

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

To the Zoning Commissioner of Baltimore County:

I, or we, Jerome J. Karp and Helen Karp Legal Owners
First Parcel: All that parcel of land in the Fifteenth District of Baltimore County, on the south-
east corner of Race Avenue and Wolf Street; thence southerly and binding on the east side of Race
Avenue 500 feet to the north side of Gerries Street; thence easterly and binding on Gerries and
thence southerly and binding on Wolf Street 150 feet to place of beginning.
Second Parcel: All that parcel of land in the Fifteenth District of Baltimore County, on the south-
west corner of Race Avenue and Wolf Street; thence southerly and binding on the east side of Race
Avenue 125 feet with a rectangular depth easterly of 150 feet and binding on the south side of
Wolf Street.

hereby petition (1) that the zoning status of the above described
property be reclassified, pursuant to the Zoning Law of Baltimore
County, from an "R" Residence Zone to an "C" 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 Gas Station

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expense 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.

Jerome J. Karp
1501 Eastern Blvd.
Helen Karp
Legal Owners

Mur. 6-3770

RECEIVED
SEP 24 1954
COUNTY COMMISSIONERS
OFFICE

Petition No. 3121 District No. 15
Processed by D. Stanten
Hearing Scheduled Mon., Aug. 22, 1954

Attention: Mr. Adams
Subject of Petition: A to X & Special Permit for a Gas Station - S.W. cor. of Race
Ave. & Wolf Street

Comments:
It is recommended that the petition be denied as "spot zoning".
About 1/4 mile to the south of the property is Eastern Avenue, which is almost
entirely zoned for commercial use. About 3000 feet to the east about 30 acres of
land have recently been zoned for a shopping center.
The granting of the zoning requested would encourage further strip commercial
zoning along Race Avenue and the proposed filling station would attract traffic into
a residential area.

8-19-54 30

CLAIMED by the Zoning Commissioner of Baltimore
County this 13th day of July, 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 21st
day of August, 1954, at 11:00 o'clock
A.M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition (1) for reclassification of the
two parcels of land, described therein, from an "R" Residence Zone to
an "C" Commercial Zone and (2) for a special permit to use the secondly
described parcel for a gasoline service station, and it appearing that
by reason of location, being on Race Avenue, a connecting link between
Eastern Boulevard and Pulaski Highway; also various reclassifications
of properties having taken place since the original zoning, warrant
the reclassification and the granting of a special permit as aforesaid,
therefore:

It is this 21st day of August, 1954, ORDERED by the
Zoning Commissioner of Baltimore County, that the aforesaid petition be
and the same is hereby granted; the first for reclassification of the
aforesaid two parcels of land, from an "R" Residence Zone to an "C"
Commercial Zone, subject to the provision of two and one-half square
feet of off-street parking area for each square foot of land to be
covered by commercial buildings, and second, the granting of a special
permit to use the secondly described parcel for a gasoline service
station. The setback for the service building to be erected and
the island for the gasoline pump to be approved by the Baltimore
County Highway Department.

William M. Adams
Zoning Commissioner
of Baltimore County

Approved:
County Commissioners of Baltimore County

By Charles H. Adams
President

Date: SEP 24 1954

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 15th Date of Posting: 8-11-54
Posted for: Gas Station
Petitioner: Jerome J. & Helen Karp
Location of property: 1501 Eastern Blvd. S.W. cor. of Race Ave. & Wolf St.
Location of signs: Two signs, one on each side of Race Ave. & Wolf St.
Remarks: Another petition for reclassification of Race Ave. & Wolf St.
Posted by: George R. Hemmell Date of return: 8-12-54

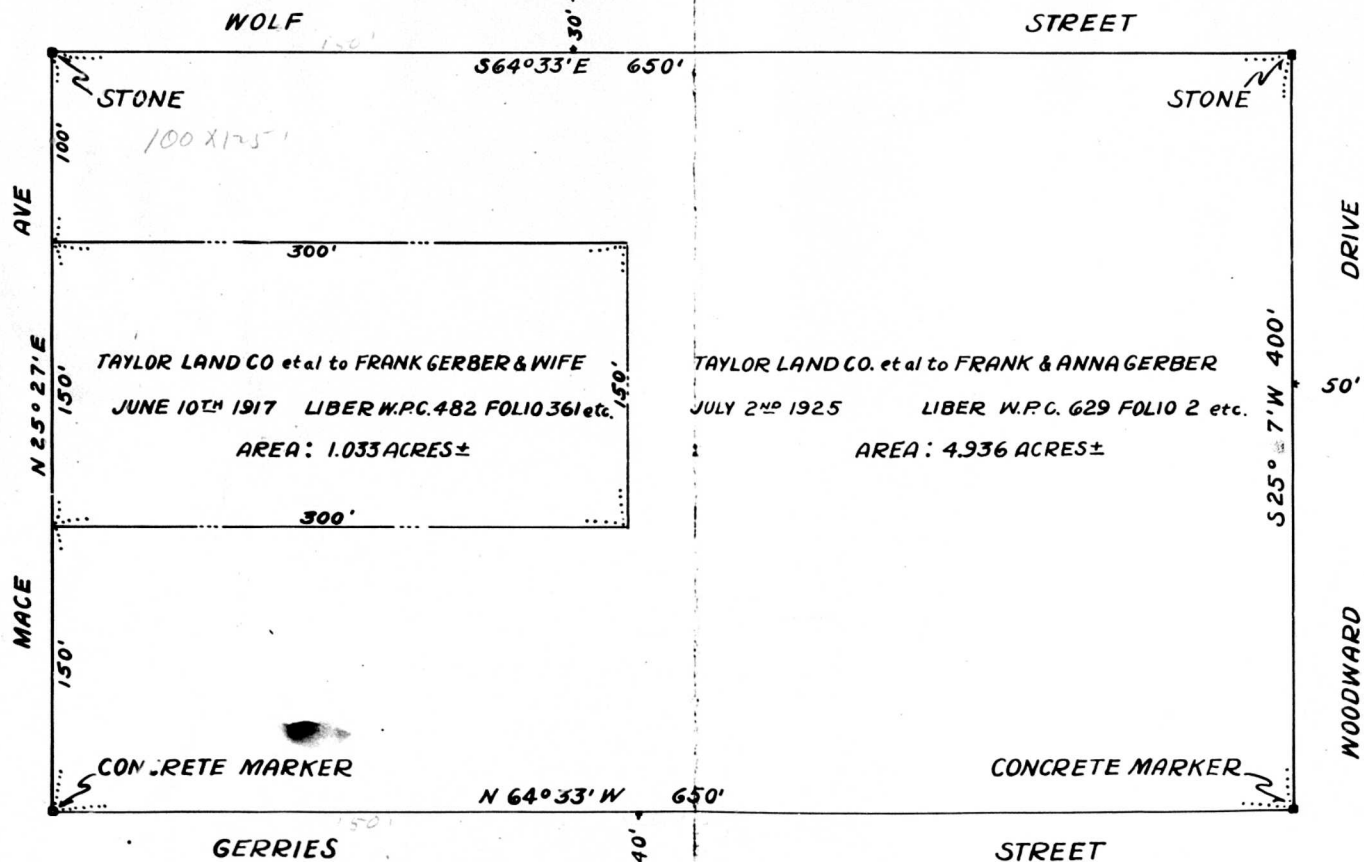
CERTIFICATE OF PUBLICATION

TOWSON, MD. AUGUST 13, 1954
THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., commencing
at 2 o'clock, p.m., on the 11th day of August, 1954, the first publication
appearing on the 11th day of August, 1954.

THE JEFFERSONIAN,
W. H. Jeffers
Manager

Cost of Advertisement, \$.....

PAID
JUL 14 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY



WM. M. MAYNADIER
SURVEYOR
TOWSON MD.
SCALE 1"=60' DATE 4/14/47