	TO DE CE CELEICA	ATION UC-142 RXA	7
PETITION FOR ZONI	ING RE-CLASSIFICA	1110N ₆₆₋₇₄	5
	CIAL EXCEPTION	OLD V	\ \ \\\\
TO THE ZONING COMMISSIONER OF BALT	MORE COUNTY:	9000	1.7
Florence M. Raab. Lewis I, or we. Stedtler & Blanche E. St	edthegal owner a of the property si	ituate in Baltimore	
County and which is described in the descrip- hereby petition (1) that the zoning status of the	the herein described property be re-		
to the Zoning Law of Baltimore County, from	m anR-6	11/29/65	
B-Lzone; for th	e following reasons:	111111	
Error in original map. Change in character of neighborhoo	od.	ipe	
AND FOR VARIANCE from Section of the required 12 feet.	1.232.25 to allow a 2.5 foot	per yard instead	
See attached description	In .		
and (2) for a Special Exception, under the sa	aid Zoning Law and Zoning Regula	ations of Baltimore	
County, to use the herein described property	v. for a filling station		
Property is to be posted and advertised	as prescribed by Zoning Regulation	is.	
agree to pay expenses of above	e re-classification and or special sale	ound by the zoning	
posting, etc., upon filing of this petition, ar- regulations and restrictions of Baltimore Cou- County.	unty adopted pursuant to the Zoning	Law for Baltimore	
D. Jack	· V Stelle	ξο ρ /c/o/cs	
David Re Horn for Sun Oil Co.	Breatler	Co Stedeler	100
Seen Och La Contract purchaser		Legal Owner	18 1
Address 1910 Russell Street 21230	0 Address 2317.8.497	45.169	
8929 S	10000	21274 11/0	75.
	Dew Of	dixause	2.5
. Owen Hennegan Petitioner's Attorn	,	otestant's Attorney	20
Address 406 Jefferson Building - VAlley 5-7500 ORDERED By The Zoning Commission		8th day	116 6
	the subject matter of this petitio	on be advertised, as	53
required by the Zoning Law of Baltimore	County, in two newspapers of general	had before the Zoning	1
Commissioner of Baltimore County in Roo	om 106, County Office Building in	5 et 15:00o'clock	913
Cuenty; on mellips	ay of Vacqueter	00 M	361
A	Zoning Commissioner of	Baltimore County	5
1 11 1500	, 7	4	
1-66-25-RAA) (over)	*	1 6
			142 - CXB
<u> </u>	1		2
		No.	9
		St. Letter Labor	

ed for filing thi

MICROFILMED

At the hearing before the Board, the petitiner did not appear nor offer any idence in support of his petition. Therefore, there being no affirmative evidence dated January 5, 1966, denying the subject petition. ORDER subtitle B of Maryland Rules of Procedure, 1961 edition. COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY 1 acts W. Giles Porke

RE: PETITION FOR RECLASSIFICATION

from an R-6 zone to a B.L. zone, SPECIAL EXCEPTION for a

Filling Station, and VARIANCE from Section 232.2b of the

Zoning Regulations
Zoning Regulations
S/S Joppa Road 416' W. of
Old Harford Road,
9th District
Florence M. Roab, et al.

upon which to act, the Board will affirm the Order of the Deputy Zoning Commissioner, For the reasons set forth in the aforegoing Opinion, it is this 15 day of January, 1970 by the County Board of Appeals, OR DERED that the Order of the Deputy Zoning Commissioner, dated January 5, 1966, be and the same is hereby affirmed. Any appeal from this decision must be in accordance with Chapter 1100,

.......

The above case comes before the Board on an appeal by the petitioner from

OPINION

the Order of the Deputy Zoning Commissioner denying the requested reclassification and

special exception for a gasoline service station, for hearing on January 15, 1970.

REFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 66-142-RXA

LAW OFFICES A. OWEN HENNEGAN TOWSON, MARYLAND 21204

1000 Februar, 3, 1966

ггн - '86 дм

Edward D. Hardesty, Deputy Zoning Commissioner Baltimore County Office Building Baltimore County Office Bu Towson, Maryland - 21204

Re: Petition for Reclassification, Special Exception and Variance; S/S Joppa Road, 416' W of Old Harford Road - 9th District Florence M. Raab, et al., petitioners NO. 66-142-RXA

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Please enter an Appeal to the Board of Appeals of Baltimore County ricase enter an Appeal to the Board of Appeals of Baltimore County on behalf of the Petitioners herein, from your decision of January 5, 1966, denying the requested reclassification, special exception and variance.

Very truly yours

A. Owen Hennegan Attorne / for Petitioners

AOH;mí Encl. (Check for \$70.00. Appeal fee)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date November 29, 1965

RE: PETITION FOR RECLASSIFICATION 3/3 Joppa Road 416' W of Old Barford Road 9th District Florence M. Reab, Et Al

* DEPUTY ZONING COMMISSIONER

62

NJ. 66-11.2-RXI

The Petitioner seeks a Reclassification, a Special Exception and Variance to permit the construction of a filling station on his

Without reviouing the evidence in detail, the Deputy
Zoning Cornissioner is of the opinion the Petitioner has failed to
size a review of the Cornission of the respective of the respective of the respective of the two sizes of the respective of the two sizes of the respective of the respective of the respective of the requests for a Special Exception and Princer.

For the aforegoing reasons, IT IS ORDERED by the Deputy Zoning Gorminaturer of Baltinere County this 2 day of January, 1966, that the above Reclassification to and the same is hereby DENED and that the above described property or area be and the same is hereby continued as and to remain as Re-5 come; and the Special Exception for a filling station and Variance be and the same is hereby DENED.

FROM Mr. George E. Gavrelis

SUIJECT. Petition 666-142-RVA. Reclassification from R-6 to B.L. Zone Special Exception for filling station Variance to permit a 2.5 foot side yard instead of the required 12 feet. South side of Jappa Road 416 feet west of Old Harford Road. Being the property of Florence M. Roab.

9th District

HEARING: Thursday, December 9, 1965. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject n und affers the following comments:

A similar petition for this property was filed as \$66-25-RXA. In reviewing that

- Rezoning of the tract to the B.L. classification is in general accord
 with the recommendation for this property on the Comprehensive
 Rezoning Map for the Northeastern Planning Area. It differs in detail,
 however, and it would be wise for the petitioner to contact the Comprehensive Planning Division of this office so that if the requested rezoning is granted the boundaries shown on the petitioner's plat will
 conform to those on the Comprehensive Rezoning Map. The R-d-B.L.
 boundary now recommendate is of uniform depth. (Mist map is scheduled
 to be forwarded to the County Council', for review and adoption, in
 September.)
- The variance requested would appear unnecessary with proper siting of the building. We suggest that the petitioner contact the Project Planning Division of this office to discuss the submission of a new site plan.
- 3. We can offer no particular objection to the establishment of a filling station on the subject property under special exception procedures. If the special exception should se granted, however, we request that the site plan be made subject to approval by this office.

Since our submission of the above comments, the Comprehensive Rezoning Map for the heastern Area has been submitted to the County Council, and the Council has held its hearing.

MULLER, RAPHEL & ASSOCIATES, INC.

AUGUSTINE J MULLER, P.E. & L.S.

ZONING DESCRIPTION

BL-XA BEGINNING for the same in the centerline of Joppa Road at the distance of 416' more or less, measured northwesterly from the intersection formed by the centerline of Old Harford Road and the centerline of Joppa Road, said point being also in the 1st or N89°44'W 366.12' line of the land which by deep dated November 6. 1943 and recorded among the Land Records of Baltimore County in Liber RJS 1313, Folio 519, was conveyed by L. Trippe Harrison to Lewis V. Stedtler and wife at the distance of 100 from the end of said line, running thence and binding on the centerline of Joppa Road and on part of the 1st line in aforesaid deed and continuing the same course and binding reversely on all of the 1st line of the land which by deed dated June 29, 1935 and recorded among the Land Records of Baltimore County in Liber CWR. Jr. 952, Polic 500, was conveyed by John Raab to William J. Raab and wife, N89*44'00"W 239.47', thence leaving the centerline of Joppa Road and binding reversely on the 4th, 3rd and on part of the 2nd line of the last mentioned deed the three following courses and distances; (1) \$23*24'00"W 133.53'; (2) \$58*40'00"E 129.50'; (3) N23°24'00"E 98.45' to the beginning of the 3rd or S57°24'00"E 256.12' line of the land in the aforeseid deed, Harrison to Stedtler, running thence and binding on part of the 3rd line of the aforesaid deed, Harrison to Stedtler. S57°24'00"E 160.00' thence for a line of division N2°28'42"E

CONTAINING 0.907 acres of land more or less.

184.77' to the place of beginning.

BEING all of the land which by deed dated June 29, 1935 and recorded among the Land Records of Baltimore County in Liber CWB, Jr. 952, Polic 500, was conveyed by John Raab to William J. Raab and wife and being also part of the land which by deed dated November 6, 1943 and recorded among the Land Records of Baltimore County in Liber RJS 1313, Folio 519, was conveyed by L. Trippe Harrison to Lewis V. Stedtler and wife.

- LOTS . - ARMS . TOPOGRAPHY , LOCATION . CONTRACTORS SERVICE . SUBDIVISION DESIGN . SANITARY SEWERS . STORM DRAINS . WATER . JONING PLATS, DESCRIPTIONS AND "ESTIMONY .

November 2, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TORSON, MARTIAND 22204

SURJECT: Reclassification From R-6 to And Special Exception for Filling Sestion, Side lard Variance for Florence M. Fa-

Dear Stw.

dendum to communits of June 22, 1965 by the Zoning Advisory Committee.

SUBAU OF TRAFTIC ENGINEERING. The subject site may be affected by the Joppa Boad reconstruction project. For further information on this reconstruction project, it is NG_3000, Extension 555.

77. 1-5000, Extension >>>.

ZORDE ADMINISTRATION

Since there appears to be analyze room to construct the proposed pass station on the West ride of the subject property, this office quertions the need for this year variance.

The proposed size plan does not willise a large portion of the property which is for constituted and the property which is for constituted and the property which is for constituted and the property of the property indicating one the main ages station, it is reversed that he submit revised planery indicating one to the state of the property of

The above consents are not intended to indicate the appropriateness of the problems that nor have a business that a light and the appropriate of the problems that nor have a business of this case. The Directional of the popular that nor have a business of the Cfrice of Planning and the country of the Directional of the popular biliness of the requested noming 10 days before the Contag Constantoner's hearing.

Fire Bureau—Plans Review Health Department Industrial Development Com Buildings Department State Roads Commission

JEDiylb

Mr. C. Richard Moore-Burea" of Traffic Engineer Mr. James E. Byer-Zoring Administration Divisio

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#46-142 RXA

THE P MAPHEL L SMPP

OLD

#66-14224

OFFICE OF

THE BALTIMO .. E COUNTIAN

CATONSVILLE, MO.

THIS IS TO CERTIFY, that the ennexed advertise

three weekly nowspapers published in Baltimore County, Maryland, once a week for One the 22nd day of November, 1965, that is to say the same was inserted in the issues of

November 18, 1965. THE BALTIMORE COUNTIAN

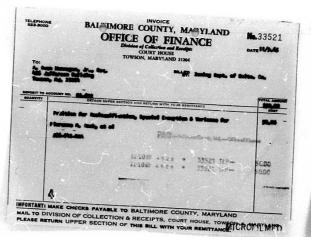
by Paul J. Morgany on

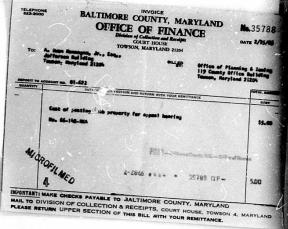


CERTIFICATE OF PUBLICATION

TOWSON, MD. November 18, 1965

: MICROFILMED



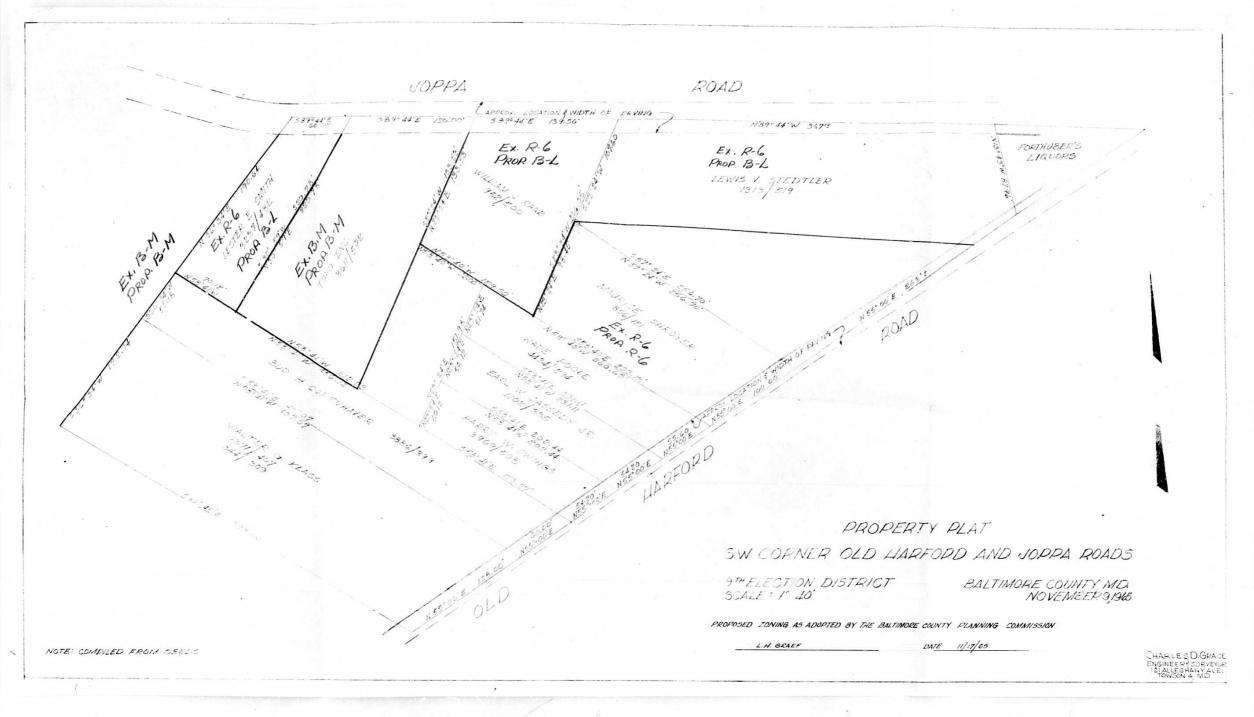


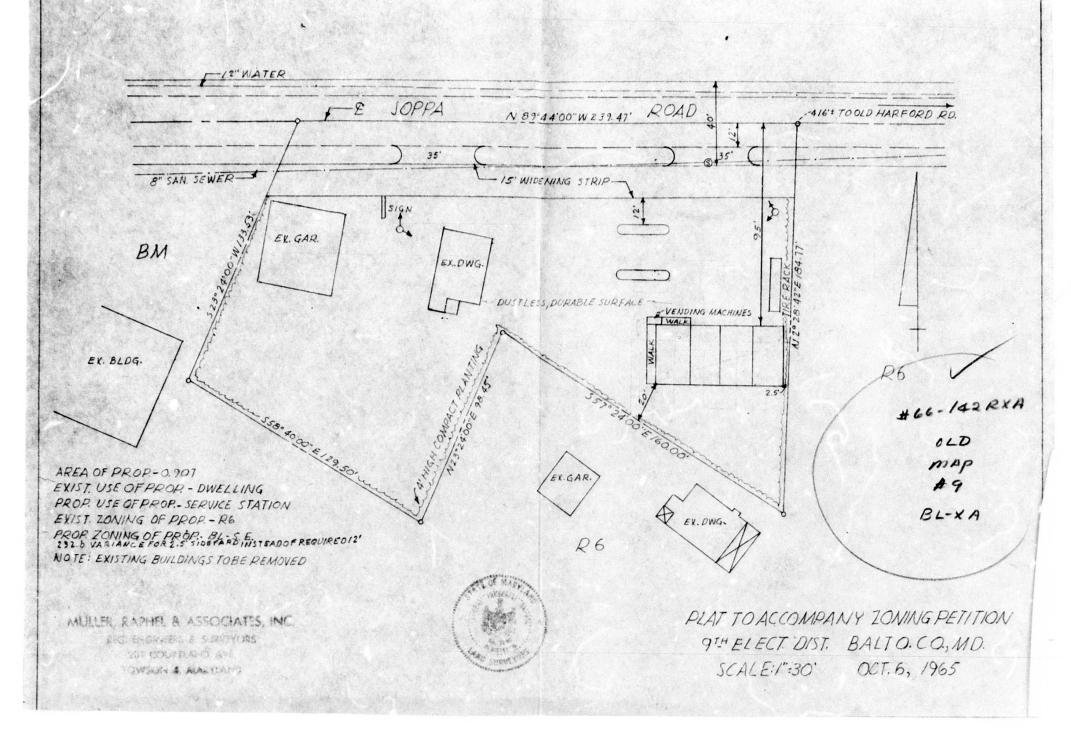


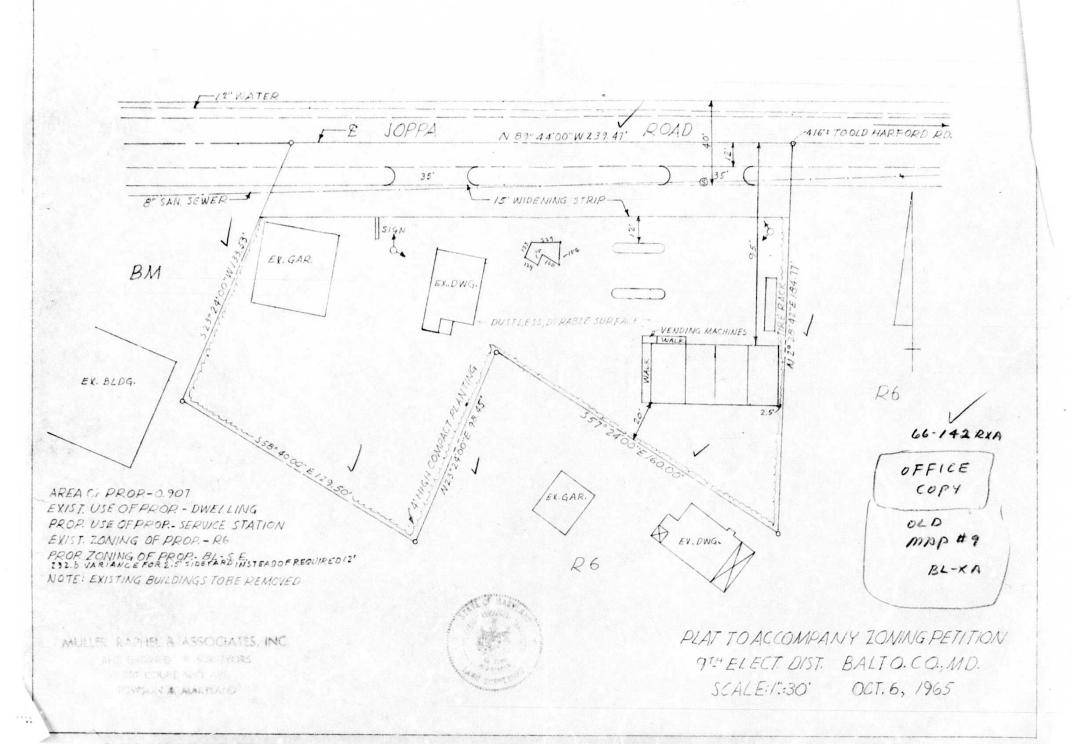
TO:	TOWSON, MARYLAND	LUED Office of Planets 119 County Office Tomon, NJ, 21204	e Maning Building
	DE ACH UPPER SECTION AND RETURN WITH YOU	UR REMITTANCE	TOTAL AM
	Cost of opens - Ready ot oly property No. 65-150-255	hillione Cheels, 112 Olives	\$70,46
	MICROFILMED 2-900 7762	• 35764 7£P-	70.00
ORTANT:	MAKE CHECKS PAYABLE TO SALTIMORE COLUMN OF COLLECTION & RECEIPTS, COUTURN UPPER SECTION OF THIS BILL WITH YE	UNTY HARM	/

BALTIMORE COUNTY

CERTIFICATE OF POSTING Date of Posting 2-17-66 rillower Floriance M Robb et al. Location of Sign D. Co. the frank Lawren & Mars Robbinson of Signature of Marsh Lawrence Lawr Posted by Cabent Som Belley Date of return 2 24.66







February 8, 1966

No. 66-142-RXA- -- Florence M. Roeb, Lewis V. Stedsler, et al

Putition, description of property, Order of Depáty Commissioner

Certificate of posting

contificates of advertisement

Comments of Office of Planning

Order of Appeal

Letter from Sun 011 Co. dated Nov. 8, 1966

" John A. Alexander, entering appearance for protestents

Rendering

Z Plats filed with petition

August Owen Hennegan, Jr., Esq., Counsel for netitioners

Jefferson Building x Towson, Maryland 21204 John D. Alexander, Esq., Maryland Trust Building Towson, Meryland 21202

" " profestants

CERTIFICATE OF POSTURE

Townson, Marriand

would do so the on the feet descen of thest described

Protests to the see the see to see a corn

ZONING DEPARTMENT OF BALTHADRS COUNTY

Zanina Camilasianor

A. OWEN HENNEGAN TOWSON. MARYLAND 2120

February 3, 1966

1000

Edward D. Hardesty, Deputy Zoning Commissioner Baltimore County Office Building Towson, Maryland - 21204

Re: Petition for Reclassification, Specia' Exception and Variance: S/S Joppa ...ad, 416' W of Old Harford Road - 9th District Florence M. Raab, et al., petitioners NO. 66-142-RXA

Dear Mr. Hardesty:

Please enter an Appeal to the Board of Appeals of Baltimore County on behalf of the Petitioners herein, from your decision of January 5, 1966, denying the requested reclassification, special exception and variance.

Encl. (Check for \$70,00, Appeal fee)

January 5, 1966

BALTIMORE COUNTY, MARYLAND

TO. Mr. John G. Rose, Zoning Commissioner Date November 29, 1965

FROM Mr. George E. Gavrelis

SUBJECT Petition F66-142-EXA. Reclassification from R-6 to B.L. Zone Special Exception for filling station Variance to permit a 2.5 foot side yard instead of the required 12 feet. South side of Japan Road 16 feet wist of Old Harford Road. Being the property of Florence M. Roab.

9th District

HEARING: Thursday, December 9, 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:

A similar petition for this property was filed as #66-25-RXA. In reviewing that

- 1. Rezoning of the tract to the B.L. classification is in general accord Rezoning of the tract to the B.L. classification is in general occors with the recommendation for this property on the Comprehensive Rezoning Map for the Northeastern Planning A.-ma. It differs in detail, however, and it would be wise for the patitioner to contact the Comprehensive Planning Division of this office so that - if the requested rezoning is greated - the boundaries shown on the petitioner's plat will conform to those on the Comprehensive Rezoning Map. The K-6-B.L. boundary now recommended to it uniform depth. (Mis map is scheduled boundary now recommended is of uniform depth. (this map is scheduled to be forwarded to the County Council, for review and adoption, in
- The variance requested would appear unnecessary with proper siting of the building. We suggest that the patitioner contact the Project Planning Division of this office to discuss the submission of a new site plan.
- 3. We can offer no particular objection to the establishment of a filling recan otter no particular objects - to the establishment of a timely station on the subject property under special exception procedures. If the special exception should be granted, however, we request that the site plan be made subject to approval by this office.

Since our submission of the above comments, the Comprehensive Rezoning Map for the sastern Area has been submitted to the County Council, and the Council has held its 'aring.

Petitionis PXA. O

Justin See his epiments - his office proposed further Bt m news may - too de the algebraide of the algebraide cheek on actual ast - tack with Congression of the actual paring) chit in actual set back with large (is it 100' from actual paving)

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wither 600 1 p that are 4 yestations -

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ALL-192RXA 010 PROPER BENEFORE - STORY

MALLIR RAPHEL & ASSOCIATER FIC.

ENGINE RESCRIPTION

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COMMAINING 8.907 neres of land mars or lass.

ESING all of the lead which by deed dated June 29, 1935 and recorded smooth the Land Secords of Seltimire County in Liber CVB, Jr. 952, Folio-500, was conveyed by John Raub to William J. Raub end wife and being also park of the last wight by dead sated Berenber E, 1941 and recerted money the Lead Pecords of Selvinore County in Liber 275 1313, Folio 519, uma causepad by L. Trippe Marrinos to Lewis W. Stadtler and wife.

affile an

66-142-RXA- 8 Pytestants 8820 Old Houghed -Mr. These drietly of was - opported be of Shropes digue offered on his home - funns, asthetin, ate. - prins of heaven, Just Oil withing without twent to compromise by exchanging land buy mather fell thru The same address - Same offite -Milton - deput Sharpen pagent - (now world 2100) lerlais Assoc. - liver Holaks any opent state as Pleaset rogen away opente state at Please of Plans & Spra — 60 statem in I made of the Plans & Old Houfed Red or Joyn the have been 20 changes 7 pend of the to land of the bus tries) — X see his statement in file

PETITION FOR RECLASSFICATION, SPECIAL the Iming Segulations of sit a 2-5 feet side yard feater 1.25.2 b - Bids Yards- For Commercial Bellidress, mean required on interest focus that there the lot obtate a lot for a residence mean there must be a side yard not must the greater ninform width required for a dealling on the shorting lot and lots the olds yard on the street side shall be not loss than 19 feat for width. the property of Florence H. Reab, at all as shown on plat plan filled with the

	ASSIFICATION 46 14 2RXA
PETITION FOR ZONING RE-CI	ASSIFICATION
AND/OR SPECIAL EXC	EPTION
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:	OLU
Florence M. Raab, Lewis V. Stadtler & Blanche E. Stedtler al owner.	of the property situate in Baltimore
	ched hereto and made a part hereot,
hereby petition (1) that the zoning status of the herein describe	ed property be re-classified, pursuant
to the Zoning Law of Baltimore County, from an	
B-L rone; for the following reason	ins:
Error in original map.	
Change in character of neighborhood.	
AND FOR VARIANCE from Section 232.2b to allo	w a 2.5 foot rent yard instead
of the required 12 feet.	
or the require	
See attacked description	
and (2) for a Special Exception, under the said Zoning Law ar	id Zoning Regulations of Baltimore
County, to use the herein described property, for a fil	ling station
county, to use the never reserves party and	
Property is to be posted and advertised as prescribed by	Zoning Regulations
A street to pay thurnses of above re-classification	and or Special Exception advertising.
nesting etc. upon filing of this petition, and jurther agree !	o and are to be bound by the zoning
regulations and restrictions of Baltimore County adopted purs	uant to the Zoning Law for Baltimore
County	
1 1 2 1 7 1	V St. The Mayor
David R. Horn for Sun Oil Co. V.	Stedfler
1 . C. D Co	aler & Biene & Steller
Contract purchaser	Legal Owner
Address 1910 Russell Street 21230 Addres	s. 23172 1944 199
	100to 21214 Will
	2105102/200101010101010101010101010101010101
1 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
. Owen Hennegan Petitioner's Attorney	Protestant's Attorney
Add as 466 Jefferson Building - 2120-	
VAlley 5-7500	County this Seb day
ORDERED By The Zoning Commissioner of Raltimore	
of	ter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two ne	wspapers of general circulation inrough-
out Baltimore County, that property be posted, and that the	public nearing be had before the zoning

PETITION FOR ZONING	RE-CLASSIFICATION
PETITION FOR ZONING	TE-CHISSIAN #16
AND/OR SPECIAL	
TILLEY OF THE PARTY OF THE PART	
TO THE ZONING COMMISSIONER OF BALTIMORE.	COUNTY:
a. v t. Blanche E. Stedtler.	
	d plat attached hereto and mode a part mere
County and which is described in the description and hereby petition (1) that the zoning status of the herei	n described property be re classified, pursuant
to the Zoning Law of Baitimore County, from an	11/2 1/
BL zone; for the follow	reasons.
Error in original map.	
change in character of neighborhood.	
AND FOR VARIANCE from Section 232.2	b to allow a 2.5 foot rear yard instead
of the required 12 feet.	• •• •• •• • • • • • • • • • • • • • • •
of the required is reet.	
See uttacked description	
A RECORD CONTRACTOR	
and (2) for a Special Exception, under the said Zoniz	a Law and Zoning Regulations of Baltimore
and (2) for a Special Exception, under the said Zoni:	- Alling station
County, to use the herein described property, for	a mining etation
Property is to be posted and advertised as pre	scribed by Zoning Regulations.
posting, etc., upon filing of this petition, and factor regulations and restrictions of Baltimore County add	opted pursuant to the zoing Law for Baitimore
County.	77 10:21
1 10	/ Charge Plorence M. Reab
David R, Hora for Sun Oil Company	× \$
Jumpillo.	Legal Owner
Contract purchaser	f
Address 1910 EX Russell Street 21230	Address
1 (XI	Protestant's Attorney
A. Owen Hennegan Petitioner's Attorney	Protestant's Attorney
Address 406 Jefferson Building - 21230	
	Och day
ORDERED By The Zoning Commissioner of	Baltimore County, this
name to Sthat the su	hiert matter of this petition be advertised, as
a a that accounts he posted an	d that the public hearing be had before the coming
Commissioner of Baltimore County in Room 106.	County Office Building in Towson, Bartimore
County, on theday of	72
	1012
	Carl
	Zoning Commissioner of Baltimore County.

PETITION FOR ZONING RE-CLASSIFICATION LO ... A 2 RAA AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY map Florence M. Raab, Lewis V.
L or we Stadtler & Blanche E. Sedtleral owners of the property situate in Baltimor 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 Raltimore County from an K-6 11/29/63 ...zone; for the following reasons: AND FOR VARIANCE from Section 232.2b to allow a 2.5 foot mer yand instead and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Saltimore County, to use the herein described property, for a filling station Property is to be posted and advertised as prescribed by Zoning Regulations. Jun 6.66 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 David R. Horn for Sun Oll Co. V. monte della Hon Oil Co Contract purchaser Stender D. Steffer Legal Owner Address 1910 Russell Street 21230 Address 2311 6 12/18 1811 Dalle 21214 144 A. Owen Hennegan Petitioner's Attorney Protestant's Attorney Address 406 Jefferson Building - 21204 VAlley 5-7500 ORDERED By The Zoning Commissioner of Baltimore County, this day out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Raltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _______day of ________, 196__ f at _\$1\$00'clock Zoning Commissioner of Baltimore County. #16-142 RAA LLOV MAP 19 NOTICE OF HEARING BL-XA Rei Petition for Reclassification, Special Exception & Wariance for Florence M. Raeb, et al #66-142-RXA 11:00 A.H. Theraday, December 9, 1965 PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE ZONING COMMISSIONER OF

PETITION FOR ZONING RE-CLASSIFICATION BLIC-14 APRIL AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Florence M. Rasb, Lewie V.

I, or we Steedler is Islanche E. Steedler at owner. of the property situate in Baltimore. County and which is described in the description and plat attached hereto and made a part hereof, being any encount usercrised in the unscription and past attribed hereto and made a part hereof, hereby petition (1) that the roning status of the hereto described property be re-classified, pursuant ρ L-XA R-6. 11/29/65 to the Zoning Law of Baltimore County, from an...zone; for the following reasons: Error in original map. change in character of neighborhood. AND FOR VARIANCE from Section 232. 2b to allow a 2.5 feet rear yard instead and (2) 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 I, or we, agree to pay expenses of above re-classification and or Special Exception advertising. posting, etc., upon filing of this petition, and "other agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimor *PARTITION M. Panb Pavid R. Horn for Sun Oil Company Sur Cil Co Contract purchaser A. Owen Hennegan Petitioner's Attorney Address 406 Jefferson Building - 21230 VAILey 5-7500 ORDERED By The Zoning Commission r of Baltimore County, 'Lis. required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughoui 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 9th day of December Zoning Commissioner of Baltimore County.

#66-H2RXA

BALTIMONE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOMSON, MARYLAND 21204

SUBJECT: Reclassification From R-6 '9 RL and Spealed Exception for Filling Station, Side Yard Variance for Florence M. Fash et al, Locuted 5% of Jopen Read W of Cld Herford Read, 9th Dist. (New 2, October 26, 1965)

Addendum to comparts of June 22, 1965 by the Zoning Advisory Consittee.

<u>NUMERAL OF TRAFFIC INCIDENCING</u>: The subject site may be affected by the Jope Road reconstruction project. For further information on this reconstruction project, it is suggested that the petitioner and/or atternay contact Mr. C. Richard Moore at W. 3-3000, Extension 555.

ZAMING ADMINISTRATION: Since there appears to be ample from to construct the proposed gas station on the West side of the subject property, this office questions the need for a side yard variance.

pas station on the West stde of the subject property, this office questions the news for a side yard veriance. For a side yard veriance, for a side yard veriance, included in the Special Exception. If the petitioner plans to use past of this property for constiting other than a gas station, it is requested that he substit revision property for something other than a gas station, it is requested that he substit revision partial, and the substitution of the substi

The above domestic are not intended to indicate the appropriatences of the soning action requested, but to assure that all parties are sade source of plans or problem on the appropriate and the post of the office of the office and or he longity Direction of the office of the office

The following members had no comment to offers

Fire Bureau-Plans Review Her.ith Department Industrial Development Commission Bulldings Department State Foads Commission Sureau of Engineering

"imore County

BALTIMORE COUNTY OFFICE OF FLANNING AND ZONING

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

Your petition has been received and accepted for filing this

Petitioner Florence Rock, et al

Petitioner's Attorney A. Owen Managem

BALLYMORE COUNTY, MANYLAND
OFFICE OF FINANCE
Division of Collection and Resident
COURT HOUSE,
TOWSON, MANYLAND 21204

No.33521

BILLEY Zening Dapts of Ballos Co.

	CCOUNT NO. 05-602						TOTAL AMOUNT
NTITY	DETACH L'APER SECTIO	N AND RETUR	N WITH YOUR	HEMITT	ANCE		COST
	retition for heclesoffication	m, Specie	d Compt	i .	**	•	90.00
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		11-1060	4528		33521	119-	50,00
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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Dear Sira

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and MOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

JOHN G. ROSE ZONING COMMISSIONER

JGR/ba

Encls:

Res Petition for Reclassification, Special Excepti & Variance for Florence M. Rasb, et al #66-142-RMA

DEC -4 165 " D Into B DEPARTM

John G. Rose, Esquire Zoning Commissioner County Office Building

> Re: Patition #66-142-RXA. Reclassification from R-6 to B.L. Zone Special Exception for illing station Variance to permit a 2.5 foot side yard instead of the required 12 feet. South side of Joppa Read 416 feet west of Old Harford Read. Being the property of Florence M. Raab. cation from R-6 to B.L. Zone

Dear Sir:

Please issue summons for Mr. George E. Gavrells, Planning Director, to testify for protestant at the above hearing before the Zoning Commissioner on Thursday, December 9, 1965 at 11:00 A.M. Please have summons served through the Sheriff's Office.

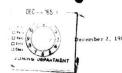
Very truly yours,

John D. Alexander, Attorney for Protestants, Maurice L. Shroyer and Julia Shroyer, his wife

Service admitted and copy left this 2nd day of December, 1965.

Mr. Sheriffs

Please issue summons in accordance with the above.



John G. Rose, Esquire Zoning Commissioner County Office Building

Re: Petition #66-142-RXA. Reclassifi-Petition #66-142-RXA. Reclassin-cation from R-6 to B.L. Zone Special Excaption for filling station Variabres to permit a 2.5 foot side jard instead of the required 12 feet. South side of Jopps Road 416 feet west of Old Harford Road, Being the property of Florence M. Raab.

Please issue summons for Mr. George E. Gavrelis, Planning Director, to testify for protestast at the above hearing before the Zoning Commissioner on Thurnday, December 9, 1965 at 11:00 A.M. Please have summons served through the Sheriff's Office.

John D. Alexander, John D. Alexander, Attorney for Protestants, Maurice L. Shroyer and Julia Shrover, his wife

Service admitted and copy left this 2nd day of December, 1955,

A. Owen Hennegan Attorney for Petitioners

Please Isaus summons in accordance with the above.



TELEPHONE 823-3000

BALTIMORE COUNTY, MARYLAND No.35764 OFFICE OF FINANCE DATE 2/1/66

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

A. Owen Hennegan, Jr., Esq., Jefferson Building Tomson, Maryland 21204

BY: 0ffice of Planning SZoning 119 County Office Building Towson, Md. 21204

PUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	Service and the service and th	COST
	Cost of Appeal - Reab, et al. property Ho. 66-142-RXA	\$70,00
	PAID—BURENCE COUNTY MA.—OBYA OF PA	nenna.
	Z866 7762 . 35764 DP-	0.00
	2	# 18,078

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND IMPURIANT MAKE CHECKS PAYABLE TO BALLIMORE, COURTY, MARTILAND
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 TOW SON, MARYLAND 21294

BILLED Office of Planning SZening 119 County Office Building Toman, Nd. 21204

No.35764

DATE 2/8/66

DEPOSIT TO AC	DETACH INPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
		4
	Cost of appeal - Roob, et al, preparty	\$70.00
	No. 66-140-125	
	Part - 24 Versey Consts VSE - Officeal	Finance
9	2966 1762 - 35764 719-	70.00
		, mes
	4	

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

Ne.35788

5.00

CCURT HOUSE TOWSON, MARYLAND 21204

35.00

IMPORTANT: MAKE CHECKS PAYAGLE 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.

A. OWEN HENNEGAN

TOWSON, MARYLAND 21204

4-2866 e a 84 + 35788 TIP-

Mrs. Deatrice Anderson Office of Planning & Zoning 119 County Office Building Towson, Maryland - 2:204

Re: 66-142-RXA Raab, et al., property

AOH:mf

PETITION FOR RECLASSIFICATION, SPECIA, EXCEPTION A

ZONING: From R-4 to B.L. Zone. Petition for Special Exception for Filling Statton. Petition for Variance for a side Petition for Variance for a side yard. LOCATION: South side of Joppa Road 116 feet West of Old Ha-ford Road. DATE & TISE 11 100 A.M. DEPUBLIC HEARING TO A.M. County Office Building, 111 W. Chatageache Avenue, Townon, Md.

County office hailing. 11 W. County of the hailing. 11 W. County by advanty of the county of the county by advanty of the county by advanty of the county of

continuently from the interaction of the categories of Od days in the categories of Od days in the state of the days in the state of the days in the state of the

Mrs. Beatrice Anderson

Enclosed herewith is check in payment of bili, dated February 8, 1966, for cost of posting property of Rash, et al. for appeal hearing, in the amount of

Very truly yours.

A. Owen Hennegan

CERTIFICATE OF PUBLICATION

TOWSON, MD. Vowenter 35. ... 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., saco inversely of: 1 tize successive weaks before the 9th

day of _____lecenher ______ 19 65 , the thran publication appearing on the 18th day of November.

I fink Struth

THE BALTIMORE COUNTIAN

THE HERALD - ARGUS

No. I Newburg Aven

CATONSVILLE, MD.

November 22, 1965.

THIS IS TO CERTIFY, that the annexed advertisement of Zoning Department of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Mary-

land, once a week for serive weeks before day of 1965 , that is to say 22 nd No veno or,

the same was inserted in the issues of No venber 18, 1965.

THE BALTIMORE COUNTIAN

By Paul J. Morgany

PETITION FOR
RECLASSIFICATION, SPECIAL
EXCEPTION & VARIANCE
AND DISTRICT
ZONING: From 8-6 to B.L.

one.
Petition for Special Exception
or Filling Station.
Petition for Variance for a side

for Filling Station,
Petition for Variance for a side
yard,
LOCATION: South side of Jopes
Road 416 feet West of Old Harford Road,
DATE & TIME: THURSDAY,
DECEMBER 9, 1965 at 11:00,
PUBLIC HEARING: Room 188,
County Office Building, 111 W.
Cheaspeake Avenue, Towson, ilding, 111 W. nue, Towson,

yard Instead of the required 12 feet.

The Zone Republish to be Texture of the Te

All that parcel of land in the lith District of Baltimore Nicho Delirici of Ballimore Williams of the Lambor of Lambor of the Lambor of Lambor of

Being the property of Flor M. Raab, et al as shown or plan filed with the Zoning De

ment.
Hearing: Thursday, December,
1965 at 11:00 A.M.
Public Hearing: Room 108
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF
JONG ROSS.
ZORNG COMMOSSIONER
ZORNG COMMOSSIONER
NOV. 18

