

4545RX
ORDERED by the Zoning Commissioner of Baltimore County
this 15th day of November, 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 15th day of
December, 1958, at 3 o'clock
P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for reclassification
from an "R-10" 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 by reason of location, and the fact that the petitioners failed
to show an error in the original zoning or a change in the character
of the neighborhood to warrant the reclassification, the petition
should be denied, therefore:

It is this 14th day of December, 1958, by the
Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
petition for reclassification from an "R-10" Zone to a "B-2" Zone
and a special exception for a Gasoline Service Station, should be
and the same is hereby denied and the property is continued as and
to remain an "R-10" Zone.

William J. Lewis
Zoning Commissioner
of Baltimore County

RECEIVED
NOV 18 1958
BALTIMORE COUNTY
ZONING DEPARTMENT
4545-RX

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

To the Zoning Commissioner of Baltimore County:

I, or we, Swarthmore Realty Inc. Legal Owner
All that parcel of land in the Ninth District of Baltimore County on
the Southwest corner of Putty Hill Road and Goucher Boulevard; thence Westerly
and blinding on the North side of Putty Hill Road 774.10 feet; thence North 23
degrees 30 minutes East 563.95 feet to the West side of Goucher Boulevard;
thence Southerly and blinding on the West side of Goucher Boulevard 503.22 feet
to the place of beginning.
hereby petition (1) that the zoning status of the above described
property be reclassified, pursuant to the Zoning Law of Baltimore
County, from an R-10 Zone to an BL 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 a Filling 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.

SWARTHMORE REALTY, INC.

George R. Lewis
Legal Owner President

Address

NOV 18 1958

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 5, 1958

THIS IS TO CERTIFY, That the annexed advertisement
was published in THE UNION NEWS, a weekly newspaper
printed and published in Towson, Baltimore County, Md. once
in each of two successive weeks before the 15th
day of December, 1958, the first publication
appearing on the 28th day of November
1958.

The UNION NEWS

Manager

OFFICE OF PLANNING

Inter-Office Correspondence

From George R. Lewis December 15, 1958
To Mrs. William Adams, Zoning Commissioner
Subject #555 Ex. B-6 to B-2, and Special Exception
for Gasoline Service Station, Northwest corner
of Putty Hill Road and Goucher Blvd., 1.51 acres.
Swarthmore Realty, Inc.
9th District. (3100 P.M.)

The Office of Planning has reviewed the subject petition for a zoning reclassification
and a special exception for a gasoline service station and recommends that it be
denied. Our reasons for making this recommendation are as follows:

1. In the opinion of the Office of Planning, substantial changes of condition have
not occurred in the vicinity area which were not foreseen by the Ninth District
Map when it was adopted in November of 1955 by the County Commissioners.
2. The intent of the adopted Zoning Map was to provide transit and buffering
between the B-1, zone established on the map at the northeast edge of the
intersection of Goucher Boulevard and Putty Hill Road and the established
R-10 and D-30 residential areas at Fellowship Forest. Reclassification of
the subject property for commercial use would be an entering wedge for
subsequent commercial reclassification of adjacent tracts. The integrity
of the Ninth District Zoning Map and the protection afforded by it to
property owners in the vicinity area would be impaired.

om/ah

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 9th Date of Posting 12-3-58
Posted for 6-15-19 zone to B-2 zone, Gasoline Service Station
Petitioner: Swarthmore Realty, Inc.
Location of property: NW corner of Putty Hill Rd and Goucher Blvd.
Address: 1214
Location of Signs: Northwest corner of Putty Hill Road, Swarthmore Blvd.
Remarks: *George R. Lewis*
Posted by *George R. Lewis* Date of return: 12-4-58

Department Of Public Works

BUREAU OF LAND DEVELOPMENT

Inter-Office Correspondence

From George R. Lewis December 12, 1958
To William H. Adams
Subject Zoning Petition #555-EX
Reclassification from R-10 to B-2
NW corner Putty Hill Rd and Goucher Blvd.
District 9

Attached is a plan of the road construction under
contract adjacent to the referenced site.

As noted on the plan, Putty Hill Road is temporary
adjacent to this site and is to be constructed to minimum
standards. It is undesirable to have any entrances or exits
on this road before its completion as a standard road section.

Putty Hill Road adjacent to this site will carry
a maximum traffic load on a minimum temporary cross-section.

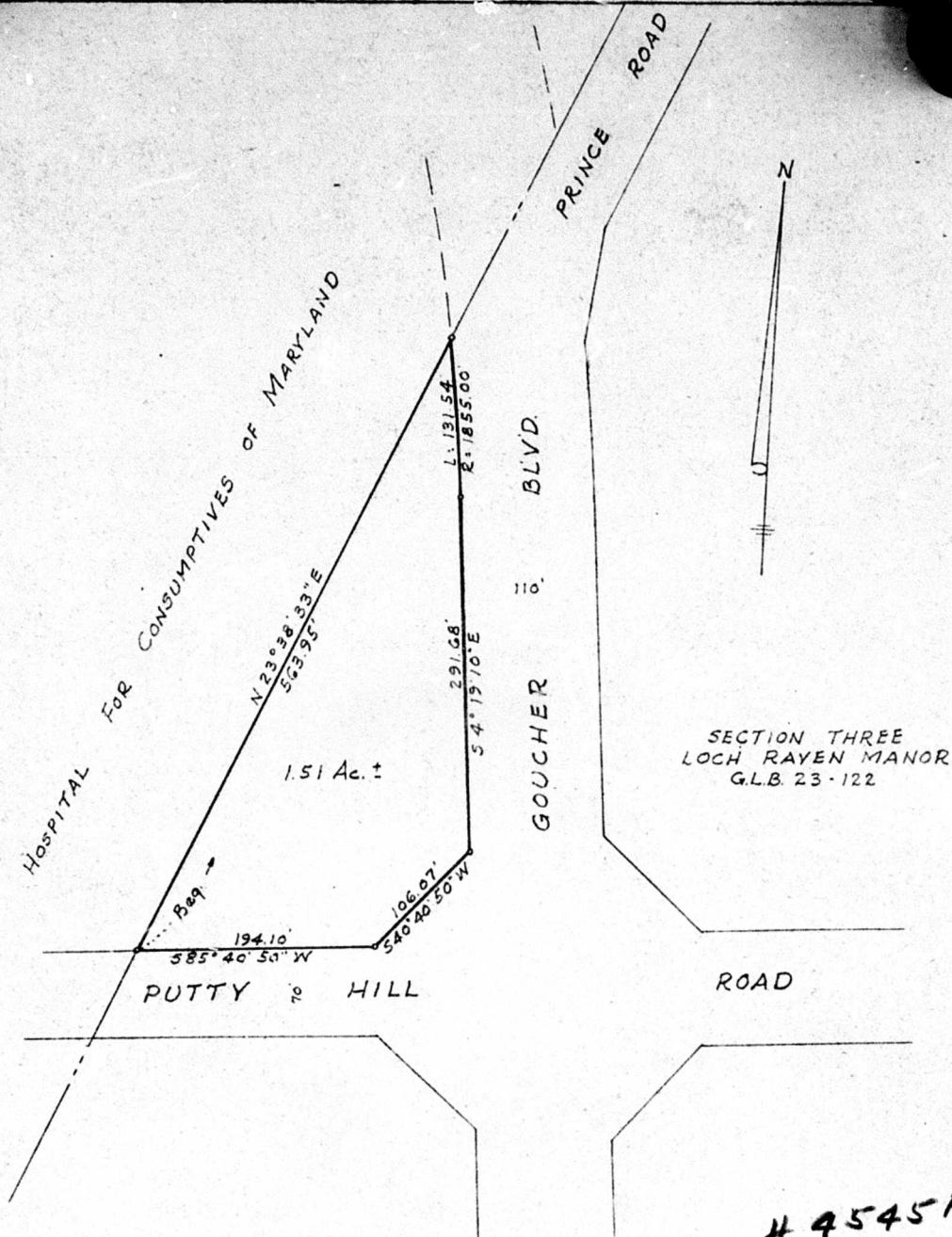
It is requested that if the zoning is granted that
the omission of entrances or exits on Putty Hill Road until
completion of the proposed section be made a part of your
Order.

It should be noted that the frontage that will
exist along the road to be completed at this time is in-
sufficient to get two entrances.

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

Enfile
Attach.

cc: Mr. Stirling (Planning)



PLAT TO ACCOMPANY
ZONING PETITION

LOCH RAVEN MANOR

BALTO. CO. MD.

ELECT. DIST. 9

SCALE: 1"=100'

Nov. 14, 1958.

George William Stephens, Jr.,
and Associates, Inc.
Engineers

8 McCurdy Avenue,
Towson, 4, Maryland

