1906

To the Zening Commissioner of Baltifore County:

I, or we. Wilson C.and Helen E.Kidd, Logal Owners

Situate at the southeest corner of York Road and Seminary Ave. Lutherville. See a deed from Marte M.Kraus to Wilson C.Kidd and Helen K.Kidd. Cated May 1, 1985, recorded among the Land Records of Balto. Go.in Liber 1380,

Southwest corner of York Road and Seminary Ave., 9th District of Balto. Co., thence moutherly, on the est side of York Road 191 feet, thence S 73° 191 west 200 feet, thence N 12° 41 west 200 feet to the south side of Seminary Ave. and thence mesterly, on the south side of Seminary Ave. 200 feet to beginning.

County, from an "A" Residence Zone to an "E" Commercial Zone; and (2) for a Special Fermit, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for __service station ,

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassiion and Special Permit, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the Moning Regulations and Restrictions of Raltimore County, adopted pursuant to the Soning Law for Baltimore County.

Towson 4, R.D. #8, Md.

Wilson & Kidd Wilson C. Kidd, Helen E. Kidd

Helen E.Kidd,

● RECD MAR 9 1951 |

LEROY Y. HAILE

Real Estate and Insurance TOWSON 4. MARYLAND

March 9,1951.

In re; Wilson C. Kidd lot, York Road and Seminary Ave.

Dear Mr. Commissioner;

My client has learned of your decision rejecting his request for zoning his lot.He has requested an appeal in this matter.

Enclosed is my check for \$22.00, the costs involved. Kindly advise me when the Appeal Board will hear this case.

Copy to; Mr. Wilson C. Kidd.

Very truly yours, () A (LeRoy Y. Haile.

PATITION FOR RECLASSIFICATION PROM AN "A" RESIDENCE ZONE TO AY "E" CONCRECIAL ZONE AND SPECIAL PERMIT FOR GASOLING SERVICE STATION - S.W. COT. YORK ROOM & Seminery Avenue, Wilson C. Midd and Helen E. Mid,

outhwest corner of York Read and Sentrary Avenue In an a. Read corner of York Read and Sentrary Avenue In an a. Read corner of York Read and Sentrary Avenue In an a. Read corner is somed conserved by an I improve the northeast corner is uninproved but has been somed connected by and a corner is uninproved to the heat some connected by and a corner is uninproved to the heat some connected by and a property at the southwest corner of York Read and Sentrary Avenue is another than the Island of the Property of the property on the east side of the York Read, between Sentrary Avenue and the Island to the York Read, between Sentrary Avenue and the Island to the York Read, between Sentrary Avenue and the Island to the York Read, between Sentrary Avenue and the York Read, between Sentrary Avenue and theory and the York Read, between Sentrary Avenue and theory are the York Read, between Sentrary Avenue and theory are the York Read, between Sentrary Avenue and theory are the York Read, between Sentrary Avenue and theory are the York Read, between Sentrary Avenue and York Read, and York Read,

effect that Mr. Adome introduced at the hearing was to the great that there was no community need for an additional passion and the second of the second of the second of the property the second called a second of the second of the property the second of the second of

Due to the fact that there has been no need shown, it is the opinion of the Zoning Commissioner that the commercial area should not be extended to the south of the line formed by Seninsry Avenue and its extension easterly from York Read at this time.

Baltimore, this officer by the Zoning Commissioner of this of the day of March, 1981, that the above patition for reclassification as aforesaid and a special permit for a gasoline service station, be and the same is hereby denied.

Lugaria Commissione County

Appeal in the above case having come on for hearing before this Board, the case submitted and the entire matter having been fully considered, it is this ______ day of May, 1951, 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 from an "A" Residence Zone to an "E" Commercial Zone and a special permit for a gasoline service station, be and the same is hereby affirmed.

ORDER

This is an appeal from the decision of the Soning Commissions of Bellinore Country dated March Sp. 1951, the wife for the reclassification and the second services of the second services of the second services of the second services of the second services and services the second services and services that the second services as the second sec

The Board heard the testimony in the case; and after full consideration, finds as follows:

after full consideration, finds as follows:

It is parent of leaf for which be reclassification as requested as the southwart was reclassification as requested is at the southwart was reclassification of Battimore County. The property at the northwest corner of Battimore County. The property at the northwest corner to the northwest corner is unimproved, but has been pend to the northwest corner is unimproved, but has been pend to the northwest corner is unimproved, but has been pend for a comprecial use with a special print granted for a southwest corner is in an "a" Residence the property at the southwest corner is in an "a" Residence the property at the southwest corner is in an "a" Residence the property at the southwest corner is in an "a" Residence the property of the southwest corner is in an "a" Residence the property of the southwest corner is in an "a" Residence and these and the property of the property of the southwest corner is all the property of the property of

There was no evidence shown that there is a need for an additional service station, since there is a need one at the other service station, since there is a levely revue and one at the outbast corner of the minor fewerme and one at the outbast corner of 500 fl. service of the property in question in one within \$000 fl. service of the property in question.

been shown for an addition of the Board that no need has and that a realmant for an addition of this property in this against and that a realmantfaction of this property in this against planting the property in the second of the sec

Wilson C. Kidd

OPINION

This is an appeal from the decision of the Zoning Commissioner of Baltimore County dated March 29, 1951. denying the petition of Wilson C. Kidd and Lalen E. Kidd, his wife, for the reclassification of that parcel of land described in the petition and for a special permit to use said property for a gasoline service station.

The Board heard the testimony in the case; and after full consideration, finds as follows:

The parcel of land for which the reclassification is requested is at the Southwest corner of York Road and Seminary Avenue, in the 9th Election District of Baltimore County. The property at the Northwest corner of York Road and Seminary Avenue is improved by a gasolim service station and a hardware store; and the property at the Northeast corner is unimproved, but has been zoned for a commercial use with a special permit granted for a gasoline service station; and the property at the Southeest corner is in an "A" Residence Zone and constitutes a large tract of land with extensive residential improvements. The area between the south side of Seminary Avenue and the north side of West Road, both east and west of York Road, bears an "A" Residence Zone classification, with the exception of the LaMotte Chemical Company which is a preexisting, non-conforming use on the Northwest corner of York Road and West Boads

There was no evidence shown that there is a need for an additional service station, since there is already one at the Northeast corner of the York Road and Seminary Avenue and one at the Southeast corner of York Road and Bellons Avenue, as well as two additional ones within 5000 ft. south of the property in question.

Kidd, cont.

It is the opinion of the Board that no need has been shown for an additional commercial area in this section, and that a reclassification of this property from an "A" Residence Zone to an "E" Commercial Zone should not be granted; and the Board will sign an Order in accordance with this opinion refusing the petition for reclassification from $^{\rm H}A^{\rm H}$ Residence Zone to "E" Commercial Zone.

-2-

RS: PSTITION FOR RSOLASSIFICATION FROM AN "A" RESIDENCE EDUE TO AN "E" COMMEDIAL ZONE "AN SPOTIAL ZELIT FOR GASCLINE SERVICE STATION - S. W. COT. NOTE ROad & Sendinery Ave., Wilson C. & Helen E. Xida,

Appeal in the above case having come on for hearing before this Board, the case submitted and the entire matter having been fully considered, it is this 28th day of May, 1951, CRDEERD by the Board of Zoning Appeals of Baltimore County, that the Order of the Zoning Commissioner of Baltimore County, denying the petition for reclassification from an "A" Residence Zone to an "R" Commercial Zone and a special permit for a gasoline service station, be and the same is hereby affirmed.

Board of Zoning Appeals of Baltimore County

Jon. 30, 1951

\$23.00 √

RECEIVED of Wilson C. Kidd, et al, the sum of Twenty Three (\$23.00) Dollars, being cost of petition for reclassification and a special permit, advertising and posting of property, southwest corner of York Road and Seminary Avenue, 9th District of Bultimore County.

Zoning Commissioner

Hear ing: Monday, Feb. 19, 1951 at 10:00 a.m.



RECD FEB 1 3 1951

1906

CERTIFICATE OF PUBLICATION

TOWSON, MD., Februaary 9, 1951

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., PREXIXXXXXX at 2 times __successive workschefore the ____19th day of ______ February ______ 19_51, the first publication appearing on the 2nd day of February

THE HEFFERSONIAN,

Cost of Advertisement, \$_

MICROFILMED

March 13, 1951

\$22.00 -

RECEIVED of LeRoy Y. Haile, Agent for Wilson C. Kidd, at all petitioners, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Beltimore County from the decision of the Zoning Commissioner denying the petition for a special permit for a gasoline service station at the southwest corner of York Road and Seminary Avenue.

Zoning Commissioner

MAR 1 3 1951 COUNTY COMMISSIONERS

MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1906-RS

District 9	Date of Posting Feb 9/
Posted for: a to & & Las State	ion
Posted for a to & & Gas State Petitioner: Wilson & Kidd	
ocation of property & Moorner of you	ck Road . Seminary are
126	
ocation of Signs: S Newmer of y	reke Hoad & Seminary
lemarks.	·
Costed by Harry & Gartside	

MICROFILMED

SEMINARY AVE. N 89° 18'W 200 MARIE M. KRAUS WILSON CIKIDO HELEM E. KIDD MAY-1-1945 1380/258. N 73º19'E MICKOFILMED