

RE: PETITION FOR RECLASSIFICATION:
OF 2 Parcels of land - R-1
and S.W. Corners Stemmers Run
and Wellbrook Road, 15th District,
The Kinnet Corp., Petitioner
ZONING COMMISSIONER OF
BALTIMORE COUNTY
No. 156-IX

Open hearing on the above petition (1) for reclassification of two parcels of land described therein from an "R-1" Zone to a "B-1" Zone and (2) for a special exception to use said property for two gasoline service stations from the facts presented at the hearing the two parcels under consideration lie at the center of a high density residential neighborhood between Eastern Avenue and the main line of the Pennsylvania Railroad. The intersection on which it is proposed to erect two filling stations, lies about 600 feet from Kenedon Senior High School, 300 feet from Stemmers Run Junior High School, and 600 feet from Middlesex Elementary School. Thousands of children pass this intersection daily to and from these three schools.

While Stemmers Run Road carries a considerable amount of north-south through traffic at the present time, the projected Southeastern Boulevard, an extension of the Beltway, will provide a faster and safer route for the through traffic, and, at that time, Stemmers Run Road will revert to a neighborhood street.

In view of the extensive commercial development along Eastern Avenue and convenient to the neighborhood, and notwithstanding the commercial zoning which has already taken place along Stemmers Run Road, it is considered that this is entirely undesirable area for the

development proposed and that it would be both detrimental to the large residential neighborhood in the general area, and a hazard to the safe movement of great numbers of children to and from schools.

There are already extensive areas zoned for commercial use along Eastern Avenue not in use and such areas are a more suitable location for gasoline service stations than the proposed sites.

It is the opinion of the Zoning Commissioner that these properties should be zoned for group houses as there is considerable development of group houses adjacent to and across from the subject property. There are now two existing service stations within 300 feet of the proposed location which are more than ample to supply the needs of the community.

For the above reasons the reclassification and special exception should be denied.

It is this 11th day of July, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition, the first for reclassification from an "R-1" Zone to a "B-1" Zone and the second for a special exception for erection of two gasoline service stations be and the same is hereby denied.

William H. Cullen
Zoning Commissioner
of Baltimore County

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

To the Zoning Commissioner of Baltimore County:

I, or we, The Kinnet Corporation Legal Counsel

Both parcels of land lying and being in the Fifteenth District of Baltimore County.

PARCEL 1 - Beginning for the same on the Northwest corner of Stemmers Run Road and Wellbrook Road (said Wellbrook Road being 500 feet Southeast of Marilyn Avenue) thence running Northerly and binding on the West side of Stemmers Run Road 119.46 feet; thence South 42 degrees 19 minutes West 123.99 feet; thence South 17 degrees 41 minutes East 120 feet to the North side of Wellbrook Road thence Easterly and binding on the North side of Wellbrook Road 124.65 feet to the place of beginning.

PARCEL 2 - Beginning for the same on the Southwest corner of Stemmers Run Road and Wellbrook Road (said Wellbrook Road being 500 feet Southeast of Marilyn Avenue) thence running Southerly and binding on the West side of Stemmers Run Road 121 feet; thence South 17 degrees 19 minutes West 120.44 feet; thence North 17 degrees 41 minutes West 120 feet to the South side of Wellbrook Road thence binding on the South side of Wellbrook Road and running Easterly 120.76 feet to the place of beginning.

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.

The Kinnet Corporation
Am. B. Co.

By *John W. Hession, Jr.* John W. Hession, Jr., Atty.

Campbell Building, Towson 6, Maryland
Address

Lots 1 to 5 inclusive and Lots 6 to 10 inclusive on the

South side of Stemmers Run Road on the East and West sides of Wellbrook Road as shown on the Plat of Wellbrook

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-1 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 2 Gasoline Filling Stations

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.

The Kinnet Corporation
Am. B. Co.

By *John W. Hession, Jr.* John W. Hession, Jr., Atty.

Campbell Building, Towson 6, Maryland
Address

MICROFILMED

6/7/57
10 AM

OFFICE OF PLANNING

Inter-Office Correspondence

From *Harold H. Hill* June 17, 1957
To *Miss H. Hill*
Subject Zoning Petition #156 - Reclassification from R-1 Zone, and Special Exception for two gasoline service stations on two parcels of land, fronting on Stemmers Run Road at its intersection with Wellbrook Road, 15th District. (Hearing - Romka, June 17, 1957 - 10 a. m.)

The two parcels of land under consideration lie at the center of a high density residential neighborhood between Eastern Avenue and the main line of the Pennsylvania Railroad. The intersection on which it is proposed to erect two filling stations, lies about 600 feet from Kenedon Senior High School, 300 feet from Stemmers Run Junior High School, and 600 feet from Middlesex Elementary School. Thousands of children pass this intersection daily to and from these three schools. While Stemmers Run Road carries a considerable amount of north-south through traffic at the present time, the projected Southeastern Boulevard, an extension of the Beltway, will provide a faster and safer route for the through traffic and, at that time, Stemmers Run Road will revert to a neighborhood street. In view of the extensive commercial development along Eastern Avenue and convenient to this neighborhood, and notwithstanding the commercial zoning which has already taken place along Stemmers Run Road, it is considered that this is an entirely undesirable area for the development proposed and that it would be both detrimental to the large residential neighborhood in the general area, and a hazard to the safe movement of great numbers of children to and from schools. It is suggested that there are already extensive areas zoned for commercial use along Eastern Avenue not in use, and that such areas are a more suitable location for gasoline service stations than the proposed sites. It is the opinion of this office that these properties can be suitably developed for group houses.

Harold H. Hill

Order # A 66 Req F 2579

Certificate Of Publication

ESSEX, MD. June 5th., 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 17th day of June, 1957, the first publication appearing on the 25th day of May, 1957.

THE EASTERN ENTERPRISE, INC.
William H. Cullen
Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15
Posted for City of Baltimore to use 1 parcel of land for 2 filling stations
Petitioner: The Kinnet Corporation
Location of property at the intersection of Stemmers Run Road and Wellbrook Road
S.W. corner of Stemmers Run Road and Wellbrook Road, 15th District
Location of Signs on Stemmers Run Road and Wellbrook Road
Remarks: See above
Posted by George K. Hession, Jr. Date of return: 6-7-57

1156

Date of Posting: 6-6-57

Location of property: at the intersection of Stemmers Run Road and Wellbrook Road

Location of Signs: on Stemmers Run Road and Wellbrook Road

Remarks: See above

Posted by: George K. Hession, Jr.

Date of return: 6-7-57

May 28, 1957

\$76.00

RECEIVED OF John M. Hession, Jr. Esq. the sum of seventy-six (\$76.00) dollars, being cost of petition, advertising and posting of property situated Northwest corner and Southwest corner of Stemmers Run Road and Wellbrook Road - 15th District of Baltimore County, being property of The Kinnet Corporation, Petitioner.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:
Monday, June 17, 1957
at 10:00 a.m.
Room 108
County Office Building
111 W. Chesapeake Avenue
Towson 6, Maryland

RECEIVED
MAY 28 1957
COUNTY CLERK'S OFFICE

01.622-\$76.00

15 TH. DIST.
BALTO. COUNTY
MD.

STEMMERS

RUN

ROAD

ROAD

WELBROOK

ZONED
R.G.

ZONED
R.G.

1208'± TO EASTERN BLVD.

N38°15'W 98.04'

50'

LOTS #1 TO 5 INCLUSIVE
PLAT OF WELBROOK
RECORDED
PLAT BOOK G.L.B. #18-44

ZONED
R.G.

16 FT. ALLEY

ZONED
R.G.

PLAT NO. 1 OF 2
PLAT TO ACCOMPANY REZONING APPLICATION
LOTS #1 TO 5 OF "WELBROOK"
SOUTH CORNER OF STEMMERS RUN AND WELBROOK ROADS.
Scale 1"=30' April 4, 1957.

W.C. Warren,
LAND SURVEYOR, STATE REGISTER #591, 1903 GWTH
OAK AVE. BALTO. 7, MD. WINDSOR 4-4640

STEMMERS

RUN

ROAD

Vacant

WELBROOK

ALLEY

Proposed
Filling
Station
60'

New Group Dwelling

New Stores
Building

Faith
Lutheran Church
Wellbrook
Delicatessen

Macadamized Parking Lot

PLAT NO. 2 OF 2

PLAT TO ACCOMPANY REZONING APPLICATION
LOTS #1 TO 5 OF "WELBROOK"
SOUTH CORNER OF STEMMERS RUN AND WELBROOK ROADS.
Scale 1"=50' MAY 15, 1957.

W.C. Warren,
LAND SURVEYOR, STATE REGISTER #591, 1903 GWTH
OAK AVE. BALTO. 7, MD. WINDSOR 4-4640

30

PARAGON 563224

K-E

KEUFFEL & ESSER CO

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