

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph & Marian Polyzuka, 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...

Change and error

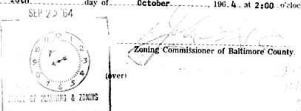
See Attached Description.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for: FILLING 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...

Contract purchaser: Joseph Polyzuka, 121 W. Susquehanna Ave., Towson, Md. 21286. Attorney: Edward D. Harberty, 131 W. S. Pettitown's Attorney.

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of September, 1964. That the subject matter of this petition be advertised...



Maryland Surveying and Engineering Co., Inc. 171 N. CALVERT STREET Baltimore, Maryland 21202

ZONING DESCRIPTION: HOLABIRD AND WALNUT AVE 12TH DISTRICT BALTO COUNTY. Beginning for the same at a point set in the north line of Holabird Ave. as now widened to 50 feet said point being situated 85 feet more or less easterly from the East curb line of Walnut Ave. extended to intersect the North curb line of Holabird Ave. extended; thence running and binding on the North line of Holabird Ave. as now widened to 50 feet N 87° 41' 25" E 151.54 feet; thence leaving the North line of Holabird Ave. as now widened to 50 feet and running N 65° 08' 15" W 66.54 feet to a pipe bore; thence running S 43° 51' 59" W 125.00 feet to intersect the East line of Walnut Ave. ; thence binding on the East side of Walnut Ave. on a curve to the left, 61.97 feet, said curve having a radius of 121.28 feet and a chord bearing and distance of S 60° 17' 04" E 61.30 feet to the place of beginning.

Said parcel being known as Lot 68 of "Holabird Park" recorded among the land records of Baltimore County in Book 12 Page 35.



SCALE: 1" = 100' FILE NO. 1005-25

Signed this 27th day of Sept 1964 J Robert Casell

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON 4, MARYLAND. Frank S. Rooney, Sec. 121 W. Susquehanna Avenue Towson, Maryland 21286.

- 1. All vending machines, tire racks, etc. that are to be located outside the building must be indicated on the plan and must be under cover. 2. The plan indicates 57' high screening adjacent to the 3rd, 1st and 2nd floors of property line. This screening should be reduced to 3' from a point 20' back from Holabird Avenue. A portion of this screening would be set out to a depth of 3' for a distance of 15' back from Holabird Avenue to provide site drainage for area leaving the station. 3. All proposed signs should be indicated on the plan.

REBUD OF ORDINANCE: Will review and comment at a later date if necessary.

The following persons had no comment to make: Redevelopment & Rehabilitation Commission, State Roads Commission, Fire Bureau, Health Department, Industrial Development Commission, Board of Jobs, Baltimore Department Bureau of Inspecting.

Yours very truly, James E. Rose, Chief of Permit and Petition Processing

SEE PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION for a FILLING STATION 1/8 of Holabird Avenue, 85' East of Walnut Ave., 12th District, Joseph Polyzuka-Petitioner BALTIMORE COUNTY No. 65-123-EX

The petitioners request a reclassification of their property from an R-60 Zone to a Filling Station and also request a Special Exception to permit the construction of a gasoline service station.

Without reviewing the evidence in detail, it appears the petitioners based their case on the fact that the recent widening of Holabird Avenue would justify the reopening of the land. However, it is the opinion of the Deputy Zoning Commissioner that the mere widening of a street with a heavier traffic flow, in itself, would not justify reopening of the subject tract.

For the foregoing reasons, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of September, 1964, that the above reclassification and Special Exception be denied and that the above described property area be and the same is hereby continued as and to remain an R-60 Zone and the Special Exception for a Filling Station be and the same is hereby DENIED.

Edward D. Harberty, Deputy Zoning Commissioner of Baltimore County

OFFICE OF THE BALTIMORE COUNTY COMMUNITY NEWS

No. 1 Newburg Avenue CATONSVILLE, MD.

October 15, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of John W. Rose, Zoning Commissioner of Baltimore County was inserted in the BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the 15th day of October, 1964, that is to say the same was inserted in the issues of

October 9, 1964. THE BALTIMORE COUNTYAN

By Paul J. Morgan, Baltimore Manager.

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD. 10-13-64 19

THIS IS TO CERTIFY, that the annexed advertisement of Joseph Polyzuka was inserted in the COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for successive weeks before the 15th day of October 1964; that is to say, the same was inserted in the issues of 10-7-64

Stromberg Publications, Inc. Publisher.

By Mrs. Fulmer Price, 1100 Palmer Place

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 27544 DATE 11/1/64

Table with columns: QUANTITY, QUANTITY, QUANTITY, QUANTITY. Includes items like 'Advertising and posting of property for Joseph Polyzuka' and 'FILLING STATION'.

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

District 12-3 Date of Posting 10-26-64. Posted for Agency Map Oct. 26-64 197 2120 P.M. Petitioner: Joseph Polyzuka. Location of property: 1/8 of Holabird Ave., 85' East of Walnut Ave. Location of Signs: 2 signs, Holabird Ave. 85' East of Walnut Ave. Remarks: Signs placed on Holabird Ave. 85' East of Walnut Ave. on Oct. 26, 1964. Signs removed on Oct. 27, 1964.

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 12th DISTRICT

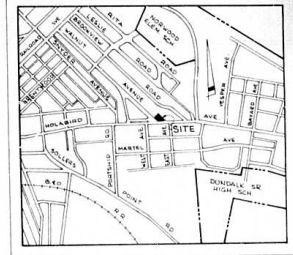
ZONING: From R-60 to R-L Zone. Petition for Special Exception for a Filling Station. LOCATION: North side of Holabird Avenue 85 feet east of Walnut Ave.

DATE AND TIME: MONDAY, OCTOBER 12, 1964 2:00 P.M. PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. Reclassification from R-60 to R-L Zone. Petition for a Filling Station.

All that parcel of land in the Twelfth District of Baltimore County, to-wit: a parcel of land in the north line of Holabird Ave. as now widened to 50 feet and running N 87 degrees 41' 25" E 151.54 feet, thence leaving the North curb line of Holabird Ave. extended; thence running and binding on the North line of Holabird Ave. as now widened to 50 feet N 65 degrees 08' 15" W 66.54 feet to a pipe bore; thence running S 43 degrees 51' 59" W 125.00 feet to intersect the East line of Walnut Ave. ; thence binding on the East side of Walnut Ave. on a curve to the left, 61.97 feet, said curve having a radius of 121.28 feet and a chord bearing and distance of S 60 degrees 17' 04" E 61.30 feet to the place of beginning.

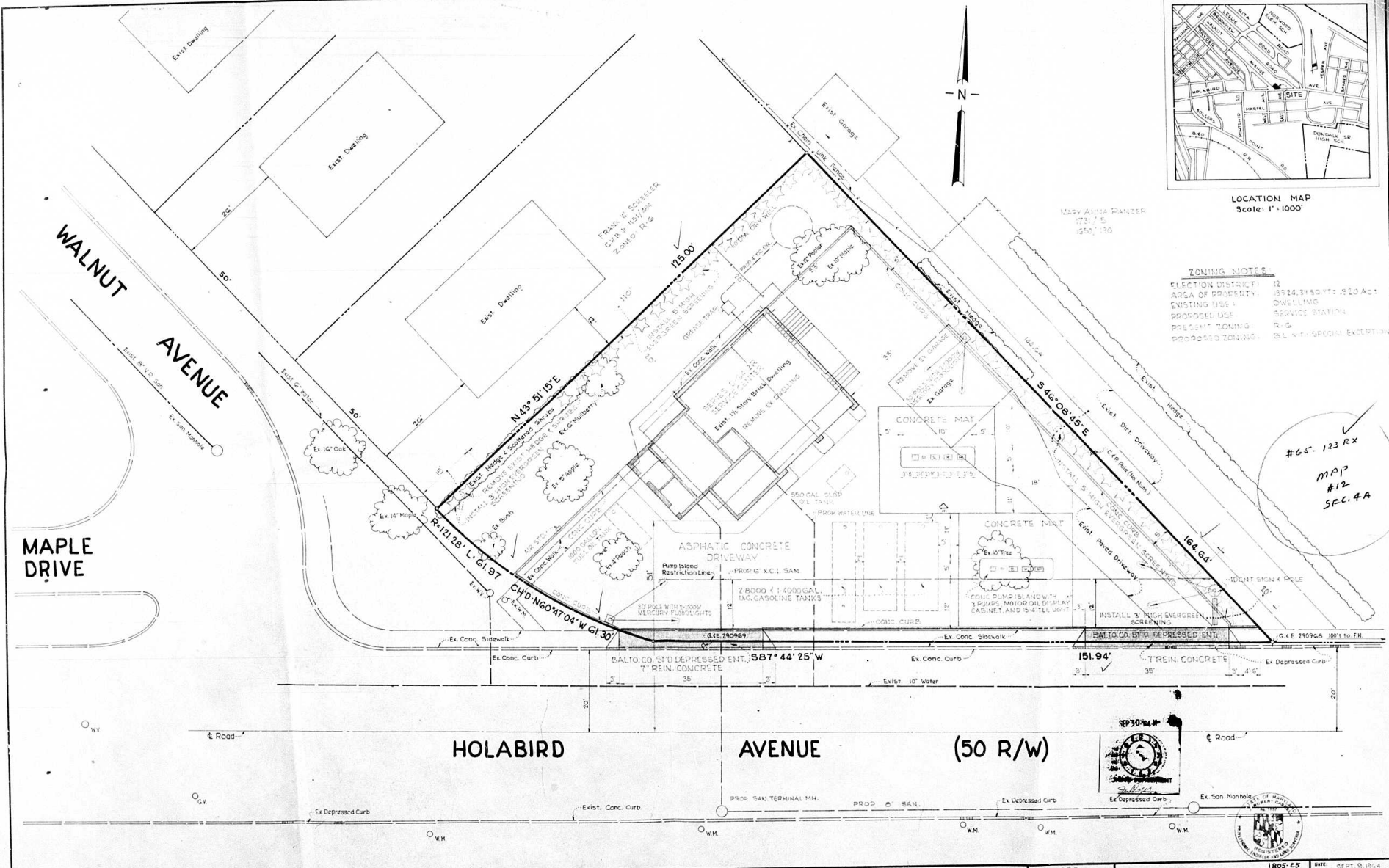
Said parcel being known as Lot 68 of "Holabird Park" recorded among the land records of Baltimore County in Book 12 Page 35. Being the property of Joseph and Marian Polyzuka, as shown on said plan filed with the Zoning Department. Hearing Date: Mon., October 26, 1964 at 2:00 P.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. BY ORDER OF JOHN C. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY Oct. 9.



LOCATION MAP  
Scale: 1" = 1000'

**ZONING NOTES:**

ELECTION DISTRICT:	RE
AREA OF PROPERTY:	1310, 3140, 3175, 3210 ACRES
EXISTING USE:	DWELLING
PROPOSED USE:	SEWAGE STATION
PRESENT ZONING:	R-1-G
PROPOSED ZONING:	D.U. WITH SPECIAL EXCEPTION



#65-123 RX  
MAP #12  
SPEC. 4A



THIS BLUEPRINT IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS:	REVISIONS:

HUMBLE OIL & REFINING CO.  
7720 YORK ROAD  
TOWSON, MARYLAND 21204

ZONING PLAT  
N.E. CORNER HOLABIRD & WALNUT AVENUES  
BALTIMORE COUNTY, MD.

DRAWN BY:	G.R.P.
CHECKED BY:	J.E.S.
APPROVED BY:	
SCALE:	1" = 10'

MARYLAND SURVEYING AND ENGINEERING CO., INC.  
1701 NORTH CALVERT STREET  
BALTIMORE, MARYLAND 21202  
M.U. 9-0489

1805-25	DATE: SEPT. 8, 1944
FILE NO.	
SHEET NO.	
TOTAL SHEETS	