

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Paul E. Dailey and Helen V. Dailey, legal owner(s) 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-10 zone to an NW-14J zone; for the following reason:

- Error in original map.
- Change in character of the neighborhood.

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 Service 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, 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.

Sue Ott Company
By David R. Horn Contract purchaser
Address 1910 Russell Street - 21207

Paul E. Dailey
Helen V. Dailey
By Paul E. Dailey Legal Owner
Address Reisterstown Road & Roaches Lane
Reisterstown, Maryland

A. Owen Hennegan, Jr. Petitioner's Attorney
Address 406 Jefferson Building
Towson, Maryland - 21204
ORDAINED 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 through-out Baltimore County, 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 5th day of May, 1965, at 10:00 o'clock A.M.



(over)

INTER-OFFICE CORRESPONDENCE DIVISION OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson 4, Maryland

Date April 5, 1965

TO: Mr. James S. Dyer
FROM: Eugene J. Clifford
SUBJECT: Item 5 - ZAC - March 23, 1965 - N. east corner Reisterstown Road and Roaches Lane

Review of the subject plan dated March 8, 1965 results in the following comment:

The proposed entrance on Roaches Lane is not feasible because of the narrow culvert that carries Roaches Lane across the drainage course.

Eugene J. Clifford
Eugene J. Clifford
County Traffic Engineer

BJC:CRH:m

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the above changes which have taken place in the area covered the requested zoning, therefore

the above Reclassification should be had; and it further appearing that the petitioner having complied with all requirements of Section 202.1 of the Baltimore County Zoning Regulations

a Special Exception for a Service Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of May, 1965, that the herein described property or area should be and the same is hereby reclassified; from a "R-10" zone to a "NW-14J" zone, and/or a Special Exception for a Service Station should be and the same is granted, from and after the date of this order, subject to approval of the State Roads Commission and the Office of Planning & Zoning.

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 5th day of May, 1965, 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 zone; and/or the Special Exception for zone be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date April 22, 1965

FROM: George E. Govers, Director

SUBJECT: Petition 65-310-RX. "R-10 to B.L. and a Special Exception for a Filling Station. Northeast corner of Reisterstown Road and Roaches Lane. Being the property of Paul E. and Helen V. Dailey."

4th District

HEARING: Wednesday, May 5, 1965 (10:00 A.M.)

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

- The Zoning Map for the southern part of the 4th District provides more than adequate commercial zoning for this vicinity, on Reisterstown Road across the street from the subject property. Existing commercial zoning, on the northeast side of Reisterstown Road stops at the southern boundary of Roaches Lane, a boundary which we definitely feel should not be exceeded. There is already a potential in this area for poorly organized strip-commercial land use. The reclassification asked for here would only increase this potential.
- The subject property presents many development problems, particularly with regard to tight distances and the proposed realignment of Roaches Lane. Any granting of the subject petition should be withheld until the petitioner has clarified all site-planning factors and until prior approval of the site plan has been given by all appropriate State and County agencies.

MULLER, RAPHAEL & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS - LAND SURVEYORS - PLANNING CONSULTANTS
301-100 COVERLAND AVENUE, TOWSON, MARYLAND 21204
600-0000 - 600-1001

ZONING DESCRIPTION

BEGINNING for the same at a point formed by the intersection of the northeast side of Reisterstown Road and the northwest side of Roaches Lane, said point of beginning being also at the end of the 3rd or 58°30'W 361' line of the land which by deed dated November 30, 1945 and recorded among the Land Records of Baltimore County in Liber RJS 1417, Folio 376, was conveyed by Walter E. Allender and to Paul E. Dailey and wife, running thence and binding reversely on the aforesaid 3rd line and on the northwest side of Roaches Lane, as now surveyed, 18°27'30"E 360.47', thence leaving the northwest side of Roaches Lane and binding reversely on the 2nd line of the aforesaid deed, as now surveyed, 54°7'57"20"W 250.00' to the northeast side of Reisterstown Road and to the end of the 1st line of the aforesaid deed, running thence and binding on the northeast side of Reisterstown Road and reversely on the 1st line of the aforesaid deed, as now surveyed, 83°02'40"W 231.00' to the place of beginning.

CONTAINING 28,659.95 square feet of land more or less.

BEING all of the land which by deed dated November 30, 1945 and recorded among the Land Records of Baltimore County in Liber RJS 1417, Folio 376, was conveyed by Walter E. Allender and wife to Paul E. Dailey and wife.

Eugene P. Raphael
Eugene P. Raphael #2246

SURVEYS - LOTS - FARMS - TOPOGRAPHY - LOCATION - CONTRACTORS SERVICE - SUBDIVISION DESIGN AND LAYOUT - ROADS - SANITARY SEWERS - STORM DRAINAGE - WATER - ZONING PLATS, DESCRIPTIONS AND TESTIMONY

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 5 successive weeks before the 5th day of May, 1965, the first publication appearing on the 16th day of April, 1965.

THE JEFFERSONIAN

Stanley Strickland
Manager

Cost of Advertisement, \$.....

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

Reclassification From R-10 to B.L. and Special Exception for Filling Station for "R-10" to NW-14J
SUBJECT: Reclamation for Filling Station for "R-10" to NW-14J
Leased M/C/R Reisterstown Road and Roaches Lane, 4th District

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

OFFICE OF PLANNING AND ZONING & TRAFFIC ENGINEERING: Will review the proposed development plan and submit a joint comment at a later date.

STATE ROADS COMMISSION: The plan does not conform to the State Roads Commission standards. The petitioner's engineer should contact Mr. John Dwyer, VI 7-9000, Ext 353, prior to a hearing date being assigned.

BUREAU OF ENGINEERING:
Utilities: Water - Existing 16" in Reisterstown Road
Sewer - Existing 15" at intersection of Roaches Lane and Reisterstown Road. Adequacy of water and sewer to be determined by developer or his engineer.
Road - The future alignment of Roaches Lane has not been determined to this date. However, it appears the most desirable alignment would have the road curve through this site.
Storm Drain - Roaches Run crosses Reisterstown Road at the intersection of Reisterstown Road and Roaches Lane. The adequacy of the existing box culverts to carry 50 year storm flow is to be determined by the developer or his engineer.

The following members had no comment to offer:

Fire Bureau
Industrial Commission
Buildings Department
Health Department
Board of Education

cc: Albert Ordway-Office of Planning & Zoning
Richard Moore-Traffic Engineering
John Dwyer-State Roads Commission
Carlyle Brown-Bureau of Engineering

Yours very truly,

John M. Martin
Chief of Plans and
Petition Processing

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 5th day of May, 1965, the first publication appearing on the 15th day of April, 1965.

THE TIMES

John M. Martin
Manager

Cost of Advertisement \$ 25.00

Purchase Order AS763

Requisition No. P416

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Disbursements
COURT HOUSE
TOWSON 4, MARYLAND

To: A. Owen Hennegan, Jr. Esq.
Jefferson Building
Towson, Md. 21204

Bill to: Building Department of Baltimore

REPORT TO ARREAR NO. 65-310

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Paul Dailey

65-310-RX

PAID - Baltimore County, Md. - Office of Finance

7-106 4900 30571 TIP- 400

REMARKS: 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.

April 7, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

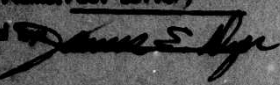
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this

3rd day of March, 1965


JOHN G. ROSE
Zoning Commissioner

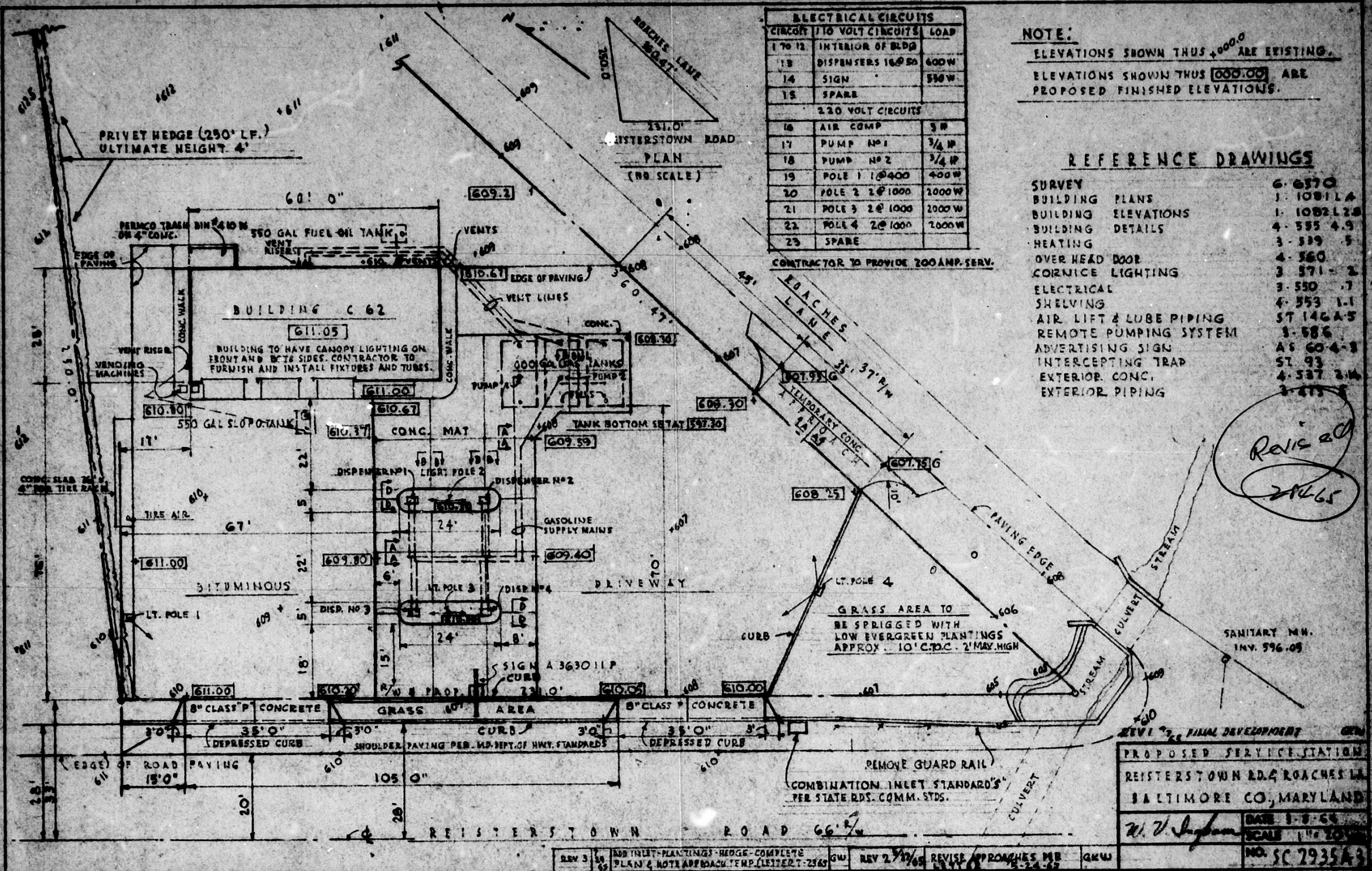
Owner Name: Paul Bittorf

Reviewed by 

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4714 Date of Posting: April 17 1965
Posted for: Reulass. R-10 to B.L. & Spec. Exempt - Selling Station
Petitioner: Paul E. Bittorf
Location of property: NE Cor. of Rustictown Rd. & Roaches Lane
Location of Signs: 2 signs NW 3rd Roaches Lane 75' N of Rustictown Rd
2 signs NE 3rd Rustictown Rd 175' NW of Roaches Lane
Remarks: _____
Posted by: J. S. Bosse Date of return: April 22 1965
Signature

4 Signs



ELECTRICAL CIRCUITS		
CIRCUIT	110 VOLT CIRCUITS	LOAD
17-12	INTERIOR OF BLDG	
13	DISPENSERS 16 @ 50	600W
14	SIGN	550W
15	SPARE	
220 VOLT CIRCUITS		
16	AIR COMP	3W
17	PUMP NO 1	3/4 HP
18	PUMP NO 2	3/4 HP
19	POLE 1 1 @ 400	400W
20	POLE 2 2 @ 1000	2000W
21	POLE 3 2 @ 1000	2000W
22	POLE 4 2 @ 1000	2000W
23	SPARE	

NOTE:
 ELEVATIONS SHOWN THUS +000.0 ARE EXISTING.
 ELEVATIONS SHOWN THUS [600.00] ARE PROPOSED FINISHED ELEVATIONS.

REFERENCE DRAWINGS

SURVEY	6. 6370
BUILDING PLANS	1. 10811A
BUILDING ELEVATIONS	1. 108212B
BUILDING DETAILS	4. 555 4.9
HEATING	3. 539 .5
OVER HEAD DOOR	4. 560
CORNICE LIGHTING	3. 571 - 2
ELECTRICAL	3. 550 .7
SHELVING	4. 553 1.1
AIR LIFT & LUBE PIPING	ST 146A-5
REMOTE PUMPING SYSTEM	3. 586
ADVERTISING SIGN	AS 60-4-3
INTERCEPTING TRAP	ST 93
EXTERIOR CONC.	4. 587 2.4
EXTERIOR PIPING	3. 475 .5

*Revised 20
2-14-65*

PROPOSED SERVICE STATION	
REISTERSTOWN RD. & ROACHES LANE	
BALTIMORE CO., MARYLAND	
<i>W. V. Ingram</i>	DATE 1-8-65
	SCALE 1" = 20'
REV 3 1-8-65	NO. SC 7935A-3

