#5295RXA
MAP #12
SEC.4A
BL-XA

RE: PETITION FOR RECLASSIFICATION from an "R-6" Zone to a "B-L" Zone and a Special Exception for a Gasoline Service Station - S. E. Cor. Merritt Boulevard and Dunmanway, 12th District - The Columbian Corporation, Petitioner

BEFORE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 5295-RX

: : : : : : : : : : : : : : : : : : : :

Pursuant to the advertisement, posting of property and public hearing on the above petition, from an "R-6" Zone to a "B-L" Zone and a special exception to use said property for a gasoline service station, the testimony presented at the hearing indicated that there have been sufficient changes in the area to warrant the granting of this petition.

Dr. Walter W. Yule testified at great length that the traffic at the intersection of Merritt Boulevard and Dunmanway carries 3000 vehicles an hour. The proposed service station would only add 20 to 25 vehicles per hour.

The property adjacent to the petitioner's property was originally zoned for a gasoline service station when the Land Use Map was adopted on May 1, 1956.

It is the opinion of the Zoning Commissioner that the County Commissioners were in error in not zoning the subject property "Business Local" at the time of the adoption of the Land Use Map.

For the above reasons the reclassification and special exception should be granted.

THE COLUMBIAN CORP.
S/S of Dunmanway & Merritt Blvd. 12th
#5295-RX
5295-RX

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BL-XA

It is this 26th day of June, 1961, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition should be and the same is hereby granted: the first, for reclassification from an "R-6" Zone to a "B-L" Zone, and, second, for a special exception for a gasoline service station.

Zoning Commissioner of
Baltimore County

5295

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#5295RX

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, THE COLUMBIAN CORP. legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-L zone; for the following reasons:

1) To lease property as a filling station.

See Attached Description

MAP #12
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BL-X
6/7/61

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

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or 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.

Melvin Talkin
Professional Attorney
8-2 Mt. Royal Ter.
Contract purchaser
Date(s)
Address 539-2117

THE COLUMBIAN CORPORATION
Carl F. Peters Pres.
Legal Owner
Address Eiler Avenue
Dundalk 22, Maryland

Gerald John Stanton
Petitioner's Attorney
Address 7 Center Place
Dundalk 22, Maryland

Brooks Bradley Duncan
Attorney at Law
Campbell Building
Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of May, 1961, 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 be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of June, 1961 at 10:00 o'clock A. M.

John G. Rose
Zoning Commissioner of Baltimore County.

OFFICE OF PLANNING AND ZONING
BALTIMORE COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

(over)

5/18/61

J. Eack
300
6/8/61

10:00 A.M.
6/21/61

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES
ENGINEERS
8 McCURDY AVENUE, TOWSON 4, MARYLAND

#5295RX
MAP #12 SEC.4-A
BL-X

May 10, 1961

Description of the Property of Columbian Corporation to be rezoned from R-6 to B-L and Special Exception for Filling Station

Beginning for the same at a point on the South side of Dunmanway 70.00 feet wide, said point of beginning being the Northwest corner of Lot 2, Block 5, as shown on a plat entitled "Lot Subdivision A Portion of Plat 8 of Dundalk" dated December, 1953, and recorded among the Plat Records of Baltimore County in Liber G.L.B. 19, folio 135, and running thence binding on the said South sideof Dunmanway and binding on the outline of said Lot 2, Block 5 as shown on said plat the two following courses and distances viz: first South 75° 01' 00" East 53.98 feet, and second Easterly along a curve to the right with a radius of 2063.09 feet for a distance of 81.21 feet, said curve being subtended by a chord bearing South 73° 53' 20" East 81.21 feet, thence continuing to bind on the outline of said Lot 2, Block 5, the two following courses and distances viz: first Southeasterly along a curve to the right with a radius of 75.00 feet, for a distance of 114.60 feet, said curve being subtended by a chord bearing South 28° 59' 08" East 103.78 feet, and second South 14° 47' 25" West 49.09 feet, thence continuing to bind on the outline of said Lot 2, Block 5, and binding on the West side of Merritt Boulevard 70.00 feet wide South 22° 45' 35" West 43.17 feet, thence continuing to bind on the outline of said Lot 2, Block 5 the two following courses and distances viz: first North 75° 20' 25" West 201.55 feet and second North 14° 59' 00" East 169.31 feet to the place of beginning.

Containing 0.769 acres of land more or less.

Being all of Lot 2, Block 5, as shown on said Plat 8 of Dundalk as conveyed by Dundalk Company to Columbian Corporation, dated May 20, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2798 folio 193.

OFFICE OF PLANNING AND ZONING

Inter-Office Correspondence

Date June 9, 1961

To: John G. Rose, Zoning Commissioner
From: George E. Gavrelis, Deputy Director

Subject: #5295-RX -R-6 to B-L and special exception for filling station
SE/cor. Dunmanway & Merritt Blvd.
Columbian Corporation

12th District 5/21/61 10:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification and special exception. It has the following advisory comment to make with respect to pertinent planning factors:

1. The subject tract is situated at the corner of Merritt Boulevard and Dunmanway. Public ownership in the form of a fire station site and a school-recreational facility exist on two of the corners of this intersection. R-6 zoning with developed cottages exists on the third corner. The intent of the 12th District Zoning Map manifestly was to preserve the non-commercial flavor of land usage here. Commercial zoning would have the effect of adding problems of traffic and traffic safety along this portion of Merritt Boulevard, and was to be an entering wedge towards commercialization of the developed R-6 lots northeasterly from the intersection. The planning staff cannot recommend for B-L zoning on the subject tract.

2. An increasing need for more rental housing has become evident subsequent to the adoption of the 12th district map. If the Zoning Commissioner feels that the property is entitled to some kind of relief, it is suggested, that R-A zoning might be appropriate in lieu of B-L zoning. Apartment zoning would set-up land use potentials which would be compatible with the existing abutting cottage development.

JUN 9 - '61
OFFICE OF PLANNING & ZONING

GEG:bc

County Council of Baltimore County
County Office Building, Towson 4, Maryland

June 20, 1961

FROM THE OFFICE OF
W. BROOKS BRADLEY
COUNCILMAN SEVENTH DISTRICT

JUN 20 '61 AM
ZONING COMMISSIONER

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson 4, Maryland

Dear Mr. Rose:

Subject: Zoning Application #5295 RX

I am concerned with maintaining the integrity of that portion of Merritt Boulevard beginning at the B & O Railroad tracks and running south to the intersection of Sollers Point Road, specifically the west side of that segment.

There are several reasons for this:

(1) The traffic problem created at Dunmanway as it intersects Merritt Boulevard

(2) The east side of that portion of Merritt Boulevard consists of R-6, a church, and a very fine community playground

The character of this neighborhood has not changed and as it presently exists is commercial north of the railroad tracks, but is in no way commercial in character south of these tracks in the direction of Sollers Point Road.

I trust that you will consider the integrity of this area as you consider this commercial application, as well as future ones.

Very truly yours,

W. Brooks Bradley

W. Brooks Bradley
Councilman

WBB:rc

PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION

ZONING: From R-6 Zone to B-L Zone. Special Exception for Filling Station.

LOCATION: Southeast corner of Dunmanway and Merritt Boulevard.

DATE AND TIME: WEDNESDAY, JUNE 21, 1961 AT 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Concerning all that parcel of land in the Twelfth District of Baltimore County.

Beginning for the same at a point on the South side of Dunmanway 70.00 feet wide, said point of beginning being the North east corner of Lot 2, Block 5, as shown on a plat entitled "Lot Subdivision A Portion of Plat 8 of Dundalk" dated December, 1953, and recorded among the Plat Records of Baltimore County in Liber G.L.B. 19, folio 135, and running thence binding on the said South side of Dunmanway and binding on the outline of said Lot 2, Block 5 as shown on said plat the two following courses and distances viz: first South 75° 01' 00" East 53.98 feet, and second Easterly along a curve to the right with a radius of 2063.09 feet for a distance of 81.21 feet, said curve being subtended by a chord bearing South 73° 53' 20" East 81.21 feet, thence continuing to bind on the outline of said Lot 2, Block 5, the two following courses and distances viz: first Southeasterly along a curve to the right with a radius of 75.00 feet, for a distance of 114.60 feet, said curve being subtended by a chord bearing South 28° 59' 08" East 103.78 feet, and second South 14° 47' 25" West 49.09 feet, thence continuing to bind on the outline of said Lot 2, Block 5, and binding on the West side of Merritt Boulevard 70.00 feet wide South 22° 45' 35" West 43.17 feet, thence continuing to bind on the outline of said Lot 2, Block 5 the two following courses and distances viz: first North 75° 20' 25" West 201.55 feet and second North 14° 59' 00" East 169.31 feet to the place of beginning.

Containing 0.769 acres of land more or less.

Being all of Lot 2, Block 5, as shown on said Plat 8 in Dundalk as conveyed by Dundalk Company to Columbian Corporation, dated May 20, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2798 folio 193, and shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY.

June 2

5285

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

June 4, 1961.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 4th day of June, 1961, that is to say the same was inserted in the issues of June 2, 1961.

THE BALTIMORE COUNTIAN

By Paul T. Morgan
Editor and Manager

5295RX

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 1, 1961

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 one successive weeks before the 21st day of June, 1961, the first publication appearing on the 1st day of June, 1961.

The COUNTY Paper, Inc.
Manager.

JUN 5 - '61
OFFICE OF PLANNING & ZONING

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#5295

District 12th Date of Posting 6-1-61
Posted for: Ann Rd. Zone to an B-L Zone & Filling Station
Petitioner: The Columbian Corporation
Location of property: S.E. Corner of Dunmanway & Merritt Blvd
etc. See Plat
Location of Signs: Two signs S.E. Corner of Dunmanway & Merritt, Approx. two hundred feet, 175 feet back of Merritt Blvd on S.E. side of Dunmanway
Remarks:
Posted by George R. Harman Date of return 6-2-61
Signature

TELEPHONE
VALLEY 3-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4741

DATE 5/19/61

TO: Proctor, Royston & Mueller
Attorneys
Campbell Building
Towson 4, Maryland

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

TOTAL AMOUNT $50.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
—	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	—
	Petition for Reclassification & Special Exception for The Columbian Co.	50.00
	PAID — Baltimore County, Md. — Office of Finance	
	5-1961 [illegible] 2 * * * DIL +	50.00
	5-1961 [illegible] 2 * * * DIL A	50.00
	3	

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.

TELEPHONE
VALLEY 3-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4872

DATE 6/21/61

TO: Mr. Gerard W. Wittstadt
Attorney
7 Center Place
Dundalk 22, Maryland

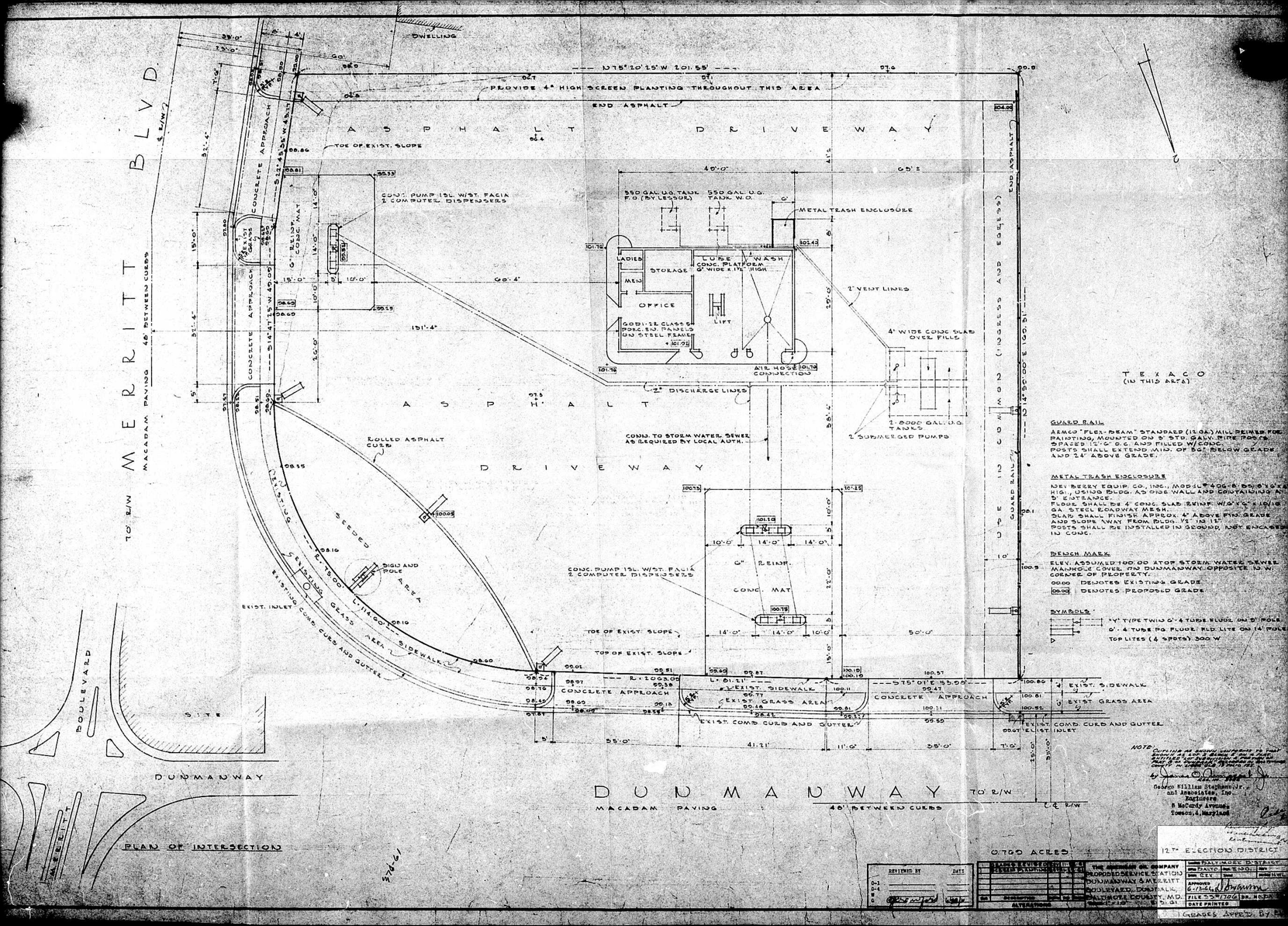
BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

TOTAL AMOUNT $55.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
—	Advertising and posting of property for Columbian Corp.	55.00
	PAID — Baltimore County, Md. — Office of Finance	
	6-2261 [illegible] * * * DIL —	55.00
	6-2261 [illegible] * * *	55.00
	3	

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.



GUARD RAIL

ARMCO "FLEX-BEAM" STANDARD (12 GA.) MILL PRIMED FOR PAINTING, MOUNTED ON 5" STD. GALV. PIPE POSTS SPACED 12'-6" O.C. AND FILLED W/ CONC. POSTS SHALL EXTEND MIN. OF 30" BELOW GRADE AND 24" ABOVE GRADE.

METAL TRASH ENCLOSURE

NEW BERRY EQUIP. CO., INC., MODEL # 406-6-55, 6'-0" x 6'-0" HIGH, USING BLDG. AS SIDE WALL AND CONTAINING A 5' ENTRANCE.
FLOOR SHALL BE 4" CONC. SLAB REINF. W/ 6" x 6" x 10/10 GA. STEEL ROADWAY MESH.
SLAB SHALL FINISH APPROX. 4" ABOVE FIN. GRADE AND SLOPE AWAY FROM BLDG. ½" IN 12".
POSTS SHALL BE INSTALLED IN GROUND, NOT ENCASED IN CONC.

BENCH MARK

ELEV. ASSUMED 100.00 AT OP STORM WATER SEWER MANHOLE COVER, ON DUNMANWAY, OPPOSITE N.W. CORNER OF PROPERTY.

00.00 DENOTES EXISTING GRADE
00.00 DENOTES PROPOSED GRADE

SYMBOLS

"Y" TYPE TWIN 6'-4 TUBE FLUOR. ON 5' POLE
6'-4 TUBE PG. FLUOR. FLD. LITE ON 14' POLE
TOP LITES (4 SPOTS) 300 W

NOTE:
CONTOURS AS SHOWN CONFORM TO THE SURVEY AS OF 4 MARCH, 1964 AND WERE PLOTTED UP FROM FIELD BOOKS PREPARED BY THE COUNTY IN 1962 & 1963.

by James O. Stephens
Jr.
George William Stephens, Jr., and Associates, Inc.
Engineers
8 McCurdy Avenue,
Towson, 4, Maryland

PLAN OF INTERSECTION

REVIEWED BY	DATE

1	REVISED PLAN PER ENGINEER	6-3-64	
2			
3			
4			
NO.	DESCRIPTION ALTERATIONS	DATE	BY

THE ATLANTIC OIL COMPANY
PROPOSED SERVICE STATION
DUNMANWAY & MERRITT BOULEVARD, DUNDALK, BALTIMORE COUNTY, MD.

DALTIMORE DISTRICT			
DALTO.	SINGO.		
CIV.			
APPROVED 6-13-64			
FILE 33-1706	DR.		
DATE PRINTED			