

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, Mr. V. & Edward G. Pickett 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... (No change in zoning)... zone to an... zone; for the following reasons:

See attached plans, description and etc..



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

No Attorney: None

Edward G. Pickett

Contract purchaser

Legal Owner

Address

Address: 11 Frederick Road, Ellicott City, Md.

No Attorney

Petitioner's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of August, 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 108, County Office Building in Towson, Baltimore County, on the 25th day of October, 1961, at 10:30 o'clock A.M.

A.M.

Zoning Commissioner of Baltimore County.

Phone
Ho 5-0500

(over)

10:30 A.M.
1-Each

381-XV

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected, the special exception should be granted, subject to approval of site plan by the State Roads Commission, Division of Land Development and the Office of Planning & Zoning.

The variance requested to Section 232.2 of the Zoning Regulations to permit a side yard of 0 feet instead of the required 10 feet is also granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of October, 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.

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... day of October, 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

MICROFILMED

OFFICE OF PLANNING AND ZONING
Inter-Office Correspondence

Date October 13, 1961

To: Mr. John G. Rose, Zoning Commissioner

From: Mr. George E. Garrelis, Deputy Director

Subject: #5381-XV. Petition for Special Exception for Service Station Petition for a Variance to permit side yard 0 feet instead of the required 10 feet. Southeast corner of Frederick Road and New Relocated Route 144.



1st District

HEARING: Wednesday, October 25, 1961 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to make:

1. It is our understanding that part of the subject tract has been utilized for a gasoline service station over a period of years. Relocation of Maryland route 144 - Frederick Road, results in a re-orientation of traffic movement together with a need to relocate improvements and access for the service station. It is our understanding also that the subject property was affected by the State Roads takings.
2. In light of the prior use of the property for service station purposes, the Planning staff feels that the use should be continued with Special Exception status. If granted, the granting should be conditioned upon approval of site plans including grading and location of entrances by the appropriate County agencies and by State Roads.
3. The petitioner seeks also a variance for a zero ft. set back adjacent to his southerly property line and along the old Frederick Rd. frontage. Inasmuch as the adjoining property to south is zoned M-L, no set back is required there (see Section 232.2b). The frontage along old Frederick Road is situated some 29 feet from the edge of the pavement and more than 13 feet from the center line of the relocated pavement of this road. This would enable the proposed building to comply in part with the requirements of Section 232.1.

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: 10-14-61
Posted for: Special Exception for Service Station & Variance
Petitioner: Edward G. Pickett
Location of property: Corner of Frederick Rd. & New Relocated Rt. 144
Location of Signs: Both signs Southeast Corner of Frederick Rd. & New Relocated Rt. 144
Remarks: George E. Garrelis
Posted by: Signature Date of return: 10-5-61

PETITION FOR ZONING SPECIAL EXCEPTION AND VARIANCE TO THE ZONING REGULATIONS 1ST DISTRICT

ZONING: Petition for Special Exception for Service Station Petition for a Variance to permit side yard 0 feet instead of the required 10 feet.

LOCATION: Southeast corner of Frederick Road and New Relocated Route 144.

DATE AND TIME: WEDNESDAY, OCTOBER 25, 1961 AT 10:30 A.M.

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

The Zoning Regulation to be excepted as follows: Section 232.2 - Side Yard - 10 feet.

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 the point of intersection of the 4th line of the deed from Maesta F. Greenberg to Mary V. Pickett et al, dated 3/27/52 and recorded in the Land Records of Baltimore County in Liber No. 2095, folio 51, with the South-west right of way line of relocated Md. Route 144, 30 feet from the centerline thereof; 2d. Now being constructed and running with the said 4th line of the 2095/51 deed, (1) South 57 degrees 42 minutes West 70 feet approximately, to intersect the East right of way line of the existing Md. Route 144, thence binding on the said East right of way line, (2) North 2 degrees 17 minutes East 70 feet approximately, to intersect the above said mentioned Southwest right of way line of relocated Md. Route 144, 20 feet from the centerline thereof as now being constructed and running with the said Southwest right of way line, (3) by a 496.53 foot radius curve to the right for a distance of 100 feet approximately, to the point of beginning. Being the property of Edward Pickett as shown on plat Plan filed with the Zoning Department. CONTAINING 0.63 acres of land, more or less.

By Order of
JOHN G. ROSE
Zoning Commissioner Of
Baltimore County.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. October 5, 19 61

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 25th day of October, 19 61, the first publication appearing on the 5th day of October

19 61

THE TIMES

John M. Martin
Manager

Cost of Advertisement \$ 22.00
Purchase Order #7055
Requisition No. L-8552

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 8106	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 8/15/61	
COURT HOUSE		TOWSON 4, MARYLAND		BILLED BY OFFICE OF PLANNING & ZONING, BALTIMORE CO	
TO: EDWARD G. PICKETT		11 FREDERICK RD		ELICOTT CITY MD	
REPORT TO ACCOUNT NO. 01622		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT \$0.00	
QUANTITY		PETITION FOR 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		No. 8219	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 10/25/61	
COURT HOUSE		TOWSON 4, MARYLAND		BILLED BY Zoning Department of Baltimore County	
TO: Mr. Edward G. Pickett		11 Frederick Road		Ellicott City, Md.	
REPORT TO ACCOUNT NO. 01622		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT \$52.00	
QUANTITY		Advertising and posting of your property		52.00	
				2.00	
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.					

