

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, MIRIAM B. SHERRILL and ELIZABETH SHERRILL CLEMENT, legal owners of the property situated 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-20 zone to an NW-18B zone, for the following reasons:

- There was an error in the original zoning; and
- Change in the 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 a gasoline service station (such portion being described on description and plat attached hereto).

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.

Humble Oil & Refining Company
Contract purchaser
Address: 7720 York Road
Towson, Md. 21204

R. Taylor McLean, Esq.
Campbell Bldg., Towson, Md. 21204
Address: Valley 3-1800

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 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 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 24th day of May, 1965, at 1:00 o'clock P. M.



April 28, 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

14th day of April, 1965

Owners Name: Miriam B. Sherrill

Reviewed by: James S. Dyer

JOHN G. ROSE
Zoning Commissioner

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 6th Date of Posting: 5-6-65

Posted for: Hearing Mon. May 24, 65 at 1:00 P.M.

Petitioner: Miriam B. Sherrill and Elizabeth S. Clement

Location of property: E. York Rd. 107.50' N. of Ashland Ave.

Location of Sign: E. York Rd. 107.50' N. of Ashland Ave.

Remarks: Special 10' Spot

Posted by: Robert S. Dyer Date of return: 5-13-65

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of changes in the character of the neighborhood

the above Reclassification should be had, and it further appearing that by reason of the requirements of section 502.1 of the Baltimore County 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 14th day of April, 1965, that the herein described property or area should be and the same is hereby reclassified from an R-20 zone to an NW-18B 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 Works and the Office of Planning and Zoning.

and zoning.

and zoning.

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

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 14th day of April, 1965, 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 an R-20 zone, and/or the Special Exception for a Filling Station be and the same is hereby DENIED

and the same is hereby DENIED

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

R. Taylor McLean, Esq.

Campbell Building

Towson, Maryland 21204

Reclassification from R-20 to NW-18B, and a Special Exception for a Filling Station

for Miriam B. Sherrill, located on the East Side of York Road 107.50' North of Ashland Avenue, 6th District

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

The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

STATE ROADS COMMISSION: The driveway into the service station are indicated according to State Roads Commission standards. However, the remaining tract, if granted, should be made subject to the approval of the State Roads Commission relative to access.

HEALTH DEPARTMENT: Subject to the approval of the septic system.

OFFICE OF PLANNING AND ZONING: The use of the L shaped portion of the property, which is to be used as a gas station, is not indicated on the plans. If the existing house which is to remain is to continue to be used as a tourist home, it is suggested that a Special Exception be requested instead of the business local zoning. If the petitioner has other plans for this portion of the property, it may be necessary to revise the Gas Station portion to provide off-street access between the two properties.

BUREAU OF ENGINEERING: Adequacy of existing water to be determined

Utilities: Existing 12" water in York Road by developer or his engineer.

Sewer: Not available

Road: York Road is a State Road

Storm Drain: Property drains to the east to Eastern Run

The following members had no comment to offer:

Traffic Engineering Industrial Commission

Board of Education Buildings Department

Fire Department

cc: John Duerr-State Roads Com.

William Greenwell-Health Dept.

Albert Quady-Office of Planning & Zoning

Carlyle From-Bureau of Engineering

Yours very truly,

James S. Dyer
Chief of Permit and
Petition Processing

Maryland Surveying and Engineering Co., Inc.

1701 N. CALVERT STREET
Baltimore, Maryland 21202
Phone: MUberry 5-0489-0-0
REGISTERED
Maryland, New York
Pennsylvania, Delaware

DESCRIPTION

Whole Tract
To Be Zoned BL

BEGINNING for the same at a point on the East side of York Road, said point being situated Northerly 197.50 feet from the intersection formed by the North side of Ashland Avenue and the East side of York Road; thence leaving the said point of beginning and running and blinding on the East side of York Road North 19 degrees 29 minutes 23 seconds East, 310.00 feet; thence leaving the East side of York Road and running North 70 degrees 35 minutes 37 seconds East 313.30 feet; thence South 19 degrees 29 minutes 23 seconds East, 303.50 feet; thence South 25 degrees 50 minutes 51 seconds West, 14.05 feet; thence South 71 degrees 14 minutes 03 seconds West, 303.33 feet to the place of beginning.

Containing 2.23 Acres, more or less.



Signe This 12th day of February 1965
J. Robert Canell

SCALE: 1" = 100'

File No: 1803-35

CERTIFICATE OF PUBLICATION

TOWSON, MD.

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 successive weeks before the first publication appearing on the day of 1965.

THE JEFFERSONIAN.

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John S. Rose, Zoning Commissioner Date: May 11, 1965

FROM: George E. Cavallaro, Director of Planning

SUBJECT: Petition No. 65-335-RK, NW-18B and Special Exception for Filling Station, East side of York Road 107.50 feet North of Ashland Avenue, being the property of Miriam B. Sherrill and Elizabeth S. Clement.

Re District

REMARKS: Monday, May 24, 1965 (1:00 P.M.)

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

- There has, indeed, been change in the use of the subject property - change of a clearly desirable nature. The Baltimore County Industrial Park across from the site under consideration has been developed at extremely high standards and subject to rigorous controls. The Industrial Park's zoning is ML, which has the same highly restrictive aspects of MR zoning within 100 feet of a residential zone. The buildings directly across from the subject property are actually more in the nature of office buildings than factories. Visually, there has been absolutely no adverse effect upon vicinal residential land.
- The subject proposal would not be an extension of present commercial zoning - it would be topgrading. Nevertheless, establishment of commercial zoning on the subject property could lead to extension, which would be just as undesirable. Such pressure for strip-zoning here might have an effect similar to that exerted against the first standing domino in a long row; a little would be too much. In the need for an automobile service station has developed in this vicinity, then there is really only one appropriate place to put it. It should be within the ML zone across the street, where it would be near the cars it would serve. And, it appears that ample opportunity exists to locate the service station in one of the industrial developments in the ML zone. Such location would have the further advantage of providing a measure of control over the design of the site - that would prevent it from becoming a blighting influence.
- The plan as submitted represents a subdivision of land; as such it would be subject to subdivision processing in this office. As a subdivision, it is inadequate in that it does not provide for proper accessibility to the rear portion, and does not include an overall pattern of circulation and access for the entire tract.

ep

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

NW DISTRICT

ZONING: From R-20 to B.L. Petition for Special Exception for Filling Station.

LOCATION: East side of York Road 107.50 feet North of Ashland Avenue.

DATE & TIME: MONDAY, MAY 24, 1965 at 1:00 P.M. PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Present Zoning: R-20.

Proposed Zoning: B.L.

Petition for Special Exception for a Filling Station.

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

STATION SITE

Beginning for the same at a point on the East side of York Road, said point being situated Northerly 197.50 feet from the intersection formed by the North side of Ashland Avenue and the East side of York Road; thence leaving the said point of beginning and running and blinding on the East side of York Road North 19 degrees 29 minutes 23 seconds East, 310.00 feet; thence leaving the East side of York Road and running North 70 degrees 35 minutes 37 seconds East 313.30 feet; thence South 19 degrees 29 minutes 23 seconds East, 303.50 feet; thence South 25 degrees 50 minutes 51 seconds West, 14.05 feet; thence South 71 degrees 14 minutes 03 seconds West, 303.33 feet to the place of beginning.

Containing 2.23 Acres, more or less.

TO BE ZONED B.L.

Beginning for the same at a point on the East side of York Road, said point being situated Northerly 197.50 feet from the intersection formed by the North side of Ashland Avenue and the East side of York Road; thence leaving the said point of beginning and running and blinding on the East side of York Road North 19 degrees 29 minutes 23 seconds East, 310.00 feet; thence leaving the East side of York Road and running North 70 degrees 35 minutes 37 seconds East 313.30 feet; thence South 19 degrees 29 minutes 23 seconds East, 303.50 feet; thence South 25 degrees 50 minutes 51 seconds West, 14.05 feet; thence South 71 degrees 14 minutes 03 seconds West, 303.33 feet to the place of beginning.

Containing 2.23 Acres, more or less.

Being the property of Miriam B. Sherrill and Elizabeth S. Clement, as shown on plat filed with the Zoning Department.

Hearing: B.L. Monday, May 24, 1965 at 1:00 P.M.

Public Hearing: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of

John S. Rose

Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. May 6, 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 successive weeks before the first publication appearing on the day of 1965.

THE TIMES

Manager: John S. Martin

Cost of Advertisement, \$

Purchase Order AR24

Registration No. 7440

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 30550

DATE 4/28/66

TO: Messrs. Proctor, Royston & Mueller
Campbell Building
Towson, Md. 21204

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY		COST
Petition for Reclassification & Special Exemption for Miriam Sherrill #65-335-RX		94.00
PAID - Baltimore County, Md. - Office of Finance		
4-3065 4405 * 30550 TTP-		50.00
4		

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.

INVOICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 30627

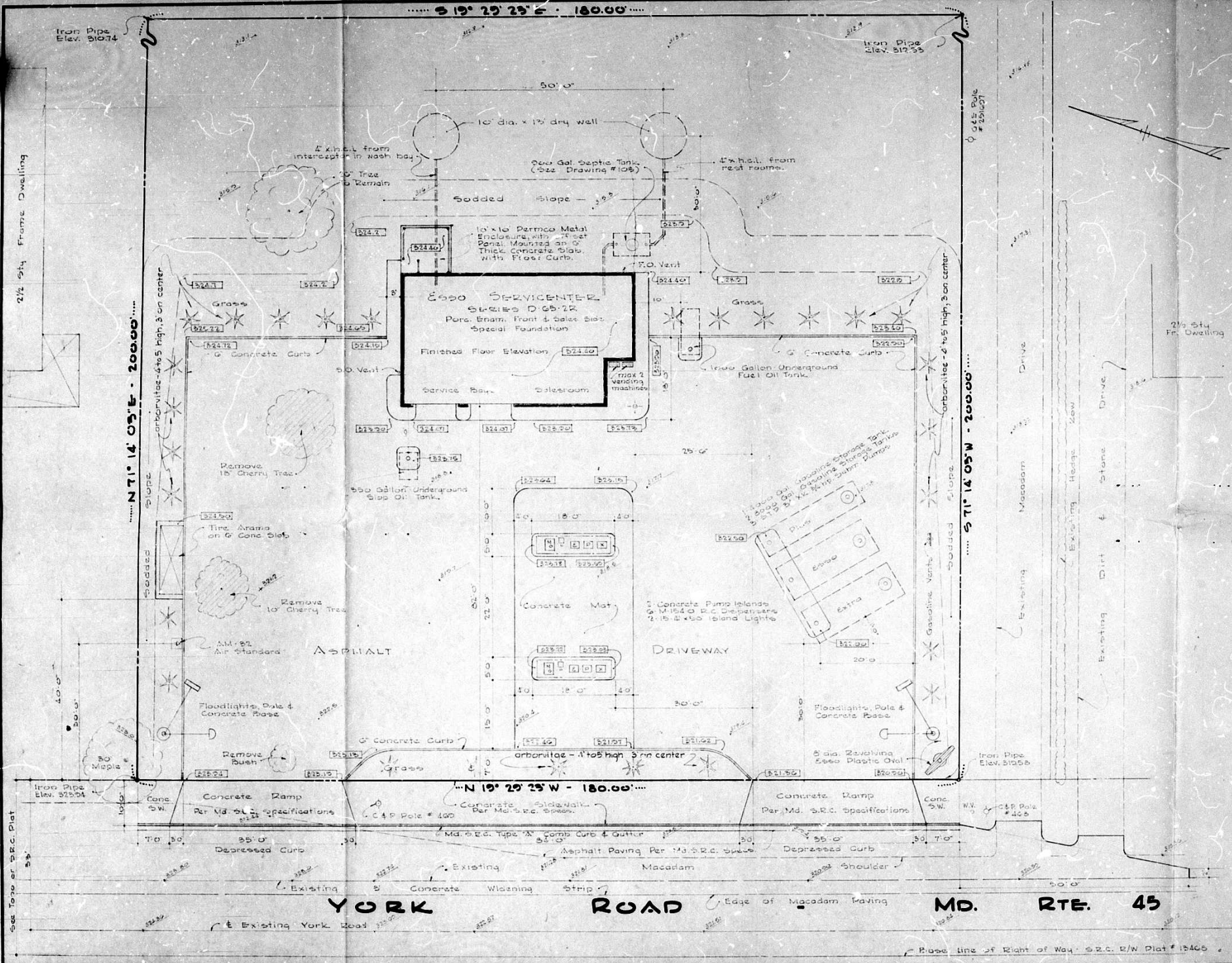
DATE 5/25/66

TO: Messrs. Royston, Mueller, Thomas & Nelson
Campbell Building
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY		COST
Advertising and posting of property for Miriam B. Sherrill, et al #65-335-RX		63.00
PAID - Baltimore County, Md. - Office of Finance		
5-2565 5962 * 30627 TTP-		63.00
4		

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.



- GENERAL NOTES**
- THIS PLAN PREPARED FROM SURVEY DATED: 2-25-65
 - ALL EXISTING OBSTRUCTIONS TO BE REMOVED FOR PROPER COMPLETION OF WORK, INCLUDING ANY EXISTING STRUCTURES OR SUBSTRUCTURES.
 - CONTRACTOR TO VISIT SITE, VERIFY EXISTING CONDITIONS AND FURNISH ALL WORK NECESSARY FOR A COMPLETE WORKMANLIKE JOB.
 - ALL WORK TO BE UNDER C. & M. ENGINEER, AND TO ABIDE BY LAWS OF LOCAL AUTHORITIES.
 - ALL PERMITS TO BE SECURED BEFORE WORK IS STARTED.
 - BEFORE CONTRACTOR POURS ANY DRIVEWAYS, C. & M. ENGINEER TO APPROVE FINISHED ELEVATIONS.
 - ELEVATIONS:
- FINISH** 533.2 **EXISTING** 533.2
- ALL CONTOURS SHOWN ARE EXISTING
- FLOOD LIGHT FIXTURES TO BE:
 REVERSE MODEL NO. 7403 H FLOOD LIGHT FIXTURES.
 POLES TO BE WHITWAY MODEL NO. TH-30 LOWERING CHAIN
 (1 REQ'D) REVERSE & 199 CH-30 BALLASTS-INDOOR LTD-
 REVERSE & 1382 KIR TWO LT. BRACKET (IF REQ'D) REVERSE &
 199-K
 ALL LIGHTING EQUIPMENT PER NOTE #8 MAY BE PURCHASED FROM
 RICHMOND PUMP & TANK COMPANY, INC., 3110 NORTH BLVD., RICHMOND,
 VIRGINIA
 LAMP TO BE 1000 WATT, COLOR CORRECTED MERCURY VAPOR, LAMP NO.
 H 1000 C 36-15, AS REQ'D BY C.R., OR EQUAL
 10. WIDE-LITE MODEL NO. F 1000 - LB (IF REQ'D) ALL
 POLES, BALLASTS, LAMPS, BRACKETS, CHAINS TO BE AS STATED IN
 NOTES 8 & 9.

File #65-335
 Approved Plan
 7/29/65

WITH RESERVATION
 PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 7/29/65

347-65 - *[Signature]*

THIS BLUEPRINT IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH INTENDED	REVISIONS: 1. Redrawn & Completed for Construction 6-25-65 2. Vending machines 6-24-65 3. Arborvitae shrubs 7-27-65	REVISIONS: 1. Vending machines 6-24-65 2. Arborvitae shrubs 7-27-65	HUMBLE OIL & REFINING CO. 7720 YORK ROAD TOWSON, MARYLAND 21204	Proposed Service Station	DRAWN BY: J.L. Mathias CHECKED BY: APPROVED BY: SCALE: 1"=10'	PLOT PLAN ACCOUNT #10850 York Rd. near Shawan Rd Cockeysville, Maryland	DATE: June 23, 1965 FILE NO.: SHEET NO.: OF: 01 DWG. NO.: 1205 B
	YORK ROAD MD. RTE. 45			Base line of Right of Way - S.R.C. R/W Plat # 13405			