

65-142RX PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edw. A. Tillman, 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 R-6 zone to an R-6 zone; for the following reasons:

1. To extend the zoning on additional 30 ft. to the edge of the existing property line. This extension was overlooked in the zoning petition in 1940.

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, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Charles A. Tillman
Contract purchaser
Address 2224 York Road
Towson, Md. 21204
Edward A. Tillman
Petitioner's Attorney
Address 2224 York Road
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of October, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on Thursday, November 12, 1964, at 1:00 o'clock P. M.

James E. Dyer
Zoning Commissioner of Baltimore County.
(SIGNED)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date October 30, 1964
FROM: George E. Gavrells, Director
SUBJECT: 65-142-RX - R-6 to B-L and Special Exception for a Filling Station West side of Jarrettsville Pike 975 feet South of Paper Mill Road. Being property of Edward A. Tillman.
10th District
HEARING: Thursday, November 12, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-L zoning 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 planning staff is not sure whether or not the subject property is part of a larger tract extending to its rear. If this is so, no provision apparently has been made regarding the development of an overall plan of access here.
- The planning staff notes that only thirty (30) feet of additional commercial zoning is being requested here. It seems a real purpose for extension of commercial zoning. Driveways, paving, lighting, and so forth for the proposed service station are completely within the bounds of existing B-L zoning.
- The uncertainty of the exact status of the subject property from the viewpoint of the subdivision makes it difficult to comment definitively on the site plan. The planning staff poses issues here which must be resolved. If these issues can be resolved in compliance with Section 502.1 of the Regulations approval of the Special Exception should be conditioned upon a site plan approved by the appropriate County agencies prior to the time of the order. Architectural treatment of the gasoline station may be an important factor in site plan approval.

GEG:bms

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning

the above Reclassification should be had, and it further appearing that by reason of the requirements of Section 502.1 of the Zoning Regulations having been met

a Special Exception for a Filling Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of November, 1964, that the herein described property or area should be and the same is hereby reclassified, from a R-6 zone to a B-L zone.

and, as a Special Exception for a Filling Station should be and the same is zone, and after the date of this order, subject to the planning of adequate screening granted, from and after the date of this order, subject to approval of the site plan on the southern most property line and further subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of error in the original zoning

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of October, 1964, that the above reclassification 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 R-6 zone, and/or the Special Exception for filling station be and the same is hereby DENIED.

James E. Dyer
Zoning Commissioner of Baltimore County

Maryland Surveying and Engineering Co., Inc.

ZONING DESCRIPTION - SPECIAL EXCEPTION
FOR
TILLMAN PROPERTY - JARRETTVILLE PIKE
JACKSONVILLE, BALTIMORE COUNTY - 10th District

BEGINNING for the same at a point on the West side of Jarrettsville Pike, Maryland Route 146 (assumed 30 feet wide), said point being situated 810 feet more or less South of the South side of Paper Mill Road, said point being also situated North 61 degrees 28 minutes West, 15 feet from the centerline of Jarrettsville Pike, Maryland Route 146 (assumed 30 feet wide); thence blinding on the West side of Jarrettsville Pike South 28 degrees 00 minutes West, 200 feet thence leaving the West side of Jarrettsville Pike, Maryland Route 146 (assumed 30 feet wide) and running North 60 degrees 44 minutes West, (assumed 30 feet wide) and running North 60 degrees 44 minutes West, 150 feet; thence North 28 degrees 00 minutes East 200 feet; thence South 61 degrees 28 minutes East, 150 feet to intersect the West side of Jarrettsville Pike and to the place of beginning.

SCALE - 1" = 100'
File No.

Signed This 22nd day of Sept 1964
J Robert Carroll

Maryland Surveying and Engineering Co., Inc.

ZONING DESCRIPTION - R-6 to B-L
FOR
TILLMAN PROPERTY - JARRETTVILLE PIKE
JACKSONVILLE, BALTIMORE COUNTY - 10th District

BEGINNING for the same at a point on the West side of Jarrettsville Pike, Maryland Route 146 (assumed 30 feet wide), said point being situated 975 feet more or less South of the South side of Paper Mill Road, said point also being situated North 60 degrees 44 minutes West, 15 feet from the centerline of Jarrettsville Pike and from the end of the second line in a deed recorded among the Land Records of Baltimore County in Liber 2459, folio 360; thence leaving the West side of Jarrettsville Pike, Maryland Route 146 (assumed 30 feet wide) and running North 60 degrees 44 minutes West, 150 feet; thence North 28 degrees 00 minutes East 30 feet more or less; thence South 60 degrees 44 minutes East 150 feet to intersect the West side of Jarrettsville Pike; thence blinding on the West side of Jarrettsville Pike, South 28 degrees 00 minutes West, 30 feet more or less to the place of beginning.

SCALE - 1" = 100'
File No.

Signed This 22nd day of Sept 1964
J Robert Carroll

Mr. Edward Tillman
Jarrettsville Pike
Jacksonville, Md.
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:

HEALTH DEPARTMENT: Satisfactory soil and water test must be made prior to obtaining a filling permit. If petitioners fill the property, steps should be taken to obtain a soil test in virgin soil, prior to filling.

STATE ROADS COMMISSION: Plans for access must be approved by this Commission, prior to obtaining a building permit.

BUREAU OF TRAFFIC ENGINEERING: Will review and comment at a later date if it is necessary.

BUREAU OF ENGINEERING: Same comment as Bureau of Traffic.

No comments from the following Departments.

R & R Commission
Board of Education
Industrial Commission
Buildings Department
Office of Planning & Zoning
Fire Bureau

cc: Thomas Devlin-Health Dept.
John L. Durr-State Roads Commission
Gilbert Nelson-Traffic
Richard Perry-Bureau of Engineering

October 7, 1964

10th Dist.
Petition for Reclassification
SUBJECT: From R-6 to B-L Special
Exception for Filling Station
located on W/S of Jarrettsville
Pike 275' S. of Paper Mill Rd.

James E. Dyer
Chief of Permit and
Petition Processing

Yours very truly,

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

February 3, 1965

Subject: Approved Site Plans
Zoning file # 65-142-RX
Sldg. #

Re: Petition for Reclassification
and Special Exception - W/S
Jarrettsville Pike 275' S. of
Paper Mill Road, 10th Dist.,
Edw. A. Tillman, Petitioner
No. 65-142-RX

Gentlemen:

The Office of Planning and Zoning has approved the above referenced site plan, as conditioned in the Zoning Commissioner's Order # 65-142-RX.

This plan has been inserted in our Zoning file # 65-142-RX.

If you are desirous of obtaining a signed plan for your file, please forward a copy of the site plan to this office.

JED/h

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 10th Date of Posting 10-29-64
Posted for James E. Dyer, Zoning Commissioner
Petitioner Edward A. Tillman
Location of property W/S Jarrettsville Pike 275' S. of Paper Mill Rd.
Location of Sign Jarrettsville Pike 275' S. of Paper Mill Rd.
Remarks See Jarrettsville Pike 275' S. of Paper Mill Rd.
Posted by James E. Dyer Date of return 10-29-64

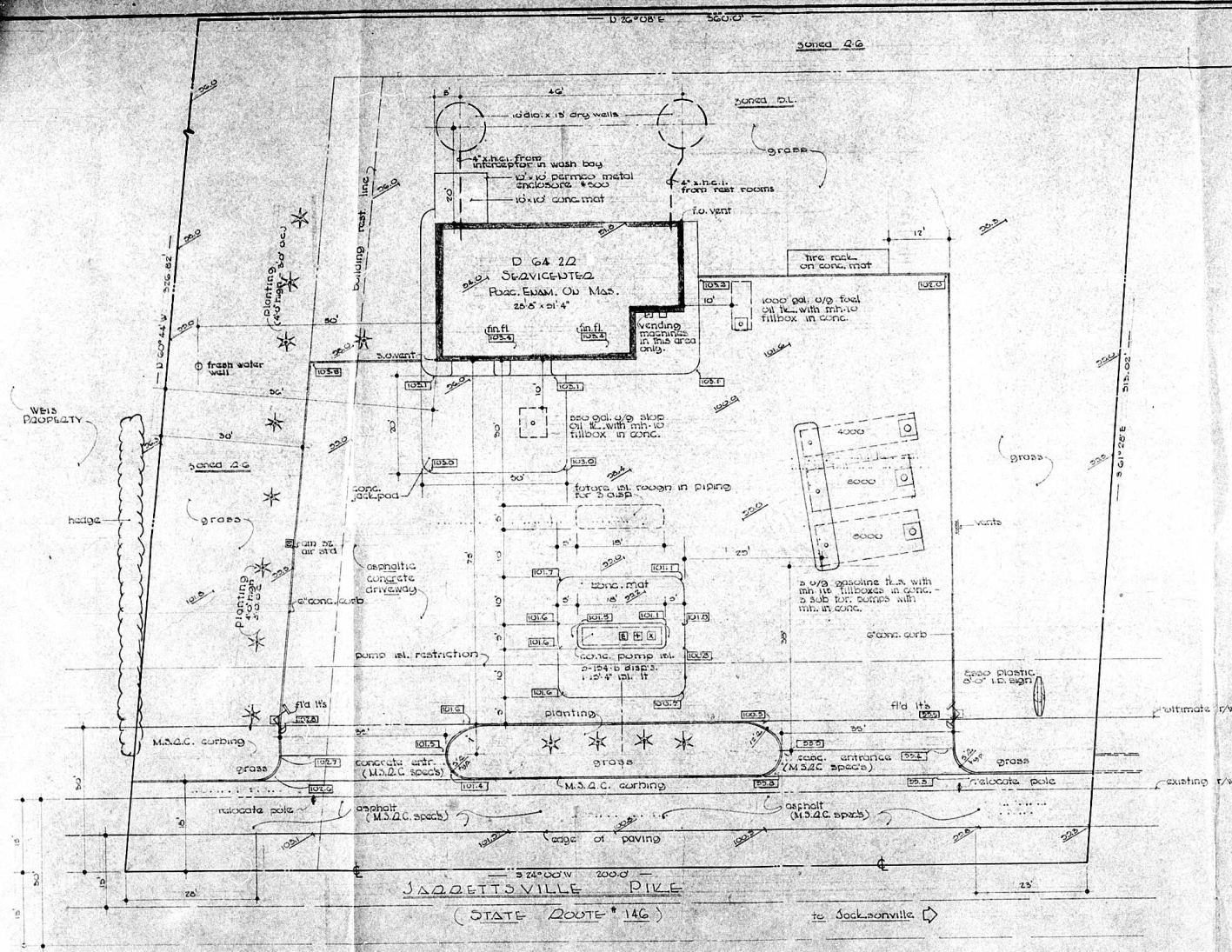
PROVIDE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 25351
DATE 2/23/64
To: Cash
BALTIMORE Zoning Department of Balto. Co.

QUANTITY	DEBIT TO ACCOUNT NO. 01-622	TOTAL AMOUNT DUE
	Petition for Reclassification & Special Exception for E. A. Tillman	\$50.00

PAID - Baltimore County, Inc. - Office of Finance
\$ 48.00 62.67 • 25351 TIF - \$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.



GOLF OIL CO. RD.

- GENERAL NOTES
1. THIS PLAN PREPARED FROM SURVEY DATED: 10 Sept. 64
 2. BY: JAMES S. JACOBETTSVILLE
 3. ALL EXISTING OBSTRUCTIONS TO BE REMOVED FOR PROPER COMPLETION OF WORK, INCLUDING ANY EXISTING STRUCTURES OR SUBSTANCES.
 4. CONTRACTOR TO VISIT SITE, VERIFY EXISTING CONDITIONS AND FIGURE ALL WORK NECESSARY FOR A COMPLETE WORKMANLIKE JOB.
 5. ALL WORK TO BE UNDER C. & M. ENGINEER, AND TO ABIDE BY LAWS OF LOCAL AUTHORITIES.
 6. ALL PERMITS TO BE SECURED BEFORE WORK IS STARTED.
 7. BEFORE CONTRACTOR POORS ANY DRIVEWAYS, C. & M. ENGINEER TO APPROVE FINISHED ELEVATIONS.
 8. FINISH: 103.7 EXISTING: 103.2
 9. FLOOD LIGHT FIXTURES TO BE: ALL CONTOURS SHOWN ARE EXISTING
 10. REVERSE MODEL NO. 7403 8 FLOOD LT. FIXTURES.
 11. POLES TO BE WHITNEY MODEL NO. THP-30 LIGHTING CHAIN
 12. (1) 800 W. HAYES & 199 CH-30 BALLAST-INDOOR HTS. REVERSE & 1982 HTS. TWO LT. BRACKET (IF 800 W) REVERSE 6 199-E
 13. ALL LIGHTING EQUIPMENT PER NOTE # 8 MAY BE PURCHASED FROM RICHMOND PUMP & TANK COMPANY, INC., 3110 NORTH BLVD., RICHMOND, VIRGINIA
 14. LAMP TO BE 1000 WATT, COLOR CORRELATED INCANDESCENT VAPOR, LAMP NO. 8 1000 W 34-15, AS REQ. BY C. & M. OR TOTAL
 15. VIBRELITE MODEL NO. F 1000 - 18 (17 REQ'D) ALL POLES, BALLASTS, LAMPS, BRACKETS, CHAINS TO BE AS STATED IN NOTES 8 & 9.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 10/22/64

THIS BLUEPRINT IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH INTENDED.	REVISIONS: 1. 2/23/64 2. 2/24/64 3. 2/24/64 4. 2/24/64	REVISIONS: 2/24/64 2/24/64 2/24/64 2/24/64	HUMBLE OIL & REFINING CO. 7720 YORK ROAD TOWSON, MARYLAND 21204	DRAWN BY: W. J. JACOBETTSVILLE CHECKED BY: A. J. JACOBETTSVILLE APPROVED BY: A. J. JACOBETTSVILLE SCALE: 1" = 10'	dated 10/22/64 as amended by 10/22/64 JACOBETTSVILLE PIKE JACOBETTSVILLE, MD. DATE: 10/22/64 FILE NO.: 10/22/64
---	---	---	---	--	---