

IN THE MATTER OF:

BEFORE THE

THE PETITION FOR RECLASSIFICATION AND
SPECIAL EXCEPTION FOR GASOLINE
SERVICE STATION - M.V. CORP.
FREDERICK ROAD AND N. PROSPECT AVE.,
1st DIST., MERCANTILE-SAFE DEPOSIT
& TRUST CO., PETITIONERS.

BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

APPEAL

To the Board of Zoning Appeals of Baltimore County.

The Petitioner, Mercantile-Safe Deposit & Trust Co., hereby files notice of an appeal in the above captioned matter and request that all affidavits, records, papers, etc. pertaining to the above matter be obtained from the Zoning Commissioner, and a date be scheduled for a hearing on this said appeal.

This appeal is taken this 25th day of May, 1956.

A. Gerion Boggs
A. Gerion Boggs
Attorney for Petitioner

IN THE MATTER OF PETITION
FOR RECLASSIFICATION AND
SPECIAL EXCEPTION FOR GASOLINE
SERVICE STATION - M.V. CORP.
FREDERICK ROAD AND N. PROSPECT
AVE., 1st District - Mercantile-
Safe Deposit & Trust Company,
Petitioner

BEFORE

BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY
Case No. 386

OPINION

The petition in this case seeks a reclassification to "Business Local" and a Special Exception for a Gasoline Service Station of a lot at the northwest corner of Frederick Road and Prospect Avenue, in Catonsville.

The land on the north side of Frederick Road east of Prospect Avenue is zoned for and used commercially and Prospect Avenue has been the dividing line between commercial and residential zoning for some years. There is no commercial zoning and no commercial uses on the north side of Frederick Road west of Prospect Avenue for a distance of more than half a mile. The same is true of the south side of Frederick Road which has been recently developed with group houses.

In our opinion Prospect Avenue was and is a logical boundary of commercial zoning and there is no justification for an extension of commercial zoning on Frederick Road, west of Prospect Avenue. There has been no change in conditions upon which to base the reclassification and we think the owners of residences in the area are entitled to the protection of the zoning plan.

Since we will deny the reclassification there is no need to consider the Special Exception.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 26th day of August, 1956, by the Board of Zoning Appeals of Baltimore County, ORDERED that the reclassification sought in the petition filed herein be and is hereby denied.

Arthur H. Galt
Arthur H. Galt
Chairman
Charles H. King
Charles H. King

BERNARD JOHN MEDAIRE, JR.
ATTORNEY AT LAW
424 WASHINGTON AVENUE
TOWSON 4, MD.
VALLEY ROUTE
May 1, 1956

Baltimore County Zoning Department
County Office Building
Chesapeake Avenue
Towson 4, Maryland

Re: NW Corner
Frederick Road and Prospect Ave.
Petition for Special Permit etc.

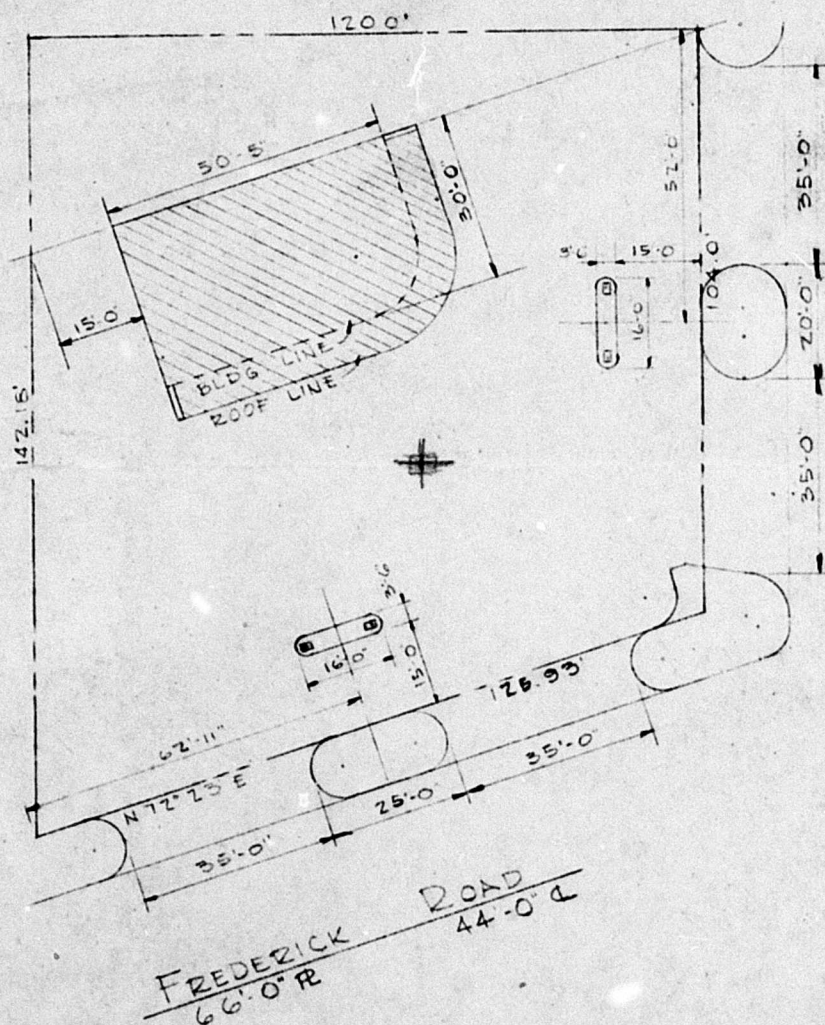
Gentlemen:

Please enter my appearance on behalf of the Protestants in the above entitled case.

Very truly yours,

Bernard John Medaire, Jr.
Bernard John Medaire, Jr.

BJM:jrm



NORTH PROSPECT AVENUE
50'-0" R 20'-0" C

LOCATION PLAT

#3806 ✓
MAP #1-A

SEC: BALTO. CO.	SHEET 1 OF 1
CROWN CENTRAL PETROLEUM CORPORATION BALTIMORE, MARYLAND	
PROPOSED GASOLINE FILLING STATION AT N/W COR. FREDERICK RD & PROSPECT AVE	
SCALE: 1" = 30'-0"	DATE: 4-9-56
ENGINEERING DEPARTMENT BALTIMORE, MD.	
DISTRIBUTION ENGINEER DRAWING No. 1347	ENGINEER OF BUILDINGS FILE No. D-17-18