

2218-185

42-248

FILED APR 21 1952

2218

#2248-RS

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

To the Zoning Commissioner of Baltimore County:

James W. Morris & Amelia E. Hulingsley Legal Owners

of the property situate on the southeast side of Troyer Road, 10th District of Baltimore Co., beginning 150 feet southeast of Sheppard-Monkton Road, thence southeasterly, on the southeast side of Troyer Road, 174.5 feet, thence South 63 degrees west 150 feet, thence North 36 degrees 15 minutes west 127.5 feet and thence North 61 degrees 45 minutes east 150 feet to beginning

herby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "C" Commercial Zone; and (2) for a Special Permit, 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 Permit, 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.

W. Morris Billingsley

Amelia E. Billingsley
Legal Owners

James W. Morris, Jr.
Attorney

Filed 5/14
20 PM

Gordon G. Power
2301 Buchanan Street
Baltimore, Md.

ORDERED by the Zoning Commissioner of Baltimore County this 21st day of April, 1952, 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 14th day of May, 1952, at 2:00 o'clock P.M.

Zoning Commissioner
of Baltimore County

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "C" COMMERCIAL ZONE AND A SPECIAL PERMIT FOR A GASOLINE SERVICE STATION - J. W. Elise Troyer Road, 150 feet S. E. Sheppard-Monkton Road, 10th District W. Morris & Amelia E. Hulingsley, Petitioners.

The property which is the subject of this petition is located on the south side of Troyer Road, 150 feet southeast of Sheppard Road, Sheppard-Monkton Road, 10th District. The petitioners own, in addition to this lot, a commercial lot of an irregular shape fronting approximately 150 feet on Troyer Road and 50 feet on Sheppard-Monkton Road.

The petitioners now operate a grocery store at the southwest corner of Troyer and Sheppard-Monkton Roads; this property is not owned by the petitioners. In addition the store building at this location is in a bad state of repair and the petitioners stated that in order to provide the necessary services a modern building should be constructed. The petitioners further stated that there is not sufficient room in the existing commercially zoned area and that this extension is necessary to provide adequate space.

Approximately 50 people appeared at the hearing in support of the petitioners, several of whom testified that modern store facilities were badly needed in the community.

In view of the foregoing and in view of the fact that the granting of this reclassification would be a logical extension of an existing commercial zone, it is the opinion of the Zoning Commissioner that the reclassification of this property would not be detrimental to the health, safety and general welfare of the community and the reclassification should be had, and also, that a special permit be granted for the operation of a gasoline service station.

It is this 16th day of May, 1952, ORDERED by the Zoning Commissioner of Baltimore County, that the above property be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to an "C" Commercial Zone and a special permit granted for operation of a gasoline service station, subject to the filing of a plan with this Department approved by the Maryland State Health Commission and the Baltimore County Planning Commission providing for proper ingress and egress to Troyer and Sheppard-Monkton Roads; the proper setback of the service station and island for the gasoline pumps; the main building on the lot and the provision for adequate off-street parking facilities.

James W. Morris, Jr.
Zoning Commissioner
of Baltimore County

Approved:

County Commissioners of Baltimore County

Michael J. McGinnis
President

Date: 6/1/52

RECEIVED & APPROVED FOR RECLASSIFICATION
S. W. Elise Troyer Road, 10th District of a Gasoline Service Station

2218

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 10th Date of Posting 4-30-52
Posted for Amelia E. Billingsley
Petitioner W. Morris Billingsley
Location of property SE corner of Troyer Rd. & S. E. of Sheppard-Monkton Rd. 150 feet S. E. of Sheppard-Monkton Rd. 10th District of Baltimore Co.
Location of signs southwest corner of Troyer Road & S. E. of Sheppard-Monkton Road
Remarks: Large R. Memorial
Posted by Large R. Memorial Date of return 4-30-52

#2048

FROM
Union News

CERTIFICATE OF PUBLICATION
OF

James W. Morris & Amelia E. Hulingsley
102 Subject

MAILED-MAY 5 - 1952
CERTIFICATE OF PUBLICATION

TOWSON, MD. May 10, 1952
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 2 successive weeks before the 10th day of May, 1952, the first publication appearing on the 3rd day of April, 1952.

THE UNION NEWS

W. H. K. K. K.
Manager

Small text block on the left side of the bottom row, likely a notice or legal disclaimer.

April 23, 1952

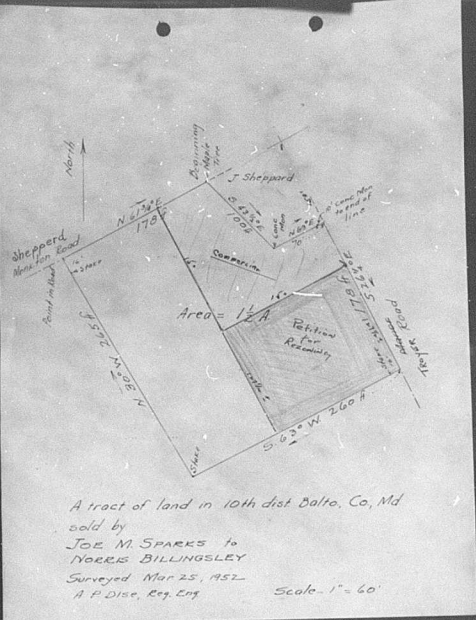
\$23.00

RECEIVED of Gordon G. Power, Attorney for W. Morris Billingsley, et al, the sum of Twenty Three (\$23.00) Dollars, being cost of petition for reclassification and special permit, advertising and posting property on the southwest side of Troyer Road, 150 feet southeast of Monkton-Sheppard Road, 10th District of Baltimore County

Zoning Commissioner

Hearings:
Wednesday, May 14, 1952
at 2:00 p.m.
basement of
Richard Building
Towson, Md.

PAID
APR 23 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY



WHEREAS the State Roads Commission of Maryland, acting for the State of Maryland, proposes to acquire the land shown on the State Roads Commission of Maryland's Plat No. 725 which is duly recorded or intended to be recorded among the Land Records of Baltimore County in the State of Maryland, in order to lay out and construct, under its Contract No. B-266-142, a road, together with the appurtenances thereto belonging, as a part of the Maryland State Roads System, and

WHEREAS the laying out of said road in addition to being required for public convenience, necessity and safety, is a material benefit to the undersigned;

NOW, THEREFORE, in consideration of the above premises, One Dollar (\$1.00) and other good valuable considerations, the receipt whereof is hereby acknowledged, we, for ourselves, our heirs, successors, executors, administrators and assigns, do hereby grant and convey unto the State of Maryland, to the use of the State Roads Commission of Maryland, its successors and assigns, forever in fee simple, all our right, title and interest, free and clear of all liens and encumbrances, in and to all that land, together with the appurtenances thereto belonging or in any wise appertaining lying between the extreme outlines of the said proposed road as shown on the aforesaid plat, all of which is made a part hereof; and we, for ourselves, our heirs, successors, executors, administrators and assigns do further hold the State of Maryland and the State Roads Commission of Maryland, their members, officers, agents and employees harmless and free from molestation for any purpose, matter or thing whatsoever, arising out of the taking or use as aforesaid by the said Commission, including any change of grade or drainage.

IN WITNESS WHEREOF we have hereunto set our hands and seals this day of , in the year 19

Witness (Seal)
 Witness (Seal)
 Witness (Seal)
 Witness (Seal)
 Witness (Seal)

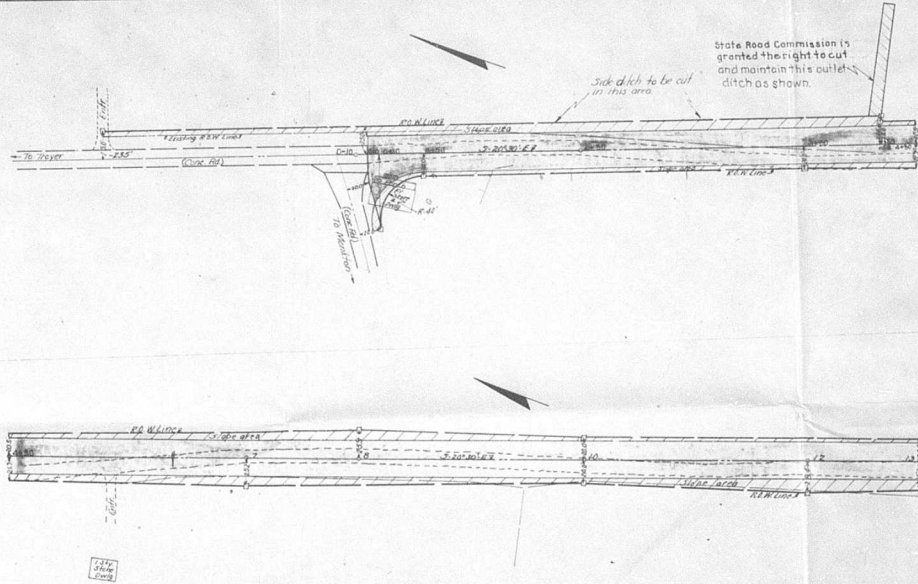
State of Maryland, in and for County
 Before me, a Notary Public of the State and County aforesaid personally appeared

The above named grantors and they jointly and severally acknowledged the aforesaid deed and release to be their act.

WITNESS my hand and Notarial Seal this day of in the year 19

Notary Public.

My Commission expires



1 DENOTES MONUMENT
 PLACED AT THIS POINT BY A. C.

REVISIONS	STATE ROADS COMMISSION OF MARYLAND
	CONTRACT NO. B-266-142
	PLAT NO. 725
	1000 H.S.