

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Contract, purchasers, or 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 BL-X zone; for the following reasons:

- (1) To be utilized as a planned commercial development, to include a food market, drive-in restaurant, gasoline service station and other retail shopping facilities.
- (2) The reclassification is requested on the strength of the fact that there have been changes in the character of the immediate neighborhood sufficient to justify the proposed use of the property.

See attached description

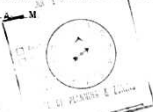
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for RECLASSIFICATION AND SPECIAL EXCEPTION Filling Station

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 of Baltimore County.

Christian H. Kahl John Zinkham, et al
Contract purchaser Legal Owner
Address: 22 West Joppa Road, Towson, Maryland 21204 Address: 1922 East Joppa Road, Baltimore, Maryland 21204
Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July, 1966, 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 25th day of August, 1965, at 11:00 o'clock



Zoning Commissioner of Baltimore County

(over)

Description to Accompany Petition for Rezoning from R-6 to BL, Joppa Road and Perring Parkway

July 2, 1965
Sheet 2

proposed to be widened to 60 feet, thence binding on said west side of Satyr Hill Road as proposed to be widened to 60 feet, the three following courses and distances as now surveyed viz: first North 28° 13' 32" West 100.77 feet, second northerly along a curve to the right with a radius of 730.00 feet, for a distance of 255.82 feet, said curve being subtended by a chord bearing North 13° 11' 11" West 254.51 feet, and third North 8° 08' 50" West 39.47 feet to intersect the west side of Lot 3, thence binding on part of the west side of said Lot 3, on said plat, as now surveyed South 13° 30' 30" West 274.31 feet, thence binding on the north side of Lot 4, on said plat as now surveyed North 76° 29' 30" West 100.00 feet, thence binding on part of the east side of Lot 31, on said plat as now surveyed North 13° 30' 30" East 67.57 feet, thence binding on the north side of the land owned by William M. Maynadier et ux as now surveyed North 76° 30' 12" West 99.95 feet, thence binding on part of the east side of Lot 30, on said plat as now surveyed South 13° 30' 30" West 40.23 feet, thence binding on the north side of Lots 6, 7 & 8 and 9 as now surveyed North 76° 29' 30" West 403.48 feet, thence binding on part of the west side said Lot 9 as now surveyed South 13° 06' 00" West 380.91 feet to the place of beginning.

Containing 7.462 acres of land more or less.

RE: PETITION FOR RECLASSIFICATION:
From R-6 zone to BL zone -
Special Exception for Filling Station - N/S Joppa Road 506' E. Littlewood Road, 9th Dist., Elizabeth M. Zinkham and John Zinkham, et al, Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-47-RX

The petitioners in the above entitled matter have requested reclassification, from R-6 zone to BL zone, of property on the north side of Joppa Road 506 feet east of Littlewood Road, in the 9th District of Baltimore County, and a special exception for a Filling Station.

There have been many changes in the neighborhood and the Planning Board is now considering the recommendation of the subject properties to be zoned Business Local.

The petitioners have met all requirements of Section 502.1 of the Baltimore County Zoning Regulations for a special exception for a Filling Station.

The only difficulty is the entrance presently shown on the plat covering access to Satyr Hill Road. This matter should be controlled by the County Traffic Engineer and it will be left to his discretion whether or not an entrance should be permitted.

For the above reasons the reclassification should be had, subject to approval of the site plan for the development of said property by the State Roads Commission, Bureau of Public Services, and, in particular, all entrances on Joppa and Satyr Hill Roads must be approved by the County Traffic Engineer before any building permits shall be approved.

The special exception for a filling station should be granted, and, in particular, is subject to approval of the County Traffic Engineer, Bureau of Public Services. The plat must also be approved by the Office of Planning and Zoning as to the lighting of the parking area and provision for the sale of soft drinks, etc.

It is this 25th day of August, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to a BL 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, however to compliance with the stipulations set forth in the foregoing order.

Zoning Commissioner of Baltimore County

It is this 25th day of July, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid Special Exception be and the same is extended for a period of five (5) years beginning August 25, 1966 and ending August 25, 1971.

Zoning Commissioner of Baltimore County

CHRISTIAN H. KAHL - REALTOR
101 LOVELLA BUILDING
22 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

July 14, 1965

List of property owners
N/S Joppa Road (1900 block)
Involved in application for rezoning filed by the undersigned on or about July 7, 1965.

Lots 2 - 3 - 30 Richard L. Kelly and Carl J. Hupp Co-Partners
2120 East Joppa Road, Baltimore, Maryland 21204
No. 1954 Mr. and Mrs. Leslie Brooks
1904 East Joppa Road, Baltimore, Maryland 21204
No. 1982 Mr. and Mrs. William M. Maynadier
1902 East Joppa Road, Baltimore, Maryland 21204
No. 1980 Miss Antoinette R. Little
1900 East Joppa Road, Baltimore, Maryland 21204
No. 1924 & 26 Mr. and Mrs. Wilbur E. Jarvis
1924 East Joppa Road, Baltimore, Maryland 21204
No. 1918 Mrs. Ann Alberta Ellis
1918 East Joppa Road, Baltimore, Maryland 21204

For the above, the undersigned is contract purchaser or optionee.

Christian H. Kahl, Agent

No. 1922 Mr. and Mrs. John Zinkham
1922 East Joppa Road, Baltimore, Maryland 21204

Mr. and Mrs. Zinkham signed the zoning application as I have not consummated option or contract with them.

Description to Accompany Petition for Special Exception for Service Station in BL Zone

July 2, 1965

Beginning for the same at a point on the north side of Joppa Road as proposed to be widened, said point of beginning distant 800 feet more or less, measured easterly along said north side of Joppa Road from the east side of Littlewood Avenue 30 feet wide, said point of beginning being distant 294.10 feet, measured easterly along said north side of Joppa Road from the intersection of said Joppa Road as proposed to be widened and the west side of Lot 9 as shown on a plat entitled "Joppa Heights Little Farms", recorded among the Plat Records of Baltimore County in Liber W.P.C. 6, folio 166, and running thence binding on said north side of Joppa Road as proposed to be widened, easterly along a curve to the right with a radius of 3859.72 feet, for a distance of 178.43 feet, said curve being subtended by a chord bearing South 71° 26' 12" East 178.43 feet to intersect the north right-of-way line of Perring Parkway, thence binding on said north right-of-way line of Perring Parkway as shown on State Roads Commission of Maryland Right-of-Way Plat #25,990, as now surveyed South 80° 24' 06" East 42.11 feet, thence for lines of division the three following courses and distances viz: first North 18° 52' 20" East 117.24 feet, second North 71° 07' 40" West 220.00 feet, and third South 18° 52' 20" West 125.00 feet to the place of beginning.

Containing 0.622 acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: August 5, 1965

FROM: Leslie H. Groef, Deputy Director of Planning

SUBJECT: Petition No. 66-47-R. "R-6 to B.L. Zone and Special Exception for a filling station North side of Joppa Road 506 feet East of Littlewood Road. Being the property of John Zinkham and Elizabeth M. Zinkham."

9th District

HEARING: Wednesday, August 18, 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. The Comprehensive Rezoning Map recommended for the Northeastern Planning Area indicated B.L. zoning for only a portion of the subject parcel. Although the Planning Board is considering a change in the R-6-B.L. zoning boundary to recommend a somewhat greater area within the B.L. classification, it is doubtful that the Board will recommend that B.L. zoning be applied to the property in its entirety.

The magnitude of pressure for commercial zoning at the intersection of Perring Parkway and Joppa Road has been of great concern to the planning staff. We feel strongly that the County must take every step possible to control commercial development in this area in order to prevent another difficult-to-manage commercial maraud such as that which has developed at the intersection of Loch Raven Boulevard with Taylor Avenue. The factor of public safety alone demands such control. But, in addition, matters of traffic efficiency, pedestrian convenience, impact on surrounding residential areas, and increasingly important aesthetic considerations must be taken into account.

The first part of an overall solution to some of these problems has been proposed by the staff and Planning Board in terms of a re-alignment of Joppa Road so that it will pass to the north of the commercial complex. The presently defined corridor for this alignment traverses two portions of the subject parcel, which we definitely recommend be withheld from any reclassification. (a) the northwestern corner of the property which is an area measuring 120 feet (extending from the northerly boundary, south toward Joppa Road) by 210 feet (extending from the westerly boundary toward proposed Perring Parkway) and (b) the northeastern tip of the property, a roughly triangular area with sides measuring 274.31 feet, approximately 165 feet (extending, at a right angle to the first side, toward Satyr Hill Road), and approximately 315 feet (along Satyr Hill Road). Intervening land-a strip of some 293 feet extending along the rear of the property, with widths of approximately 23 feet and of 67.57 feet-should also be withheld from reclassification. All of these sections of the property could be utilized for

Description to Accompany Petition for Rezoning from R-6 to BL, Joppa Road and Perring Parkway

July 2, 1965

Beginning for the same at a point on the north side of Joppa Road as proposed to be widened, said point of beginning being distant 800 feet more or less, measured easterly along said north side of Joppa Road from the east side of Littlewood Avenue 30 feet wide, said point of beginning being the intersection of the north side of Joppa Road as proposed to be widened and the west side of Lot 9, as shown on a plat entitled "Joppa Heights Little Farms", recorded among the Plat Records of Baltimore County in Liber W.P.C. 6, folio 166, and running thence binding on said north side of Joppa Road as proposed to be widened, easterly along a curve to the right with a radius of 3,859.72 feet, for a distance of 178.43 feet, said curve being subtended by a chord bearing South 73° 37' 10" East 472.23 feet, to intersect the north right-of-way line of Perring Parkway, thence binding on said north right-of-way line of Perring Parkway as shown on State Roads Commission of Maryland Right-of-Way Plat #25,990, the three following courses and distances as now surveyed viz: first South 80° 24' 06" East 81.06 feet, second South 70° 45' 44" East 101.79 feet, and third North 72° 13' 13" East 111.18 feet, thence North 30° 31' 28" East binding on the west right-of-way line of Perring Parkway, 175 feet wide, as shown on said plat, if all 176.33 feet to intersect the east side of the land owned by George W. Booth et ux, thence binding on the east side of said land owned by George W. Booth, et ux the two following courses and distances as now surveyed viz: first North 13° 30' 30" East 36.53 feet, and second North 25° 53' 39" East 72.59 feet to intersect the west side of Satyr Hill Road as

Petition No. 66-47-R.
"R-6 to B.L. Zone and Special Exception for a filling station North side of Joppa Road 506 feet East of Littlewood Road. Being the property of John Zinkham and Elizabeth M. Zinkham."

August 5, 1965

parking (with a use permit) and screen landscaping; these portions of the sections comprising after Joppa Road is re-aligned could continue to be used for such purposes.

Because of the proposed change in the Joppa Road alignment including its effect on the existing Joppa Road, the filling station and other buildings shown on the petitioner's plat are not properly oriented. It is possible to work out a site plan for the subject tract which would allow proper functioning of the proposed uses with Joppa Road in its present alignment, as well as proper functioning of the uses with regard to new Joppa Road with only a minimum of re-orientation.

2. In view of the above considerations, we recommend that the subject parcel be reviewed, based on the petitioner providing an overall development plan for the tract that is in accordance with the revised recommendations of the new Comprehensive Rezoning Map and which is responsive to the re-alignment of Joppa Road. Such a plan will require a relocation of the proposed service station. It will also require that access to the service station be from the shopping center area rather than directly from the road. It may require that the service station building be attached to another building on the lot.

LAW OFFICES
A. OWEN HENNEGAN
400 JEFFERSON BUILDING
100 WEST CHEAPPEAKE AVENUE
TOWSON, MARYLAND 21204

July 25, 1967

Honorable John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland - 21204

Re: Special Exception,
N/S Joppa Road
File #66-47-RX

Dear Mr. Rose:

It is respectfully requested that the Special Exception for gasoline service station, granted in the above Petition, be extended for five (5) years from the date of your Order of August 25, 1965. There is a proposed widening of Joppa Road which must be accomplished before this exception would be utilized, if, in fact, it is to be utilized.

Your cooperation will be appreciated.

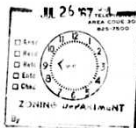
Very truly yours,

A. Owen Hennegan

AOH:m

cc: Patrick J. Coughlin, Jr., Esq.

Mr. Gerald J. Stauber



July 19, 1965
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
#66-47-RX
SUBJECT: Reclassification From R-6 to R-1
And Special Exception for
Gasoline Service Station for
Elizabeth M. Zinkhan, et al
Located W/S of Joppa Road
500' E of Littlewood Road, 9th Ed
(Item 1 A July 13, 1965)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
BUREAU OF TRAFFIC ENGINEERING: Will review the proposed development plan and submit comments at a later date.

OFFICE OF PLANNING AND ZONING: A proposed re-alignment of Joppa Road may affect this property. The location of the proposed gasoline station cannot help but add to the complications already existing to the Joppa Road and Ferring Parkway.

BUREAU OF INSPECTION: This Bureau will review a proposed plan and submit comments at a later date.

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 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 Commission's hearing.

The following members had no comment to offer:

State Roads Commission
Fire Bureau-Plans Review
Health Department
Buildings Department
Industrial Development Commission
Board of Education

cc: Richard Moore-Bureau of Traffic Engineering
Alfred W. Office of Planning and Zoning
Carlisle Brown-Bureau of Engineering

Very truly yours,

James S. Dyer, Chief
Petition and Permit Processing

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

Date: July 22, 1965
MTC-155 M
TO: Mr. James E. Dyer
FROM: Eugene J. Clifford
SUBJECT: Zoning Petition 66-47-R - North side of Joppa Road
506 feet East of Littlewood Road

Review of the subject plat dated July 2, 1965 results in the following comments.

The proposed plan appears to be satisfactory provided the service station is moved to the southwest corner of the property. This will provide for safer turning movements at the Ferring Parkway and Joppa Road intersection.

Eugene J. Clifford
County Traffic Engineer

EJC:CRN:m

Station N. Kohl, Esq.
22 W. Pennsylvania Ave.
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
11th day of July, 1965

Owners Name: John Zinkhan, et al
Reviewed by: James S. Dyer

JOHN G. ROSE
Zoning Commissioner

CERTIFICATE OF PUBLICATION

TOWSON, MD. 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 successive weeks before the day of August, 1965, the first publication appearing on the day of August, 1965.

THE JEFFERSONIAN,

Cost of Advertisement, \$.

TELEPHONE 822-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 31990
DATE 7/21/65

TO: Christian M. Kohl
22 W. Pennsylvania Ave.
Towson, Md. 21204
BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$
1	Petition for Reclassification & Special Exception for John Zinkhan, et al #66-47-RX	50.00
4		200.00
TOTAL		250.00

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.

TELEPHONE 822-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 32054
DATE 8/17/65

TO: George M. Johnson
3423 Ripple Road
Baltimore 7, Md.
BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$
1	Advertising and posting of property for John Zinkhan, et al #66-47-RX	131.00
4		524.00
TOTAL		655.00

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.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 22
Date of Posting: 7/21/65
Posted for: Christian M. Kohl
Petitioner: John Zinkhan, et al
Location of property: 22 W. Pennsylvania Ave.
Location of Sign: 22 W. Pennsylvania Ave.
Remarks: 22 W. Pennsylvania Ave.
Posted by: [Signature]
Date of return: 8/17/65

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. July 29, 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 day of August, 1965, the first publication appearing on the day of August, 1965.

Cost of Advertisement, \$ 65.00
Purchase Order #2221
Requestion No. 75658

PETITION FOR SPECIAL EXCEPTION
BALTIMORE COUNTY, MD. July 29, 1965
ZONING: From R-6 to R-1
LOCATION: North side of Joppa Road, 500' E of Littlewood Road, 9th Ed
DATE & TIME: MONDAY, August 1, 1965, 10:00 A.M.
A. OWEN HENNEGAN, Esq., 400 JEFFERSON BUILDING, 100 WEST CHEAPPEAKE AVENUE, TOWSON, MARYLAND 21204, is the petitioner for a Special Exception for a Petition for Reclassification from R-6 to R-1 and a Special Exception for a Gasoline Service Station for Elizabeth M. Zinkhan, et al, located W/S of Joppa Road, 500' E of Littlewood Road, 9th Ed, (Item 1 A July 13, 1965).
The petitioner is requesting that the Special Exception be extended for five (5) years from the date of your Order of August 25, 1965. There is a proposed widening of Joppa Road which must be accomplished before this exception would be utilized, if, in fact, it is to be utilized.
Your cooperation will be appreciated.
Very truly yours,
A. Owen Hennegan
A. Owen Hennegan, Esq., 400 JEFFERSON BUILDING, 100 WEST CHEAPPEAKE AVENUE, TOWSON, MARYLAND 21204
BILLED BY: Zoning Dept. of Balto. Co.
#66-47-RX
7-2265 2322 * 31990 TTP- 5003
8-1765 522 * 32054 TTP- 13100
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.

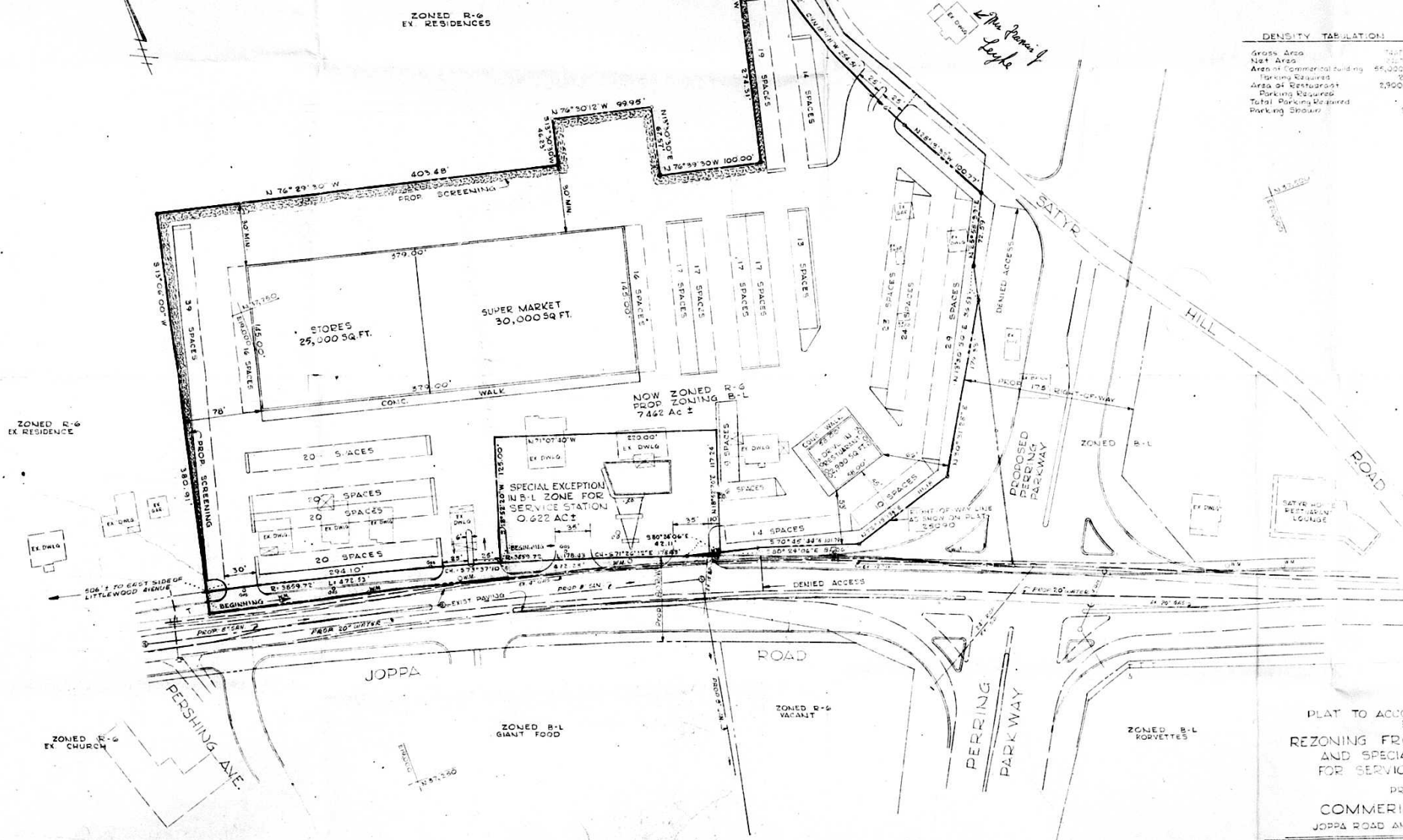
Cromwell Creek Run

*Richard R. Holt
9202 Ind. Ave*

Mr. James J. Leyle

DENSITY TABULATION

Gross Area	107,400
Net Area	84,000
Area of Commercial Building	54,000
Parking Required	275
Area of Restaurant	2,900
Parking Required	25
Total Parking Required	300
Parking Spaces	340



PLAT TO ACCOMPANY PETITION
FOR
REZONING FROM R-6 TO B-1
AND SPECIAL EXCEPTION
FOR SERVICE STATION
PROPOSED
COMMERCIAL PROPERTY
JOPPA ROAD AND PERRING PARKWAY

Scale 1"=60' Election District No. 9
Baltimore County, Maryland July 2, 1965

GEORGE WILLIAM ST. PHILIPS, JR.
AND ASSOCIATES, INC.
ENGINEERS
805 ALLEGHENY AVE
TOWSON 4, MARYLAND

OLD
MAP
#9
BL-X

