

utilization of the subject tract for any well planned commercial site.

Since the petitioner failed to show any change on the street or area (not Back River Neck Road) and since he failed to prove that the original zoning was erroneous, the request for rezoning should be denied.

It is this 14 day of March, 1957, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition, the first, for reclassification from an "R-6" Zone to a "B-1" Zone, and, second, for a special exception to operate a Service Garage, be and the same is hereby denied.

Charles L. Gaisse
Deputy Zoning Commissioner
of Baltimore County

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR
SERVICE GARAGE - N. M. Side
Hopewell Ave., 150' NE of Back
River Neck Road, 15th Dist.,
Chester L. Gaisse and Norman S.
Korman, Petitioners
BENJAMIN
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4057-RE

Upon hearing on petition (1) for reclassification of the parcel of land described therein from an "R-6" Zone to a "B-1" Zone and (2) for a special exception to use said property for a Service Garage, upon hearing the testimony I can only conclude that this request by the petitioner is entirely without thought or consideration for the proper development of the residential area.

To grant this reclassification on a side "residential" street would only lead to the entire ruination of an otherwise fine residential neighborhood. If this petition were to be granted it would be impossible to refuse the adjacent property owners any similar request and, therefore, would be the birth of a blighted area, which would only frustrate any plans for the proper and logical development of a residential neighborhood and wither any hopes of those people of having a respected residential area in which to live.

Any change in zoning so as to destroy or impair a residential neighborhood's effectiveness, on any side or residential dead end street should never be granted. This of course is the feeling of the Office of Planning as well as mine.

Hopewell Avenue will be widened an additional 10 feet and I doubt even if this would allow proper planning and proper

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

To the Zoning Commissioner of Baltimore County:

I, or we, KERNAN & LEIZER Legal Owner

All that parcel of land in the Fifteenth District of Baltimore County on the Northwest side of Hopewell Avenue, beginning 150 feet Northeast of Back River Neck Road; thence Northeast and blinding on the Northwest side of Hopewell Avenue 211 feet with a rectangular depth Northerly of 100 feet.

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-6 Zone to an B-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 GARAGE, (SERVICE)

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.

Charles L. Gaisse
Norman S. Korman
Legal Owner

105 Back River Neck Road
ADDRESS
BALTIMORE 31
MARIETTA

Department of Public Works
BUREAU OF LAND DEVELOPMENT
Later Office Correspondence

From ARNDT D. JACOB February 14, 1957

To CHARLES L. KATZPATRICK
Subject Zoning Petition #4057-RE
Special Exception and Reclassification
Service Garage
150' NE of Back River Neck Road
District 15

There will be a 10' widening required on Hopewell Avenue adjacent to this site.

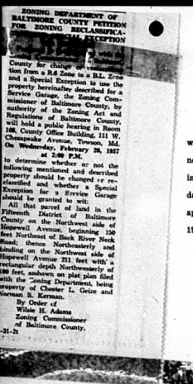
Gary R. Law
OFFICE OF THE
Chief - Permit Section

ONE file

CC: Mr. Stirling (Planning)

RECEIVED
BALTIMORE COUNTY
OFFICE OF THE
ZONING COMMISSIONER
15th Dist.
150' NE of Back River Neck Road
No. 4057-RE

4057-RE



Certificate Of Publication

ESSEX, MD., February 11, 1957
THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 20th day of February, 1957, the first publication appearing on the 21st day of February, 1957.

THE EASTERN ENTERPRISE, INC.
John G. Halder
Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 2-6-57
Posted for Carl & Jane to ans. & Jane & Daniel Gaisse
Petitioner: Charles L. Gaisse & Norman S. Korman
Location of property: N. M. Side of Hopewell Ave. 150' NE of Back River Neck Road, 15th Dist.
Location of Signs: Northwest corner of Hopewell Avenue, 175 ft. Northeast of Back River Neck Road
Remarks: _____
Posted by Gerald R. Hunschover Date of return: 2-2-57

February 11, 1957

\$6.50

RECEIVED of Chester L. Gaisse, petitioner, the sum of Six-Fifty (\$6.50) dollars, balance due on petition, advertising property situated NW/4 of Hopewell Ave., beginning 150' NE of Back River Neck Road.

Thank you.

Zoning Commissioner
of Baltimore County

January 30, 1957

\$35.00

RECEIVED of Chester L. Gaisse, petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Zoning Reclassification and Special Exception, advertising and posting property on the Northwest side of Hopewell Ave., beginning 150 feet Northeast of Back River Neck Road, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
Wednesday, February 20, 1957
at 2:00 P. M.
Room 105
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
JAN 30 1957
COMPTROLLER'S OFFICE
970

01623-4100
01623-4360

01623-4650-advertising
RECEIVED
FEB 11 1957
COUNTY CLERK'S OFFICE
970

