

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Baltimore Cooperative, Incorporated
I, **Baltimore County**, 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 **am. Business, Local (B.U.)** zone to an **Business, Roadside** zone, for the following reasons:
That the present business of the applicant fronting on Red Lion Road and contiguous to the rear of the subject property requires expansion for the proper servicing of the area by the construction of an office and warehouse for the sales and storage of its products consisting of automotive and tractor lubricants, tires, oil filters, spark plugs, batteries, snowmobiles, etc., said office to receive orders and dispatch trucks for the delivery of petroleum products stored on the adjacent property.

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 the storage of inflammable liquids above ground (temporary storage in delivery trucks overnight).
Property is 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 for Baltimore County.

BALTIMORE COUNTY PETROLEUM COOPERATIVE, INCORPORATED
By **Reedy Brackins**, Assistant Secretary - Manager
Contract purchaser Legal Owner
Address **York Road**
Cockeysville, Maryland

Protestant's Attorney
Clinton P. Pitts, Esq.
Jennifer Building
Address **Lombard, Maryland 21204**
Valley 3 - 2300

ORDERED BY The Zoning Commissioner of Baltimore County, this **12th** day of **June**, 1964, 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 **12th** day of **July**, 1964, at **11:00 A.M.**

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition ~~and~~ **reappearing that by reason of** the petitioner has proven error in the zoning of the subject property.

the above Re-classification should be had; and it further appearing that by reason of location, a special exception for the storage of inflammable liquids above ground (temporary storage in delivery trucks overnight), should be granted.

A Special Exception for a **Storage of Inflammable Liquids Above Ground** is granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this **22nd** day of **July**, 1964, that the herein described property or area should be and the same is hereby reclassified, from a **B.U.** zone to a **B.U.** zone, and/or a Special Exception for a **Storage of Inflammable Liquids Above Ground** is granted, from and after the date of this order, subject to compliance with attached plat. The granting of the Special Exception is granted, subject, however, to compliance with Section 500.1 of the Baltimore County Regulations.

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 NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this **12th** day of **June**, 1964, 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 a **B.U.** zone, and/or the Special Exception for **Storage of Inflammable Liquids Above Ground** is denied, and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

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

STATE BOARDS COMMISSION:

If granted, it is requested that development plans be made subject to the approval of this Commission.

FIRE DEPARTMENT:

Will review and submit comments if necessary.

HEALTH DEPARTMENT:

Subject to Health Department Regulations pertaining to water and sewer facilities.

The following members had no comment to make:

Office of Planning and Zoning
Recreation & Rehabilitation Commission
Traffic Department
Industrial Development Commission
Board of Education
Baltimore Department
Bureau of Engineering

Baltimore County Petroleum Cooperative, Inc., reclass. from a B.U. zone to a B.U. zone. See plat for storage of inflammable liquids above ground. Location/plate No. 1204.00 3000.001, of Towson Ave.

Yours very truly,

James E. Dyer
Chief of Permit and
Petition Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: **Mr. James E. Dyer, Chairman** Date **June 26, 1964**
County Advisory Committee
FROM: **Mr. John H. Dyer, Director**
Fire Bureau
SUBJECT: **Baltimore County Petroleum Cooperative, Inc.**
1100 S. Red Lion Road 21204-2330, Towson, Md.
Reurlet 11 6/12/64

Special exception to enhance the area incidental to storage, handling, and packing of flammable and volatile shall conform to the regulations listed in the Fire Prevention Code under Article 16.
Contact Capt. Paul H. Reineke for assistance relative to the above comment.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 13, 1967

County Office Building
111 W. Commerce Ave.
Towson, Md. 21204
Tel. 2800

George C. Gervais
Director

John G. Blase
Zoning Commissioner

Baltimore County Petroleum Cooperative, Incorporated
Mr. Reedy L. Brackins, Manager
York Road
Cockeysville, Maryland 21039

Dear Mr. Brackins:
On **July 22, 1964** an Order was passed by the Zoning Commissioner for Case No. **65-12-RX**.

You have not complied with this Order until you have presented, received and complied with a plan approved by the Office of Planning and Zoning.

You are hereby directed to set up an appointment with Mr. James Dyer of this office so that an inspector can meet you or your representative on the property to check for compliance with the ZONING COMMISSIONER'S ORDER.

A copy of the ORDER is enclosed.

Failure to comply will mean that you do not have the right to use your property in accordance with this Order. Action will then be taken by the ZONING COMMISSIONER.

Very truly yours,

John G. Blase
Zoning Commissioner

RLL:jd

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: **Mr. John H. Dyer, Zoning Commissioner** Date **July 2, 1964**

FROM: **Mr. George E. Rayzels, Director**

SUBJECT: **65-12-RX, B.U. to B.U. and Special Exception for storage of inflammable liquids above ground (temporary storage in delivery trucks overnight), Northwest side of Pulaski Highway, 2120 South North of Towson Avenue, Being property of Baltimore County Petroleum Cooperative, Inc.**

11th District

HEARING: **Wednesday, July 15, 1964 (11:00 A.M.)**

If granted, the granting should be conditioned upon approval of site plans by the appropriate State and County agencies.

DESCRIPTION

PROPERTY OF "SAVO REALTY, INC."
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



BEGINNING for the same at a point on the northwesternmost right of way line of U. S. Route No. 40, as laid out and now existing 150 feet wide, distant 3,330 feet more or less northeasterly from the centerline of paving of Cowenton Avenue, as now exists, said point being also the easternmost corner of that parcel of land which by deed dated April 12, 1949, recorded among the Land Records of Baltimore County, Maryland in Liber T.B.S. 1741 at Folio 179 was conveyed by Maurice D. Zoller to Elsie P. Stokely and running thence binding along the aforesaid northwesternmost right of way line of U. S. Route No. 40, North 54° 00' 00" East 100.00 feet to a point at the end of the fourth or South 44° 33' 47" East 203.50 feet line of that parcel of land which by deed dated April 7, 1949, recorded among the aforesaid Land Records in Liber T.B.S. 1739 at Folio 136 was conveyed by Maurice D. Zoller to Rose Theresa Webster, thence binding reversely along part of said Fourth Line North 36° 00' 00" West 84.51 feet to a point thereon, thence binding on the first or South 61° 03' 45" West 100.76 feet line of that parcel of land which by deed dated May 15, 1957, recorded among the aforesaid Land Records in Liber G.L.B. 3164 at Folio 335 was conveyed by Maurice D. Zoller to Baltimore County Petroleum Cooperative, Inc., South 61° 03' 45" West 100.76 feet to intersect the north-easternmost outline of the above first-mentioned parcel of land, thence binding along part of said northeasternmost outline South 36° 00' 00" East 96.88 feet to the place of beginning, containing 9,070 square feet of land more or less.

BEING that parcel of land which by deed dated April 12, 1960, recorded among the aforesaid Land Records in Liber M.J.K. 3704 at Folio 300 was conveyed by James D. Nolan, Trustee and Assignee of Mortgage for foreclosure to Savo Realty, Inc.

RDUM AND JESCHKE ENGINEERS 2410 MARLAND AVENUE BALTIMORE 18, MARYLAND

May 29, 1962

"PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION FOR ZONING"

ZONING FROM R-1 TO R-2
Petition for Special Exception for the storage of petroleum liquids above ground inventory (above delivery trucks) covering:
LOCATION: Northwest side of Pu-
blic Highway 1200 feet north of
U.S. Route 40, Section 17-1, T-1,
1964 at 11:00 A.M.
PUBLIC HEARING: Room 119
County Office Building, 119 W.
Chesapeake Avenue, Towson, Md.
Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Zoning District of Baltimore County.

Beginning for the same at a point on the northwesternmost right of way line of U. S. Route No. 40, as laid out and now existing 150 feet wide, distant 3,330 feet more or less northeasterly from the centerline of paving of Cowenton Avenue, as now exists, said point being also the easternmost corner of that parcel of land which by deed dated April 12, 1949, recorded among the Land Records of Baltimore County, Maryland in Liber T.B.S. 1741 at Folio 179 was conveyed by Maurice D. Zoller to Elsie P. Stokely and running thence binding along the aforesaid northwesternmost right of way line of U. S. Route No. 40, North 54° 00' 00" East 100.00 feet to a point at the end of the fourth or South 44° 33' 47" East 203.50 feet line of that parcel of land which by deed dated April 7, 1949, recorded among the aforesaid Land Records in Liber T.B.S. 1739 at Folio 136 was conveyed by Maurice D. Zoller to Rose Theresa Webster, thence binding reversely along part of said Fourth Line North 36° 00' 00" West 84.51 feet to a point thereon, thence binding on the first or South 61° 03' 45" West 100.76 feet line of that parcel of land which by deed dated May 15, 1957, recorded among the aforesaid Land Records in Liber G.L.B. 3164 at Folio 335 was conveyed by Maurice D. Zoller to Baltimore County Petroleum Cooperative, Inc., South 61° 03' 45" West 100.76 feet to intersect the northeasternmost outline of the above first-mentioned parcel of land, thence binding along part of said northeasternmost outline South 36° 00' 00" East 96.88 feet to the place of beginning, containing 9,070 square feet of land more or less.

BEING that parcel of land which by deed dated April 12, 1960, recorded among the aforesaid Land Records in Liber M.J.K. 3704 at Folio 300 was conveyed by James D. Nolan, Trustee and Assignee of Mortgage for foreclosure to Savo Realty, Inc.

By order of
JOHN G. ROBE
Zoning Commissioner of Baltimore County
June 15, 1962

CERTIFICATE OF PUBLICATION

TOWSON MD 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. once in each of 5 successive weeks before the

day of July 19 the first publication appearing on the day of June 19 1962

THE JEFFERSONIAN,

S. P. Smith, Publisher

Cost of Advertisement \$ 50.00

TELEPHONE
823-3999

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

No. 23038

DATE 6/19/62

TO: Messrs. Jenifer & Jenifer
Jenifer Building
Towson, Md. 21204

BILLED BY: Zoning Department of Baltimore County

DEBIT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
01-22	Petition for Reclassification & Special Exception for Baltimore County Petroleum Coop., Inc.	50.00
		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.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: 6-15-62
District: 17-1
Posted for: 17-1
Petitioner: Savo Realty, Inc.
Location of property: 17-1
Location of Sign: 17-1
Remarks: 17-1
Posted by: 17-1
Signature: 17-1
Date of return: 6-15-62

TELEPHONE
823-3999

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

No. 25223

DATE 7/27/62

TO: Messrs. Jenifer & Jenifer
Jenifer Building
Towson, Md.

BILLED BY: Zoning Department of Baltimore County

DEBIT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
01-22	Advertising and posting of property for Baltimore County Petroleum	60.00
		60.00

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.

RED LION ROAD
N42°03'45"E
185.76'

ZONED BR

METAL
SHED

GLB. 3164-355
BALTIMORE COUNTY PETROLEUM COOPERATIVE INC.

S61°03'15"W
100.76'

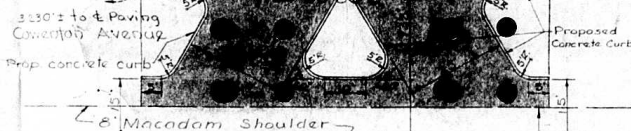
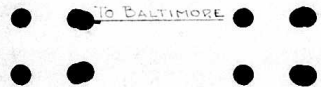
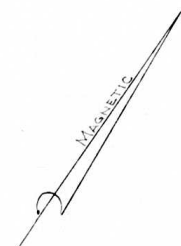
Proposed
Building
(1,000 sq ft)

1
STORY BRICK
(RESTAURANT)

ZONED BL

ZONED BL

1 STORY STUCCO
(MOTEL)



Prop concrete curb

8" Macadam Shoulder

PAVING

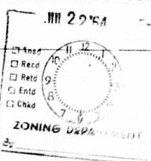
U.S.

GRASS MEDIAN

ROUTE

40

PAVING



PURDOM AND JESCHKE
ENGINEERS & LAND SURVEYORS
2415 MARYLAND AVENUE
BALTIMORE 18, MARYLAND

PLAT TO ACCOMPANY
APPLICATION FOR RE-ZONING

11TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

MAY 31, 1963

SCALE: 1" = 20'

REVISIONS - JANUARY 22, 1964 MAY 13, 1964 JULY 20, 1964

SM-264