

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

XXX vs. Allen V. Miller and Clarence F. Miller, owners, of the property situate in Baltimore County, State of Maryland, as follows:
 BEGINNING for the same at the southern outline of the Sinclair Refining Co. Gasoline Service Station site located at the southeast corner of Putty Hill Road and Old Harford Road, running thence southerly 20 degrees 5 minutes West 220 feet, thence southerly 45 degrees 55 minutes East 94 feet, thence northerly 44 degrees 50 minutes East 320 feet to the southern side of Putty Hill Road, thence northerly 45 degrees 10 minutes West 550 feet along said Putty Hill Road to the eastern outline of the site of the Sinclair Refining Co. Gasoline Service Station located at the southeast corner of said Putty Hill Road and Old Harford Road, thence southerly 41 degrees 21 minutes West 127.67 feet, thence northerly 89 degrees 55 minutes West 102.91 feet to the eastern side of Old Harford Road.

I hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an Residential C-1 zone to a Business-Low-Medium zone.

The immediate area has in the last several years gradually changed to a commercial area, gasoline filling stations having been erected at the southeast and northeast corners of Old Harford Road and Putty Hill Road. Within the last six weeks, a special exception for the erection of a gasoline service station has been granted for the property located at the northwest corner of Old Harford Road and Putty Hill Road. Immediately north of the Keene station, which is located at the northeast corner, the adjacent property has been zoned business-local to accommodate a "T-1" food store. Immediately across Old Harford Road south of the Police Station, a warehouse and heavy equipment construction company, as well as a Clinton Service Gasoline Service Station, is located. It is proposed, following reclassification, to erect a modern shopping center accommodating a super market, variety store, drug store, etc. Size and height of building: front 300 feet, depth 200 feet, height 1 story.

Front and side set back of building from street lines: front 130 feet, side 275 feet.

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

Witness my hand and seal this 10th day of August, 1960.
 Allen V. Miller
 Clarence F. Miller
 Legal Owners
 Address: 141830 Carroll Rd.
 Catonsville, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of August, 1960, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be held in the office of the Zoning Commissioner of Baltimore County, in the Rockard Bldg., in Towson, Baltimore County, on the 10th day of October, 1960, at 1:30 o'clock, P.M.

Zoning Commissioner of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

From: George F. Carroll, Deputy Director September 30, 1960

To: Mr. William H. Adams, Zoning Commissioner

Subject: #500 M-6 to R.L. J.L., corner of Putty Hill Road and Old Harford Road; Allen and Clarence Miller.

7th District

HEARING: October 10, 1960 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comment to make with respect to pertinent planning factors:

1. Tentative land use studies by the staff indicating the area eastward from Oakleigh Road do not propose additional commercial zoning at the intersection of Old Harford and Putty Hill Roads. Extensive commercial zoning on the eastern side of Putty Hill Road at Joppe Road for community type facilities is proposed and has been reclassified recently. Neighborhood shopping facilities also exist in the area. From a planning view point it would appear that sufficient zoning now exists in the vicinity area to meet imminent needs for commercial activity.
2. The subject tract is part of a larger tract which essentially is the last large open area between Fartville and Joppe Roads and is 7th unincorporated for development. In the interest of the more than 10,000 persons who reside in the area, it would appear that the ultimate appropriate land use or uses for the Miller tract be decided on a comprehensive plan rather than a piecemeal basis. It is to be noted that the tract at large is proposed as a possible site addition to the Fartville Junior High School site.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

REPORT OF THE BOARD OF PLANNING AND ZONING
 TO THE ZONING COMMISSIONER
 DATE: February 27, 1961
 SUBJECT: J. Francis Ford, Esq., 721 Quarry Building, Baltimore 2, Md.
 RE: Petition for Reclassification of Property Located at the Southeast Corner of Old Harford Road and Putty Hill Avenue in an "M-6" Zone, for which a use permit for off-street parking has been granted, but is a description of the property to be used.

February 27, 1961
 J. Francis Ford, Esq.,
 721 Quarry Building
 Baltimore 2, Md.
 Dear Mr. Ford:

In reply to your letter of February 24, 1961, regarding property located at the southeast corner of Old Harford Road and Putty Hill Avenue in an "M-6" Zone, for which a use permit for off-street parking has been granted, but is a description of the property to be used.

REOPENING for the same on the south side of Putty Hill Road at the distance of 235 feet measured easterly from the southeast corner of Old Harford Road and Putty Hill Avenue, thence blinding on the east side of Putty Hill Avenue 1 1/2 miles following lines via South 55 degrees 01 minute 10 seconds East 223.21 feet and easterly by a curve to the right having a radius of 970 feet for a distance of 226.69 feet, thence leaving said road and running the above following courses and distances, via South 77 degrees 53 minutes West 300 feet, North 57 degrees 45 minutes East distant 100 feet southerly measured easterly from the south side of Putty Hill Avenue, thence running parallel with and 150 feet south of the south side of Putty Hill Avenue the line following lines, via northerly by a curve to the left with a radius of 870 feet for a distance of 100 feet and North 55 degrees 01 minute 10 seconds East 100 feet and thence North 17 degrees 53 minutes East 100 feet to the place of beginning.

Very truly yours,
 [Signature]
 Zoning Commissioner

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

To: J. Francis Ford, Esq., 721 Quarry Building, Baltimore 2, Md.

REPORT TO ACCOUNT NO. 0122

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	Advertising & Posting - Clarence F. Miller's property	35.00
10-1860 1718		5.00
10-1860 1718		5.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

To: J. Francis Ford, Esq., 1607 Hunsey Bldg., Baltimore 2, Md.

REPORT TO ACCOUNT NO. 0122

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	Petition for Reclassification - Clarence Miller et al.	50.00
10-1860 1718		5.00
10-1860 1718		5.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 9th Date of Posting: 9-23-60

Posted for: [Signature]

Petitioner: Clarence F. Miller

Location of property: [Address]

Location of Sign: [Address]

Remarks: [Text]

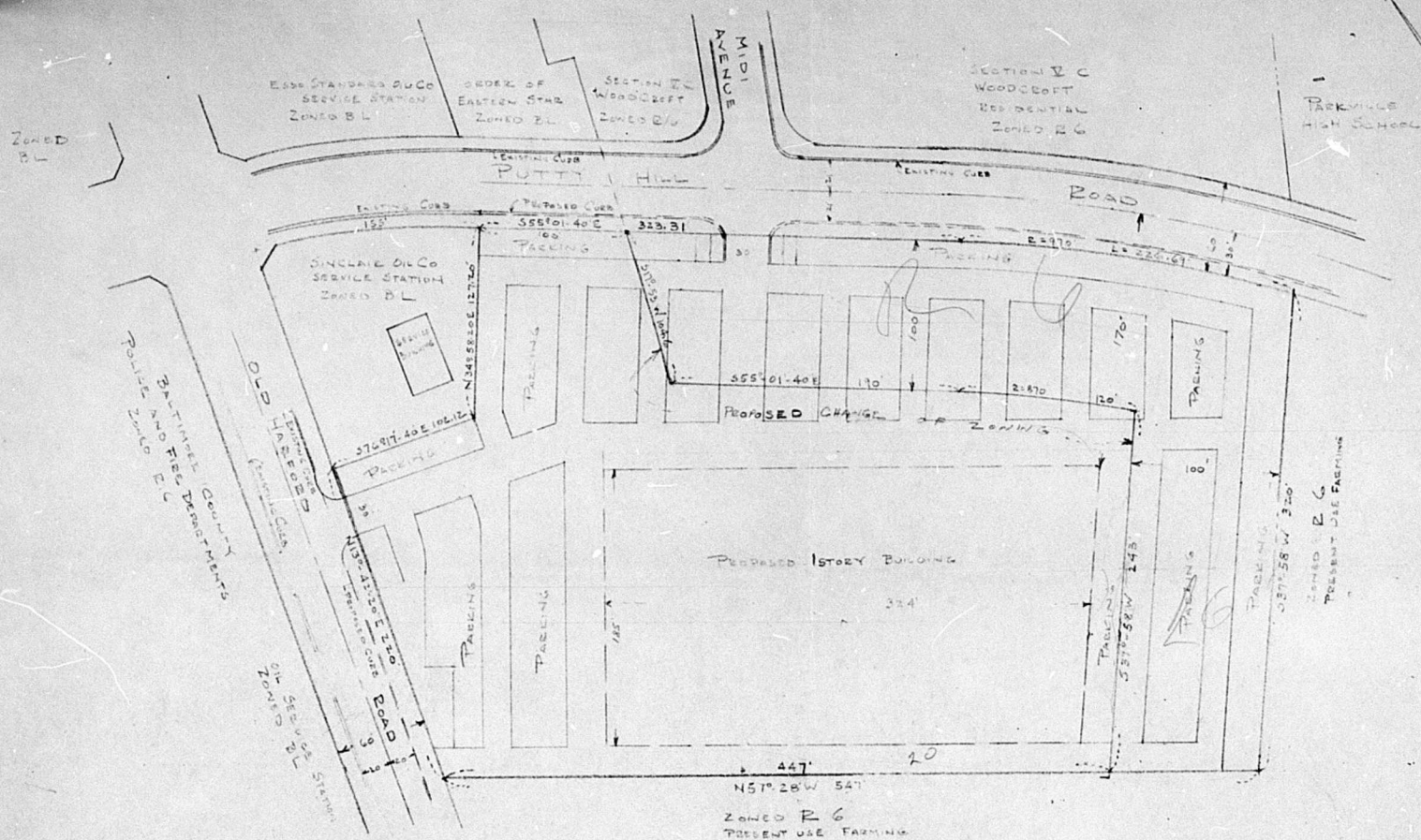
Posted by: [Signature] Date of return: 9-23-60

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 22 1960

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY PAPER, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2 successive weeks before the 10th day of October, 1960, the first publication appearing on the 22nd day of September, 1960.

THE COUNTY PAPER, Inc.
 For: Allen S. Adkins



ZONING PLAT
PROPERTY LOCATED
IN
9TH DISTRICT BALTO. CO MD
TOTAL AREA: 4.7 ACRES

PRESENT ZONING R-6
PROPOSED ZONING BUSINESS LOCAL
PRESENT USE FARMING

NOTE - THIS PLAT IS NOT TO BE USED
FOR CONVEYANCE PURPOSES

SCALE: 1" = 50' FEBRUARY 15, 1961
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
701 WASHINGTON AVE TOWSON MD

