

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edner L. Story, et al., 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, her by 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-6 zone to an B-4 zone; for the following reasons:

to build a modern retail service station

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 Drive-In Service Station

Property 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 of Baltimore County.

Edner L. Story
Muriel C. Story
William G. Denitz
Contract purchaser
Legal Owner
Address: 1140
Belair Road
Baltimore, Md.
Address: 1140
Belair Road
Baltimore, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of June, 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 JUN 6 1962 day of July, 1962, at 10:30 o'clock
A. M.



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 be had; and it further appearing that by reason of...

a Special Exception for a... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 196..., that the herein described property or area should be and the same is hereby reclassified; from a... zone to a... zone, and/or a Special Exception for a... should be and the same is granted, from and after the date of this order.

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... as the petitioner did not prove sufficient change in the area to warrant a reclassification of the subject property nor was there enough proof to indicate an error in the original zoning...

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 July, 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 an R-6 zone; and/or the Special Exception for Service Station be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

E. L. STORY, et al # 5615-RX

R-6 to B-4, special exception for a service station

July 20, 1962 Denied by Zoning Commissioner
July 27 Appealed to County Board of Appeals
Feb. 28, 1963 Split decision - Mr. Austin granted reclassification but denied special exception
Mr. Steinbock denied reclassification
Mar. 25 Appealed to Circuit Court
Apr. 25 Record of proceedings filed in Circuit Court
Nov. 15 Remanded to the Board with instructions to Mr. Nathan H. Kaufman to read all the testimony, examine all of the exhibits, and write an Opinion concerning his views and decision in the case. (Turnbull)
Dec. 4 Opinion of Mr. Kaufman denying reclassification
Dec. 16 Court's file and a copy of Mr. Kaufman's Opinion filed in Court
Dec. 30 Letter from Kenneth C. Proctor, Esq. stating that Judge Turnbull wishes a majority Order signed by the Board inasmuch as the majority have filed only Opinions
Jan. 6, 1964 Majority Order denying reclassification and special exception
Jan 8 Appealed to Circuit Court
June 23 Board Affirmed (Judge Dyer)

DENIED

EDNER L. STORY, et al. vs. NATHAN H. KAUFMAN, JR. vs. JOHN F. CHAMOSKI, et al. IN THE CIRCUIT COURT FOR BALTIMORE COUNTY AT LAW #2734 Misc. 7 P. 242

OPINION

This is an Appeal from a decision of the County Board of Appeals of Baltimore County, dated January 6, 1964, affirming the Order of the Zoning Commissioner of Baltimore County, dated July 20, 1963, whereby the Petitioners were denied a Re-classification of their property known as 9120-9124 Belair Road, from its present R-6, Residential Classification, to a B-4, Business Local Zone with a Special Exception requested for a filling station. The Board's denial was based on the fact that the proposed Re-classification constitutes spot zoning in a residential area, since the closest Commercial Zoning is two hundred feet away from the subject property.

Evidence produced before the Board indicates that this is primarily a residential neighborhood with Commercial Zoning centered around the intersection of Bel Air and Joppa Roads. In addition to several Commercial establishments clustered in the area, there are a number of home businesses, one of which is being conducted within fifty feet of the Story's property. The requested re-zoning, however, is not an extension of existing Commercial Zoning, but would constitute a jump-over surrounding R-6 property.

-1-

Further evidence was introduced to show traffic patterns within the immediate area on Belair Road and the possible effect of another B-4 zoned property on local pedestrian and vehicular traffic. Testimony also showed that there are numerous gasoline stations in the immediate vicinity, a factor affecting the need for the requested special exception. The Board, considering all the evidence placed before it, denied the Story request for the re-zoning and the Special Exception. In reviewing that evidence we cannot say that their decision was arbitrary, capricious or illegal. Clearly the Board had ample evidence to sustain its finding and we feel that the evidence was fairly debatable. In addition there is a strong presumption of the correctness of the original zoning, and the Petitioners seeking a Re-classification bear the burden of proving error in the original Zoning Map, or showing substantial change in the character of the neighborhood sufficient to warrant the re-zoning of his property. This they fail to overcome on the record before the Board. The decision of the County Board of Appeals of Baltimore County denying the Re-classification is therefore Affirmed.

June 23, 1964. /s/ Harry E. Dyer, Jr. HARRY E. DYER, JR. JUDGE

Kenneth C. Proctor, Esq.
Harry S. Swartzwelder, Jr., Esq.
James D. Nolan, Esq.
Miss Edith F. Eisenhart, Sect'y.
County Board of Appeals of Balto. Co.

KCP/lq (3) 1/7/64

EDNER L. STORY and MURIEL C. STORY, his wife, and WILLIAM G. DENITZ, Executor of the Estate of Celeste L. Denitz, Plaintiffs, vs. NATHAN H. KAUFMAN, JR., G. MITCHELL AUSTIN, and CHARLES STEINBOCK, JR., constituting the County Board of Appeals of Baltimore County, Defendants. IN THE CIRCUIT COURT FOR BALTIMORE COUNTY AT LAW Misc. Docket 7 Folio 242 Case No. 2734

ORDER FOR APPEAL

MR. CLERK: Please note an Appeal on behalf of Edner L. Story and Muriel C. Story, his wife, and William G. Denitz, Executor of the Estate of Celeste L. Denitz, from the County Board of Appeals of Baltimore County to the Circuit Court for Baltimore County in the matter of a Petition for Re-classification from an R-6 Zone to a B-4 Zone, and for a Special Exception for a Gasoline Service Station of and for property located on the westerly side of Belair Road, 1430 feet north of Joppa Road, in the Eleventh Election District of Baltimore County, and known as 9120-9124 Belair Road, which tract of land is owned by the Plaintiffs. This Appeal is from the decision on Petition No. 5615-RX of the County Board of Appeals of Baltimore County dated January 6, 1964, by virtue of which the Order of the Zoning Commissioner of Baltimore County dated July 20, 1963, denying the request for reclassification and Special Exception, was affirmed. This Appeal is filed pursuant to the provisions of Maryland Rules B2 and B4.

/s/ Kenneth C. Proctor Kenneth C. Proctor Attorney for Plaintiffs

I HEREBY CERTIFY that a copy of the foregoing Order for Appeal was mailed by me this 8th day of January, 1964, to Harry S. Swartzwelder, Jr., Esq., 1100 Garrett Building, Baltimore 2, Maryland, and to the County Board of Appeals of Baltimore County, County Office Building, Towson 4, Maryland.

/s/ Kenneth C. Proctor Kenneth C. Proctor Campbell Building Towson, Maryland 21204 Valley 3-1800 Attorney for Plaintiffs

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

To: Kenneth C. Proctor, Esq.
Campbell Building
Towson 4, Maryland

BILLED BY: County Board of Appeals (Zoning)

DEPOSIT TO ACCOUNT NO. 01.712

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Cost of Certified Documents for - No. 5615-RX Edner L. Story, et al West side of Belair Road, 1430 feet north of Joppa Road 11th District	\$ 7.00
4-1063 7350	* * * TIL -	7.00

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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 10-24-62

Posted for: General Hearing

Petitioner: Edner L. Story, et al

Location of property: West side of Belair Road, 1430 ft. north of Joppa Road, 11th District

Location of Sign: West side of Belair Road, 1430 ft. north of Joppa Road

Remarks: George R. Thompson

Posted by: George R. Thompson Date of return: 10-25-62

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an "R-6" Zone to a "B-L" Zone, :
and SPECIAL EXCEPTION : COUNTY BOARD OF APPEALS
for a Gasoline Service Station : OF
W/S Belair Road, 1430' north of : BALTIMORE COUNTY
Joppa Road - 11th District :
Edner L. Story, et al, :
Petitioners : No. 5615-RX

ORDER

For the reasons set forth in the Opinion signed by Charles Steinbock, Jr., dated February 28, 1963; and the Opinion signed by Nathan H. Kaufman, Jr., dated December 4, 1963, it is this 6th day of January, 1964 by the County Board of Appeals, ORDERED that the reclassification and special exception petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Nathan H. Kaufman, Jr.
CHAIRMAN
Charles Steinbock, Jr.

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an "R-6" Zone to a "B-L" Zone, :
and SPECIAL EXCEPTION : COUNTY BOARD OF APPEALS
for a Gasoline Service Station : OF
W/S Belair Road, 1430' north of : BALTIMORE COUNTY
Joppa Road - 11th District :
Edner L. Story, et al, :
Petitioners : No. 5615-RX

OPINION

Pursuant to the Order of Judge John G. Rose of the Circuit Court for Baltimore County remanding the petition of Edner L. Story to the Board for review by the third member of the Board who was unable to be present at the hearing due to illness, I have read the record and reviewed the petitions in the subject matter. The property is located on the west side of Belair Road, north of the Joppa Road in the 11th District of Baltimore County, and asks for reclassification from an "R-6" Zone to a "B-L" Zone and a special exception for a gasoline service station.

At the present time the property is completely surrounded by "R-6" zoning. Residential property adjoins the subject tract on the south while there is a large open field contiguous to the subject property on its northern boundary and to the west. Across the street, on the east side of Belair Road, are individual homes. The closest commercial zoning is some 200 feet to the south on Belair Road.

It is the opinion of this member of the Board of Appeals that the petitioner has failed to prove that there was either error in the original zoning or that there have been substantial changes in the area to grant the reclassification. The petitioner's own expert witness testified and I quote: "I don't think this is suitable for retail stores, that we have diagonally across the street. I think they belong in a shopping center, the new ones that go in." Of course, if this petition was granted the property owner would have a perfect right to develop this property with similar type stores that have been described as diagonally across the street.

The changes that have taken place in the area have been clustered around the two crossroads in this general vicinity that cross Belair Road in an east-west direction; namely, Forge Road some one quarter of a mile to the north, and Joppa Road some 1430 feet to the south. There are two large "B-L" areas that still remain dormant and there seems to be no need for additional "B-L" zoning at this time.

While the zoning of this property dates back to the original Baltimore County zoning maps adopted in 1945, the presumption still exists that these maps are

correct unless there is substantial testimony to show that an error was created at the time of adoption or that there has been sufficient change in the character of the neighborhood to warrant a reclassification. Neither of these tests have been met by the petitioner and it is, therefore, the opinion of this member of the Board that the petition should be denied.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Nathan H. Kaufman, Jr.
CHAIRMAN

DATE: December 4, 1963

KCP/1g (3)
11/14/63

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW
Misc. Docket 7
Folio 242
Case No. 2734

Plaintiffs,
vs.
Defendants.

The Appeal in the above captioned matter having come on for consideration by the Court, the Court having noted that there was a split decision by the County Board of Appeals, Nathan H. Kaufman not having sat because of illness, it is this 11th day of November, 1963, by the Circuit Court for Baltimore County:

ORDERED that the entire record in this case be referred back to the County Board of Appeals with instructions to Nathan H. Kaufman that he read all the testimony, examine all of the exhibits, and write an Opinion concerning his views and decision in the case, so that the Court may have the benefit of a decision of the entire Board.

John G. Rose
JUDGE

OR, ROYSTON
AND
MUELLER
ATTORNEYS AT LAW
1000
1000

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an "R-6" Zone to a "B-L" Zone, :
and SPECIAL EXCEPTION : COUNTY BOARD OF APPEALS
for a Gasoline Service Station : OF
W/S Belair Road, 1430' north of : BALTIMORE COUNTY
Joppa Road - 11th District :
Edner L. Story et al, :
Petitioners : No. 5615-RX

OPINION

The petitioners seek a reclassification of a tract of land on the west side of Belair Road, approximately 1430 feet north of Joppa Road from an existing "R-6" classification to a "B-L" classification with a Special Exception for a gasoline service station.

A residential property adjoins the subject tract on the south and a large open field is contiguous on the northern boundary and in the rear. Across the street on the east side of Belair Road are individual homes. The property is completely surrounded by "R-6" zoning. The closest commercial zone is 200 feet to the south on Belair Road. It was testified that the nearest intersection is 400 to 500 feet away. Parking is permitted on both sides of Belair Road.

This Board member feels that the subject property would be correct in a classification as "B-L" since the changes on this section of Belair Road are more conducive to commercial use than that of its present classification. Mr. Bernard J. Williamson, an expert witness at the hearing, propounded testimony that Belair Road is for all purposes the main arterial route to Belair, and his testimony was to the general conclusion that commercial uses of the subject property would be proper. This Board member cannot fail to take cognizance of the uses now being made in the surrounding properties.

This Board member, however, is not convinced that this property on Belair Road, if used for a gasoline service station, might not create a serious traffic hazard, and was impressed by the testimony of Lt. Kavanaugh of the Maryland State Police. It is, therefore, this Board members' opinion that the petitioners request for "B-L" zoning should be granted. However, feels that the special exception as requested should be denied.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles Steinbock, Jr.
ACTING CHAIRMAN

DATE: 2/28/63

Note: Mr. Kaufman did not sit at this hearing.

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an "R-6" Zone to a "B-L" Zone, :
and SPECIAL EXCEPTION : COUNTY BOARD OF APPEALS
for a Gasoline Service Station : OF
W/S Belair Road, 1430' north of : BALTIMORE COUNTY
Joppa Road - 11th District :
Edner L. Story et al, :
Petitioners : No. 5615-RX

OPINION

The petitioners seek a reclassification of a tract of land on the west side of Belair Road, approximately 1430 feet north of Joppa Road from an existing "R-6" classification to a "B-L" classification with a Special Exception for a gasoline service station.

A residential property adjoins the subject tract on the south and a large open field is contiguous on the northern boundary and in the rear. Across the street on the east side of Belair Road are individual homes. The property is completely surrounded by "R-6" zoning. The closest commercial zone is 200 feet to the south on Belair Road. It was testified that the nearest intersection is 400 to 500 feet away. Parking is permitted on both sides of Belair Road.

Mr. George E. Govrelis, Deputy Director of Planning, stated that the Planning Staff was of the opinion that a reclassification of the subject property would be "spot zoning". He further stated that the area was characterized as residential, and that it was not suitable for any retail business.

It is the opinion of this member of the Board of Appeals that the petitioner has failed to prove an error in the original zoning of this property; and furthermore, that there have been no zoning changes in the immediate area. The zoning changes testified to have been clustered around the intersection of Belair Road with Joppa Road to the south and with Forge Road, a considerable distance to the north.

The Board has held in other opinions, that there must be substantial testimony to show either an error in original zoning or a change in the neighborhood. This member of the Board is of the opinion that the testimony presented by the petitioners was lacking on both points and that the reclassification sought for should be denied.

DATE: February 28, 1963

Charles Steinbock, Jr.

Note: Mr. Kaufman did not sit at this hearing.

PROCTOR, ROYSTON & MUELLER
ATTORNEYS AT LAW
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

KENNETH C. PROCTOR
CARROLL W. ROYSTON
H. ANTHONY MUELLER
W. LEE THURMAN
TIMES J. KATZ, JR.
RICHARD A. REED
GERARD W. WILFORD

July 26, 1962

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

Re: Petition for Reclassification and
Special Exception for Gasoline
Service Station - W.S. Belair Road
1430' N. of Joppa Road, 11th District.
Edner L. Story, et. al., Petitioners
No. 5615-RX

Dear Mr. Rose:

Please note an Appeal to the Board of
Appeals of Baltimore County from your Order in
the above captioned matter dated July 20, 1962.

Very truly yours,

Kenneth C. Proctor
Kenneth C. Proctor.

KCP/1g

cc: Harry S. Swartzwelder, Esq.

RECOMMENDATION OF MARYLAND STATE ROADS COMMISSION DEVELOPMENT ENGINEERING SECTION

County Zoning Map Amendment PET. 10N
Petition No. 5615-RX Map No. Date: 7/13/62
Applicant: Edner L. Story, et al
Applicant's Address:
Owner:
Owner's Address:
Requester's Change: From R-6 To B-L & Special Exception
Public Hearing: Date: July 19, 1962 Time: 10:30 AM
Location of Property: West of Belair Rd. (Sta. 1) 1430' N.
North of Joppa Rd.
Maryland State Roads Commission's comments are as indicated: Date:
No comment, as there are no State Highways involved.
Property NOT affected by any present tentative proposed Maryland State Roads Commission highway improvement plans.
Property affected by present tentative proposed Maryland State Roads Commission highway improvement plans, as denoted on the attached plan.
Construction and operation of any proposed commercial enterprise on this property generating vehicular ingress and egress to the State Highway will be subject to Maryland State Roads Commission entrance permit requirements.

Remarks:

John L. Quinn
John L. Quinn
(Title)

Form A-8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 9, 1962

FROM: Mr. George E. Garvelis, Deputy Director

SUBJECT: #5615-RX, B-6 to B-1 and Special Exception for Service Station. West side of Belair Road 1340 feet North of Joppa Road. Being property of E.L. Story, et al.

11th District

REMARKS: Thursday, July 19, 1962 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification to commercial zoning together with a special exception for a service station. It has the following advisory comments to make with respect to pertinent planning factors:

1. Examination of zoning maps and other land use data indicates that the subject property is surrounded and is across the street from an area which is devoted exclusively to residential purposes. Creation of commercial zoning here would be a classic example of spot zoning in that the use potentials here would be grossly out of character and not in harmony with those of adjacent residentially zoned properties.

OB:lbs

George E. Garvelis
Deputy Director of Planning



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. G. Mitchell Austin, Board of Appeals Date: January 23, 1962

FROM: Mr. George E. Garvelis, Deputy Director

SUBJECT: Zoning Petition #5615 - Petition for Reclassification from B-6 to B-1 and Special Exception for Service Station. West side of Belair Road 1340 feet North of Joppa Road, property of E.L. Story, et al.

At the conclusion of the Board's hearing on the subject petition last Tuesday - January 15, you requested that the exact zoning status of the "T.V. Repair Shop" be transmitted to you in writing. As the record will indicate, my testimony was to the effect that B-1 zoning extended northerly along the west side of Joppa Road to include the "T.V. Repair Shop" and that the Story property was approximately 50 feet removed from the northerly boundary of B-1 zoning.

This testimony was in error and was based on a plotting of the commercial zoning on the opposite side of Belair Road to affirm that it, in fact, extended to the alley or lane running in a southeasterly direction between Belair Road and Old Joppa Road, approximately 550 feet north of the Joppa Road intersection. Examination of the map indicated a uniform line on both sides of Belair Road for B-1 zoning. A more exact plotting of the original zoning descriptions indicates that B-1 zoning extends to about the northerly boundary of the tourist home property and that the "T.V. Repair Shop" is zoned R-6. I am transmitting to you a tracing paper overlay to the 200 scale photogrammetric map indicating the zoning boundary lines.

I have been informed by one of our zoning inspectors that zoning violation proceedings for the "T.V. Repair Shop" were brought before the Magistrate's Court and that the case was dismissed for lack of proof that a repair shop actually existed on the premises. If the Planning staff can be of any further assistance in this matter please feel free to call upon us.

George E. Garvelis, Deputy Director
Office of Planning and Zoning

OB:lbs
Encl.

Rec'd 1-24-62
7:15 am

RESOLUTION NO. 3

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Mr. Anderson, Councilman

By the County Council, July 9, 1962

Legislative Session 1962, Legislative Day No. 17

By Order:

R. Bruce Alderman, Secretary

A RESOLUTION to authorize Ednor L. Story, captain of the police bureau, to sell property contingent upon a reclassification and special exception by Baltimore County, Maryland.

WHEREAS, Ednor L. Story, captain of the police bureau, and wife have sold a piece of property known as 9120 - 9124 Belair Road, which is located on the west side of Belair Road approximately 1,430 feet north of Joppa Road, to one William T. Bierman; and

WHEREAS, said sale is contingent upon the reclassification of the property from R-6 to B-1 and a special exception for a drive-in service station; and

WHEREAS, the vendors and vendees have filed a petition for reclassification and special exception, which is filed in the office of the zoning commissioner, file number 5615-RX; and

WHEREAS, said Ednor L. Story has made full public disclosure of all pertinent facts to the County Council of Baltimore County, Maryland;

BE IT RESOLVED, by the County Council of Baltimore County, Maryland, that Ednor L. Story be and he is hereby authorized to maintain such business connection with the contract purchaser, William T. Bierman, as said connection does not violate the public interest, and the County Council is authorized, under sec. 1001(b) of the Baltimore County Charter to adopt this Resolution.

Baltimore County Department of Public Works

COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

September 17, 1963

Mr. Kenneth Shock
1065 Maiden Choice Lane
Baltimore, Md. 21227

Re: Comm. Eng. App. #36-63
Office & Four Stores
N.E.S. Maiden Choice Lane
District 13

Dear Sir:

This office has received a comment from the Office of Planning on the referenced application which requires a change in your site plan; therefore, to facilitate the processing we are sending this comment prior to receiving comments from the other offices. The Office of Planning comment is as follows:

OFFICE OF PLANNING:

A 25 foot setback must be maintained on the western side of the subject property which adjoins an R-4 Zone. If the Developer wishes to petition for a variance from this requirement he should contact Mr. James Dyer, Office of Planning & Zoning, for information concerning procedure.

The Bureau of Engineering comments will be forwarded as soon as they are received, however, your plan could be modified to conform to the Office of Planning comment prior to receipt of the Bureau of Engineering comments.

Very truly yours

George B. Lewis
Chief
Bureau of Public Services

OB:lbs

C. John F. Henderson, Inc.
3625 Southwestern Blvd. (21229) Md.

Mr. Dyer

TELEPHONE
VALLEY 3-3000BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 12961

DATE 6/1/62

TO: Messrs. Proctor, Boynton & Mueller
Campbell Building
Towson 4, Maryland

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Md.

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
1	Cost of appeal to County Board of Appeals #5615-RX	\$70.00
1		0.00
3		

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.

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.THE HERALD - ARJUS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

April 6, 1964

THIS IS TO CERTIFY, that the annexed advertisement of John G. 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 Week, beginning on the 6th day of April, 1964, that is to say the same was inserted in the issues of

April 3, 1964.
THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

TELEPHONE
VALLEY 3-3000BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 12924

DATE 7/13/62

TO: Messrs. Proctor, Boynton & Mueller
Campbell Building
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
1	Advertising and posting of property for E. L. Story, et al	\$40.00
1		0.00
3		

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 3-3000BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 12838

DATE 6/6/62

TO: Mr. William Bierman
506 Surrey Road
Timonium, Md.

BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
1	Petition for Reclassification & Special Exception for E.L. Story, et al	\$50.00
1		0.00
3		

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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#5615

District: 11th Date of Posting: 6-27-62

Posted by: George B. Spinnell

Petitioner: Kenneth J. Shock, et al.

Location of property: 1430 ft. on E. side of Joppa Road, between Belair Road & 11th District

Location of Signs: 1430 ft. on E. side of Joppa Road, between Belair Road & 11th District

Remarks: George B. Spinnell

Posted by: George B. Spinnell Date of return: 6-28-62

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: JUNE 13, 1964

Posted for: APPEAL

Petitioner: KENNETH J. SHOCK, et al.

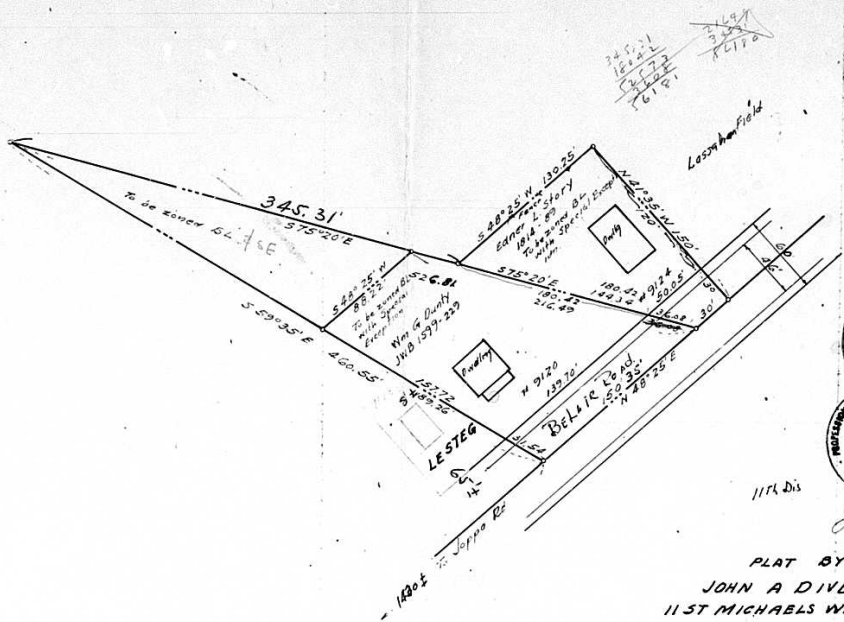
Location of property: N.E. MAIDEN CHOICE LANE, 250' W. OF WESTLAND BLVD.

Location of Signs: N.E. MAIDEN CHOICE LANE, 250' W. OF WESTLAND BLVD.

Remarks: J.B. Spinnell

Posted by: J.B. Spinnell Date of return: JUNE 18, 1964

5615



#5615 RX
MAP
#11+14A



John A. Diven

PLAT BY
JOHN A DIVEN
1115 MICHAELS WAY
BALTO. 12 MARYLAND
SCALE 1"=50' MARCH 17, 1962



JOHN ALLEN DIVEN B.S. in C.E.

Professional Engineer and Land Surveyor No. 1005

11 ST. MICHAELS WAY
BALTIMORE 12, MD.

June 5, 1962

9120-9124 BELAIR ROAD

Property to be zoned from R 6 to B L with a special exception
for drive-in service station

Beginning for the same at a point in the center-line of Belair Road
at the distance of 1430 feet $\pm$ from the center line of Joppa Road and running
thence in the center of Belair Road North 41 degrees 25 minutes East 180.35
feet, thence leaving said Belair Road North 41 degrees 35 minutes West 150 feet
thence South 48 degrees 25 minutes West 130.25 feet, thence North 75 degrees 20
minutes West 345.31 feet, thence South 59 degrees 35 minutes East 460.55 feet
to the place of beginning.

Containing 44,848 square feet or 1.31 $\pm$ acres.

Being the properties of E.L. Story and Muriel C. Story, William G. Dunty, Jr.,
Executor Estate of Celeste L. Dunty, as shown on plat plan filed with the
Zoning Department.


#1005