

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Major Realty, Inc., legal 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an Western Area zone; for the following reason:

- (1) Changes in the neighborhood
- (2) Error in the map

And for such other and further reasons to be presented at the time of the hearing.

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 reclassification, 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.

Contract purchaser

Address

Major Realty, Inc.
1214 S. Susquehanna Ave.
Towson, Md. 21204

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of March, 1966, 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 29th day of April, 1966, at 1:00 o'clock P.M.



(over)

Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION
& Special Exception for Filling Station - S/W Cor. Ingleside Ave. & Security Boulevard, 1st Dist., Major Realty Company, Petitioner

BEFORE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 66-231-RX

ORDER OF DISMISSAL

It is this 20th day of April, 1966, by the Zoning Commissioner of Baltimore County ORDERED that the foregoing petition is hereby Dismissed without prejudice.

John G. Rose, Esq.
Zoning Commissioner
Baltimore County
County Office Building
Towson 4, Maryland

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

Frank E. Ciccone, Esq.
121 W. Susquehanna Avenue
Towson, Maryland 21204

SUBJECT: Reclassification from R-6 and R-6 to B-1 Special Exception - Filling Station for Major Realty, Inc., located SW Cor. of Ingleside Avenue and Security Boulevard, 2nd District (Item 3, March 29, 1966)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 12" water in Ingleside Avenue. Existing 24" water in Security Boulevard. Sewer - Existing 12" sewer in Ingleside Avenue. Adequacy of existing utilities to be determined by developer or his engineer. Road - Both Ingleside Avenue and Security Boulevard are existing improved roads. No entrances will be permitted off Security Boulevard. Storm Drain - A storm drain system exists at the intersection of Security Boulevard and Ingleside Avenue.

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
Board of Education
Building Department
Bureau of Traffic Engineering
Office of Planning and Zoning
State Roads Commission

Very truly yours,

James E. Han
James E. Han, Principal
Zoning Technician

JED:ylb

cc: Mr. Carlisle Brown-Bureau of Engineering

FRANK E. CICONE
Attorney at Law
121 W. SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

John G. Rose, Esq.
Zoning Commissioner
Baltimore County, Maryland
County Office Building
Towson 4, Maryland

Re: Petition for Reclassification & Special Exception for Major Realty Co. located SW Cor. of Ingleside Avenue and Security Boulevard.
Case #66-231RX

Dear Mr. Rose:

Due to illness of several witnesses I am hereby withdrawing the above Petition.

Please dismiss the Petition without prejudice so that it can be re-scheduled for hearing at a later date.

Frank E. Ciccone
Attorney for Petitioner

TBC/tac

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: April 2, 1966
Posted for: Reclassification from R-6 & R-6 to B-1 Special Exception - Filling Station
Petitioner: Major Realty, Inc.
Location of property: SW Cor. of Ingleside Ave. & Security Blvd.
Location of Signs: 4 ft. high, 12" x 18" w/ 4" Security Blvd. (2 signs) w/ 2" Security Blvd. 12" x 18" w/ 4" Ingleside Ave.
Remarks: 4 signs
Posted by: J. E. Ciccone Signature Date of return: April 7, 1966

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 7, 1966
FROM: Mr. Leslie H. Groff, Deputy Director of Planning
SUBJECT: "Petition #66-231-RX, Southwest corner of Ingleside Avenue and Security Blvd. Petition for Reclassification from R-6 & R-G to B-1. Petition for Special Exception for Filling Station. Major Realty, Inc. - Petitioners."
1st District
HEARING: Wednesday, April 20, 1966. (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. This petition is essentially a proposal to build a filling station on land surrounded by residential zoning and development. The site meets none of the locational criteria used by the planning staff in determining its position regarding petitions for filling stations.
2. Because of the existing and proposed road pattern in the vicinity of the subject site, we recognize that the present R-6 and R-G zoning may not be appropriate. But this, alone, is not enough to justify commercial zoning. The planning staff would support reclassification of the subject property as an R.A. zone.

Lozier, Marc, P.E.
John C. Childs, L.S.
Associates
George W. Badley, L.S.
Robert W. Carlson, P.E.
Leonard M. Olson, P.E.
Norman F. Horvath, L.S.
Paul Lee, P.E.
Paul S. Swann

MATZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
1020 Connell Bridge Rd., Baltimore, Maryland 21201
823 - 0900

DESCRIPTION

PARCEL AT THE SOUTHWEST CORNER OF INGLESIDE AVENUE AND SECURITY BOULEVARD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Present Zoning: R-6

Proposed Zoning: B-L with Special Exception

Beginning for the same at the southeast corner of Ingleside Avenue and Security Boulevard and the end of the third line or S. 65° 05' 40" E.,

135 feet, more or less, line in a deed dated May 25, 1964 and recorded among the land records of Baltimore County in Liber R.R.G. 4319, page 487

as conveyed by Mayor Realty, Inc. to Davis Automobile Insurers, Inc.,

said point of beginning being on the southwest side of Security Boulevard

140 feet wide, thence running and binding along said southwest side of

Security Boulevard S. 15° 41' 39" E., 42 feet, more or less to the end

of the first line of a Baltimore County Zoning description R-6-32, thence

running reversely on said first line N. 79° 10' 30" W., 253 feet, more or

less to the southeast side of Ingleside Avenue, 70 feet wide, thence running

along said southeast side of Ingleside Avenue, N. 64° 25' 56" E., 129 feet,

more or less to the beginning of a gusset line connecting the south side of

Ingleside Avenue with the southwest side of Security Boulevard, thence

running along said gusset line S. 65° 05' 40" E., 135 feet, more or less to

the place of beginning.

PPK:sbr

6/8/65

J. O. #57205-F



Lozier, Marc, P.E.
John C. Childs, L.S.
Associates
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Robert W. Carlson, P.E.
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823 - 0900

DESCRIPTION

PARCEL AT THE SOUTHWEST CORNER OF INGLESIDE AVENUE AND SECURITY BOULEVARD FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Present Zoning: R-G

Proposed Zoning: B-L with Special Exception

Beginning for the same at a point on the southwest side of Security

Boulevard, 140 feet wide, said point being 42 feet more or less, from

the southeast corner of Ingleside Avenue and Security Boulevard, thence

running along the southwest side of Security Boulevard S. 15° 41' 39" E.,

116 feet, more or less to the beginning of a deed dated May 25, 1964 and

recorded in the Land Records of Baltimore County in Liber R.R.G. 4319,

page 487 as conveyed by Mayor Realty, Inc., to Davis Automobile Insurers

Inc., thence binding along said deed the two following courses and distances,

(1) S. 20° 46' 00" W., 15 feet more or less and (2) northwesterly 365 feet,

more or less to the southeast side of Ingleside Avenue, 70 feet wide, thence

running along said southeast side of Ingleside Avenue N. 64° 25' 56" E., 71

feet, more or less to the beginning of the first line of a Baltimore County

Zoning Description 1 R-G-11, thence running along said first line southeasterly

253 feet, more or less to the place of beginning.

J. O. #57205-F

P.P.K.:sbr

6/8/65



TELEPHONE 528-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 37646
DATE 3/28/66

To: Frank E. Ciccone, Esq.
121 W. Susquehanna Ave.
Towson, Md. 21204
Billed Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-522
QUANTITY
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
COST

Petition for Reclassification & Special Exception for Major Realty, Inc.

#66-231-RX

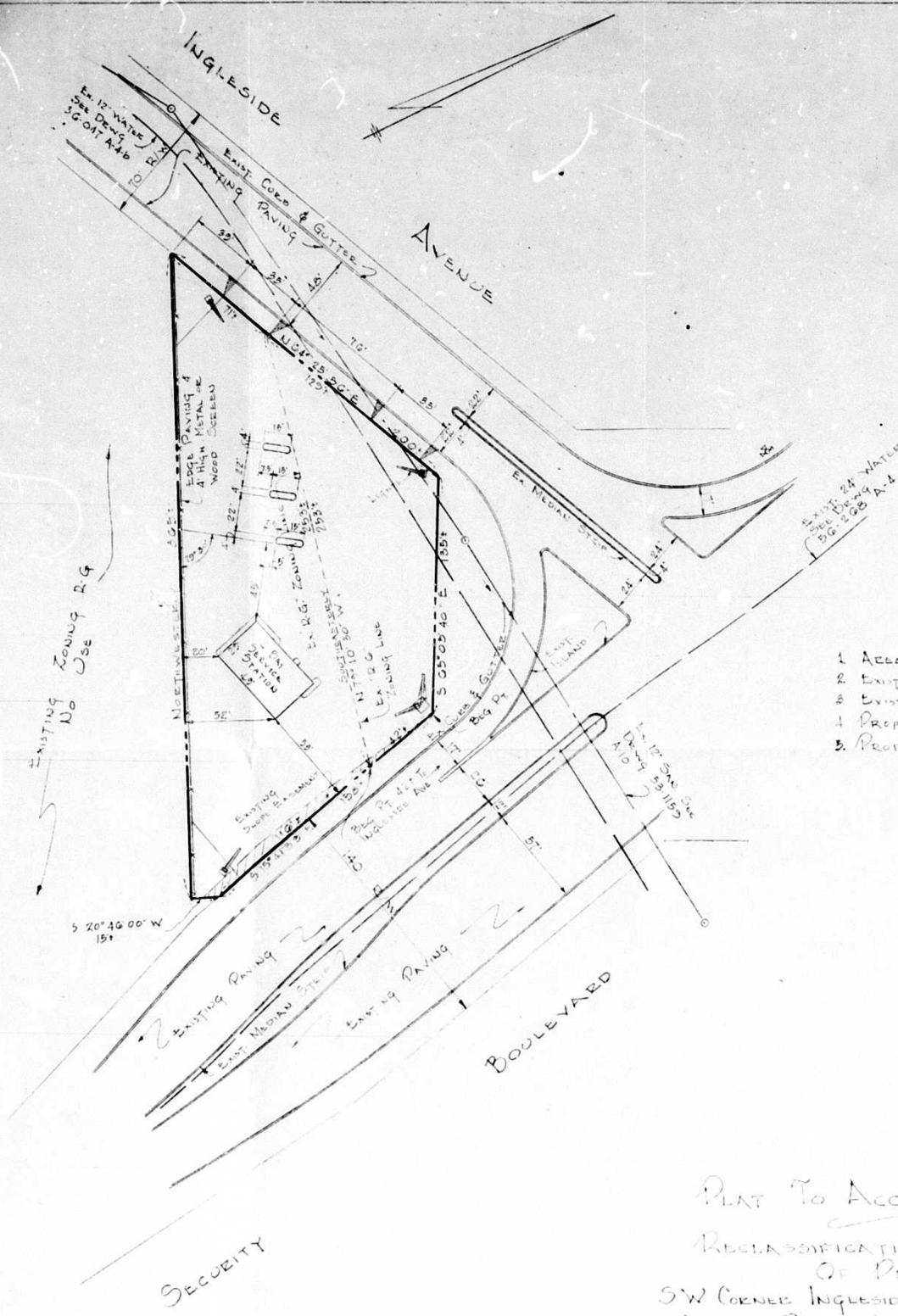
3-2866 000 37646 TFP- 50.00

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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.



- GENERAL NOTES
- 1 AREA OF PARCEL EQUALS 0.80 ACRES
 - 2 EXISTING ZONING OF TRACT "R-G" & "R-G"
 - 3 EXISTING USE OF TRACT "NO USE"
 - 4 PROPOSED ZONING OF TRACT "B-R WITH SPECIAL EXCEPTION"
 - 5 PROPOSED USE OF TRACT "SERVICE STATION"

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION & SPECIAL EXCEPTION
OF PROPERTY AT
SW CORNER INGLESIDE AVE. & SECURITY BLVD.
ELECTION DISTRICT 1 BALTIMORE COUNTY, MD.
SCALE: 1"=50'
JUNE 14, 1965
REVISED FEB. 12, 1966

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
57205-F RLD PL.

