

RE: PETITION FOR RECLASSIFICATION
from a B-4 Zone to a B-1 Zone, and
SPECIAL EXCEPTION for a
Gasoline Service Station
NE corner York Road and
Burke Avenue,
9th District
Addie Pearl Ignazzi and
Mary E. Keene, Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 64-133-EX

ORDER OF DISMISSAL

Petition of Addie Pearl Ignazzi and Mary E. Keene for reclassification from a B-4 Zone to a B-1 Zone and special exception for a Gasoline Service Station on property located on the northeast corner of York Road and Burke Avenue in the Ninth District of Baltimore County.

Whereas the Board of Appeals is in receipt of letters of dismissal from the attorneys representing the petitioners-appellants in the above entitled matter.

Whereas the said attorneys for the said petitioners-appellants request that the appeal filed on behalf of said petitioners-appellants, be dismissed and withdrawn as of July 27, 1965.

It is hereby ORDERED this 3rd day of August, 1965 that said appeal be dismissed without prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

R. Bruce Alderman

Tuesday
July 27
1965

William S. Baldwin, Esq.
Chairman,
Board of Zoning Appeals
County Office Building
Towson, Maryland 21204

RE: Appeal #64-133

Sir:

Please enter the above entitled case dismissed without prejudice on behalf of Mrs. Addie Ignazzi, owner of 32 York Road, Towson, Maryland.

Very truly yours,
Raimondi and Christian

By: Thomas Paul Raimondi
Thomas Paul Raimondi
Attorney for Appellant

c.c. Robert Paul Mann, Esq.
Loyola Federal Building
22 W. Pennsylvania Avenue
Towson, Maryland 21204

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, ADDIE PEARL IGNAZZI, 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, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an B-4 zone to an B-1 zone, for the following reasons:

1. Error made in original zoning
2. Substantial change in neighborhood

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 reclassification 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
Legal Owner
Address: 32 York Rd., Towson, Md.
D. T. Krebs, Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 3 day of August, 1965, 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 3 day of August, 1965, at 10 o'clock A.M.

(over)

RECOMMENDATION OF MARYLAND STATE ROADS COMMISSION ENGINEERING SECTION BALTIMORE COUNTY ZONING MAP AMENDMENT PETITION

Petition No. 64-133-EX Map No. 32 Date: 7/27/65
Applicant: Mary Keene, et al.
Applicant's Address: 32 York Rd., Towson, Md.
Owner: Mary Keene, et al.
Owner's Address: 32 York Rd., Towson, Md.
Requested Change: From B-4 To B-1
Public Hearing: Date: 8/3/65 Time: 10:00 AM
Location of Property: NE corner of York Rd. and Burke Ave.

Maryland State Roads Commission's comments are as indicated: Date: 4/10/64

- ☐ No comments, 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: the plan does not conform to S.R.C. policy governing commercial enterprises located on the frontage shown
John J. Livers
Robert A. Engel

minimum standards cannot be maintained with 30' drive ways.

JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
2452 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218

DESCRIPTION OF PROPERTY
AT 30 - 32 YORK ROAD

BEGINNING FOR THE SAME at an iron pipe now set on the southeast side of York Road; said point of beginning being at the beginning of the second line of a parcel of land which by Deed dated May 10, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2259 page 179 was conveyed by Louise Plippe Otto and Vernon Otto, her husband, to Benjamin E. Ignazzi and wife, thence leaving said point of beginning and said southeast side of York Road and running with and binding along said beforementioned second line, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, and as now surveyed, South 84 degrees 55 minutes 00 seconds East 161.29 feet to intersect the northeast side of a 20-foot alley thencefore laid out; thence binding along said northeast side of a 20-foot alley with the use thereof in common, as now surveyed, South 07 degrees 16 minutes 00 seconds West 9.20 feet to a pipe now set in line with the center of a frame garage there situate; thence leaving said northeast side of the 20-foot alley and running to and through the center of said garage and continuing the same course in all North 84 degrees 50 minutes 00 seconds West 47.00 feet to the beginning of the last line of a parcel of land which by Deed dated February 25, 1948 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1647 folio 287 was conveyed by Lillian A. Reusch, et al, to Marion E. Holden, et al; thence running with and binding along a part of said last line as now surveyed, South 07 degrees 14 minutes 00 seconds West 101.39 feet to intersect the northeast right of way line of Burke Avenue, as proposed to be

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JAMES E. CROCKETT
A. STEINBOCK
ALEXANDER R. BAYTON

30 - 32 YORK ROAD Cont'd
thence running with and binding along said proposed northeast right of way line of Burke Avenue and being 15.00 feet northeasterly and parallel to the present northeasterly right of way line of Burke Avenue, as now surveyed, North 84 degrees 50 minutes 00 seconds West 103.04 feet to a point; thence still binding along said proposed northeast right of way of Burke Avenue, North 35 degrees 35 minutes 24 seconds West 26.64 feet to intersect the beforementioned southeast side of York Road, as now surveyed, North 11 degrees 39 minutes 20 seconds East 90.90 feet to the point of beginning; containing 13,399 square feet of land more or less.

BEING and comprising the land described in the following Deeds recorded among the Land Records of Baltimore County:

- 1) part of land conveyed by Christian Will and wife to Robert N. Keene, dated September 9, 1922 and recorded in Liber M.P.C. No. 561 page 203.
- 2) all that land conveyed by Louise Plippe Otto and Vernon Otto, her husband, to Benjamin E. Ignazzi and wife, dated May 10, 1953 and recorded in Liber G.L.B. No. 2259 page 179.

APR 11 1964

MICROFILMED



