

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Gervais, Acting Director
SUBJECT: 60-163-11, N.A. to R.A. and Special Exception for a Filling Station, Northeast corner of Belair and Klammer Roads, Being property of Yorkhill Inc.
11th District
HEARD: Tuesday, June 9, 1964 (10:00 A.M.)

- The staff of the office of Planning and Zoning has reviewed the subject petition for reclassification from R.A. to R.A. and Special Exception for a filling station. The staff has been responsive to the petition together with a special exception for a gasoline service station. It has the following advisory comments to make with respect to pertinent planning factors:
- The present R.A. zoning is indicative of exactly the kind of zoning vehicle which should be established along portions of Belair Road. The zoning here is responsive to the realities of dealing with land uses along major highways. It sets up land use potentials which provide compatible interfacing between Belair Road and residences off of that road.
 - From a planning viewpoint, creation of commercial zoning here would constitute a flagrant example of spot zoning. To the side, to the rear, and across the street from the subject property there exists residential zoning. No changes in the manner of land usage have occurred which would justify, from a planning viewpoint, commercial zoning here. The Planning staff firmly believes that the present zoning for the subject property is not in error.

CGS:mas

*64-163 RT
MAD
11-11-64
R.A.
BL
5/26/64

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

May 12, 1964

M. William Adams, Esq.
1035 Maryland National Bank Building
Baltimore, Maryland 21202

Dear Sir:

Subject: Reclassification from R.A. to R.A. Special Exception for One Station for Yorkhill, Inc.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

Bureau of Engineering: A 5 foot widening should be provided along the East side of Klammer Road.

Water and sewer available to this site.

State Roads Commission: This plan does not conform to the standard of the State Roads Commission.

No comments from the following departments:
Office of Planning & Zoning, Traffic, Health, Industrial Commission, Buildings Department, Board of Education, Fire Department.

Yours very truly,
James C. Dyer
Chief of Permit and Petition Processing

3b

64-163
Original

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 11th
Date of Posting: 6-24-64

Posted for: Yorkhill, Inc.
Petitioner: Yorkhill, Inc.
Location of property: N.W. cor. Belair Rd. & Klammer Rd.

Location of sign: 2 on Belair Rd. approx. 15' from sidewalk
and approx. 3' from old concrete foundation

Remarks: Robert L. Bullis
Date of return: 7-1-64

64-163 RT

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ORIGINAL
64-163

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Rutland, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue
CATONVILLE, MD.

May 25, 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 successive weeks before the 25th day of May, 1964, that is to say the same was inserted in the issues of

May 25, 1964.

THE BALTIMORE COUNTIAN

By Paul J. McGarry
Editorial Manager

64-163

CERTIFICATE OF PUBLICATION

TOWSON, MD. 10.64

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., successive weeks before the 25th day of May, 1964, the 19th day of May, 1964.

THE JEFFERSONIAN
Richard H. Jeffers
Manager

Cost of Advertisement, \$.

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

No. 23288
DATE 4/27/64

To: M. William Adams, Esq.
1035 Maryland National Bank Bldg.
Baltimore 2, Maryland

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

REPORT TO ACCOUNT NO. 65-482

QUANTITY

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Append Cards - Yorkhill, Inc.
No. 64-163

PAID - Baltimore County, Md. - Office of Finance

6-2364 3493 * 23288 TIP- 7000
6-2364 3493 * 23288 TIP- 7000

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.

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

No. 23344
DATE 4/27/64

To: York Hill, Inc.
24 N. 25th St.
Baltimore 18, Md.

Leading Department of Baltimore County

REPORT TO ACCOUNT NO. 65-482

QUANTITY

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification & Special Exception for Yorkhill, Inc.

PAID - Baltimore County, Md. - Office of Finance

4-2164 2661 * 23344 TIP- 50.00
4-2164 2661 * 23344 TIP- 50.00

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.

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

No. 23048
DATE 4/22/64

To: York Hill, Inc.
24 N. 25th St.
Baltimore 18, Md.

Leading Department of Baltimore County

REPORT TO ACCOUNT NO. 65-482

QUANTITY

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of your property

PAID - Baltimore County, Md. - Office of Finance

6-2264 3433 * 23048 TIP- 250
6-2264 3433 * 23048 TIP- 250

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.

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

No. 23295
DATE 7/16/64

To: M. William Adams, Esq.
1035 Maryland National Bank Bldg.
Baltimore 2, Md.

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

REPORT TO ACCOUNT NO. 65-482

QUANTITY

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Cost of posting property Yorkhill, Inc.
No. 64-163

PAID - Baltimore County, Md. - Office of Finance

7-1764 3134 * 23295 TIP- 500
7-1764 3134 * 23295 TIP- 500

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.

PRESENT ZONING - R-G
EXISTING USE - RESIDENTIAL

DEED OF PROPERTY - 20,850 SQ. FT.
EXISTING USE OF PROPERTY - VACANT
PROPOSED USE OF PROPERTY - FILLING STATION
VACANT BOARD OF PROPERTY - R.A. WITH SPECIAL EXCEPTION FOR OFFICES
PROPOSED ZONING OF PROPERTY - B.L. WITH SPECIAL EXCEPTION FOR FILLING STATION

PRESENT ZONING - R-G
EXISTING USE - RESIDENTIAL

PEAT SHOWING
PROPERTY TO BE REZONED
FROM
R.A. WITH SPECIAL EXCEPTION FOR OFFICES
TO
B.L. WITH SPECIAL EXCEPTION FOR FILLING STATION

PLAT TO CO. MD. B.L.C. DIST. NO. 11
SCALE 1" = 20' DATE FEB. 5, 1964
REVISED MAY 15, 1964
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON & MARYLAND

