TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Frank A. Harr & Catherine V. Harr

I, or we, Toulk Realty, Inc. legal owners. 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, pursuan

to the Zoning Law of Baltimore County, from an..... zone: for the following reasons: MAP

See attached description

011-1-15A 1115/4 and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Ealtinore

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

Phillips Petroleum Company Catherine V. Harr Shilling Attelian Garan for the Muse Contract purchase Toll K Edity, Dic. Legal Owner

Touck Realty, Inc.-1624 York Road

Protestant's Attorney

\_\_\_\_, 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 through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in itoom 106, County Office Building in Towson, Baltimor

by - V Spe

Address Harrs-2445 York Road

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing this

day of December

etitioner Frank A. Harr etal

Petitioner's Attorney

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting 1-13-66 Posted for Harring Weld Feb 2 1966 at 10:30 A. 21

Petitioner Frank Han at all and Porks and Joseph

Lorston of Signe @ Down front lawn of 2445 Joseph Gard Most 5 hour @ on mostary food make to 2445 Joseph Jan Removal to Survey Stake @ on the Side Lower of Posted by Color Could Date of return 2066

2448 York Rd Works love side.

RESCRIPTION OF PROPERTY OF PHILLIPS PETROLEUM COMPANY (Towik and Harr)

1-178-X

FRANK SE/CO

HARR, ET AL.

DIST.

Beginning for the same at a pipe now set at the intersection of the south side of Parks Avenue, as shown on a plat entitled "Wayside" SEC.3-D dated September 1925 and filed among the Plat Records of Baltimore NW-15A County in Liber W.P.C. 8, Folio 55, and the east side of York Road as shown on State Roads Commission of Maryland Right of Way Plat No. line of that parcel of land as described in a deed from Bernard C. Wolker among the Land Records of Baltimore County in Liber L.McL.M. 844, folio 173, running thence binding on the east side of said York Road as shown on the above mentioned Right of Way Plat and also running with and binding on all of the said first line of the stove mentioned deed as now surveyed South 18 digrees 07 minutes 45 seconds East 124.97 feet to a pins now set running thence binding on part of the second line of the above mentioned deed as now surveyed North 72 degrees 06 minutes 20 seconds East 10.57 feet to a pipe new set and also to the east side of York Road as proposed to be widered and shown on Salcimore County Highway Right of Way Plat No. 59-251-1, running thence binding of the east side of said York Road as proposed to be widened and the north side of proposed Padonia Road as shown on the last mentioned Right of Way Flat the posed resona Koad as shown on the last mentioned hight of May Flat the five following courses and distances as now surveyed viz: firar. South 21 degrees 03 minutes 46 seconds Wast 38.32 feet to a pipe now set; second, South .3 degrees 54 minutes 58 seconds Eant 30.09 feet to a pipe now set; third, Nosth 73 degree 48 minutes 11 seconds East 88.00 feet to a pipe now set; fourth, South 18 degrees 11 minutes 49 second East 33.00 feet to a pipe now set; and fifth, North 71 degrees 48 minutes 11 seconds East 53.38 feet to a pipe now set, thence leaving the north side of said proposed Padonia Reas and running for a line of division as now surveyed North 18 degrees it minutes 49 seconds West and passing over surveyed North 18 degrees 11 minutes as seconds each and processes as a pipe now set on the south side of said Parks Assente as shown on the above mentioned plat of "Wayside" to a point in the bed of said Parks Avenue and also to intersect the eighth line of that parcel of land as described in a deed from Riggs Building Corporation to Towik Realty, Inc. dated March 18, 1965 and filed among the Land Kelords of Baltimore County in Liber R.R.G. 4435, folio 543 at a distance of 20.38 feet from the beginning of said eighth line and running thence binding in the bed of said Parks Avenue and also binding reversely on part of said eighth line of the last mentioned deed fyon Biggs to Towik as now surveyed North 83 degrees w6 minutes 00 seconds West 70.38 feet, running thence binding reversely on part of the seventh line of the last mentioned deed from Rigg. . o Towik as now surveyed South 17 degrees 56 minutes 45 seconds East 16.44 feet to the south side of said Parks Avenue as shown on the above mentioned Plat of "Wayside" and also to the beginning of the fourth line of the above first mentioned deed from Nolker to Harr, running thence

cember 29, 1965

BASINGS COUNT OFFICE OF FLARHING AND CONTRO COUNTY OFFICE BUILDING TOMOR, MARYLAND 21204

Mr. Frank A. Herr, stal. 2015 York Roed

SUBJICT: Special Exception Filling Station for Frank & Jarr, etal Located Wifcor York and Padonin Hone, 5th Putwict (Item 3, Onvember 20, 1965)

Very truly yours,

RECEIVED FOR FILING

DATE

he Zoning Advisory Committee has reviewed the subject petition and makes

NURSAN OF ENTIRED PARTY (12") in York Road.

Share - Santiany safer will not be available to serve this site until the proposed extension from the Young Interceptor user of York Road to the stating 10" sentiary secure at York and Faderia Tonce is constructed by Raltinova County.

Secure at York and Faderia Tonce is constructed by Raltinova County.

The State Road of Stating utilities to be determined by developer or his engineer.

The State Road of Stating utilities to be developed as a minimum 10" road on a 30 right of way.

TO HAME CONTINUES the curb return onto Perks Avenus must have a 30 ft. radius.

proposed entrance must have an 5 in. thick concrete agree. There must be an 6 in.

22 in. concrete curb along the right of way York Road.

The above comments are not intended to indicate the appropriateness of the soming action requested, but to somer that all parties are note somer of plans or problems that may have a bearing on this cause. The Pirror's maple as the legisty Director of the Office of Planning and Jonfa, will would recommendation on the appropriateness of the requested using 10 days before the Ioning Committeent's bearing of

Fire Bureau-Plane Seview Health Department Industrial Development Commission Board of Education

#66-178X

MAP

binding on the south side of said Parks Avenue and binding a  $\chi^2$  on all of the last mentioned fourth line as now surveyed North 83  $\chi^2$  ogrees 46. minutes 00 seconds West 148.44 feet to the point of beginning.

Containing 0.559 Acres of Land more or less.

Being all of that parcel of land as described in a deed from Bernard C. Nolker and wife to Frank A. Harr and wife dated February 10, 1930 and filed among the Land Records of Baltimore County in Liber L. McL. M. 844. folio 173.

Also being part of that parcel of land as described in a deed from Riggs Building Corporation to Towik Realty, Inc. dated March 18, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4435, folio 543.

Subject to slope easements as shown on State Roads Commission of Maryland Right of Way Plat No. 24072.

Subject also to slope easements as shown on Raltimore County Highway Right of Way Plat No. 59-251-1.

Subject also to a 15 foot widening parallel to and 10 feet south of the minth line of the land now being described for part of the bed of Parks Avenue as shown on a plat entitled "Wayside" dated September 1925 and filed among the Plat Records of Baltimore County in Liber W.P.C. 8 folio 66.

#66-178X MAP RE: PETITION FOR SPECIAL EXCEPTION: For Filling Station - S/E Cor-York Road and Parks Ave., 8th : Dist, Frank A, Marr and Catherine V. Harr and Towik Realty, Inc., Petitioners Phillips Petroleum Company, : Contract Purchasers. BEFORE #8 ZONING COMMISSIONER SEC. 3-D 30 SALTIMORE COUNTY NW-15A No. 66-178-X "X" The petitioners have requested a special exception for a gasoline filling station at the southeast corner of York Road and Parks Avenue, in the Eighth District of Baltimore County.

As the petitioners have complied with all requirements of Section 502.1 of the Baltimore County Zoning Regulations a special excep-

tion should be granted.

Storing of school buses shall not be permitted for any portion of the day.

- Rental trucks and rental trailers shall not be stored on or rented from the subject property.
- 3. Ho used cars or wrecked cars shall be stored on the
- 4. No advertising displays shall be permitted on the outside of the building without prior approval of the Zoning Commissioner.
- 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 for the gasoline filling station at the time a building permit shall be issued.

The site plan for the deve bonent of said property is subject to approval of the State Roads Commission, Bureau of Public Works alld the Office of Planning and Zoning. Commissioner of Saiting-Commissioner Saiting-Commissio

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date January 20, 1666
Mr. George E. Govrells, Director
FROM Office of Planning and Zoning

"Petition #66-178-X. SE/cor, of York Rd. & ParksAvs. Petition for Special Exception for Filling Station. Frank Harr, et al - Petitioners".

8th District

HEARING: Nednesdry, February 2, 1966. (10:30 A.M.)

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

- Certain types of uses require special exceptions to allow them to be placed in one or more zones in which their uncontrolled occurrence might cause unstalifactory results of one kind or enother. We feel strongly that filling stations are emong the uses most likely to cause such results if not located according to reasonable planning standards. Among the otherantive criteria that this office has used for many years in determining its position regarding a filling station cases is whether the proposed station would be sitted instantily within a shapping center. A partier of the subject property lies within the proposed "Padania Shapping Center." It is our recommendation that any filling station on this property be sited entirely within the Padania center.
- The subject proposal itself would constitute a subdivision of land and would require subdivision processing.
- It should be noted that one of the questionable aspects of the petitioner's site
  plan is the proposed access to Parks Avenue, situated directly across from
  residential properties.

OFFICE OF FINANCE COURT HOUSE TOWSON, MARYLAND 21204 1-500 0701 X 35725 718-IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIFTS, COURT HOUSE, TOWSON PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

BILLED Zording Dept. of Balto.

\$122,75 122.25

3-1166 1249 # 31684 11Hee 12235

INPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND HALL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, M. PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

No.35725

DATE 217/66

PETTHON FOR A SPECIAL EXCEPTION 8th DETRECT ZONY & Petitien for Special coupt on for a Filling Station, LV ATION: Southeast corner York Road and Parks

M, PUBLIC HEARING: Room 108 ounty Office-Building, 111 W. hesapeake Avenue, Townen,

District of Bultimore in Indianome it a pigo it at the intersection of the side of Pichs Avenue, as a side of Avenue, as a side point of Depleming Als. the begin ving of the side point of the Avenue, as a side point of Depleming Als. the begin ving of the side of the Avenue, as a side point of Depleming Als. the begin ving of the side of the s

THE COMMUNITY NEWS

No. I Newburg Avenue

pas pass filed with the Zonier Department, Hearing Date: Wednesday, February 2, 1966 at 10:30 A,M, Febble Hearing: Boom 108, County Office duilding, 111W. Chesapeake Avenue, Towson, Md. BY ORDER OF JOHN G, ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY Jan, 13,

THE BALTIMORE COUNTIAN

CATONSVILLE, MD.

No. 1 Newburg Avenue
County in Laber RLCL, 4435,
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shown on State Books CommisPiral No. 2072.
Solbject also in singe asseCounty Highest May Blight of Way
Plat No. 2072.
Solbject also in Singe asseLong Filling and Singe asseleg parallel to and 15 feet south
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By Paul J Morgan Editor-and Manager pm

> PETITION FOR SPECIAL EXCEPTION 8th DISTRICT CONING: Petition for Special ception for a Filling Strien. LOCATION: Southeast corner York Road and Parks Ave-DATE & TIME: WEDNES-AY, MARCH 16, 1966 at 1:00

OFFICE OF
THE BALTIMOPE COUNTIAN

tio. I Newburg Avenue

several vital first. South 21 degrees, and the several several

CATONSVILLE MO

February 28, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Home, Zoning Commissioner of Palvimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 18th day of February, 1966, that is to say

the same was inserted in the issues of February 24, 1986.

THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Manager & re. PATEZION FOR A SPACIAL EXCEPTION—NA DISPECT

CERTIFICATE OF PUBLICATION

TOWSON, MD. Japuary -3, 19, 66. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a wor'lly newspaper printed and published in Towson, Baltimore County, Md., once traceach

appearing on the 13th day of 5amin-y

THE JEFFERSONIAN,

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland Poster for the coming what March Land at has a me Petitioner Frank A Ham at al Location of property: 38 Leave of Garde 1822 Soul Carolea Gree Loration of signal anthe frent down of 2445 first list and part to Free LD on the Strate language Ash palached Contrained led ) 43 Romeric Jahren 5 January State Make Garage and Make Poster 1 March 5 March 1 M

PATTERN FOR SPECIAL EXCEPTION STILL PROTECT

ZONING: Pellion for Spacial Every
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Lon for a Pallion Station.
LOCATION: Pallion Station
LOCATION: Pallion Station
LOCATION: Reed and void Source of
York Head and void Source of
JATE A TABLE Wednesday, March
16, 1968 at 120 P.M.
UPLICH HEADING Home 168, Compty Office Building, 111 W. Chresposts Avenue, Torson, Maryland,
pasts Avenue, Torson, Maryland,

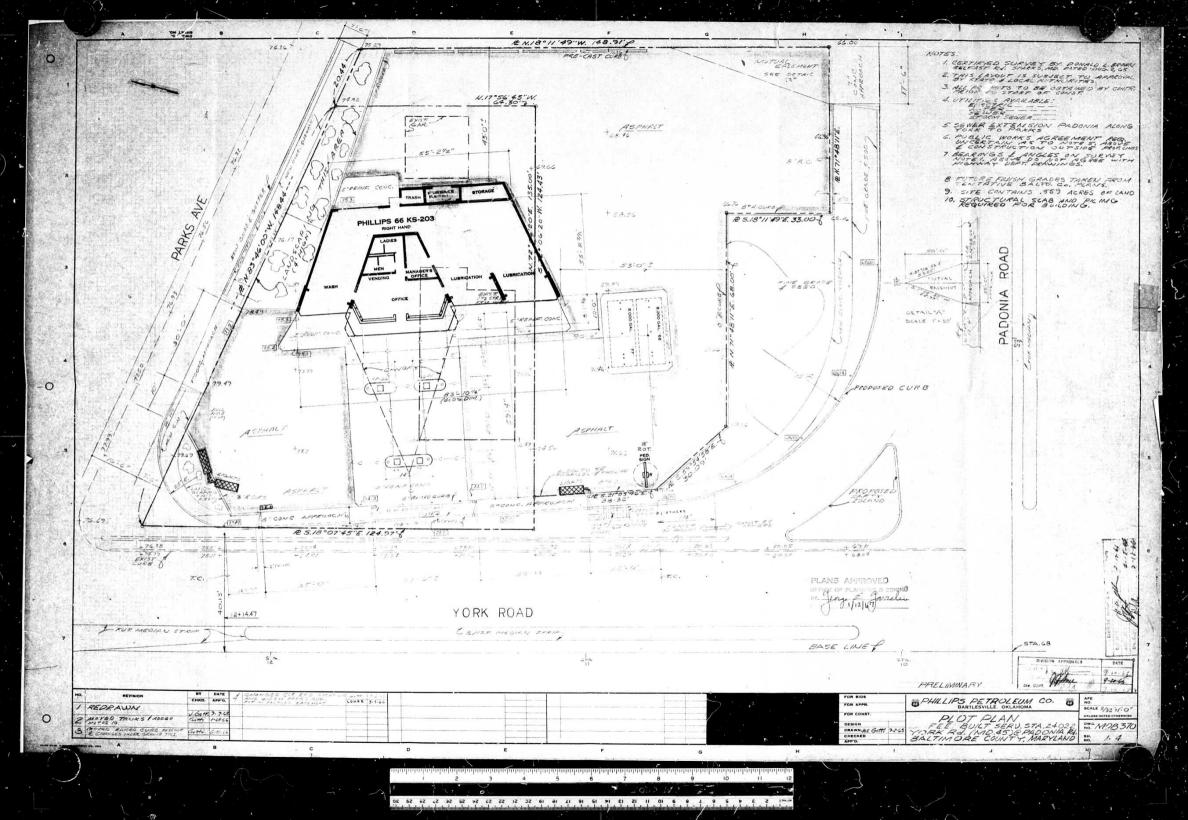
CERTIFICATE OF PUBLICATION

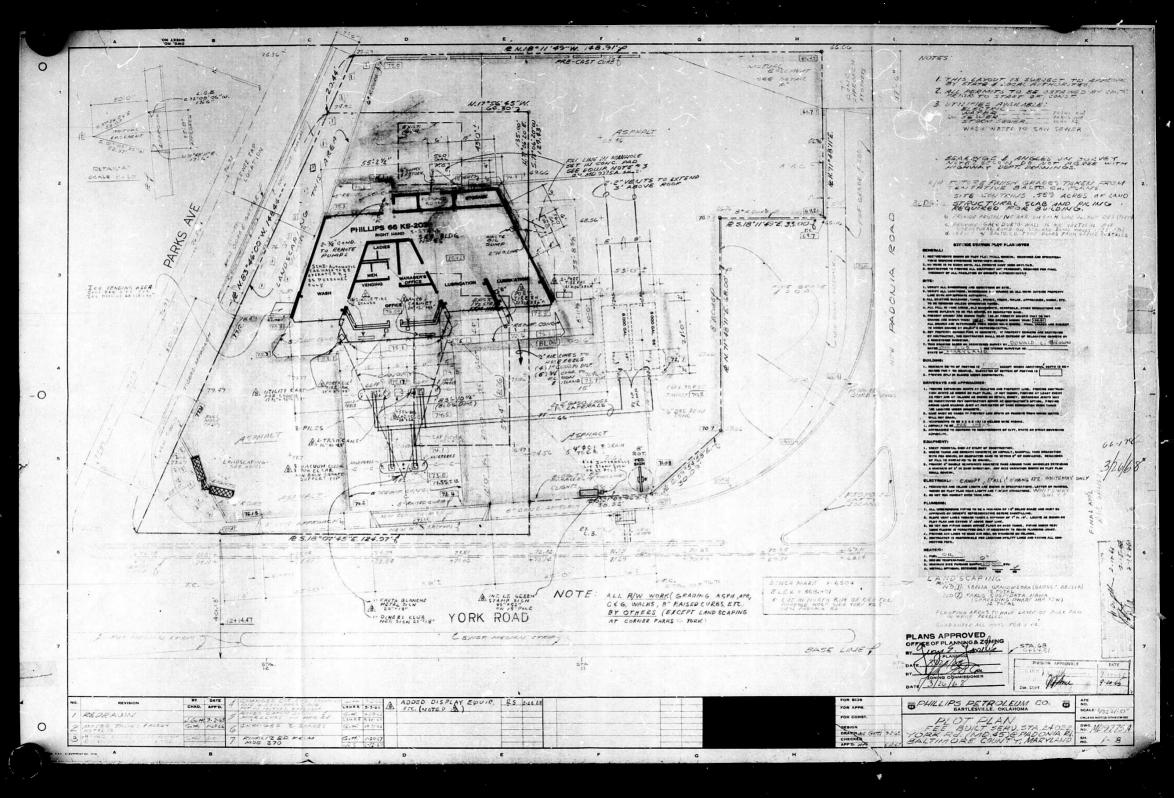
TOWSON, MD. February 21 19.66

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., open in vancts day of \_\_\_\_\_\_\_\_\_\_

\_\_\_\_, 19\_56\_, the first publication appearing on the 24th day of February 19...66.

THE JEFFERSONIAN.







## PHILLIPS PETROLEUM COMPANY

BALTIMORE. MARYLAND 21204 1055 TAYLOR AVENUE TELEPHONE VALLEY 3-7260

SALES DEPARTMENT

P-80-20 SS #24022 9701 York Road Cockeysville, Balto. Co., Md.

Your Ref. Application No. 354-66

January 6, 1967

Mr. J. G. Hoswell Office of Planning and Zoning Room 123, County Office Building Towson, Maryland 21204

Dear Jim:

The 4' high planning located on the east side of the proposed entrance to Parks Avenue as shown on our plot plan that you have will be of a compact planning.

Very truly yours,

(I J. Vose

Ass't. District Manager

JJV:pal

