

FORWARDED by the Zoning Commissioner of Baltimore County this 23rd day of April, 1953.

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 December 1948, and that a public hearing thereon be held in the office of the Zoning Commissioner of Baltimore County, on the 20th day of May, 1953, at 10:30 o'clock A.M.

Elizabeth A. Diehl
Zoning Commissioner
of Baltimore County

Upon hearing on petition (1) for reclassification of the parcel of land described therein from an "A" Residence Zone to an "A" 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 being opposite a commercial zone on the south side of Wise Avenue, the granting of which will not be detrimental to the safety and general welfare of the community and no traffic hazard being created, the special permit petitioned should be granted, therefore:

It is this 23rd day of May, 1953, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition be and the same is hereby granted (1) for reclassification as aforesaid and (2) for use of the property for a gasoline service station, provided, however, that the setback for the island for pumps and the service station shall be subject to approval of the Zoning Department.

APPROVED:
County Commissioners
of Baltimore County

Elizabeth A. Diehl
Commissioner
Date: June 4, 1953

ELIZABETH A. DIEHL & ANNA R. STAMM
1111 N. 1st St. & Lynch Road

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

To the Zoning Commissioner of Baltimore County:

Presented by *ELIZABETH A. DIEHL & ANNA R. STAMM*
Legal Owners
Northeast corner of Wise Ave. and Lynch Road, 12th District of Baltimore County, there easterly, on the north side of Wise Ave., 152 feet with a rectangular depth northerly of 152 feet and binding on the west side of Lynch Road, being part of lot No., all of lots 6 and 7 and part of lot No. 8

herely 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 "A" 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, the undersigned, do hereby 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.

Elizabeth A. Diehl
Anna R. Stamm
Legal Owners
7920 WISE AVE
DUNDALK 22, MD

5/24/53
10/30

PETITION FOR ZONING RECLASSIFICATION

#2582-S

To: CHARLES H. DOING

From: Malcolm H. Hill

Location - N.E. corner, Wise Avenue and Lynch Rd., 12th Dist.

Present Zoning - "A" Residence

Proposed Zoning - "B" Commercial & Special Permit for Gasoline Service Sta.

The two corners of the opposite side of Lynch Road, from the intersection with Wise Avenue on the northeast corner, are zoned commercial; but the use has not been asserted. A considerable concentration of commercially zoned land and land shortly to be zoned commercial (#2571) is located to the northwest of this petition in this vicinity of Merritt Avenue and the northeast of this petition area (#2620) is to be set up in the Inland Trappe Road. Another shopping area (#2620) is to be set up in the Inland property to the north of Lynch Road. Although a field check has not been made in the area, it is believed that there are at least two gas stations now in the vicinity of the Merritt-Wise Avenue intersection. An additional gas station is located at the corner of Evergreen Drive to the southeastward along Wise Avenue. It appears also that additional gas stations will be provided when and if commercial reclassification is approved for petition numbers #2571 and #2601.

It is recommended that this petition be denied for the following reasons:

1. Granting this petition would permit a further intrusion of commercial use in a residential area and would further encourage ribbon commercial development along Wise Avenue and would constitute spot zoning.
2. Granting this petition would add further to traffic frictions and hazards along Wise Avenue and would be detrimental to the public safety and welfare.
3. Granting this petition would represent a convenience to the owner rather than a genuine public need for service station facilities at this location. This is supported by the fact that an order will shortly be signed (according to Mrs. Harris) granting commercial reclassification for #2571 at Merritt Avenue and that the Planning Commission has approved a subdivision plat including the commercial area now being petitioned for in #2601. Both of these areas would provide retail and service facilities and could be developed to meet the requirements of the area with an infinitely greater degree of efficiency and safety. Development of these two areas coupled with existing gas station facilities would eliminate the need for a gas station at Lynch Road and Wise Avenue and would result in a better and more desirable pattern of commercial land use for the area as a whole.

cc: W. W. MacVicar

May 22, 1953

\$23.00

RECEIVED of Elizabeth A. Diehl the sum of Twenty Three (\$23.00) Dollars, being cost of petition for a special permit and reclassification advertising and posting property at the northeast corner of Wise Avenue and Lynch Road, 12th District.

Zoning Commissioner

Hearings
Wednesday, May 20, 1953
at 10:30 a.m.
Consent of
Wardens
Towson, Md.

PAID
APR 29 1953
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *W. W. MacVicar*

NOTICE OF ZONING PETITION FOR RECLASSIFICATION AND SPECIAL PERMIT
12th DISTRICT
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification, from an "A" Residence Zone to an "A" Commercial Zone of the property or area hereinafter described and a SPECIAL PERMIT to use and occupy, by a Gasoline Service Station, the land hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the said petition, bearing in mind the Board of Review, before the Zoning Department.

On Wednesday, May 20, 1953, at 10:30 A.M., the following questions will be put to the public to determine whether or not the following petitioned and described property should be changed or reclassified and a special permit granted as aforesaid in order:

All that parcel of land at the northeast corner of Wise Ave. and Lynch Road, 12th District of Baltimore County, there easterly, on the north side of Wise Ave., 152 feet with a rectangular depth northerly of 152 feet and binding on the west side of Lynch Road, being part of lot No., all of lots Nos. 6 and 7 and part of lot No. 8, shown on plat of property of Elizabeth A. Diehl & Anna R. Stamm filed with the Zoning Department.

Order of
Zoning Commissioner
of Baltimore County.
May 18.

FILED MAY 6 1953 OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD-EXPLORER
Catonville, Md.

No. 1 Newburg Avenue

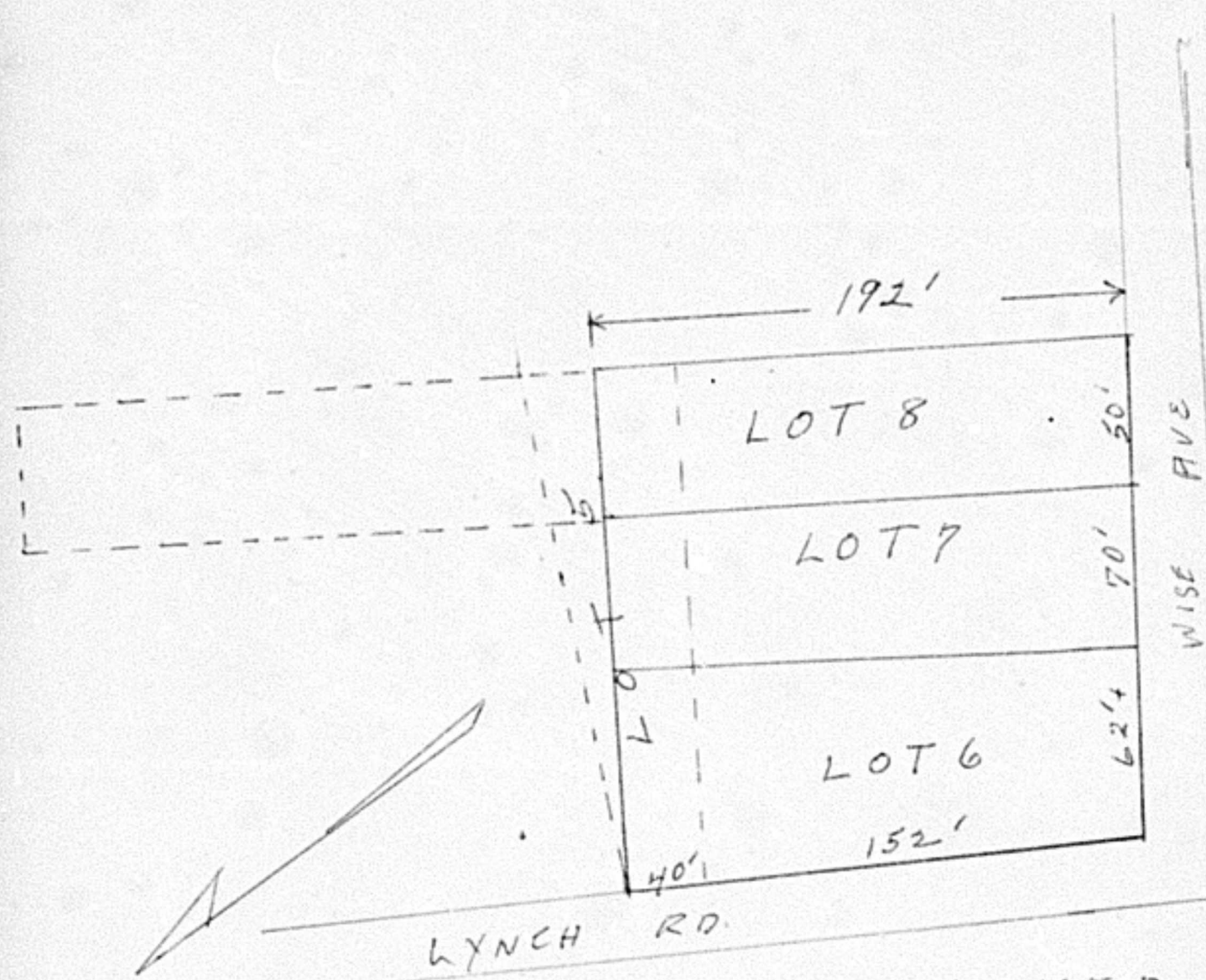
CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of *Charles H. Doing, Zoning Commissioner of Baltimore County*, was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 9th day of May, 1953, that is to say the same was inserted in the issues of

May 1 and 8, 1953.
THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager.

ALL OF LOTS 6+7, ~~FRONT~~ 192 FEET
OF LOT 8 40 FEET OF THE SOUTH
WEST SIDE OF LOT 5



PROPERTY MARKED
IN SOLID LINES TO BE
ZONED FOR GAS STATION