MAP V FETITION FOR (1) ZONING RECLASSIFICATION (2) SPECIAL EXCEPTION BLIX : N/W corner Frederick Rd. & Prospect Ave., fronting 125.93 feet, more or To the 2 ming Commissioner of Baltimore County:

Ave., fronting los ave. All that parcel of land in the First District of Bhitmace County on the Sorthwest corner of Frederick Road and M. Prospect Arenney thence heaterly and feet; thence Basterly and of Frederick Road 125/5 (Feet) themse Entriety March Southerly and binding on the West side of M. Prospect Arenney (Devote to the Place of beginning. merecy peciation (1) that the soning status of the good assertiproperty be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 Zone to an B.L. Zone; and (2) for a Spc cial Exception, 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 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. Jon. DKanden EVENTE S. TO C Trust Officer BY Court Formation Subdivious Vice Profilent SUCCLEON TRUITERS UNDER TRUIT CREATED UNDER PARADRAPH 4 OF WILL OF EFREAIN "ACHT, DECEMBED. Legal Owners 13 South Street, Bultimore St.) 14. MICROFILMED 3806

THE ROLL OF THE COURT

and North Prospect Abenus, 1st District.

May 28, 1956

BOSIVED of A. Gordon Hoome, Attorney for Mor

wit & Trust Company, Potitioner, the sum of \$50.00

#3806

380

MAP V BLIX PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION 5/3/56 (2) SPECIAL BELOWING.

BLOSS NA Corner Frederick Rd. be Produced Rd. be To the Zoning Commissioner of Balticore County:

Ave., Fronting 125,93 feet, nor or less, on Special Rd Frederick Rd.

To or ws., William B. Davidson and Mercantile— imaginifectory. Safe Deposit and Trust Company, Successor Trustees under the Trust created under Paragraph 4 of the Will of Ephriam Macht, deceased, which will is recorded in the Office of the Register of Wills, of Baltimore City in "Wills" Liber J.H.B. No. 216, Folio 416, Legal Owners hardy patition (1) that the soning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 Zone to an B.L. Zone: and (2) for a Spr cial Exception, 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 Exception, advertising, porting, 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. Mrn. Banider WILLIAM B. DAVIDEG! EVENTE S. FO & BY Die T. Kenny Successor Tructures Wholer Truct CREATED UNDER PARGRAPH 4 OF WILL OF EMBRAIN MACHT, PERSONSE Truck Officer Legal Cuners 13 South Street, Bultimore 2) Yda MICROFILMED

#3806

May 4, 1956

MEMORANDUM

Wilsie H. Adams, Zoning Commissioner

0. M. Stirling, Jr., Office of Planning

SUBJECT: Zoning Petition #3806 Land in lst District on northeast corner of Prederick Boad and Prospect Avenue.

The proposal of a Filling Station in this location appears to be potentially controversial.

The property in question is across the street from a small area that is almost uniformly B-L.

(2) hit the property is hoteled in every other direction by density developed residential use, desirately the direction of th

Petailed information concerning Land-Wee in the meighbor-hood could be helpful. Accordingly, The Office of Flanning Is submitting herewith a tracing showing the Land-Wee that is

April 17, 1956

the petition of William B. Davidson, Trustee, the sum of Thirty-eight (\$38.00) dollars, being cost of petition for Zoning Reclassification and Special Exception, advertising and posting property on the Morthwest corner of Frederick Road and N. Prospect Avenue, 1st District of Baltimore

HE: PETITION FOR ESCLASSIFICATION FROM AN "R-6-FEMENT TO A "P.L." ZOME AND SPECIAL EXCEPTION ON THE ASSETTION SHAPETION. IN W. Ger. Fraderick Road and North Prospect Ave., Syrat District - Marcantile-Safe Deposit & Trust Co., Putitions.

After having heard the testimony and having seen and

area which is the subject of this petition for reclassification from an "R-6" Zone to a "B.L." Zone and for a Special

Exception to use said property for a gasoline service station, it is the opinion of the Deputy Zoning Commissioner, that this petition should be denied because:

- This would be the opening wedge for commorcialism along the north side of Frederick Read. There is no preperty coned commorcially between the west side of Prospect Awarms (on the north side of Frederick Read) up to and fineling nor hundred feet west of Clarmood Avenue, over one-half side westward.
- That there are already in existence nine (c)
 gasoline service stations within three quarters
 of a miss from this proposed site and it is felt
 there is no much for additional gas stations in
 this area.
- 3. Although there were two reclassifications oweral blocks each of the petitions of location, and on the opposite side of the street, it was first that this was the logical location for additional consurcial uses opposite the acting consercial prepettes and not westward on Prederick Road opposite substantial residential properties.
- h. The granting of the additional commortial property and a special exception for a good ine service station would, in the opinion of the writer, he dutrimutal to the health, safety and the general welfare of the occurrity involved.

to the health, safety and too greater that the covernity involved.

It is, therefore, this are day of lay, 10%, by the leputy Zening Consistoner of Sattemer County, CONCOL that the Area and poittee, the first for replanafication from an "Got Treatment Zens to a "Li." (busines) Zens, and the zeros, for a special exception for a preclim newton station, be and the zeros of the production of the leputy Zening other planes.

| Conception | Concepti



MICROFILMED

ZONING DEPARTMENT
BALTIMORE COUNTY
PETITION FOR ZONIN
RECLASSIFICATION AN
SPECIAL EXCEPTION
1st DISTRICT

Marjand: Arenne, Tomon I.
Marjand: On Wedneddy, May 0, 1956

On Wedneddy, May 0, 1956

In determine whether or not the following the substantianed and described supersymmetric and the substantial and a Gaedin objects between the substantial and a Gaedin object of Baltimer County on the Minet of Baltimer County of the Minet of Baltimer County on the

m Macht, deceased.

By Order of

WILSIE H. ADAMS
Zoning Commissioner
Baltimore County

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Reinterstown, Md. THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - AEGUS No. 1 Newburg Avenue

CATONSVILLE, MD.

april 28, 1956.

THIS IS TO CERTIFY, that the annexed advertisement of Welse's It adams, Joning Commissioner

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 2822 day of april the same was inserted in the issues of 19 5 L, that is to say

april 20 and 27 1152

MICROFILMED
THE BALTIMORE COUNTIAN

By Paul 7 Morgan Editor and Manager,

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

3806

Pound for last of by by the features to gene of the sold the hours of the sold Me See Marthuet Corner of Frederichood and of Congrest

Posted by Selveye of Hermany ROFILMED





IN THE MATTER OF:

RE: PETITION FOR REDLASSIFICATION AND SPECIAL EXCEPTION FOR GASOLINE SERVICE STATION - N. V. COM. FREDERICK FOAD and N. PROSPECT AVE., lat DIST., NEEDANTILE-SEE DEPOSIT & TRUST CO., PETITOREM. REFORE THE

DOARD OF ZONING AFPEALS
OF
BALTIMORE COUNTY

APPEAL

To the Board of Zoning Appeals of Baltimore County.

The Potitioner, Mercantile-Bafe Deposit & Trust Co., hereby filse notice of an appeal in the above continond 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. Gordon Boone Attorney for Petitioner DI THE MATTER OF PETITION FOR RECLISIFICATION AND SPECIAL EXCEPTION FOR GASCLINE SERVICE STATION - N.W. COP. Proderick Road and N. Prospect Ave., lat District - Mercantile-Safe Deposit & Trust Company, Petitions:

BEFORE
BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY

Case No. 3806

OPINION

The potition in this case seeks a reclassification to "Business Local" and a Special Exception for a Gapoline Service Station of a lot at the northwest comer of Frederick Road and Frommet Armans. in Catonwille.

The land on the north side of Frederick Road east of Frespect Avenus has good for and used consercially and Prospect Avenus has been the dividing line between converdal and residential zoning for ease years. There is no convertal soning and no converdal uses on the north side of Frederick Road west of Frespect Avenus for a distance of sace 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 conservial avaing and there is no justification for an extension of conservial soning on Proderick Read, west of Prospect Avenue. There has been no change in conditions upon which to base the reclassification and we shink the course of restinces in the area are emitted to the protection of the gening plan.

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

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 20⁴ day of August, 1956, by the Board of Toming Appeals of Baltimore County, ORDINED that the reclassification sought inthe potition filed herein to add to hereby denight.

Sant & Volder

3806-

BERNARD JOHN MEDAIRY, J ATTORNEY AT LAW 212 WASHINGTON AVERUE TOWSON 4, MD.

May 1, 1956

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

He: 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.

BM, Jrsen

Very Kraly yours,

Man Mildau S

Benard John Redairy, Jr.

ALEN SPECT 1200 PRO 25.00 50.5 0 ORTH 50.0 1 1 0 142. 0 in 26.93 35.0 25:0

LOCATION DLAT

3806 MAP #I-A SEC: BALTO. CO. SHEET | OF: |

CROWN MENIFAL PETROLPHIA CONFORATION
BALTIMORE, MARYLAND

PROPOSED GASOLINE FILLING STATION
AT
NACOR, FREDERICK RD& PROSPECT AVE
BCALE; |"=30"-0" DATE; 4-9-5G
ENGINEERING DEP INTMENT
BALTIMORE, MD.

DISTRIBUTION ENGINEER ENGINEER OF BUILDINGS
DRAWING NO. 1347 FILE NO. D-17-18