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4095

4045X ORDERED BY the Zoning Commissioner of Baltimore day of March that the subject matter of this petition be advertised in 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 3rd \_\_\_ 1957\_ at \_ 2\_o'clock

of Beltimore County

Upon hearing on the within petition for a special exception Upon brazing on the within poiltien for a special exception to use the property described therein for a gazdline serice station, this property being zoned \*B-L\*\* Zone and part of a proposed shepping contex, the granting of which will not be detained in the health, assety, and the peneral welfare of the community, the said partition should be granted, therefore,

It this # day of April, 1957, by the Zoning Commissioner of Baltimore Genty, OBDRED that the aforesaid potition for a special acception, be and the same is bridger granted, subject, however, to approval of plans for the development of said property by the Office of Planning and the Bureau

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

Location of property: S. C. Carner of Dogwood at & Belment areme

Location of Signs: Santhant Comment Dogwood Road and Beliment

Posted for Special Exception for a Saseline Server Station Petitioner Sarolin Constitution begrevation

ete: Su Slut

avenue

Milsie IV. Colasme Zoning Commissioner of Baltimore County

# 4095

Date of Posting 3-20-57

March 13, 1957

RECEIVED of William Biersams, for petitioner, Carden Construction Corcoration, the sun of Thirtyeftve

(\$35,00) dollars, being cost of petition for Special

Exception, advertising and posting property on the South-

east corner of Degwood Road and Selmont Avenue, First District of Baltimore County.

Thank you.

Zoning Commissioner

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ZONING DEPARTMENT OF

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

MAR 1 3 1957

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OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY PRESS Dundalk, Md. THE COMMUNITY NEWS THE HERALD - ARGUS

No. 1 Newburg Avenue

CATONSVILLE, MD.

MAR 1 9 1957

March 23, 1957.

THIS IS TO CERTIFY, that the annexed advertisement of Welsie H. adams, Joning 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 23 M day of March 1957, that is to say the same was inserted in the issues of

March 15 and 22, 1957.

THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Managers Department Of Bublic Works

BUREAU OF LAND DEVELOPMENT

Prom GEORGE R. LENGS April 2, 1957

To WILSTE R. ADAMS

Subject ... Joning Petition #1695-K.

Special Exception - Gasoline Service Station
S/E Cor Dogwood Road and Belmont Ave.

This office has the following comments on the referenced moning

1) Channelization as shown is not approved.

 Development of this service station must be tied into the proposed development of the entire area that is somed commercial. It is requested that plans for the entire tract be submitted to this office before this morning becomes final.

> GEORGE R. LENGS Chief - Permit Section

GRL:1s

CC: Mr. Stirling (Planning)

OFFICE OF PLANNING

Inter-Office Corresponder

Prom Office of Planning April 1, 1957

To ... Wilsie E. Adams, Zoning Commissioner

Subject Zoning Petition #4095. Special Exception for Gasoline Service

Station. Southeastern corner of Belmont and Dogwood Roads. Approximately 1 acre. 1st District. Hearing - Wednesday, April 3, 1957 - (2:00 p. m.)

(1) This Office regards the location of the property as inappropriate for the development of a Casoline Service Station. There are already many established residences in close proximity to the site and there many established residences in close proximity to the site and there is a growing activity of now home building nearby. Also, there are at present two existing gasoline stations at the Woodlann Communication conter and another is being proposed by the Feltitioner on Guyan Cak Avense, less than one mile to the East. (See accompanying sketch). The Office of Flamming considers this latter location to be suitable site for a service station.

The subject proposal is essentially a case of locating a Casoline Service Station within a residential meighborhood rather than on a major read. A location of this type is generally a disadvantage to the residences, and, in this case, there does not the residences, and, in this case, there does not appear to be much justification to weigh against the disadvantage, since there are other possible locations nearly , on major roads.

It is felt that the commercial zone of which this property in part could be saitably developed as a neighborhood shopping center. As such it would be a logical location for a service station. But, we cannot recommend an isolated service station in an area which has no other commercial development and is in residential use only.

