

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Louise Wyatt Garfield, 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-10 zone to an R-1 zone, for the following reasons:

See Attached Description

Change in character of the neighborhood

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

By E. Scott Moore, Contract purchaser
Address 233 Equitable Bldg
E. Scott Moore
Petitioner's Attorney
Address Jefferson Bldg., Towson 4

ORDERED BY THE Zoning Commissioner of Baltimore County, this 26th day of October, 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 20th day of December, 1961, at 1:00 o'clock P.M.



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 location, the safety, health and the general welfare of the locality involved, not being detrimentally affected.

the reclassification should be had; and it further appearing that by reason of location

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of December, 1961, that the above described property or area should be and is hereby granted from an "R-10" Zone to a "R-1" Zone and that the above described property or area should be and is hereby granted from an "R-10" Zone to a "R-1" Zone and that a Special Exception for a gasoline service station should be and the same is granted, from and after the date of this order, subject to approval of site plan by the State Roads Commission, Division of Land Development and the Office of Planning and Zoning.

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 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 20th day of December, 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 R-10 zone; and/or the Special Exception for gasoline service station be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

DESCRIPTION OF 0.3736 ACRE TRACT, GARFIELD PROPERTY
FOURTH DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point in the centerline of Reisterstown Road, 66 feet wide, at a point 1130 feet more or less from its intersection with Cherry Hill Road, said point of beginning also being at the beginning of the land, which by deed dated October 1, 1940, and recorded among the Land Records of Baltimore County in Liber C. W. B. Jr. No. 1115, folio 567, was conveyed by Fannie Rich Wyatt to Louise Wyatt Garfield, running thence and binding on the centerline of Reisterstown Road and on the 1st line of said land, and referring the courses of this description to the Baltimore County Grid Meridian, South 44 degrees 05 minutes 05 seconds East 99.00 feet to the end of said line and to the end of the 8th line of the land which by deed dated October 1, 1940, and recorded among the aforesaid Land Records in Liber G. L. B. No. 3065, folio 23, was conveyed by Daniel D. F. Yellott to the Rappola Corporation, thence leaving the centerline of Reisterstown Road and binding on the 2nd and 3rd lines of the Land first herein mentioned and reversely on the 8th and 7th lines of the land secondly herein mentioned North 41 degrees 01 minutes 20 seconds East 165.00 feet and North 44 degrees 05 minutes 05 seconds West 99.00 feet to the beginning of the 4th line of the land first herein mentioned thence binding on said 4th line South 41 degrees 01 minutes 20 seconds West 165.00 feet to the place of beginning.

Containing 0.3736 Acres more or less.

DAVID W. POMMER

Registered Professional Engineer and Land Surveyor, 833 Park Ave., Balto. 1, Md.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District H
Posted for 11-26-61 to 11-29-61 Date of Posting 11-29-61
Petitioner Louise Wyatt Garfield
Location of property 65 ft. Reisterstown Rd. 1130 ft. North of Cherry Hill Road, Balto. 1, Md.
Remarks Garfield, Louise Wyatt
Posted by Glenn R. Hamann Date of return 11-30-61

CERTIFICATE OF PUBLICATION

TOWSON MD. December 11, 1961
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., between of 1 line between before the 20th day of December, 1961, the next publication appearing on the 1st day of December, 1961.

THE JEFFERSONIAN
Frank Smith
Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John A. Rose, Zoning Commissioner
FROM: Glenn R. Hamann, Deputy Director
SUBJECT: 11-26-61 to 11-29-61
Re: Garfield, Louise Wyatt
REPLY: Wednesday, December 20, 1961 (1:00 P.M.)

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

- 1.- The subject property has commercial zoning to the rear and along one side. Residential property identified by the petitioner as being part of the Hannah More Academy is situated on the other side. Although we should at the attention of commercial zoning here, it is appears to be reasonable and appropriate in light of the surrounding uses.
- 2.- Because the subject property will be the terminal commercial property along this stretch of "Reisterstown Road, extra special consideration must be given to details of the site plan if the Special Exception is to be granted. The Planning staff suggests that an evergreen screen be established along the northwesterly boundary of this property. Any sign identifying the service station other than on the building should not be placed westerly from the island separating the two drives.
- 3.- It may be that the petition was advertised erroneously and that it should be withdrawn. We note that R-10 rather than R-6 is the existing zoning classification of this property.



OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.
THE HERALD-ARGUS
Cotonsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of John A. 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 December, 1961, that is to say the same was inserted in the issues of December 4, 1961

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

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

No. 8224
DATE 10/26/61

TO: E. Scott Moore, Esq.
Jefferson Building
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
01622	Petition for Reclassification and Special Exception for Louise W. Garfield	\$50.00	\$50.00

DEPOSIT TO ACCOUNT NO. 01622
TOTAL AMOUNT \$50.00
COST

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Louise W. Garfield \$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

No. 9796
DATE 12/20/61

TO: E. Scott Moore Esq.
Jefferson Building
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
01622	Petition for Reclassification and Special Exception for Louise W. Garfield	\$50.00	\$50.00

DEPOSIT TO ACCOUNT NO. 01622
TOTAL AMOUNT \$50.00
COST

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

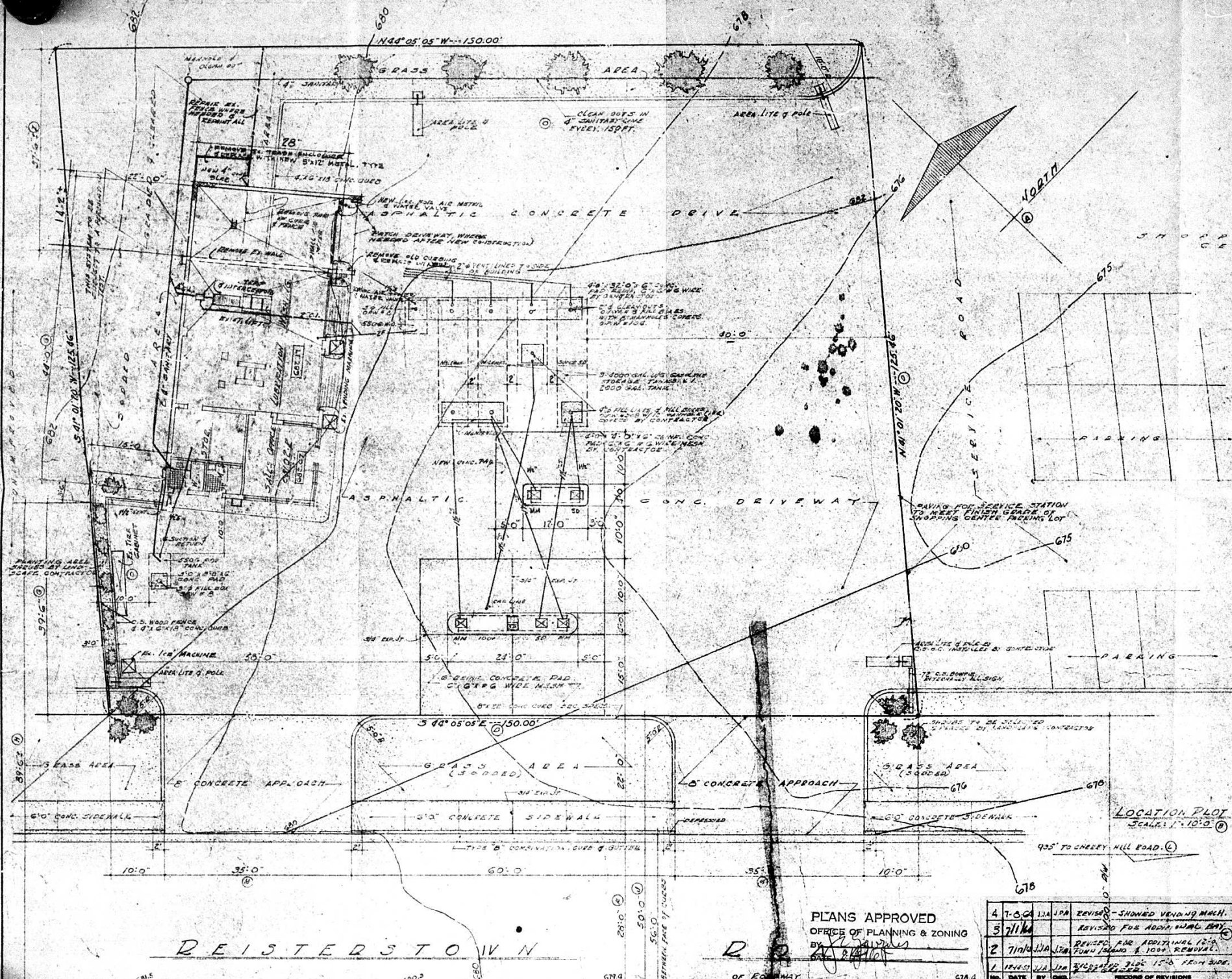
Advertising and posting of property for Louise W. Garfield \$50.00

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.

PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION
FOURTH DISTRICT
ZONING: From R-6 Zone to R-1 Zone. Special Exception for Gasoline Service Station.
LOCATION: East Side of Reisterstown Road 1130 feet North of Cherry Hill Road.
DATE AND TIME: WEDNESDAY, DECEMBER 20, 1961 at 1:00 P.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 Fourth District of Baltimore County, beginning for the same at a point in the centerline of Reisterstown Road, 66 feet wide, at a point 1130 feet more or less from its intersection with Cherry Hill Road, said point of beginning also being at the beginning of the land, which by deed dated October 1, 1940, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1115, folio 567, was conveyed by Fannie Rich Wyatt to Louise Wyatt Garfield, running thence and binding on the centerline of Reisterstown Road and on the 1st line of said land, and referring the courses of this description to the Baltimore County Grid Meridian, South 44 degrees 05 minutes 05 seconds East 99.00 feet to the end of said line and to the end of the 8th line of the land which by deed dated October 1, 1940, and recorded among the aforesaid Land Records in Liber G.L.B. No. 3065, folio 23, was conveyed by Daniel D. F. Yellott to the Rappola Corporation, thence leaving the centerline of Reisterstown Road and binding on the 2nd and 3rd lines of the Land first herein mentioned and reversely on the 8th and 7th lines of the land secondly herein mentioned North 41 degrees 01 minutes 20 seconds East 165.00 feet and North 44 degrees 05 minutes 05 seconds West 99.00 feet to the beginning of the 4th line of the land first herein mentioned thence binding on said 4th line South 41 degrees 01 minutes 20 seconds West 165.00 feet to the place of beginning. Containing 0.3736 Acres more or less.

By order of
JOHN C. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY.

Zoning File 34-RX

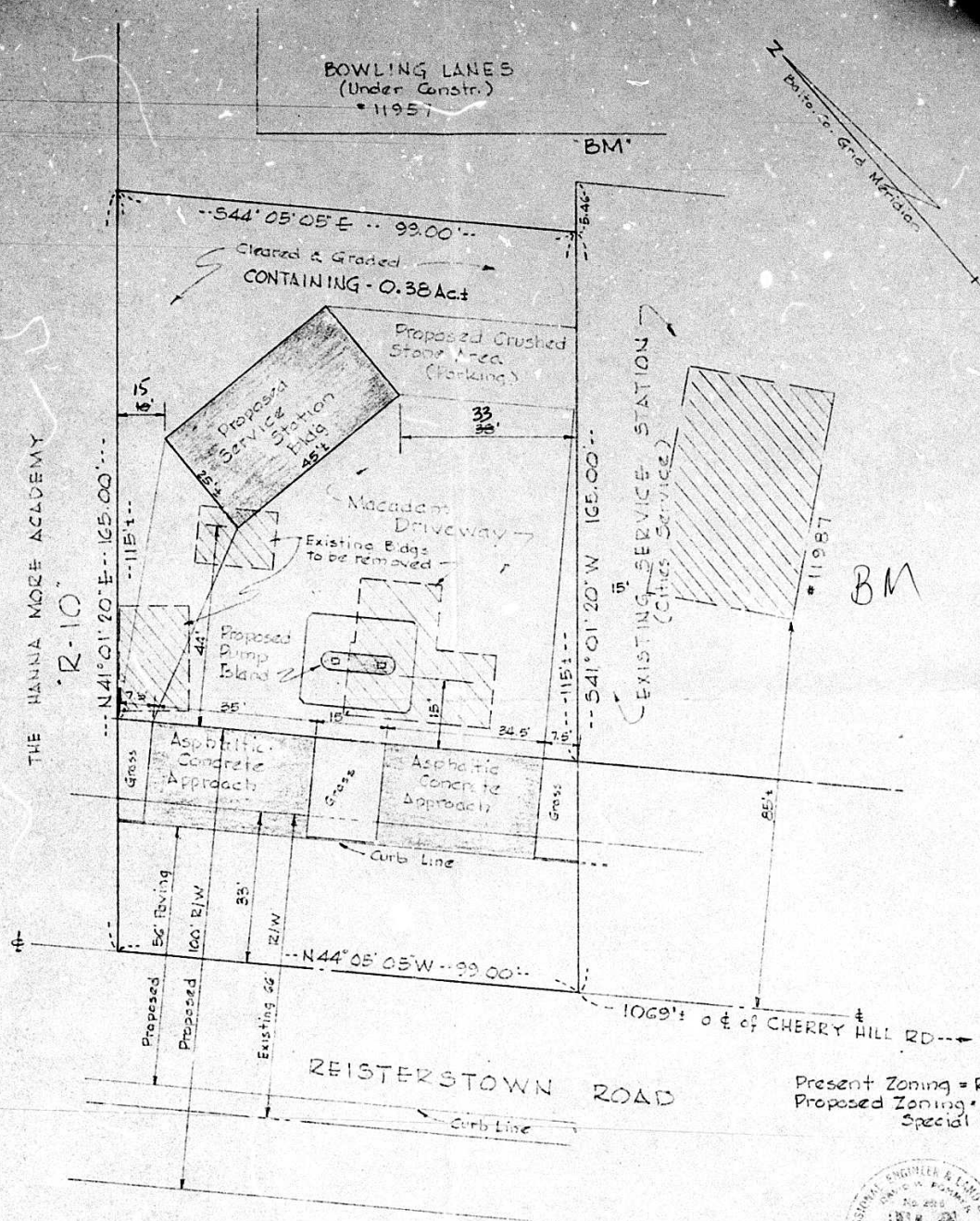


- OWNER SHALL FURNISH ALL NECESSARY TOP SOIL, SAND & GRAVEL AS SHOWN, ALL WORK TO BE DONE BY LICENSED CONTRACTORS SUBJECT TO BE CHECKED BY C.O.D.
- ZONING REQUIREMENTS**
- (A) NORTH ARROW
 - (B) INDICATION OF SCALE 1"=10'-0"
 - (C) ELECTION DISTRICT - 34 DISTRICT
 - (D) DIMENSIONS OF PROPERTY
 - (E) NAME OF ADJOINING STREET - NEAR CURVEY HILL ST
 - (F) LOCATION OF EXISTING BUILDINGS ON THIS TRACT - NONE
 - (G) LOCATION & DIMENSIONS OF PROPOSED LOT - 10' X 10' X 10'
 - (H) DISTANCE FROM PROPOSED BUILDING TO E. OF STREET
 - (I) DISTANCE FROM EDGE OF BUILDING TO PROPERTY
 - (J) DISTANCE FROM PRESENT PROPERTY LINE TO E. OF STREET
 - (K) DISTANCE FROM EDGE OF CURVE TO E. OF STREET
 - (L) DISTANCE FROM PROPERTY TO NEAREST INTERSECTION
 - (M) LOCATION & DIMENSIONS OF ENTRANCES TO PROPERTY
 - (N) LOCATION OF STREAMS OR ANIMAL CRUISES WITHIN OR ADJACENT TO PROPERTY
 - (O) INDICATION OF REQUIRED PARKING SPACE - 10 SPACES
 - (P) PRESENT ZONING OF ADJACENT PROPERTIES - COMM.
 - (Q) EXISTING USE OF ADJACENT PROPERTIES.
 - (R) DISTANCE FROM CENTERLINE OF STREET TO ALL BILLS LOCATED WITHIN 100 FT. OF EITHER SIDE OF PROPERTY LINE
 - (S) AREA OF PROPERTY - 10,000'-0"
 - (T) EXISTING USE OF PROPERTY - UNIMPROVED
 - (U) PROPOSED USE OF PROPERTY - SERVICE STATION
 - (V) PRESENT ZONING OF PROPERTY - COMMERCIAL
 - (W) PROPOSED ZONING OF PROPERTY - SPEC. USE PERMIT
- GEN CONSULTING SHALL VERIFY ALL FINAL GRADING WITH CITY'S SERVICE FIELD ENGINEER.
- NEW CONTOURS
- EXISTING CONTOURS

CITIES SERVICE OIL COMPANY	
CHESAPEAKE REGION	BALTIMORE, MD.
TWO(2) BAY SERVICE STATION	
DEISTERSTOWN ROAD	
4TH DISTRICT BALTIMORE CO. MD.	
DATE 10-31-59	DESIGN
SCALE 1"=10'-0"	STREET
DRAWN BY J. J. ADAMS	CHECK
REV. NO.	DRAW
	19-005-035

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 2/2/10

4	7-6	1.1A	1.1A	1.1A	REVISION - SHOWED VENDING MACH.
3	7/11/64				REVISION FOR ADDITIONAL MACH. (C)
2	7/11/64	1.1A	1.1A	1.1A	REVISION FOR ADDITIONAL 12" FURNISHING & 100% REMOVAL.
1	7/14/64	1.1A	1.1A	1.1A	EXTRACTION 300' 15" FROM SIDE. SEE GREEN.
NO.	DATE	BY	CHKD	RECORDS OF REVISIONS	
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTING OR ORDERING OF MATERIAL UNLESS IT IS APPROVED.					



ZONING PLAT
 PROPOSED SERVICE STATION SITE
 11000 BLOCK REISTERSTOWN ROAD
 4th DISTRICT BALTIMORE CO., MD.

Present Zoning = R-10
 Proposed Zoning = BL with
 Special Exception



Sole agent
 Licensed M.A. 10-30-61
 Drawn by HMA
 Checked by R.S.
 Date 10/26/61

DAVID W. FOHMMER
 REGISTERED ENGINEER & LAND SURVEYOR
 OFFICE: 634 PARK AVE. BALTIMORE, MD.
 SCALE: 1" = 20' ISSUED: 10-26-61

