

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Shibley Transfer, Inc., 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: (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Industrial zone to an R-10 zone, for the following reasons:

Current residential development to northeast side of Reisterstown Road will require additional service facilities as contemplated by contract purchaser.

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 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.

Hess Realty Corporation Shibley Transfer, Inc.
Contract purchaser Legal Owner
Address: 6200 Pennington Avenue Address: 534 Main Street
Baltimore, Maryland 21226 Reisterstown, Maryland 21222

Gordon C. Murray, Esq. Protestant's Attorney
Petitioner's Attorney

Address: 905 Maryland Trust Building
Baltimore, Maryland 21202

ORDERED: By the Zoning Commissioner of Baltimore County, this 14th 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 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 20th day of October, 1965, at 10:00 o'clock

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. JOHN G. ROSE Date: October 11, 1965
TO: Zoning Department
FROM: Office of Planning and Zoning

SUBJECT: Petition for Special Exception for Filling Station, Southwest side of Reisterstown Road 76 Feet North of Church Lane, Being the property of Shibley Transfer, Inc.

4th District

HEARD: Wednesday, October 20, 1965 (10:00 A.M.)

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

- The petitioner should indicate at the hearing and in future plans the proposed use for the rear portion of the subject property in the R-10 zone.
- If it should be decided to grant the special exception, we request that the site plan (including the rear portion of the property) be made subject to the approval of this office.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and supporting the same, the petitioner having complied with the requirements of Section 502.1 of the Baltimore County Zoning Regulations:

It is further appearing that by reason of location, the safety, health and public welfare not being detrimentally affected:

a Special Exception for a Filling Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of October, 1965, that the above described property, as shown on the attached description, be re-classified from Industrial to R-10 and a Special Exception for a filling station should be and the same is granted, from and after the date of this order, subject to approval of the site plan 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 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 20th day of October, 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 Industrial zone; and/or the Special Exception for filling station be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21286

September 20, 1965

Gordon C. Murray, Esq.
905 Maryland Trust Building
Baltimore, Maryland 21202
Dear Sir:

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

STATE ROADS COMMISSION: The entrances indicated on the petitioner's site plan will be subject to approval of the State Roads Commission.

BUREAU OF ENGINEERING:

Water - Existing 16" and 8" water in Reisterstown Road
Sewer - Plat indicates that a septic tank is to be utilized. However, sanitary sewer (8") exists in Chartley Boulevard.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Reisterstown Road is a State road. If the Office of Planning and Zoning requires the extension of Orlings Avenue, it shall be developed as a minimum 30' curb and gutter road on a 50' right of way.

OFFICE OF PLANNING AND ZONING, ZONING ADMINISTRATION DIVISION: High corner curbs should be indicated along the rear R-10 zoning line.

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 Commissioner's hearing.

The following members had no comment to offer:

Board of Education Industrial Development Commission
Fire Bureau, Plans Review Buildings Department
Health Department Bureau of Traffic Engineering
Office of Planning and Zoning, Project Planning

Very truly yours,

James E. Hyde
James E. Hyde, Esq.
Petitioner and/or Agent

cc: Mr. John Myers, State Roads Comm.
Mr. G. Brown, Dir. of Engineering
Mr. J. Dyer, Office of Pl. & Zoning,
Zoning Admin. Div.

MCA
MAY, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301-923-0900

DESCRIPTION

0.53 ACRE PARCEL - SOUTHWEST SIDE OF REISTERSTOWN ROAD - NORTHWEST OF CHURCH AVENUE - FOURTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Present Zoning - FR
Proposed Zoning - BR with Special Exception

Beginning for the same at a point on the southwest side of Reisterstown Road, 66 feet wide, at the beginning of that parcel of land firstly described in a deed from Ilorace LaMotte Shipley and wife to Shibley Transfer, Inc., dated March 18, 1947 and recorded among the Land Records of Baltimore County in Liber J. W. B. 1553, Page 353, said point of beginning being located N 44°26'00" W 76 feet, more or less, as measured along said southwest side of Reisterstown Road from its intersection with the centerline of Church Avenue, 20 feet wide, running thence and binding on a part of the first line of said parcel, S 48°29'50" W 147.19 feet to a point on the second line of Baltimore County Zoning Description - 4BR5, thence binding on a part of said line: N 44°26'00" W 156.66 feet to a point on the third line of said parcel, thence binding on a part thereof, N 48°29'50" W 147.19 feet to a point on said southwest side of Reisterstown Road, thence binding thereon, S 44°26'00" E 156.66 feet to the place of beginning.

Containing 0.53 of an acre of land.

RS/nb J.O. 65148
Water Supply Sewerage Drainage Highways Structures Developments



September 21, 1965
Gordon C. Murray, Esq.
905 Maryland Trust Building
Baltimore, Md. 21202
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 14th day of September, 1965

Owners Name: Shibley Transfer, Inc.
Reviewed by: *James E. Hyde*

JOHN G. ROSE
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21286

INVOICE No. 33423 DATE 9/22/65
To: Gordon C. Murray, Esq., 905 Maryland Trust Building, Baltimore, Md. 21202
BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 85-892 QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE TOTAL AMOUNT \$50.00

Petition for Special Exception for Shibley Transfer, Inc. 50.00

66-98-X

7-269 2104 33423 TIP- 5000

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 PUBLICATION

STATE OF MARYLAND
CITY OF BALTIMORE

On 27th day of September, 1965

personally appeared before me, the undersigned, a Notary Public within and for said city and State, Re. Schnackenberg, Chief Accountant of the New American 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

a true copy of which is hereto attached, was published in said newspaper in its issue dated Sept 27, 1965

Subscribed and sworn to before me on September 27, 1965

10 A 44

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 33470 DATE 9/19/65
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21286
To: Shibley Transfer, Inc. Box 55 Reisterstown, Md. 21136 BILLED BY: Zoning Dept. of Balto. Co.
REPORT TO ACCOUNT NO. 85-892 QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE TOTAL AMOUNT \$62.13
Advertising and posting of property 66-98-X 62.13
301985 1434 33470 TIP- 213
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: 4th Date of Posting: Oct 2, 1965
Posted for: Special Exception - Filling Station
Petitioner: Shibley Transfer, Inc.
Location of property: Sw. side of Reisterstown Rd. 76 ft. N. of Church Lane
Location of Signs: Sw. side of Reisterstown Rd. 76 ft. N. of Church Lane
Remarks: *John G. Rose*
Posted by: *John G. Rose* Signature Date of return: Oct 2, 1965
1 sign

66-98

**PETITION FOR SPECIAL EXCEP-
TION—4TH DISTRICT**

ZONING: Petition for Special Ex-
ception for Filling Station.

LOCATION: Southwest side of Reister-
stown Road, 76 feet North of
Church Lane.

DATE & TIME: Wednesday, October
20, 1965 at 10:00 A.M.

PUBLIC HEARING: Room 108, Coun-
ty Office Building, 111 W. Chesape-
ake 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:

Petition for Special Exception for
Filling Station.

All that parcel of land in the
Fourth District of Baltimore County,
beginning for the same at a point
on the southwest side of Reister-
stown Road, 65 feet wide, at the
beginning of that parcel of land
firstly described in a deed from
Horace LaMotte Shipley and wife to
Shipley Transfer, Inc., dated March
18, 1947 and recorded among the
Land Records of Baltimore County
in Liber J.W.B. 1853, Page 363, said
point of beginning being located N
44° 26' 00" W 76 feet, more or less,
as measured along said southwest
side of Reisterstown Road from its
intersection with the centerline of
Church Avenue, 20 feet wide, run-
ning thence and binding on a part
of the first line of said parcel, S
48° 29' 50" W 147.19 feet to a point
on the second line of Baltimore Coun-
ty Zoning Description—4BR5, thence
binding on a part of said line, N 44°
26' 00" W 156.66 feet to a point on
the third line of said parcel, thence
binding on a part thereof, N 48°
29' 50" W 147.19 feet to a point on
said southwest side of Reisterstown
Road, thence binding thereon, S 44°
26' 00" E 156.66 feet to the place
of beginning.

Containing 0.53 of an acre of
land.

Being the property of Shipley
Transfer, Inc., as shown on plat plan
filed with the Zoning Department.

Hearing Date: Wednesday, Octo-
ber 20, 1965 at 10:00 A.M.

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

By order of

JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.

Sept. 30.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 30, 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~~
~~xxx~~ 1 time ~~XXXXXXXXXXXX~~ successive weeks before the 20th
of October, 1965, the first publication
appearing on the 30th day of September
1965.

THE JEFFERSONIAN,

L. Frank Shipley
Manager.

Cost of Advertisement, \$-----

