

65-304-RX PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Hans Baer & Dorothy Bowie Baer, legal owners, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an NW-12A zone; for the following reasons:

Change in the neighborhood

See attached description

BL-X
NW-12A
4/15/65

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 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.

Day R. 11th Sun Oil Co. Contract purchaser
Address 1910 Russell Street Baltimore, Maryland 21206

Hans Baer Dorothy Bowie Baer
Legal Owner
Address 1746 York Road Timonium, Maryland

William L. Jacob, Petitioner's Attorney
1st National Bank Building
Address Towson 4, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 23rd day of March, 1965, 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 the 30th day of May, 1965, at 11:00 o'clock A.M.



Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 20, 1965

FROM: George E. Gavrellis, Director

SUBJECT: Petition 65-304-RX, R-6 to B.L. and a Special Exception for a Filling Station. West side of York Road, 680 feet South of Ridgely Road. Being the property of Hans and Dorothy Bowie Baer.

Bk District

HEARING: Monday, May 3rd, 1965 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. Although the subject petition covers a parcel some 350 feet in depth, the petitioners' site plan "limits" service station development to a depth of about 130 feet.
2. The tract is adjacent to Lutherville Elementary School. We can state flatly that commercial zoning would not be in the public interest because of the site's proximity to the school - as well as the fact that it would create a roadside strip zone. Although the present R-6 zoning may not be correct, neither would B.L. be correct; transitional zoning is called for.
3. The site plan as presented would constitute a plan for a subdivision of land. As such, if approval were granted (for either the front portion or the entire tract), the plan would be subject to subdivision proceedings. And, as a subdivision, it is totally unacceptable. There is no indication that the rear portion of the tract would have access to a public street, nor is there indication as to the use of the rear portion. It is a clear probability that the provision of access for the rear portion would seriously affect the siting of the filling station proposed - possibly to the extent that it would not be feasible to build the station.
4. In view of the above considerations, we recommend that the petition be denied.

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION FOR A FILLING STATION W/S of York Road 680' South of Ridgely Road Bk District Hans Baer-Petitioner

REPORT THE DEPUTY ZONING COMMISSIONER OF

BALTIMORE COUNTY No. 65-304-RX

The petitioner seeks a Reclassification of his property from an R-6 zone to a B.L. zone and a Special Exception for a Filling Station.

Various changes having occurred in the neighborhood the above Reclassification should be had; and the requirements of Section 504.1 of the Baltimore County Zoning Regulations having been met, the Special Exception should be granted, subject, however, to the following restrictions:

- (1) That the property be screened with evergreen screening along its south side and along the rear of the filling station in order that it screens the same from the school.
- (2) That no commercial vehicles be stored on the premises.
- (3) That the vending machines be under cover.
- (4) That the hours of operation be between 7:00 A.M. and 11:00 P.M.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of May, 1965, that the herein described property or area shall be and the same is hereby reclassified from an R-6 zone to a B.L. zone, and a Special Exception for a Filling Station should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Edward O. Henderty
Deputy Zoning Commissioner of Baltimore County

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

William L. Jacob, Esq.
First National Bank Building
Towson, Maryland 21204

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

STATE PLANS COMMISSION: The enclosures as indicated on the petitioners' drawings do not conform in any way to the State Road's Commission standards. The petitioners engineers should contact Mr. John Duerr at 78 7-9000, Rm. 303, prior to having the hearing date assigned.

REMARKS OF PETITIONERS:

Utilities: Water - existing 12" and 36" in 10' Rd. Sewer - existing 10" in 10' Rd. Adequacy to be determined by developer or his engineer. Road - York Road is a state road. Storm Drain - It appears that a closed system of drains would be required from this site to the stream north of the property in order to prevent damage to the adjacent school and Giant Food properties.

The following agencies had no comment to offer:

OFFICE OF PLANNING AND ZONING
BOARD OF EDUCATION
HEALTH DEPARTMENT
INDUSTRIAL COMMISSION
TRAFFIC AND HIGHWAYS
BUILDINGS DEPARTMENT
FIRE DEPARTMENT

cc: John Duerr - State Roads Commission
Cecyle Brown - Bureau of Engineering

Yours very truly,

John G. Rose
Chief of Permit and
Petition Processing

JOSEPH D. THOMPSON, P.E. & L.S.

CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 201 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAIL, 3-8820

ZONING DESCRIPTION
DOROTHY BOWIE BAER, ET AL

BEGINNING for the same at an iron pipe heretofore planted on the west side of York Road at the beginning of that tract of land which by deed dated February 8, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4269 folio 166 etc. was conveyed by Straw-Man, Inc. to Dorothy Bowie Baer, et al, said pipe being distant 680 feet more or less south of the south side of Ridgely Road and running thence binding on the west side of said road and on the first line of said deed, as now surveyed, and referring all courses to True Meridian as established by the Baltimore County Metropolitan District. South 20 degrees 07 minutes 45 seconds East 124.56 feet to a concrete monument heretofore planted at the en. of said first line, thence leaving the west side of the York Road and binding on the second and third lines of said deed the two following courses and distances, South 69 degrees 52 minutes 15 seconds West 315.45 feet to a concrete monument heretofore planted at the end of said second line and North 20 degrees 07 minutes 00 seconds West 206.16 feet to a concrete monument heretofore planted at the end of said third line and on the southernmost side of a ten foot road to be used in common with others entitled thereto, thence binding on the southernmost, easternmost and southernmost side of said ten foot road, and on the fourth, fifth, sixth and seventh lines of said deed the four following courses and distances North 78 degrees 07 minutes 15 seconds East 11.32 feet to an iron pipe heretofore planted at the end of said fourth line North 80 degrees 58 minutes 05 seconds East 122.80 feet to an iron pipe heretofore planted at the end of said fifth line, North 3 degrees 30 minutes 15 seconds East 22.75 feet to the end of said sixth line and South 86 degrees 16 minutes 45 seconds East 190.87 feet to the

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 874 Date of Posting April 17, 1965
Posted for: William L. Jacob, Esq. 1st National Bank Building
Petitioner: Hans Baer
Location of property: W/S York Rd. 680' S. of Ridgely Rd.
Location of Signs: W/S York Rd. 680' S. of Ridgely Rd.
Remarks: J. Duerr
Posted by: J. Duerr Date of return: April 22, 1965

TELEPHONE 688-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 30560

DATE 5/2/65

TO: William L. Jacob, Esq.
1st National Bank Building
Towson, Md. 21204

REPORT TO ADDRESS NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
65-304	75.00	Advertising and posting of property for Hans Baer
	75.00	
		PAID - Baltimore County, Md. - Office of Finance
		3-46-8820 • 30560 T/P - 75.00

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.

JOSEPH D. THOMPSON, P.E. & L.S.

CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 201 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAIL, 3-8820

-2-

place of beginning.

CONTAINING 1.222 acres of land more or less.

TOGETHER with the right to use in common with others entitled thereto the ten foot road along and adjacent to the fourth, fifth, sixth and seventh lines of the above description said road having been designated as a way in common under the will of Samuel Collings, deceased.

BEING the same tract of land which by deed dated February 8, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4269 folio 168 etc. was conveyed by Straw-Man, Inc. to Dorothy Bowie Baer, et al.



3-4-65

JOSEPH D. THOMPSON, P.E. & L.S. NO. 1150

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

TO: William L. Jacob, Esq.
1st National Bank Building
Towson, Md. 21204

REPORT TO ADDRESS NO. 65-304 QUANTITY 75.00

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

PAID - Baltimore County, Md. - Office of Finance

3-46-8820 • 30560 T/P - 75.00

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.

TO: William L. Jacob, Esq.
1st National Bank Building
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
day of month, 1965

JOHN G. ROSE
Zoning Commissioner

Owner Name: Hans Baer
Reviewed by: [Signature]

FORM FOR RECLASSIFICATION AND SPECIAL EXCEPTION ORDINANCE

SONING: From R-4 to R.L. Petition
for Special Exception for a Filling Station.

LOCATION: West side of York
Road 680 feet South of Ridgely
Road.

DATE & TIME: Monday, May 1,
1965 at 11:00 A.M.

PUBLIC HEARING: Room 301,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing:

Present Zoning: R-4.
Proposed Zoning: R.L.

Petition for Special Exception
for Filling Station.

All that parcel of land in the
Eighth District of Baltimore County,

hereinafter for the purpose of an
iron pipe heretofore planted on

the west side of York Road, at
which by deed dated February 8,
1964 and recorded among the Land

Records of Baltimore County in
Liber R.R.G. No. 4289 folio 168

etc. was conveyed by Straw-Man, Inc.
to Dorothy Bowie Baer, et al.

said pipe being distant 680 feet or
less south of the west side of

said road and on the first line of
said deed, as now surveyed, and referring

all courses to True Meridian as established by the
Baltimore County Metropolitan District, South 20

degrees 07 minutes 45 seconds East 124.56 feet to a concrete monument heretofore
planted at the end of said first line, thence leaving

the west side of the York Road and binding on the second and third
lines of said deed the two following courses and distances, South 89 degrees

52 minutes 15 seconds West 315.45 feet to a concrete monument heretofore
planted at the end of said second line and North 20 degrees 07

minutes 00 seconds West 206.16 feet to a concrete monument heretofore
planted at the end of said third line and on the southernmost side of

a ten foot road to be used in common with others entitled thereto, thence binding on the southernmost, easternmost, & northernmost
sides of said ten foot road, and on the fourth, fifth, sixth and seventh lines of said deed the four

following courses and distances North 78 degrees 07 minutes 15 seconds East 112.32 feet to an iron pipe heretofore
planted at the end of said fourth line North 80 degrees 54 minutes 05 seconds East 122.50 feet to an iron pipe heretofore
planted at the end of said fifth line North 3 degrees 30 minutes 15 seconds East 72.75 feet to the end of said sixth line and South

86 degrees 16 minutes 46 seconds East 190.97 feet to the place of beginning.

Containing 1.280 acres of land more or less.

Together with the right to use in common with others entitled thereto the ten foot road along and adjacent to the fourth, fifth, sixth and seventh lines of the above description said road having been designated as a way in common under the will of Samuel Collings, deceased.

Being the same tract of land which by deed dated February 8, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4289 folio 168 etc. was conveyed by Straw-Man, Inc. to Dorothy Bowie Baer, et al.

Being the property of Hans Baer and Dorothy Bowie Baer, as shown on the plat filed with the Zoning Department.

Hearing Date: Monday, May 1, 1965 at 11:00 A.M. Public Hearing: Room 301 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
JOHN M. ROSE,
Zoning Commissioner of Baltimore County

Apr. 16.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 16, 1965

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 one~~ successive weeks before the 3rd day of May, 1965, the first publication appearing on the 16th day of April 1965.

THE JEFFERSONIAN,

L. Frank Strickland
Manager.

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION 8th DISTRICT

SONING: From R-4 to R.L.
Petition for Special Exception for a Filling Station.

LOCATION: West side of York Road 680 feet South of Ridgely Road.

DATE & TIME: MONDAY, MAY 3, 1965 at 11:00 A.M.

PUBLIC HEARING: Room 301,
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:

Present Zoning: R-4.
Proposed Zoning: R.L.

Petition for Special Exception for Filling Station.

All that parcel of land in the Eighth District of Baltimore County,

hereinafter for the purpose of an iron pipe heretofore planted on

the west side of York Road at the beginning of that tract of land which by deed dated February 8, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4289 folio 168 etc. was conveyed by Straw-Man, Inc. to Dorothy Bowie Baer, et al.

said pipe being distant 680 feet or less south of the south side of Ridgely Road and running thence binding on the west side of said road and on the first line of said deed, as now surveyed, and referring all courses to True Meridian as established by the Baltimore County Metropolitan District, South 20 degrees 07 minutes 45 seconds East 124.56 feet to a concrete monument heretofore planted at the end of said first line, thence leaving the west side of the York Road and binding on the second and third lines of said deed the two following courses and distances, South 89 degrees 52 minutes 15 seconds West 315.45 feet to a concrete monument heretofore planted at the end of said second line and North 20 degrees 07 minutes 00 seconds West 206.16 feet to a concrete monument heretofore planted at the end of said third line and on the southernmost side of a ten foot road to be used in common with others entitled thereto, thence binding on the southernmost, easternmost and northernmost sides of said ten foot road, and on the fourth, fifth, sixth and seventh lines of said deed the four following courses and distances North 78 degrees 07 minutes 15 seconds East 112.32 feet to an iron pipe heretofore planted at the end of said fourth line North 80 degrees 54 minutes 05 seconds East 122.50 feet to an iron pipe heretofore planted at the end of said fifth line North 3 degrees 30 minutes 15 seconds East 72.75 feet to the end of said sixth line and South 86 degrees 16 minutes 46 seconds East 190.97 feet to the place of beginning.

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Being the property of Hans Baer and Dorothy Bowie Baer, as shown on the plat filed with the Zoning Department.

Hearing Date: Monday, May 3, 1965 at 11:00 A.M. Public Hearing: Room 301 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of
John M. Rose
Zoning Commissioner Of Baltimore County

Apr. 16.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 15, 1965

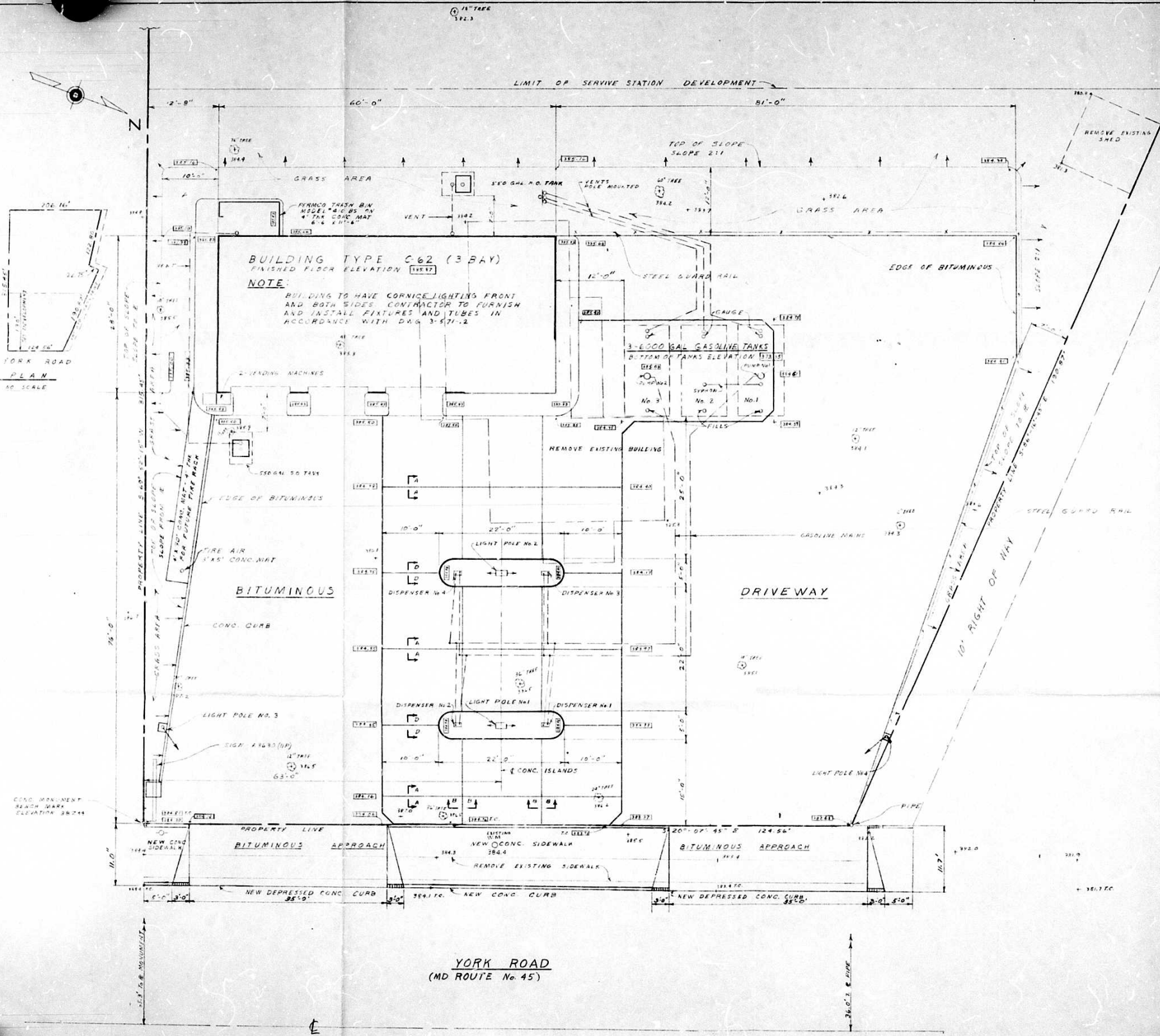
THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one successive weeks before the 3rd day of May, 1965, the first publication appearing on the 15th day of April 1965.

THE TIMES,

John M. Martin
Manager.
John M. Martin

Cost of Advertisement, \$ 34.50

Purchase Order A8760
Requisition No. F406



GENERAL NOTES

- SITE AND APPROACH AREA TO BE CLEARED OF ALL EXISTING ITEMS, (TREES, POLES, SIGNS, CURBS, WALLS, FENCES, ETC.), INTERFERING WITH NEW CONSTRUCTION.
- OVERHEAD ELECTRIC SERVICE MUST BE CLEAR OF SIGNS OR LIGHT POLES BY AT LEAST TEN FEET.
- LOCATION OF SIGN BASE TO BE APPROVED BY THE SUN OIL CO. ENGINEER BEFORE INSTALLATION.
- FINISHED ELEVATIONS SHOWN 00.00
- EXISTING ELEVATIONS SHOWN 00.00

ELECTRICAL SCHEDULE

CIRCUIT NO.	110 VOLT CIRCUIT	TOTAL LOAD
17	AIR COMPRESSOR	2 HP
18	PUMP No. 1	3/4 HP
19	PUMP No. 2	3/4 HP
20	POLE No. 1 1000 MVA	1000
21	POLE No. 1 1000 MVA	1000
22	POLE No. 2 1000 MVA	1000
23	POLE No. 2 1000 MVA	1000
24	POLE No. 3 1000 MVA	1000
25	POLE No. 3 1000 MVA	1000

CONTRACTOR TO PROVIDE 20' RAMP SERVICE
NVL - MERCURY VAPOR LAMP

65-304RX
MAP
#9
SEC. 3-C
NW-12A
BL-X

REFERENCE DRAWINGS

DRAWING NO.	DESCRIPTION
6-6424	SURVEY
1-1000-1	BUILDING PLANS
4-555-47	BUILDING ELEVATIONS
3-555-47	BUILDING DETAILS
3-555-47	HEATING
4-555-47	ELECTRIC
4-555-47	SHELVING
4-555-47	AIR, LIFT & LUBE PIPING
4-555-47	OVERHEAD DOOR
4-555-47	INTERCEPTING TRAP
4-555-47	EXTERIOR CONCRETE
4-555-47	EXTERIOR PIPING
4-555-47	VANITY DETAIL
4-555-47	ADVERTISING SIGN
4-555-47	CORNER LIGHTING
4-555-47	GUARD RAIL
4-555-47	EXTERIOR PIPING (10' RAMP ONLY)



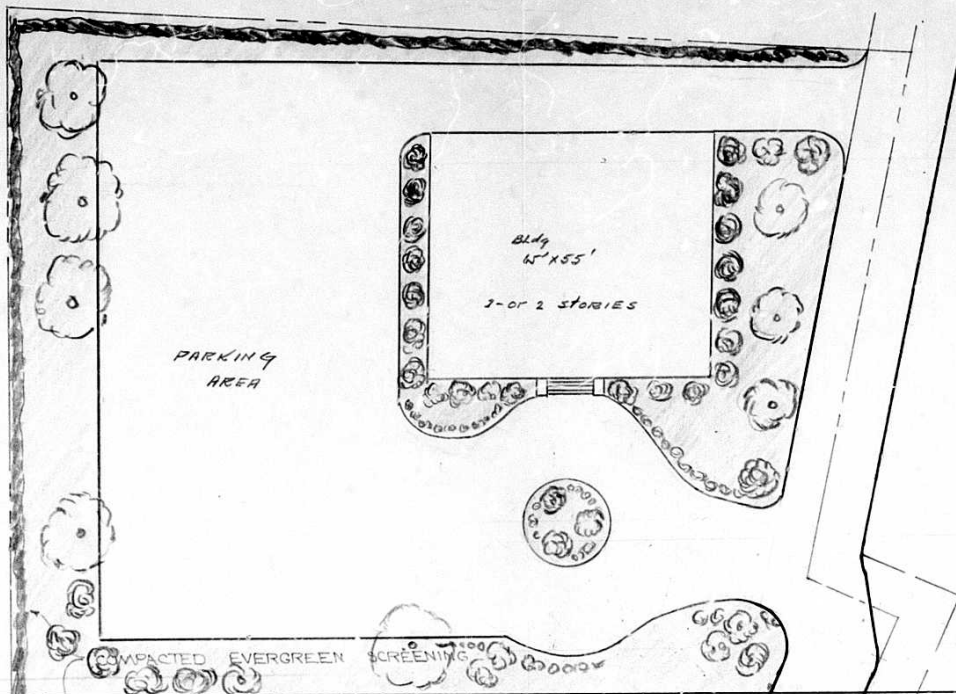
REV.	DATE	DESCRIPTION	BY
1	6-65	REV. APP'S LTH FROM DIST 3-5-65	RH

SUN OIL COMPANY
MIDDLE ATLANTIC REGION
ENGINEERING DEPARTMENT
200 WEST LANCASTER AVE.
WAYNE, PENNA.
PLOT PLAN C-62(3BAY) SERVICE STATION
1726 YORK ROAD LUTHERVILLE, MD.
SCALE: 1/8" = 1'-0"
DATE: 3-26-65
DRAWN BY: J.W.M. CHECKED BY: W.H. Johnson
SC-2891-A-1

YORK ROAD
(MD ROUTE No. 45)

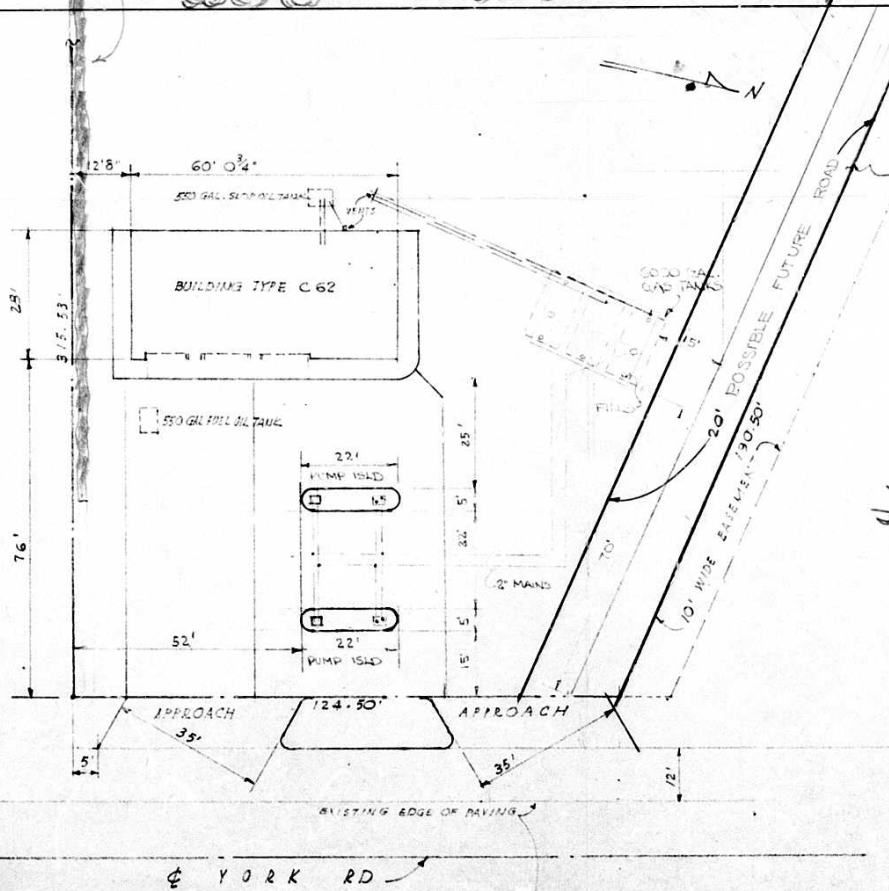


POSSIBLE FUTURE USE



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY AL. Lundy
DATE 7/30/65
Plan 1 of 2

Subject to (at time of develop-
ment or rear portion) provision
of adequate channelization of
20' wide access road to rear
parcel.
7/30/65
J. L. Lundy



SKETCH SHOWING POSSIBLE
Development of Rear Lot.
DOCTORS OFFICES
OR
Professional Bldg.

5	2/5/65	REVISE SMALL PLAN	GW
4	10/64	REVISE ISLDS. PER NVI	GW
3	9/29/64	MOVE BUILDING AND APPROACH PER NVI	GW
2	9/14/64	CHG BRIDGE TO TY C-62	JE
REV 1	7/30/65	INDICATE 10' EASEMENT	GW

PROPOSED SERVICE STATION
1726 YORK ROAD
LUTHERVILLE, MD.

W. V. Lundy
DATE JUNE 4, 1964
SCALE 1" = 20' GNV
NO. SC 2891-5