

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

PROPERTY INVESTORS DIV. I, or we, MONUMENTAL ENTERPRISES, INC., 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 the Zoning Commission of Baltimore County to re-classify the property as follows:

SEC. 2-C

NW-11-H

"X"

11/14/65

See attached description

For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a Filling Station

Property is to be posted and advertised as prescribed by Zoning Regulations

Property is to be posted and advertised as prescribed by Zoning Regulations, 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

HUMBLE OIL & REFINING COMPANY

Contract purchaser

Address: 7720 York Road, Towson, Maryland 21204

Legal Owner

Address: 22 W. Pa. Avenue, Towson

Protestant's Attorney

Address: 22 W. Pa. Avenue, Towson

ORDERED BY THE Zoning Commissioner of Baltimore County this 2nd day of November, 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 at the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, Maryland, on 6th day of December, 1965, at 1:00 o'clock

PAID

11/14/65

11/14/65

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

Austin M. Brinsdine, Esq.

22 W. Pennsylvania Avenue

Towson, Maryland 21204

Special Exception for a Filling Station for Property Investors Div. Monumental Enterprises Inc. Located SW/Cor of Painters Mill Road and Dolfield Road, 14th Dist. (Item 3, November 2, 1965)

Dear Sirs:

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

BUREAU OF TRAFFIC ENGINEERING: This office will review and submit any necessary comments at a later date.

BUREAU OF ENGINEERING: Water - Existing 20" water in Painters Mill Road. Existing 12" water in South Dolfield Rd. Sewer - Existing 12" sewer in Painters Mill Road. Adequacy of existing utilities to be determined by developer or his engineer. Road - Painters Mill Road shall ultimately be developed a minimum 15' road on a 70' right of way. Storm Drain - Storm Drain systems exist in both Painters Mill Road and South Dolfield Road.

ADMINISTRATIVE DIVISION: This office will review and submit any necessary comments at a later date.

ZONING DEPARTMENT: The petitioner's engineer should indicate the status of the southernmost portion of the subject tract which is not included in the operation of the filling station. If this portion of the property is proposed to be used for a use other than the filling station, it is requested that any additional buildings, entrance, parking, etc. be indicated on revised plans prior to the hearing.

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 have no comment to offer:

Fire Bureau-Plans Review

Buildings Department

Board of Education

State Roads Commission

Health Department

Very truly yours,

James S. Jones

11/14/65

Petition and Permit Processing

cc: Mr. C. Richard Moore-Purves of Traffic Engineering

Mr. Carlyle Brown-Purves of Engineering

Mr. George Hall-Industrial Development Commission

Mr. James E. Tye-Zoning Administration Division

PETITION FOR SPECIAL EXCEPTION

RE: Corner of S. Dolfield Road and Painters Mill Road, 14th District

Property Investors Division of Monumental Enterprises, Inc.

BALTIMORE COUNTY

NO. 66-136-X

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF

BALTIMORE COUNTY

NO. 66-136-X

The Petitioner seeks a Special Exception to use his property for a filling station. The proposed site is in the midst of a 100 acre industrial park and will be within 300 yards of a 100 acre industrial park and will be within 300 yards of the proposed new of the proposed industrial park. It is expected that future patrons of the station will come from within the industrial park. In other words, the overall purpose of the station will be to accommodate the various employees and clients of the industrial tenants in the area. The nearest residential use is almost 1 mile away.

The requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met.

It is ordered by the Deputy Zoning Commissioner of Baltimore County this 2nd day of November, 1965, that a Special Exception for a Filling Station shall be and the same is granted, from and after the date of this Order, subject, however, to the following restrictions:

1. That the gasoline filling station shall not be used for the storing 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 and zoning on the final building permit is issued, for the station at the time a building permit is issued.
- The site plan for the development of said property is subject to the Bureau of Public Services and the Office of Planning and Zoning.
- Edward D. Lindley
- DEPUTY ZONING COMMISSIONER

Austin M. Brinsdine, Esq.

22 W. Pennsylvania Ave.

Towson, Md. 21204

November 4, 1965

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 2nd day of November, 1965.

JOHN C. ROSE

Zoning Commissioner

Petitioner: Property Investors Div. Monumental Enterprises, Inc.

Petitioner's Attorney: Austin Brinsdine, Reviewed by James S. Jones, Advisory Committee

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COUNT HOUSE

TOWSON, MARYLAND 21204

TO: Austin M. Brinsdine, Esq.

22 W. Penna. Ave.

Towson, Md. 21204

DATE 12/4/65

REPORT TO ACCOUNT NO. 66-136-X

QUANTITY: 64.75

COPIES: 1

Advertising and posting of property for the Property Investors Div. of Monumental Enterprises, Inc.

66-136-X

12-665 5564 - 33568 TIF - 64.75

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.

Maryland

Surveying and Engineering Co., Inc.

(REVISED)

HUMBLE OIL & REFINING COMPANY

PAINTERS MILL & DOLFIELD ROAD

Beginning for the same at a point on the Northwest Side of Painters Mill Road; said point being formed by the intersection of the Southwest Side of Dolfield Road and the aforementioned Northwest Side of Painters Mill Road as shown on a Plat of Parcel D - Section 2 of "Owings Mills Industrial Park" as recorded among the Land Records of Baltimore County in Liber R.R.G. 29 Folio 14; thence leaving the point of beginning and heading on the Southernly Side of Dolfield Road bearings referred to the Baltimore County Metropolitan Grid System N 12° 01' 32" W, 24.13 feet; thence N 50° 19' 41" W, 36.10 feet; thence Northwesterly by a curve to the left, 97.90 feet; said curve having a radius of 965.00 feet and a chord bearing and distance of N 53° 14' 04" W, 97.85 feet; thence N 56° 08' 26" W, 20.00 feet; thence leaving the Southernly Side of Dolfield Road for a new line of division S 33° 51' 34" W, 350.97 feet; thence S 57° 58' 38" E, 106.55 feet; thence S 72° 32' 30" E, 96.52 feet to intersect the Westernly Side of Painters Mill Road, 70 feet wide, as laid out on the hereinbefore mentioned Plat of "Owings Mills Industrial Park" Parcel D - Section 2; thence binding on the said Westernly Side of Painters Mill Road Northeastly on a curve to the right 297.04 feet; said curve having a radius of 965.00 feet and a chord bearing and distance of N 27° 37' 49" E, 295.96 feet to the place of beginning.

Containing 1.733 Acres more or less.

Said parcel being subject to the following:

1. A 10 foot "Drainage and Utility Easement" which runs parallel to and/or concentric with the aforementioned Westernly Side of Painters Mill Road.
2. A 15 foot "Sanitary Easement" running Northwest to Southeast inside this described parcel. The above easements are as shown on the hereinbefore mentioned Plat of "Owings Mills Industrial Park".
3. Reversible slope easements along the Westernly Side of Painters Mill Road as shown on a Baltimore County Plat # H.R.W. 53-152-9.

Signed This 24th day of November, 1965

J. Robert Cassell

SCALE: 1" = 100'

FILE NO.

PETITION FOR SPECIAL EXCEPTION

4th DISTRICT

ZONING: Petition for Special Exception for Filling Station, LOCATION: Southwest Corner of South Dolfield Road and Painters Mill Road, DATE & TIME: MONDAY, DECEMBER 6, 1965 at 1:00 P.M., PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for a Filling Station. All that parcel of land in the Fourth District of Baltimore County.

Beginning for the same at a point on the Northwest Side of Painters Mill Road said point being formed by the intersection of the Southwest Side of Dolfield Road and the aforementioned Northwest Side of Painters Mill Road as shown on a Plat of Parcel D - Section 2 of "Owings Mills Industrial Park" as recorded among the Land Records of Baltimore County in Liber R.R.G. 29 Folio 14; thence leaving the point of beginning and heading on the Southernly Side of Dolfield Road bearings referred to the Baltimore County Metropolitan Grid System N 12° 01' 32" W, 24.13 feet; thence N 50° 19' 41" W, 36.10 feet; thence Northwesterly by a curve to the left, 97.90 feet; said curve having a radius of 965.00 feet and a chord bearing and distance of N 53° 14' 04" W, 97.85 feet; thence N 56° 08' 26" W, 20.00 feet; thence leaving the Southernly Side of Dolfield Road for a new line of division S 33° 51' 34" W, 350.97 feet; thence S 57° 58' 38" E, 106.55 feet to intersect the Westernly Side of Painters Mill Road, 70 feet wide, as laid out on the hereinbefore mentioned Plat of "Owings Mills Industrial Park" Parcel D - Section 2; thence binding on the said Westernly Side of Painters Mill Road Northeastly on a curve to the right 297.04 feet; said curve having a radius of 965.00 feet and a chord bearing and distance of N 27° 37' 49" E, 295.96 feet to the place of beginning. Containing 1.733 Acres more or less. Said parcel being subject to the following: 1. A 10 foot "Drainage and Utility Easement" which runs parallel to and/or concentric with the aforementioned Westernly Side of Painters Mill Road; 2. A 15 foot "Sanitary Easement" running Northwest to Southeast inside this described parcel. The above easements are as shown on the hereinbefore mentioned Plat of "Owings Mills Industrial Park". 3. Reversible slope easements along the Westernly Side of Painters Mill Road as shown on a Baltimore County Plat # H.R.W. 53-152-9.

THIS IS TO CERTIFY, that the annexed advertisement of Zoning Department of Baltimore County was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 22nd day of November, 1965, that is to say the same was inserted in the issues of November 19, 1965.

THE BALTIMORE COUNTEAN

By Paul J. Morgan

Editor and Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 4th

Date of Posting: Nov. 20, 1965

Posted for: Special Exception - Filling Station

Petitioner: Property Investors Div. Monumental Enterprises, Inc.

Location of property: SW/Cor. of South Dolfield Rd. and Painters Mill Rd.

Location of Signs: SW/Cor. of South Dolfield Rd. and Painters Mill Rd.

Remarks: 12-665 5564 - 33568 TIF - 64.75

Posted by: J. Robert Cassell

Signature: J. Robert Cassell

Date of return: Nov. 24, 1965

Maryland

Surveying and Engineering Co., Inc.

HUMBLE OIL & REFINING COMPANY

PAINTERS MILL & DOLFIELD ROAD

Beginning for the same at a point on the Northwest Side of Painters Mill Road said point being formed by the intersection of the Southwest Side of Dolfield Road and the aforementioned Northwest Side of Painters Mill Road as shown on a Plat of Parcel D - Section 2 of "Owings Mills Industrial Park" as recorded among the Land Records of Baltimore County in Liber R.R.G. 29 Folio 14; thence leaving the point of beginning and heading on the Southernly Side of Dolfield Road bearings referred to the Baltimore County Metropolitan Grid System N 12° 01' 32" W, 24.13 feet; thence N 50° 19' 41" W, 36.10 feet; thence Northwesterly by a curve to the left, 97.90 feet; said curve having a radius of 965.00 feet and a chord bearing and distance of N 53° 14' 04" W, 97.85 feet; thence N 56° 08' 26" W, 20.00 feet; thence leaving the Southernly Side of Dolfield Road for a new line of division S 33° 51' 34" W, 350.97 feet; thence S 57° 58' 38" E, 106.55 feet; thence S 72° 32' 30" E, 96.52 feet to intersect the Westernly Side of Painters Mill Road, 70 feet wide, as laid out on the hereinbefore mentioned Plat of "Owings Mills Industrial Park" Parcel D - Section 2; thence binding on the said Westernly Side of Painters Mill Road Northeastly on a curve to the right 297.04 feet; said curve having a radius of 965.00 feet and a chord bearing and distance of N 27° 37' 49" E, 295.96 feet to the place of beginning. Containing 1.733 Acres more or less. Said parcel being subject to the following: 1. A 10 foot "Drainage and Utility Easement" which runs parallel to and/or concentric with the aforementioned Westernly Side of Painters Mill Road; 2. A 15 foot "Sanitary Easement" running Northwest to Southeast inside this described parcel. The above easements are as shown on the hereinbefore mentioned Plat of "Owings Mills Industrial Park". 3. Reversible slope easements along the Westernly Side of Painters Mill Road as shown on a Baltimore County Plat # H.R.W. 53-152-9.

Said described parcel being a Part of Parcel D-Section 2 of "Owings Mills Industrial Park".

Signed This 24th day of November, 1965

J. Robert Cassell

SCALE: 1" = 100'

FILE NO.

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COUNT HOUSE

TOWSON, MARYLAND 21204

TO: North Construction Co., Inc.

6125 Hargrave Ave.

Baltimore, Md. 21206

DATE 12/4/65

REPORT TO ACCOUNT NO. 66-136-X

QUANTITY: 50.00

COPIES: 1

Position for Special Exception for Property Investors Div. of Monumental Enterprises, Inc.

66-136-X

12-665 5564 - 33515 TIF - 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 REMITTANCE.

INTER-OFFICE CORRESPONDENCE

#### 4th DISTRICT

HEARING: Monday, December 6, 1965 (1:00 P.M.)

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

- (1) In theory, some service facilities -- including a filling station -- are appropriate uses in a large industrial park situated adjacent to major roads. If, however, a filling station in an industrial park is so sited as to draw traffic from adjacent major roads, the theory is no longer applicable. In the latter case, the Filling Station no longer serves as an accessory use to the industrial uses, but rather, pre-emptive land for its own use. The proposed industrial land, further prohibiting industrial development on purpose, and very possibly the elimination of the Filling Station development on purpose, under the subject petition appears to be a case in point. Painters Mill Road will serve as a major connector between the Northwest Expressway and Route 280, and the proposed station is clearly oriented toward the traffic using Painters Mill.
- (2) Because of its proximity to and orientation toward the proposed Northwest Expressway-Painters Mill Road interchange, it would become the petitioner to make an extremely important well documented claim that establishment of the filling station would not be detrimental to safety (paragraph 502.1) of the Zoning Regulations), would not detract from the well documented goal stated in the first comment, we definitely transportation (502.1.e). But the establishment of the filling station as proposed would be detrimental to the general welfare of the locality involved (502.1.a). We see this, further, as an example of the kind of filling station development that has given rise to recent criticism of county policy in this regard.
- (3) The precise location, type, and alignment of the interchange between the Northwest Expressway and Painters Mill Road have yet been determined. The original proposal called for partial, diamond-cloverleaf interchange. But in view of revised growth projections for the area, there has been discussion pointing toward a more elaborate interchange that would cover considerably more land, and that would possibly result

Petition # 66-136-X

November 26, 1965

in the construction of an access ramp which would prevent any access to the filling station as proposed under this petition. Thus, if such an interchange materializes, the petitioner's own interests would appear to be thwarted. In view of this consideration, the petitioner may wish to withdraw the case until such time as an interchange solution has been decided upon. Any later petition should be for a Filling Station designed to serve the industrial park only.

PETITION FOR AN  
EXCEPTION  
IN DISTRICT

**ZONING:** Petition for Special Exemption for Filling Station.  
**LOCATION:** Southwest corner of South Delfield and Painters Mill Road.  
**DATE & TIME:** Monday, December 6, 1943 at 1:30 P.M.  
**PUBLIC HEARING:** Room 103, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

[illegible]

### CERTIFICATE OF PUBLICATION

TOWSON, MD. November 18, 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 \_\_\_\_\_ times ~~between~~ \_\_\_\_\_ weeks before the 6th  
day of \_\_\_\_\_ December, 1965, the ~~first~~ publication  
appearing on the 18th day of \_\_\_\_\_ November,  
1965

**THE JEFFERSONIAN**

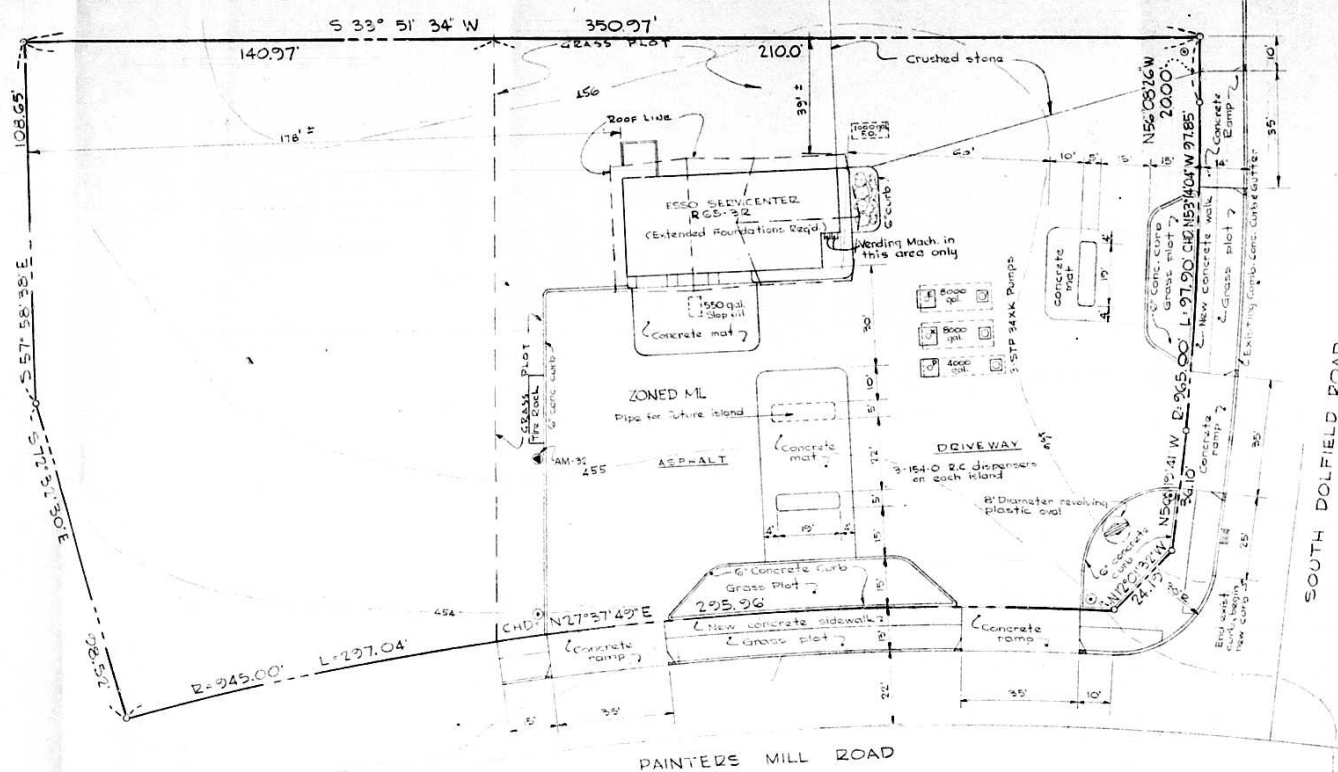
*H. Leuk Stricker*  
Manager.

Cost of Advertisement, \$.....

ZONED ML

ZONED ML

ZONED ML



PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *W. S. Smith*  
DATE: 4/14/66

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

REVISIONS:  
REVISED TO AGREE WITH SURVEY. P.L.C. REVISED  
FROM D. TO D. 95.75 E.  
NORTH. R. 10.00 S. 11.25 E.  
D. 10.00 S. 11.25 E.

REVISIONS:

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

DRAWN BY: D.W.  
CHECKED BY: A.L.S.  
DATE: 4/14/66  
SCALE: 1" = 20'

PLOT PLAN  
PAINTERS MILL RD. & SOUTH DOLFIELD RD.  
OWINGS MILLS, MARYLAND

DATE: 7-19-65  
FILE NO.:  
SHEET NO.: 1256

