July 27

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

pr. Appeal #64-133

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

RECOMMENDATION OF MARYLAND STATE ROADS CONGISSION DEVELOPMENT ENGINEERING SECTION

Balto, COUNTY ZONING MAP AMENDMENT PETITION

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

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

The Alan does not conform to S. R. C. solicy governing

Intrances

Grontage shown

No comments, as there are no State Highways involved.

Hap No.

Applicant: Mary Rouse, et al

Omer: Mary Keene, et as

Requested Change: From B. C.

Commercial .

Location of Property: 11/6 and Burke auch

Applicant's Address

Public Hearing: Date:

Harm truly yours. Raimondi and Christian

By: Thomas Paul Raimondi Attorney for Appellant

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

PE. PETITION FOR PECLASSIFICATION form a Ball Zone to a Ball Zone and SPECIAL EXCEPTION for a COUNTY BOARD OF APPEALS Gasoline Service Station NE corner York Road and Burke Avenue, OF BALTIMORE COUNTY 9th District Addye Pearl Ignozzi and Mary E. Keens, Petitions

ORDER OF DISMISSAL

Petition of Addye Pearl Ignozzi and Mary E. Keene for reclassification from a B-R Zone to a B-L 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 Anneals is in receipt of letters of dismissal from the esenting 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said petitioners-appellants request that the appeal filed on behalf of said petitioners-appellants, be dismissed and withdrawn as of July 27, 1965.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 thereby ORDERED this 3 40 day of August, 1965 that said anneal be dismissed without projudice as of the aforementioned date

> COUNTY BOARD OF APPEALS OF BALTIMORE COLINT

No 64-133-8X

REM PETITION FOR REDIASSIFICATION :

a "H-M" Zene to a "H-M" Zene
and Special Exception for a
Gasoline Service Station i. E. Com. York Road and Burke ;
Arw., 9th District Mary E. Koene and Addie Pearl :
Ignoszi, Felitioners BEFORE ZONTNO CONSTRUCTIONIS OF BALTTAGER COUNTY No. 63-133-RY

The putitioners, in the above entitled matter, seek reclassification of property at the newtheast corner of York Read and Surke Avenue, in the Ninth District of Baltience County, from a TB-R" Zene to a TB-L" Zene, and a special exception for a gaseline sowice station.

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The petitioners failed to prove error in the Land Use Mp adopted by the County Council or that substantial change in the character of the neighborhood had taken place.

For the above reasons the reclassification and special exception should be denied.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (I) that the roning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an ... P. R.

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 Baltimo 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 separate adverse 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 Balt

addys Pearl Squary Address 10500 F. R. Ainti Place Address ...P. O. Box 507 Paltimore, Md. Listi, Florida D. W. Proha Politioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this. , 196 ..., 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 196..., ato'clock

Zoning Commissioner of Baltimore County,

minimum standards connot be maintained with 30' drive wave)

#64-133 RX

AMER E. CROCKETT

SE1.3

JAMES CROCKETT ASSOCIATES CONSULTING ENGINEERS - LAND SURVEYORS 2453 MARYLAND AVENUE

BL-X Road; said point of beginning being at the beginning of the second line of parcel of land which by Beed dated May 10, 1953 and recorded among the Lend 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 South 84 degrees 55 minutes 00 seconds East 161.29 feet to intersect th side of a 20-foot alley theretofore laid out; thence binding along said northwest side of a 20-foot alley with the use thereof in common, as now surveyed South 07 decrees 16 minutes 00 seconds West 0 20 feet to a nine now set in line centur of a frame carego there eltuate: thence leaving said northwest side of the 20-foot alley and running to and through the center of said garage to the beginning of the last line of a parcel of land which by Deed Tiber I.U.B. No. 1647 folio 287 was conveyed by Lillian A. Reachum, et al. to Marion E. Holden, et al: thence running with and hinding 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

BEGINNING FOR THE SAME at an iron pipe now set on the southeast side of York

464-135 RX 30 - 32 VORY BOAT

..... M

widened; 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 103.84 feet to a point; thence still binding along said proposed northeast right of way of Burke Avenue. North 36 4/33/64 degrees 35 minutes 24 seconds West 26.64 feet to intersect the beforementioned

southeast side of York Road; thence running with and binding along said 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

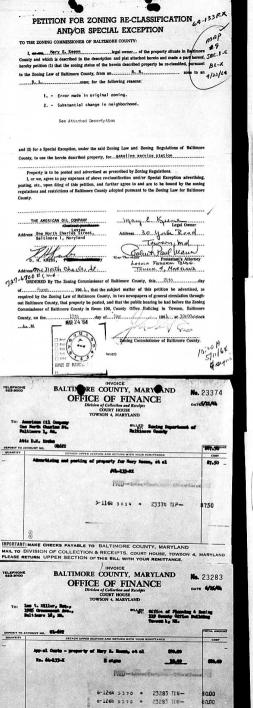
BEING and comprising the land described in the following Deeds recorded among the Land Records of Baltimore County:

1) part of land conveyed by Christian Will and wife to Robert H. Keene, dated mber 9, 1922 and recorded in Liber W.P.C. No. 561 page 203.

2) all that land conveyed by Louise Phipps Otto and Version Otto, her husband, to Benjamin E. Ignossi and wife, dated May 10, 1953 and recorded in Liber G.L.B. No. 2250 name 170

MICROFILMED

Form A-8



PORTANTIMAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

#64-133 RX BALTIMORE COUNTY OFFICE OF PLANNING AND 20 MING COUNTY OFFICE BUILDING MAP V TOURON I. MARYT NO SE1.3-C AL-X 4/23/64 The Zening Advisory Committee has reviewed the subject petition and makes the following comments: OFFICE OF PLANNING & ZONING: No comment TRAFFIC DEPARTMENT: Will review and comment at a later date if nee HEALTH DEPARTMENT: No commen with 30° driveners.

PERSONAL COMMISSION: Will comment at a later date. FIRE DEPARTMENT: No commont THRUSTRIAL DEVELOPMENT: No company BUILDINGS DEPARTMENT: No comment BOARD OF EDUCATION: 64-133 RX CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY T----- Mandani District 9th 1/25 64 21m. may 11, 64 at 10:00 Am. Posted for Hearney

Petitioner May & Treams et al. Location of property NEKon. of Jork sed a Burke Our Lostin d 200 200 fack to gg 31 from her on property Roll Jef II from facult hours and Hill for policials security fact All 300 Decada love Jef I from Cheneray & Jarage and eggs 1' to for Sichoalk & Bunke One

#64-133 RX BALTIMORE COUNTY, MARYI mpp #9 V INTER-OFFICE CORRESPONDENCE TO Mr. John G. Rose, Zoning Commissioner Date. April 20, 1964 BL-X FROM Mr. Vladimir Wahbe, R & R Commission 4 13/64 SUBJECT ... Application for Zoning Change -Northeast corner of York Road and Burke Avenue

We wish to make the following comments regarding the American service station proposed for construction at the northeast corner of York Road and Burke werner. These are essentially the comments we submitted to Rr. George A. Roiter, Assistant Chief, Bureau of Public Services, on

As you know, the property in question is located within the formally designated Central Towson Urban Remewal Area. While there is not as yet an approved plan for the urban remewal project in this area, our preliminary plans call for the widening of Barke Avenue at this corner.

In our opinion, a basic condition to considering the subject application would be the applicant's intention to comply with this planning proposal. The applicant should also conform to the access and other appropriate standards established by the State Roads Commission.

The proposed service station would be located at an extremely beey inter-section controlled of this facility would interfere with the continuity reconstruction and the facility would interfere with the continuity service station are serviced by the nearly forwan State College. The service station itself would appear to be incompatible with the meanty institu-tional use.

Wadmin babbe Vladinir Wahbe Executive Director



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John C. Rose, Zoning Commissioner Date. May 1, 1964.

FROM Mr. George E. Gavrelis, Acting Director

SUBJECT. #5kmlll-EXs. R-E to B-L and Special Exception for Gas Station, Northeast corner of York Road and Burke Avenue. Being property of Mary Keene and A.F. Ignossis.

TION AND SPECIAL EXCEPTION

PTE DISTRICT

From B. R. to B. L. Zone.
Pulline for Special Exception for
Gas States.

Can States.

Northeast corner York

Road and Bruta Averose

DATE & TIME Monday, May 11,
1944 at 1994 A. M.

PURLIC HEARING! Room 101,
111 W. Chespeak Avenue, Tee.

Monday, May 11,1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from BeR to B-L pointing together with a Special Kneption for a gasoline service station. It has the following advisory occurent to make with respect to pertinent planning factors:

1. The 9th District Zoning Map created B-H soning along— side this portion of Tork Road. In order to avoid the dissectional state this portion of Tork Road. In order to avoid the dissectional standards which B-H soning requires; the principle resets to re-classify the property for B-L purposes. The Planning staff on son that the original soning was correct. The Planning staff does not believe that changes in the physical character of the area have courred to justify realisatification to b-L conting here.

64-133

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 24, 1964 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., successors efc--1-time------successive:weeks before the...llth..... appearing on the 2hth day of April

THE IFFFERSONIAN Leand Menter

Cost of Advertisement \$

64-133 THE BALTIMORE COUNTIAN

CATONSVILLE, MD

April 27, 1964.

THIS IS TO CERTIFY, that the ann 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 the 27th day of April, the same was insorted in the issues of April 24, 1964.

Concerning all that parcel o

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THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Manage Km.

BALTIMORE COUNTY, MARYIND OFFICE OF FINANCE

PART - Library County has Client to 3-2664 1 6 92 . 21680- 11P-50.00 3- 6665 1 692 . 21689- ITP-

IMPORTANTIMAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

