

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, J. Norman Geipe Van Lines, Inc., of the property situate in Baltimore County and which is described in the 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 _____ zone to an _____ zone, for the following reasons:

1. The variance requested to Section 238.2 of said Regulations to permit a rear yard of 10' in lieu of the required 30' and a side yard of 10' in lieu of the required 30' and a variance to Section 238.2 (301.1) permitting a 12' setback for carport in lieu of the required 37 1/2' feet.

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 Filling 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.

J. Norman Geipe Van Lines, Inc.
By: John W. Geipe, President

Contract purchaser

Legal Owner
Address 6323 Baltimore National Pike #28

W. Lee Harrison, Petitioner's Attorney

Protestant's Attorney

Address 607 Loyola Federal Building

Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day

of August, 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

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 Baltimore County, on the _____ day of _____, 1965, at 1:00 o'clock

P.M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner, September 24, 1965

FROM: George E. Gavallis

SUBJECT: #66-88-XA. Special Exception for Filling Station and Variance to Zoning Regulations to permit a 10 feet rear yard in lieu of a 30 feet rear yard; to permit a 12 foot setback for carport in lieu of required 37 1/2 feet. S.E. corner Balto National Pike and Geipe Road. Being the property of J. Norman Geipe Van Lines Inc.

HEARING: Wednesday, October 6, 1965 (1:00 P.M.)

1st District

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception and a variance. It has the following advisory comments to make with respect to pertinent planning factors:

1. Is a variance for side or rear yard less than 30 feet required for that portion of the furniture warehouse that will be retained? Is a variance here a necessary ingredient for deciding the subject petition inasmuch as subdivision is occurring and both properties do not comply with applicable setback requirements?
2. The site plan as submitted is entirely unsatisfactory. The "spectacular sign" and tire and refreshment stand structures are situated in a manner as to obstruct visibility to adjacent properties and to encroach visually upon the road. No clear cut definition is indicated regarding the relationship between the proposed gas station and the existing warehouse. Internal traffic conflicts may exist potentially.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that to variance etc. the petitioner having complied with the requirements of Section 501.1 of the Baltimore County Zoning Regulations, the special exception for a filling station should be granted.

The variance requested to Section 238.2 of said Regulations to permit a rear yard of 10' in lieu of the required 30' and a side yard of 10' in lieu of the required 30' and a variance to Section 238.2 (301.1) permitting a 12' setback for carport in lieu of the required 37 1/2' feet, should be granted.

the above Reclassification should be had, and it further appearing that by reason of

A Special Exception for _____ should be granted.

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this _____ day of _____, 1965, that the above reclassification be and the same is hereby

granted, from and after the date of this order. It is further ORDERED that variances to permit a

rear yard of 10' in lieu of the required 30' and a side yard of 10' in lieu of the required 30' and a variance to Sec. 238.2 (301.1) permitting

a 12' setback for carport in lieu of the required 37 1/2' feet, should be and the same is hereby granted.

The plot plan for the development of said property is subject to approval of the State Roads Commission.

Pursuant to the advertisement, posting of property and public hearing on the above petition

a Bureau of Public Services and Office of Planning & Zoning.

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 _____ day

of _____, 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 a _____ zone, and or the Special Exception for _____

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 33406	
OFFICE OF FINANCE		Division of Collection & Receipts		DATE: 9/14/65	
COURT HOUSE		TOWSON, MARYLAND 21204			
To: J. Norman Geipe Van Lines, Inc.		P.O. Box 3153		Baltimore, Md. 21208	
Mailed by: Zoning Dept. of Balto. Co.					
REPORT TO ACCOUNT NO. 01-422		TOTAL AMOUNT		\$29.00	
QUANTITY		COST		\$6.00	
Petition for Special Exception & Variance					
#66-88-XA					
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.					

W. Lee Harrison, Esq.
607 Loyola Federal Building
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
11 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this

_____ day of August, 1965.

JOHN G. ROSE

Zoning Commissioner

Petitioner: J. Norman Geipe Van Lines Inc.

Petitioner's Attorney: W. Lee Harrison

Reviewed by: _____
Chairman of Advisory Committee

MAITZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
1020 Crosswell Bridge Rd., Baltimore, Maryland 21204
823-4900

DESCRIPTION

0.4899 ACRE PARCEL - PART OF GEIPE TRACT - GEIPE
ROAD AT BALTIMORE NATIONAL PIKE - FIRST ELECTION

DISTRICT - BALTIMORE COUNTY, MARYLAND

Existing Zoning: "B-R" - Proposed Zoning "B-R" with Special Exception

Beginning for the same at a point on the southwest side of Baltimore National Pike (also known as Edmondson Avenue Extended), as laid out 150 feet wide and shown on Plat No. 2559, revised April 30, 1937 and prepared by the State Roads Commission of Maryland, at the easternmost end of the gusset line connecting said southwest side of Baltimore National Pike with the southeast side of Geipe Road, 70 feet wide, as shown on a plat entitled "Plat of Section One - Geipe Tract", and recorded among the Land Records of Baltimore County in Plat Book W. J. R. 28, page 10, running thence and binding along said southwest side of Baltimore National Pike southeasterly by a curve to the left with a radius of 3894.72 feet, the distance of 183.89 feet, (said arc being subtended by a chord bearing S. 75° 08' 09" E., 183.87 feet), to the beginning of the second line of that parcel of land described in a deed from Nancy T. Geipe, widow, to J. Norman Geipe Van Lines, Incorporated, dated September 11, 1951, and recorded among said Land Records in Liber G. L. B. 2014, page 351, thence binding on a part of said second line, on a part of the outline of the plat hereinabove referred to, and on a part of the outline of a plat entitled "Plat of Section Two - Geipe Tract", and recorded among said Land Records in Plat Book R. G. 29, page 5, S. 15° 40' 06" W., 107.00 feet, thence for new lines of division the two

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND
CITY OF BALTIMORE

On Sept. 14, 1965

personally appeared before me, the undersigned, a Notary Public within and for said city and State, R. Schnackenberg, Chief Accountant of the News American, a newspaper published in the City of Baltimore, State of Maryland who, being duly sworn, states on oath that the advertisement of

Baltimore County Office of Central Services

a true copy of which is hereto attached, was published in said newspaper in its issue dated Sept. 13, 1965

Subscribed and sworn to before me on: September 13, 1965

NO A-4

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 14, 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., on the _____ day of _____, 1965, the first publication appearing on the _____ day of _____, 1965.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$...

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

FOR THE FILLING STATION

AND VARIANCE TO SECTION 238.2 OF THE ZONING REGULATIONS

TO PERMIT A REAR YARD OF 10 FEET IN LIEU OF THE REQUIRED 30 FEET

AND A SIDE YARD OF 10 FEET IN LIEU OF THE REQUIRED 30 FEET

AND A VARIANCE TO SECTION 238.2 (301.1) PERMITTING A 12' SETBACK FOR CARPORT IN LIEU OF THE REQUIRED 37 1/2' FEET

BEING THE PROPERTY OF J. NORMAN GEIPE VAN LINES, INC.

LOCATED AT THE CORNER OF BALTIMORE NATIONAL PIKE AND GEIPE ROAD

DATE AND TIME OF HEARING: SEPTEMBER 14, 1965, 1:00 P.M.

PLACE WHERE HEARING TO BE HELD: BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MD.

The Zoning Commissioner of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, will hold a public hearing

on the above petition for Special Exception and Variance for Filling Station, and Variance to Section 238.2 of the Zoning Regulations to permit a rear yard of 10 feet in lieu of the required 30 feet and a side yard of 10 feet in lieu of the required 30 feet and a variance to Section 238.2 (301.1) permitting a 12' setback for carport in lieu of the required 37 1/2 feet, on the _____ day of _____, 1965, at 1:00 o'clock P.M.

at the _____ place of the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

Being a part of that parcel of land described in a deed from Nancy T. Geipe, widow, to J. Norman Geipe Van Lines, Incorporated, dated September 11, 1951, and recorded among said Land Records in Liber G. L. B. 2014, page 351, thence binding on a part of said second line, on a part of the outline of the plat hereinabove referred to, and on a part of the outline of a plat entitled "Plat of Section Two - Geipe Tract", and recorded among said Land Records in Plat Book R. G. 29, page 5, S. 15° 40' 06" W., 107.00 feet, thence for new lines of division the two

following courses and distances: (1) N. 74° 19' 54" W., 174.97 feet and (2) S. 50° 16' 15" W., 44.02 feet to a point on said southeast side of Geipe Road, 70 feet wide, thence binding thereon, N. 15° 40' 06" E., 128.66 feet to the westmost end of the aforementioned gusset line, thence binding on said gusset line, N. 68° 59' 40" E., 20.09 feet to the place of beginning.

Containing 0.4899 of an acre of land.

Being a part of that parcel of land described in a deed from Nancy T. Geipe, widow, to J. Norman Geipe Van Lines, Incorporated, dated September 11, 1951, and recorded among the Land Records of Baltimore County in Liber G. L. B. 2014, page 351.

Subject to the rights of others entitled thereto, to a strip of land, 6 feet wide, adjacent to and northwest of, the second line of the parcel of land hereinabove described.

RS:slr

J. O. #59145

6/28/65

TELEPHONE
852-3200

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 33451

DATE 10/7/45

TO:
J. Herman Gulpe Van Linn, Inc.
6323 Baltimore National Pike
Baltimore, Md. 21208

BY: *[Signature]* Acting Sup't. of Balto. Co.

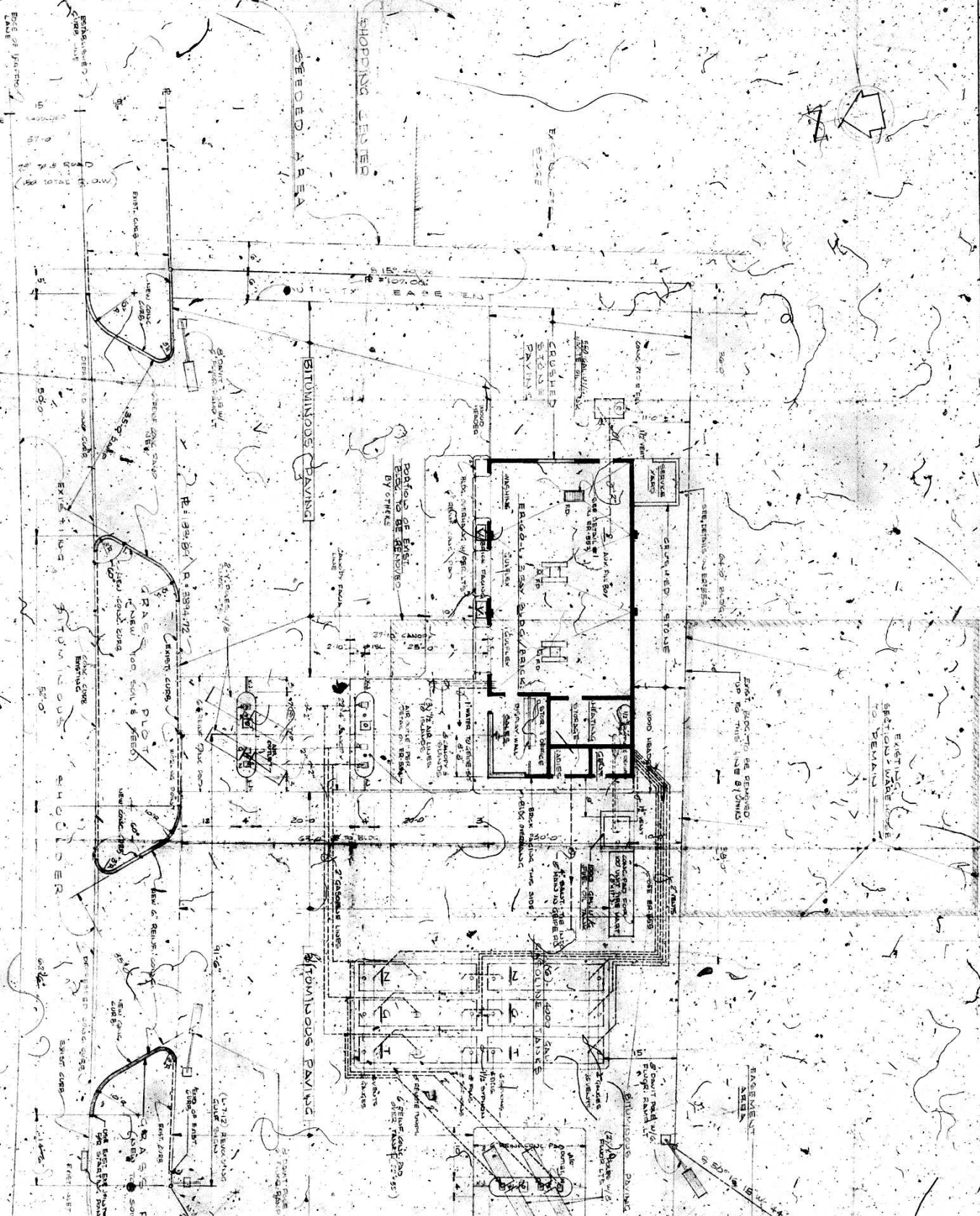
QUANTITY	DETAILS (UPPER SECTION AND RETURN WITH YOUR REMITTANCE)	TOTAL AMOUNT DOLLARS
	Advertising and posting of property	\$6.00
	416-24-24	
	10-852 x 850 * 33451 TTP-	\$0.09

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.

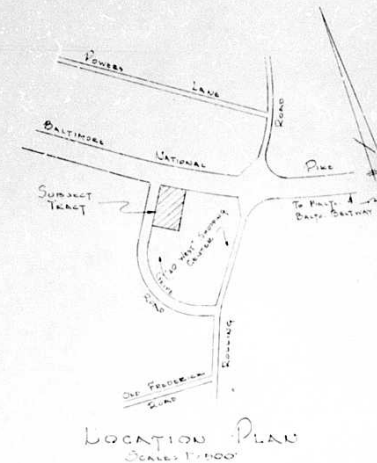
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 137 Date of Posting Sept 18 1945
Posted for: Special Exempt. Loc. Station & Variance
Petitioner: J. Herman Gulpe Van Linn, Inc.
Location of property: 26 Con. Balto Nat'l Pike and Shape Rd.
Location of Sign: Back of Shape Rd. 57 South of Balto Nat'l Pike
18' x 6' on S.P. Balto Nat'l Pike 35' E. of Shape Rd.
Remarks: [Signature]
Posted by: [Signature] Date of return: Sept 22 1945

1/2 signs



BALTIMORE
NATIONAL
Pike
(U.S. 40)
Grand Median Strip
Edge Paving
EXISTING PAVING
EAST BOUND LANE
EXISTING CURB & GUTTER
To Rolling Road



GENERAL NOTES

1. AREA OF TRACT EQUALS 0.88 ACRES
2. EXISTING ZONING OF TRACT "D-12"
3. EXISTING USE OF TRACT "WAREHOUSE & OFFICE"
4. TOTAL FLOOR AREA EQUALS 12,375 SQ. FT.
5. NUMBER OF EMPLOYEES EQUALS 27
6. REQUIRED OFF-STREET PARKING (85.10' EQUALS 3 LOTS)
7. PROPOSED OFF-STREET PARKING (100.10' EQUALS 3 LOTS)

SITE OF PLAN OFFICE AND WAREHOUSE FOR

J. NORMAN GEIPE VAN LINES, INC.
GEIPE ROAD AND BALTIMORE NATIONAL PIKE
SECTION OUTLET 1 BALTIMORE COUNTY, MD.
SCALE: 1"=20' DEC 17, 1965

OWNER
J. NORMAN GEIPE VAN LINES, INC.
5323 BALTO. NATL. PIKE, PO BOX 3153
BALTIMORE, MARYLAND



MATZ, CHILDS & ASSOCIATES
1000 CHURCH LANE, BALTIMORE, MD. 21204
22145 RLS PL

