

IN THE MATTER OF PETITION
FOR RECLASSIFICATION from
RA zone to B-1 zone, and
SPECIAL EXCEPTION for
Gasoline Service Station,
Northeast side of Ingleside
Avenue and Wilson Road
Westview Land Company
Petitioner

BEFORE THE ZONING
COMMISSIONER FOR
BALTIMORE COUNTY

Mr. Commissioner:
Please enter an appeal from your decision in
the above entitled matter on behalf of the Protestants.



John Grason Turnbull
24 W. Penna. Avenue
Towson 4, Md.
Attorney for Protestants

RE: PETITION FOR RECLASSIFICATION
FROM AN "B-1" ZONE TO A "B-2" ZONE
AND SPECIAL EXCEPTION FOR
GASOLINE SERVICE STATION - N.E.
Cor. Ingleside and Wilson Aves.,
1st District - Westview Land
Company - Petitioner

REPORT
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4532-RX

Upon hearing on the above petition (1) for reclassi-
fication from an "B-1" Zone to a "B-2" Zone and (2) for a special
exception to use said property for a gasoline service station, and
it appearing that this whole area has changed completely in character
since the original zoning on January 2, 1946; also contiguous to this
location there has been a change from cottage residential to group
houses, apartments and business uses.

The parcel of land described in the within petition
is located on an island created by the new road pattern, three-quarters
of which is zoned "Business Local". To refuse the reclassification
would constitute confiscation of the owner's property.

For the above reasons it is the opinion of the Zoning
Commissioner that the granting of the reclassification and special
exception would not be detrimental to the safety, health and the
general welfare of the locality involved.

It is this 5th day of December, 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 "B-1" Zone to a "B-2" Zone, and
second, for a special exception for a gasoline service station, subject
however, to approval of plans for the development of said property by
the Office of Planning and the Bureau of Land Development of Baltimore
County

John Grason Turnbull
Zoning Commissioner of
Baltimore County

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

To the Zoning Commissioner of Baltimore County:

I, or we, Westview Land Co. Legal Owner,
All that parcel of land in the First District of Baltimore County in the
Northeastmost corner of Ingleside and Wilson Avenues; thence running Northerly
and binding on the East side of Ingleside Avenue 285 feet; thence Southeasterly
175 feet to the Westernmost side of Wilson Avenue; thence Southerly and binding
on the West side of Wilson Avenue 175 feet to the place of beginning.

Whereby petition (1) that the zoning status of the above described
property be reclassified, pursuant to the Zoning Law of Baltimore
County, from an PA Zone to an B-2 Zone; and
(2) for a Special Exception, under said Zoning Law and Zoning Regu-
lations 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 reclassi-
fication 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.

Westview Land Co.
Legal Owner

1100 First National Bank Bldg.
Address
Light & Vacuum Etc.
111

OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning
To: William H. Adams, Zoning Commissioner
Subject: Zoning Petition #4532-RX. P-1 to B-2
and Special Exception for Gasoline Service Station,
Northeast corner of Ingleside and Wilson Aves.
Approx. 1/3 acre.
1st District.
Hearing: December 3, 1958. (11:00 A.M.)

Advisory Recommendation

The subject property is shown in commercial zoning on the new comprehensive re-
zoning map for the 1st District proposed by this Office, endorsed by the Planning
Board and recently submitted to the Office of Zoning. Also, the Office of Planning
requests Gasoline Service Station as a reasonably suitable use for this site, taking
into account surrounding land use - present and proposed - and other factors.

If the Zoning Commissioner sees fit to grant the Petition, we request that the
Special Exception be made subject to approval of a plan for site development by
the Office of Planning, so that the power of zoning to protect public safety can be
helped to carry out its ordinary powers of site development design approval. This would
help narrow that vehicular access, and interior circulation is arranged to tie
in with street traffic as to minimize access hazards.

OS/LH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 11-17-58
Posted for: Gasoline Service Station at Northeast corner of Ingleside and Wilson Aves.
Petitioner: Westview Land Co.
Location of property: Northeast corner of Ingleside and Wilson Aves.
Location of Signs: Northeast corner of Ingleside and Wilson Aves.
Remarks: As above.
Posted by: George A. Thompson Date of return: 11-20-58

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY PRESS
Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

November 22, 1958
THIS IS TO CERTIFY, that the annexed advertisement of
William H. Adams, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 22nd day of November 1958, that is to say
the same was inserted in the issues of
November 14 and 21, 1958.

THE BALTIMORE COUNTIAN

By: Paul J. Morgan
Editor and Manager

\$50.00

RECEIVED of Turnbull & Brewster, attorneys for Protestants,
the sum of Fifty (\$50.00) Dollars, being cost of appeal to the
County Board of Appeals of Baltimore County from the decision of
the Zoning Commissioner granting reclassification and special
exception for gasoline service station at the Northeast corner of
Ingleside Avenue and Wilson Avenue, 1st District - Westview Land
Company, petitioner.

Zoning Commissioner

PAID - Baltimore County, Md. - Office of Finance

12-11-58 4510 * * * TP- 5000
12-11-58 4510 * * * TP- 5000

November 10, 1958

\$43.00

RECEIVED of William T. Hermann, for petitioner,
Westview Land Co., the sum of Forty-Three Dollars (\$43.00)
to cover cost of petition, advertising and posting property
situate on the Northeastmost corner of Ingleside and
Wilson Avenues.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING

Wednesday, December 3, 1958
at 11:00 A. M.

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

RECEIVED
NOV 12 1958
COMPTROLLER'S OFFICE

IN THE MATTER OF
PETITION FOR
RECLASSIFICATION from
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Gasoline Service Station,
Northeast side of Ingleside
Avenue and Wilson Road
Westview Land Company
Petitioner

BEFORE THE ZONING
COMMISSIONER FOR
BALTIMORE COUNTY

ORDER TO DENY APPEAL

Mr. Commissioner:

Please dismiss the appeal filed in the above entitled
matter on behalf of the Protestants.



John Grason Turnbull
24 W. Penna. Ave.
Towson 4, Md.
Attorney for Protestants

