

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

To the Zoning Commissioner of Baltimore County:

I, or we, Deacon & Kline, Legal Owners

All that parcel of land in the Fifteenth District of Baltimore County, on the southeast corner of Back River Neck Road and William Avenue, thence southerly and binding on the east side of Back River Neck Road 167.34 feet with a rectangular depth northwesterly of 190 feet and binding on the south side of William Avenue, being lots 1 to 6 inclusive on plat of French Park.

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 "C" 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.

George F. Deacon

Stanley Kline

149 Back River Neck Rd. #21

Paul J. Kline

Petition No. 2955 District No. 15
Processed by D. Stanton
Hearing Scheduled Wed. April 14

Attention: Mr. Adams

Subject of Petition: A - 1 lot a Gas Station on S.E. corner of Back River Neck Road & William Avenue

Comments:

From a land use point of view it is not considered that commercial use of this property would be sound development. The adjoining areas on both sides of Back River Neck Road are being developed for residential use. There is considerable land within 2000' of the property which is zoned for commercial use at present and is yet not fully developed. It is felt that this existing commercial zone is adequate to serve the needs of the existing and future population. Back River Neck Road is the only road which connects the peninsula to the north and is therefore an important traffic road. Strip commercial zoning along this road should be discouraged in the interests of both traffic movement and safety.

It appears that the existing filling stations in the area ~~will~~ ^{are more} than adequate to serve the needs of the population and that a further use on this property would be even less desirable than any other form of commercial development.

ORDERED by the Zoning Commissioner of Baltimore County this 16th day of March, 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 16th day of April, 1954, at 11:00 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 "C" Commercial Zone and (2) for Special Permit to use said property for a gasoline service station and it appearing, that by reason of location, being adjacent to existing commercial areas, the said petition should be granted, therefore:

It is this 16th day of April, 1954, ORDERED by the Zoning Commissioner of Baltimore County that the afo. said petition be and the same is hereby granted; the first, for reclassification as aforesaid and, second, to use the property for a gasoline service station, provided, however, that the setback for any buildings or structures to be erected and the setback for the gasoline pump shall be subject to the approval of the Zoning Department.

John J. Deacon
Zoning Commissioner
of Baltimore County

Approved:

County Commissioners of
Baltimore County

Charles E. Spill
Chairman

Date: July 4, 1954

Certificate of Publication

ESSEX, MD., March 30th, 1954.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 15th day of April, 1954, the first publication appearing on the 22nd day of March, 1954.

THE EASTERN ENTERPRISE, INC.
John R. Lutz
Manager



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 3-31-54
Posted for Deacon & Kline
Petitioner Deacon & Kline
Location of property S.E. corner of Back River Neck Rd. & William Ave. at intersection of Back River Neck Rd. & William Ave. at intersection of Back River Neck Rd. & William Ave.
Location of Signs Southwest corner of Back River Neck Rd. & William Ave.
Remarks George F. Deacon
Posted by George F. Deacon Date of return 4-1-54

**NO PLAT
IN
THIS FOLDER**