

1712
#1712-RS
MAP
H-2

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE AND A SPECIAL PERMIT FOR A GASOLINE SERVICE STATION - J. S. Edmondson Avenue, Extended, 204.65 feet west of Charing Cross Road, Thos. J. McCormick, Petitioner

Appeal in the above entitled matter coming on for hearing on July 13, 1960 before the Board of Zoning Appeals of Baltimore County from an order and decision of the Zoning Commissioner of Baltimore County granting the petition for (1) reclassification of the property from an "A" Residence Zone to an "M" Commercial Zone and (2) for a special permit to use the thirdly described parcel for a gasoline service station, and it appearing from the facts and evidence adduced at the appeal hearing that the granting of this petition will not be detrimental to the safety, health and the general welfare of the community, therefore:

It is this 27th day of July, 1960, ORDERED by the Board of Zoning Appeals of Baltimore County that the order of the Zoning Commissioner granting the petition aforesaid be and the same is hereby affirmed, subject, however, to the provision of at least two and one-half square feet of off-street parking area for every square foot of land to be covered by commercial buildings, and, further, subject to the provision that the setback for the island for the gasoline pumps and any structures to be erected thereon shall comply with the plot plan filed with these proceedings.

Approved:
County Commissioners
of Baltimore County

By: *James A. Bidling*
Board of Zoning Appeals
of Baltimore County

Date: *Sept 8, 1960*

1712
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MAP
H-2

RE: PETITION FOR ZONING RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE AND A SPECIAL PERMIT FOR GASOLINE SERVICE STATIONS - J. S. Edmondson Ave., 204.65 ft. W. Charing Cross Road - 1st District of Baltimore County, Thomas J. McCormick, Petitioner

Upon hearing on the above petition (1) for reclassification of the land firstly described in the petition from an "A" Residence Zone to an "M" Commercial Zone and (2) for a special permit to use the secondly and thirdly described parcels for gasoline service stations, and it appearing that by reason of location, the said petition for reclassification, from an "A" Residence Zone to an "M" Commercial Zone should be granted and a special permit to use the thirdly described parcel for a gasoline service station, should be granted, therefore:

It is this 27th day of June, 1960, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition for reclassification of the parcel of land firstly described, be and the same is hereby granted, from an "A" Residence Zone to an "M" Commercial Zone, subject, to the provision of at least two and one-half square feet of off-street parking area for every square foot of land to be covered by commercial buildings, and further, that a special permit be granted to use the property thirdly described, in the petition, for a gasoline service station, subject, however, to the provision that the setback for the island for the gasoline pumps and any buildings or structures to be erected thereon shall comply with the plot plan filed with this Department.

The parcel of land, secondly described in the petition for a gasoline service station, has been withdrawn by the petitioner.

Approved:
County Commissioners
of Baltimore County

By: *James A. Bidling*
Board of Zoning Appeals
of Baltimore County

Date: *Sept 8, 1960*

OPINION OF THE BOARD OF ZONING
APPEALS OF BALTIMORE COUNTY

This is an appeal by Thomas J. McCormick, owner of the property described in the petition from an order and decision of the Zoning Commissioner of Baltimore County dated June 16, 1960 by which order the petition for (1) reclassification of the property from an "A" Residence Zone to an "M" Commercial Zone and (2) for a special permit to use the thirdly described parcel for a gasoline service station was granted.

The case came on for hearing before the Board, testimony was taken for and against the petition and considered by the Board and counsel for both sides heard. The property which is the subject of the petition is located on the north side of Edmondson Avenue, Extended, 240 feet west of Charing Cross Road, in the 1st District of Baltimore County.

The Board is of the opinion that by virtue of the location of this property the reclassification of the parcel firstly described, from an "A" Residence Zone to an "M" Commercial Zone, should be granted, subject to the provision of at least two and one-half square feet of off-street parking area for every square foot of land to be covered by commercial buildings and that a special permit to use the thirdly described parcel for a gasoline service station should also be granted; subject to the provision that the setback for the island for the gasoline pumps and any structures to be erected thereon shall comply with the plot plan filed in these proceedings.

This property is near the land which was recently reclassified for the Butler project and the Board feels it is particularly adaptable for commercial use and will not adversely

affect the health, safety or the general welfare of the surrounding property. This property is on a dual highway and its use for commercial purposes will not increase traffic hazards. The Board will, therefore, sign an order affirming the action of the Zoning Commissioner.

James A. Bidling
Board of Zoning Appeals
of Baltimore County

REC'D JUN 26 1960

BEFORE THE HONORABLE
CHARLES H. FOY,
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

RE: PETITION FOR ZONING RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE AND A SPECIAL PERMIT FOR GASOLINE SERVICE STATIONS - J. S. Edmondson Avenue, 204.65 feet W. Charing Cross Road - 1st District of Baltimore County, Thomas J. McCormick, Petitioner

ORDER TO SUSTAIN APPEAL

MR. COMMISSIONER:

Kindly enter an appeal in the above entitled case on behalf of West Hills Community Association, Inc., a Body Corporate, to the Board of Zoning Appeals of Baltimore County from the decision and order of the Zoning Commissioner of Baltimore County dated June 16, 1960, and forward all pertinent papers in connection therewith to said Board of Zoning Appeals.

DATED: June 23, 1960.

James A. Bidling
Association of West Hills Community
Association, Inc.
James A. Bidling, Jr.
1800 F. & U. Building
Baltimore, Maryland

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

To the Zoning Commissioner of Baltimore County:

I, *Thomas J. McCormick*, Legal Owner,

First Parcel: Approved Commercial Use:

All that parcel of land in the 1st District of Baltimore County, beginning for the same at a point on the north side of Edmondson Ave., as laid out 100 feet wide distant 204.65 feet westerly, measured along said north side of Edmondson Ave., from the intersection of said north side of Edmondson Ave. and the west side of Charing Cross Road and running thence westerly, blinding on said north side of Edmondson Ave., by a line curving to the left with a 14398.95 foot radius the distance of 630.35 feet, thence N 89° 40' east 100.00 feet to intersect a line drawn parallel with and distant 158 feet northerly measured radially to the north side of Edmondson Ave., thence blinding on said line so drawn westerly 250.22 feet to intersect a line drawn northerly from the place of beginning radial to said Edmondson Ave., thence reversing said line so drawn and blinding thereon S 89° 40' east 158 feet to beginning.

Second Parcel: Gasoline Service Station:

Beginning for the same at a point on the north side of Edmondson Ave., as laid out 100 feet wide, distant 700.00 feet westerly, measured along said north side of Edmondson Ave., from the intersection of said north side of Edmondson Ave. and the west side of Charing Cross Road and running thence westerly, blinding on said north side of Edmondson Ave., by a line curving to the left with a 14398.95 foot radius the distance of 630.35 feet, thence N 89° 40' east 100.00 feet to intersect a line drawn parallel with and distant 100 feet northerly, measured radially to the north side of Edmondson Ave., thence blinding on said line so drawn easterly 400.00 feet to intersect a line drawn northerly from the place of beginning radial to said Edmondson Ave., thence reversing

said line so drawn S 89° 40' east 100 feet to the place of beginning.

Third Parcel: Gasoline Service Station:

Beginning for the same at a point on the north side of Edmondson Avenue as laid out 100 feet wide, distant 204.65 feet westerly, measured along said north side of Edmondson Avenue from the intersection of said north side of Edmondson Avenue and the west side of Charing Cross Road and running thence westerly, blinding on said north side of Edmondson Ave. by a line curving to the left with a 14398.95 foot radius the distance of 630.35 feet, thence radial to said Edmondson Avenue S 89° 40' east 100 feet to intersect a line drawn parallel with and distant 100 feet northerly, measured radially to said north side of Edmondson Avenue, thence blinding on said line so drawn easterly 100.00 feet to intersect a line drawn northerly from the place of beginning radial to said Edmondson Avenue, thence reversing said line so drawn and blinding thereon, S 89° 40' east 100 feet to beginning.

Being property of Thomas J. McCormick as shown on plot plan filed with the Buildings and Zoning Department.

ORDERED by the Zoning Commissioner of Baltimore

County this 28th day of April, 1960.

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 19th day of May, 1960, at 11:00 o'clock A.M.

Zoning Commissioner
of Baltimore County

\$22.00

1712

RECEIVED at West Hills Community Association, Inc., the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting the petition for reclassification and a special permit for a gasoline service station, north side of Edmondson Avenue, 1st District of Baltimore County.

Zoning Commissioner

PAID
JUL 7 1960
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
James A. Bidling

\$44.00 ✓

Zoning Commission

Neuritis

Friday, May 19, 1950

at 11:00 a.m.

PAID

MAY 4 1950
COUNTY COMMISSIONERS
OF BALTIMORE

REC'D MAY 1 1950

ONCE UPON

THE BALTIMORE COUNTYMAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE HERALD-ARGUS
Cantonville, Md.

THE COMMUNITY PRESS
Dorchester, N.H.

No. 1 Newburg Avenue

CATONSVILLE, MD.

May 6, 1957

THIS IS TO CERTIFY, that the annexed advertisement of
Charles H. Davis, zoning Commissioner
of Baltimore County
 was inserted in THE BALTIMORE COUNTRYMAN, a group of
 three weekly newspapers published in Baltimore County, Mary-
 land, once a week for 2 successive weeks before
 the 10th day of May, 1957, that is to say
 the same was inserted in the issues of

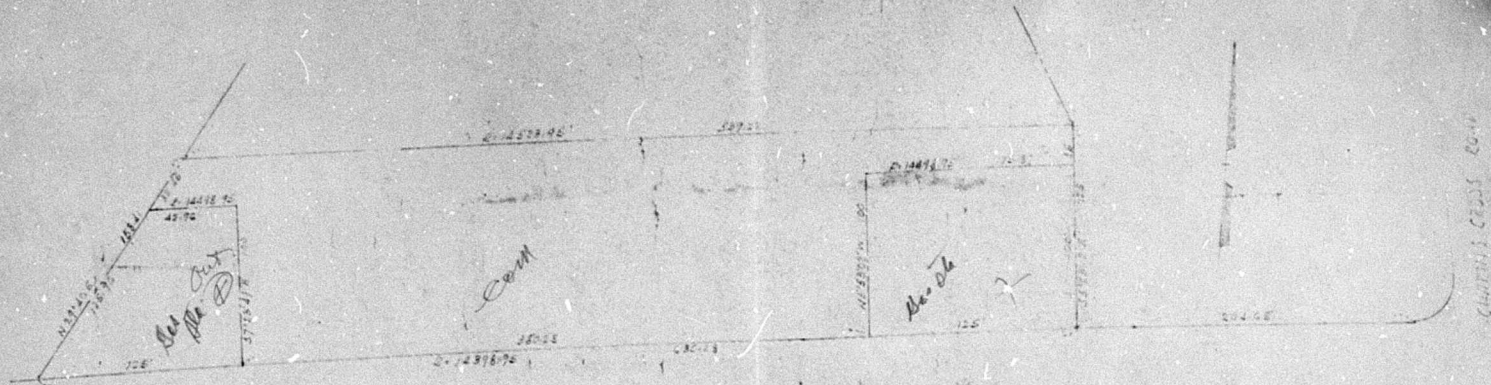
THE BALTIMORE COUNTIAN

By *P. J. Morgan*
Editor and Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1212-RS

District _____
 Parcel for Commercial & Gas Sta
 Petitioner The McComick
 Location of property North side of Edmondson Ave 214'
West of Charing Cross Road
 Location of signs North side of Edmondson Ave 214'-500'
West of Charing Cross Road
 Remarks _____
 Dated for Harry L. Gortz
 Date of Posting May 5/52
 Date of return May 5/52



EDMONDSON (150 W. 24) AVENUE

1712-25

SCALE 1"=50' APRIL 22, 1950
 LLOYD WALLACE SURVEYOR
 FOR THE PLAMEDA DISTRICT
 REG. NO. 63 *Lloyd Wallace*

APPROVED PLAN