

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: William F. Meadowcroft and Mrs. Phillip J. Meadowcroft, legal owners 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-1 zone; for the following reasons:

Changes in the area since original zoning

See Attached Description

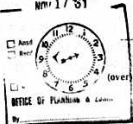
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a gasoline service station.

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 restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Eugene G. Ricks, Petitioner's Attorney, The Jefferson Building, Address: Towson 4, Maryland.

Address: William F. Meadowcroft, 1247 7/61

ORDERED BY THE Zoning Commissioner of Baltimore County, this 17th day of November, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of January, 1962, at 2:00 o'clock P. M.



Signature of William F. Meadowcroft, Zoning Commissioner of Baltimore County.

Handwritten notes: 3:00 P.M. 11/16/61, 1:00 P.M.

Vertical stamp: WILLIAM F. MEADOWCROFT, ZONING COMMISSIONER, BALTIMORE COUNTY, MD.

Vertical stamp: 5453-RT

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 reclassification should be had; and it further appearing that there is a definite need in the area for a gasoline service station.

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

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this 11th day of January, 1962, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an R-1 zone, and 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 plans by the Baltimore County Health Dept., Division of Land Development and the Office of Planning & Zoning. The plans submitted for any future building permit shall be approved by the Zoning Commissioner of Baltimore County before the building permit may be approved.

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 17th day of November, 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 an R-6 zone; and/or the Special Exception for...

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 27, 1961

FROM: Mr. George B. Carvelis, Deputy Director

SUBJECT: #5453-RT, R-6 to R-1 and Special Exception for Gasoline Service Station, Westside of Middlebrook Road 1300 feet North of Backleyville Road. Being property of William F. Meadowcroft, 6th District.

REMARKS: Wednesday, January 10, 1962 (2:00 P.M.)

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

- 1. Examination of land use data indicates that there is no commercial zoning or non-conforming use adjacent to the subject property. Neither is the property located at the intersection of two important roads whereby commercial zoning might have appropriate precedence. Creation of commercial zoning for the subject property would result in land use potential for it which would be grossly out of character and not in harmony with those of adjacent properties. As such, spot zoning would occur here.

GB:mas

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 6th Date of Posting: 12-20-61
Posted for: Curis L. Frazier, Jr. & Patricia A. Bonding Station
Petitioner: William F. Meadowcroft
Location of property: W/S of Middlebrook Road 1300 ft. North of Backleyville Rd. etc. by Plat.
Location of sign: W/S of Middlebrook Road 1300 ft. North of Backleyville Rd. etc.
Remarks: George B. Carvelis
Date of return: 12-21-61

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 21, 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 10th day of January, 1962, the first publication appearing on the 21st day of December, 1961. The County Paper, Inc.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 22, 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., successively on the 10th day of January, 1962, the first publication appearing on the 22nd day of December, 1961. THE JEFFERSONIAN Frank M. ... Manager. Cost of Advertisement, \$...

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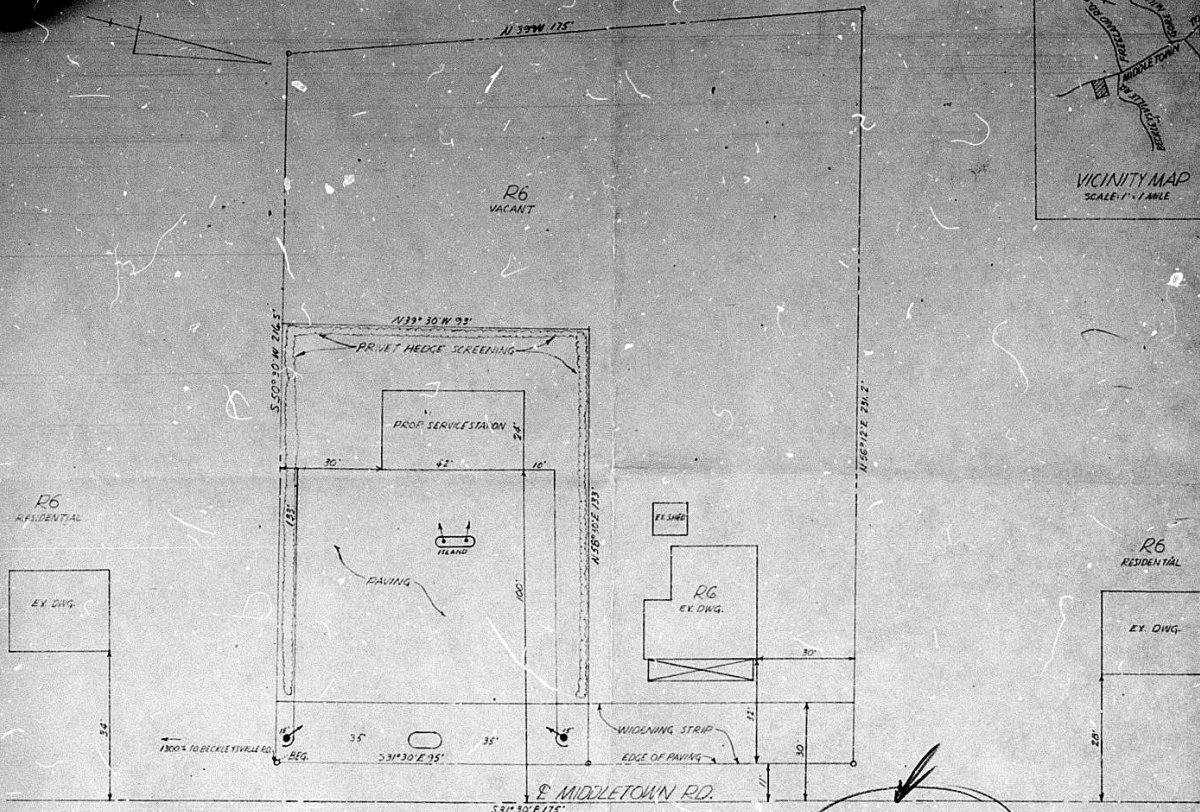
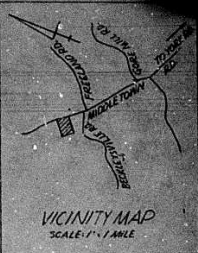
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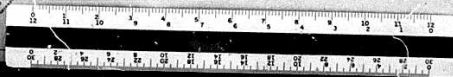
INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 9702 DATE 11/17/61. TO: Mr. William F. Meadowcroft, Towson 4, Maryland. DEPOSIT TO ACCOUNT NO. 01622. QUANTITY: 1. DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE. TOTAL AMOUNT: \$50.00. IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, 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 No. 10243 DATE 1/8/62. TO: William Meadowcroft, Towson 4, Maryland. DEPOSIT TO ACCOUNT NO. 01622. QUANTITY: 1. DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE. TOTAL AMOUNT: \$66.00. 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.



AREA OF PROP. 0.961
 EXIST. USE OF PROP. - RESIDENTIAL
 PROP. USE OF PROP. - SER. STA.
 PRES. ZONING OF PROP. - R 6
 PROP. ZONING OF PROP. - BC SP, EX.

MULLER, RAPHTEL & ASSOCIATES, INC.
 REG. ENGINEERS & SURVEYORS
 201 COURTLAND AVE.
 TOWSON, 4, MARYLAND



5453 RX
 MAP # 6
 RECORD PRINT

APPROVED FOR FILING
 Reviewed By: *[Signature]*
 Date: *10/31/86*

PLAT TO ACCOMPANY ZONING PETITION
 6th ELECT. DIST. BALTO. CO., MD.
 SCALE: 1" = 20' OCT 31/1986