To the Zoning Commissioner of Baltimore County:

I, or we, Patrick B. Kirman & Helen M. Kirren, his mifalegal Omners (See Description below)

hereby petition (1) that the soning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 Zone to m B-L Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for filling 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 rsuant to the Zoning Law for Baltimore County.

Patrick B. Kirwan

715 Ingleside Avenue, Catonsville 28, Md.

All that certain parcel of land, situate in the First Election District, Baltirore County, State of Maryland, described as follows:

Beginning at a point a pipe placed at the westerly right of may line of each of the pipe placed at the property of the pipe placed at the from a pipe placed at the intersecting point of the westerly right of may line of implaced at the intersecting point of the westerly right of may line of implaced at the intersecting point of the westerly right of may line of implaced at the intersecting point of the pipe placed at the line of implaced at the intersecting placed at the pipe placed at the pipe placed at the pipe placed at the pipe placed at the control degrees 22 sinutes 20 seconds Seat 125 feet to a point, thence runding, forth 85 degrees 22 simutes 20 second seat 125 feet to place placed and place of beginning.

JOHN W. HELSIAN, W. AFTY RECHORD BUILDING Towsen 4. MO

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#4392-RX MAP V

BL-X

3/27/58

OFFICE OF PLANNING

February 11, 1959 From Office of Planning

To Mr. Wilsie A. Adams, Zoning Commissioner Subject Zoning Petition #1392-R-6 to B-L and S.R. for Casoline Service Station. East side of Inglesida Ave., 375 ft. South of Rt. ho. Approx. 3/7 acres.

Feb. 11, 1958 (10:00 A.M.)

Recent studies of the last and 2nd D'stricts made by the Office of Planning indicate that, in items of the general area, new commercial zoning would be undesirable along Englestic Area, for some distance south of Rt. Mp, including, of course, the subject properly.

Comprehensive rescaling of these districts reflect this rise by showing the subject property as recommende for help part of a large, unbrained for subject property as recommende for help part of a large, unbrained for subject to the subject to the subject to the subject to the part of the subject to the subject property, which makes the subject property.

Further, it appears to this Office that the B-4 soning here requested would constitute a threat to local residential welfare and public safety. Particularly, we note that:

- (1) Inglastic Sre., in this part of its course, is unsatised to carry skill-frontage on the set to be because of an Almest contingous restinguish frontage on the sent time absence the pupils. From it consecution with territ; of this said paper should be purely the sent consecution to the sent sent the sent sent the purple. From it consecution is will subting the major of churing averages in total traffic volume, it will subting the major of churing averages near this traffic volume, with the sent the care the consecution of the sent sent the care thought sent the care the care of churing averaged consists with each other, se phase of certains like.
- (2) Two drellings are opposite the site across Ingleside Ave. Commercial development of the site would, of course, have a direct and immediate affect on the value of these deallings for residential use.
- (i) The continuing value of these two chealings and of four others edjoining to the Both would be afterestly affected by reclassification of the subject property, whether or not it is followed by the development planned.

ORDERED by the Zoning Commissioner of Baltimore County

day of , 19 , 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 11th day of _, 1959 , at _____ o'clock A. H.

February 13, 1959 - Potition withdraws by counsel for petitioner -See Attached letter.

Wilsie H. Adaus
Zoning Commissioner
of Balt.more County

PATRICK B. KIRMAN W. R/W line of Ingleside N. R/W line of Calverton

Rd.

4392

P

- (5) The Greenhouse long estab, that on the East side of Ingleside Are, opposite Calverton Are, and Likely to be as disagreeable to residents as excellent as the excellent as excellent a vestey, it can facilitate the movement of commercial soning southwa-referred to in (h) above, and intensify the local reading of com-mercial character.
- (6) Public severing will be extended from the east side of Ingleside Are,; none is yet planned for the uset side. The Petitioner's plat shown dry wills and a swell at both soil conditions in the area are not entitle to private spatic disposal.
- (7) The commercial use adjoining the site on its morth side it a state of the corner. Hintsture golf is a light type of co-micrated use which sate fairly well as a trend it the swine other conserval and realizances. Institute that the swineth property would oblassist this fortunate relationship.

cuts/th

SMALKIN & HESSIAN ATTORNEYS AT LAW CAMPBELL BUILDING

TOWSON 4, MD

February 11, 1959

Zoning Commissioner County Office Building Towson 4, Maryland

Re: Zoning Petition No. 4392-RX

Dear Mr. Adams:

This will confirm my verbal request made immediately prior to the hearing on the above captioned matter before you on the morning of February 11, that the Festition be marked, "Withdrawn." It is our intention to file a new Petition containing a corrected description within the next severa days.

Jose Humany John W. Hessian, III

ZONING DEPARTEMENT OF BALTIMORE COUNTY PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION

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OFFICE OF

THE BALTIMORE COUNTIAN

THE HERALD - ARGUS

No. 1 Newburg Avenue

January 31. 19 59

THIS IS TO CERTIFY, that the annexed advertisement of Wilsie B. 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 31st day of January, 19 59 , that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

January 23 and 30, 1959.

By Paul J. Morgary Editor and Managers

CERTIFICATE OF POSTING NG DEPARTMENT OF BALTIMORE COUNTY

#4392 Date of Poeting 1-28-59 Posted for las R-43 and to low B- 1 gard & Sandline Service Stations

Protes for last 1 few days of the last 1 few 2 fort 1 deceler forward latered Protessor 2 wasterlied to 4 feb last 11 few 1 few for few 1 few 1

Posted by Alerge & Human Date of return: 1-29-59

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #4392

Location of Signa: 475 ft South & Ballo nat file on the west one

George R. Junior Date of return: 3-27-58

OF BALTHORE COUNTY
PETTION FOR
ZUNING RECLASSIFICATION
AND SPECIAL EXCEPTION
1st DISTRICT
Pursuant to petition filed with
the Zoning Commissioner of Battimore County for change or re-

Pursuant to petition (field with the Zoning Commissioner of Batti-more County for charge at re-commendation of the County of the Battier of the County of the Battier, the Zoning Commis-rate of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Rosen 100, County Office Building, 111 W. Chanapache Avrains, Torquo.

THE BALTIMORE COUNTIAN

THE HERALD - ARGUS
Catenarille, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

March 29.

THIS IS TO CERTIFY, that the agnexed advertisement of Wilsie H. Adens, 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 29th day of Merch, 1958 , that is to say the same was inserted in the issues of

> March 21-28, 1958. THE BALTIMORE COUNTIAN

By Paul J. Morgay Editor and Manager.

BALTIMORE COUNTY DEPARTMENT OF PUR BUREAU OF PUBLIC SERVICES

... George R. Lerds . March. 31, 1958. . Milsie H. Adams

Subject Zoning Petition #1392-EX Service Station Ingleside Avenue & Calverton Road

Sanitary conditions in this area are very bad. The owner should be addressed that development of this site would require the extended sanitary severy. Sever is now being extended towards this area, from the end of Longriet Price to extern boundary of the Reilman property on Chrysler Place.

George R. Lewis Chief - Permit Section Division of Land Development

CRT.+7 m

ce: Mr. Stirling (Planning)

THE COMMUNITY PRESS CATONSVILLE, MD.

OFFICE OF PLANNING

Inter-Office Correspondence

From	Office of Planning	April 9, 1958

To Wilsie H. Adams Zoning Petition #4392-RX Reclassification from R-6 to B-L and Special Exception for

a Gasoline Service Station. 1st District Hearing Wed. Apr. 9, at (10:00 A.M.)

This office recommends that this petition be denied for the following reasons:

- 1. We would not recommend that the commercial some be extended to the south beyond its present boundary.
- 2. There are two residences established across the street from petitioners tract. A service station across from these residences would in our opinion be detrimental to their present usc.
- 3. Extending the existing commercial zone as requested will undoubtedly bring about future requests for additional commercial moning extending it further to the south.
- 4. The existing Ingleside Avenue is presently considered as an unsuitable road for the traffic it is now carrying. Additional Commercialization would create additional traffic problems to the ones that are already existing.

BM/vm

Bewartment Of Bublic Borke. BUREAU OF LAND DEVELOPMENT

Inter-Office Correspondence

George R. Leids

Wilste H. Adung ...

February 9, 1959

Zoning Petition 91392-RX
Reclassification and Special Exception R.6 to B.L. - Casoline Service Station Patrick B. and Helen M. Kirwan Ingleside Avenue and Calverton Road District 1

Our comments submitted to your office under date of March 31, 1958 with reference to this petition still hold on its resubmission. They were as follows:

"Sanitary conditions in this area are very bad. The owner should be advised that development of this site would require the extension of sanitary sewer. Sewer is now being extended towards this area, from the end of Longview Drive to the western boundary of the Heilman property on Chrysler Place."

> George R. Levis Chief - Permit Section Division of Land Development

GRL:1s

cer Mr. Stirling (Planning)

Jamary 20, 1959

\$2.00

RECTIVED of John W. Hessian, III, the sum of Fortythree Dollars (863.00) to cover cost of petition, advertising and posting property situate on the West right-of-way line of Ingleside Avenue and the North right-of-way line of Calverton Road, Patrick S. Kirwan, potitioner.

> Zoning Commissioner DAME Balkingre County .- Office of Flance

HEARING:

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

111622 - \$43.00

