BALTINGUS COUNTY OFFICE OF PLANNING AND ECKING COUNTY OFFICE SOLLAIRE TOWNER, MAISTAND 2120k

2

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

-ever and sewer are not available. Sound - Jarrettaville Pile is a Plate Moad. Parrymans Mill Road is to be developed on minimum (2) right of way.

the above comments are not intended to indicate the appropriatement of soning action requested, but to assure that all parties are sade mare of plane problems that any have a bearing on this case. The director and/or the isopaty of soft the Office of Planning and Zening will useful recommendations on the appropria of the requested soning 10 days before the oning Consistence is beautice.

anus 2

co: Pr. John Reyera-State Moads Guardision Pr. U. Johard Moore-Hursau of Traffic Engineerin Pr. Sarlyle From Hursau of Engineering Pr. Millian Grommalt-Health Pepartment

#66-147 -KN

CERTIFICATE OF POSTING THEMT OF BALTIMORE COUNT

Date of Posting 12-9-61 Posted for Hadring Mon Dec. 27-6, 971,00 P. M. Location of property S. W. Con. or Junatavilla Paka and manymon mill Rd. Continued Super of 2 in the side of the bade on generalizables.

John Ba rich and D. Contra Women Fed in Many of the side of t Posted by Rolls Hand Scientiff. Date of return 12-16-65

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Your petition has been received and accepted for filing this

STATE ROADS COMMISSION BALTIMORE. MD. 21201

¥66-1491

Wowamber 29, 1985

Mr. James B. Dyer, Chief Petition & Permit Process County Office Building Towson, Maryland 21204

Re: Special exception for filling station - southwest corner of Jarrett-sville Pike (Royte 146) and Merryman Mil Sack (Royte 146) 10th Pistriot - Item I Bowmeber 25, 1685

This office has reviewed the subject sening petition and the

Since both Merryann Hill Road and Jarrettaville Pike are State roads, all entrances are subject to State approval. The entire frontage on both roads must be curbed based on the proposed widening of bill cacks (48' road or an 80' Hight of Way). The faces of the Process of his bill 24' from and parallel to the centerline of the existing roads with a curb on a 50' radius at the interession.

We trust that the above is sufficient for your present needs.

Were truly yours.

Charles Lee, Chief Development Engineering Section 6 Meyers by: John E. Meyers



Baltimore County, Maryland Towner Maryland, 21204

#66-149RK

November 29, 1965

Mr. James E. Over Eugene J. Clifford

> EJC:CRM:n Rncl osur

SUBJECT: Item 2 - ZAC - November 23, 1965 Southwest corner of Jarrettsville Pike and Merryman Mill Road (Warren Road)

Review of the subject plat dated January 13, 1965 results in the following comments.

Due to the poor sight distance at the intersection and the importance of this road because it is one of three crossings of the Lock Rawen Reservoir, it is desirable that the intersection of Marryman's Mill Road and Jarret

A suggested relocation is included.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPO

TO Mr. John G. Rose, Date. . December 17. 1965

PROM George E. Cavrelis

SUBJECT. Patition # 55-149-RX. - Reclassification from R-6 to B.L. Zone Special Exception for Filling Station Southmest corner of Jarretzville Pike and Herryman Mil. Road. Being the property of Roland T. Howard and Ann Howard.

10th District

HEARING: December 27, 1965 (1:00 p.m.)

The planning staff of the Office of Planning and Zoning has reviewed the

- It is our understanding that the actual purpose of this petition is to give conforming status to an existing filling station.
- We offer no objection to granting of the special exception provided that the grant be conditioned upon retaining the existing structure rather than reconstructing the filling station.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

10. THE ZONING COMMISSIONER OF BALTHORIE COUNTY.

Allen E, Roward and Mary Lee Howard, his wife, and Roland T. Howard, his wife, and Roland T. Howard, his wife, and Roland Roward, his wife, legal owners, of the property situate in Baltimore at 10.

County and which is described in the description and plat attached hereto and made a part hereof, across hereby petition (1) that the zoning status of the herein described property be re-classified/ pursuant? 2(0) Merts. to the Zoning Law of Baltimore County, from an R-6

BL zone; for the following reasons:

Property has been a non-conforming convercial use since 1936 and is PLA.

Property has been a non-conforming convercial use since 1936 and is PLA.

The property abuts on three roads, needly, the largetsville Pike herymans all 18 Road, and Sunnybrook Road and is not suitable for residential use.

The property adjacent to the South has been recently zoned 8L.

See attached description.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herela described property, for the existing sorvice garage and

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 zening regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimo

Allen E. Howard Mary Lee Howard Contract purchase Address VII Warsel Rde. Produce Q. V. Delite Richard A. McAllister Reckord Building Towson; Marytand 2120:

Rolant T. Howard

Rolant T. Howard

Ann Howard

Legal Owner Address File Warren Pd. Cockeysrill Tipe

ORDERED By The Zoning Commissioner of Baltimore County, tais...23th......day

196 5 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 Zonin Commissioner of Baitimore County in Room 106, County Office Building in Towson, Baitim County, on the 27 day of December 196.5, at 1300.o'cl 196_5., at \$190_o'clock

--e/--M_ 1/5'

MULLER, RAPHEL & ASSOCIATES, INC.

ZONING DESCRIPTION

BEGINNING for the same at the intersection formed by a line on the acnorthwest side of the paving on Jarrettsville Turnpike Road with the south right-of-way line of Merryman's Mill Road, (also called Warren Road), said point of intersection being at the beginning of the 1st or S66-1/4°W 13.3 perch line of the second parcel of land which by deed dated November 5, 1955 and recorded among the Land Records of Balt'more County in Liber GLB 2812. Folio 365, was conveyed by Lillian A. Kelly to Allen E. Howard and Mary Lee Howard, his wife, running thence on the south right-of-way line of Merryman's Mill Road and binding on the 1st line of the second parcel in the aforesaid deed and binding reversely on the 1st line of the first parcel aforesaid deed, as now surveyed, S69°36'20"W a total distance in all of 433.95° to a point in or near the center of Old York Road, (now called Sunnybrook Road) at the end of the 4th or SRR-1/2°W 12-52 perch line of the parcel of land which by deed dated July 12, 1893 and recorded among the Land Records of Baltimore County in Liber LMB 202, Folio 133, was conveyed by the Board of County School Commissioners of Baltimore County to Willanna Wesley, thence leaving Old York Road and birding reversely on the 4th line in the last mentioned deed and binding on the 3rd line of the second parcel in the aforesaid deed, Kelly to Howard, as now surveyed, S88°47 20°E a total distance in all of 314.10° to a point in or near the center of Jarrettsville Pike, running thence in the bed of Jarrettsville Pike and binding on the 4th line of the second parcel in the aforesaid deed, as now surveyed, N30°21°30"E 183.48° to the place of beginning.

CONTAINING 0.578 acres of land more or less.

ID SURVEYS - LOTS - FARMS - BOUNDARY - TOPOGRAPHICAL - LOCATION - SUBDIVISIONS - ROADS - UTILITY.
NINAGE - SEWER - WATER - MAPPING - ZONING CONSULTATION - CONTRACTORS SERVICE - TESTIMON

MULLER, RAPPEL & ASSOCIATES, INC.

BEING all of the land which by deed dated February 11, 1936 and recorded among the Land Records of Baltimore County in Liber CWBJr. 968, Folio 309, was conveyed by The Board of Education of Baltimore County to Allen E. Howard, et al. See also deed dated November 5, 1955 and recorded among the Land Records of Baltimore County in Liber GLB 2812, Polio 365-

SAVING and excepting a triangular parcel of land containing 340 square feet, more or less, which by deed dated July 11, 1936 and recorded among the Land Records of Baltimore County in Liber GWBJr. 978, Polio 201, was conveyed by Roland T. Howard, et al to the State Roads Commission of Maryland and shown on Plat #2702 of the aforesaid State Roads Commission.

ugene P. Raphel

91

Hichard A. McAllister, Squire eckord Building Towson, Maryland 2120k

EUBJECT: Reclassification

STATE MOMES COMMENSION: This bureau will review and submit any necessary comments of their date.

SUBSKAU OF TYAPPIG EMPIREMINES. This bureau will review and submit comments at a Liver

HALTH PROBLEM BY: The petitioners attorney moved contact Mr. Messina, Va 3-3000, Extension 78.5, regarding proposed and existing utilities.

The following members had no comment to offer:

bled also.

A66. $\rho r^{e ?}$ #10 RECOVO PRINT SHEET-3D

BL- X

RE: PETITION FOR MECLASSIFICATION:
AND SPECIAL EXCEPTION
SW/cor. of Jerrettsville Pike and I
Morryman Mill Road - 10th Dist.
Reland T. Howard

BEFORE THE

DEPUTY ZONING COMPISSIONER OF

BALTDMORE COUNTY NO.66-149-RX

This Petition requests Reclassification of .578 across of land from an R-6 some to α BL zone and a Special Exception to use the property for a filling station.

The tract is described as being triangular in shape and is abstited on three sides by Jarrettaville Piks, Morrysan Mill Road and Szoytrook Road, Directly to the S and adjacent thereto is another tract of land, which was recently re-aced to Bi, which is the sit of a general mechanism store. On the w side of Jamytrook Road, directly across from the subject property, is another large tract of land zoned Bi.

The Politioner states that he has used his property since faily, the service grape has not been opened for arc than one year, and thus has lost its status as a non-conforming use. Although there was one conforming as to the other as service station, in the service of the serv

Interpretation of the control of the state of the control of the c

After reviewing the evidence, the Deputy Zoning Commissioner is of the opinion that there has been a substantial change in the character of the iresdiate neighborhood and feels that the evidence warrant re-coming the fettiency's property to 2 mil zone. In view of the fact the nearest caseline statue is approximately one mile away there can be no inherent edjection to the granting of a Special Exception for a filling station at this location.

County this Lates and the Departy County Constaining of Baltimore County this Lates of Mannary, 1976, that the heaving depresently or Franch School be and the same is berely reclassified from an Red come to a BL come and a Special Exec. - one for a filling station should be and the same is DANTED, from and after the date of this Order, subject, however, to the following restrictions:

That the gasoline filling station shall not be used for the storing of school buses for any portion of the day.

Rental trucks and rental trailers shall not be stored or rented from the subject premises.

5. No wending machines shall be permitted on the property except such as are approved by the Office of Flanning 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 approval of the State Roads Commission, Bureau of Public Services i the Office of Flanning and Zoning.

EDWARD D. HARDESTY Deputy Zoning Commissioner

BALTIMORE COUNTY, MARY AND
OFFICE OF FINANCE No.35706 TELEPHONE DATE 12/27/65 Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 2,204 BILLED Zoning Dept. of Balto, Co. \$72.75 UNT NO. 01-522 92.75 ertising and posting of property 10 2860 6 5 9 9 . 75706 TEP-12.75 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND LEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR RECLASAIFICA-TION AND SPECIAL EXCEPTION 10TH DISTRICT NOTH DOTTAKET

ZONING: From R-6 to RL. ZonePutition for Special Exception for
CONTAINS. Soutawest corner of
Auryfacistic Pale & Merryman
Milly Rood.
ACT & TIME: Monday, December
27, 196 at 1:00 P.M.

TOTAL ACT AND ROOM. 100. County Office Building, 100.

TOTAL ACT AND ROOM. MAY Jund

TOTAL ACT. TOWNS. MAY Jund

TOWNS. HEALTHON, ROOM. 100. County Office Building, 100.

TOWNS. HEALTHON, ROOM. MAY Jund

TOWNS. TOWNS. TOWNS. MAY Jund

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 5. ..., 19.65 ...

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ence the such oft 1 time surrescion revolus before the ... 27th---

appearing on the 9th day of December

10.65 THE JEFFERSONIAN,

D. Lundy Josephy Manager

Cost of Advertisement, \$

66-149 FX

No used cars or wrecked cars shall be stored on the property.

h. he advertising displays shall be permitted on the outside of the filling station building without prior approval of the Zening Commissioner.

BAL MORE COUNTY, MANYLAND OFFICE OF FINANCE

33548

Division of Collection and Receipt COURT HOUSE TOWSON, MARYLAND 21204

PETITION FOR
RECLASSIFICATION AND
SPECIAL EXCEPTION
1001 INSTRICT
ZONING: From IL-6 to E, L,
tone, Petition for Special Exception for Filling Station,
LOCATION: Southerstorner of
Jarrettaville Pike & Merryman
MII Ecold.

Jarrentsville Pibe & Merryman
Mill Tood.

smoke to happene or Lond price in the control of th

PED-505 12-105 5329 . 33548 HP-

MPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND TION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

> FICE OF THE BALTIMORE COUNTIAN

THE HERALD - ARGUS

No. I Newburg Avenue

CATONSVILLE, MD.

December 13. 1985.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Loning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of there weekly newspapers published in Baltimore County, Maryland, once a week for One aussessine weeks before the 13th day of December. 1965 , that is to sey

the same was inserted in the issues of December 9, 1965. THE BALTIMORE COUNTIAN

By Paul I Morgan Editor and Managery ! W.

PARCEL CONVEYED TO STATE
ROADS COMMISSION OF MARYLAND
DEED REF: CWB, JR. 578-201 ROAD MERRYMAN WARREN ROLOS PINE 369.36.20 W RETTSVILE #66-149 KX SUNNYBROOK 88° 42' 20'E BL R6 AREA OFPROR-0,5184c² EXIST USE OF PROP-SER:5TA, LGAR, SER PROR USEOFPROR-SER:5TA, ¹GAR, SER, EXIST, ZOMING OFFROR-R6 PROR-ZOMING OF PROP-8L SR. EX. A L BL #10 RECORD PRINT SHEET 3-D BL-X PLAT TO ACCOMPANY ZONING PETITION PROPERTY OF ALLEN E. HOWARD ITAL MULLER, RAPHEL & ASSOCIATES, INC.
REG ENGINEES & SURVEYORS
201 COUNTER TO NOVE. 10 TH ELECT DIST- BALTO.CO.MO. SCALE 1"=50" TOWE UN & MARYLAND JAN. 13, 1965. ROAD SUNNY BROOK #66-149EX

MERRYMAN'S MILL

P. R.

RELOCATION

9

ARRETTS VILLE