

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George L. Byerly and Clara F. Byerly, legal owner.s 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 B-L zone; for the following reasons: Due to severe change in neighborhood from Residential to Commercial and due to fact that subject property is in close proximity to Baltimore Beltway - Reisterstown Road interchange, and due to fact that property is bordered on east by Druid Ridge Cemetery.

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 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 George L. Byerly  
Clara F. Byerly Legal Owners  
Address 1728 Reisterstown Road  
Pikesville, Md.

Protestant's Attorney  
William F. Mosser  
William F. Mosser - Plaintiff's Attorney  
34 W. Chesapeake Avenue  
Townson, Md., Maryland  
Address Valley 3-1250

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of December, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers 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 7th day of February, 1962, at 10:00 o'clock A.M.

DEC 1 - 61



Pursuant to the advertisement, posting of property, and public hearing on the above petition ~~made~~ reclassifying the property from R-10 to B-L in the vicinity of the petitioner's property being 75 to 80% commercially zoned, therefore, there have been sufficient changes to warrant the granting of a change from an "R-10" zone to a "B-L" zone,

the above Reclassification should be had; and it further appearing that ~~approval of the~~ provisions of Section 502.1 have been met by the petitioner

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of February, 1962, that the herein described property or area should be and the same is hereby reclassified; from a R-10 zone to a B-L zone, and ~~for~~ 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 the site plan by 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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of December, 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 zone and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: JANUARY 26, 1962  
FROM: Mr. George E. Gavrelis, Deputy Director  
SUBJECT: 5474-RX. R-10 to B-L and Special Exception for Gasoline Service Station, East Side of Reisterstown Road 400.59 feet South of Village Road. Being property of George L. Byerly.

3rd District

HEARING: Wednesday, February 7, 1962 (10:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B-L zoning together with special exception for gasoline service station. It has the following adverse comments to make with respect to pertinent planning factors:

1. The subject property is situated within a section of Reisterstown Road wherein changes from residential to commercial zoning have occurred. It is to be noted, however, that the subject property is not immediately across the street from, or adjacent to, any existing commercial zoning. In the opinion of the Planning staff creation of commercial zoning here would not be a logical extension of any existing commercial zone and would result in land use potential, not in harmony with those of adjacent or opposite properties.
2. If the reclassification and the special exception are granted, it is to be noted that there are future plans for widening Reisterstown Road. Granting should be conditioned upon provision of widening in accordance with State proposals. Grading should be accomplished in accordance with an approved plan for the entirety of the property with special care given to the provision of property site lines southerly along Reisterstown Road. It is to be noted that the topographic features of the property may cause difficulty with respect to visibility and site distance here.

OB3:lms



## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting 1-17-62  
Posted for George L. Byerly and Clara F. Byerly  
Petitioner: George L. Byerly and Clara F. Byerly  
Location of property: East Side of Reisterstown Road 400.59 feet South of Village Road  
Location of Signs: Both signs posted on property. Dimensions 7' x 17' x 3'.  
Remarks: George L. Byerly  
Posted by George L. Byerly Date of return: 1-18-62

TELEPHONE  
VALLEY 3-3000

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

No. 9774

DATE 12/1/61

|                                                                          |                                                      |
|--------------------------------------------------------------------------|------------------------------------------------------|
| TO: Messrs. Power and Mosser<br>34 W. Chesapeake Ave.<br>Towson 4, Md.   | BILLED BY: Zoning Department of Baltimore County     |
| DEPOSIT TO ACCOUNT NO. 01622                                             | TOTAL AMOUNT \$50.00                                 |
| QUANTITY                                                                 | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE |
| Petition for Reclassification and Special Exception for George L. Byerly |                                                      |
| COST \$0.00                                                              |                                                      |

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.

TELEPHONE  
VALLEY 3-3000

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

No. 10329

DATE 2/1/62

|                                                                       |                                                      |
|-----------------------------------------------------------------------|------------------------------------------------------|
| TO: William F. Mosser, Esq.<br>34 W. Chesapeake Ave.<br>Towson 4, Md. | BILLED BY: Zoning Department of Baltimore County     |
| DEPOSIT TO ACCOUNT NO. 01622                                          | TOTAL AMOUNT \$35.00                                 |
| QUANTITY                                                              | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE |
| Advertising and posting of property for George L. Byerly              |                                                      |
| COST \$5.00                                                           |                                                      |

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 RECLASSIFICATION AND SPECIAL EXCEPTION

3RD DISTRICT  
ZONING: From R-10 Zone to  
B-L Zone. Petition for Special  
Exception for Gasoline Service  
Station.

LOCATION: East side of  
Reisterstown Road 400.59 feet  
South of Village Road.

DATE AND TIME: WED.  
NEDAY, FEBRUARY 7,  
1962 at 10:00 A.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 Third District of  
Baltimore County.

BEING: for the same at  
a site situated on the north-  
east side of the Baltimore and  
Reisterstown Turnpike Road on  
the dividing line between the lot  
herein described and the lot  
formerly owned by Charles K.  
Harrison, and running thence  
bearing as the Northeast side  
of the said Turnpike Road North  
31 1/2 degrees West 131 feet  
thence bearing on the lot here-  
before conveyed by John C.  
Smith, Trustee, to and John E.  
Bowersox North 83 1/2 degrees  
East 20 feet 6 inches thence  
South 37 degrees East 142 feet  
thence bounding on the land  
formerly owned by the said  
Charles K. Harrison, South 31 1/2  
degrees West 22 feet South 42  
degrees West 185 feet to the  
place of beginning. Being the  
property of George L. and Clara  
F. Byerly, as shown on plat plan  
filed with the Zoning Department  
CONTAINING 15/16 of an  
acre of land, more or less.

BY ORDER OF  
JOHN G. ROSE,  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY.

Jan. 19

## OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS  
Reisterstown, Md.  
THE COMMUNITY PRESS  
Dundalk, Md.  
THE HERALD - ARGUS  
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

January 22, 1962.

THIS IS TO CERTIFY, that the annexed advertisement of  
John G. Rose, Zoning Commissioner of  
Baltimore County

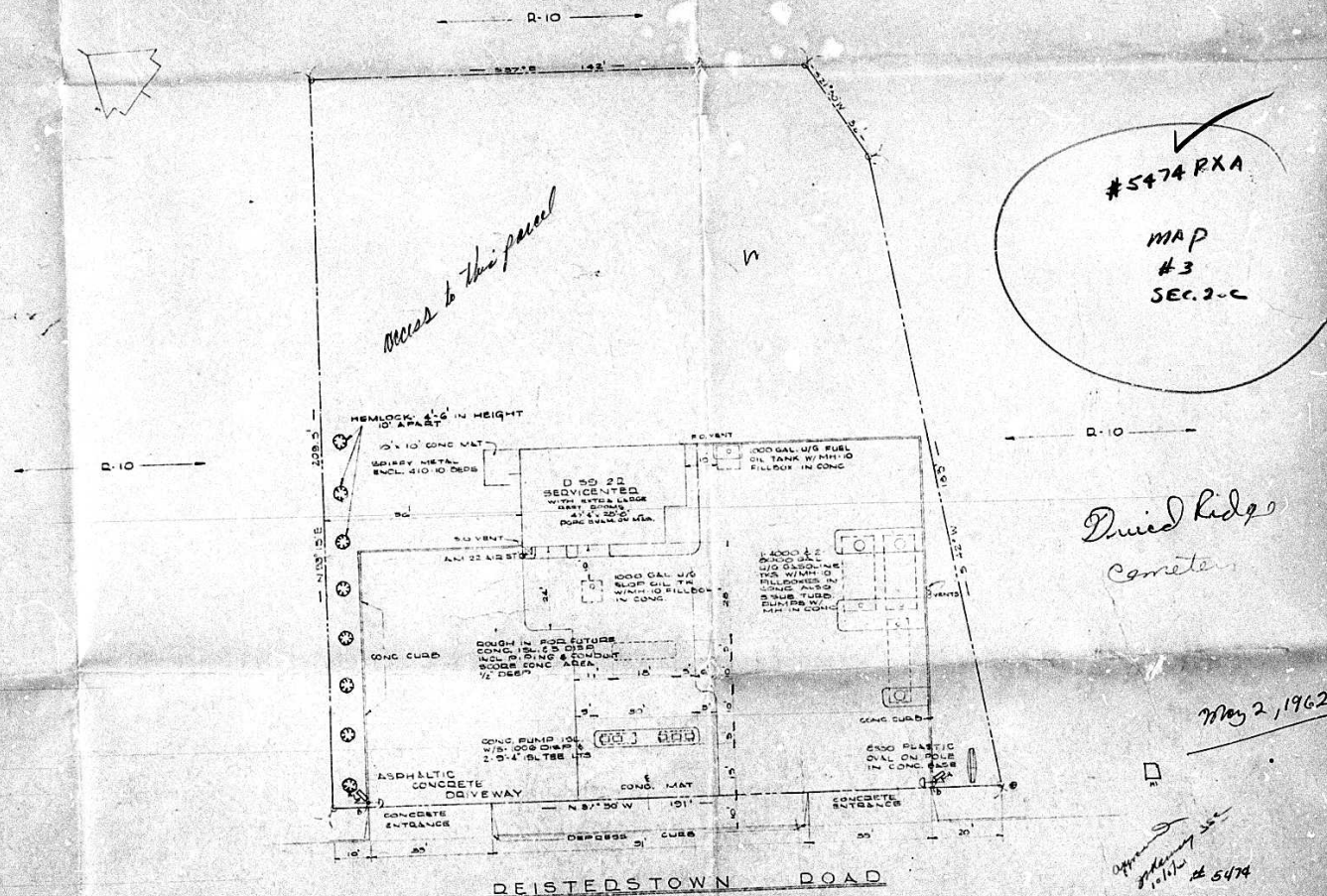
was inserted in THE BALTIMORE COUNTEAN, a group of  
three weekly newspapers published in Baltimore County, Mary-  
land, once a week for one successive weeks before  
the 22nd day of January, 1962, that is to say

the same was inserted in the issues of  
January 19, 1962.

THE BALTIMORE COUNTEAN

By John G. Rose  
Editor and Manager

- GENERAL NOTES
1. THIS PLAN PREPARED FROM SURVEY BY
  2. ALL EXISTING OBSTRUCTIONS TO BE REMOVED FOR PROPER CONSTRUCTION OF WORK, INCLUDING ANY EXISTING STRUCTURES OR SHRUBBERY.
  3. CONTRACTOR TO VISIT SITE, VERIFY EXISTING CONDITIONS AND FIGURE ALL WORK NECESSARY FOR A COMPLETE WORKMANLIKE JOB.
  4. ALL WORK TO BE UNDER G. & M. INSPECTOR, AND TO ABIDE BY LAWS OF LOCAL AUTHORITIES.
  5. ALL PERMITS TO BE SECURED BEFORE WORK IS STARTED.
  6. BEFORE CONTRACTOR POURS ANY DRIVEWAYS, G. & M. INSPECTOR TO APPROVE FINISHED ELEVATIONS.
7. THE LOCATION OF THE DRIVEWAYS ARE TO BE MOUNTED AS FOLLOWS:
- A. LIGHTS TO BE WIDE 10' DRIVEWAYS 6'6" MOUNTED 5'2" TO 5'4" FROM CURB
  - B. LIGHTS TO BE REVERSE 7'4"05" MOUNTED 5'2" TO 5'4" FROM CURB
  - C. SIDEWALKS TO BE 4'0" WIDE
  - D. SIDEWALKS TO BE 4'0" WIDE
  - E. SIDEWALKS TO BE 4'0" WIDE
  - F. SIDEWALKS TO BE 4'0" WIDE
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  - L. SIDEWALKS TO BE 4'0" WIDE
  - M. SIDEWALKS TO BE 4'0" WIDE
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  - S. SIDEWALKS TO BE 4'0" WIDE
  - T. SIDEWALKS TO BE 4'0" WIDE
  - U. SIDEWALKS TO BE 4'0" WIDE
  - V. SIDEWALKS TO BE 4'0" WIDE
  - W. SIDEWALKS TO BE 4'0" WIDE
  - X. SIDEWALKS TO BE 4'0" WIDE
  - Y. SIDEWALKS TO BE 4'0" WIDE
  - Z. SIDEWALKS TO BE 4'0" WIDE



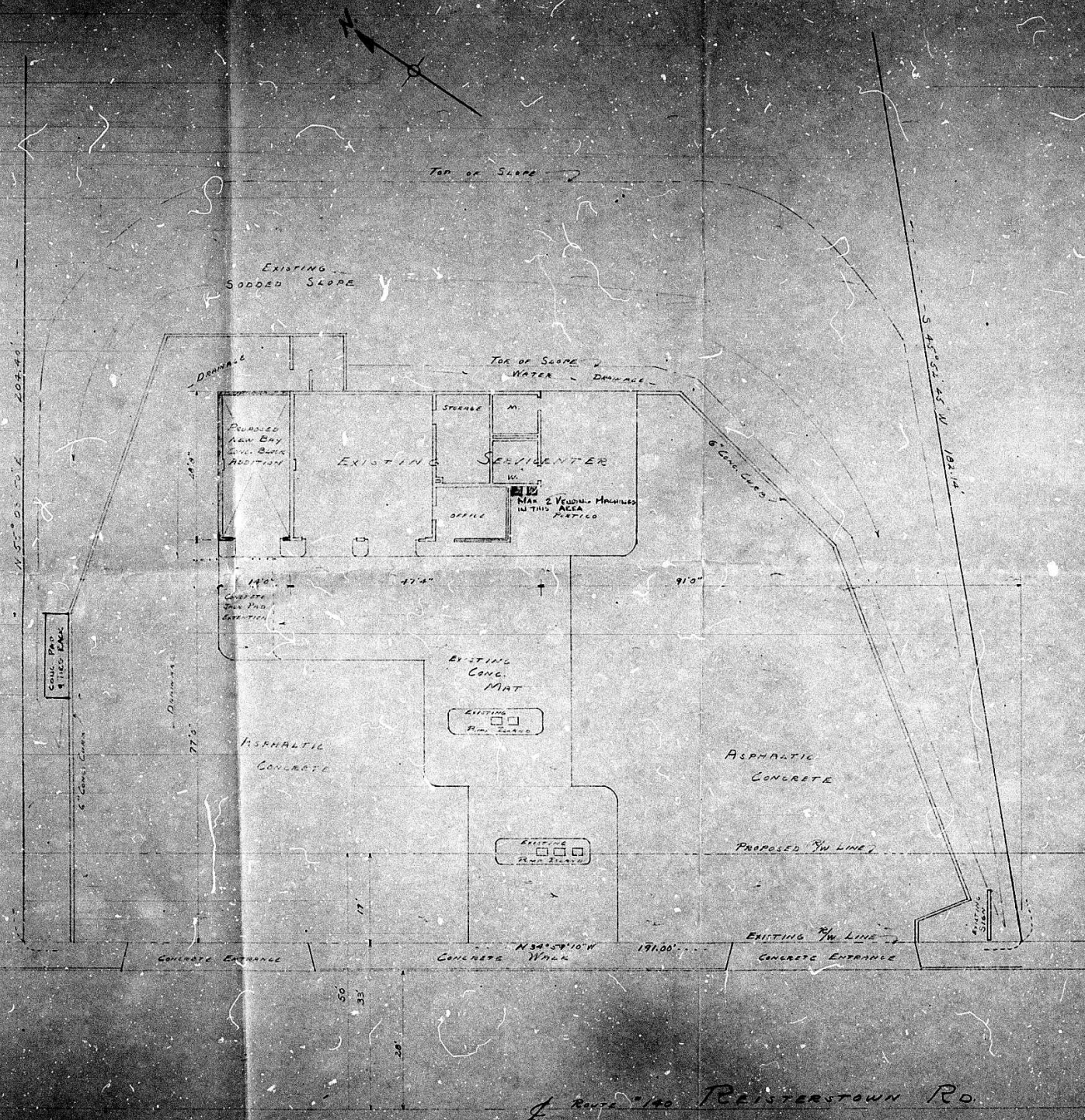
cannot be met. The near portion of this project  
for my <sup>employment</sup> ~~work~~, a) the special  
is reduced b) a suitable plan has  
been approved for my use as required.

**PLANS APPROVED**  
OFFICE OF PLANNING & ZONING  
BY \_\_\_\_\_  
DATE \_\_\_\_\_

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: George S. Jordinis  
DATE: 20 June 1963  
SUBJECT TO FOLLOWING CONDITION

THE REAR PORTION OF THIS PROPERTY  
CANNOT BE USED ANY SEPERATE USE UNTIL:  
A) THE SPECIAL EXCEPTION HAS BEEN REDUCED  
B) A SUITABLE PLAN HAS BEEN APPROVED FOR THE REAR PARCEL

|                                                                                                              |                                            |            |                                                                                                                                                                             |                                   |                                                              |                                            |                             |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------------------------|--------------------------------------------|-----------------------------|
| THIS BLUEPRINT IS<br>LOANED TO YOU AND MUST BE RETURNED WHEN<br>IT HAS SERVED THE PURPOSE FOR WHICH INTENDED | REVISIONS: 1. ADDED HEMLOCK. DWG. 12-22-61 | REVISIONS: | <b>ESSO STANDARD</b><br>DIVISION OF<br>HUMBLE OIL & REFINING COMPANY<br>DEL.-MD.-D.C. MARKETING DEPARTMENT<br>CONSTRUCTION & MAINTENANCE<br>7720 YORK ROAD<br>TOWSON 4, MD. | SUBJECT:<br>PROPOSED<br>SERVICED. | DRAWN BY: G.W. KASH-11543<br>CHECKED BY:<br>SCALE: 1/2" = 1' | REGISTERED TOWN D.D.<br>BALTIMORE CO., MD. | FILE NO.:<br>DWG. NO.: 1025 |
|                                                                                                              |                                            |            |                                                                                                                                                                             |                                   |                                                              |                                            |                             |



Zoning File #5474 RXA  
 Approved Plan - 3/26/65

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY: [Signature]  
 DATE: 3/26/65

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY: [Signature]  
 DATE: 3/26/65  
 BY: [Signature]  
 ZONING COMMISSIONER  
 DATE: March 26, 1965

THIS DRAWING PREPARED FROM  
 HUMBLE Dwg #1039 W/IN REVISION 0/1/62  
 FOR MORE DETAILED INFORMATION  
 CONSULT ORIGINAL DRAWING

HUMBLE OIL & REFINING CO.  
 7724 YORK RD. - TOWSON 4, MD.

PROPOSED ADDITION  
 TO SERVICENTER SERIES 059-2R  
 AT 1701-3 REISTERSTOWN RD.  
 BALTIMORE COUNTY, MD.

CONSULTING ENGINEER  
 S.H. MORTIMER JR.  
 MD. P.E. #2519

DRAWN  
 2.11.65  
 SHEET  
 1 of 1

6965