

114
#4382-2X
MAP #13
BL-X
3/19/58

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

To the Zoning Commissioner of Baltimore County:

I, or we, JOHN & HELEN WIENER Legal Owner

All that parcel of land in the 13th District of Baltimore County on the southeast side of Hollins Ferry Road, beginning 75 feet southwest of 3rd Avenue, said point of beginning marking the end of the last line of the property zoned "B-1" Commercial (C.U.), by order of the Zoning Commissioner in Zoning Petition #2008; thence southeasterly reversely on said last line in Petition #2009, 280 feet; thence northwesterly parallel to Hollins Ferry Road 128 feet; thence northwesterly 280 feet to Hollins Ferry Road; thence southwesterly on Hollins Ferry Road 129 feet to the place of beginning.

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 & Helen Wiener
John & Helen Wiener

Helen Wiener
Legal Owner

3015 Hollins Ferry Road
Address

3/26/58
11 A M
C. H. P. B. B. B.
301 Contland Ave

FEB 25 Recd

JOHN & HELEN WIENER
3015 HOLLINS FERRY RD.
BALTIMORE, MD.

4382-2X

114
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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 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 & Helen Wiener
John & Helen Wiener

John Wiener
Helen Wiener
Legal Owner

3015 Hollins Ferry Road
Address

3/26/58
11 A M
C. H. P. B. B. B.
301 Contland Ave

MICROFILMED

FEB 25 Recd

RE: PETITION FOR RECLASSIFICATION
FROM AN "R-6" Zone to a "B-1"
Zone and Special Exception for
Gasoline Service Station - SE
side Hollins Ferry Rd. 15' SW
of Third Ave. - 13th District,
John & Helen Wiener, Petitioners

RE: PETITION FOR RECLASSIFICATION
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
#4382-2X

OPINION

This petition seeks a reclassification from an "R-6" Zone to a "B-1" Zone along with a special exception for a gasoline service station at the above location.

The subject property adjoins a large shopping center which is set back from Hollins Ferry Road. A gasoline service station is already in operation at the other end of the shopping center. Two cottages about the subject property to the northeast. The right-of-way of the Baltimore-Washington Expressway is in the rear of the property.

Because of commercial growth to the southeast, the substantial change in the neighborhood, and the fact that the subject property is part of a relatively small parcel of land currently zoned as "R-6" and having diminishing value as a residential area, the Board is of the opinion that a "B-1" classification is proper for the subject property.

It is the further opinion of this Board that the use sought by the petitioner will not be detrimental to the public health, safety and general welfare of the community; subject, however, to the following restrictions:

1. All lighting installations shall be arranged so as to not increase traffic hazards or cause direct or glaring reflection into surrounding areas.
2. Pump islands shall be located not less than 50 feet from the street right-of-way.

1. Only minor and emergency repairs and customary services, such as tire and chain services, are permitted outside of a building. Body or fender repairs or repainting shall not be considered emergency repairs.
2. No continuous storage or continuous parking of vehicles is permitted outside of a building when the station is closed for business, except for emergencies.
3. Inflammable liquids must be stored in accordance with the regulations of the Baltimore County Building Code.

ORDER

For the reasons set forth in the foregoing opinion, the above property is hereby reclassified from an "R-6" Zone to a "B-1" Zone and a special exception for a gasoline service station, subject to the foregoing restrictions, is hereby granted.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles H. Adams
William H. Adams
John J. Adams

DATE 2/15/58

ORDERED BY the Zoning Commissioner of Baltimore

County this 25th day of February, 19 58,

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 26th day of March, 19 58, at 11 o'clock A.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition (1) for reclassification from an "R-6" Zone to a "B-1" Zone and (2) for a special exception for a gasoline service station and it appearing that by reason of location, being a natural extension of an existing "B-1" Zone which has been developed for a shopping center, the reclassification and special exception should be granted, therefore:

It is this 26th day of April, 1958, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition should be and the same is hereby granted; the first for reclassification from an "R-6" Zone to a "B-1" Zone and, second, for a special exception for a gasoline service station, subject, however, to approval of development plans by the Baltimore County Office of Planning.

Charles H. Adams
Zoning Commissioner
of Baltimore County

4382-2X

RECEIVED
MAY 02 1958
COMPTROLLER'S OFFICE

6/6/22

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13 Date of Posting 3-14-58
Posted for Gasoline Service Station & Gasoline Service Station
Petitioner: John & Helen Wiener
Location of property: 3015 Hollins Ferry Rd. SE of Third Ave. 15' SW of Third Ave.
Location of Signs: 3015 Hollins Ferry Rd. SE of Third Ave. 15' SW of Third Ave.
Remarks: None
Posted by George W. Bennett Date of return: 3-14-58

ZONING DEPARTMENT
OF BALTIMORE COUNTY

PETITION FOR ZONING
RECLASSIFICATION AND
SPECIAL EXCEPTION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an "R-6" Zone to a "B-1" Zone and a Special Exception to use the property as 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, Commission Office Building, 111 W. Chase Avenue, Towson, Maryland, on Wednesday, March 18, 1958, at 11:00 A.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 by writ. All that parcel of land in the 13th District of Baltimore County on the southeast side of Hollins Ferry Road, beginning 75 feet southwest of 3rd Avenue and ending at the place of beginning marking the end of the last line of the property, zoned "R-6" Commercial (C.U.), by Order of the Zoning Commissioner in Zoning Petition No. 2008; thence southeasterly reversely on said last line in Petition No. 2009, 280 feet; thence northwesterly parallel to Hollins Ferry Road 128 feet to the place of beginning marking the end of the last line of the property, zoned "R-6" Commercial (C.U.), by Order of the Zoning Commissioner in Zoning Petition No. 2008; thence southwesterly on Hollins Ferry Road 129 feet to the place of beginning marking the end of the last line of the property, zoned "R-6" Commercial (C.U.), by Order of the Zoning Commissioner in Zoning Petition No. 2008.

OFFICE OF
THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Baltimore, Md. THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

March 15, 1958

THIS IS TO CERTIFY, that the annexed advertisement of William H. Adams, Zoning Commissioner for 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 15th day of March, 1958, that is to say the same was inserted in the issues of

March 7 - 14, 1958.

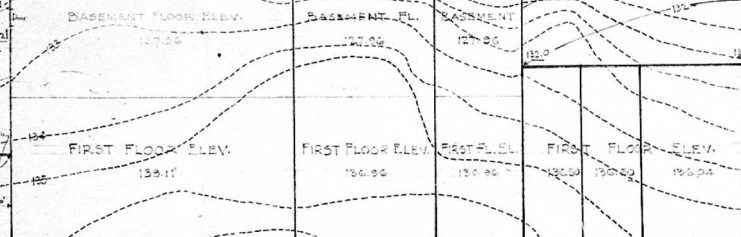
THE BALTIMORE COUNTMAN

By Paul J. Morgan
Editor and Manager

BALTIMORE-WASHINGTON EXPRESSWAY

ZONED RESIDENTIAL COTTAGES

Cont. Conc. Curb & Gutter
3.5' x 12" x 12" S.E. 12.5'



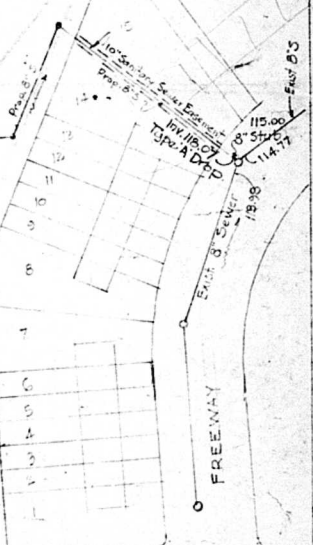
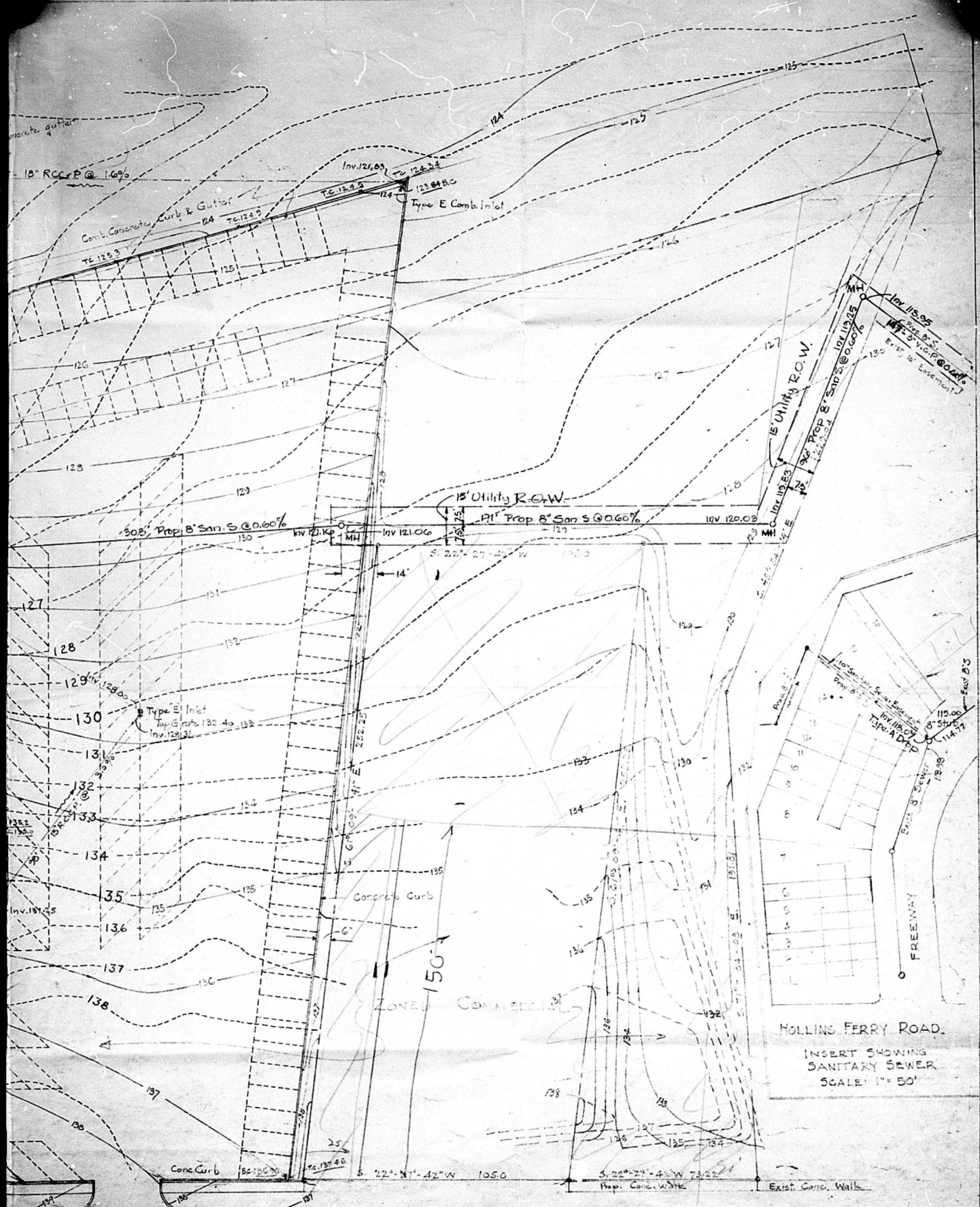
HOLLINS FERRY ROAD

Exist. 16" Water

Note

Existing Grade Contours shown thus
Proposed Finished Grade Contours shown thus
Proposed Finished Grades shown thus 124.50
T.C. & B.C. indicate top and bottom of curbs.

10-2-15



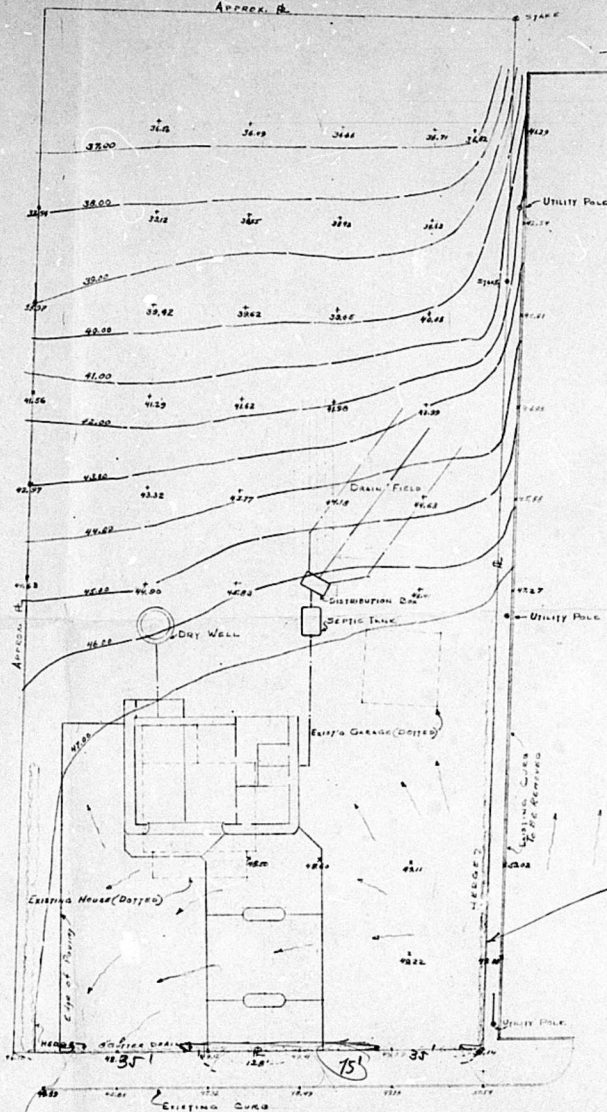
HOLLINS FERRY ROAD.
 INSERT SHOWING
 SANITARY SEWER
 SCALE: 1" = 50'

SITE PLAN

LANSDOWNE SHOPPING CENTER
 THIRD AVENUE AND HOLLINS FERRY ROAD
 LANSDOWNE, BALTIMORE CO, MD.
 SEVERN RIVER CONSTRUCTION CO.
 2 W UNIVERSITY PARKWAY, BALTIMORE, MD

Listing Grade Contours shown thus
 Proposed Finished Grade Contours shown thus

Appendix B



#4382-RX
MAP
#13 ✓

HOLLING FERRY ROAD

PRELIMINARY LAYOUT
GASOLINE SERVICE STATION
at
HOLLING FERRY ROAD & 3RD AVE.
LANDSDOWN, MD.

SCALE 1" = 20' 2-7-58 G.W.M.

