commissioner

PAID
SEP. 9 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

Aug. 4, 1948

\$22.00

Received of Charles A. Gambrill the sum of Twenty Four (\$24.00) Dollars, being cost of petition for reclassification, advertising and posting of property, northwest corner Pulaski Highway and Stevens Road, 11th District of Baltimore County.

Zoning Commissioner

Hearing:
Monday, August 23, 1948
at 10 A. M.

PAID
AUG 4 1948
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: *Aug 13/48*
District: *11 Commercial*
Posted for: *Charles A. Gambrill*
Petitioner: *northwest corner of Pulaski Highway*
Location of property: *Stevens Road*
Location of signs: *northwest side of Pulaski Highway*
50-150-250 feet northeast of Stevens Road
Remarks: *Harry C. Foutsides*
Posted by: *Harry C. Foutsides*
Date of return: *Aug 13/48*

Report

OK 2045 Rec. \$24.00

1269

MAP #11-C

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, Charles A. Gambrell Grace V. Gambrell legal owner(s) of the property situate and lying in the 11th District of Baltimore County, beginning at the northwest corner of Pulaski Hwy. and Stevens Road, thence binding on the north side of Stevens Road and running westerly 200 feet, then N 45° 26' E 525', then S 73° 41' E 200' to the west side of Pulaski Hwy., then south on said side of Pulaski Hwy. 516.95' to point of beginning as shown on plot plan filed with Zoning Dept.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an residential zone to an commercial zone.

Reasons for Re-Classification: The reclassification is being sought for the immediate erection of a hardware store.

Size and height of building: front 30 feet; depth 40 feet; height 12 feet.
Front and side set backs of building from street lines: front 90' feet; side 30' feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, 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.

Charles A. Gambrell
Grace V. Gambrell
Legal Owner

Address White Marsh, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of August 1948, 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 property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Reckord Bldg., in Towson, Baltimore County, on the 23rd day of August 1948, at 10 o'clock A. M.

Shelton D. King
Zoning Commissioner of Baltimore County

(over)

10
8/25/48

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____

It Is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____ 19____, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a _____ zone to a _____ zone.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, being a residential area, the granting of which would be "spot zoning"

It Is Ordered by the Zoning Commissioner of Baltimore County, this 7th day of September 1948, that the above petition 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 "A" Residence zone.

Shelton D. King
Zoning Commissioner of Baltimore County

Approved _____
Date _____
County Commissioners of Baltimore County
By _____
President



S 73° 41' E . 200'

N 46° 26' E 325'

0 76 . 33

Phila Highway

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Red Sun RD

111.24

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