

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, legal owner(s) 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-10 zone to an NW-5F zone; for the following reasons:

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.

THE AMERICAN OIL COMPANY
BY Herman J. Dorf
Contract purchaser
Address: P.O. Box 507
Baltimore, Md. 21203
Petitioner's Attorney
Address: 7404 Liberty Road
Baltimore, Maryland
Legal Owner
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 19th 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 109, County Office Building in Towson, Baltimore County, on the 20th day of April, 1966, at 2:00 o'clock P.M.



(over)

RE: PETITION FOR RECLASSIFICATION
From R-10 Zone to B-1 Zone
Special Exception for Filling
Station - N/E Cor. Liberty and
Buckingham Roads, 2nd Dist.,
Herman J. Dorf and Ada Dorf,
Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-232-RX

ORDER OF DISMISSAL

It is this 26th day of April, 1966, by the
Zoning Commissioner of Baltimore County, ORDERED that the foregoing
petition is hereby DISMISSED without prejudice.

Zoning Commissioner of
Baltimore County

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

The American Oil Company
c/o Mr. J. Crawford
P.O. Box 507
Baltimore, Maryland 21203

Reclassification from R-10 to
B-1 Special Exception - Filling
Station for Herman J. Dorf
Located NW/4 of Liberty and
NW/4 of Buckingham Road
2nd District
(Case No. March 22, 1966)

Dear Sir:

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

RECLASSIFICATION: It is recommended that the westernmost entrance be made in common with the adjacent parcel to the west. If this situation can not be rectified, this entrance must be located a minimum of 10 ft. from the property line due to the existing entrance at the property line.

STATE ROAD COMMISSION: It is recommended that the westernmost entrance be made in common with the adjacent parcel to the west. If this situation can not be rectified, this entrance must be located a minimum of 10 ft. from the property line due to the existing entrance at the property line.

TRAFFIC ENGINEERING: The westernmost entrance must be in common with the undeveloped parcel. The entrance on Buckingham Road will be subject to this Bureau approval.

ZONING RECOMMENDATION: The title for the description for the overall tract must be changed to B-1 Zone, present zoning R-10, proposed zoning B-1.

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 to the Zoning Commission's hearing.

The following members had no comment to offer:

Fire Bureau-Land Review
Health Department
Industrial Development Commission
Board of Education
Buildings Department

Very truly yours,

James S. Hays
Zoning Technician

cc: Mr. Carlisle Brown-Bureau of Engineering
Mr. John Hager-State Roads Commission
Mr. G. Richard Moore-Bureau of Traffic Engineering

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/723-0900

DESCRIPTION

0.689 ACRE PARCEL, NO. 7404 LIBERTY ROAD
DISTRICT, BALTIMORE COUNTY, MARYLAND

PRESENT ZONING R-10

PROPOSED ZONING B-1

WITH SPECIAL EXCEPTION

Beginning for the same at a 1/2" pipe set at the point of intersection of the northeast side of Liberty Road and the northwest side of Buckingham Road, 50 feet wide, as shown on the Revised Plat No. 1 of "Milford Villa Nova Annex, Inc." and recorded among the Land Records of Baltimore County in Plat Book W. P. C. 8, Page 63, running thence binding on the northeast side of Liberty Road, N 65° 14' 20" W 200 feet, thence N 24° 45' 40" E 150 feet to intersect the division line between Lots 1 and 12 as shown on Plat No. 2 of "Milford Villa Nova Annex, Inc.", and recorded among the Land Records of Baltimore County in Plat Book W. P. C. 8, Page 59, thence binding on said division line and continuing the same course binding on the division line between Lots 10, 11 and 15 of said Plat No. 1 in all S 65° 14' 20" E 290 feet to a 1/2" pipe set on the northwest side of said Buckingham Road, thence binding on the northwest side of said Buckingham Road, S 24° 45' 40" W 150 feet to the place of beginning.

Containing 0.689 Acres of land.

J. O. #65022

ELG:jlm

3/9/66

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Communications ■ Electric Power ■ Gas ■ Reports



Lester Matz, P.E.
John C. Childs, L.S.
Associates
George W. Baskley, L.S.
Robert W. Calkins, P.E.
Lawrence M. Chase, P.E.
Norman F. Horman, L.S.
Paul Lee, P.E.
Paul S. Swanson

MATZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
1020 Cromwell Bridge Rd., Baltimore, Maryland 21204
823-0900

DESCRIPTION

1.033 ACRE PARCEL, NO. 7404 LIBERTY ROAD
ELECTION DISTRICT, BALTIMORE CO., MD.

Beginning for the same at a 1/2" pipe set at the point of intersection of the northeast side of Liberty Road and the northwest side of Buckingham Road, 50 feet wide, as shown on the Revised Plat No. 1 of "Milford Villa Nova Annex, Inc." and recorded among the Land Records of Baltimore County in Plat Book W. P. C. 8, page 63, running thence binding on the northeast side of said Liberty Road, N. 65° 14' 20" W., 300.00 feet to a 1/2" pipe set at the point of intersection of said northeast side of Liberty Road and the southeast side of Croydon Road, 50 feet wide, as shown on Plat No. 2 of Milford Villa Nova Annex, Inc. recorded among said Land Records in Plat Book W. P. C. 8, page 59, thence binding on the southeast side of said Croydon Road, N. 24° 45' 40" E., 150.00 feet to a 1/2" pipe set at the division line between Lots 1, 2, and 12 as shown on said last mentioned plat No. 2, thence binding on said division line and continuing the same course binding on the division line between Lots 10, 11 and 15 of said Plat No. 1, in all, S. 65° 14' 20" E., 300.00 feet to a 1/2" pipe set on the northwest side of said Buckingham Road, thence binding on the northwest side of said Buckingham Road, S. 24° 45' 40" W., 150.00 feet to the place of beginning.

Containing 1.033 acres of land.

CL 6-8-65 WMS.

MATZ, CHILDS & ASSOCIATES, INC.
1020 Cromwell Bridge Rd. - Towson, Md. 21204

(2)

Being all of Lots 10 and 11 as shown on the Revised Plat No. 1 of Milford Villa Nova Annex, Inc. as recorded among the Land Records of Baltimore County in Plat Book W. P. C. 8, page 63 and all of Lots 1 and 2 as shown on Plat No. 2 of Milford Villa Nova Annex, Inc. as recorded among said Land Records in Plat Book W. P. C. 8, page 59.

J. O. #65022

6/3/65

RWB:abr



AMERICAN OIL COMPANY

BALTIMORE REGION ONE NORTH CHARLES STREET BALTIMORE, MARYLAND 21201

April 19, 1966
File: 0-4-18
Subject: Petition for Re-classification
and Special Exception for
Herman J. Dorf - No. 66-232-RX

Mr. John G. Rose
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland

Dear Sir:

A petition to re-classify property situate on Liberty Road between Buckingham and Croydon Roads was filed with your office and a hearing date was scheduled for April 20, 1966 at 2:00 p.m.

We hereby request that this petition be withdrawn.

Very truly yours,

F.M. Connolly
F.M. CONNOLLY,
Assistant Real Estate Manager

F.M. Connolly/g



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 7, 1966

FROM: Mr. Leslie H. Groef, Deputy Director of Planning

SUBJECT: Petition #66-232-RX. Northeast corner of Liberty Road and Buckingham Road. Petition for Reclassification from R-10 to B-1. Petition for Special Exception for Filling Station. Herman J. Dorf - Petitioner.

2nd District

HEARING: Wednesday, April 20, 1966. (2:00 P.M.)

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

1. In its original recommendation for comprehensive zoning of the Western Planning Area, the Planning Board recommended that the subject property be classified as R.A. The intent of the Board here was to allow the greater use potentials afforded by R.A. zoning, in recognition of the commercial use and potentials on the opposite side of Liberty Road, but to prevent commercial intrusion into the residential neighborhood of which the subject site is a part. The R.A. zoning, in other words, would have provided an appropriate transition.
2. The staff feels that the original recommendation of the Planning Board was correct. We are in absolute opposition to the proposed commercial zoning (to say nothing of the special exception), but would support a petition for apartment zoning.

The American Oil Company
610 New York Street
P.O. Box 507
Baltimore, Maryland 21203

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

18 day of May, 1966.

[Signature]
JOHN G. ROSE
Zoning Commissioner

Petitioner: *[Signature]* J. J. Dorf

Petitioner's Attorney: *[Signature]* J. J. Dorf
Reviewed by: *[Signature]* J. J. Dorf
Chairman of Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
DATE 4/28/66
No. 35796
L. Robert Dorf
2082 Bayview Road
Baltimore, Maryland
Bldg. Zoning Dept. of Balto. Co.

REMITTANCE TO ACCOUNT NO.	QUANTITY	RETAIL PRICE	TOTAL DUE
2-2866 2-11	2	25.00	50.00
2-2866 2-11	2	25.00	50.00
2-2866 2-11	2	25.00	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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
DATE 4/28/66
No. 38618
American Oil Company
610 New York Street
Baltimore, Md. 21203
Bldg. Zoning Dept. of Balto. Co.

REMITTANCE TO ACCOUNT NO.	QUANTITY	RETAIL PRICE	TOTAL DUE
2-2866 2-11	2	25.00	50.00
2-2866 2-11	2	25.00	50.00
2-2866 2-11	2	25.00	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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2ND
Date of Posting: April 2, 1966
Posted for: *[Signature]* J. J. Dorf
Petitioner: *[Signature]* J. J. Dorf
Location of property: 2082 Bayview Road, Baltimore, Md.
Location of Sign: NE 1/4 of Lot 1 of Subdiv. of J. J. Dorf, Baltimore, Md.
Remarks: *[Signature]* J. J. Dorf
Posted by: *[Signature]* J. J. Dorf
Date of return: April 1, 1966
2 signs

PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION
ZONING: From R-10 to R-1
Petition for Special Exception for
a Filling Station.
LOCATION: Northeast corner of
Liberty Road and Buckingham Road,
Towson, Maryland.
11.144 at 1:00 P.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland,
on Wednesday, April 27, 1966, at 2:00 P.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 31, 1966.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once each
week for successive weeks before the 20th
day of April, 1966, the first publication
appearing on the 11th day of March, 1966.

THE JEFFERSONIAN,

[Signature] L. Frank Strickland
Manager.

Cost of Advertisement, \$.....

OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

April 4, 1966

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of
these weekly newspapers published in Baltimore County, Mary-
land, once a week for the successive weeks before
the 4th day of April, 1966, that is to say
the same was inserted in the issues of
March 31, 1966.

THE BALTIMORE COUNTIAN
By: *[Signature]* Paul J. Morgan
Editor-in-Chief

PETITION FOR
RECLASSIFICATION AND
SPECIAL EXCEPTION
2nd DISTRICT

ZONING: From R-10 to R-1
Time: Petition for Special Ex-
ception for a Filling Station.
LOCATION: Northeast corner of
Liberty Road and Buckingham Road,
Towson, Maryland.
DATE & TIME: WEDNESDAY,
APRIL 20, 1966 at 2:00 p.m.
PUBLIC HEARING: Room 108
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: R-10
Proposed Zoning: R-1
Petition for Special
Exception for Filling Station.
All that parcel of land in the
Second District of Baltimore
County
Beginning for the same at a
1/2" pipe set at the point of
intersection of the northeast side
of Liberty Road and the north-
west side of Buckingham Road,
50 feet wide, as shown on the
Revised Plat No. 1 of "Milford
Villa Nova Annex, Inc." and re-
corded among the Land Records
of Baltimore County in Plat Book
W.P.C. 8, page 59, thence
beginning at the southeast side of
said Craydon Road, N. 24 de-
grees 45' 40" E. 150.00 feet to
a 1/2" pipe set at the division
line between Lots 1, 2, and 12
as shown on said last mentioned
plat No. 2, thence blinding on
said division line and continuing
the same course blinding on the
division line between Lots 10,
11 and 15 of said Plat No. 1,
to all S. 85 degrees 14' 20" E.,
200.00 feet to a 1/2" pipe set
on the northwest side of said
Buckingham Road, thence blin-
ding on the northeast side of
said Buckingham Road, S. 24 de-
grees 45' 40" W. 150.00 feet
to the place of beginning.
Containing 1.05 acres of land.
Being all of Lots 10 and 11
as shown on the Revised Plat
No. 1 of Milford Villa Nova Annex,
Inc. as recorded among the Land
Records of Baltimore County in
Plat Book W.P.C. 8, page 63
and all of Lots 1 and 2 as shown
on Plat No. 5 of Milford Villa
Nova Annex, Inc. as recorded
among said Land Records in
Plat Book W.P.C. 8, page 59.
Present Zoning: R-10
Proposed Zoning: R-1
With Special Exception
Beginning for the same at 1/2"
pipe set at the point of inter-
section of the northeast side of
Liberty Road and the northwest
side of Buckingham Road, 50
feet wide, as shown on the Re-
vised Plat No. 1 of "Milford
Villa Nova Annex, Inc." and re-
corded among the Land Records
of Baltimore County in Plat Book
W.P.C. 8, page 63, running thence
blinding on the northeast side of
Liberty Road, N. 85 degrees 14'
20" W. 200 feet, thence N. 24 de-
grees 45' 40" E. 150 feet to
intersect the division line be-
tween Lots 1 and 12 as shown
on Plat No. 2 of "Milford Villa
Nova Annex, Inc." and recorded
among the Land Records of Bal-
timore County in Plat Book
W.P.C. 8, page 59, thence blind-
ing on said division line and
continuing the same course blind-
ing on the division line between
Lots 10, 11 and 15 of said Plat
No. 1 in all S. 85 degrees 14' 20"
W. 200 feet to a 1/2" pipe set
on the northwest side of said
Buckingham Road, thence blind-
ing on the northeast side of
said Buckingham Road, S. 24 de-
grees 45' 40" W. 150 feet to
the place of beginning.
Containing 0.68 Acres of land.
Being T's property of Herman
J. Dorf and Ada Dorf as shown
on plat map filed with the Zoning
Department.
Hearth Date: Wednesday,
April 20, 1966 at 2:00 p.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,
March 31.

EXISTING ZONING 'R10'
RESIDENTIAL USE

EXIST. PLANTING TO REMAIN WHERE POSSIBLE

SEED & PLANT UPRIGHT & VERTS
IF PLANTING CANNOT REMAIN

1/2 TANKS

WIDE BEAM

5 VENT RIBBES

STORAGE

ALT 9A

SALES

62' DIA. 15' BL. ME

2 VENDING MACHINES

10' MAT

WIDE BEAM

3 REMOTE

GRASS SEED

EXIST. CONCRETE CURB TO REMAIN

ENTRANCE

NOTES

1. FOR FILLING STATION 30,000 Sq. Ft.

2. USE & DOCTOR'S OFFICE.

3. WITH SPECIAL EXCEPTION.

STATION.

4. F4

5. TOTAL AREA 45,000 Sq. Ft.

6. SERVING STATION AREA 30,000 Sq. Ft.

7. DATE NO.

8. REVISIONS

9. BY

10. AMERICAN OIL COMPANY

11. PROPOSED CO

12. LIBERTY & BUCKINGHAM RD'S

13. BALTIMORE COUNTY, MD.

14. 2ND ELECTION DISTRICT

15. SCALE 1"=10'

16. DRAWN BY W.H.G.

17. CHECKED BY J.W.L.

18. DESIGNED BY J.W.L.

19. CONSULTED INFORMATION FOR ZONING

20. CHANGED BLDG. TO COLONIAL

21. SIGN LOCATION CHANGED TO

22. OPPOSITE ROAD ISLAND FOR FILE IN WHG

23. DATE NO.

24. REVISIONS

25. BY

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