

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, H. L. Mills, Inc. 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 40 zone to an BB zone; for the following reasons:

*The rear portion of this property is unsuitable for any other use.*

See Attached Description

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

Contract purchaser H. L. Mills, Inc. Legal Owner  
Address 46 W. Baltimore St. Hagerstown Md

Chas. E. Miller Petitioner's Attorney  
Address Campbell Bldg. Towson

ORDERED BY THE Zoning Commissioner of Baltimore County, this 23rd 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 28th day of June, 1961 at 2:00 o'clock P. M.



John G. Rose  
Zoning Commissioner of Baltimore County.  
(over)  
Each  
3000 6/28/61

5305-R-X  
MAP #1  
REC-2-A  
BR-X  
6/11/61

Pursuant to the advertisement, posting of property, and public hearing on the above petition ~~and~~ ~~appearing that the~~ ~~service station~~ ~~having been located~~ ~~at the present~~ ~~site for 40 years or more, the nonconforming use was destroyed when Maryland Route 144 was relocated, therefore, the change being sufficient to warrant the granting of the "Business Roadside" zoning.~~

~~Such a~~ ~~Reclassification~~ ~~should be had; and it further appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected.~~

A Special Exception for a gasoline service station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of June, 1961, that the herein described property or area should be and the same is hereby reclassified; from an "R-40" zone to a "BB" zone, and/or a Special Exception for a gasoline service station should be and the same is granted, from and after the date of this order.

John G. Rose  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of May, 1961, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

**OFFICE OF PLANNING AND ZONING**

Inter-Office Correspondence

Date June 16, 1961

To: John G. Rose, Zoning Commissioner  
From: George E. Gervilla, Deputy Director  
Subject: 5305 R-X, R-40 to R-40, BB for Filling Station, 1/2 B side of Frederick Rd. and Cooper Branch, H.L. Mills, Inc., 1st District

Hearing: 6/28/61 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification to BB, zoning together with a Special Exception for a gasoline service station. It has the following advisory comment to make with respect to pertinent planning factors:

1. The proposed reclassification is an extension in depth of existing BB, zoning which has been made necessary by widening and improvements to Frederick Road by the State Roads Commissioner. It is our understanding that a gas station did exist on the site prior to the widening of the road and that the relocation, grading, and entrance points will be in accordance with State plans.



GB:rad

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 1st Date of Posting 6-7-61  
Posted for: George E. Gervilla, Deputy Director, Planning & Zoning  
Petitioner: H. L. Mills, Inc.  
Location of property: N.E. of Frederick Road & Cooper Branch, H.L. Mills, Inc.  
Location of Sign: West corner 50 ft. on the two corners of Frederick Road & Cooper Branch, H.L. Mills, Inc.  
Remarks: George E. Gervilla Date of return: 6-8-61

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

To: H. L. Mills, Inc. BILLED BY Zoning Department of Baltimore County  
16-4 Baltimore Street  
Hagerstown, Maryland

INVOICE No. 4832 DATE 5/26/61

QUANTITY	DEPOSIT TO ACCOUNT NO.	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	01622	Petition for Reclassification & Special Exception	50.00
			50.00

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: Proctor, Royston and Mueller BILLED BY Zoning Department of Baltimore County  
Attorneys  
Campbell Building  
Towson 4, Maryland

INVOICE No. 4881 DATE 6/23/61

QUANTITY	DEPOSIT TO ACCOUNT NO.	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	01622	Advertising and posting of property for H. L. Mills, Inc.	39.50
			39.50

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.

OFFICE OF THE BALTIMORE COUNTMAN  
THE COMMUNITY NEWS  
Reisterstown, Md.  
No. 1 Newburg Avenue  
CATONSVILLE, MD.

June 12, 1961.

THIS IS TO CERTIFY that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 15th day of June, 1961, that is to say June 8, 1961.

THE BALTIMORE COUNTMAN  
By Paul J. Morgan  
Editor and Manager

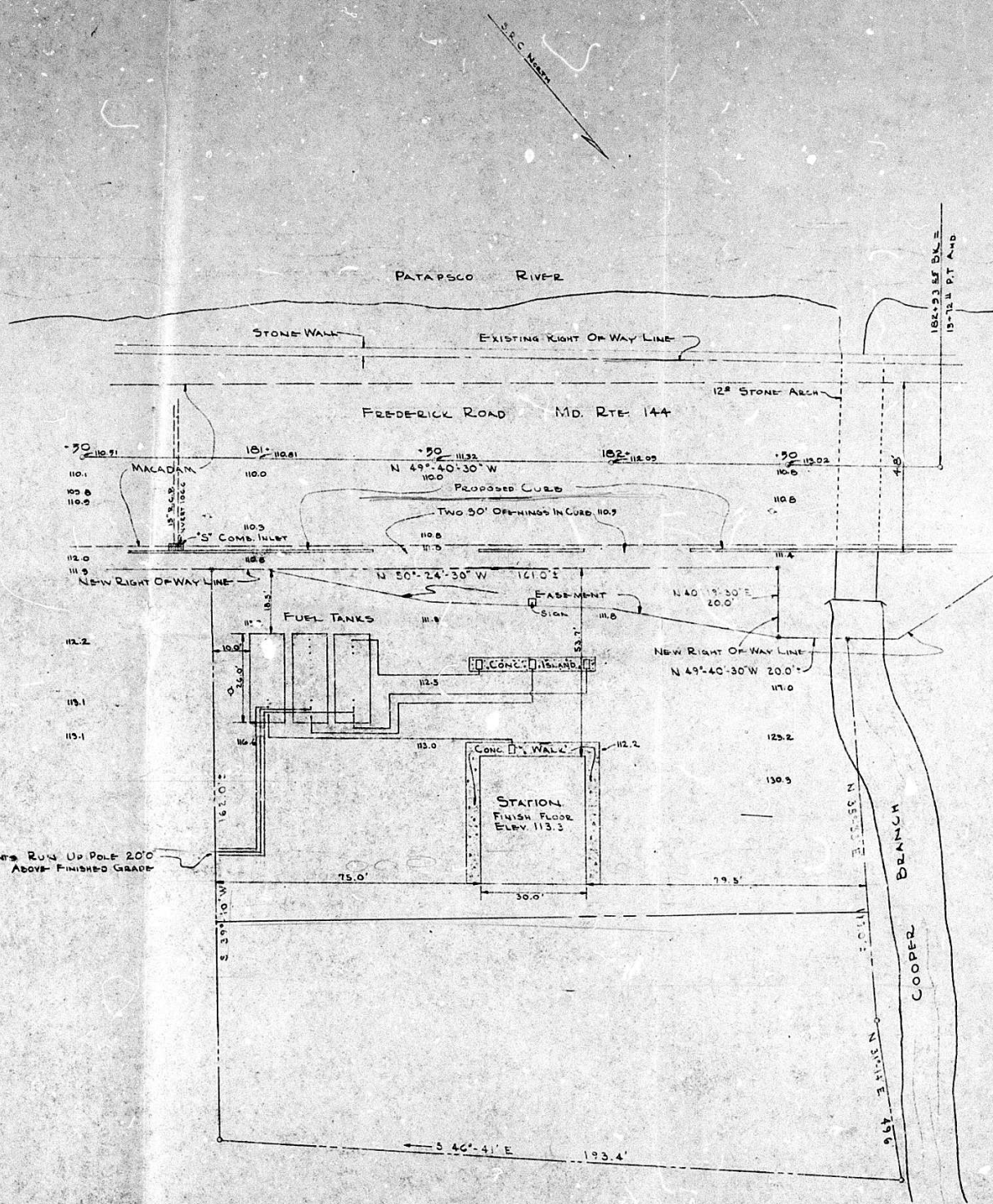
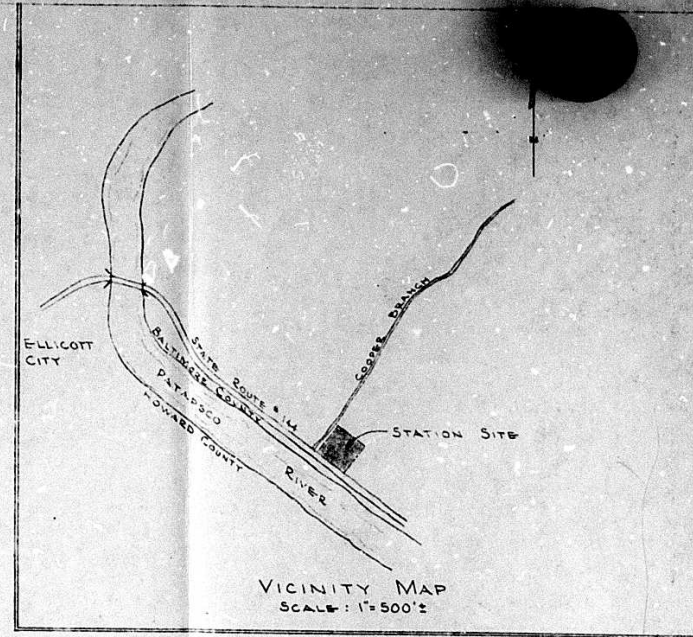
PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION  
ZONING: From R-40 Zone to BB Zone Special Exception for Filling Station.  
LOCATION: Northeast side of Frederick road and Cooper Branch.  
DATE AND TIME WEINSDAY, JUNE 28, 1961 AT 2:00 P.M.  
PUBLIC HEARING: Room 109, County Office Building, 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 First District of Baltimore County, beginning at a point 30 feet from approximately Maryland State Roads Commission Station 18250 as shown on right-of-way plat No. 21139 and running thence North 40 degrees 40 minutes 30 seconds West 20.0 feet more or less to a point; thence North 37 degrees 33 minutes East 119.0 feet more or less to a point; thence North 31 degrees 14 minutes East 49.6 feet to a point; thence South 45 degrees 41 minutes East 193.4 feet to a point; thence South 49 degrees 10 minutes West 162.0 feet more or less to the place of beginning. Being the property of H. L. Mills, Inc. as shown on plat plan filed with the Zoning Department.

CERTIFICATE OF PUBLICATION  
BALTIMORE COUNTY, MD. June 28, 1961.

THIS IS TO CERTIFY That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 28th day of June, 1961, the first publication appearing on the 8th day of June, 1961.

THE TIMES  
John M. Martin  
Manager  
John M. Martin

Cost of Advertisement \$16.50  
Purchase order - Q 2727  
Requisition no. L 4056



NOTE  
 ELEVATIONS ON & AND DRAIN IS THE NEW  
 GRADE ON PROPOSED ROAD TAKEN FROM  
 STATE ROADS SHEET 4 OF 6 CONT. NO. B-697-2-420  
 ALL OTHER ELEVATIONS TAKEN FROM STATE ROADS  
 CROSS SECTIONS

#5305 RX  
 MAP  
 #1  
 SEC. 2-A

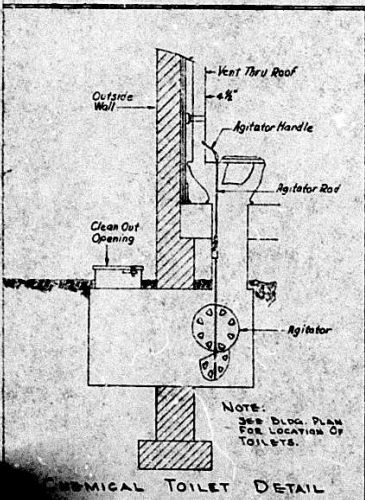
PLOT PLAN  
 H. L. MILLS  
 STATION AT  
 ELLICOTT CITY, MD.  
 ON  
 MD. ROUTE 144 BALTIMORE COUNTY  
 SCALE 1"=20' DATE: 21-4-61

J. B. FERGUSON & CO. INC.  
 ENGINEERS CONSTRUCTORS  
 HAGERSTOWN, MARYLAND

REVISED 15 MAY 61



J. Robert Nicklas  
 REGISTERED PROFESSIONAL ENGINEER  
 MD. STATE REGISTRATION NO. 541



NOTE:  
 See blue plan  
 for location of  
 toilets.

APPROVED FOR FILING  
 Reviewed By: [Signature]  
 Date: 5/27/61

