#5651 RXA RE: PETITION FOR RECLASSIFICATION 3E(.3-D PATHYON FOR RECLASSIFICATION: From an "B-10" Zone to a "B-1" Zone and Special Exception for Gasoline Service Station - E.S. York Read 1000' N. Roundridge: Road, 6th District - Wa.Boniface and Mary L. Boniface, Petitioners,: BEFORE ZONING COORSTONER BL-XA BALTIMORE COUNTY No. 5651-RX

.

Pursuant to the advertisement, posting of property and public hearing on the above potition for reclassification from an "P-10" Zone to a "B-L" Zone of the property described herein, there have been sufficient change in the area to warrant the reclassification from "R-10" Zone to a

The mearby Timenium Fair Grounds do not truly represent "M-R" moning and a block of property immediately across the street is moned and developed convercially. Directly across the street is a suspline service station, on one side of the property is a proposed tea room and the other side of the property is almost developed completely. Under the "M-R" classification this reparates the subject property from property

For the above reasons the reclassification should be had. It appearing further that by reason of location the safety, health and the general welfare of the locality involved not being detrimentally affected, the special exception for a gasoline service station should be granted, subject to compliance with the following

- That the hours of operation are limited from 7:00 a.m. to 11:00 p.m.
- At a point 35 feet from the York Road along the northern portion of the property, screening will be required in the form of 5 feet hamlocks.

h05.1 - LIGHTING - All lighting installations shall be such and so arranged as not to increase traffic hazards or to cause direct or glaring reflection into residential premises.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

September 19, 1962 Mr. John G. Rose, Zoning Commissioner Date

5651

FROM Mr. George E. Gavrelis, Deputy Director

HEARING: Monday, October 1, 1962 (3:00 PaM.)

The staff of the Office of Planning and Zoning has reviewed the subject polition for reclassification from Relo to B-L socials together with a special exception for a genoline service station. It has the following advisory comments to make with respect to partinent planning factors:

- Property to the north of the subject property has been reclassified from Rel0 to Rel0 scaling. This resulted in a change of soning feeding more resulted in a change of soning feeding more from the resulted in the season of soning feeding more from the results of soning.
- Other changes in the foring Map have occurred which have resulted in intensification of residential density in the strat. The secondaries of the changes occurred in the secondaries of the changes occurred in locations coordinated with the system of roads in the inadjoinable occurred in locations coordinated with the system of roads in the resignificance to be the set the needs of the populations. The Planning start coupled that the subject heart is not so located and that reclassification to commercial soming would be imperpendent.

#5651 RXA MAP # 8 SEC. 3-D

Mo5.2 - Purp Islands shall be located not less than BL-XA
12 feet from the street right-of-way line. The Zoning
Commissioner, however, before granting any recognition brown, before granting any recognition browning any proposed future street rightof-way widening any reprosed future street right-

165.3 - REPAINS - Only minor and emergency repairs and customary services such as tire and chain service are printted ucided of a building. Body or fender require or repainting shall not be considered as emergency repairs, and in no case shall now be down tiredves considerable notice, described in lacquer spray mich, or other objectionable characteristics.

105.h - STGRAGE AND PARKING - No continuous storage or continuous parking of wehicles is permitted out-side of a building when the station is closed for business, except for emergencies.

h05.5 - STGRAGE OF INFLAMMABLE LIQUIDS - See Regulations in Baltimore County Building Code.

It is further OFDERED that the granting of the special

exception is subject to compliance with Section 413.2-f - SIGNS, which

Business signs (not exceeding three on any promises) may be used if limited to a total area of 100 square feet in Business Zomes, and 200 square feet in M.L. ani M.H. Zomes.

It is also further, CRDERED that the site plans for the

development of said property shall be subject to the approval of the State Roads Commission, Office of Planning and Zoning and the Division of Land

The special exception is granted and it is amphasized

that the Baltimore County Zoning Regulations apply to the present position his heirs, assigns and lessees.

Date: Oct 4, 1962

#5651

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

9.1262 Date of Posting... Posted for Cen B-10 Bank to Un B- + Bank + Has Station Petitioner William Buniful Location of property Eff of More Road lovoft Mouth of Roundwidge Rot

ete Su Blut Location of Signs Both sugare 1 stoof Mouth of Rounding Road

Posted by Lunge R. Junmel

ZONING: Press R-10 Zone 1a. B-L. Zone.
"Fetillen fes Special Exception for Gamline Service Station.
LOCATION: East Mid-of York: Rood 1000
DATE. AND TIME: Menday, October 1,
184 at 1.60 F. M.
PUBLIC HERRING: Room: 787; County
Office Building, 111 W. Chesapeake Avemor. Towney, Maryland.

Beginning for the same at a 20 pens; nail set on the East side of York Hoad 6 feet wide at the end of the stath or North

minutes 01 seconds East pipe set in the seventh from Star Commis-

Date of return 9-13-62

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 14, 1962

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., concerin reach; appearing on the__lheh___day of____ September

> THE JEFFERSONIAN, Frank Strukter

Cost of Advertisement, \$.

1952

PETITION FOR ZONING RE-CLASSIFICATION 30 SIRVA AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William Boniface and
I, or we, Mary Leuise, Boniface, legal owners, of the property situate in Bottimon 11 or up and which is described in the County and which is described in the description and plat attached hereto and made a part hereof. #8 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-10zone; for the following reasons: BL-X

Change in neighborhood indicating error in adoption of original Land Use Map. 9/18/62

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-assification 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

Sun Oli Computy A. J. Staham 1910 Russell Street

Address Baltihore, 30, ad. John Warfield Armiger

William Boniface face Mary Louise Bonifaggal Owner Address 2317 York Road

Protestant's Attorney

Timonium, Md.

Address ... 406 Jefferson Buildin

of.....July , 196.2., 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 he aring be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the JUL 13 82 1st __lay of October

TELEPHONE VALLEY 3-3000



has Store

BALTIMORE COUNTY, MARYIOND

OFFICE OF FINANCE Virision of Collection and Receip COURT HOUSE TOWSON 4, MARY AND

No. 14188

DATE 10/1/62

*914.00um COST 13.00 3.00 48:762 329 8 8 8 NAM

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.

Maryland

Surveying and Engineering Co., Inc.

561.3-D

BL-X

DESCRIPTION OF 2300 YORK ROAD

side of York Road 55 feet wide at the end of the aligh or North 25 degrees 21 A5 minutes west 1-1/2 perch line of the land described in the second particular of land conveyed in the deed from Mary Decorded in the second particular of land conveyed in the deed from Mary Decorded among the Land Records of Baltimeral, dated June W. P. C. 35 y 7610 115, etc., said point of Particular 2516 Folio 256, thence leaving said point of beginning and the East aide of York Road and running and binding on the South side of a 20-foot Right-of-Way South 82 degrees 35 minutes East 78, 23 feet to a stone thence still binding on the South side of a 20-foot Right-of-Way and for a new line of division South 10 degrees 55 minutes 25 minute



alle No 1769-9

Signed This 18 day 9 Kebert Carell

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 12925 DAYE 7/13/62

Oversion of Collection and Res-i COURT HOUSE TOWSON 4, MARYLAND

tition for Reclassification & Special Exception for Nn. Boniface 50.00 7-1362 7815 * * * 111 *

> KS PAYABLE TO BALTIMORE COUNTY, MARYLAND COLLECTION & RECEIPTS, COURT HOUSE, TO





CERTIFICATE OF PUBLICATION

TOWSON, MD.Lath.Sapt...... 19 24. THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of __SU9_ successive weeks before the Int day of October, 19.62; the first publication appearing on the_____day of

THE COUNTY NEWS WEEK

W. J. Keyer

Mary Louise lown on plet the Zonlag tment.
By Order of
By Order of
JOHN O. HOSE,
Zening Commissioner of Zening Computer, Baltimore County, 3-13-11

RECLASSIFICATION AND SERVING SERVING SERVING SERVINGS CONTROL From R-10 Zone to H-L Zone Petition Special Exception for line Service Station,

inc service Station,
UCATION Past side of York
Road 1888 feet North of
Road 18

Baltimore County, by authority of the Zoning Act and Regu-lations of Baltimore County, will hold a public hearing:

Concerning all that poscel of and in the Eighth District of allimore County. BEGINNING for the same at

Side at the end of the Steel, and Artistics of Steel and Steel and

Hight-of-Way South \$2 degrees 25 minutes East 75.22 feet to a stone thence still binding on a stone thence still binding on the Bouth side of said 20-foot light-of-Way North 49 de-grees 55 minutes East 85 feet areas 55 minutes East 85 feet to a bigment of there set, thence leaving the thement adde of said 29-feet Highest add and a a new line of division Nauth in degrees 54 minutes 21 seconds East 104.22 feet 31 seconds East 104.22 feet 31 seconds degrees 54 minutes 61 seconds East 104.3; feet 10 a pipe ast in the seventh line in a deep from giar Contraction Company are less Homes, Inc., Belimont Italiding Company and The Monthe Healty Company, all bodies corporate duty for, all bodies corporate duty for, all bodies corporate duty for.

Bellevich haddle demonstrated and a second s

ace of beginning. Honiface and

plan filed with Department.



