

3044-R-5
MAP #12
E-5
5/29/54

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

To the Zoning Commissioner of Baltimore County:

I, or we, Alex Rice and Peter Rice Legal Owners

All that part of land in the Twelfth District of Baltimore County, on the southeast corner of Soliers Point Road and Turner Avenue, shown as lot 19 and 20 on the south side of Soliers Point Road 55.5 feet with an average depth southerly of 100 feet and lying on the east side of Turner Avenue. Being lots 19 to 22 inclusive on plat of Turner Park.

heroby 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 expense 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.

Alex Rice

Peter Rice

305 Wendell Rd

Address

#22

6/2/54
3 P.M.

Petition No. 3044 District No. 12

Processed by D. Stanton

Hearing Scheduled for Wed., June 2

Attention: Mr. Adams

Subject of Petition: A to E and Special Permit for a Gas. Service Station
E.W. corner of Soliers Point Rd. & Turner Ave.

Comments:

This property is located on a minor street and is adjacent to a school site on both its eastern and southern boundaries. From a land use point of view, such a location is unsuitable for commercial use and especially so for a filling station, which would attract traffic into the area and create additional hazards for the many children passing to and from the school.

It is recommended that the petition be denied.

5-26-54 bb

3044-R-5
MAP #12

GRANTED by the Zoning Commissioner of Baltimore County this 1st day of May, 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 2nd day of June, 1954, at 2:00 o'clock P.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 "E" Commercial Zone and (2) for a special permit to use said property for a gasoline service station, and it appearing that the property having enjoyed a nonconforming commercial use for nearly twenty years, the granting of the petition would be beneficial to the community and not detrimental to the general welfare, the said petition should be granted, therefore:

It is this 11th day of June, 1954, GRANTED by the Zoning Commissioner of Baltimore County, that the aforesaid petition be and the same is hereby granted; the first, for reclassification for a gasoline service station, subject, however, to the approval of the Baltimore County Planning Commission and the Baltimore County Highway Department of the setback for the service building to be erected and the island for the gasoline pumps.

John H. Adams
Zoning Commissioner
of Baltimore County

Approved:

County Commissioners
of Baltimore County

Charles F. Hall
Date: JUN 24 1954

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3044

District... 12th
Date of Posting... 5-17-54
Posted for: Carl Davidson, Jr. and his Commission for Gasoline Service Station
Petitioner: Glen & Anne Rice
Location of property: S.E. cor. of Soliers Point Road & Turner Ave. & 1/2 block S. of Soliers Point Rd. 55.5 ft. with an average depth of 100 ft. on the south side of Soliers Point Rd. & Turner Ave. & 1/2 block S. of Soliers Point Rd. & Turner Ave.
Location of Sign: Southeast Corner of Soliers Point Road & Turner Avenue

Remarks:
Posted by: George A. Henderson Date of return: 5-20-54

NOTICE OF ZONING
PETITION FOR
RECLASSIFICATION AND
SPECIAL PERMIT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, for change of reclassification, from an "A" Residence Zone to an "E" Commercial Zone, and a SPECIAL PERMIT to use said property for GASOLINE SERVICE STATION, the Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, has had a public hearing on the above petition, in the Twelfth District of Baltimore County, at the southeast corner of Soliers Point Road and Turner Avenue, on the 2nd day of June, 1954, at 2:00 P.M.

On Wednesday, June 2, 1954, to determine whether or not the following mentioned and described property should be changed or reclassified and a special permit granted, as aforesaid, he will, at the same time, hear all parties in interest. At the time of said hearing, the Twelfth District of Baltimore County, will also conduct a public hearing on the southeast corner of Soliers Point Road and Turner Avenue, on the north side of Soliers Point Road 55.5 feet with an average depth southerly of 100 feet and lying on the east side of Turner Avenue. Being lots 19 to 22 inclusive on plat of Turner Park filed with the Zoning Department of Baltimore County. By order of:
Zoning Commissioner
of Baltimore County
May 14-21

MAY 18 1954

OFFICE OF

THE BALTIMORE COURTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD-ARGUS
Catonville, Md.

THE COMMUNITY PRESS
Baltimore, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

May 22, 1954

THIS IS TO CERTIFY, that the annexed advertisement of Walter H. Adams, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COURTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 22nd day of May, 1954, that is to say the same was inserted in the issues of

THE BALTIMORE COURTIAN

By Paul J. Morgan
Editor and Manager.

May 11, 1954

\$23.00

RECEIVED of Alex Rice, petitioner, the sum of Twenty Three (\$23.00) Dollars, being cost of petition for reclassification, Special Permit, advertising and posting property, southeast corner of Soliers Point Road and Turner Avenue, 12th District, Baltimore County, Maryland.

Zoning Commission

Hearing

Wednesday, June 2, 1954

at 2:00 p.m.

Reheard Building
Towson, Md.

PAID
MAY 10 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY John H. Adams



Plat of 5/82
 TURNER PARK
 Twelfth District Baltimore Co. Md.

Scale - 30 Feet to one inch.

By J. H. Turner & Co.

Surveyors & Civil Engineers

Rec'd Nov. 7-1913

