

3538-RX
MAY 12 1955
3538-RX
PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION
To the Zoning Commissioner of Baltimore County
I, or we, A. J. Niggel Legal Owner
All that parcel of land in the Fourth District of Baltimore County, on the west side of Green Spring Avenue, beginning 150 feet south of Ridge Road; thence southerly and westerly on the west side of Green Spring Avenue 100 feet; thence south 70 degrees 45 minutes west 150 feet; thence north 19 degrees 15 minutes west 100 feet; thence north 70 degrees 45 minutes east 150 feet to place of beginning.

hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from R-6 zone, to R-1 zone; and
(2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for GASOLINE SERVICE STA.

Property to be posted as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above reclassification and Special Exception, 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.

Wm. J. Niggel
Legal Owner
Green Spring Ave
Baltimore, Md.
4/2/55
3PM

#3538-RX
ORDERED by the Zoning Commissioner of Baltimore County this 11th day of May, 1955.
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 13th day of June, 1955, 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 in the within petition from "R-6" (residence) zone to a "R-1" (business local) zone and a Special Exception for a gasoline station, and it appearing that by reason of location, being in a residential area and adjacent to a gasoline service station operating under a lawful nonconforming use, it is the opinion of the Zoning Commissioner that there is no need for an additional station in that area, and, further that the granting of the petition would be detrimental to the health, safety and the general welfare of the community, therefore, the petition should be denied.
It is this 11th day of July, 1955, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for reclassification and a special exception, be and the same is hereby denied.
William J. Adams
Zoning Commissioner
of Baltimore County

REPORT OF JOINT ZONING COMMITTEE ON PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION
3538-R - X
Location - West side of Green Spring Avenue, 150 feet south of Ridge Road, 14th District
Owner - A. J. Niggel
Present Zoning - R-6
Proposed Zoning - R-1 and a Special Exception for gasoline service station use.
Date Received - May 13, 1955
Date of Reply - June 9, 1955

The property in question is located on the west side of Green Spring Avenue, 150 feet south of Ridge Road, in the Chestnut Ridge area. An existing gasoline service station, which is a non-conforming use, occupies this west lot. The area is almost exclusively agricultural and residential in character.

If this petition is granted it is recommended that granting be to the specific requirement that the non-conforming filling station be abandoned. The traffic does not appear to justify two filling stations. The development of this area is not sufficiently concentrated to clearly indicate this as a center for a future neighborhood and, therefore, to indicate the appropriateness of a retail commercial center.

However, the existence of a community building opposite this tract, across Green Spring Avenue, and of another non-residential building adjoining the community building, and the new Federal installation closely adjacent pertaining to the Army's Nike installations, this site appears as appropriate as any in this locality for the substitution of a more modern filling station for the existing one in the same ownership.

James J. Dembeck, Executive Secretary
Joint Zoning Committee
cc: Mr. Wilkie H. Adams
Mr. John S. Funk

May 24, 1955
RECEIVED
\$33.00
RECEIVED of A. J. Niggel, petitioner, the sum of thirty Three (\$33.00) Dollars, being cost of petition for Reclassification, Special Exception, advertising and posting property, west side of Green Spring Avenue, beginning 150 feet south of Ridge Road, 14th District, Baltimore County, Maryland.

Zoning Commissioner
RECEIVED
Monday, June 13, 1955
at 2:00 p.m.
Reheard Building
Towson, Maryland.
cc: Harvey E. Ruhl

RECEIVED
MAY 25 1955
COUNTY CLERK'S OFFICE
J.F.C.

NOTICE OF HEARING
PETITION FOR
RECLASSIFICATION
AND
SPECIAL EXCEPTION
No. 11-De-100
Pursuant to petition filed with the Zoning Commissioner of Baltimore County, for change of zoning from R-6 to R-1 and a Special Exception for use as a gasoline service station, and it appearing that by reason of location, being in a residential area and adjacent to a gasoline service station operating under a lawful nonconforming use, it is the opinion of the Zoning Commissioner that there is no need for an additional station in that area, and, further that the granting of the petition would be detrimental to the health, safety and the general welfare of the community, therefore, the petition should be denied.
It is this 11th day of July, 1955, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for reclassification and a special exception, be and the same is hereby denied.
This is to certify, that the annexed advertisement of William J. 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 successive weeks before the 4th day of June, 1955, that is to say the same was inserted in the issues of
May 27, June 3, 1955.

OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGO
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.
June 4, 1955.
THIS IS TO CERTIFY, that the annexed advertisement of William J. 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 successive weeks before the 4th day of June, 1955, that is to say the same was inserted in the issues of
May 27, June 3, 1955.
THE BALTIMORE COUNTIAN
By Paul J. Morgan
Editor and Manager

#3538
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 4th
Date of Posting 6-1-55
Posted for: Lawrence J. Niggel, to own R-1 zone & gasoline service station
Petitioner: A. J. Niggel
Location of property: on the west side of Green Spring Ave. at about 150 feet south of Ridge Road, 14th District
Location of signs: west side of Green Spring Avenue 250 ft. south of Ridge Road
Remarks: George H. Adams
Date of return: 6-2-55

