

ORDERED by the Zoning Commissioner of Baltimore County this 5th day of February, 1954.

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 3rd day of March, 1954, at 10:00 o'clock A.M.

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 "SP" 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 the special permit will not be detrimental to the safety and general welfare of the community, therefore the petition should be granted.

It is this 22nd day of March, 1954, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition be and the same be hereby granted as aforesaid; that first, for reclassification from an "A" Residence Zone to an "SP" Commercial Zone and the second for a special permit to use the property for a gasoline service station. This Order is based upon the provision that without the service building and the island for the gasoline pumps shall be subject to approval of the Zoning Department.

William S. Adams
Zoning Commissioner
of Baltimore County

Approved:

County Commissioners
of Baltimore County

William S. Adams
County Commissioner
of Baltimore County

Date: APR 12 1954

2893-RS
7-75

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

To the Zoning Commissioner of Baltimore County:

I, or we, Edward G. Smith & Elsie M. Smith, Legal Owner,
All that parcel of land in the First District Baltimore County,
on the north side of Edmondson Avenue, beginning 400 feet west of
Whitfield Road; thence westerly and binding on the north side of
Edmondson Avenue 100 feet; thence north 2 degrees 30 minutes east
125 feet; thence south 69 degrees 50 minutes east 100 feet; thence
south 2 degrees 30 minutes west 125 feet to place of 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 "SP" Commercial Zone; and
(2) for a Special Permit, under said Zoning Law and Zoning Regu-
lations 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 reclassi-
fication 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.

Edward G. Smith

Elsie M. Smith
Legal Owner

1100 Edmondson Ave
Address

#2893-RS
MAP
H-1-A
"E-5"
0-5-574
2/25/54

Attention: Mr. Dill

Subject of Petition: From A to E use, a permit for Gas Service Station - E. of
Edmondson Ave. 400' W. of Whitfield Road

Comments:

- The land in the immediate area of this petitioner's property is now utilized or proposed for residential purposes. Also, Edmondson Avenue is now and will remain a residential street for some distance to both the east and the west of the frontage in question. It appears reasonable therefore to recommend denial of this petition. To do otherwise would be spot commercial zoning.
- Aside from the above reasons, it seems proper to deny the request for such small commercial plots located on community through streets (as Edmondson Avenue is designated) in order to avoid the potential blossoming of strip commercial development all along the frontage in the vicinity.
- Even though the petitioner's property is located across the street from a commercial enterprise, the latter is a non-conforming use and therefore should not be considered as a ~~valid~~ valid reason which would suggest, per se, approval of this request.
- On the basis of the above, the Planning Commission Staff recommends that the petition be denied.

3-3-54 bb

Petition No. 2893 District No. 1
Processed by L. Graef
Hearing Scheduled Wed., March 3, 1954

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#2893

Date of Posting: 2-17-54

Post for: Special Permit Gasoline Station & Commercial Zoning

Petitioner: Edward G. Smith & Elsie M. Smith

Location of property: 1100' E. of Edmondson Ave. 400' W. of Whitfield Rd. 1st Dist.

Location: Sign post, side of Edmondson Ave. 400' west of Whitfield Road

Remarks: George R. Rhemmel

Date of return: 2-18-54

FEB 16 1954

OFFICE OF
THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.
T. H. HERALD-ARGES
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

February 24, 1954.

THIS IS TO CERTIFY, that the annexed advertisement of
White Lake as Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTEAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 3 successive weeks before
the 20th day of February, 1954, that is to say
the same was inserted in the issues of

February 12 and 19, 1954.
THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager.

February 10, 1954

\$23.00

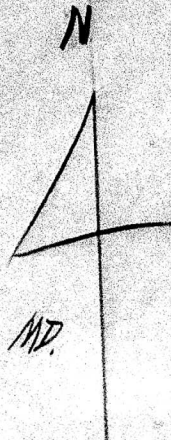
RECEIVED by Edward G. Smith, the sum of Twenty Three
(\$23.00) Dollars, being cost of petition for reclassification
and Special Permit, advertising and posting property, north side
of Edmondson Avenue, beginning 400 feet west of Whitfield Road,
1st District, Baltimore County, Maryland.

Zoning Commissioner

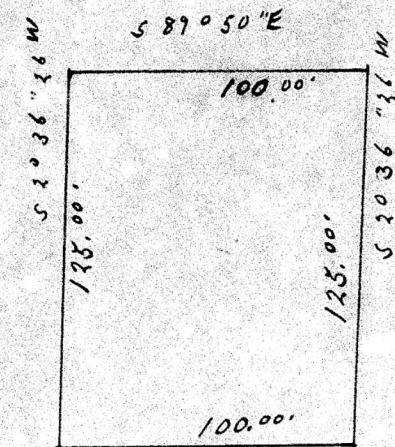
Hearing
Wednesday, March 3, 1954
at 10:00 a.m.
Foster Building
Towson, Md.

PAID
FEB 10 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
#2893

Whitfield Road



1ST ELECT. DIST. BALTO. CO., MD.
SCALE: 1 IN = 50 FT



400.00'

61 00

EDMONDSON

AVENUE

