

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Florence M. Raab, Lewis V. L. or we, Stedler, E. Stedler owner/s of the property situate in Baltimore County and which is described in the 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 R-6 zone for the following reasons:

Error in original map.
Change in character of neighborhood.

AND FOR VARIANCE from Section 332.2b to allow a 2.5 foot yard instead of the required 12 feet.

See attached description

as 1(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, Stedler, E. Stedler 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.

Witness my hand and seal this 11th day of November, 1965.
Address 1910 Russell Street 21230

A. Owen Hennegan, Petitioner's Attorney
Address 408 Jefferson Building - 21204
Valley 5-7530

ORDERED By The Zoning Commissioner of Baltimore County, this 8th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of December, 1965, at 11:00 o'clock.

Zoning Commissioner of Baltimore County

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
S/S Joppa Road 416' W. of
Old Harford Road,
9th District
Florence M. Raab, et al.
Petitioners

OPINION

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

At the hearing before the Board, the petitioner did not appear nor offer any evidence in support of his petition. Therefore, there being no affirmative evidence upon which to act, the Board will affirm the Order of the Deputy Zoning Commissioner, dated January 5, 1966, denying the subject petition.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 15th day of January, 1970 by the County Board of Appeals, ORDERED 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, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

RE: PETITION FOR RECLASSIFICATION
S/S Joppa Road 416' W of Old
Harford Road
9th District
Florence M. Raab, et al

RESPONSE TO
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-142-RXA

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

Without reviewing the evidence in detail, the Deputy Zoning Commissioner is of the opinion the Petitioner has failed to show error in the original zoning or such changes in the character of the neighborhood that would warrant granting the reclassification sought. In view of this, it is unnecessary to discuss the merits of the requests for a Special Exception and Variance.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 5th day of January, 1966, that the above reclassification 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 an R-6 zone; and the Special Exception for a filling station and Variance be and the same is hereby DENIED.

Edward D. Hardesty
Deputy Zoning Commissioner

EDH/jlr

MULLEN, RAPHEL & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS - LAND SURVEYORS - ZONING CONSULTANTS
801-808 CHURCH & AVE. BALTIMORE, MARYLAND 21204
800-200-1111 - 800-200-1112

ZONING DESCRIPTION

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 deed dated November 6, 1943 and recorded among the Land Records of Baltimore County in Liber RJS 1313, Folio 519, was conveyed by L. Tripp Harrison to Lewis V. Stedler 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 CWB, Jr. 952, Folio 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) S23°24'00"W 133.53'; (2) S58°40'00"E 179.50'; (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 aforesaid deed, Harrison to Stedler, running thence and binding on part of the 3rd line of the aforesaid deed, Harrison to Stedler, S57°24'00"E 160.00' thence for a line of division N2°28'42"E 184.77' to the place of beginning.

CONTAINING 0.907 acres of land more or less.

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, Folio 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. Tripp Harrison to Lewis V. Stedler and wife.

A. J. Muller

SURVEY - LOT & AREA - TOPOGRAPHY - LOCATION - CONTRACTORS SERVICE - SUBDIVISION DESIGN AND LAYOUT - ROADS - SANITARY SEWERS - STORM DRAIN - WATER - ZONING PLATS, DESCRIPTIONS AND TESTIMONY

November 2, 1965
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

A. Owen Hennegan, Esquire
408 Jefferson Building
Towson, Maryland 21204

SUBJECT: Reclassification from R-6 to B.L. and Special Exception for Filling Station, Side Yard Variance for Florence M. Raab et al, Located S/S of Old Harford Road, 9th District (Item 2, October 26, 1965)

Dear Sir:

Addendum to comments of June 22, 1965 by the Zoning Advisory Committee.

BUREAU OF TRAFFIC ENGINEERING: The subject site may be affected by the Joppa Road reconstruction project. For further information on this reconstruction project, it is suggested that the petitioner and/or attorney contact Mr. C. Richard Moore at VA 3-3000, Extension 555.

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

The proposed site plan does not utilize a large portion of the property which is included in the Special Exception. If the petitioner plans to use part of this property for something other than a gas station, it is requested that he submit revised plans and other site plan details.

It is requested that the petitioner and/or his attorney contact the writer with regard to the above comments prior to a hearing date being assigned.

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:

Fire Bureau - Plans Review
Health Department
Industrial Development Commission
Buildings Department
State Roads Commission
Bureau of Engineering
Board of Education

Very truly yours,
James S. Dyer
Petitioner and Permit Processing

JSD/ylb

cc: Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. James S. Dyer-Zoning Administration Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Mr. George E. Gavrili

SUBJECT: Petition #66-142-RXA. 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 Joppa Road 416 feet west of Old Harford Road. Being the property of Florence M. Raab.

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 petition, we said -

1. 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 plot will conform to those on the Comprehensive Rezoning Map. The R-6-B.L. boundary now recommended is of uniform depth. (This map is scheduled to be forwarded to the County Council, for review and adoption, in September.)

2. 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 be granted, however, we request that the site plan be made subject to approval by this office.

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

LAW OFFICES
A. OWEN HENNEGAN
408 JEFFERSON BUILDING
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

February 3, 1966

Edward D. Hardesty, Deputy Zoning Commissioner
Baltimore County Office Building,
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

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.

Very truly yours,

A. Owen Hennegan
Attorney for Petitioners

AOH:lmf

Encl. (Check for \$70.00. Appeal fee)

MICROFILMED

MICROFILMED

MICROFILMED

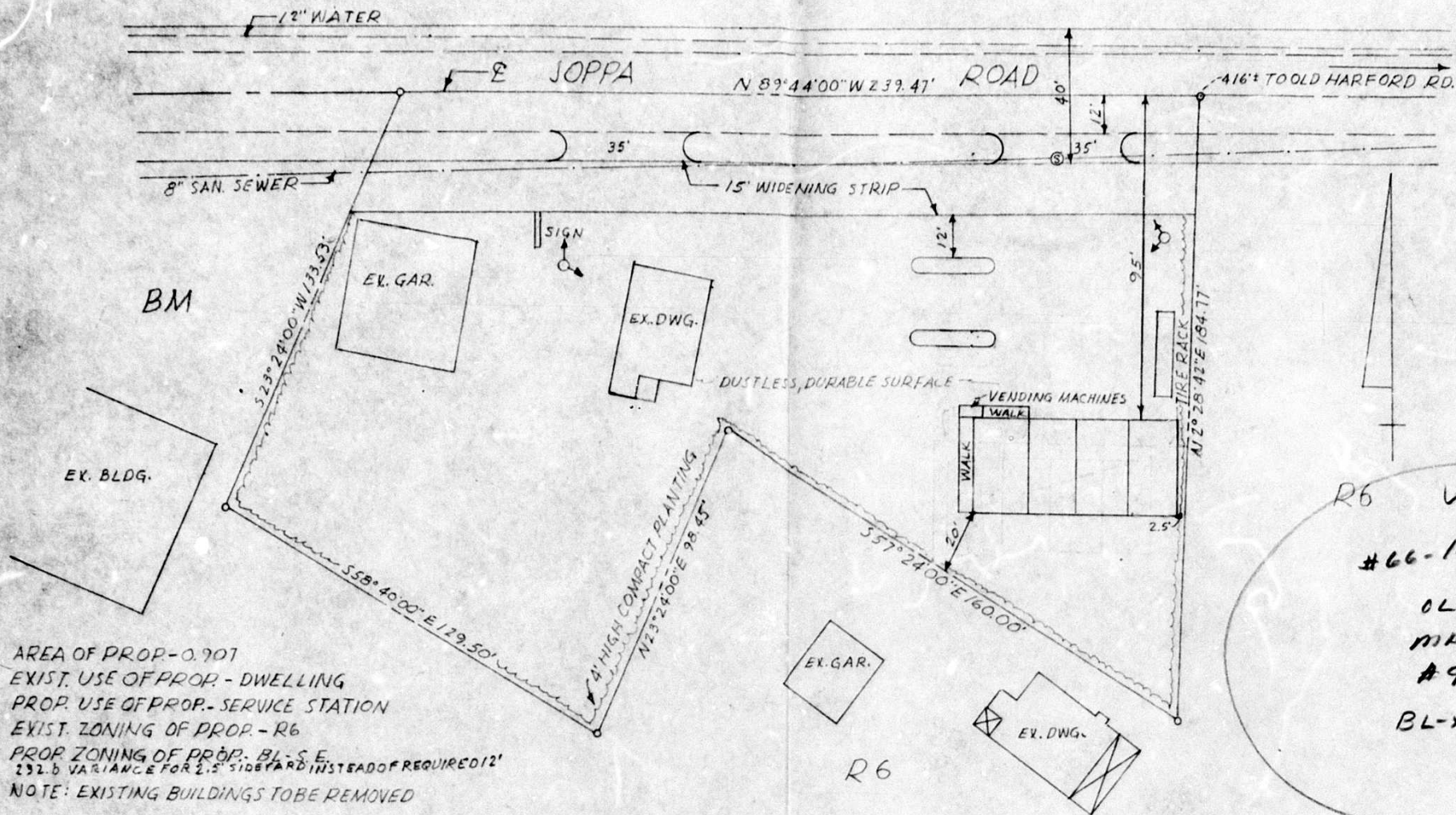
MICROFILMED

DEPOSIT TO ACCOUNT NO. 61-422		TOTAL AMOUNT	
QUANTITY	SET/UP UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST
	Cost of 6 pages - 2nd, et al, property No. 61-10-225		\$70.00
	MICROFILMED 61-566 7162 * 35764 71P-		70.00

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE

MAIL TO:



MULLER, RAPHEL & ASSOCIATES, INC.
 REG. ENGINEERS & SURVEYORS
 201 COUPLAND AVE.
 TOWSON, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
 9TH ELECT. DIST. BALTO. CO., MD.
 SCALE: 1"=30' OCT. 6, 1965

#66-142 RXA
 OLD
 MAP
 #9
 BL-XA

2013

66-142-RXA-2

Protestants

Mr. Shroyer lives directly across - opposite bus stop - degree of effect on his home - family, activities, etc. - prior to having Sun Oil with return tied to compromise by exchanging land but mother felt then -

Mr. Shroyer - same address - same objection

Mr. Shroyer - Real Estate - agree with would degree Shroyer paying - (from word 2111) at least by 1/2 -

Mr. Magan - Shroyer's Assoc. - lives 4 blocks away - opposite station at Pleasant Plains - 60 stations in line - radius - only one station closed - ball P.P. + Old Harford Rd. on Joppa - there have been 20 changes of property (due to lack of business) - X see his statement in file -

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION & VARIANCE

10th DISTRICT

ZONING: From R-6 to R-1, Zone.
LOCATION: South side of Joppa Road 416 Feet West of Old Harford Road.
DATE & TIME: THURSDAY, DECEMBER 9, 1965 at 11:00 A.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:

Present Zoning Map and Proposed Zoning Map R-1.
Petition for Special Exception for Filling Station.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a 2.5 foot side yard instead of the required 12 feet.

The Zoning Regulations to be amended are as follows:
Section 232.3 b - Side Yards - For Commercial Buildings, none required on interior lots, except that where the lot abuts a lot in a residential zone there must be a side yard not less than the greater width of the lot required for a dwelling on the abutting lot and on corner lots the side yard on the street side shall be not less than 10 feet in width.
All that parcel of land in the Tenth District of Baltimore County

Being the property of Florence M. Raab, et al as shown on plat plan filed with the Zoning Department.
Hearings Thursday, December 9, 1965 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Florence M. Raab, Lewis V. I. or we, Stadler & Blanche E. Stadler, 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 R-1 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 foot rear yard instead of the required 12 feet.

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 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 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.

David R. Horn for Sun Oil Co. V. Stadler
Contract purchaser Legal Owner
Address: 1910 Russell Street 21230 Address: 2111 Joppa Rd. 21234

A. Owen Hennegan Petitioner's Attorney Protestant's Attorney

Address: 406 Jefferson Building - 21203 Valley 5-7500

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of December, 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 9th day of December, 1965, at 11:00 clock

Zoning Commissioner of Baltimore County.

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Property is to be posted 3x1 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.

David R. Horn for Sun Oil Company V. Stadler
Contract purchaser Legal Owner
Address: 1910 XX Russell Street 41230 Address: 2111 Joppa Rd. 21234

A. Owen Hennegan Petitioner's Attorney Protestant's Attorney

Address: 406 Jefferson Building - 21203 Valley 5-7500

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of December, 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 9th day of December, 1965, at 11:00 clock

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Contract purchaser Legal Owner
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A. Owen Hennegan Petitioner's Attorney Protestant's Attorney

Address: 406 Jefferson Building - 21203 Valley 5-7500

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Zoning Commissioner of Baltimore County.

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TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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David R. Horn for Sun Oil Company V. Stadler
Contract purchaser Legal Owner
Address: 1910 XX Russell Street 21230 Address: 2111 Joppa Rd. 21234

A. Owen Hennegan Petitioner's Attorney Protestant's Attorney

Address: 406 Jefferson Building - 21203 Valley 5-7500

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of December, 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 9th day of December, 1965, at 11:00 clock

Zoning Commissioner of Baltimore County.

A. Owen Hennegan, Esq., 406 Jefferson Building Towson, Md. 21204

NOTICE OF HEARING
Re: Petition for Reclassification, Special Exception & Variance for Florence M. Raab, et al 66-142-RXA

TIME: 11:00 A.M.

DATE: Thursday, December 9, 1965

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE TOWSON, MARYLAND

ZONING COMMISSIONER OF BALTIMORE COUNTY

November 2, 1965

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

A. Owen Hennegan, Esquire 406 Jefferson Building Towson, Maryland 21204

Dear Sir:

Addendum to committee of June 22, 1965 by the Zoning Advisory Committee.

BUREAU OF TRAFFIC ENGINEERING The subject site may be affected by the Joppa Road reconstruction project. For further information on this reconstruction project, it is suggested that the petitioner and/or attorney contact Mr. C. Richard Moore at VA 3-3000, Extension 555.

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

The proposed site plan does not utilize a large portion of the property which is included in the Special Exception. If the petitioner plans to use part of this property for something other than a gas station, it is requested that he submit revised plans indicating how the use will be co-ordinated as to the vehicular circulation, parking, setbacks and other site plan details.

It is requested that the petitioner and/or his attorney contact the writer with regard to the above comments prior to a hearing date being assigned.

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:

Fire Bureau-Plans Review
Health Department
Industrial Development Commission
Building Department
State Roads Commission
Bureau of Engineering
Board of Education

Very truly yours,

JED:lb

cc: Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. James E. Dyer-Zoning Administration Division

A. Owen Hennegan, Esq.
405 Jefferson 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
day of November, 1965.

JOHN G. ROSE
Zoning Commissioner

Petitioner: Florence Raab, et al

Petitioner's Attorney: A. Owen Hennegan, Esq.
Reviewed by: Chairman of Advisory Committee

TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 33521

DATE 11/24/65

TO: A. Owen Hennegan, Jr., Esq.
405 Jefferson Building
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY: DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

TOTAL AMOUNT
\$56.00

Petition for Reclassification, Special Exception & Variance for
Florence M. Raab, et al
No. 66-142-RXA

1-1040 4528 * 33521 TIP- 56.00
1-1040 4528 * 33521 TIP- 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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

November 30, 1965

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

GEORGE E. GAVRELLI
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

A. Owen Hennegan, Esq.
405 Jefferson Building
Towson, Md. 21204

Dear Sirs:

The enclosed memorandum is sent to you in compliance with
Section 23-22 of the 1961 Supplement of the Baltimore County Code.

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 NOT 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.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

Encls:

December 1, 1965

A. Owen Hennegan, Esq.
405 Jefferson Building
Towson, Md. 21204

Re: Petition for Reclassification, Special Exception
& Variance for Florence M. Raab, et al
66-142-RXA

Dear Sirs:

This is to advise you that \$75.00 is due for advertising and
posting of the above property.

Please make check payable to Baltimore County, Md. and remit to
Mrs. Anderson, Room 121, County Office Building, before
the hearing.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba



December 2, 1965

John G. Rose, Esquire
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition 66-142-RXA. Reclassification from R-6 to P.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 Joppa Road 416 feet
west of Old Harford Road. Being the
property of Florence M. Raab.

Dear Sir:

Please issue summons for Mr. George E. Gavrelli, 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

JDA:th

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

Mr. Sheriff:

Please issue summons in accordance with the above.

Zoning Commissioner



December 2, 1965

John G. Rose, Esquire
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition 66-142-RXA. 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 Joppa Road 416 feet
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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

JDA:th

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

Mr. Sheriff:

Please issue summons in accordance with the above.

Zoning Commissioner

TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 35764

DATE 2/7/66

TO: A. Owen Hennegan, Jr., Esq.,
Jefferson Building
Towson, Maryland 21204

BILLED BY: Office of Planning & Zoning
119 County Office Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY: DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

TOTAL AMOUNT
\$70.00

Cost of appeal - Raab, et al, property
No. 66-142-RXA

2

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.

TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 35764

DATE 2/8/66

TO: A. Owen Hennegan, Jr., Esq.,
Jefferson Building
Towson, Maryland 21204

BILLED BY: Office of Planning & Zoning
119 County Office Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY: DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

TOTAL AMOUNT
\$70.00

Cost of appeal - Raab, et al, property
No. 66-142-RXA

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.

TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 35788

DATE 2/25/66

TO: A. Owen Hennegan, Jr., Esq.,
Jefferson Building
Towson, Maryland 21204

BILLED BY: Office of Planning & Zoning
119 County Office Building
Towson, Maryland 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY: DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

TOTAL AMOUNT
\$50.00

Cost of posting Raab property for appeal hearing
No. 66-142-RXA

2-2668 4528 * 35788 TIP- 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.

LAW OFFICES
A. OWEN HENNEGAN

405 JEFFERSON BUILDING
TOWSON, MARYLAND 21204

February 25, 1966

Mrs. Beatrice Anderson
Office of Planning & Zoning
119 County Office Building
Towson, Maryland - 21204

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

Dear Bea:

Enclosed herewith is check in payment of bill, dated February 8, 1966,
for cost of posting property of Raab, et al. for appeal hearing, in the amount of
\$5.00.

Very truly yours,

A. Owen Hennegan

AOH:ml

Encl.

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 12, 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. and was
of 1 issue successive before the 29th day of November, 1965, the first publication
appearing on the 12th day of November, 1965.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$...

OFFICE OF
THE BALTIMORE COUNTIAN

DUPLICATE

THE COMMUNITY NEWS
Baltimore, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

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 One ~~seventeen~~ weeks before
the 22nd day of November, 1965, that is to say
the same was inserted in the issues of

November 16, 1965.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.

PETITION FOR
RECLASSIFICATION, SPECIAL
EXCEPTION & VARIANCE
4th DISTRICT

ZONING: From R-6 to R.L.
Zone.

Petition for Special Exception
for Filling Station.

Petition for Variance for a side
yard.

L/LOCATION: South side of Joppa
Road 416 feet West of Old Harford
Road.

DATE & TIME: THURSDAY,
DECEMBER 9, 1965 at 11:00 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

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

Present Zoning: R-6.

Proposed Zoning: R.L.

Petition for Special Exception
for Filling Station.

Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a 2.5 foot side
yard instead of the required 12
feet.

The Zoning Regulation to be
excepted as follows:

Section 232.2b - Side Yards -

For Commercial Buildings, none
required on interior lots, except
that where the lot abuts a lot in
a residence zone there must be
a side yard not less than the
greater minimum width re-
quired for a dwelling on the
abutting lot and on corner lots
the side yard on the street side
shall be not less than 10 feet in
width.

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

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 degrees 44'W 366.12' line
of the land which by deed dated
November 6, 1943 and recorded
among the Land Records of Bal-
timore County in Liber RUS
1313, Folio 519, was conveyed
by L. Tripple Harrison to Lewis
V. Stedler and wife at the
distance of 180' 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 re-
versely 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 CWB, Jr. 252,
Folio 500, was conveyed by John
Raab to William J. Raab and
wife, N89 degrees 44' 00" W
236.12', 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 dis-
tances: (1) S23 degrees 24' 00" W
133.33'; (2) S 58 degrees 40'
00" E 125.50'; (3) N23 degrees
21' 00" E 98.45' to the be-
ginning of the 3rd or S 57 degrees
24' 00" E 256.12' line of the land
in the aforesaid deed, Harrison
to Stedler, running thence and
binding on part of the 3rd line
of the aforesaid deed, Harrison
to Stedler, S 57 degrees 24' 00"
E 160.00' thence for a line of di-
vision N2 degrees 28' 42" E
184.77' to the place of beginning.

CONTAINING 0.907 acres of
land more or less.

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. 252, Folio 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 RUS 1313, Folio
519, was conveyed by L. Tripple
Harrison to Lewis V. Stedler and
wife.

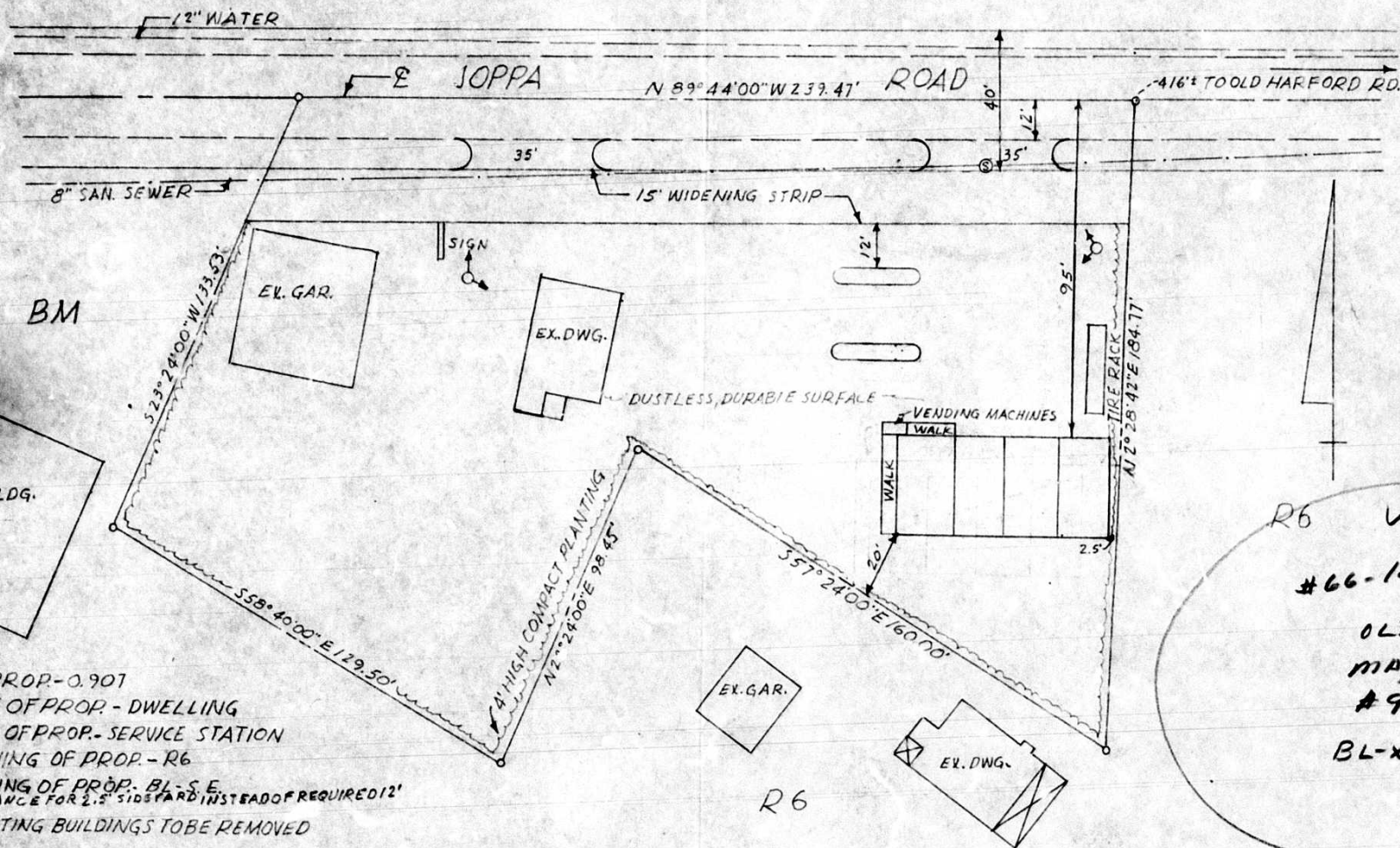
Being the property of Florence
M. Raab, et al as shown on plat
plan filed with the Zoning Depart-
ment.

Hearing: Thursday, December
9, 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 BALTIMORE COUNTY

Nov. 18



AREA OF PROP. - 0.907
 EXIST. USE OF PROP. - DWELLING
 PROP. USE OF PROP. - SERVICE STATION
 EXIST. ZONING OF PROP. - R6
 PROP. ZONING OF PROP. - BL-S-E
 232.0 VARIANCE FOR 2.5' SIDEYARD INSTEAD OF REQUIRED 12'
 NOTE: EXISTING BUILDINGS TO BE REMOVED

MULLER, RAPHEL & ASSOCIATES, INC.
 REG. ENGINEERS & SURVEYORS
 201 LOUPELAND AVE.
 TOWSON, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
 9TH ELECT. DIST. BALTO. CO., MD.
 SCALE: 1"=30' OCT. 6, 1965

R6 ✓
 #66-142 RxA
 OLD
 map
 #9
 BL-XA

