

RE: PETITION FOR RECLASSIFICATION FROM AN "R.L." ZONE TO "B.L." ZONE AND A SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION - Southeast and Northeast corner of Hammonds Ferry Road and Fourth Avenue - 13th Dist. - John Michelman, Jr. and Wife - Petitioners

BEFORE THE ZONING COMMISSIONERS OF BALTIMORE COUNTY

Case No. 4065-IX

OPINION

This is a petition for John Michelman, Jr. and Barbara A. Michelman, his Wife, involving a tract of land located at the Northeast corner of Hammonds Ferry Road and Fourth Avenue. The petition asks for a reclassification from an "R.L." Zone to a "B.L." Zone and also for a special exception for a Gasoline Service Station.

The testimony indicates that the entire West side of Hammonds Ferry Road and the East side of Hammonds Ferry Road between Third and First Avenues is presently zoned "R.L.". The area on the East side of Hammonds Ferry Road, beginning at Third Avenue and running South, is zoned "B.L.". From the evidence presented, it is concluded that the predominate development of this last mentioned area is residential, several new residences have been recently erected in close proximity to the subject property.

Mr. Alt, from the Planning Department, testified that the new map has been completed in this area, and that the East side of Hammonds Ferry Road, with the exception of a 700 foot commercial strip, beginning midway between Fourth and Third Avenues and running North, is recommended for residential use. This would place the subject property in an area recommended by the Planning Department for residential zoning.

Several residents of the area have testified that traffic conditions on Hammonds Ferry Road are highly congested due to its narrowness and present traffic load, and that the addition of a Gasoline Service Station would constitute a safety hazard. This, in itself, would be sufficient reason, in our opinion, to deny the petition.

For the reasons set forth above, the petition is denied.

ORDER

For reasons set forth in the foregoing Opinion, it is this 11th day of July, 1957, by the County Board of Appeals, ORDERED that the petition for reclassification and special exception be and the same is hereby denied.

COUNTY BOARD OF APPEALS

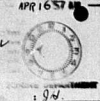
Charles J. Quinn

Spencer J. Quinn

William H. Kaufman

JOHN MICHELMAN, JR.
 20 Corner of Hammonds Ferry Road
 & Fourth Avenue
 13th Dist.
 4065-IX

4065-IX



RE: PETITION FOR ZONING RECLASSIFICATION FROM AN "R.L." ZONE TO "B.L." ZONE AND SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION - N.E. Corner of Hammonds Ferry Road and Fourth Avenue, Thirteenth District, John Michelman, Jr. and wife, Petitioners

BEFORE THE ZONING COMMISSIONERS OF BALTIMORE COUNTY

Case No. 4065-IX

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Please enter an appeal from the decision on the Zoning Commissioner of Baltimore County in the above matter.

Joseph Hall
 Joseph Hall, Appellant
 5 - 4th Ave. Balto 27, Md.

RE: PETITION FOR ZONING RECLASSIFICATION FROM AN "R.L." ZONE TO "B.L." ZONE AND SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION - N.E. Corner of Hammonds Ferry Road and Fourth Avenue, Thirteenth District, John Michelman, Jr. and wife, Petitioners

BEFORE THE ZONING COMMISSIONERS OF BALTIMORE COUNTY

Case No. 4065-IX

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Pursuant to advertisement, posting of property and public hearing the petitioner seeks a reclassification for "Business Local" and a Special Exception for the operation of a Gasoline Service Station. The property across Hammonds Ferry Road, the southeast corner of Hammonds Ferry Road and Fourth Avenue, is now being used for the operation of a Gasoline Service Station.

Traffic on Hammonds Ferry Road at the location in question, commercial establishments a short distance to the north, a Gasoline Service Station nearly across the street, all of which have changed the character of the neighborhood since the original zoning, and the Baltimore & Ohio Railroad's main line in close proximity, are not conducive to residential use of this property. The granting of this reclassification and special exception will not improve the residence to the south and to the rear of the location requested, but it will be no more harmful than the situation now existing. The granting of this reclassification and special exception will not change the character of the neighborhood as it now exists.

It is this 24th day of April, 1957, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for reclassification and special exception be and the same is hereby granted in accordance with Transverse Occupation Plot Plan dated January 10, 1957 as filed with this petition.

John J. Quinn
 Zoning Commissioner of Baltimore County

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

To the Zoning Commissioner of Baltimore County:
 I, or we, John Michelman, Jr. and wife, Legal Owner

BEGINNING for the same at the corner formed by the intersection of the East side of Hammonds Ferry Road with the North side of Fourth Avenue and running thence binding on the East side of Hammonds Ferry Road N 30° 48' East 125.0 to the dividing line between Lots numbered 92 and 93 Section 4 as shown on the Plat of Hammonds and recorded among the land records of Baltimore County in Plat Book 1 folio A9, thence binding on (see reverse side) hereby petition (1) that the zoning status of the above described

property be reclassified, pursuant to the Zoning Law of Baltimore County, from an Residential Zone to a Commercial 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 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.

John Michelman, Jr.

Barbara A. Michelman

2167 Hammonds Ferry Rd

John Quinn
 City 3/27/57
 1 R M

All that parcel of land in the Thirteenth District of Baltimore County on the Northeast corner of Hammonds Ferry Road and Fourth Avenue; thence Northerly and binding on the East side of Hammonds Ferry Road 125 feet thence South 89 degree 10 minutes East 123.7 feet; thence South 0 degree 50 minutes West 125 feet to the North side of Fourth Avenue; thence running Westerly and binding on the North side of Fourth Avenue 129.5 feet to the place of beginning.

ORDERED BY the Zoning Commissioner of Baltimore County this 19th 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 1 o'clock P. M.

Zoning Commissioner of Baltimore County

April 22, 1957

RECEIVED OF \$ Joseph Hall, appellant, the sum of Fifty (\$50.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting the reclassification and a special exception for gasoline service station - N. E. Corner Hammonds Ferry Road and 4th Ave., 13th District, John Michelman, Jr. and wife, petitioners.

Zoning Commissioner

01,422

RECEIVED
 APR 22 1957
 COMMISSIONER'S OFFICE
 770

February 5, 1957

\$38.00

RECEIVED of Harry Boese, for petitioner, John Eichelman, Jr., the sum of Thirty-eight (\$38.00) dollars, being cost of petition for Reclassification and Special Exemption, advertising and posting property on the North-east corner of Hammonds Ferry Road and Fourth Avenue, Thirteenth District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

HEARING:

Wednesday, February 27, 1957 at 1:00 P. M.

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

RECEIVED FEB 5 1957 COMPTROLLER'S OFFICE 790

01.622-816.00
01.623-428.00

ZONING DEPARTMENT OF BALTIMORE COUNTY PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION -

13th DISTRICT Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from a R-6 Zone to a R-L Zone and a Special Exemption to use the property herein after described for a Gasoline Service Station, 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 1:00 P. M. to determine whether or not the following mentioned and described property should be changed or reclassified and whether a Special Exemption for a Gasoline Service Station should be granted to wit:

All that parcel of land in the Thirteenth District of Baltimore County on the Northeast corner of Hammonds Ferry Road and Fourth Avenue; thence Northerly and ending on the East side of Hammonds Ferry Road 125 feet; thence South 89 degrees 10 minutes East 23.2 feet; thence South 0 degrees 30 minutes West 125 feet to the North side of Fourth Avenue; hence running Westerly and binding on the North side of Fourth Avenue 129.5 feet to the place of beginning, as shown on plat filed with the Zoning Department, being property of John Eichelman, Jr. and Barbara A. Eichelman.

By Order of WILSIE H. ADAMS, Zoning Commissioner of Baltimore County.

Feb. 8-15

OFFICE OF THE BALTIMORE COUNTIAN

FEB 13 1957

THE COMMUNITY NEWS Reisterstown, Md.

THE COMMUNITY PRESS Dandalk, Md.

THE HERALD - ARGUS Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

February 14, 1957

THIS IS TO CERTIFY, that the annexed advertisement of Welsie H. 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 2 successive weeks before the 12th day of February, 1957, that is to say the same was inserted in the issues of

February 8 and 15, 1957.

THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Manager C.B.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

4065

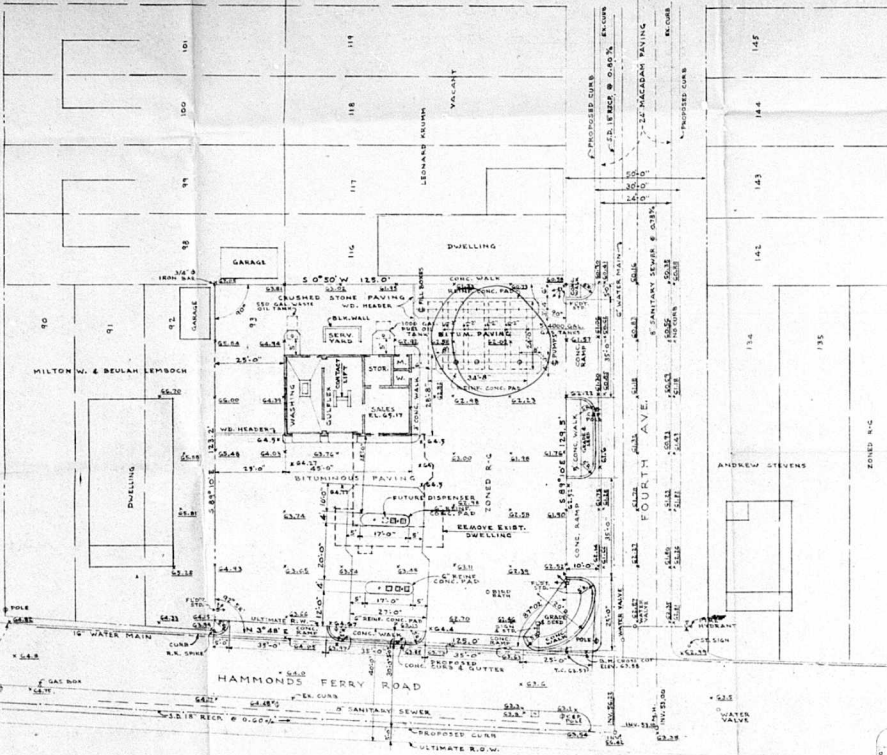
District 13th Date of Posting 2-12-57
Posted for: An R-6 zone to an R-L zone & Gasoline Service Station
Petitioner: John Eichelman, Jr. & Barbara A. Eichelman
Location of property: N.E. corner of Hammonds Ferry Rd and Fourth Ave. etc.
Location of Signs: Posted on property known as 2807 Hammonds Ferry Road
Remarks:
Posted by George R. Hummel Date of return: 2-15-57

4065 RX
MAP
13

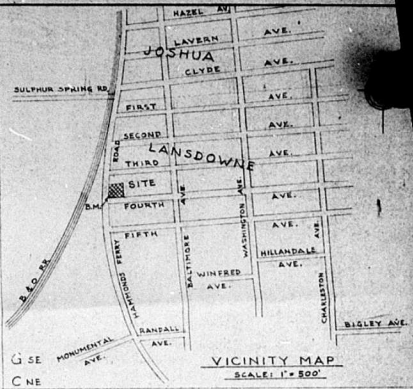


BLOCK 4

THIRD AVE.



LOT PLAN
SCALE 1" = 20'



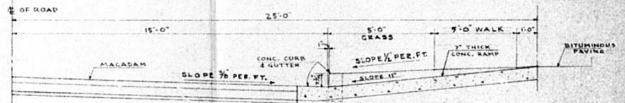
VICINITY MAP
SCALE 1" = 800'

ABBREVIATIONS & INDICATIONS

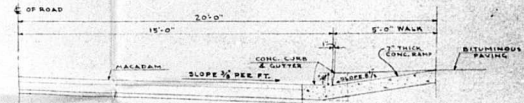
- PROPOSED FINISHED GRADES
 - - - EXISTING 1 FT. CONTOURS
 - EXISTING WATER MAIN
 - EXISTING SANITARY SEWER
 - EXISTING S.D. RECEP.
 - PROPOSED ELEVATIONS
 - EXISTING ELEVATIONS
 - SINGLE DUMMY ELECTRICAL GASOLINE DISPENSER
 - FUTURE SINGLE DUMMY ELECTRICAL GASOLINE DISPENSER
 - FLOODLIGHT STANDARD
 - SIGN & STANDARD
-
- R.O.W. RIGHT OF WAY
 - CONC. CONCRETE
 - FLDT. FLODDLIGHT
 - STD. STANDARD
 - T.C. TOP OF CURB

GENERAL NOTES

1. PRESENT ZONING R-6
2. REMOVE ALL TREES, DWELLING, AND WALKS ON PROPERTY.



RAMP PROFILE (FOURTH AVE.)
SCALE 3/8" = 1'-0"



RAMP PROFILE (HAMMONDS FERRY RD.)
SCALE 3/8" = 1'-0"

PS #2

BY	HW		
CHECKED	HW		
DATE			
APPROVED			
TREMARCO CORPORATION 45 BROADWAY NEW YORK 6, N.Y.			
LANSDOWNE, MARYLAND HAMMONDS FERRY RD. & FOURTH AVE. PERMIT DRAWING			
DATE	SCALE AS SHOWN	DRAWN BY E. N. H.	CHECKED BY
DATE		DATE	
			PHB-8756

397-12