#4523 RX

MAP #11+14-A

R-X 11/7/58

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

To the Zoning Commissioner of Baltimore County:

I, ~~we~~, Carmine Serrano Legal Owner

All that parcel of land in the Fourteenth District of Baltimore County on the Northeastermmost corner of Belair Road and Oak Hill Avenue; thence running Northeasterly and binding on the Northwest side of Belair Road 150 feet to the Southwest side of Grape Hill Avenue; thence Northwesterly and binding on the Southwest side of Grape Hill Road 116.75 feet; thence South 11 degrees 52 minutes West 150 feet to the Northeast side of Oak Hill Avenue; thence Southeasterly and hereby petition (1) that the zoning status of the above described binding on the Northwest side of Oak Hill Avenue 150 feet to the place of beginning. property be reclassified, pursuant to the Zoning Law of Baltimore

County, from an R-6 Zone to an 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 GAS 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.

Carmine Serrano
Legal Owner

2304 Taylor Avenue
Address
Baltimore 14, Maryland

11/13/58 11 A.M.

OCT 2 1958

CARMINE SERRANO, NE corner of Belair Rd. & Oak Hill Avenue

14th Dist.

1523 RX

#4523 RX

MAP #11+14-A RX 11/7/58 BL

ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of October, 1958, 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 19th day of November, 1958, 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-L" Zone and (2) for a special exception to use the property for a gasoline service station, and it appearing by reason of location, that it is a proper use on a main thoroughfare and the operation of a gasoline service station meets the requirements and approval of the Office of Planning and the State Roads Commission, it is the opinion of the Zoning Commissioner that the granting of the reclassification and special exception will not be detrimental to the health, safety and the general welfare of the community, therefore the petition should be granted.

It is this 22nd day of March, 1959, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition should be granted; the first, for reclassification from an "R-6" Zone to a "B-L" Zone and, second, for a special exception for the operation of a gasoline service station, subject, however to the submission of plans for approval of the Office of Planning, Bureau of Land Development of Baltimore County and the State Roads Commission prior to obtaining building permits.

Wilbur H. Adams
Zoning Commissioner of
Baltimore County

It is this 23rd day of February, 1960, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception is hereby extended for a period of one year from March 2, 1960 to March 2, 1961.

Wilbur H. Adams
Zoning Commissioner of
Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning November 19, 1958

To Wilbie H. Adams, Zoning Commissioner

Subject R-6 to B-L and Special Exception for Gasoline Service Station. Northwest side of Belair Road, running from Oak Hill Avenue to Grape Hill Avenue. Approximately ½ acre. 11th District. Hearing: November 19, 1958 (11:00 A.M.)

Advisory Recommendation - Land Use:

Regarding the reclassification to B-L

The immediate frontages of Bel Air Road, south of Putty Hill Avenue, are evidently undergoing a gradual transition from residential to commercial character and may well be ready for overall change to B-L by the time comprehensive rezoning is adopted - "blanket" reclassification to commercial zoning has some advantages for non-commercial properties that intervene between properties already commercial beforehand. We would feel that while the subject property is ready now for B-L Zoning from a general land-use point of view, reclassification of this property alone at this time should be weighed in the light of all factors, including community reaction. (Community reaction, if substantial, will more than likely be expressed at the hearing - site is clearly posted.)

Regarding Special Exception for Gasoline Service Station -

The Office of Planning regards Gasoline Service Station as definitely an unsuitable use for the site at this time. Residences are adjacent on both sides of the subject property's frontage, with Grape Hill Avenue intervening in one case and Oak Hill Avenue in the other. Both Grape Hill Avenue and Oak Hill Avenue are little more than paved lanes. The residence across Grape Hill Avenue on the north side of the frontage, is a particularly strong argument against the filling station use, because it is only 20 feet from the highway pavement of Belair Road and will reduce traffic site distances to the point of danger, when turning movements occur.

Filling Stations are characterized by their many turning movements for retail access, in proportion to site area. Turning movements into a site on the northwest side of Bel Air Road would tend to be from the city-bound traffic land on this north west side. At the location, near the bottom of a hill, this traffic will be moving downhill with gathering speed. Site distances, for turning movements onto the subject tract, interrupted by the aforementioned small house, will be out of scale with traffic speed.

GBE/ag

October 29, 1958

$43.00

RECEIVED of C. Serrano, petitioner, the sum of Forty-three ($43.00) to cover cost of petition, advertising and posting property situate on the Northeastermmost corner of Belair Road and Oak Hill Avenue.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, November 19, 1958
at 11:00 A. M.

Room 106
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

01-662 - $43.00

RECEIVED
OCT 31 1958
COMPTROLLER'S OFFICE
By

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#4523

District 14th Date of Posting 11-6-58

Posted for: Petition to change to an B-L zone & Gasoline Service Station

Petitioner: Carmine Serrano

Location of property: N/E Corner of Belair Rd and Oak Hill Avenue Etc.

Location of Signs: Northwest Corner of Belair Road and Oak Hill Avenue

Remarks:

Posted by George R. Johnson Signature Date of return: 11-7-58

ZONING DEPARTMENT OF BALTIMORE COUNTY

PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION—14TH DISTRICT.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from a R-6 Zone to a B.L. Zone and a Special Exception to use 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 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

On Wednesday, November 19, 1958, at 11:00 A. M.

All that parcel of land in the Fourteenth District of Baltimore County on the northeastermmost corner of Belair Road and Oak Hill Avenue; thence running Northeasterly and binding on the northwest side of Belair Road 150 feet to the southwest side of Grape Hill Avenue; thence northwesterly and binding on the southwest side of Grape Hill Road 116.75 feet; thence South 11 degrees 52 minutes West 150 feet to the Northeast side of Oak Hill Avenue; thence Southeasterly and binding on the Northwest side of Oak Hill Avenue 150 feet to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of Carmine Serrano.

By Order of
WILBIE H. ADAMS,
Zoning Commissioner of
Baltimore County.

Oct. 31—Nov 7.

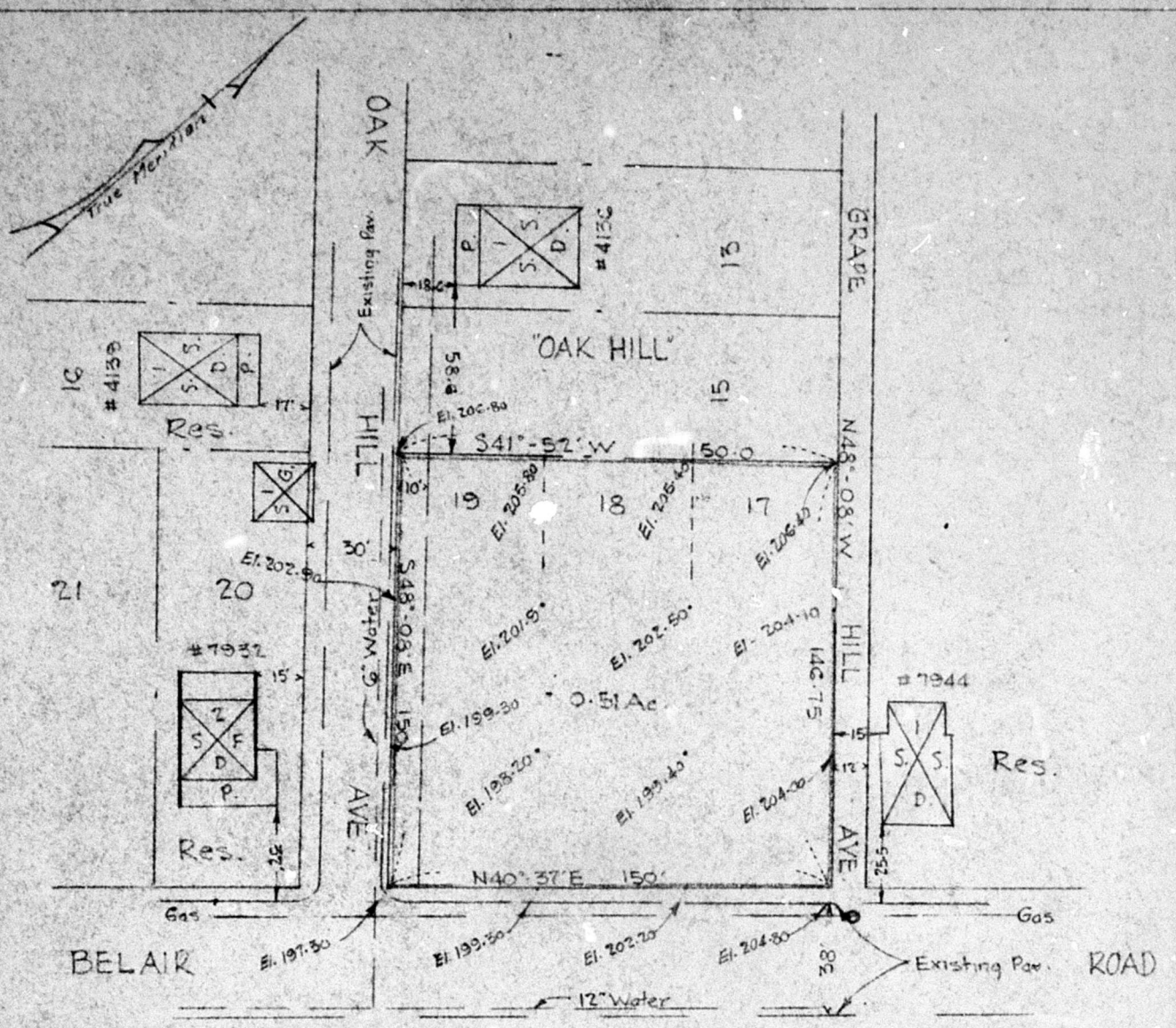
CERTIFICATE OF PUBLICATION

TOWSON, MD., November 7, 19 58

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~xxxxxxxxx~~ ~~xx~~ 2 times ~~xxxxxxxxxx~~ before the 19th day of November, 19 58, the first publication appearing on the 31st day of October, 19 58

THE JEFFERSONIAN,
Frank Struchtie
Manager.

Cost of Advertisement, $



Proposed use of property - Service Station

Present Zoning - R-6

Proposed Zoning - B-L

14th District Baltimore County, Maryland

Scale:- 1"=50' Date:- 9/12/58

4523-RX ✓

MAP #11+ 14-A RX

Reg Civil Eng'r