

John S. Mahle for P.R.

Confer. & check store for 20 yrs.

Look 10/7/54

This is a non conform use and does not conform at all with the community. The proposed addition would not have proper set back from Heights Mill Rd. Nor would there be enough area to allow for the future expansion of Dogwood Rd.

MPC

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "B" COMMERCIAL ZONE AND SPECIAL PERMIT FOR GASOLINE SERVICE STATION - S. W. Cor. Dogwood Road and Wrights Mill Road, 2nd Dist. Henry C. Good, Petitioner

The appeal filed in the above matter came on for hearing before the Board of Zoning Appeals of Baltimore County on December 2, 1954, from an Order of the Zoning Commissioner of Baltimore County denying the reclassification and special permit for a gasoline service station.

The property which is the subject of the petition is located at the southwest corner of Dogwood Road and Wrights Mill Road, in the Second District of Baltimore County.

The evidence presented on behalf of the petitioner failed to show that this property was erroneously zoned at the time of the adoption of the Zoning Regulations and Restrictions in Baltimore County and also failed to show that changes have taken place to warrant a reclassification at this time, the granting of which would be "spot zoning". Therefore, this Board must sustain the Zoning Commissioner and refuse a reclassification of the property.

It is this 11th day of January, 1955, ORDERED by the Board of Zoning Appeals of Baltimore County that the aforesaid Order of the Zoning Commissioner denying the reclassification is hereby affirmed and the property is continued as and remains an "A" Residence Zone.

Charles F. Mahle
John S. Mahle
Board of Zoning Appeals
of Baltimore County

Wilkie H. Adams, Esquire
Zoning Commissioner of
Baltimore County
Towson - 4
Baltimore County Maryland

OCT 20 1954

Re: Petition for Reclassification from an "A" Residence Zone to an "B" Commercial Zone and Special Permit for Gasoline Service Station - S. W. Cor. Dogwood and Wrights Mill Roads, 2nd Dist., Henry C. Good, Petitioner

Dear Mr. Adams:
Please enter an appeal from your decision in the above entitled matter to the Board of Zoning Appeals for Baltimore County, and transmit all the papers in said case to the Board of Zoning Appeals for Baltimore County.

John S. Mahle
John S. Mahle
Attorney for the Appellant

\$23.00
RECEIVED of John F. Bonnell, the sum of Twenty Three (\$23.00) Dollars, being cost of petition for re-classification, Special Permit, advertising and posting property, southwest corner of Dogwood Road and Wrights Mill Road, 2nd District, Baltimore County, Maryland.

September 16, 1954

Zoning Commissioner of Baltimore County

Hearing:
Wednesday, October 6, 1954
at 10:00 a.m.
Nashford Building
Towson, Md.

PAID
SEPT 16 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY [Signature]

#3182-RS

MAP
#2-B
E+S
9/24/54

3182-RS

RECEIVED
Zoning Commission
of Baltimore County
OCT 15 1954

ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of September, 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 6th day of October, 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 "B" Commercial Zone and (2) for a special permit to use said property for a gasoline service station, and its appearing from the evidence disclosed at the hearing the property enjoys a nonconforming commercial use but does not conform to the character of the community. Also the proposed addition would not have the proper setback from Wrights Mill Road nor would there be sufficient space to provide for the future widening of Dogwood Road. For the above reasons the petition should be denied.

It is this 11th day of October, 1954, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition be and the same is hereby denied.

John S. Mahle
of Baltimore County

PETITION FOR (1) ZONING RECLASSIFICATION (2) SPECIAL PERMIT
To the Zoning Commissioner of Baltimore County:
I, or we, Henry C. Good, Legal Owner,

All that parcel of land in the Second District of Baltimore County on the southeast corner of Dogwood Road and Wrights Mill Road, thence westerly and binding on the south side of Dogwood Road 247 feet; thence south 21 degrees 10 minutes west 120 feet; thence south 52 degrees 10 minutes east 260 feet to the west side of Wrights Mill Road; thence westerly and binding on the west side of Wrights Mill Road 204 feet to place of beginning.

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 "B" 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.

notify John F. Bonnell

Wright Mill & Dogwood Rd.
At 5:00 PM

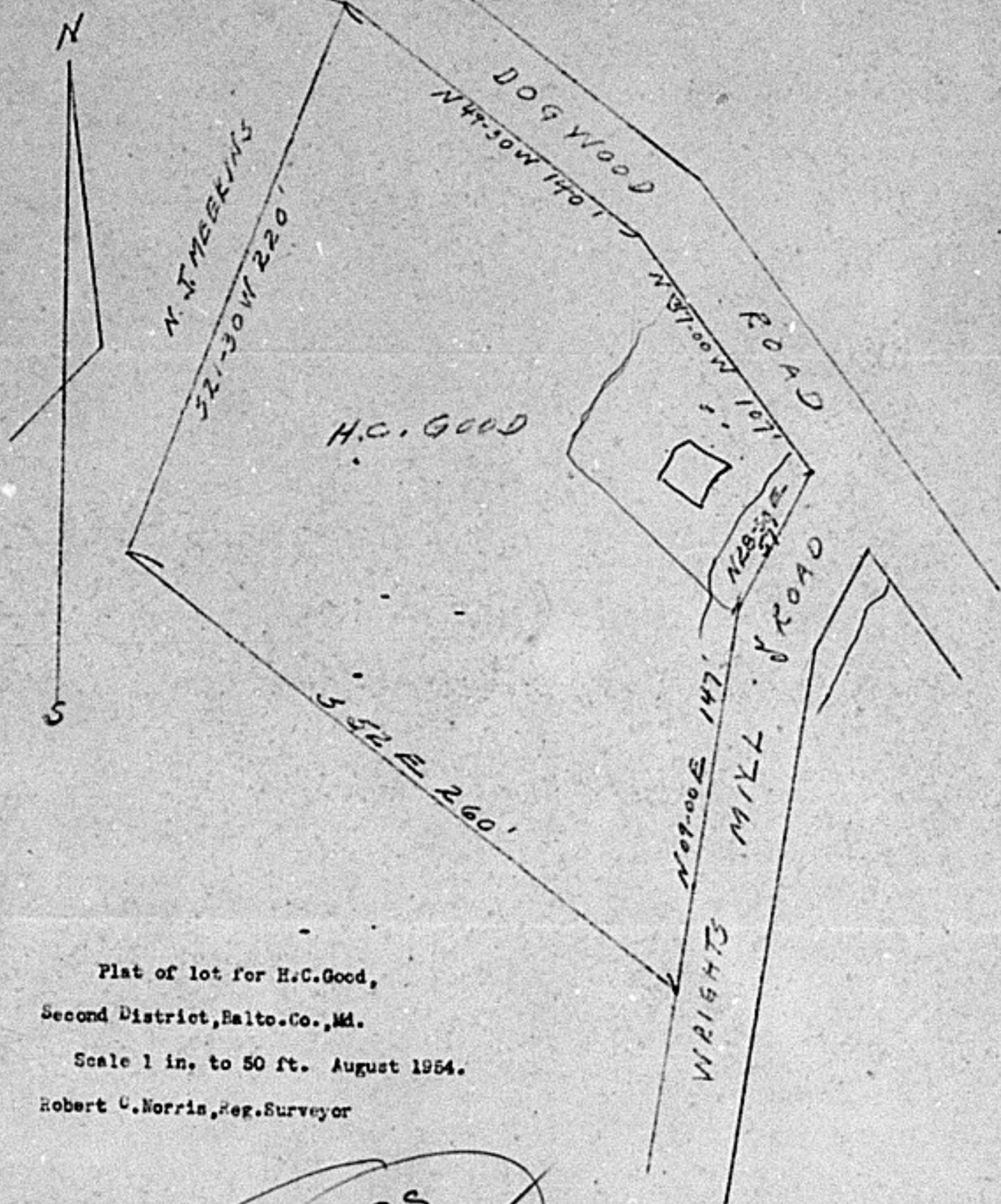
Henry C. Good
Legal Owner
6033 Lynne Park Dr
Towson

Noted
10/15/54
John Mahle
for P.R.

OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.
September 25, 1954
THIS IS TO CERTIFY, that the annexed advertisement of White H. Adams, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 3 successive weeks before the 25th day of September, 1954, that is to say the same was inserted in the issues of September 17 and 24, 1954.
THE BALTIMORE COUNTIAN
By Paul J. Morgan
Editor and Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District... 2nd
Date of Posting... 9-25-54
Posted for... [Signature]
Petitioner... Henry C. Good
Location of property... S.W. Cor. of Dogwood Road & Wrights Mill Road, Thence westerly and binding on the south side of Dogwood Road 247 feet; thence south 21 degrees 10 minutes west 120 feet; thence south 52 degrees 10 minutes east 260 feet to the west side of Wrights Mill Road; thence westerly and binding on the west side of Wrights Mill Road 204 feet to place of beginning.
Remarks... [Signature]
Date of return... 9-23-54

#3182-RS
MAP
#2-B
E+S
9/24/54
October 20, 1954
\$20.00
RECEIVED of John S. Mahle, the sum of Thirty (\$30.00) Dollars being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner denying reclassification of property of Henry C. Good at the southwest corner of Dogwood and Wrights Mill Road, 2nd District.
Zoning Commissioner
PAID
OCT 20 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY [Signature]



Plat of lot for H.C. Good,
Second District, Balto. Co., Md.

Scale 1 in. to 50 ft. August 1954.

Robert C. Norris, Reg. Surveyor

#3182-RS
MAP
#2-B