

RE: PETITION FOR RECLASSIFICATION
FROM AN "B-40" Zone to a "B-1" Zone
and Special Exception for
Gasoline Service Station
N.E. Cor. Joppa and Falls Roads,
Edm Dist., Magdelena T. McCaffrey,
Petitioner.

RECEIVED
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 1069-MX -16

Upon hearing on petition (1) for reclassification of the parcel of land described therein from an "B-40" Zone to a "B-1" Zone and (2) for a special exception to use said property for a gasoline service station and it appearing there was apparently an error in the zoning of the subject property at the time of the adoption of the Zoning Map and since the transmission time goes through the property it could not be used for residential purposes, therefore, this aid petition should be granted.

From the facts presented at the hearing and for the above reasons, it is the opinion of the Zoning Commissioner that the granting of the reclassification and a special exception for a gasoline service station will not be detrimental to the health, safety and the general welfare of the community.

It is this 5th day of March, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition, be and the same is hereby granted; the first, for reclassification from an "B-40" Zone to a "B-1" Zone and, second, for a special exception to use said property for a gasoline service station, subject, however, to approval of plans for the development of said property by the Office of Planning, the Bureau of Land Development and the Bureau of Engineering.

Magdelena T. McCaffrey
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Date of Posting: 2-13-57
Posted for: Change from B-40 to B-1 Zone and Special Exception for Gasoline Service Station
Petitioner: Magdelena T. McCaffrey
Location of property: N.E. Corner of Joppa and Falls Roads, Edm. Dist.
Location of Signs: Signs on N.E. Cor. of Joppa and Falls Roads, on the south side of 565 ft. East of Falls Road on the N.E. of Joppa Road.
Remarks: Change from B-40 to B-1 Zone and Special Exception for Gasoline Service Station
Posted by: George H. Hannon, Jr.
Date of return: 2-22-57

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 22, 1957.
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 successive weeks before the 4th day of March, 1957, the first publication appearing on the 15th day of February, 1957.

The UNION NEWS
J. F. Hannon, Jr.
Manager

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

To the Zoning Commissioner of Baltimore County:

I, or we, Magdelena T. McCaffrey, Legal Owner of Property situate and being all that parcel of Land in the 9th District of Baltimore County on the Northeast corner of Joppa and Falls Roads; thence running westerly and binding on the North side of Joppa Road 514.04 feet; thence North 30 degrees 52 minutes East 80 feet; thence North 2 degrees 55 minutes East 474.77 feet; thence South 85 degrees 41 minutes West 436.07 feet to the East side of Falls Road and place of beginning; saving and excepting therefrom that portion zoned B.1.

Whereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "B-40" Zone to an "B-1" Zone; and (2) for a Special Exception, 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 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.

Magdelena T. McCaffrey
Legal Owner
Address

PARCEL I - be one from B-40 to B-1. Beginning for the same on the Northeast corner of Joppa and Falls Roads; thence running westerly and binding on the North side of Joppa Road 514.04 feet; thence North 30 degrees 52 minutes East 80 feet; thence North 2 degrees 55 minutes East 474.77 feet; thence South 85 degrees 41 minutes West 436.07 feet to the East side of Falls Road and place of beginning.

PARCEL II - Special Exception for a Gasoline Service Station. Beginning for the same on the Northeast corner of Joppa and Falls Roads; thence running westerly and binding on the North side of Joppa Road 159 feet; thence North 23 degrees 14 minutes East 100 feet; thence North 1 degree 16 minutes West 153.03 feet; thence South 85 degrees 41 minutes West 171.11 feet to the place of beginning.

Department of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From: GEORGE H. HANNON, JR.
To: WILLIAM E. ADAMS
Subject: Zoning Petition #1069-MX
Reclassification and Special Exception
Gasoline Service Station
N/E Corner Joppa and Falls Roads

This office has received the following comments from the Office of Planning and the Bureau of Engineering:

OFFICE OF PLANNING COMMENTS:

The proposed alignment and widening of Falls Road should be cleared with State Roads. We anticipate that the paving for Joppa Road will be realigned to intersect Falls Road at right angles. Redesign of the entrance facilities to the service station may be necessary. A dangerous traffic situation could be created here if satisfactory entrance and exit locations cannot be planned due to the widening of Falls Road and the possible relocation of Joppa Road.

BUREAU OF ENGINEERING COMMENTS:

The property is subject to a flood plain based on a 50 year storm. It is suggested that the flood control strip be established so that the property that may be used can be determined more accurately. The location of the stream and the establishment of this flood plain control strip shall be accomplished prior to approval of the special exception order.

BUREAU OF LAND DEVELOPMENT COMMENTS:

This office feels that the north entrance to the property would have to be relocated. This entrance, as shown on the plan, opens onto the intersection of Joppa Road and Falls Road as they now exist. It is also felt that upon study of the stream, as indicated in Engineering's comments, it may be necessary for the service station site to be shifted south, which of course would also take care of the very undesirable entrance shown on the plan.

It is felt that further study of this site by the petitioner's engineer will prove the area to be better workable for both uses with another layout.

This office feels that the zoning decision should be withheld until the flood plain is established and the service station entrances reshuffled. The petitioner should be requested to make the above mentioned studies.

February 11, 1957

\$35.00

RECEIVED of Maurice W. Baldwin, attorney for petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition, advertising and posting property on the Northeast corner of Joppa & Falls Roads, Ninth District of Baltimore County, Magdelena T. McCaffrey, petitioner.

Thank you.

MAILING:

Newark, March 4, 1957
at 10:00 A. M.
Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

Zoning Commissioner
of Baltimore County

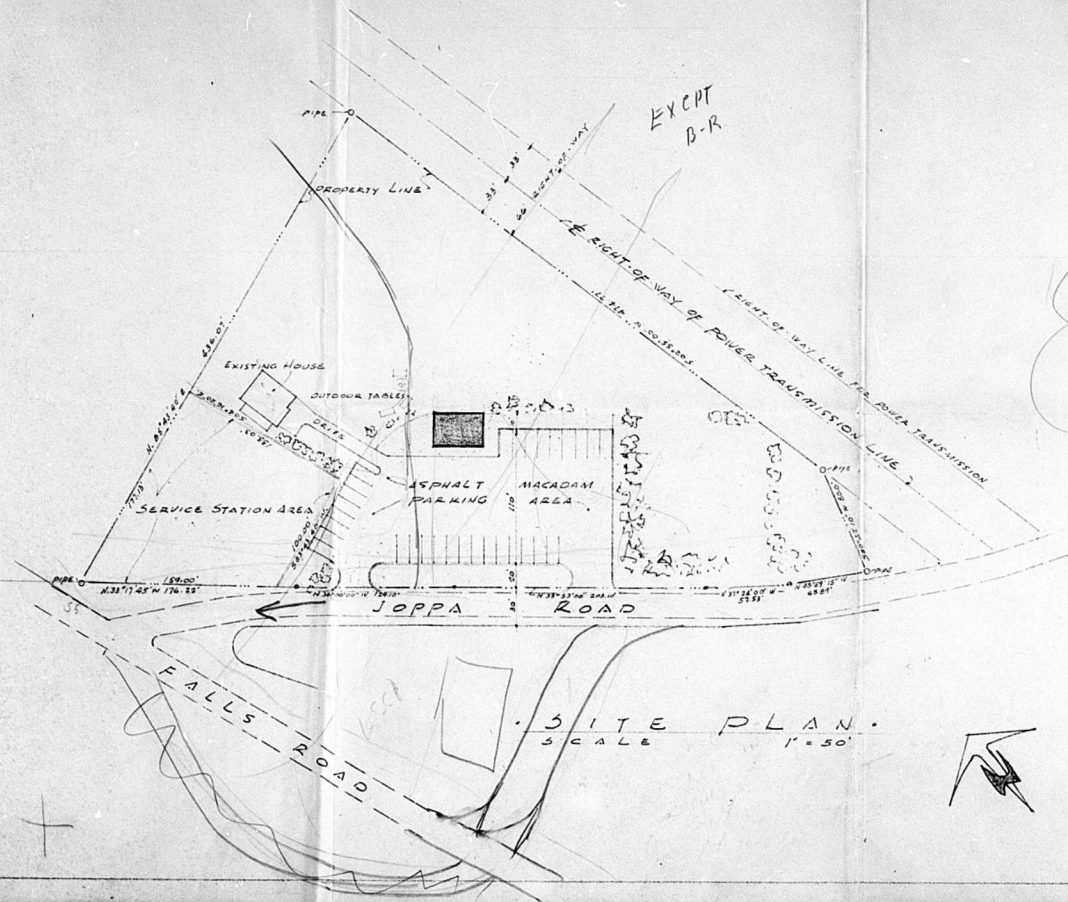
RECEIVED
FEB 11 1957
COMPTROLLER'S OFFICE

1069-MX - \$15.00
1069-MX - \$17.00

356

97

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EXCPT
B-R

4069-RX
MAP
#9

4012-RX
MAP
#9

SITE PLAN
SCALE 1" = 50'

PRELIMINARY LAYOUT
ICE CREAM & SNACK BAR
JOPPA ROAD AT FALLS ROAD
BALTIMORE COUNTY MARYLAND

BEN RONIS AIA ARCHITECT
1010 NORTH CHARLES BALTIMORE, MD.

23 APRIL 1971
REVISED 23 SEP 71

