

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

Robert E. Shock and
I, or we, Edna M. Shock, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from ~~zone "B-2"~~ and "B-6" to ~~zone "B-2"~~ and "B-6" and for the following reasons:

That since the adoption of the Zoning Plans, the entire character of the neighborhood has changed from rural to extensive suburban developments; that the York Road Frontage has completely changed from residential mixed with occasional commercial interests to a definite and general commercial usage; that the present condemnation and construction planned by the State Road Commission renders the existing service station inoperable and untenable; that the remaining residential properties are maintained at an economic loss, which amounts to eventual confiscation of property.

See Attached descriptions

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 and 100 Off-Street Parking.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

David Epstein & Sons of Maryland, Inc., Contract Owners and Lessee

Address: 923 Hamilton Street, Allentown, Pennsylvania

Address: 1615 York Road, Lutherville, Maryland

Address: 9230 Valley Forge Road, Towson, Maryland

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Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that ~~the proposed change is in the area to warrant the requested zoning, the granting of which will not be detrimental to the safety, health and the general welfare of the locality involved,~~

the above Re-classification should be had; and if further appearing that by reason of ~~location~~

a Special Exception for a ~~gasoline service station and special permit~~ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this ~~24th~~ day of ~~January~~, 1962, that the herein described property or area should be and ~~is~~ the same is hereby reclassified, from a ~~"B-2" and "B-6"~~ zone to a ~~"B-2" and "B-6"~~ 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, subject to approval of plans by the State Road Commission and the Office of Planning and Zoning, and plans to be returned to the Zoning Commissioner to be made a part of ~~this file.~~

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

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 ~~24th~~ day of ~~January~~, 1962, 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

Zoning Commissioner of Baltimore County

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JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
380 WEST 84th STREET
BALTIMORE 11, MARYLAND
RE-ENTRY 9-8898

DESCRIPTION OF PROPERTY FOR USE PERMIT FOR BUSINESS PARKING
IN R-5 ZONE, ADJACENT TO BELLONA AVENUE AND 150 FEET FROM
YORK ROAD, ELECTION DISTRICT 8, BALTIMORE COUNTY, MARYLAND:

BEGINNING FOR THE SAME AT A POINT LOCATED THE FOLLOWING THREE
COURSES FROM THE INTERSECTION OF THE SOUTHWEST SIDE OF YORK
ROAD, 66 FEET WIDE, AND THE SOUTHEAST SIDE OF BELLONA AVENUE
WHERE IT MEETS MELANCTON (GENT) AVENUE, VARIABLE WIDTH; (1)
AND (2) RUNNING WITH AND BINDING ON THE SOUTHWEST SIDE OF YORK ROAD
SOUTH 19 DEGREES 19 MINUTES EAST 143.18 FEET AND SOUTH 18 DEGREES
07 MINUTES EAST 141.0, THENCE (3) SOUTH 72 DEGREES WEST 150.00
FEET; THENCE RUNNING WITH THE THIRD COURSE ABOVEMENTIONED SOUTH
72 DEGREES WEST 28.8 FEET PLUS OR MINUS; THENCE NORTH 25 DEGREES
17 MINUTES WEST 197.3 FEET PLUS OR MINUS TO INTERSECT THE
SOUTHEAST SIDE OF BELLONA AVENUE, 30 FEET WIDE; THENCE RUNNING
WITH AND BINDING ON THE SOUTHEAST SIDE OF SAID BELLONA AVENUE
NORTH 39 DEGREES 38 MINUTES EAST 59.4 FEET PLUS OR MINUS TO A POINT
150.00 FEET FROM THE SOUTHWEST SIDE OF YORK ROAD; THENCE SOUTH-
EASTERLY 227.5 FEET PLUS OR MINUS TO THE POINT OF BEGINNING.

JEC:FR W.O. 2261

12/6/61



James E. Crockett
Supt. Reg. 2778
12/6/61

JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
380 WEST 84th STREET
BALTIMORE 11, MARYLAND
RE-ENTRY 9-8898

DESCRIPTION OF PROPERTY FOR SPECIAL EXCEPTION IN
SOUTHWEST CORNER, YORK ROAD AND BELLONA AVENUE, ELECTION DISTRICT 8,
BALTIMORE COUNTY, MARYLAND:

BEGINNING FOR THE SAME AT THE INTERSECTION OF THE SOUTHWEST SIDE
OF YORK ROAD (MARYLAND ROUTE 45), 66 FEET WIDE, AND THE SOUTHWEST
SIDE OF BELLONA AVENUE WHERE IT MEETS MELANCTON (GENT) AVENUE,
VARIABLE WIDTH, AND RUNNING THENCE SOUTHEASTERLY WITH AND BINDING
ON THE SOUTHWEST SIDE OF YORK ROAD 180 FEET PLUS OR MINUS; THENCE
LEAVING THE SOUTHWEST SIDE OF YORK ROAD AND RUNNING AT A RIGHT
ANGLE THEREFROM SOUTHWESTERLY 53 FEET PLUS OR MINUS; THENCE AT A
RIGHT ANGLE THERETO AND PARALLEL WITH YORK ROAD NORTHWESTERLY 10
FEET; THENCE AT A RIGHT ANGLE THERETO AND PARALLEL WITH THE
ABOVEMENTIONED SECOND COURSE SOUTHWESTERLY 85 FEET PLUS OR MINUS;
THENCE AT A RIGHT ANGLE THERETO AND PARALLEL WITH YORK ROAD
NORTHWESTERLY 123 FEET PLUS OR MINUS TO INTERSECT THE SOUTHWEST SIDE
OF BELLONA AVENUE, 30 FEET WIDE; THENCE RUNNING NORTHEASTERLY WITH
AND BINDING ON THE SOUTHWEST SIDE OF BELLONA AVENUE 47 FEET PLUS OR
MINUS AND CONTINUING THEREFROM BY A CURVE TO THE RIGHT HAVING A RADIUS
OF 159.61 FEET PLUS OR MINUS AND A LENGTH OF ARC OF 103.44 FEET PLUS
OR MINUS TO THE POINT OF BEGINNING, CONTAINING THEREIN 6.5 ACRES
PLUS OR MINUS.

JEC:FR W.O. 2261

12/1/61



James E. Crockett
Supt. Reg. 2778
12/1/61

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: Jan. 11, 1962

FROM: Mr. George E. Gavett, Deputy Director

SUBJECT: #5461-RX-SH, B-2 and B-6 to B-2, Special Exception
for Gasoline Service Station and Special Permit for
Off-Street Parking, Southwest corner of York
Road and Bellona Avenue. Being property of Robert
E. Shock.

8th District

HEARING: Wednesday, January 23, 1962 (11:00 A.M.)

time a plan of use, unused, undeveloped commercially-
zoned land exists to the north of Bellona Avenue.

OS:mas



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8th District

HEARING: Wednesday, January 23, 1962 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed
the subject petition and has the following comments to make
with respect to pertinent planning factors:

- 1.- In light of the existing commercial zoning on the opposite
side of York Road and at the corner of Bellona Avenue,
the Planning staff views no objection to an extension of
commercial zoning southerly to a point more or less opposite
the boundary line between residential and commercial zon-
ing on the easterly side of York Road. This line would
be approximately 220 feet from the center line of Margate
Road.
- 2.- The extension of commercial zoning as suggested above
would result in a proper adjustment to the map and would
create a uniform depth of zoning southerly from the Bellona
Avenue, Margate Road and York Road intersection. B-2 zoning,
which is more restrictive and more limited than the existing
B-4 zoning would be appropriate within the limits suggested
here.
- 3.- No property is entire unto itself, its use depends upon the
line drawn by society between the privilege of use and the
interest of surrounding land owners in the use of their
land. Undue extension of commercial zoning along arterial
highways is not in accord with the development goals of
this office and is contrary to the spirit and intent of the
8th District Zoning Map. That portion of the York Road front-
age lying between the commercial nodes at York Road and
Seminary Avenue and at Bellona Avenue was affirmed for contin-
uation in residential use potential by the 8th District Zoning
Map. The only changes which have occurred here have been the
creation by petition of apartment zoning as a transitional
device to the north of the Seminary Avenue commercial node.
We do not believe that these changes justify extension of com-
mercial zoning beyond the line noted above. At the same

#5461-RX-SH

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 1-3-62

Posted for: Robert E. Shock

Location of property: Southwest corner of York Road and Bellona Avenue.

Location of Signs: Three signs 125 ft. south of Bellona Ave. on the
West side of York Road.

Remarks: See above.

Posted by: George E. Gavett Date of return: 1-4-62

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson 4, Maryland

RE: Zoning Petition #5461-RX-SH
and B-6 zone to a B-2 zone,
Special Exception for Service
Station Southwest corner of York
Road (Route 45) and Bellona Avenue

Dear Mr. Rose:

This office has reviewed the subject petition and the following
comments are with respect thereto:

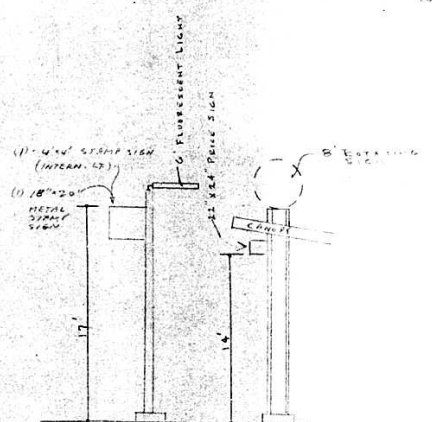
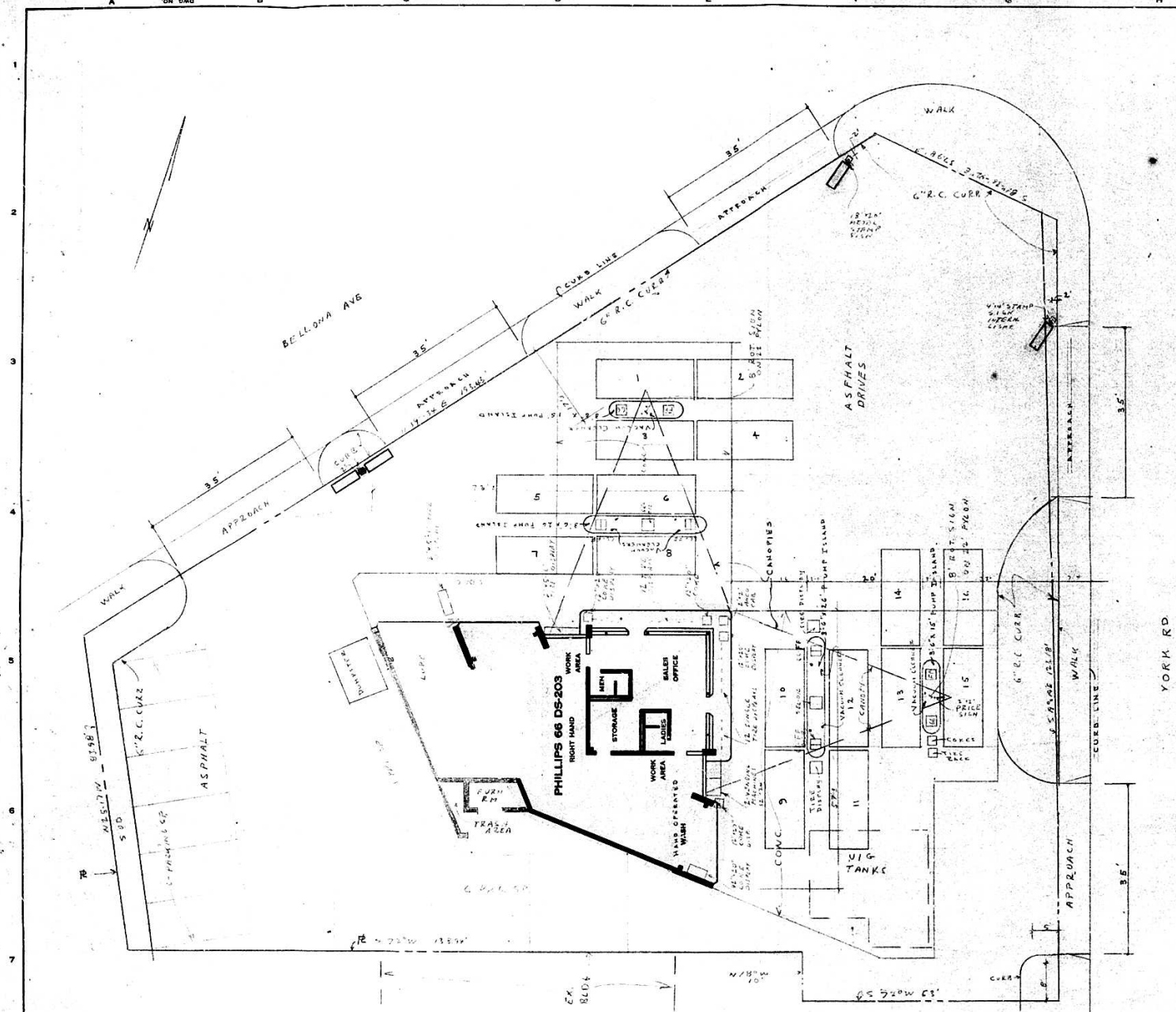
There now exists on the subject corner a service station built
some years ago. At the time it was built, it was a practice to place these sta-
tions directly adjacent to the State Roads Commission Right of Way whereby
service to patrons would have to be accomplished within State Roads Commission prop-
erty. With this condition there occurs a serious traffic hazard by reduction
of a safe sight distance for motorists entering York Road from Bellona Avenue.
It would, therefore, seem that any redoing of the intersection and the proposed
reconstruction of the service station would completely daylight the intersection.

Thank you for your cooperation.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

John L. Duerr
Asst. Development Engineer

JLD/cso
cc: Mr. William C. Hanson



SIGN DETAILS
 TOTAL 3 SIGNS
 SIGN AREA 1000'

ANCILLARY USES

1. TIRE REPAIR SERVICES, INCLUDING SELF-SERVING AND PAINT SPRAYING ARE NOT PERMITTED.
2. SALE OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES.
3. TIRE SALES AND INSTALLATION.
4. SALES OF SMALL AUTO PARTS AND ACCESSORIES.
5. LAWN MOWER SALES AND REPAIRS.
6. OTHER ACCESSORY USES SUCH AS REFRIG., FREEZERS, MOTOR OIL, ANTIFREEZE, AND ALLIED PRODUCTS.

DR ZONE CNG DISTRICT
 SITE AREA 25,439 SQ. FT.

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE 10/1/68

#5461/RX

NO.	REVISION	BY	DATE
1	ADDED R.C. CURB C.V.	W.S.	7-25-68
2	REVISED	W.S.	8-14-68
3	REVISED	W.S.	8-28-68

FOR BIDS		PHILLIPS PETROLEUM CO BARTLESVILLE, OKLAHOMA HIGH SIGN LOCATIONS LB/SS #18670 YORK RD @ BELLONA AVE BALTO. CO. MD	SCALE 3/32" = 1'-0" UNLESS NOTED OTHERWISE DWG. NO. MD 8-604 SHEET NO. 1-5
FOR APPR.			
FOR CONST.			
DRAWN RMS 7-25-68 CHECKED LNEK 8-28-68 APPR.			

