

NR: PETITION FOR SPECIAL EXCEPTION
For Service Garage - beginning
on 1/2 of Langrehr Road, 150
feet from 3/4 of Liberty Road
approx. 1 1/2 acres - 2nd District
Richard Gauthron - Petitioner

Pursuant to the advertisement, posting of property and public hearing on the above petition, upon hearing the testimony and after having seen the subject area, I am of the opinion that Section 230.12-3 of the Zoning Regulations is the governing factor and should be enforced, therefore, this application shall be denied.

Section 230.12-3 says "In case any property line of a commercially zoned lot abuts a residential zone on a side street, no separate and distinct commercial use may be made of that portion of the lot which abuts on the side street unless a site plan for the entire corner lot as a commercial unit shall have been approved by the Baltimore County Office of Planning and the Baltimore County Division of Engineering, Department of Public Works. Any division of ownership of such lots shall be a subdivision, and will require approval of the Office of Planning."

It is therefore this 27th day of March 1957 the Deputy Zoning Commissioner ORDERED that the aforementioned petition be denied.

Charles L. Henshaw
Deputy Zoning Commissioner

4064-X
RECEIVED
BALTIMORE COUNTY
S/4 of Liberty Rd. 150'
2nd Dist.
M008-X

PETITION FOR (a) ZONING SPECIAL EXCEPTION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, *Richard Gauthron & Rosslyn Gauthron*, Legal Owner of the above

All that parcel of land in the Second District of Baltimore County, beginning on the East side of Langrehr Road 150 feet from the South side of the Liberty Road, thence running and binding on the East side of Langrehr Road, South 27 degrees 01 minutes 20 seconds West 91.5 feet; thence running South 55 degrees 13 minutes 40 seconds East 152.9 feet; thence running North 29 degrees 55 minutes 21 seconds East 91.7 feet; thence running North 55 degrees 13 minutes 40 seconds West 151.96 feet to the point of beginning.

(2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for a service garage

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.

Frank Murphy *Richard Gauthron*
Frank Murphy *Rosslyn Gauthron*
Legal Owner
3602 St. James Rd. Balt. 7

2/27/57
11 A.M.

209
11-516-X

ORDERED BY the Zoning Commissioner of Baltimore County this 27th day of January, 1957, 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 27th day of February, 1957, at 11 o'clock A.M.

Zoning Commissioner
of Baltimore County

\$35.00

RECEIVED OF Frank J. Murphy, for petitioner, Richard Gauthron, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Special Exception, advertising and posting property on the 1/2 of Langrehr Road, 150 feet from the 3/4 of Liberty Road, Second District of Baltimore County.

Thank you.

February 5, 1957

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, February 27, 1957
at 11:00 A.M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

01.655 - \$ 10.00
01.655 - \$ 25.00

RECEIVED
FEB 28 1957
COMMUNITY PRESS OFFICE
JTB

OFFICE OF PLANNING

Inter Office Correspondence

MEMORANDUM
From: Office of Planning
To: William H. Adams, Zoning Commissioner
Subject: Zoning Petition, #4064-X

This Petition has several important features that we feel should receive special attention. The proposal for a Service Garage is applied to a lot facing a local residential street. A residential subdivision has been planned that will be developing new houses across the street from the Petitioner's property.

The original lot that was zoned "C" Commercial on the corner of Liberty Road and Langrehr Road was subdivided by sale as two separate lots without the knowledge and approval of the Office of Planning, as required by law. The present Zoning Regulations do not permit a corner lot to have a separate commercial establishment with access dependent only on the residential side street. Section 230.12 reads: "In case any property line of a commercially zoned corner lot abuts on a side street, no separate and distinct commercial use may be made of that portion of the lot which abuts on the side street unless a site plan for the entire lot as a commercial unit shall have been approved by the Office of Planning and the Baltimore County Division of Engineering, Department of Public Works. Any division of ownership of such lots shall be a subdivision and require approval of the Office of Planning."

It appears that, if the Special Exception is permitted, the County will be condoning the original subdivision error, and permitting development of the site for a use that would tend to conflict strongly with the interests of neighboring residences.

In recent months there has been a noticeable demand for zoning changes to permit office uses along Liberty Road. It is the opinion of this office that an office building or use of the lighter "C-2" use would be more suitable for the site than a service garage, as a transition between the Gasoline Service Station and the residential properties.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Posted for: *Special Exception for a Service Garage*
Petitioner: *Richard Gauthron & Rosslyn Gauthron*
Location of property: *East side of Langrehr Rd. 150 ft. from the 3/4 of Liberty Road, etc.*
Location of Signs: *East side of Langrehr Rd. 150 ft. South of Liberty Road.*
Remarks: *By: Charles L. Henshaw*
Date of Posting: 2-13-57
Date of return: 2-15-57

ZONING DEPARTMENT OF BALTIMORE COUNTY
PETITION FOR SPECIAL EXCEPTION
2nd DISTRICT
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for Special Exception to use the property hereinafter described, for a service garage, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, February 27, 1957, at 11:00 A.M.
In determining whether or not the Special Exception petitioned for is advisable should be granted, the property is said petition being particularly described as follows:
All that parcel of land in the Second District of Baltimore County, beginning on the East side of Langrehr Road 150 feet from the South side of the Liberty Road, thence running and binding on the East side of Langrehr Road, South 27 degrees 01 minutes 20 seconds West 91.5 feet; thence running North 55 degrees 13 minutes 40 seconds East 152.9 feet; thence running North 29 degrees 55 minutes 21 seconds East 91.7 feet; thence running North 55 degrees 13 minutes 40 seconds West 151.96 feet to the point of beginning, as shown on plat filed with the Zoning Department, being property of Richard and Rosslyn Gauthron.
WILHELM H. ADAMS,
Zoning Commissioner
of Baltimore County.
Feb. 21/57

OFFICE OF THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonsville, Md.
THE COMMUNITY PRESS
Dundalk, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

February 14, 1957.
THIS IS TO CERTIFY, that the annexed advertisement of *William H. Adams, Zoning Commissioner of Baltimore County* was inserted in THE BALTIMORE COUNTMAN a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 16th day of February, 1957, that is to say the same was inserted in the issues of

February 8 and 15, 1957.

THE BALTIMORE COUNTMAN

By *Paul J. Morgan*
Editor and Manager

**NO PLAT
IN
THIS FOLDER**