

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "V" COMMERCIAL ZONE AND A SPECIAL PERMIT FOR A GASOLINE SERVICE STATION - S. E. Cor. Edmondson Ave. Rd'd. and Commonwealth Ave., 1st District -
Lillie M. A. Lynch, Petitioner

The property which is the subject of this petition is located at the southeast corner of Edmondson Avenue, Rd'd., (Baltimore National Pike) and Commonwealth Avenue, 1st District, Ingleside Avenue and Rolling Road, Catonsville, First District.

This Department has entertained from time to time petitions for two other reclassifications to commercial use in this immediate vicinity, both of which have been denied.

The Baltimore National Pike from the City Line to 200 feet west of Ingleside Avenue has been zoned commercially with the exception of 500 feet at the City Line, practically in its entirety. The same road from Rolling Road west to the deep cut leading down to Patuxent River, especially on the north side, is also zoned commercially almost in its entirety. Between Ingleside Avenue and Rolling Road, excepting the commercial areas set up at these intersections, there are at the present time only five commercially zoned parcels of land. On one of these parcels, namely, at the northeast corner of Baltimore National Pike and Masters Lane, a dwelling is being built.

A large housing development is planned for the property on the north side of the Baltimore National Pike to the west of Ingleside Avenue. A large portion of both the north and south sides of the Baltimore National Pike have been sub-divided into residential lots. The Baltimore National Pike ends through these residential developments at an angle, which makes it difficult to set up commercial areas without being detrimental to adjacent residential areas, if it were desirable to set up such areas.

Due to the fact that there is sparse residential development on this section of the Baltimore National Pike at the present time and with a large residential development planned at the northeast corner of the Pike and Ingleside Avenue, and the prospect of another development to the west of this property, it is the opinion of the Zoning Commissioner of Baltimore County that, that portion of the Baltimore National Pike, between the commercially zoned areas at Ingleside Avenue and the commercially zoned areas at Rolling Road should be reserved for residential use for the reason that the setting up of commercial areas could not but be detrimental to the general welfare of the residential properties existing and planned in this area, and the reclassification should be denied.

It is this 11th day of March, 1952, ORDERED by the Zoning Commissioner of Baltimore County, 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 an "A" Residence Zone.

Charles H. Miller
Zoning Commissioner
of Baltimore County

**NOTICE OF HEARING PETITION FOR
RECLASSIFICATION AND SPECIAL
PERMIT - 1st District**

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, for change or reclassification from an "A" Residence Zone to an "V" Commercial Zone of the property hereinafter described and for a SPECIAL PERMIT to use said property for a Gasoline Service Station, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the basement of the Redwood Building, Towson, Maryland:

On Monday, February 18, 1952.

at 1:00 p. m.

to determine whether or not the following described and described property should be changed and a SPECIAL PERMIT granted as aforesaid:

All that parcel of land at the southeast corner of Edmondson Ave. Rd'd., and Commonwealth Ave., 1st District of Baltimore County, thence southerly, on the south side of Edmondson Ave., Rd'd., 120 feet to the southeast corner of Edmondson Ave., Rd'd., and Gaither Ave., thence southerly, on the west side of Gaither Ave., 120 feet, thence North 77 degrees 50 minutes east 20 feet, thence North 77 degrees 54 minutes east 106.31 feet to the west side of Commonwealth Ave., and thence southerly, on the east side of Commonwealth Ave., 1.92 feet to beginning, being parcel of Lillie M. A. Lynch shown on plat plan filed with the Building & Zoning Departments.

By Order of
Zoning Commissioner
of Baltimore County

FILED JAN 22 1952
PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL PERMIT

To the Zoning Commissioner of Baltimore County:

I, Lillie M. A. Lynch

Legal Owner

Southeast corner of Edmondson Ave. Rd'd., and Commonwealth Ave., 1st District of Baltimore County, thence southerly, on the south side of Edmondson Ave., Rd'd., 120 feet to the southeast corner of Edmondson Ave., Rd'd., and Gaither Ave., thence southerly, on the west side of Gaither Ave., 120 feet, thence North 77 degrees 50 minutes east 20 feet, thence North 77 degrees 54 minutes east 106.31 feet to the west side of Commonwealth Ave., and thence southerly, on the east side of Commonwealth Ave., 1.92 feet to beginning.

County, from an "A" Residence Zone to an "V" 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, or we, 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 T. Thompson *Lillie M. A. Lynch*

Lillie M. A. Lynch

Legal Owner

c/o J. Lewis Rupp Co.

215 St. Charles Street

Baltimore, Md.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#0154

Date of Posting: 2-7-52

District: 1st

Posted to: *Ans. H. Spaulding to Ans. L. Commencement*

Petitioner: *Lillie M. A. Lynch*

Location of property: *SE corner of Edmondson Ave. Rd'd. and Commonwealth Ave., 1st District, Baltimore County, 120 feet to the southeast corner of Edmondson Ave., Rd'd., and Gaither Ave., thence southerly, on the west side of Gaither Ave., 120 feet, thence North 77 degrees 50 minutes east 20 feet, thence North 77 degrees 54 minutes east 106.31 feet to the west side of Commonwealth Ave., and thence southerly, on the east side of Commonwealth Ave., 1.92 feet to beginning, being parcel of Lillie M. A. Lynch shown on plat plan filed with the Building & Zoning Departments.*

Location of Sign: *Both signs posted 5.50 ft. high and on the south side of Edmondson Ave. Rd'd.*

Remarks: *None*

Posted by: *Raymond R. Thompson*

Date of return: 2-7-52

ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of January, 1952, 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 18th day of February, 1952, at 1:00 o'clock P.M.

Zoning Commissioner
of Baltimore County

January 22, 1952

\$2.00

RECEIVED of Atlantic Printing Company the sum of Twenty Three (\$23.00) dollars, being cost of petition for reclassification and special permit, advertising and posting property, Edmondson Avenue, Baltimore, 1st District.

Zoning Commissioner

