

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

To the Zoning Commissioner of Baltimore County:

H. Newton Berryman

I, or we, Oliver C. Berryman, Catherine G. Berryman and Legal Owner

**PARCEL 1** - All that parcel of land in the 4th District of Baltimore County on the northeast side of Reisterstown Road, beginning opposite Stockdale Avenue; thence northwesterly and binding on the northeast side of Reisterstown Road 288.9 feet; thence North 77 degrees 47 minutes east 220 feet; thence South 12 degrees 4 minutes east 115.7 feet; thence North 78 degrees 00 minutes east 275 feet; thence North 33 degrees 00 minutes east 115.7 feet; thence South 51 degrees 30 minutes West 437 feet to the place of beginning.

**PARCEL 2** - All that parcel of land in the 4th District of Baltimore County on the northeast side of Reisterstown Road, beginning opposite Stockdale Avenue; thence northwesterly and binding on the northeast side of Reisterstown Road 142 feet; thence North 51 degrees 30 minutes east 125 feet; thence South 43 degrees 45 minutes east 150 feet; thence South 51 degrees 30 minutes West 125 feet to the place of beginning.

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.

Catherine G. Berryman

Oliver C. Berryman

Legal Owner

H. Newton Berryman

Address

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

To the Zoning Commissioner of Baltimore County:

H. Newton Berryman

I, or we, Oliver C. Berryman, Catherine G. Berryman and Legal Owner

See plats and descriptions attached.

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 BS-M 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 Filling 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.

Catherine G. Berryman

Oliver C. Berryman

H. Newton Berryman

Address

ORDERED BY the Zoning Commissioner of Baltimore

County this 16th day of August 1957

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 18th day of September, 1957, at 1 o'clock P. M.

Zoning Commissioner  
of Baltimore County

Upon hearing on the above petition (1) for reclassification from an "R-10" Zone to a "BS-M" Zone and (2) for a special exception to use said property for a gasoline service station, there being no evidence presented at the hearing of an error in the original zoning or that sufficient changes had taken place in the character of the neighborhood to warrant the change, the petition should be denied.

It is this 17th day of October, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition, the first for reclassification from an "R-10" Zone to a "BS-M" Zone and, second, for a special exception to use the property for a gasoline service station, be and the same is hereby denied.

It is this 17th day of February, 1959, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a special exception granted on February 27, 1958, be and the same is returned for one year beginning February 27, 1959 and ending February 27, 1960.

Oliver C. Berryman  
Zoning Commissioner  
of Baltimore County

Oliver C. Berryman  
Zoning Commissioner  
of Baltimore County

Mr. Wilkie H. Adams  
Zoning Commissioner  
County Office Building  
Towson 4, Maryland

Re: Petition for reclassification and Special Exception for Gasoline Service Station 1.4, 4th District - Oliver C. Berryman and Catherine G. Berryman, Petitioners

Mr. Commissioner:

Please enter an appeal to the Board of Appeals from the Order of the Zoning Commissioner dated October 17, 1957 in the above application for reclassification and special exception, and forward transcript of record to the Board of Appeals.

Oliver C. Berryman  
Attorney for Petitioners

Dated October 21, 1957.

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION FOR GASOLINE SERVICE STATION - N.E. 1/4 Sec. 18, Reisterstown Road, opp. Stockdale Ave., 4th District - Oliver C. Berryman and Catherine G. Berryman, Petitioners

REPORT  
COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY  
No. 1212-1K

OPINION

This is a petition of Oliver C. Berryman, and wife, for reclassification and a special exception for a gasoline service station on the northeast side of Reisterstown Road opposite Stockdale Avenue. This property is adjacent to the property owned by William D. Berryman, brother of the applicant, both properties seeking a reclassification and were heard concurrently by the Board.

From the testimony presented before the Board the adjacent properties to the south and to the east of the property owned by Mr. William D. Berryman are now zoned "Business Major". The "Business Major" Zone also runs to the east of the property in question owned by Oliver C. Berryman.

The northern extremities of the property, now operating as a nonconforming use and being used for a funeral home, should be left in its present classification. However, a portion of the property in question clearly fits into the same category as that which is now zoned "Business Major". It is the opinion of the Board that when the Land Use Map for this area was adopted on January 16, 1957 a portion of the property last mentioned should have been zoned "Business Major".

The Board realizes that there is a presumption in favor of the validity of the 1957 Map, but points out that the commercial uses surrounding the subject property on three sides were all in existence at the time the Map was adopted. The Board is of the opinion that at the time the Map was adopted, the subject property was not so situated as to be a nuisance inasmuch as residential utility is no longer present.

The Board, therefore, grants a reclassification on the above mentioned property, in part, this part being on the northeast side of Reisterstown Road, beginning opposite Stockdale Avenue; thence running northwesterly and binding on the northeast side of Reisterstown Road 222 feet; thence North 54 degrees 55 minutes East 208 feet; thence North 78 degrees 00 minutes East 275 feet; thence South 33 degrees 00 minutes East 115.7 feet; thence South 51 degrees 30 minutes West 437 feet to the place of beginning.

With regard to a special exception asked for in this petition, from the testimony presented before the Board, it does not appear that the granting of this special exception would in any way affect the health, safety and general welfare of the community, nor would it tend to create congestion in the roads, streets or alleys, nor would it cause a potential hazard from fire or other dangers, nor does it tend to encumber land, nor does it interfere with adequate provisions for schools, parks and public requirement, nor does it interfere with adequate light and air.

Inasmuch as the request for special exceptions seem to meet the requirements as outlined in the Zoning Laws of Baltimore County this special exception is granted on the property as described above.

ORDER

For the reasons set forth in the foregoing Opinion it is this 27th day of February, 1959, by the County Board of Appeals ORDERED that the reclassification of the subject property, IN PART, be and the same is hereby granted from an "R-10" Zone to a "BS-M" Zone and a special exception to use said property for a Gasoline Service Station.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

James J. Galt  
Notary Public

Note: Mr. Irish did not sit in the above case

August 27, 1957

\$41.00

RECEIVED OF J. Temple Smith, Esquire, for petitioners, the sum of Forty-one (\$41.00) dollars, being cost of petition, advertising and posting of property situate - Northeast side of Reisterstown Road and Stockdale Avenue - Fourth District of Baltimore County.

Thank you.

Zoning Commissioner  
of Baltimore County

HEARING:  
Wednesday, September 12, 1957  
at 1:00 p.m.

Room 103  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland

RECEIVED  
AUG 27 1957  
COMPTROLLER'S OFFICE

01.622-41.00

\$50.00

RECEIVED of Messrs. Smith & Harrison, Attorneys for  
Oliver C. Barryman et al, petitioners, the sum of Fifty (\$50.00)  
Dollars, being cost of appeal to the County Board of Appeals  
from the decision of the Zoning Commissioner denying the  
reclassification and special exception for a gasoline service  
station, northeast side of Reisterstown Road opposite Stockdale  
Avenue, 4th District.

Zoning Commissioner

01.622

RECEIVED  
OCT 22 1957  
COMPTROLLER'S OFFICE  
*Hmy*

BALTIMORE COUNTY  
PETITION FOR  
SPECIAL EXCEPTION  
4th DISTRICT

Pursuant to petition filed with  
the Zoning Commissioner of Bal-  
timore County for change or reclassi-  
fication from R. 10 Zone to R. M.  
Z-8; and a Special Exception to  
use the property hereafter describ-  
ed for a Gasoline Service Station,  
the Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of Bal-  
timore County, will hold a pub-  
lic hearing in Room 108, County  
Office Building, 111 W. Chesa-  
peake Avenue, Towson, Maryland:  
On Wednesday, September 18,  
1957 at 1:00 p.m.

To determine whether or not the  
following mentioned and described  
property should be changed or re-  
classified and whether a Special  
Exception for a Gasoline Service  
Station should be granted to wit:

PARCEL 1-A: That parcel of  
land in the Fourth District of  
Baltimore County on the North-  
east side of Reisterstown Road, be-  
ginning opposite Stockdale Ave-  
nue; thence Northwestery and  
ending on the Northwest side of  
Reisterstown Road 289.9 feet;  
thence North 77 degrees 45 mi-  
nutes East 229 feet; thence South  
12 degrees 4 minutes East 115.5  
feet; thence North 78 degrees 00  
minutes East 275 feet; thence  
North 23 degrees 00 minutes East  
115.7 feet; thence South 51 de-  
grees 20 minutes West 427 feet  
to the place of beginning, as  
shown on plat plan filed with  
the Zoning Department, being prop-  
erty of Oliver C. Catharine O.  
and H. Newton Barryman.

PARCEL 2-A: That parcel of  
land in the Fourth District of  
Baltimore County on the North-  
east side of Reisterstown Road, be-  
ginning opposite Stockdale Ave-  
nue; thence Northwestery and  
ending on the Northwest side of  
Reisterstown Road 182 feet; thence  
North 51 degrees 30 minutes East  
125 feet; thence South 43 degrees  
45 minutes East 139 feet; thence  
South 51 degrees 30 minutes West  
125 feet to the place of beginning,  
as shown on plat plan filed with  
the Zoning Department, being prop-  
erty of Oliver C. Catharine O.  
and H. Newton Barryman.

By Order of  
Walter H. Adams  
Zoning Commissioner  
of Baltimore County  
Aug. 30-Sept. 6.

OFFICE OF  
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE COMMUNITY PRESS  
Reisterstown, Md. Dundalk, Md.

THE HERALD-ARGUS  
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of

*Walter 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 successive weeks before  
the 9th day of September, 1957, that is to say  
the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*  
Editor and Manager

RE: PETITION FOR RECLASSIFICATION  
FROM AN "R.10" Zone to a "B.M."  
Zone and Special Exception for  
Gasoline Service Station - NE.  
side Reisterstown Rd. opp.  
Stockdale Ave. - 4th District  
Oliver C. Barryman and wife,  
Petitioners

SUPPLEMENTAL ORDER

The Order of the County Board of Appeals dated February 28,  
1956, having become final by reason of the expiration of the statutory  
time limit without an appeal having been filed, it is hereby ORDERED  
that the official Zoning Map for the Fourth District of Baltimore County  
dated January 18, 1957, be and the same is hereby amended to show the  
above property as "B.M." (Business Major) instead of "R.10" (Residential).

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

DATE

7/18/57

4342-RX

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#4242

District *4th* Date of Posting *9-6-57*

Posted for: *on 8-10-57 to an 8-10-57 Gasoline Service Station*

Petitioner: *Oliver C. Barryman et al*

Location of property: *W. S. of Reisterstown Rd. opp. Stockdale Ave.*

Location of Signs: *on both sides of Reisterstown Rd. opposite Stockdale Ave.*

Remarks: \_\_\_\_\_

Posted by: *George B. Hummel* Date of return: *9-7-57*

WOODLEY  
AVE

REISTERSTOWN  
STOCKS DALE AVE

BERRYMAN PROPERTY

ELECTION DISTRICT, BALTO. COUNTY MD

SCALE 1" = 30'

AUGUST 16, 1957

ROAD



Funeral Home

Dwelling

3 Acres 8 Sq Perches

#4242

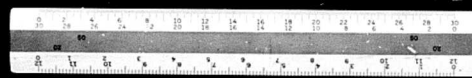
OLIVER C BERRYMAN  
&  
H. NEWTON BERRYMAN  
192-557

WM DAVID BERRYMAN  
885-349 645-67

Henry C Shirley  
515-193  
B.M.  
ZONED

Henry C Shirley  
ZONED B.M.

PLAT BY  
JOHN A DIVEN  
REG PROF ENGR & LAND SURVEYOR  
7619 GERMAN HILL ROAD  
DUNDALK 22 MD

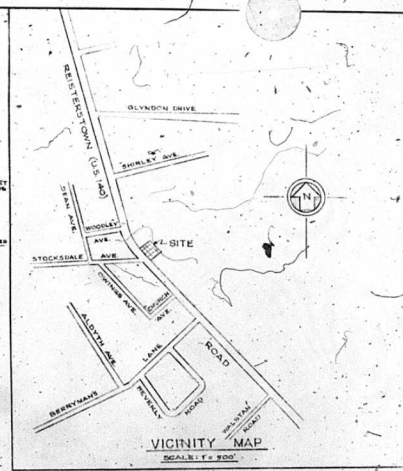




OLIVER C. & HERBERT N. BARRYMAN

WM. D. BARRYMAN & WIFE

SECTION 1-1  
DETAIL CONC. CURB & GUTTER  
SCALE: 1"=1'-0"

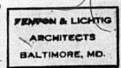


ABBREVIATIONS & INDICATIONS

- PROPOSED FINISHED GRADES
- EXISTING 1 FOOT CONTOURS
- ULTIMATE RIGHT OF WAY LINE
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING STORM DRAIN
- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- W.V. WATER VALVE
- W.M. WATER METER
- SINGLE DUMMY ELECTRICAL GASOLINE DISPENSER
- FUTURE SINGLE DUMMY ELECT. GASOLINE DISPENSER
- FLOODLIGHT STANDARD
- SIGN & STANDARD
- EXISTING TREES TO REMAIN
- R/W RIGHT OF WAY
- CONC. CONCRETE
- F.L.D.T. FLOODLIGHT
- S.D. STANDARD
- T.C. TOP OF CURB

NOTES

STANDARD B-50L, 2-RAY MASONRY BUILDING WITH PORCELAIN ENAMEL, ON FRONT & RIGHT SIDE.



|                                                              |                    |              |
|--------------------------------------------------------------|--------------------|--------------|
| REV.                                                         | BY                 |              |
| DATE                                                         |                    |              |
| APPROVED                                                     |                    |              |
| DATE                                                         |                    |              |
| TREMARCO CORPORATION<br>40 BROADWAY<br>NEW YORK & N.Y.       |                    |              |
| REISTERSTOWN, MARYLAND<br>E/S REISTERSTOWN ROAD (ROUTE #140) |                    |              |
| PERMIT DRAWING                                               |                    |              |
| SCALE                                                        | DRAWN BY: H.K.L.   | DATE: 7/1/52 |
| 1"=20'-0"                                                    | CHECKED BY: H.K.L. | DATE: 7/1/52 |

