

LAND SURVEYS • LOTS • FARMS • BOUNDARY • TOPOGRAPHICAL • LOCATION • SUBDIVISIONS • ROADS • UTILITIES
EASEMENTS • SEWER • WATER • MAPPING • ZONING CONSULTATION • CONTRACTORS SERVICE • TESTIMONY

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
36/100 of Jarrettsville Pike and Merryman Mill Road - 10th Dist.
Roland T. Howard

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
NO. 66-149-EX

This Petition requests Reclassification of .570 acres of land from an R-6 zone to a B-1 zone and a Special Exception to use the property for a filling station.

The tract is described as being triangular in shape and is abutted on three sides by Jarrettsville Pike, Merryman Mill Road and Sunnybrook Road. Directly to the S and adjacent thereto is another tract of land, which was recently re-zoned to B-1, which is the site of a general merchandise store. On the W side of Sunnybrook Road, directly across from the subject property, is another large tract of land zoned B-1.

The Petitioner stated that he has used his property since 1935 as a garage and service station. However, due to illness in the family, the service garage has not been operated for more than one year, and thus has lost its status as a non-conforming use. Although there was some controversy as to the extent of business done by the service station, the evidence indicates that a service station in fact does exist even though it is not operated as such seven days a week.

The protestors in attendance at the hearing were quite concerned about the re-zoning of the subject property. They were quite surprised to learn of the other commercial tracts in the immediate area. The Deputy Zoning Commissioner is in sympathy with their position with having recently purchased homes in an otherwise commercial intersection. However, this Petition must be treated in light of the circumstances now existing and must be governed by the existing zoning law. It can hardly be expected that the Petitioner's property, being triangular in shape, being bounded by three major roads and being in close proximity to two other commercial tracts, can be presently developed in its R-6 category.

After reviewing the evidence, the Deputy Zoning Commissioner is of the opinion that there has been a substantial change in the character of the immediate neighborhood and feels that the evidence warrants re-zoning the Petitioner's property to a B-1 zone. In view of the fact the nearest gasoline station is approximately one mile away there can be no inherent objection to the granting of a Special Exception for a filling station at this location.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of January, 1966, that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to a B-1 zone and a Special Exception for a filling station should be and the same is GRANTED, from and after the date of this Order, subject, 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 Commission.
 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 construction and building plans for the station at the time a building permit is issued.
- The site plan for the development of said property is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
EDWARD D. HARDESTY
Deputy Zoning Commissioner

INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 33548	
Division of Collection and Receipts		COURT HOUSE		TOWSON, MARYLAND 21204		DATE 11/28/65	
TO: Roland T. Howard 266 Verry Way Road Cockeysville, Md.				BILLED BY: Auditing Dept. of Baltimore Co.			
DEPOSIT TO ACCOUNT NO. 66-149-EX		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		QUANTITY		TOTAL AMOUNT DUE	
Petition for Reclassification & Special Exception		66-149-EX		92.75		92.75	
12-10 5344		33548 11P-		60.00			
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.							

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION WITH INTEREST
ZONING: From R-6 to B-1 Zone
Petition for Special Exception for Filling Station
LOCATION: Southwest corner of Jarrettsville Pike & Merryman Mill Road, 10th District, Baltimore County, Maryland
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
DATE: 12/13/65 at 1:00 P.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 13, 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., since 1902, on the 13th day of December, 1965, the first publication appearing on the 13th day of December, 1965.

THE JEFFERSONIAN,
John G. Rose
Manager.

Cost of Advertisement, \$.....

Having and excepting a triangular parcel of land containing .570 acres, more or less, which by deed dated May 11, 1935 and recorded among the Land Records of Baltimore County in Liber C-18, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 35706	
Division of Collection and Receipts		COURT HOUSE		TOWSON, MARYLAND 21204		DATE 12/27/65	
TO: Roland T. Howard 426 Verry Way Road Cockeysville, Md.				BILLED BY: Zoning Dept. of Balto. Co.			
DEPOSIT TO ACCOUNT NO. 66-149-EX		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		QUANTITY		TOTAL AMOUNT DUE	
Advertising and posting of property		66-149-EX		92.75		92.75	
12-28 5344		35706 11P-		92.75			
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.							

OFFICE OF THE BALTIMORE COUNTEAN		THE COMMUNITY NEWS		THE HERALD - ARGUS	
Ridgeway, Md.		Catonsville, Md.		Catonsville, Md.	
No. 1 Newburg Avenue		Catonsville, Md.		Catonsville, Md.	
December 13, 1965.		December 13, 1965.		December 13, 1965.	
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTEAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One week, December 13th day of December, 1965, that is to say the same was inserted in the issues of December 9, 1965.					
THE BALTIMORE COUNTEAN					
By <i>Paul J. Morgan</i> Editor and Manager, et al.					

