

65-376-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Socony Mobil Oil Co. 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 for a Variance from Section 413.5 (D) request sign of _____ 35 feet height instead of required 25 feet height.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Due to adjacent building blocking view.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

Socony Mobil Oil Co. Socony Mobil Oil Co.
Contract purchaser Legal Owner
Address 9201-07 Harford Road Address 3445 Fairfield Road
Petitioner's Attorney Protester's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

of May 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of June, 1965, at 10:00 A.M.

Zoning Commissioner of Baltimore County.

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

the above Variance should be granted; and it further appearing that by reason of strict compliance with Sec. 413.5 (d) would result in practical difficulty and unreasonable hardship and the Variance would give relief without substantial injury to the public health, safety and general welfare of the locality,

a Variance to permit a sign height of 35 feet instead of the required 25 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of July, 1965, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, which permits a sign height of 35 feet instead of the required 25 feet, subject to approval of the sign by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of July, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Measuring from a point located at the Southeast intersection of Harford Road and East Avenue relocated, thence 200 ft. along the East side of Harford Road, thence 100 ft. at right angles from the last mentioned line to the place of beginning, thence Northerly 45 ft. to a point, thence 20 ft. Easterly to a point, thence 45 ft. southerly to a point, thence 20 ft. Westerly to the point of beginning.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14th Date of Posting 6-3-65
Posted for: Harford Road, Section 23.45 A.T. 10:00 A.M.
Petitioner: Socony Mobil Oil Co.
Location of property: 9201-07 Harford Rd and East Ave.
Location of Sign: Opposite 11th from White Woodman Road & 2nd Station and opposite 120 from Harford Rd
Remarks: _____
Posted by: Robert A. Cuthbert Date of return: 6-10-65

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

731 Eastern Ave June 7 1965
Bolto, 21, Md.

THIS IS TO CERTIFY, that the annexed advertisement of Petition for variance - Socony Mobil Oil Co. was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) consecutive weeks before the 23 day of June 1965; that is to say, the same was inserted in the issue of June 2, 1965.

Stromberg Publications, Inc.
Publisher.

By: John G. Rose

PETITION FOR VARIANCE
Socony Mobil Oil Co. 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 for a Variance from Section 413.5 (D) request sign of _____ 35 feet height instead of required 25 feet height.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 18, 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 1 consecutive weeks before the 23rd day of June, 1965, the first publication appearing on the 18th day of June 1965.

THE JEFFERSONIAN

John G. Rose
Manager

Cost of Advertisement, \$.....

Socony Mobil Oil Company
2001-07 Harford Rd.
Baltimore, Md. 21219

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 18th day of May, 1965

Owner Name: Socony Mobil Oil Co.

Reviewed by: John G. Rose

JOHN G. ROSE
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 11, 1965

FROM: George E. Gavelis, Director

SUBJECT: Petition No. 65-376-A. "Variance to permit a sign height of 35 feet instead of the required 25 feet. Southeast corner of Harford Road and East Avenue. Being the property of Socony Mobil Oil Company."

14th District

HEARING: Wednesday, June 23, 1965 (10:00 A.M.)

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

Although we are unable to comment upon whatever allegations of practical difficulty or unnecessary hardship may beset the petitioner, we cannot bring ourselves to feel that the filling station on the subject property suffers from lack of visibility of its advertising. In fact, like nearly every other filling station, the identity of this one is all too apparent!

The structure proposed actually would assume the function of an outdoor advertising sign. As such, it should come under particularly close scrutiny to determine whether it would be visible from the Beltway; this, we feel, would be particularly undesirable.

TELEPHONE 823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 30643

To: Helsing Sign Works, Inc.
1300 Bayard Street
Baltimore, Md. 21230

Billed to: Zoning Dept. of Baltimore County

DEBIT TO ACCOUNT NO.	01-622	INVOICE AMOUNT	\$25.00
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
	Petition for Variance for Socony Mobil Oil Company	25.00	
	65-376-A		
	6-1 65 6432 30643 1P	25.00	

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.

PLAT

MOBILE OIL PROPERTY - 9201-9207 INCL.

NOT TO SCALE

EAST AVENUE RELOCATED

MOBILE OIL COMPANY PROPERTY

9207

9205

9203

9201

STREET CLOSING BOTH
ROAD ENDS

SUBJECT AREA

RICE
BAKERY

OLD EAST AVE. ABANDONED

HARFORD ROAD

N.



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward W. Krebs & Helen Krebs, 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-10 & R-20 zone to an NW-B-1 zone; for the following reasons:

1. Error in original zoning map
2. Change in character of 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:

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, 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.

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

Legal Owner: Edward W. Krebs & Helen Krebs
Address: 3453 Maryland Avenue, Baltimore, Maryland 21218

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

the above Re-classification should be had; and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 1965, that the herein described property or area should be and the same is hereby reclassified; from an R-10 and R-20 zone to an NW-B-1 zone, and the Special Exception should NOT BE GRANTED.

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... day of... 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... be and the same is hereby DENIED.

MICROFILMED

JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
3453 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218
PROPERTY DESCRIPTION - KIMBLEY AND KREBS PROPERTIES
McDONOUGH ROAD NEAR WINANDS ROAD - 2ND ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
PRESENT ZONING R-10
PROPOSED ZONING R-6

BEGINNING FOR THE SAME at a point in the centerline of McDonough Road (also known as Old Church Road), said point being situate 225 feet plus or minus measured in a southerly direction along said centerline of McDonough Road from its intersection with the centerline of Winands Road; thence leaving said point of beginning and running with and binding along said centerline of McDonough Road the following three courses and distances: (1) South 09 degrees 38 minutes West 39 feet plus or minus, (2) South 04 degrees 53 minutes West 1320.0 feet, and (3) South 13 degrees 53 minutes West 594.0 feet to the beginning of a tract of land which by Deed dated May 13, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4307 page 079 was conveyed by Clayton W. Bordley, Inc. to William H. Krebs, et al; thence leaving said centerline of McDonough Road and running with and binding along a portion of the first line of said Deed North 39 degrees 07 minutes West 225.0 feet to a point; thence leaving said first line and running for a new line of division through the lands which by Deed dated October 7, 1933 and recorded among the Land Records of Baltimore County in Liber C.N.B. Jr. No. 1043 page 287 was conveyed by Minnie F. Burnham and husband to Roy S. Kimbley and wife southwesterly 160 feet plus or minus to intersect the northeasternmost outline of "Woodgate", recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 30 folio 47; thence binding reversely along a portion of the South 46 degrees 55 minutes 05 seconds East 668.96-foot line of "Woodgate" and along the westernmost outline of the secondly hereinmentioned Deed from Minnie F. Burnham to Roy S. Kimbley northwesterly 560 feet plus or minus thence leaving the outlines of "Woodgate" and binding along the northeasternmost outline of said last

BRANCH OFFICE: 25 WEST COURTLAND STREET • BAL AIR • MARYLAND • TELEPHONE 8-3368

KIMBLEY AND KREBS PROPERTIES
McDONOUGH ROAD NEAR WINANDS ROAD
PRESENT ZONING R-10
PROPOSED ZONING R-6

hereinmentioned Deed Northwesterly 123.75 feet plus or minus to intersect the beforementioned first line of the firstly hereinmentioned Deed; thence binding along the remaining portion of said line North 39 degrees 07 minutes West 184.47 feet to the end of said first line; thence binding along the second line of said last hereinmentioned Deed, North 12 degrees 45 minutes East 1615.27 feet to intersect the centerline of the beforementioned Winands Road; thence running with and binding along said centerline of Winands Road and still along the outlines of said hereinmentioned tract of land the following two courses and distances: (1) South 73 degrees 37 minutes East 448.80 feet, and (2) South 65 degrees 07 minutes East 7.18 feet; thence leaving said centerline of Winands Road and binding along the fifth and portion of the sixth lines of said hereinmentioned tract the following two courses and distances: (1) South 13 degrees 45 minutes West 144.31 feet, and (2) South 76 degrees 15 minutes East 15 feet plus or minus to a point, thence leaving the outlines of said tract and running South 24 degrees 53 minutes West 85 feet plus or minus to a point; thence by line parallel to and at the distance of 235 feet measured southwesterly at right angles from the centerline of Winands Road South 65 degrees 07 minutes East 160 feet plus or minus to the point of beginning.

BEING and comprising portions of lands described in the two hereinmentioned Deeds:

- (1) Clayton W. Bordley, Inc. to William H. Krebs, et al, and
- (2) Minnie F. Burnham and husband to Roy S. Kimbley and wife.

JEC:APR/65
4:28:45
11464-B

NOTE: This description is for zoning purposes only and is not to be used for conveyance of land.

2 of 2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Govers, Director
SUBJECT: Petition 65-375-R. "R-10 and R-20 to R-6 Zone. West side of McDonough Road 225 feet South of Winands Road. Being the property of Edward W. Krebs, et al."

2nd District
HEARING: Monday, June 21, 1965 (7:00 P.M.)

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

- (1) In developing the Master Plan for the Western Planning Area, careful attention was given to providing adequate acreage for small-lot residential development. In the particular case of the subject property, it is a logical and reasonable part of a gradual transition of land use from relatively intense commercial and R-6 development along Liberty Road to the R-40 zoning northeast of Liberty Road.
- (2) In sum, we feel that the zoning was correct as established by the Comprehensive Rezoning Map for the Western Planning Area and that no changes have taken place which would justify the reclassification requested.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Mr. Edward W. Krebs
McDonough Road
Randallstown, Maryland

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING: The Bureau of Traffic Engineering will review and comment at a later date.

BUREAU OF ENGINEERING:
Utilities: Water - A 20" water main exists in McDonough Lane. A 16" water main exists in Winands Road east of McDonough Lane. The South Level Branch Interceptor (18") exists south and west of this site.
Adequacy of existing water and sewer to be determined by developer and his engineer.
Roads: Brookbrook Road to be developed as a minimum 140' curb and gutter road on a 70' right of way.
Winands Road to be developed as a minimum 140' curb and gutter road on a 70' right of way.

The above 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 arise in connection with this case. The Director and the Deputy Director of the Office of Planning and Zoning will submit recommendations to the appropriateness of the requested zoning ten days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Office of Planning and Zoning
Board of Education
State Roads Commission
Fire Bureau
Health Department
Buildings Department
Industrial Development Commission

Very truly yours,

James E. Dyer
June 18, 1965
Petition and Permit processing

cc: Mr. N. Moore, Bureau of Traffic Engineering
Mr. C. Brown, Bureau of Engineering

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland, 21204

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford

SUBJECT: Item 5 - ZAC - May 11, 1965 - McDonough and Winands Roads

Review of the subject plan dated April 28, 1965 results in the following comments:

The intersection of Winands and McDonough Roads has poor sight distance; therefore an increase in traffic at this point is considered undesirable.

With the present zoning this tract can be expected to generate 720 trips per day where if the proposed zoning is granted the site can expect 1000 trips per day.

The major arterial streets serving this site are Reisterstown and Liberty Roads, which presently handle traffic above their practical capacities.

Eugene J. Clifford
County Traffic Engineer

BJC:CRM:mtr