OMCERTED by the Zenine Consissioner of Reltinore County this 24th day of February . 1984 that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimo o 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, karyland, on the 17 th day of March , 1945% at 10:00 o'clock Zoning Commissioner of Baltimore County Upon hearing on petition/for reclassification of the percel of land onerthed therein from an "A" heatiness Eas to an "B" Commercial Jone and (2) for Special Fermit to use said preparity for a geneline series estation and it appearing that by reason of location, being adjacent to an estating consort be said option should be greated, therefore:

This this Paris of the property protect of the protect of the protect of the property for a goal line service stating subject sometimes of property for a goal line service stating subject somety to the builtance of the property of the property of the protect of

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

To the Zoning Commissioner of Baltitore County:

I, or we. _ The Belmont Building Co., et al

3/11/54 All of that parcel of land in the Bight District of of the Manufacture of the Manufacture

preperty be reclassified, pursuant to the Zoning Law or reliliere County, from an "A" Rosidence Zone to an "E" Convercial Zone; and (2) for a Special Paruit, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property. 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 Zening Regulations and Restrictions of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

> The Belinne Blance. The monthed Pealty 6., The Stan Commit 6, The Lace Constr. 6. Lee Hay Band, eyent fred

290685

#8-B

"E-5"

GAS, STA

Approved:

County Commissioners of Baldimore County 12 Washington Avenue lowson 4. Harvland Mee Tim Viel APR 28 1954

Description of Filling Station Lot on Timonium Road, Timonium Shopping

Beginning for the same at a point formed by the intersection of the centerline of a 16.5 foot road and the cent side of Timonium Road as sed to be laid out 80 feet wide, coordinates of said point of beginning being Fest 2,259.21 feet and Horth 52,801.01 feet and said point of beginning being also distant 913.33 feet easterly measured along the said conterling from the cast side of York Road, 56 feet wide, running thence binding on the west side of said Timonium Read, North 36° 17' 20° East 90.0 feet, running thence for lines of division the two following courses and distances, wis: first, North 62° 42' 40" Next 125.0 feet and second, South 27° 17(20" West 153.66 feet to intersect the centerline of said 16.5 foot road, running thence binding on the centerline of said 16.5 foot road North 86° 55' 44° Mant 128.55 feet to the point of beginning.

January 29th 1954

Containing 0.323 acres of land more or less.

Being part of the first parcel of land described in a deed irea The Mercantile Trust Company at al to the Owynn Oak Land Company dated October 14, 1952 and recorded among the Lan't Records of Saltimore County in Liber 0.1.5. 2147

The bearings and coordinates of the above description refer to the True Meridian as established by the Baltimore County Metropolitan District.

Petition No. 2906 District No. 8 Processed by D. Stanton Hearing Scheduled Wed., March 17, 1954

Subject of Petition: A to E and Gas Station - 78 ' S.E. of York Road & 935' N. of Cinder Road

It is considered that this petition is pressture and that the location is unsatisfactory in that it is immediately adjacent to residential land on the south and separated only by a rosi from similarly zoned land to the east. It is felt that a gasoline service station in this location would create a hazard and nuisance to these residential properties.

Further, two sites for service stations have resently been moned on the York Rosa frontage of the proposed Timonium Shopping Center and the present petition would provide for a third in the same center. Having regard to these two sites on York Rose ample general provision of filling stations along this stretch of York Road, it is not felt that there is need for a further one at the present time.

If the Zoning Commissioner feels that there is need for a further filling station within the Show ing Center it is recommended that it be located further away from residential properties and that it be planned and developed as a part of an approved plan for the Shopping Center.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Location of Signa presenger 935 ft morth of anoles Sed on the E. S. of Morth Sound.

Towson, Maryland #2906 Date of Posting 3-3-54 Pased for and Specifical gene to 6 Communical gone & Societies Service Station Petitioner: The Belmont Bulding by it at Location of property Life first part 184 Aft S. F. of the Hochest on the SEO 'Se' & lend Care 186 Se' & Location time to the Hold 183 ft mil Cornele Ad) See also

Posted by Strage A Hammed Date of return 3.4-54

CERTIFICATE OF PUBLICATION

TOWSON, MD March 5 195.4 THIS IS TO CERITFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspape printed and published in Towson, Baltimore County, Md., once in each of June ... successive weeks before the ______ day of Marach 195.4., the first publication oppearing on the 26 day of Jul

The UNION NEWS

March 3, 1954

RECEIVED of C. Gordon Cilbert, the sum of Twenty Five (\$25.00) Dollars, being cost of prtition for Reclassification, and Special Permit, advertising and posting property 752.78 feet southeast of the York Read 5th District. Saltimore Scunty.

Youthe Court set oner

Hearings Wednesday, March 17, 1954 at 10:00 a.m. Backerd Building, Towson, Md.



NO PLAT IN THIS FOLDER