

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE AND A SPECIAL PERMIT FOR A GASOLINE SERVICE STATION. S. W. COR. JOPPA AND OAKLEIGH ROADS, WILLIAM L. WEBER, PETITIONER.

Appeal in the above entitled matter coming on for hearing before the Board of Zoning Appeals of Baltimore County on October 28, 1950 from the Order of the Zoning Commissioner of Baltimore County dated June 23, 1950 denying the petition for reclassification of property described therein, from an "A" Residence Zone to an "E" Commercial Zone and a special permit for a gasoline service station, and it appearing from the facts and evidence adduced at the appeal hearing that the granting of the petition would not be detrimental to the health, safety, morals and the general welfare of the community, therefore:

It is this 7th day of December, 1950, ORDERED by the Board of Zoning Appeals of Baltimore County, that the Order of the Zoning Commissioner of Baltimore County denying the petition for reclassification and a special permit, be and the same is hereby reversed, and directs the Zoning Commissioner of Baltimore County to grant the reclassification, from an "A" Residence Zone to an "E" Commercial Zone and a special permit for a gasoline service station.

Approved: *Calvin J. Smith*
County Commissioners of Baltimore County
By *William L. Weber*
Petitioner
Date: January 11, 1951
Board of Zoning Appeals of Baltimore County

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

To the Zoning Commissioner of Baltimore County:

I, WILLIAM L. WEBER, Legal Owner,

Southwest corner of Joppa and Oakleigh Roads, in the 8th District of Baltimore Co., thence westerly, on the south side of Joppa Road, 318 feet with a rectangular depth southerly of 150 feet and binding on the west side of Oakleigh Road,

herby 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 "E" 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.

I, WILLIAM L. WEBER, 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 L. Weber
Legal Owner
1771 E. Joppa Rd.
Baltimore

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by William L. Weber, owner of the property described in the petition from an Order and decision of the Zoning Commissioner of Baltimore County, dated June 23, 1950, by which Order the petition for reclassification from an "A" Residence Zone to an "E" Commercial Zone and a special permit to use said property for a gasoline service station was denied.

The case came on for hearing before the Board, testimony was taken, petitions for and against the petition for reclassification and a special permit were filed and considered by the Board and counsel for both sides heard.

The property which is the subject of the petition is located at the southwest corner of Joppa and Oakleigh Roads, in the 8th District of Baltimore County. The petitioner desires this property reclassified and a special permit for the purpose of erecting a gasoline service station. This property is located in close proximity to a dog kennel, a grocery store and a coal yard. Joppa Road is fast becoming one of the main thoroughfares in Baltimore County and the closest filling station to this location is located at Joppa Road and Loch Raven Boulevard.

The surrounding property has been greatly built up in recent years and from the testimony adduced before the Board would indicate there is a real need for a service station at this location because of the large number of people who would be served by it as well as the large volume of traffic using Joppa Road.

ORDERED by the Zoning Commissioner of Baltimore County this 10th day of May, 1951, 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 held in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 9th day of June, 1950, at 3:00 o'clock P.M.

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

It is this 25th day of June, 1950, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition for reclassification, be and the same is hereby denied.

Charles H. Smith
Zoning Commissioner of Baltimore County

The petitioner agreed to allow twenty feet of land on the south side of Joppa Road and an additional twenty feet on the west side of Oakleigh Road for the widening of these two roads in order to eliminate any possible traffic hazard at this point. The Board also feels that the granting of this reclassification and a special permit for a gasoline service station will not in any way affect the health, safety, morals and the general welfare of the community, nor will it depreciate the property values near this location.

The Board will, therefore, sign an Order authorizing the reclassification and a special permit for a gasoline service station, with the understanding that 20 feet on the south side of Joppa Road and twenty feet on the west side of Oakleigh Road will be granted to the County and the State Roads Commission for the widening of these two roads.

Board of Zoning Appeals of Baltimore County

REC'D JUN 29 1950

Mr. Charles H. Doing
Zoning Commissioner
Towson 4, Maryland

Re: Petition for Reclassification from an "A" Residence Zone to an "E" Commercial Zone and a special permit for a Gasoline Service Station - S.W. Cor. Joppa and Oakleigh Roads, William L. Weber, Petitioner

Mr. Commissioner:

You will please enter an appeal to the Board of Zoning Appeals of Baltimore County from your decision of June 23, 1950 denying the petition filed by William L. Weber in the above case and forward the papers to the Board of Zoning Appeals of Baltimore County.

Michael Paul Smith
Attorney for Petitioner

Dated June 29, 1950.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 25, 1950.
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~XXXXXXXXXX~~ at 2 times ~~XXXXXXXXXX~~ before the 9th day of June, 1950, the first publication appearing on the 18th day of May, 1950.

Charles H. Smith
THE JEFFERSONIAN,
Manager

Cost of Advertisement, \$ ~~XXXXXXXXXX~~

NOTICE OF PETITION FOR ZONING RECLASSIFICATION AND SPECIAL PERMIT. THE PETITIONER REQUESTS THAT THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY RECLASSIFY THE PROPERTY DESCRIBED IN THE PETITION FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE AND GRANT A SPECIAL PERMIT FOR THE ERECTION OF A GASOLINE SERVICE STATION. THE PETITIONER REQUESTS THAT THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY GRANT A SPECIAL PERMIT FOR THE ERECTION OF A GASOLINE SERVICE STATION. THE PETITIONER REQUESTS THAT THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY GRANT A SPECIAL PERMIT FOR THE ERECTION OF A GASOLINE SERVICE STATION.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9 Date of Posting: May 26/50
Posted for: Commercial Gas Station
Petitioner: Wm L. Weber
Location of property: S.W. Cor. of Joppa Road - Oakleigh Road
Location of Signs: South side of Joppa Road 75-175 West of Oakleigh Road
Remarks:
Posted by: Harry E. Cartland Date of return: May 28/50

September 20, 1950

RECEIVED of Michael Paul Smith, Attorney for William L. Weber, 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 of property, southwest corner of Joppa and Oakleigh Roads, 8th District of Baltimore County.

Zoning Commissioner

PAID
SEP 29 1950
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
Charles H. Smith

May 22, 1950

\$23.00 ✓

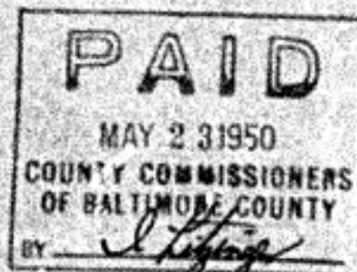
RECEIVED of Howard E. Brasler, Agent, for William L. Weber, petitioner, the sum of Twenty Three (\$23.00) Dollars, being cost of petition for reclassification and special permit, advertising and posting property, southwest corner of Joppa and Oakleigh Roads, 9th District of Baltimore County.

Zoning Commissioner

Hearing:

Friday, June 9, 1950

at 2:00 p. m.



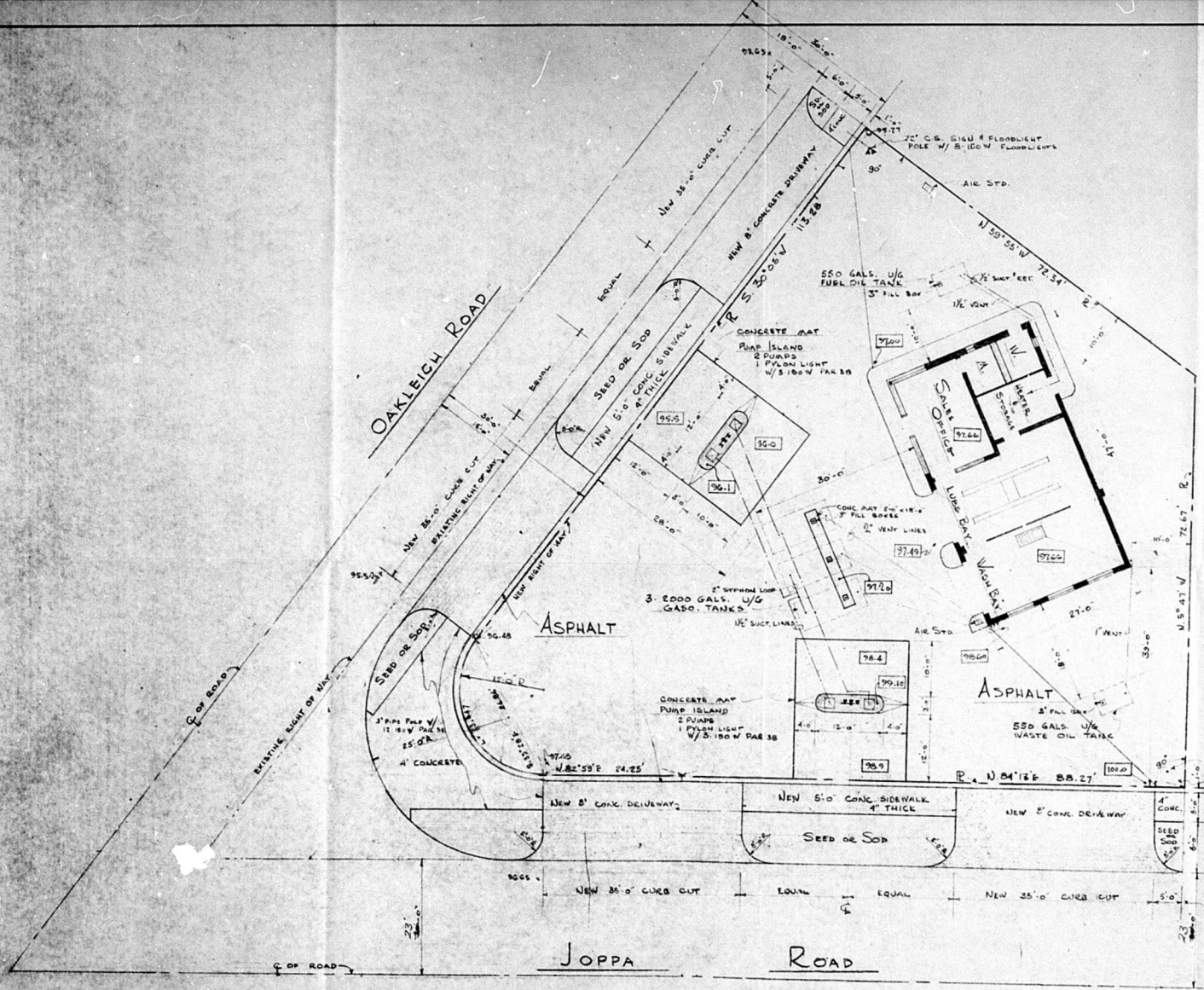
APPROVED
BALTIMORE COUNTY
PLANNING COMMISSION
W. H. ...
AUG 26 1952

HIGHWAYS DEPARTMENT OF
BALTIMORE COUNTY

CHANNELIZATION

APPROVED *Paul ...*
ROADS ENGINEER
DATE *Aug 26 1952*
APPROVED FOR CHANNELIZATION ONLY
SUBJECT TO GRADING & DRAINAGE STUDY

APPROVED *C. C. Chaney*
DISTRICT ENGINEER S.D.
DATE *8-26-52*



NOTE
ELEVATIONS SHOWN THUS 100.85 ARE EXIST.
30.10 NEW

SEE SERIES 9400 FOR BLDG. PLANS

CITIES SERVICE OIL COMPANY
70 PINE ST. BALTIMORE DEPARTMENT NEW YORK CITY

PLOT PLAN
TWO BAY SERVICE STATION
OAKLEIGH RD. * JOPPA RD.
BALTIMORE, MD.

DATE 9-15-52	DESIGN	APPROVED	NO.
SCALE 1"=10'-0"	STRUCT.		
DATE BY CHD.	RECORD OR REVISIONS		
OWN BY S.J.N.	CHD.		
PREV. NO.	SHEET		

B-13-C