

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

To the Zoning Commissioner of Baltimore County:

I, or we, FRANKLIN M. ZIMMERMAN, JR., et al., legal owner/s
of the property situate in the First Election District of Baltimore County,
Maryland, and described as follows:

BEGINNING for the same on the North side of Ingleside Avenue, a 70 foot right-of-way, said point of beginning being 250 feet, more or less, measured westerly from the intersection of the North side of Ingleside Avenue and the West side of Security Boulevard, a 140 foot right-of-way, running thence from said place of beginning, and binding on the North side of Ingleside Avenue, North 64 degrees 25 minutes 50 seconds East 150 feet; thence leaving the North side of Ingleside Avenue and running North 23 degrees 35 minutes 54 seconds East 113.28 feet to the West side of Security Boulevard; and thence binding on the West side of Security Boulevard and running North 15 degrees 41 minutes 39 seconds West 175 feet, more or less; thence leaving the West side of Security Boulevard and running South 64 degrees 25 minutes 50 seconds West 222 feet, more or less; and thence running South 10 degrees 10 minutes East 250 feet, more or less, to the place of beginning.

ification 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.

Franklin M. Zimmerman, Jr.
Legal Owner

1640 Ingleside Ave., Balto., Md.
Address

*The legal owners of this property are as follows: Franklin M. Zimmerman, Jr., and Helen G. Zimmerman, his wife; Imogen Z. Pfeiffer and Walter W. Pfeiffer, her husband; Ethel T. Zimmerman, widow; John W. Zimmerman, Jr. and Frances C. Zimmerman, his wife; David W. Zimmerman and Laura B. Zimmerman, his wife. Franklin M. Zimmerman, Jr. has Power of Attorney for the purpose of signing this Petition.

Department of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From GEORGE E. LINDS November 18, 1957
To MILBURN H. ADAMS
Subject Zoning Petition #125
Reclassification and Special Exception
Gasoline Service Station
1/2 Ingleside Avenue 250' W from Security Boulevard
District 1

In reference to the subject petition, the petitioner should be notified that any rezoning of the property does not indicate approval of the channelization or the development of the property as shown on the plat submitted.

George E. Linds
Chief - Permit Section
Division of Land Development

CC: Mr. Stirling (Planning)

herby 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 a 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.

Franklin M. Zimmerman, Jr.
Legal Owner

1640 Ingleside Ave., Balto., Md.
Address

*The legal owners of this property are as follows: Franklin M. Zimmerman, Jr., and Helen G. Zimmerman, his wife; Imogen Z. Pfeiffer and Walter W. Pfeiffer, her husband; Ethel T. Zimmerman, widow; John W. Zimmerman, Jr. and Frances C. Zimmerman, his wife; David W. Zimmerman and Laura B. Zimmerman, his wife. Franklin M. Zimmerman, Jr. has Power of Attorney for the purpose of signing this Petition.

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR
GASOLINE SERVICE STATION - N.E.
Ingleside Ave., 250' from
Security Boulevard, 1st Dist.,
Franklin M. Zimmerman, Jr., et al,
Petitioners

BEFORE THE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
No. 4285

OPINION

The petitioner seeks a reclassification of property on the north side of Ingleside Avenue and the west side of Security Boulevard from an "R-6" Zone to a "B-1" Zone and a special exception for a gasoline service station.

There is certainly no evidence in this case that would overcome the presumption in favor of the correctness of the original zoning.

With regard to change in the neighborhood, there is a great deal of change taking place at the present time due to erection of Security Boulevard and the relocation and rebuilding of Ingleside Avenue, west from Security Boulevard.

Testimony shows that it would be impossible for cars going south on Security Boulevard to enter said property and re-enter on Security Boulevard without leaving the station through Ingleside Avenue, U-turning around a median strip in the center of Ingleside Avenue and re-entering Security Boulevard.

Further testimony shows that it would be almost as impossible for cars travelling east on Ingleside Avenue to enter and exit from the station without similar difficulties.

It is impossible at this time to determine what the traffic pattern will be upon the completion of Security Boulevard and Ingleside Avenue. At the present time all of the property on the north side of Ingleside Avenue, west of the proposed Security Boulevard, is of a residential status. It is very possible that once these two highways are relocated and completed that the above property could be suitable for commercial use. However, at the present time, all of this property is in a residential zone and it is the feeling of the Board that any reclassification of this property at this time would be premature due to the undetermined effect that Security Boulevard and the relocation of Ingleside Avenue will have on the petitioner's property.

Consequently, the decision of the Zoning Commissioner in denying this reclassification is concurred in by this Board.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 3rd day of April, 1958 by the County Board of Appeals ORDERED that the aforesaid reclassification and special exception for a gasoline service station, be and the same is hereby denied.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles G. Irish
Chairman

Note: Mr. Charles G. Irish, Chairman, did not sit in on above case.

IN THE MATTER OF
PETITION FOR RECLASSIFICATION
AND FOR A SPECIAL EXCEPTION
FOR GASOLINE SERVICE STATION
NORTH SIDE INGLESIDE AVENUE
250 feet from SECURITY BOULEVARD
FIRST DISTRICT
FRANKLIN M. ZIMMERMAN, et al
PETITIONERS

BEFORE THE
ZONING COMMISSIONER
for
BALTIMORE COUNTY

NOTICE OF APPEAL

MR. CLERK:

Please note an Appeal to the Board of Appeals for Baltimore County in the above entitled case from the Order of Mr. Adams, the Zoning Commissioner, dated November 20, 1957.

W. Lee Thomas
Proctor, Wynton & Mueller

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR
GASOLINE SERVICE STATION -
N. E. Ingleside Ave., 250'
from Security Boulevard, 1st
Dist., Franklin M. Zimmerman, Jr.,
et al, Petitioners

BEFORE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4285-XX

Upon hearing on petition (1) for reclassification of the property described therein from an "R-6" Zone to a "B-1" Zone and (2) for a special exception to use said property for a Gasoline Service Station, the testimony before the Zoning Commissioner was based mostly on the fact that a stream passing through a part of this property would make it too costly for residential development.

The protestants, however, pointed out that the existing residences on Ingleside Avenue, which are very substantial homes, were built even though this stream existed at that time.

The Traffic Director of Baltimore County feels that the subject location for a Gasoline Service Station would be undesirable from a traffic point of view because of its limited usability with a reasonable amount of safety.

It was also brought out by the protestants that all of the existing commercial uses are on the east side of Security Boulevard which has a right-of-way of 110 feet and is a natural boundary separating the residential use from any commercial uses.

As indicated above to reclassify this property would cause undue hardship upon adjoining properties and to grant the special exception would tend to create congestion in traffic.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Townson, Maryland

District 1st Date of Posting 11-6-57 #4285
 Posted for: B-6 Zone to B-1 Zone at Caroline Sewell Station
 Petitioner: Franklin M. Zimmerman, Jr. et al.
 Location of property: M/S of Ingleside Ave. 250 ft. W. of the intersection of
M/S of Ingleside Ave. & Security Blvd. also called
 Location of Signs: North side of Ingleside Ave. 275 ft. west of the
intersection with Security Blvd.
 Remarks: _____
 Posted by: Wayne R. Henderson Date of return: 11-7-57
 Signature

ZONING DEPARTMENT OF BALTIMORE COUNTY PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION—1ST DISTRICT.
 Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an R-5 Zone to a B-1 Zone and a Special Exception to the property hereinafter 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, Townson, Maryland: On Monday, November 18, 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 Exception for a Gasoline Service Station should be granted to wit: All that parcel of land in the First District of Baltimore County, beginning for the same on the North side of Ingleside Avenue, a 70 foot right-of-way, said point of beginning being 250 feet more or less measured westerly from the intersection of the North side of Ingleside Avenue and West side of Security Boulevard, a 140 foot right-of-way; running thence from said place of beginning, and binding on the North side of Ingleside Avenue, North 64 degrees 25 minutes 56 seconds East 150 feet; thence leaving the North side of Ingleside Avenue and running North 23 degrees 25 minutes 54 seconds East 115.29 feet to the West side of Security Boulevard; and thence binding on the West side of Security Boulevard and running North 15 degrees 41 minutes 59 seconds West 175 feet more or less; thence leaving the West side of Security Boulevard and running South 64 degrees 25 minutes 56 seconds West 222 feet more or less and thence running South 10 degrees 16 minutes East 250 feet, more or less, to the place of beginning, as shown on the plat plans filed with the Zoning Department, being property of Franklin M. Zimmerman, et al.
 By Order of
 Wilkie H. Adams
 Zoning Commissioner
 of Baltimore County
 Nov. 13

OFFICE OF
THE BALTIMORE COUNTIAN
 THE COMMUNITY NEWS Reisterstown, Md. THE COMMUNITY PRESS Dundalk, Md.
 THE HERALD-ARGUS Catonsville, Md.
 No. 1 Newburg Avenue CATONSVILLE, MD.

November 7, 1957.
 THIS IS TO CERTIFY, that the annexed advertisement of Wilkie 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 9th day of November, 1957, that is to say the same was inserted in the issues of November 1 and 8, 1957.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
 Editor and Manager.

INTER-OFFICE CORRESPONDENCE
 DEPARTMENT OF PUBLIC SAFETY
 Baltimore County, Maryland
 Townson 4, Maryland

Date: November 18, 1957
 TO: Mr. John G. Rose, Deputy Zoning Commissioner
 FROM: Walter J. Addison
 SUBJECT: Comments - Service Station on Ingleside Avenue and Security Boulevard

I have reviewed the plan for the proposed gasoline service station on the northeast side of Ingleside Avenue at Security Boulevard with reference to the granting of a special exception.

I should like to give you my comments on this proposed location from a traffic engineering point of view. Because of the nature of the intersection with the dividing median strips such a location for a gasoline service station can, in effect, serve only westbound vehicular traffic on Ingleside Avenue. Both the proposed entrance on Security Boulevard and the easterly entrance on Ingleside Avenue are limited to a right turn in and right turn out movement only since they are directly opposite a dividing median. Therefore, these entrances are not available to either eastbound traffic on Ingleside Avenue or northbound traffic on Security Boulevard. The entrance on Security Boulevard would be available for entrance only since the location of the pump islands would make it difficult for a vehicle to leave the service station area and proceed in a southerly direction which it would have to do at this point.

Eastbound traffic on Ingleside Avenue entering the westerly entrance on Ingleside Avenue would find it exceedingly difficult to continue in this easterly direction since the remaining two exits do not provide a means of continuing in this direction.

It would, therefore, seem that this location for a gasoline service station would be undesirable from a traffic point of view because of its limited usability with a reasonable amount of safety. Attempts to use certain of the entrance and exit approaches in an awkward manner would result in confusion and possible accident hazards. To sum up, I would like to comment that I do not feel that this location is a desirable one as proposed.

WJA:ach

Franklin M. Zimmerman
JWS 177/13

1" = 50'

N 69° 44' E 168' ±

F.M. Zimmerman, Jr.
662/145
.4 acre ±

N 23° 31' W 180.5'

S 10° 46' E 191.4'

S 10° 46' E 265' ±

S 10° 46' E 275' ±

250' ±

~~218' ±~~
~~146' ±~~

1.197 ac ±

S 64° 25' 56" W 243' ±

22' ±

171' ±

S 15° 41' 39" E 199.81'

S 23° 35' 54" W 113.25' ±

170' ±

INGLESIDE AVENUE

SECURITY BOULEVARD

Baltimore County Bureau of
Rights-of-Way Plat -
File HRW 56-038
Highways Liber No. 15-D
Folio 461

Baltimore County Bureau of Rights-of-Way Plat -
File HRW 55-235
Highways Liber No. 15-D
Folio 445

stable

CARL HEINMULLER, JR.
Realtor • Appraiser • Consultant
2507 ST. PAUL STREET
BALTIMORE 18, MARYLAND