PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Florence M. Raab, Lewis V.
I, or we Steckler & Blanche E. Steckleral owners, of the property situate in Baltimore OLD L or we. MANAGEMENT AND ADMINISTRATION OF THE PROPERTY ADMINISTRATION OF THE PROPERTY AND ADMINISTRATION OF THE PROPERTY ADMINISTRATION OF THE PR zone to an 114/65 zone; for the following reasons:

1. Error in original map.

Change in character of neighborhood.

AND FOR VARIANCE from Section 232, 3b to allow a 4-foot rear yard instead of

See attached description

and the for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for ... a filling station

Property is 'o be posted and advertised as prescribed by Zoning Regulations.

reopersy is 9 we posted and advertised as presented by soming regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception solverthing, 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 Morence M. Raab Racelo

Dayld R. Horn for Sun Oil Company

Lewis V. Stedler Steller Contract purchaser Blanche E. StedilerLegal Owner Address \$ 209 & Act 4 14 166

1. Sep Klesige St. A. Own Hengegan

A. Own Hengegan

1/6 4 Dentioner a Attorney

Address VAILey 5-7500

12 att 34 71/1 Suddelwoeller Projection & Attorney (2) ISE

N. 2008 . T A.

..., 196...5, that the subject matter of this petition be advertised, 2s required by the Zoning Law of Baltimore County, in Iso newspapers of general circulation throughout Baltimore County, that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

196. 5 .. at . 101 300 clock County, on the 26th day of July



Zoning Commissioner of Baltimore County.

LL-25-RVA

OLD

prof

#9

BL-XA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James A. Dyer, Chairman CO. Zoning Advisory Committee

Pale June 22, 1965

Fire Bureau - Plans Review Section

SUBJECT Property Owner - Florence M. Raab Location - S/S Joppa Road - 416 W. of Old Herford Road

Location - S/S Joppa Road - 410' w. of the next to the Dist. 9
Present Zoning - R-6
Proposed Zoning - B-L. with special exception for filling station.

Must empty with all fire department regulations of service stations.

Section 16.61 thru 16.64 pages 101 thru 106 of the Fire Prevention Code of Baltimore County -1960 Edition.

ME: PETITION FOR RECLASSIFICATION From R-6 Zone to B-L Zone -S/S Joppa Road 416f w. Old Hartford Road, 9th District -Flore it Rash, Lewis V. Settler and Blanche E. Stedtler, Petitioners

ZONING COMMISSIONE

BALTIMORE COUNTY No. 66-25-RXA

...... ORDER OF DISMISSAL

It is this 22 M day of October, 1965, by the Zoning Commissioner of Baltimore County URUERED that the aforegoing petition be and the same is hereby dismissed without prejudice to the petitioner.

Abning Commissioner of

#66-25 RXA

BALTIMORE COUNTY OFFICE OF FLANKING AND ZONING

SUBJECT: Reclassification from R-6 to RL and opedal Exception for a filling station for Florance M-Rash, et al., Located 5/5 Jopps Reed 165 w of Cld Harrerd Read 9th District (Tues 5 June 22, 1965)

The Zoning Advisory Counittee has reviewed the subject petition and makes

OFFICE OF PLANTING AND ZORIDO: It appears that by placing the proposed gas station building on the easternment side of the tract, that a variance could be evolded. This would also locate the building away from the rears of the existing dwellings along the work side of the tract.

FIRE BURRAU-PLANS REVIEW: See attached comments.

BURNAU OF SEGNESSING:
Uniter = Noticing 12 water in Joppa Road
Gener = Richting 62 sever in Joppa Road
Gener = Richting 62 sever in Joppa Road
Adequacy of existing willities to be determined by developer or his engineer.
All of Plans for widening adopts load or his foot curb and gutter read on a 70 feet
right of way are enter design at this content of the second plans and existing derind option crosses Joppa hoad at this situa-

The above converte are not intended to indicate the appropriateness of senting action requested, but to accure that all parties are made sense of plans problems of the property of the case. In pirroter and/or the Deputy Provider of the Office of Planning and Zoning will submit recommendations on the morroughtamens of the recommendate senting to down before the Zoning Company and the control Company of the Control Contro

MULLER, RAPHEL & ASSOCIATES, INC.

ZONING DESCRIPTION

BEGINNING for the same in the centerline of Joppa Road at the distance of 416' more or less, measured northwesterly from the intersection formed by the centerline of Old Harford Road and the centerline of Joppe Road, said point being also in the 1st or N89*44'W 366.12' line of the land which by deed dated November 6, 1943 and recorded among the Land Records of Baltimore County in Liber RJS 1313, Folio 519, was conveyed by L. Trippe Harrison to Lewis V. Stedtler and wife at the distance of 100° from the end of said line, running thence and binding on the centerline of Joppa Road and on part of the 1st line in aforesaid deed and continuing the same course and binding reversely on all of the 1st line of the land which by deed dated June 29, 1935 and recorded among the Land Records of Baltimore County in Liber CWB, Jr. 952, Folio 500, was conveyed by John Raab to William J. Raab and wife, N89°44'00"W 239.50', thence leaving the centerline of Joppa Road and binding reversely on the 4th, 3rd and on part of the 2nd line of the last mentioned deed the three following courses and distances; (1) S23°24'00"W 133.53'; (2) S58°40'00"E 129.50'; (3) N23*24'00"E 98.45' to the beginning of the 3rd or S57*24'00"E 256.12' line of the land in the aforesaid deed, Harrison to Stedtler, running thence and binding on part of the 3rd line of the aforesaid deed, Harrison to Stedtler, S57°24'00"E 160.00' thence for a line of division N2°28'42"E 184.77' to the place of beginning.

CONTAINING 0.907 acres of land more or less.

BEING all of the land which by deed dated June 29, 1935 and recorded among the Land Records of Baltimore County in Liber CWB, Jr. 952, Folio 500. was conveyed by John Raab to William J. Raab and wife and being also part of the land which by deed dated November 6, 1943 and recorded among the Land Records of Beltimore County in Liber RJS 1313, Folio 519, was conveyed by L. Trippe Harrison to Lewis V. Stedtler and wife.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

netition has been received and accented for filing this

A. OWEN HENNEGAN

John G. Rose, Zoning Commissioner Ballimore County Office Building Towson, Maryland - 21204

Re: Petition #66-25-RXA

Mr. Commissioner

Please withdraw the above Petition, without prejudice.

Thank you for your cooperation,

A. Owen Hennegan Attorney for Petitioners

John D. Alexander, Esq., Maryland Trust Building Baltimore, Maryland - 21202

BALTIMORE COUNTY, MARIE AND Ma.31934 OFFICE OF FINANCE DATE TALAS 9.00 50.90 1=88 8383 : 31939 HR= 900

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4. MARYLAND PLASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date July 8, 1965

FROM George E. Govrelis, Director

SUBJECT. Petition #66-25-RXA. "R-6 to B.L. Zon", Special Exception for a Filling Station Variance to permit a rear y.r.d of 4 feet instead of the required 20 feet. South side of Joppa Road 416 feet West of Old Harford Road. Being the property of Lewis V. Stedtler, Blanche E. Stedtler and Florence M. Roab.

9th DISTRICT

#66-25KXA

OLD

BL-XA

HEARING: MONDAY, July 26, 1965 (10:30 a.m.)

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

- Rezoning of the tract to the B.L. classification is in general accord with the recommendation for this property on the Comprehensive Rezoning Map for the Northeastern Planning area. It differs in detail, Nowever, and it with the comprehensive Planning by the comprehensive Planning in the comprehensive Planning in the comprehensive Planning is granted the boundaries in the requested rezoning is granted the boundaries on the Comprehensive Rezoning Map. The R-6-R, L boundary now recommended is of uniform depth. (This map is scheduled to be forwarded to the County Council, for review and adoption, in September.)
- The variance requested would appear unnecessary with proper siting of the building. We suggest that the petitioner contact the Project Planning Division of this office to discuss the submission of a new site plan.
- We can offer no particular objection to the establishment of a filling station on the subject property under special exception procedures. If the special exception should be granted, however, we request that the site plan be made subject to approval by this office.

TOWSON, MARYLAND 21204 October 20, 1965 ZONING DEPARTMENT

NCT 20 '65 '4

Lewis V. Stedtler, et al., Petitioners

Very truly yours,

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE OURT HOUSE

PART-ARCHIVE 1-2645 9444 . 32001 17P--59.70

INPERTAIT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF PUBLICATION OFFICE OF The Community Press DUNDALK, MD., July 7, becomes (1996) 0.007 even of lead move or beat, beat which the control of the con THIS IS TO CERTIFY, that the annexed advertisement of "Lewis V. Stedtler" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week successive weeks before the 1965 ; that is to say, 6th day of July the same was inserted in the issues of 7-7-65 All this proof of land in the Control of the Control of Language and the Control of the Hardward bear not been control of the Hardward bear not control of the Hardward bear not control of the Hardward bear not bear the Control of the Hardward bear not bear the Control of Language and the Language and By Mrs. Palmer Price # 66-25 R+ CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY Towns, Maryland District 9th Date of Posting 7-8-65 sted for Hearing Men Gray 26-65 17 10; 30 9 m Petitioner Florence To Rant et al Location of property: 5/5 Secure Rep 416' W & Old Harford Rd V Location of Signe 3) places on front laws of Road prostate and avery 8' how walking to

Sente Signer are appeal I' apart on Lypen Kel De Posted by The best La Buth Date of return 7-15:65

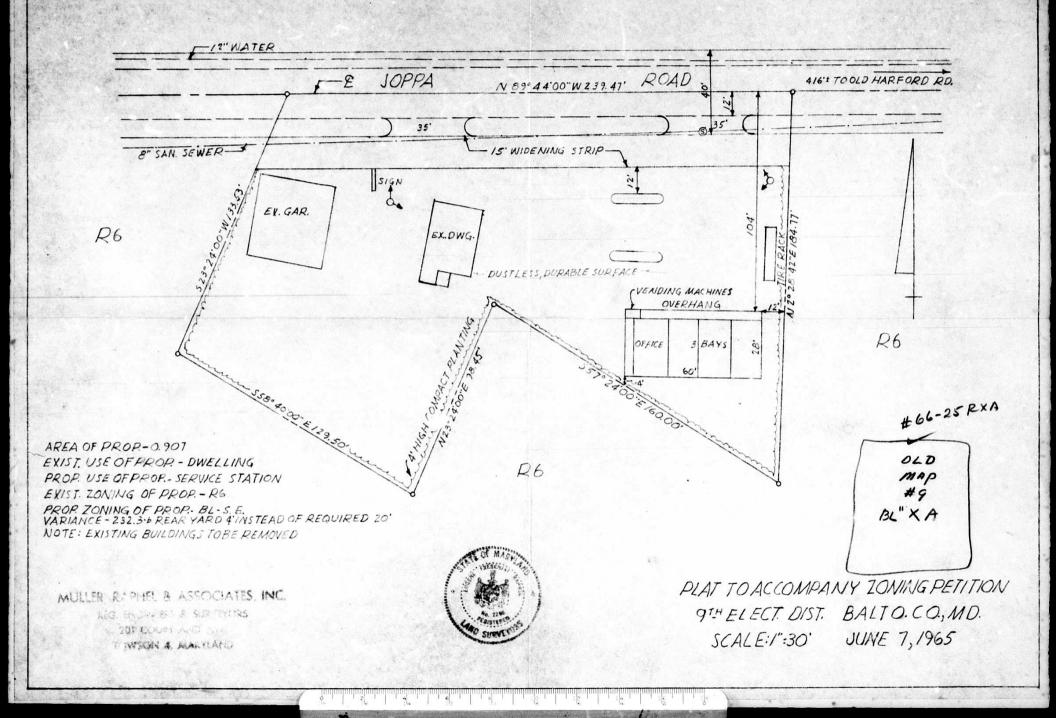
CERTIFICATE OF PUBLICATION

TOWSON, MD. July 8th 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., day of ______, 19_55, the first publication

appearing on the 8th day of July 19_ 65. G. Frank Structur

Cost of Advertisement, \$....



CONTRA CONTRACT