

MEMORANDUM

The relocation and widening of Middle River Road from Ballard Avenue to Harding Avenue by Baltimore County, has severed from the petitioner's farm a small parcel of land which is left in the triangle formed by the intersection of Middle River Road and Harding Avenue. This triangular shaped lot is hardly suitable for residential use. A gasoline service station would permit ample view at the apex of the triangle, and for this reason it would be preferred to many other uses either commercial or residential. The changed condition warrants the reclassification. A refusal of the reclassification may amount to confiscation of the lot.

2746-RS
✓✓
RECEIVED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY
OCTOBER 19 1953
BALTIMORE COUNTY

ORDERED by the Zoning Commissioner of Baltimore County this 1st day of October, 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 Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 28th day of October, 1953, at 10:00 o'clock A.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) a special permit to use said property for a gasoline service station, due to the relocation and widening of Middle River Road, by Baltimore County, from Ballard Avenue to Harding Avenue, has severed a small parcel of land which creates the triangle formed by the intersection of Middle River Road and Harding Avenue, it appears that a gasoline service station would permit ample view at the apex of this triangle and for this reason would be preferable to many other uses either commercial or residential, therefore the petition should be granted.

It is this 21st day of November, 1953, ORDERED by the Zoning Commissioner that the aforesaid petition, the first for reclassification as aforesaid and the second for a special permit be and the same is hereby granted, provided, the setback for the service building to be erected and the islands for the gasoline pumps shall be subject to approval by the Zoning Department of Baltimore County.

Approved:
County Commissioners of Baltimore County

Date: NOV 19 1953

Cha H. Doring
Zoning Commissioner of Baltimore County

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

To the Zoning Commissioner of Baltimore County:
Know us, Richard E. Walker & Helen Walker Legal Owners of the property at the southeast corner of Middle River Road and Harding Ave., (to be relocated) thence southerly, on the west side of Middle River Road, 192 feet, thence South 83 degrees 23 minutes west 203.19 feet to the east side of Harding Avenue, thence northeasterly, on the easternmost side of Harding Avenue, 150.40 feet to beginning.

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, 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.

Richard E. Walker
Helen Walker
Legal Owners
312 Ballard Road
Baltimore County, Md.

2837
10 A.M. J. CHASE

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 15th Date of Posting: 10-14-53
Posted for: City of Baltimore to Zoning Commissioner, Baltimore County
Petitioner: Richard E. Walker
Location of property: SW corner of Middle River Rd & Harding Ave, thence S, on Harding Ave, 192 ft. etc. See plat
Location of Sign: Southwest side of Middle River Rd, 305 ft. S.E. of Harding Ave.
Remarks: None
Posted by: Boyd R. Hemmell Date of return: 10-15-53

FILED OCT 19 1953

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING PETITION FOR RECLASSIFICATION AND SPECIAL PERMIT TO USE
TOWSON, MD. October 19, 1953
THIS IS TO CERTIFY, That the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on October 19, 1953, at 10:00 a.m., the first publication appearing on the 19th day of October, 1953.

THE JEFFERSONIAN,
Mr. Sawitz Manager
Cost of Advertisement, \$.....

October 26, 1953

\$23.00
RECEIVED of John J. Gailin, the sum of Twenty Three (\$23.00) Dollars, being cost of petition for Reclassification and Special Permit, advertising and posting property, southwest corner of Middle River Road and Harding Avenue, 15th District, Baltimore County, Md. Property of Richard E. Walker and Helen Walker.

Zoning Commissioner.

Notings
Wednesday, October 26, 1953
at 10:00 a.m.
Hawford Building,
Towson, Md.

PAID
OCT 26 1953
COUNTY COM. BALTIMORE
OF BALTIMORE COUNTY
Md.

APPROVED Robert F. Vozzard DATE Feb 12, 1953