TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Moffett Realty Co. legal owner of the property situate in Bal County and which is described in the description and plat attached hereto and made a part hereon hereby petition (1) that the zoning status of the herein described property be re-classifie to the Zoning Law of Baltimore County, from an B. 1. 5-b. (Special Exception) zone; for the following reasons:

To conform with general area.

See Attached Describbton

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.

	Moffeet Realty Co.
Contract purchaser	J.H. Pearlstone, In News Journal Address 1300 First National Bank Buildin
Address	Address 1300 First National Bank Buildin
	- Baltimore 2 Maryland

Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day May , 1961 that the subject matter of this petition be advertised, as required by the Zoning Laz of Baltimore County, in a newspaper of general circulation throughout

Baltimore County, that property be pested, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson. Baltimore 1961., at 2100.o'clock County, on the MAY 24 'E1 alls: day of July

lvd. & E/S

5335

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., smaconousch

day of ________, 19_61_, the ### publication appearing on the _____Lith____day of _______Luly____

TOWSON, MD. July 14, 1961

THE JEFFERSONIAN.

the above Reclassification should be had; and it further appearing that by reason of ... Filling Station IT IS ORDERED by the Zoning Commissioner of Baltimore County this lat day of August , 1961., that the herein described property or area should be and the same is hereby reclassified; from a___ zone, and/or a Special Exception for a Filling Station should be and the same is granted, from and after the date of this order. This meets the conditions of Section 502 of the Baltimore County Zoning Regulations. 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 PE HAD, and/or the Special Exception should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this DENIED and that the above described property or area be and the same is hereby continued as and zone: and/or the Special Exception for----....be and the same is hereby DENIED.

ent, posting of property, and public hearing on the above petition and

OFFICE OF PLANNING AND ZONING Inter -Office Correspondence

25335-K

Date July 18, 1961

To: John C. Rose Coming Commissioner From: Sepres E. Sayrelis, Deputy Director

Subject: # 5335-I Special Exception for Filling Station - MM/s Month Point State, & Bentermost dide of Electrical Transmission Line right of way. The Moffatt Scalty Co.

15th District

JUL 18'61

1/31/61

2:00 P.M.

The staff of the Office of Planning and Zining has reviewed the subject polition for special exception and has the following savisory comments to make with respect to pertinent planning factors:

> It is our understanding that the subject tract was not in conflict at the time of its filling with proposals to extend the Bolteway southerly from Palaski Highway to Sprin Point Boulevant. The possibilities of conflict, however, are not yet clear. It is keeped that a postitive statement concerning. the baltacy extended on he given at the time of the healing. If the service station is in conflict with the baltacy, attantion is called to Section Soy.1-(e) of the Zoning Segulations wherein, special exceptiones must not interfere with adequate provisions for......transportation or other public requirements, conveniences or improvements.

Careful consideration was given with respect to the manner in which access to the balance of the petitioner's property could be obtained, if a service station were placed here. The idea of a service road functioning an an access-way to the service station, the Eastpoint Shopping Centra, and the undeveloped convertain preparty to the rear was abandened. If granted, occurred the property to the rear was abandened. If granted, makes the beautiful to the convertible of the granking of the special exception for the service station should be contitioned upon no additional access to the comescial property between Moffett Agence and the transmission line right-of-way along South Point Boulevard, Granking, also should be conditioned upon approval of site plane by the appropriate State and County agencies.

No. 7432

ATE 7/27/61

TOTAL AMOUNT

33.00

300

east side of North Point

-- JUL 17 61 Manager

19.62 ...

ELEPHON	OFFI	CE OF PINANCE	. 4805 TE 5/25/61
То:	Hr. Charles D. Orace 121 Alleghany Ave. Towson h, Md.	Bill SV: Zoning Department Baltimore County	of .
EPOSIT TO	ACCOUNT NO. 01622		\$50.00
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	Fetition for Special Excep	PAO - torono Gray, Hit - Office of fan	50,00 -
		Febbl gest t t NL=	1000
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MAIL TO	DIVISION OF COLLECTI	E TO BALTIMORE COUNTY, MARYLAND ON & RECEIPTS, COURT HOUSE, TOWSON A N OF THIS BILL WITH YOUR REMITTANCE.	, MARYLAND

Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND			
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ACCOUNT NO. 01622			
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TELEPHONE

BALTIMON COUNTY, MARYLAND

OFFICE OF FINANCE

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

1	Towson, Maryland	#5335
District 15 10	Date of Legitics of Selling Ha Stanly Garagary March James Hardford Sources Line All Life and seed of March James	Posting 7-13-6/
Posted for Special ly	Carlion for Freeing Ma	40.11/
Petitioner: -///07/107	or the dangery	Pata true
Location of property:	Manin Jany Jany Jany	La Tallat
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Signature Signature	77	

