

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Frederick R. Glass, Richard G. Polley and
I, or we, Maria A. Polley, his wife, owners, of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof, # 4
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 zone to an BL-XA zone to an
R-10 zone, for the following reasons:

(1) Error in original zoning
Genuine change in conditions in the neighborhood
(2) And for a variance in the herein described property as
follows:
Sec. 232.3 - Rear Yard
7 ft. rear yard set back instead of required
20 feet.

See attached description
and 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 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 for Baltimore
County.

WHEREAS OIL & REFINING COMPANY
Contract purchaser
Address 7720 York Rd. Towson, Md.
Austin W. Brinsdine
Petitioner's Attorney
Address 22 W. Pennsylvania Ave.
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day
of September, 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 had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 13th day of October, 1965, at 11:00 o'clock
A.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner, October 1, 1965
FROM: George E. Gavrelis, Director
SUBJECT: #66-94-RXA, R-10 to B.L. Zoning, Special Exception for
Filling Station, Variance to permit a rear yard set back of
2 feet instead of the required 20 feet. West side of York Road
46.04 feet North of Roosevelt Street. Being the property of
Richard G. Polley et al
8th District
HEARING: Wednesday, October 13, 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:

- The present zoning of the subject lot and property to the South affirmed the
residential character of the west side of York Road. One of the unequivocal
aims of the Planning Staff and the Planning Board has been to discourage
extensions of strip commercial zoning and development. Zoning as requested
here is in contravention of that position - particularly in that the use
requested is a filling station.
- The commercial needs of the expanding population in this area of the county
have certainly been reflected in zoning adjustments elsewhere in the vicinity.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

George E. Gavrelis
Director
John G. Rose
Zoning Commissioner

Austin W. Brinsdine, Esquire
22 West Pennsylvania Avenue
Towson, Maryland 21204

Date: February 28, 1966

Subject: Approved Site Plan
Zoning file # 66-94-RXA
Blg. #
W/S York Road
46.04' N Roosevelt Street

Gentlemen:

The Office of Planning and Zoning has approved the above referenced site plan, as
conditioned in the Zoning Commissioner's Order # _____.

This plan has been inserted in our Zoning file # 66-94-RXA.

If you are desirous of obtaining a signed plan for your file, please forward a copy of
the site plan to this office.

Very truly yours,

James E. Oyer, Jr.
Petition and Permit Processing

JED:h

Maryland Surveying and Engineering Co., Inc.

1721 N. CALVERT STREET
Baltimore, Maryland 21205
Phone MUlberry 5-0989-0905
REGISTERED
Maryland-New York
Pennsylvania-Ohio

ZONING DESCRIPTION FOR HUMBLE OIL & REF. CO. (R-10 to BL with Special Exception)

Beginning for the same at a point set on the West Right
of Way line of Maryland Route 45 as shown on M4. SRC R/W
Plat No. 24072, said point of beginning also being situated 46.04 ft.
North from the intersection of the West R/W line of Maryland
Route 45 and the North R/W line of Roosevelt Street; thence
leaving said point of beginning and binding on the aforesaid west
side of Maryland Route 45, N 21° - 11' - 23" W, 160.24 feet;
thence leaving the West side of York Road and running
S 19° - 45' - 07" W, 100.12 feet to the East side of a 12 foot
reservation for an alley; thence binding on the East side of said
12 foot reservation S 18° - 13' - 53" E, 180 feet; thence leaving
the East side of said reservation and running N 71° - 46' - 07" E,
116.42 feet to the place of beginning. Containing 0.47 acres more
or less.



SCALE _____ 1 inch
File No. _____

Signed This 23rd day of August, 1965
J Robert Cassell

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

Austin W. Brinsdine
22 W. Pennsylvania Avenue
Towson, Maryland 21204

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes
the following comments:
REPEAL OF TRAFFIC ENGINEERING: Since there are no County roads involved, this bureau
will have no comment.

SEWER & WATER ENGINEERING

SEWER - Existing 18" S.W. water in York Road.
Adequacy of existing facilities to be determined by developer or his engineer.
SEWER - Existing sewer is not available to serve this site at this time. However,
a directive has been recently approved for the Baltimore County Bureau of Engineering
to design a system for Federal Road relocated between the existing Texas Interceptor
and York Road. Construction of this sewer has not been scheduled.
Road - York Road is a State Road. Roosevelt Avenue is to be improved with a 30'
cross-section on a 40' right of way.

STATE ROAD COMMISSION: In the event that the subject zoning is granted, the State
Road Commission recommend that the entrance be re-designed to a directional type.
All access will be subject to the approval of this commission.

TRAFFIC ENGINEERING: It appears that the existing septic system will not be adequate
for this use.

OFFICE OF PLANNING AND ZONING - SIGNAGE ADVERTISEMENT: The fluorescent type
light shown on the petitioners plan adjacent to the brick dwelling on the south side
will, in all probability, reflect light onto this residential structure. It is suggested
that the petitioner shield this light or use another type light that will reflect
away from this structure.
The outdoor sign will also reflect light on this structure. However, since only
one identification sign is permitted, this sign must be eliminated.

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
provisions 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:
Fire Bureau-Louis Revin
Industrial Development Commission
Board of Education
Buildings Department

Very truly yours,

James E. Oyer, Jr.
Petition and Permit Processing

cc: Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. Corliss Brown-Bureau of Engineering
Mr. John Severance-Louis Revin
Mr. William Brown-Health Department
Mr. James A. Brown-Planning Administration Division

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 33467 DATE 10/14/65
TO: Austin W. Brinsdine, Esq. 22 W. Penn. Ave. Towson, Md. 21204		BILLED BY: Zoning Dept. of Balto. Co.
QUANTITY	DETAILS OF WORK DONE AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$60.00 COST
1	Advertising and posting of property for Richard Polley, et al #66-94-RXA	60.00
TOTAL 10/14/65 33467 11P- 60.00		
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.		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 32075 DATE 9/26/65
TO: Robert E. Doyle 515 Sager Avenue Baltimore, Md. 21212		BILLED BY: Zoning Dept. of Balto. Co.
QUANTITY	DETAILS OF WORK DONE AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00 COST
1	Petition for Reclassification, Variance & Special Exception for Richard G. Polley, et al	50.00
TOTAL 9/26/65 32075 11P- 50.00		
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 REMIT		

PETITION FOR
RECLASSIFICATION AND
SPECIAL EXCEPTION
AND VARIANCE

8th DISTRICT

ZONING: From R-10 to B.L.
Zone.

Petition for Special Exception
for Filling Station.

Petition for Variance for Rear
Yard.

LOCATION: West side of York
Road 16.34 feet North of House-
well Street.

DATE & TIME: WEDNESDAY,
OCTOBER 13, 1965 at 11:00
A.M.

PUBLIC HEARING: Room 108,
County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Maryland

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regu-
lations of Baltimore County,
will hold a public hearing:

Present Zoning: R-10

Proposed Zoning: B.L. with
Special Exception for Filling
Station.

Petition for Variance from
the Zoning Regulations of
Baltimore County to permit a
rear yard set back of 2 feet
instead of the required 20
feet.

The Zoning Regulation to be
suggested as follows:

Section 232.3-Rear Yard-20
feet.

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

Beginning for the same at a
point set on the West Right-of-
Way line of Maryland Route 45
as shown on Md. SRC R/W
Plan No. 24072, said point of
beginning also being situated
46.01 feet North from the inter-
section of the West R/W line
of Maryland Route 45 and the
North R/W line of Roosevelt
Street; thence leaving said
point of beginning and heading
on the aforesaid west side of
Maryland Route 45, North 21
degrees 11 minutes 23 seconds
West, 180.24 feet; thence leav-
ing the West side of York Road
and running South 71 degrees
46 minutes 07 seconds West
109.12 feet to the East side of
a 12 foot reservation for an
alley; thence heading on the
East side of said 12 foot res-
ervation South 18 degrees 15
minutes 53 seconds East, 150
feet; thence leaving the East
side of said reservation and
running North 71 degrees 46
minutes 07 seconds East,
118.42 feet to the place of be-
ginning. Containing 0.47 acres
more or less.

Being the property of Richard
G. Pulley, et al as shown on
plat plan filed with the Zoning
Department.

Hearing Date: Wednesday, Oc-
tober 13, 1965 at 11:00 A.M.
Public Hearing: Room 108,
County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Maryland.

By Order Of
John G. Rose
Zoning Commissioner Of

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. September 23, 1965

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, Md. once in each of one
successive weeks before the 13th

day of October, 1965, the first publication

appearing on the 23rd day of September

1965.

THE TIMES.

Manager.

John M. Martin

Cost of Advertisement \$ 24.00

Purchase Order #4286

Requisition No. 76917

PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
AND VARIANCE—8th DISTRICT

ZONING: From R-10 to B.L. Zone.

Petition for Special Exception for
Filling Station.

Petition for Variance for Rear
Yard.

LOCATION: West side of York Road
16.34 feet North of Housewell
Street.

DATE & TIME: Wednesday, October
13, 1965 at 11:00 A.M.

PUBLIC HEARING: Room 108, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Present Zoning: R-10

Proposed Zoning: B.L. with Special
Exception for Filling Station.

Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a rear yard
set back of 2 feet instead of the
required 20 feet.

The Zoning Regulation to be sug-
gested as follows:

Section 232.3-Rear Yard-20 feet.

All that parcel of land in the
Eighth District of Baltimore County,
beginning for the same at a point
set on the West Right-of-Way line
of Maryland Route 45 as shown on
Md. SRC R/W Plan No. 24072, said
point of beginning also being sit-
uated 46.01 feet North from the in-
tersection of the West R/W line of
Maryland Route 45 and the North
R/W line of Roosevelt Street; thence
leaving said point of beginning and
heading on the aforesaid west side
of Maryland Route 45, North 21°-11'-
23" W. 180.24 feet; thence leaving
the West side of York Road and
running S 71°-46'-07" W. 109.12
feet to the East side of a 12 foot
reservation for an alley; thence
heading on the East side of said 12
foot reservation S 18°-15'-53" E.
150 feet; thence leaving the East
side of said reservation and run-
ning N 71°-46'-07" E. 118.42 feet
to the place of beginning. Contain-
ing 0.47 acres more or less.

Being the property of Richard G.
Pulley, et al as shown on plat plan
filed with the Zoning Department.

Hearing Date: Wednesday, Octo-
ber 13, 1965 at 11:00 A.M.

Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By order of
JOHN G. ROSE
Zoning Commissioner of
Sept. 23, Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 23, 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 successive weeks before the 13th

day of October, 1965, the first publication

appearing on the 23 day of September

1965.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$.....

Austin W. Brundage, Esq.
22 W. Penna. Ave.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing this

23 day of September, 1965.

John G. Rose
Zoning Commissioner

Petitioner Richard G. Pulley, et al

Petitioner's Attorney Austin W. Brundage

Reviewed by James E. Signs
Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 8th Date of Posting Sept 25 1965

Posted for: Reclassification - Spec. Expt - Variance

Petitioner: Richard Pulley, et al

Location of property: w/s. of York Rd. 46.01' N. of Roosevelt St.

Location of Sign: w/s. of York Rd. 55' N. of Roosevelt St.

Remarks:

Posted by J. Signs Signature Date of return Sept 29 1965

3 signs

12 FOOT RESERVATION FOR ALLEY

ROOSEVELT STREET (30' R/W)

ZONING NOTES

AREA: 20,478.60 S.F. (0.470Ac ±)
 EXISTING USE: RESIDENCE
 PROPOSED USE: GASOLINE SERVICE STA.
 EXISTING ZONING: R-10
 PROPOSED ZONING: B.L. WITH SPECIAL EXCEPTION
 SEE LOCATION MAP THIS SHEET FOR NEAREST SANITARY

VERNON SANDERS
 ZONED R-10

Exist. 1 1/2 Story Brick Dwelling
 2420 York Road

C-65-3R
 SERVICECENTER

MARYLAND STATE ROADS COMMISSION
 ZONED R-10

ESTELLA STREET (30' R/W)
 (STREET NOT OPEN)

DAVID C. THOMPSON
 ZONED B.L.

YORK ROAD

MD. RTE. NO. 45

(R/W WIDTH VARIES)

ZONED BL



THIS BLUEPRINT IS LOANED TO YOU
 AND MUST BE RETURNED WHEN IT HAS
 SERVED THE PURPOSE FOR WHICH INTENDED

PREPARED BY:
MARYLAND SURVEYING AND ENGINEERING CO., INC.
 1701 NORTH CALVERT STREET
 BALTIMORE, MARYLAND 21202
 MU. 5-0468

REVISIONS:

HUMBLE OIL & REFINING CO.
 7720 YORK ROAD
 TOWSON, MARYLAND 21204

DRAWN BY: G.R.R.
 CHECKED BY: [blank]
 APPROVED BY: [blank]
 SCALE: 1" = 10'

ZONING PLAT
 WEST SIDE OF YORK ROAD-194' SOUTH
 OF RELOCATED PADONIA ROAD
 BALTIMORE COUNTY, MARYLAND DISTRICT 8

DATE: AUG. 16, 1965

FILE NO.: [blank]
 SHEET NO.: 01
 TOTAL SHEETS: 01



10-16-70