

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, William Rush and Alvera M. Rush, 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 R-6 zone to an B-L zone for the following reasons:

1. Error in Zoning Map
2. Change in character of neighborhood

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

and 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

William Rush  
Alvera M. Rush  
18031 Delair Road  
Baltimore, Maryland 21236

Fred E. Waldrop  
Masonic Building, Towson 4, Md.

ORDERED BY THE Zoning Commissioner of Baltimore County, this 13th day of October 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 held before the Zoning Commissioner of Baltimore County in Room 306, County Office Building in Towson, Baltimore County, on the 17th day of November 1965 at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

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

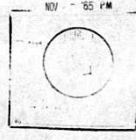
FROM: George E. Cavellis, Director

SUBJECT: 66-126-RX. R-6 to B-L. Special Exception for Filling Station. Southeast corner of Belair and Ridge Roads. Being the property of William Rush and Alvera M. Rush, 14th District

HEARING: Wednesday, November 17, 1965 (2:00 P.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 proposed for the Northeast Planning Area has received its final approval by the Planning Board, has been forwarded to the County Council, and is scheduled for Public Hearing by the Council on November 22, 1965. The plan does propose commercial zoning for the subject property in its entirety, although the classification shown is not B-L, but BR. If the BR zoning is retained by the Council, the petitioner may be faced with setback problems that would not occur under B-L zoning. For this reason the petitioner may wish to request the County Council to classify the property as B-L.
2. The subject site poses problems in matters of topography, layout, and possibly - setbacks. If it should be decided to grant the subject petition, we request that the site plan be made subject to our approval in order that these problems may be resolved.



## Maryland Surveying and Engineering Co., Inc.

1701 N. CALVERT STREET  
Baltimore, Maryland 21202  
Phone: MUlberry 5-0469 (40)  
REGISTERED  
Maryland-New York  
Pennsylvania-Delaware

### ZONING DESCRIPTION S.E. SIDE RIDGE RD. - E. OF BELAIR RD. R-6 TO B-L.

Beginning for the same at a point on the Southerly R/W line of Ridge Rd.; said point being situated 150 feet more or less, from the intersection formed by the Easterly R/W line of Belair Rd. and the Southerly R/W line of Ridge Road; thence leaving the place of beginning and the Southerly R/W line of Ridge Rd. S 40° 09' 11"W, 231 feet, more or less; thence S 53° 11' 49" E, 50 feet more or less; thence S 40° 09' 11"W, 50 feet; thence S 53° 11' 49" E, 18.49 feet; thence N 45° 29' 47"E, 282.00 feet to intersect the Southerly R/W line of Ridge Road; thence binding on said R/W line N 43° 18' 49"W, 94.5 feet more or less to the place of beginning.  
Containing 0.5 Acres more or less.

Signed This 16 day of Sept 1965  
J. Robert Russell

SCALE: 1" = 100 feet  
File No.

## Maryland Surveying and Engineering Co., Inc.

1701 N. CALVERT STREET  
Baltimore - Standard 21102  
Phone: MUlberry 5-0469 (40)  
REGISTERED  
Maryland-New York  
Pennsylvania-Delaware

### ZONING DESCRIPTION S.E. FOR SERVICE STATION

Beginning for the same at the intersection formed by the Easterly binding on the Easterly R/W line of Belair Road and the Southerly R/W line of Ridge Road; thence S 46° 50' 34"E, 145.25 feet; thence N 40° 09' 11"W, 181.00 feet, to intersect the Southerly R/W line of Ridge Road thence binding on said R/W line N 43° 18' 49"W, 146.00 feet to the place of beginning.

SCALE: 1" = 100 feet  
File No.

Signed This 16 day of Sept 1965  
J. Robert Russell

| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE<br>Division of Collection and Receipts<br>COURT HOUSE<br>TOWSON, MARYLAND 21204                                                                              |          | INVOICE<br>No. 33478<br>DATE 10/19/65 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------|
| To: John P. Guckert<br>7005 York Road<br>Baltimore 12, Md.                                                                                                                                                   |          | BILLED BY: Zoning Dept. of Balto. Co. |
| DEPOSIT TO ACCOUNT NO. 03-423                                                                                                                                                                                | QUANTITY | TOTAL AMOUNT<br>\$50.00               |
| Petition for Reclassification & Special Exception for William Rush<br>#66-126-RX                                                                                                                             |          | 50.00                                 |
| 102195 4686 * 33478 TIP--                                                                                                                                                                                    |          | 50.00                                 |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND<br>PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. |          |                                       |

Fred E. Waldrop, Esq.  
Masonic Building  
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

13th day of October, 1965.

Petitioner: William Rush  
Petitioner's Attorney: Fred E. Waldrop

Reviewed by: James S. Rye  
Chairman of Advisory Committee

RE: PETITION FOR RECLASSIFICATION  
From R-6 Zone to B-L Zone  
3/4 Cor. Bel Air & Ridge Rds.  
14th District -  
Special Exception for Filling  
Station - Wm. Rush and Alvera  
M. Rush, Petitioners

BEFORE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
No. 66-126-RX

The petitioners have requested a reclassification of property at the southeast corner of Bel Air Road, in the Fourteenth District of Baltimore County, from an R-6 Zone to a B-L Zone and a special exception for a filling station.

As the petitioners have proven error in the zoning map and that sufficient changes have taken place to warrant the rezoning the reclassification should be had.

The petitioners have also met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, therefore, a special exception should be granted.

It is this 14th day of November, 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 B-L 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 to compliance with the following restrictions:

1. That the gasoline filling station shall not be used for the storage of school buses for any portion of the day.
2. Rental trucks and rental trailers shall not be stored or rented from the subject premises.
3. No used cars or wrecked cars shall be stored on the property.
4. No advertising displays shall be permitted on the outside of the filling station building without prior approval of the zoning Commissioner.
5. No vending machines shall be permitted on the property except such as are approved by the Office of Planning and Zoning on the final construction and building plans for the station at the time a building permit is issued.

The site plan for the development of said property is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of  
Baltimore County

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th  
Posted for: Hearing held on 10/26/65  
Petitioner: Wm. Rush  
Location of property: SE corner Bel Air Rd. & Ridge Rd.  
Location of signs: 3/4 Cor. Bel Air Rd. & Ridge Rd.  
Remarks: 66-126-RX  
Posted by: Robert E. Lee Bush  
Signature: \_\_\_\_\_ Date of return: 11/2/65

| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE<br>Division of Collection and Receipts<br>COURT HOUSE<br>TOWSON, MARYLAND 21204                                                                              |          | INVOICE<br>No. 33529<br>DATE 11/15/65 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------|
| To: John P. Guckert<br>7005 York Road<br>Baltimore 12, Md.                                                                                                                                                   |          | BILLED BY: Zoning Dept. of Balto. Co. |
| DEPOSIT TO ACCOUNT NO. 03-423                                                                                                                                                                                | QUANTITY | TOTAL AMOUNT<br>\$57.50               |
| Advertising and printing of property form William Rush<br>#66-126-RX                                                                                                                                         |          | 57.50                                 |
| 102195 4686 * 33529 TIP--                                                                                                                                                                                    |          | 57.50                                 |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND<br>PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. |          |                                       |

PETITION FOR RECLASSIFICATION  
A/C 837-741 EXCEPT  
14th DISTRICT

EDGING: From N.E. to R.L.  
Petition for Special Exception for  
Filling Station.

LOCATION: Southwest corner of Bel-  
air and Ridge Roads, adjacent  
lot 11, 1141 4th St. S.E.  
N.W. 1/4, 1141 4th St. S.E.  
PUBLIC HEARING: Room 118, 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:

Proposed Zoning: R.L. with Special  
Exception for a Filling Station.  
All that part of lot 11 in the  
Fourthward District of Baltimore  
County.

FOR FILLING STATION  
R.L. 14th DISTRICT  
Beginning for the same at a point  
on the southerly R/W line of Ridge  
Road, said point being situated 115  
feet more or less from the inter-  
section formed by the Easterly R/W  
line of Belair Rd. and the Southerly  
R/W line of Ridge Road, thence  
leaving the place of beginning and  
proceeding Southerly R/W line of Ridge  
Road 43° 49' 11" W, 221 feet, more  
or less, thence S 13° 17' 47" E, 15  
feet more or less, thence S 45° 49'  
11" E, 15.00 feet, thence N 45° 49'  
11" E, 15.00 feet to intersect the  
Southerly R/W line of Ridge Road,  
thence leaving said R/W line and  
proceeding S 13° 17' 47" E, 15 feet, more  
or less to the place of beginning.

Containing 0.3 acres more or less.  
Beginning for the same at the  
intersection formed by the Easterly  
R/W line of Belair Road and the  
Southerly R/W line of Ridge Road,  
thence leaving the place of beginning  
and proceeding on the Easterly R/W  
line of Belair Road S 45° 49' 11" W,  
15.00 feet, thence S 45° 49' 11" W,  
15.00 feet, thence N 45° 49' 11" W,  
15.00 feet to intersect the  
Southerly R/W line of Ridge Road,  
thence leaving said R/W line and  
proceeding S 13° 17' 47" E, 15 feet, more  
or less to the place of beginning.

Being the property of William  
Bush and Alvera M. Bush, as shown  
on plat plan filed with the Zoning  
Department Date: Wednesday, Novem-  
ber 17, 1965 at 2:00 P.M.  
Public Hearing: Room 118, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Md.

By Order of  
JOHN G. ROSE,  
Zoning Commissioner of  
Baltimore County.  
Oct. 28.

## CERTIFICATE OF PUBLICATION

TOWSON, MD. October 28, 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  
wk. 1 time successive weeks before the 17th  
day of November, 1965, the first publication  
appearing on the 28th day of October,  
1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

## CERTIFICATE OF PUBLICATION

OFFICE OF  
The Eastern Beacon

731 Eastern Ave.

Bolts, 21, Md.

October 29

1965

THIS IS TO CERTIFY, that the annexed advertisement of  
Petition for reclassification and Special  
Exception- William Bush

was inserted in The Eastern Beacon a weekly news-  
paper published in Baltimore County, Maryland, once a week  
for one (1) successive weeks before the  
17th day of November 1965; that is to say,  
the same was inserted in the issue of October 27, 1965

Stromberg Publications, Inc.

Publisher.

By *Barbara H. Light*

PETITION FOR  
RECLASSIFICATION AND  
SPECIAL EXCEPTION  
14th DISTRICT

Zoning: From R-4 to R.L.  
Zone. Petition for Special Ex-  
ception for Filling Station.  
LOCATION: Southwest corner  
of Belair and Ridge Roads.

DATE & TIME: WEDNESDAY,  
NOVEMBER 17, 1965 at 2:00  
P.M.  
PUBLIC HEARING: Room 118,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

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

Proposed Zoning: R.L. with  
Special Exception for a Filling  
Station.  
All that parcel of land in the  
Fourthward District of Baltimore  
County

FOR FILLING STATION  
R.L. 14th DISTRICT  
Beginning for the same at a  
point on the Southerly R/W line  
of Ridge Rd., said point being  
situated 150 feet more or less,  
from the intersection formed by  
the Easterly R/W line of Belair Rd.  
and the Southerly R/W line of  
Ridge Road, thence leaving the  
place of beginning and the  
Southerly R/W line of Ridge Rd.  
S 40 degrees 09' 11" W, 221  
feet, more or less; thence S 53  
degrees 11' E, 50 feet, more  
or less; thence S 40 degrees  
09' 11" W, 50 feet, thence S  
53 degrees 11' 40" E, 18.40 feet;  
thence N 45 degrees 29' 47"  
E, 22.12 to intersect the Sou-  
therly R/W line of Ridge Road,  
thence leaving said R/W line  
N 43 degrees 18' 49" W, 84.5  
feet more or less to the place  
of beginning.

Containing 0.5 Acres more or  
less.

Beginning for the same at the  
intersection formed by the  
Easterly R/W line of Belair Road  
and the Southerly R/W line  
of Ridge Road, thence leaving  
the place of beginning and  
proceeding on the Easterly R/W  
line of Belair Road S 40 degrees  
09' 11" W, 50 feet, thence S  
53 degrees 11' 40" E, 18.40 feet;  
thence N 45 degrees 29' 47"  
E, 22.12 to intersect the Sou-  
therly R/W line of Ridge Road,  
thence leaving said R/W line  
N 43 degrees 18' 49" W, 84.5  
feet more or less to the place  
of beginning.

Being the property of William  
Bush and Alvera M. Bush, as  
shown on plat plan filed with the  
Zoning Department.

Hearing Date: Wednesday, No-  
vember 17, 1965 at 2:00 P.M.  
Public Hearing: Room 118,  
County Office Building, 111 W.  
Chesapeake Ave. Towson, Md.

BY ORDER OF  
JOHN G. ROSE,  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ZONED: BR  
W/SPECIAL  
EXEMPTION

# RIDGE ROAD

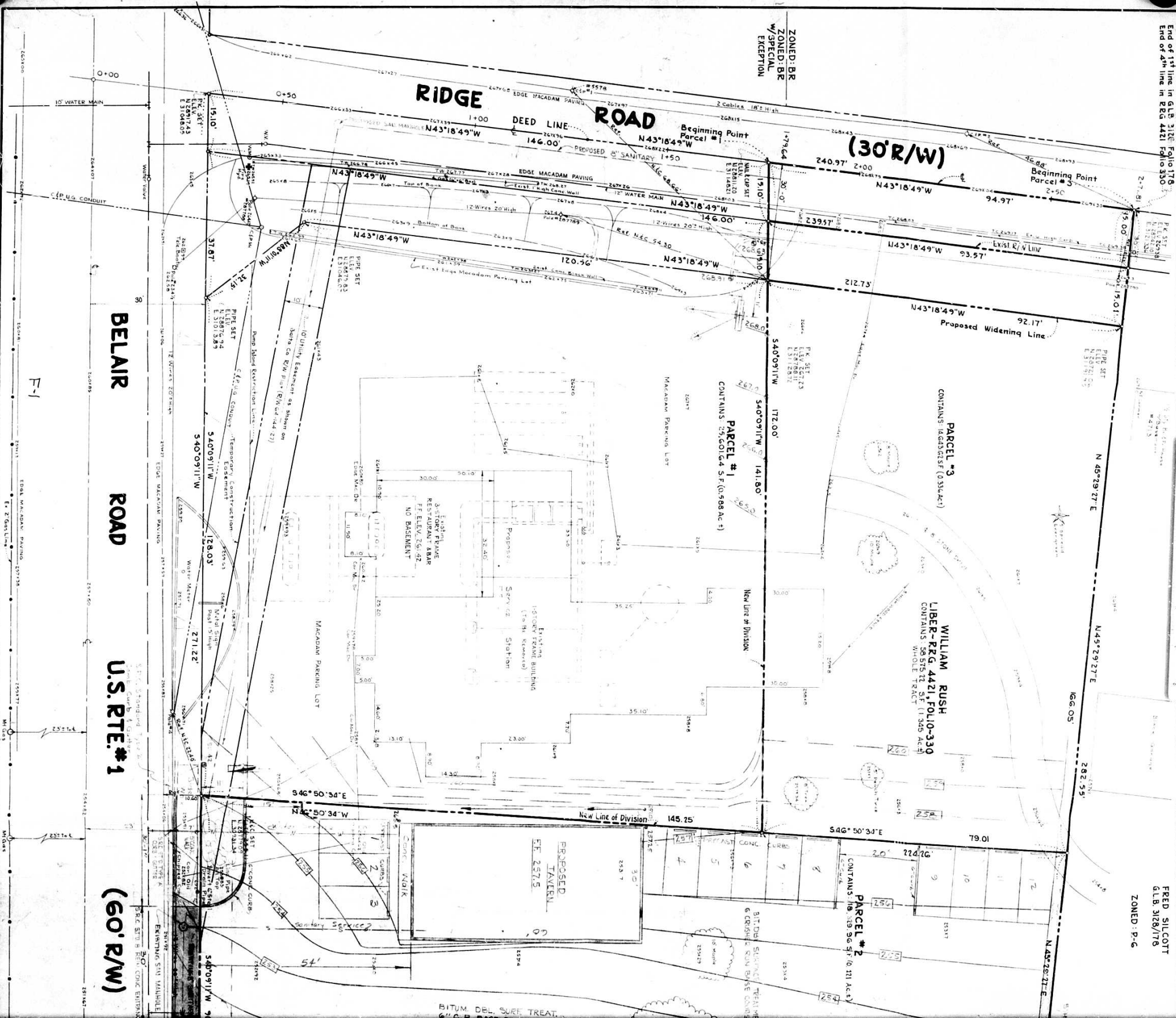
(30' R/W)

BELAIR ROAD

ROAD

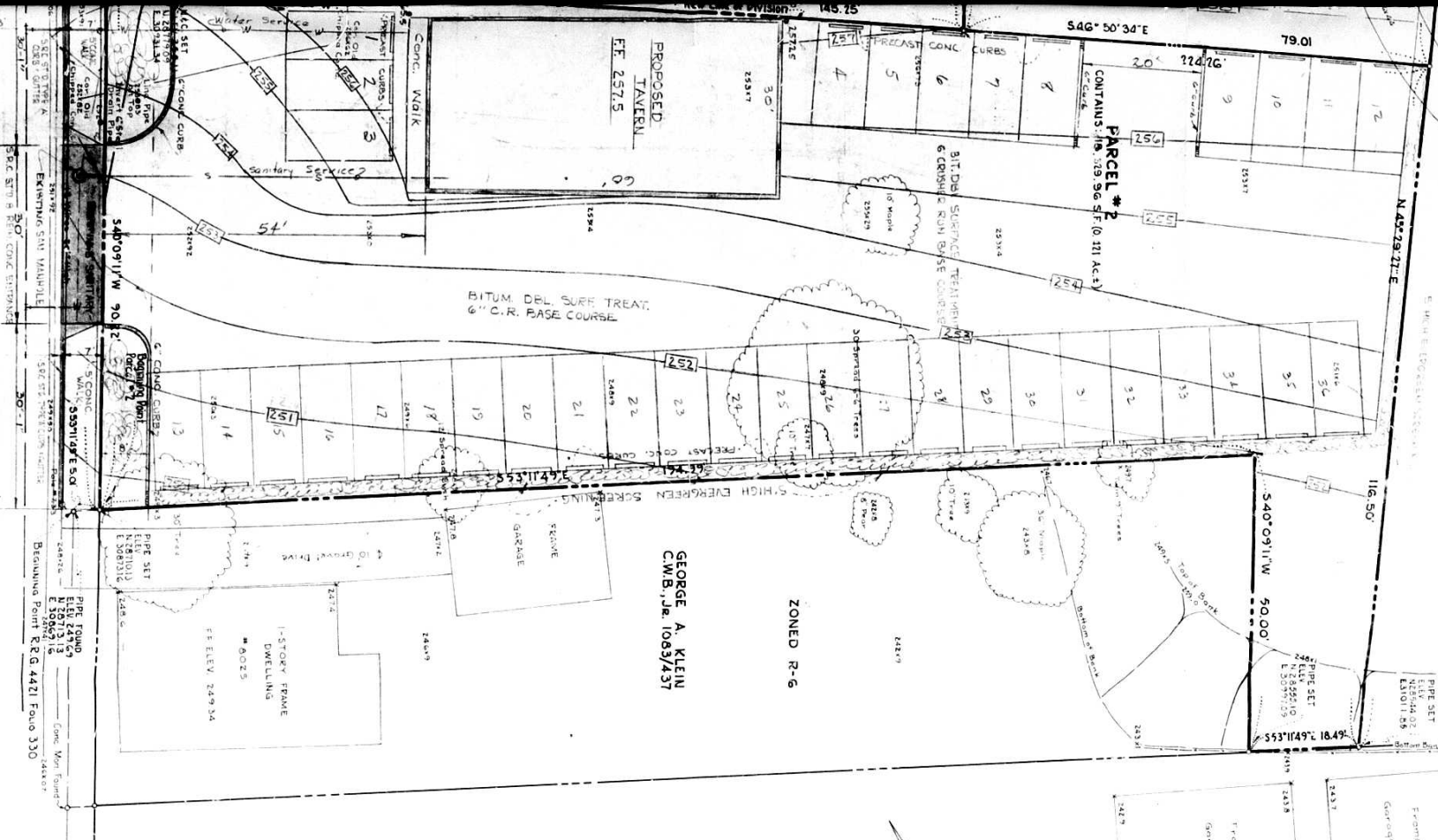
U.S. RTE. #1

(60' R/W)



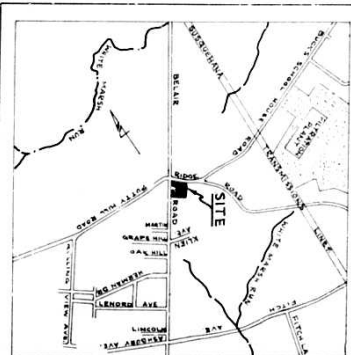
FRED SILCOTT  
S.L.B. 3128/178  
ZONED: R-C

(60' R/W)



GEORGE A. KLEIN  
CWB, JR. 1063/437

ZONED R-6



LOCATION MAP  
SCALE 1"=100'

- GENERAL NOTES
1. Coordinates & Bearings as shown hereon are based on Baltimore County Traverse Stations.
  2. Elevation as shown hereon are based on Baltimore County Traverse Stations: X-2642 Elev. 188.48
  3. BM 544 PK in GE Pole #287788 S.E. Cor. Ridge Road
  4. Nature of Soil: Clay
  5. Utility Companies:
    - Baltimore Gas & Electric Company
    - Baltimore Light & Power Company
    - Chesapeake & Potomac Telephone Co.
    - Baltimore, Maryland 21202 LG-799100

Zoning File # 66-126

PLANS APPROVED  
OFFICE OF ADJ. CLERK  
BY: [Signature]  
DATE: 4/15/66



|                                        |  |               |  |
|----------------------------------------|--|---------------|--|
| REVISION                               |  | DATE BY       |  |
| 1. SITE PLAN                           |  | DATE: 4/15/66 |  |
| 2. E. SIDE NEIGHBORHOOD AND ROAD PLAN  |  | DATE: 4/15/66 |  |
| 3. E. SIDE NEIGHBORHOOD AND ROAD PLAN  |  | DATE: 4/15/66 |  |
| 4. E. SIDE NEIGHBORHOOD AND ROAD PLAN  |  | DATE: 4/15/66 |  |
| 5. E. SIDE NEIGHBORHOOD AND ROAD PLAN  |  | DATE: 4/15/66 |  |
| 6. E. SIDE NEIGHBORHOOD AND ROAD PLAN  |  | DATE: 4/15/66 |  |
| 7. E. SIDE NEIGHBORHOOD AND ROAD PLAN  |  | DATE: 4/15/66 |  |
| 8. E. SIDE NEIGHBORHOOD AND ROAD PLAN  |  | DATE: 4/15/66 |  |
| 9. E. SIDE NEIGHBORHOOD AND ROAD PLAN  |  | DATE: 4/15/66 |  |
| 10. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
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| 12. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 13. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 14. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 15. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 16. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 17. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 18. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 19. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 20. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 21. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 22. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 23. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 24. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 25. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 26. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 27. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 28. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 29. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |
| 30. E. SIDE NEIGHBORHOOD AND ROAD PLAN |  | DATE: 4/15/66 |  |