

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

To the Zoning Commissioner of Baltimore County:

I, or we, Baronide Almony

Legal Owner

Beginning for the same all that parcel of land in the 7th District of Baltimore County on the east side of Old York Road beginning 150 feet south of the south property line of West Liberty Road; thence southerly and binding on the east property line of Old York Road 100 feet; thence south 68 degrees 21 minutes east 150 feet; thence north 21 degrees 10 minutes east 252 feet more or less; thence south 17 degrees 39 minutes east 71 feet more or less; thence north 68 degrees 21 minutes west 100 feet to the place of beginning from an R-6 Zone to a B-6 Zone.

Saving and excepting therefrom the two following parcels:

1. Beginning for the same on the east side of Old York Road beginning 768 feet south of the south property line of West Liberty Road; thence southerly and binding on the east property line of Old York Road 100 feet; thence south 68 degrees 21 minutes east 70 feet; thence north 21 degrees 10 minutes east 100 feet; thence south 17 degrees 39 minutes west 70 feet to the place of beginning - Special Exception for Gasoline Service Station.

2. Beginning on the east side of Old York Road at a point 168 feet south of the south property line of West Liberty Road and 70 feet east of east property line of Old York Road; thence north 21 degrees 10 minutes east 100 feet; thence north 68 degrees 21 minutes east 80 feet; thence north 21 degrees 10 minutes east 100 feet; thence south 17 degrees 39 minutes west 80 feet to the place of beginning. Reserved - 15 foot right-of-way to garage as per sketch. Special Exception for Service Garage.

White Hall, Maryland
Parition 3164

All that parcel of land in the Seventh District of Baltimore County on the East side of Old York Road, beginning 90 feet South of West Liberty Road; thence southerly and binding on the East side of Old York Road 100 feet; thence South 68 degrees 21 minutes East 383 feet; thence North 13 degrees 30 minutes West 279 feet; thence North 73 degrees 10 minutes East 345 feet to the place of beginning.

County, from an R-6 Zone to a B-6 Zone;

(2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property,

for Service garage and gasoline 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.

Legal Owner

White Hall, Maryland
Address
Parition 3164

beginning at a stone a common corner of the land now owned by O. W. McCallough and the herein described lot, said stone being on and 100 feet from the end of the north 6 degrees east 79 perches line of the land described in a deed dated April 15, 1927 from Simon J. Van Trump and wife to George A. Owen and recorded among the Land Records of Baltimore County, from an R-6 Zone to a B-6 Zone; and

(2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property,

for Service garage and gasoline 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.

Legal Owner

White Hall, Maryland
Address
Parition 3164

County in Liber W.P.C. No. 641 folio 591, and running thence reversely by part of said north 6 degrees east line and bounding on the land of John Ennor south 15 degrees 30 minutes west 279 feet, thence the line of division from the remaining part of the land of Horace Koller north 68 degrees 20 minutes west 383 feet to a point about 10 feet from the center of the Old York Road, thence north 21 degrees 40 minutes east 248 feet to a point 9 feet from the center of the Old York Road, thence by the land of O. W. McCallough south 73 degrees 10 minutes east 345 feet to the place of beginning. CONTAINING 3-2/10 acres of land, more or less.

OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning Date: Sept. 10, 1958

To: Wilsie N. Adams, Zoning Commissioner

Subject: Zoning Petition #483-2, R-6 to B-6 and Special Exception for Gasoline Service Station. East side of Old York Rd., beginning 90 ft. South of West Liberty Road. Approx. 2 acres. 7th District. Hearings: Sept. 10, 1958 (2:00 P.M.)

Advisory Recommendation:

Land Use Suitability:

The subject property is located in a fully rural area. Wide-spread non-agricultural development does not exist in the 7th District and cannot even be foreseen as imminent at some date in the reasonably near future. Studies of the physical character of the land have been begun by this Office, but comprehensive reasoning proposals have not. Working entirely from a general land-use basis, judgments as to the suitability of commercial zoning in such an area are always difficult. They must depend on the detailed planning of future neighborhood outlines, roads, utilities, and industrial and recreational areas, founded on the physical nature of the land and on existing lines of activity flow which originate in metropolitan areas. We cannot say when the tremendous battery of factual data will have been collected for preparing this type of comprehensive reasoning. It is even doubtful whether particularized zoning of this sort will be desirable far in advance of development.

Certainly, at this time, the suitability of commercial zoning in this peripheral location must depend on immediate factors such as nearby precedents, neighborhood attitudes, awareness of dwellings which may be afforded, and traffic safety. Information of this sort, for this property, is best obtained directly from evidence at the hearing and by visiting the site. This Office takes advisement as to suitability, therefore, only to the extent of stating that the proposal appears to be suitable unless particular, immediate matters, unknown to us, render it unsuitable.

The Two Special Exceptions:

There is said to be a problem of conflict between B-6 for Gasoline Service Station and B-6 for Service Garage, since Sects. 1053 and 1054 prohibit certain activities on Filling Station sites which are necessary to maintaining a Service Garage. This Office feels that concomitant B-6's for Gasoline Service Station and Service Garage should have the effect of multiplying Sects. 1053 and 1054, for the property in question. The burden of preventing the nuisance of repair activities on filling station sites should rest with the decision as to whether or not to grant both B-6's to the same property. The dual use is seldom desirable, of course, and is so, usually, only in remote locations like the one in question where demand for vehicle servicing is light.

GS/1h

Sheet #2

However, an open reading of Sects. 1053 and 1054 probably cannot be justified in the absence of direct instructions within the regulations. If the Zoning Commissioner regards a closed reading as unavoidable, but yet is inclined to grant both Special Exceptions, we suggest that he withhold his order until the Petitioner may work out a detailed site plan with the Office of Planning and the Bureau of Land Development, showing B-6 for Filling Station on one part of the tract and B-6 for Service Garage on the remainder. We would be glad to discuss the matter with the Petitioner whenever appointment can be arranged with personnel in our site plan Section.

RE: PETITION FOR RECLASSIFICATION
From an R-6 Zone to a B-6 Zone and Special Exception for:
Gasoline Service Station and
Service Garage - E.S. Old York
Road & W. Liberty Road, 7th
Dist., Clarence L. Almony,
Petitioner

BEFORE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

No. 4483-2X

Upon hearing on the above petition (1) for reclassification of that parcel of property described in the within petition from an "R-6" Zone to a "B-6" Zone and (2) for a special exception to use the parcel numbered 1, in the petition, for a gasoline service station and a special exception to use parcel numbered 2 for a service garage, and it appearing that by reason of location, the safety, health and the general welfare of the community not being detrimentally affected, the reclassification and special exceptions should be granted, therefore:

It is this 17th day of September, 1958, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the reclassification of parcels numbered 1 and 2, requested by the petitioners, from an "R-6" Zone to a "B-6" Zone is granted; and a special exception to use parcel numbered 1, hereinafter described, for a gasoline service station and parcel numbered 2, hereinafter described, for a service garage:

1. Beginning for the same on the east side of Old York Road beginning 168 feet south of the south property line of West Liberty Road; thence southerly and binding on the east property line of Old York Road 100 feet; thence South 68 degrees 21 minutes East 70 feet; thence North 21 degrees 10 minutes East 100 feet and thence South 17 degrees 39 minutes West 70 feet to the place of beginning.

2. Beginning on the east side of Old York Road at a point 168 feet south of the south property line of West Liberty Road and 70 feet east of east property line of Old York Road; thence North 21 degrees 10 minutes East 100 feet; thence North 68 degrees 21 minutes East 80 feet; thence North 21 degrees 10 minutes East 100 feet; thence South 17 degrees 39 minutes West 80 feet to the place of beginning.

It is further ORDERED that the granting of the reclassification and special exceptions are subject to compliance with the plat, submitted, which plat is made a part of said Order.

Deputy Zoning Commissioner
of Baltimore County

August 19, 1958

\$43.00

RECEIVED of Clarence L. Almony, the sum of Forty
Three Dollars (\$43.00), being cost of petition, advertising
and posting property situate on the East side of Old York
Road, beginning 90 feet South of West Liberty Road.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, September 10, 1958
at 2:00 P. M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED

AUG 19 1958
COMPTROLLER'S OFFICE

By [Signature]

ZONING DEPARTMENT OF
BALTIMORE COUNTY PETITION
FOR ZONING RECLASSIFICATION
AND SPECIAL EXCEPTION
TID DISTRICT

Pursuant to petition filed with the
Zoning Commissioner of Baltimore
County for change or reclassification
from a R-4 Zone to a B-1 Zone
and a special Exception to use the
property, hereinafter described, for:
a. Gasoline Service Station and
Garage, the Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing in Room 108, County Office
Building, 111 W. Chesapeake Ave-
nue, Towson, Maryland.

On Wednesday, September 10, 1958
at 2:00 P.M.
to determine whether or not the fol-
lowing mentioned and described
property should be changed or re-
classified and whether a special Ex-
ception for a Gasoline Service Sta-
tion and Garage should be granted
to wit:

All that parcel of land in the
Seventh District of Baltimore Coun-
ty on the East side of Old York
Road, beginning 90 feet South of
West Liberty Road, thence South-
erty and binding on the East side
of Old York Road 245 feet, thence
South 88 degrees 21 minutes East
183 feet, thence North 12 degrees
19 minutes West 275 feet, thence
North 22 degrees 18 minutes West
248.3 feet to the place of beginning,
as shown on plat plan filed with the
Zoning Department, being property
of Clarence L. Almony.

By Order of
WILLIE H. ADAMS,
Zoning Commissioner
of Baltimore County
S-22-B1

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 22, 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 3 successive weeks before the 16th
day of September, 1958, the first publication
appearing on the 22nd day of September
1958.

The UNION NEWS

W. Tomnick Keyser
Manager, E.H.

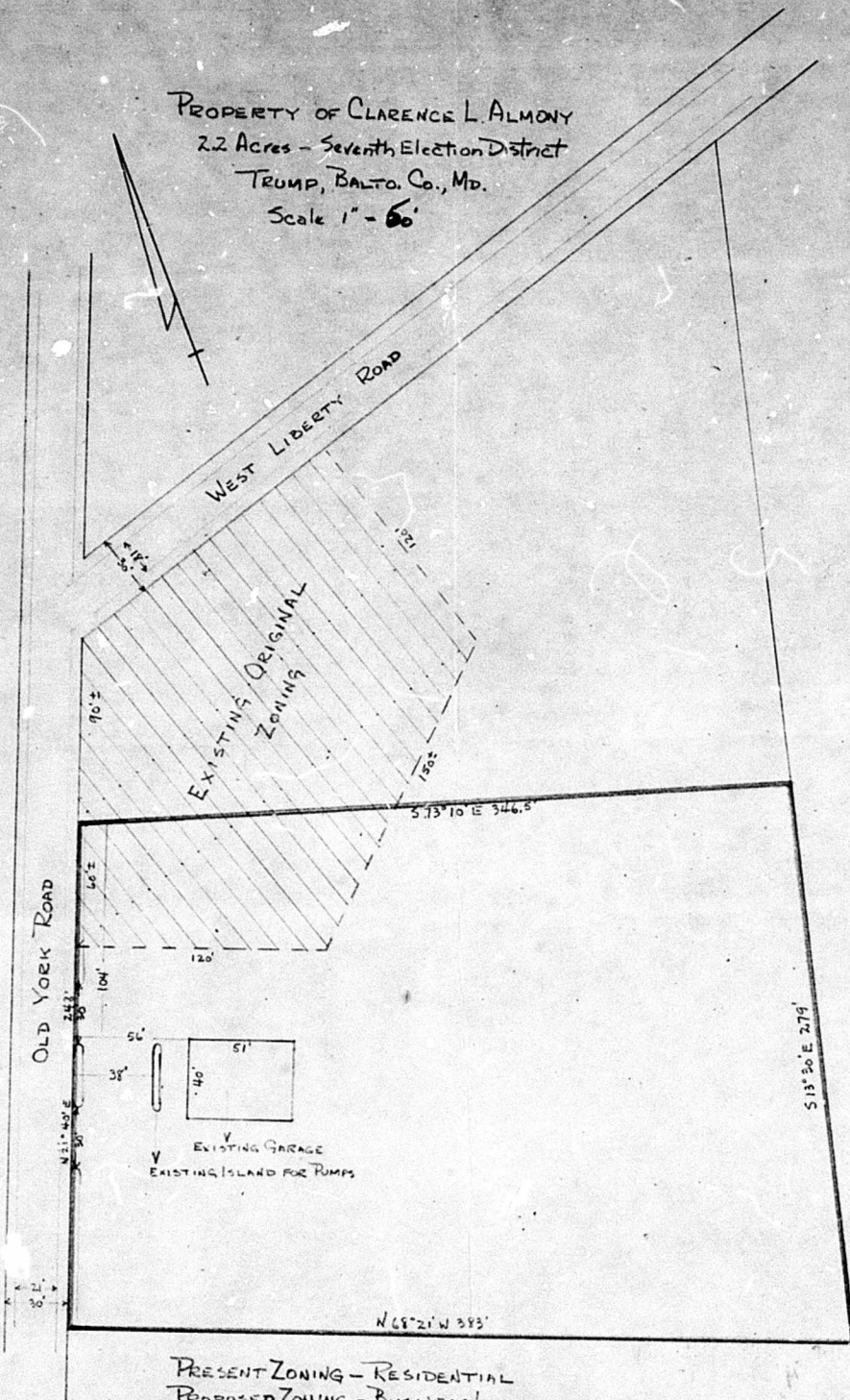
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#4483

District 7th Date of Posting 8-27-58
Posted for: Am R-6 zone to an B-1 zone + Gasoline Service Station
Petitioner: Clarence L. Almony
Location of property: 75' of Old York Rd., beg. 90 ft. S. of West Liberty
Road, etc. See Plat
Location of Signs: East side of York Road 215 ft. South of West Liberty
Road
Remarks: _____
Posted by George R. Hummel Date of return: 8-28-58
Signature

PROPERTY OF CLARENCE L. ALMONY
 2.2 Acres - Seventh Election District
 TRUMP, BALTO. CO., MD.
 Scale 1" = 60'



PRESENT ZONING - RESIDENTIAL
 PROPOSED ZONING - BUSINESS LOCAL
 EXISTING USE - VACANT GARAGE AND GAS STATION
 PROPOSED USE - SERVICE GARAGE AND GAS STATION



