

**PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Herbert N. & Sophia M. Mules, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-A zone to an B-L zone for the following reasons:  
error in original zoning and a genuine change in conditions.  
 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: Herbert N. Mules Legal Owner  
 Address: 1102 North Rolling Road Baltimore, Maryland 21208  
 Petitioner's Attorney: Walter H. Harrison Protestant's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 5th day of April, 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 11th day of May, 1966 at 11:00 o'clock A. M.

#66-248-RX  
 HERBERT N. MULES  
 SW Corner, Rolling Road & Powers Lane

#66-248-RX  
 MAP  
 2-B  
 WESTERN  
 AREA  
 SW-2-G  
 BL  
 4/11/66

#66-248-RX  
 MAP  
 2-B  
 WESTERN  
 AREA  
 SW-2-G  
 BL

RE: PETITION FOR RECLASSIFICATION  
 From R-A Zone to a B-L Zone  
 Special Exception for Gasoline Filling Station - S/W Cor. Rolling Road and Powers Lane, First District of Baltimore County - Herbert N. Mules and Sophia M. Mules, Petitioners  
 Sbarco Stations, Inc., The Atlantic Refining Co., Cont.Pur.  
 BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY  
 No. 66-248-RX

The petitioners have requested a reclassification, from an R-A Zone to a B-L Zone and a special exception for a gasoline filling station at the southwest corner of Rolling Road and Powers Lane, in the First District of Baltimore County.

As the petitioners proved change in the character of the neighborhood, the reclassification should be had.

The petitioners have met all the requirements to Section 52.1 of the Baltimore County Zoning Regulations, therefore, the special exception for a gasoline filling station should be granted.

It is this 7th day of May, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that the herein property or area should be and the same is hereby reclassified from an R-A Zone to a B-L Zone and a special exception for a gasoline filling station should be and the same is granted, from and after the date of this Order, provided that Sbarco Stations, Inc., (Atlantic Refining Co. Agent), their heirs and assigns, Herbert N. Mules and Sophia M. Mules, their heirs and assigns, shall comply strictly with Section 405.1 of the Baltimore County Zoning Regulations in that the gasoline filling station shall not be used for any of the following:

- Storage of school buses shall not be permitted for any portion of the day.
- Rental trucks and rental trailers shall not be stored or rented from the subject premises.
- No used cars or wrecked cars shall be stored on the property.
- 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 development of said property is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning & Zoning.

**Maryland Surveying and Engineering Co., Inc.**

1701 N. CALVERT STREET  
 Baltimore, Maryland 21202  
 Phone: M.U. 8-9400  
 REGISTERED  
 Maryland No. 266-248-RX  
 Pennsylvania No. D-12488

**ZONING DESCRIPTION**  
 S.W. CORNER ROLLING ROAD & POWERS LANE  
 FROM RA TO BL WITH SPECIAL EXCEPTION

Beginning for the same at the intersection of the West Side of Rolling Road, and the centerline of Powers Lane; thence leaving the said point of beginning and running and binding on the West Side of Rolling Road S 13° 34' W, 204 feet; thence N 77° 00' 53" W, 225.0 feet; thence N 20° 24' 58" E, 227.04 feet to the centerline of Powers Lane; thence running and binding on the centerline of Powers Lane S 70° 56' 26" E, 200.00 feet to the place of beginning.

Containing 1.048 Acs.



SCALE: 1" = 100' ft. 1 inch  
 File No. 1764-65

Signed This 16 day of March, 1966  
J. Robert Carroll

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 29, 1966  
 FROM: Mr. George E. Govrelis, Director of Planning  
 SUBJECT: "Petition #66-248-RX. Southwest corner of Rolling Road and Powers Lane. Reclassification from R-A to B-L. Petition for Special Exception for Filling Station. Herbert N. Mules - Petitioner."

District  
 HEARING: Wednesday, May 11, 1966. (11:00 A.M.)

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

- In light of an unfortunate reclassification of property to the north of the subject tract, we cannot oppose rezoning as requested under this petition.
- There is already an overwhelming number of filling stations in this vicinity; we question, therefore, the need for yet another.

INVOICE  
**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**  
 Division of Collection and Receipts  
 COURT HOUSE  
 TOWSON, MARYLAND 21204  
 No. 37672  
 DATE 4/15/66  
 TO: W. Lee Harrison, Esq., 607 Loyola Building, Towson, Md. 21204  
 BILLED BY: Zoning Dept. of Balto. Co.  
 REPORT TO ACCOUNT NO. 08-432  
 QUANTITY: 1  
 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE  
 COST: \$50.00  
 Petition for Reclassification & Special Exception for Herbert Mules #66-248-RX  
 TOTAL AMOUNT: \$50.00  
 4-1566 1373 = 37672 11P-5300

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**  
 Division of Collection and Receipts  
 COURT HOUSE  
 TOWSON, MARYLAND 21204  
 No. 38608  
 DATE 5/13/66  
 TO: W. Lee Harrison, Esq., 607 Loyola Building, Towson, Md. 21204  
 BILLED BY: Zoning Dept. of Balto. Co.  
 REPORT TO ACCOUNT NO. 08-432  
 QUANTITY: 1  
 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE  
 COST: \$4.50  
 Advertising and posting of property for Herbert Mules #66-248-RX  
 TOTAL AMOUNT: \$4.50  
 5-1866 2462 = 38608 11P-5850

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.

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: GEORGE A. REIER, Chief, Bureau of Public Services, J. G. HOSWELL, Office of Planning & Zoning  
 FROM: Office of Planning & Zoning  
 SUBJECT: Bldg. Appl. #336-66  
 Date: January 12, 1967

The Office of Planning and Zoning has reviewed the subject application and is withholding endorsement for the following reasons:

- The plan must be revised to show the location of vending machines. The applicant has been informed of this requirement.
- Powers Lane is to be ultimately improved as a 40 foot wide curb and gutter section on a 60 foot wide right-of-way. The future proposed curbing and right-of-way lines must be shown on the plan. For details concerning this matter, contact the Bureau of Engineering, Development Design Section.
- Detail with respect to curbing and right-of-way of Rolling Road must be revised in accordance with the comments of the Bureau of Engineering.

In addition to the above comments, the following information from the zoning order of Zoning Petition #66-248-RX is set forth:

- Storage of school buses shall not be permitted for any portion of the day.
- Rental trucks and rental trailers shall not be stored or rented from the subject premises.
- No used cars or wrecked cars shall be stored on the property.
- No advertising displays shall be permitted on the outside of the building, without prior approval of the Zoning Commissioner.

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: GEORGE A. REIER, Chief, Bureau of Public Services, J. G. HOSWELL, Office of Planning & Zoning  
 FROM: Office of Planning & Zoning  
 SUBJECT: Bldg. Appl. #336-66  
 Date: January 13, 1967

- 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.

JGH:vh

cc: Zoning Petition #66-248-RX (2)  
 Bldg. File #336-66

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

W. Lee Harrison, Esquire  
 607 Loyola Federal Building  
 Towson, Maryland 21204

SUBJECT: Reclassification from RA to BL  
 Special Exception - Filling Station for Herbert N. Mules  
 Located 1/2 Rolling Road and Centerline of Powers Lane 2nd District  
 (Open 1, April 19, 1966)

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

**SEWER - NOT AVAILABLE**  
 Water - Existing 20" water in Rolling Road. Existing 30" water in Powers Lane. Adequacy of existing utilities to be determined by developer or his engineer. Road - Powers Lane is to be developed as a minimum 40' road on a 60' right of way. Rolling Road is to be developed as indicated on the submitted plat.

**SEWER OF TRAFFIC SIGNAGE** Entrance subject to this bureau's approval.

**HEALTH REVISIONS:** It is requested that if the zoning is granted, it be made subject to health department requirements pertaining to sewage disposal.

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 plane 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 days before the zoning Commissioner's hearing.

The following members had no comment to offer:

- Plan Bureau-Plans Review
- Industrial Development Commission
- Board of Education
- Building Department
- State Roads Commission
- Office of Planning and Zoning

Very truly yours,

James S. Hylle  
 James S. Hylle, Principal  
 Zoning Technician

cc: Mr. Carlisle Brown-Bureau of Engine Eng.  
 Mr. C. Richard MacIntosh-Bureau of Traffic Engineering  
 Mr. William Belmont-Health Department

66-248 RX

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 105 Date of Posting: April 23, 1966  
 Posted for: Reclassification from R.A. to B.L. - Spruce Geyser Filling Station  
 Petitioner: Herbert N. Mules  
 Location of property: s.w. corner Rolling Rd. & Powers Lane  
 Location of Signs: @ s/s Powers Lane 75 W. of Rolling Rd. @ w/s Rolling Rd. 50' south of Powers Lane  
 Remarks: J. S. Rose  
 Posted by: J. S. Rose Date of return: April 28, 1966  
 Signature: J. S. Rose # signs

MICROFILMED

PETITION FOR  
RECLASSIFICATION AND  
SPECIAL EXCEPTION  
1st DISTRICT

ZONING: From R.A. to B.L. Zone.  
 Petition for Special Exception for a Filling Station.  
 LOCATION: Southwest corner Rolling Road and Fowers Lane.  
 DATE & TIME: WEDNESDAY, MAY 11, 1966 at 11:00 A.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.A.  
 Proposed Zoning: B.L.  
 Petition for Special Exception for a Filling Station.  
 All that parcel of land in the First District of Baltimore County.  
 Beginning for the same at the intersection of the West Side of Rolling Road, and the centerline of Powers Lane; thence leaving the said point of beginning and running and binding on the West Side of Rolling Road S 13 degrees 53' 34" W, 204 feet; thence N 77 degrees 00' 53" W, 225.0 feet; thence N 20 degrees 24' 58" E, 22704 feet to the centerline of Powers Lane; thence running and binding on the centerline of Powers Lane S 70 degrees 56' 25" E, 200.00 feet to the place of beginning.  
 Containing 1.048 Acre plus. Being the property of Herbert N. Mules and Sophie M. Mules, as shown on plat plan filed with the Zoning Department.  
 Hearing Date: Wednesday, May 11, 1966 at 11:00 A.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  
 April 21.

OFFICE OF  
**THE BALTIMORE COUNTIAN**  
THE COMMUNITY NEWS      THE HERALD - ARGUS  
Roisertown, Md      Catonsville, Md.

No. 1 Newburg Avenue      CATONSVILLE, MD.  
 April 25, 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  
~~three~~ weekly newspapers published in Baltimore County, Maryland, once a week for One ~~successive~~ week before  
 the 25th day of April, 1966, that is to say  
 the same was inserted in the issues of  
 April 21, 1966.  
**THE BALTIMORE COUNTIAN**  
 By: Paul J. Mygas  
 Editor and Manager R.M.  
 MICROFILMED

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION  
1ST DISTRICT

ZONING: From R.A. to B.L. Zone.  
 Petition for Special Exception for a Filling Station.  
 LOCATION: Southwest corner Rolling Road and Powers Lane.  
 DATE & TIME: Wednesday, May 11, 1966 at 11:00 A.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.A.  
 Proposed Zoning: B.L.  
 Petition for Special Exception for a Filling Station.  
 All that parcel of land in the First District of Baltimore County, beginning for the same at the intersection of the West Side of Rolling Road, and the centerline of Powers Lane; thence leaving the said point of beginning and running and binding on the West Side of Rolling Road S 13° 53' 34" W, 204 feet; thence N 77° 00' 53" W, 225.0 feet; thence N 20° 24' 58" E, 22704 feet to the centerline of Powers Lane; thence running and binding on the centerline of Powers Lane S 70° 56' 25" E, 200.00 feet to the place of beginning.  
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 Hearing Date: Wednesday, May 11, 1966 at 11:00 A.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.  
 Apr. 21.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., ..... April 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., ~~once in each~~ of 1 time ~~successive weeks~~ before the 11th day of May, 19..66, the first publication appearing on the 21st day of April 19..66

THE JEFFERSONIAN,  
L. Leank Strickler  
 Manager.

Cost of Advertisement, \$.....

HERBERT N. MOLES  
LIBER G.L.B. 2514 FOLIO 93  
ZONED: RA

NOTE:  
East Face Hydraulic located on South  
Side of Road 11' from North  
Side of Road 3' from North

N 20° 24' 58" E  
N 20° 24' 56" E

New Line of Division  
5'-FT HIGH EVERGREEN SCREENING

22704'  
195.95'

HERBERT N. MOLES  
PART OF  
LIBER G.L.B. 2514 FOLIO 93  
AREA AFTER WIDENING  
11,015.61 SQ. FT. (0.182 AC)

N 77° 00' 53" W  
N 77° 00' 53" W

ZONED:  
DR

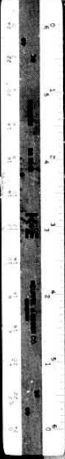
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CHARLES L. SPONSILER  
LIBER 2648 FOLIO 969  
THE DOUBLE T OIL & GAS COMPANY  
TENANT  
LIBER M.A.B. 3551 FOLIO 61

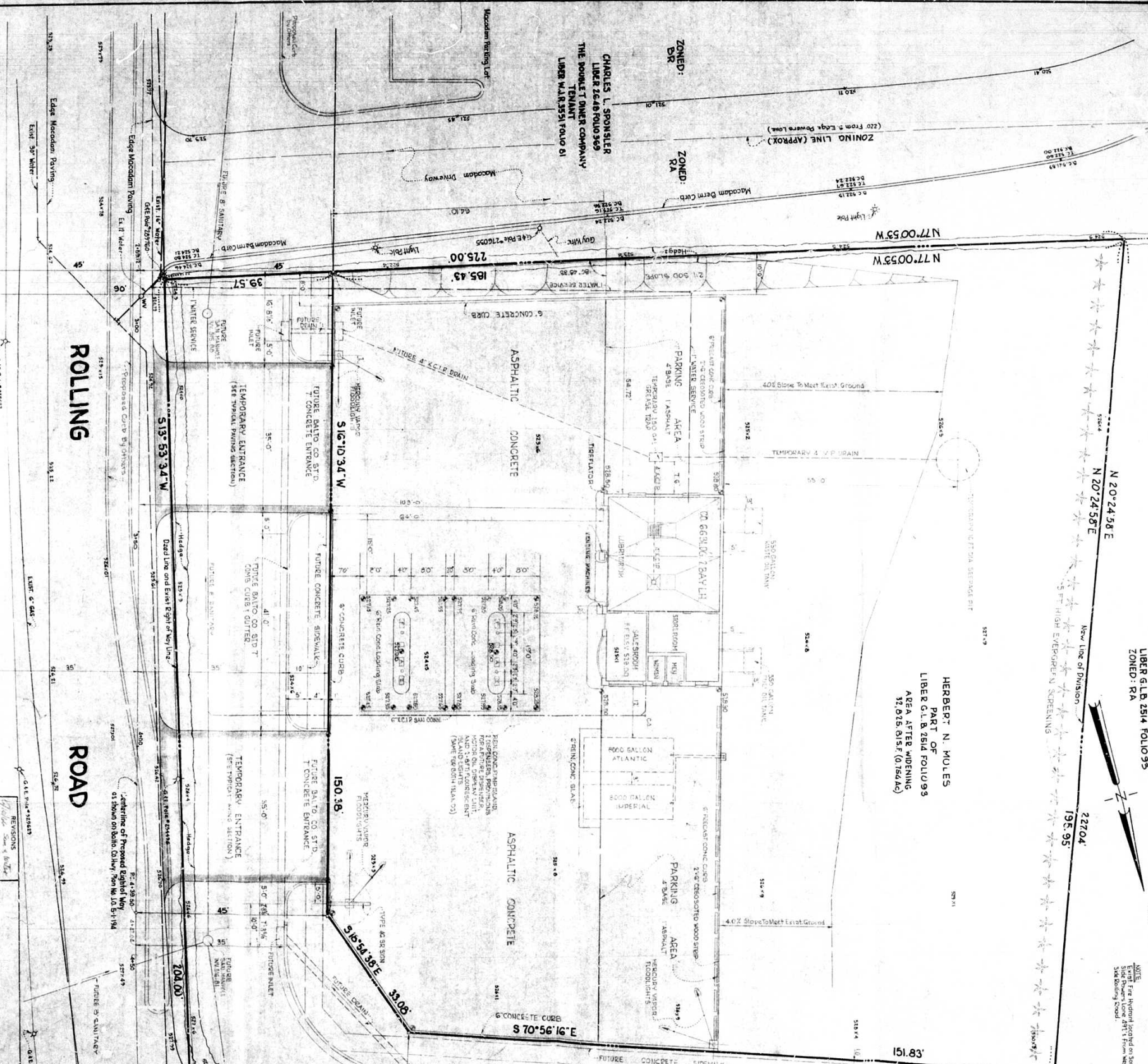
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ROAD

ZONED: BM



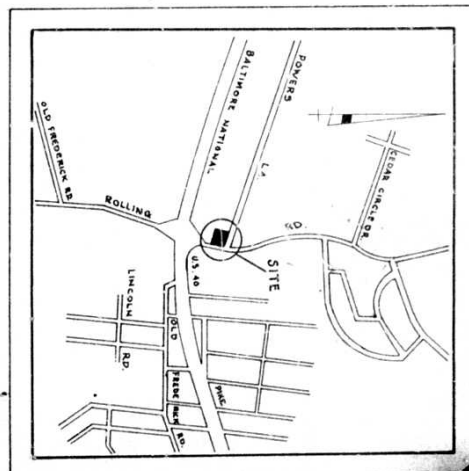
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REVISIONS  
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NOTE: Fire Hydrant located on South Side Powers Lane 401' E. From West Side Rolling Road.

22704.  
196.95.



LOCATION MAP  
SCALE: 1"=1000'

GENERAL NOTES

- Coordinates & Bearings as shown hereon are based on Baltimore County Traverse Station No. 8050 S 4954.98 N 80°51' 9.427559
  - Elevations as shown hereon are based on Balto County Bench Mark X-117' Elevation 927.46
  - Bench Mark Set Top of North most Flange bolt on West of Rolling Road, Elevation 927.04
  - Water Mains, Sanitary Sewer and S.W. Drains are maintained by Balto County. Sanitary Sewer not available at site.
  - Utility Companies: Chesapeake Potomac Tele Co. Baltimore Gas & Electric Co. Lexington Liberty Streets Balto Md 21202. Lg. 9-8000 Balto Md 21202 Lg. 9-9900
- c Type of Soil: Sandy Clay
- ZONING** File # 66-248 RX

PLANS APPROVED  
OFFICE OF ZONING & TONING  
BY *[Signature]*  
DATE: 2/21/65

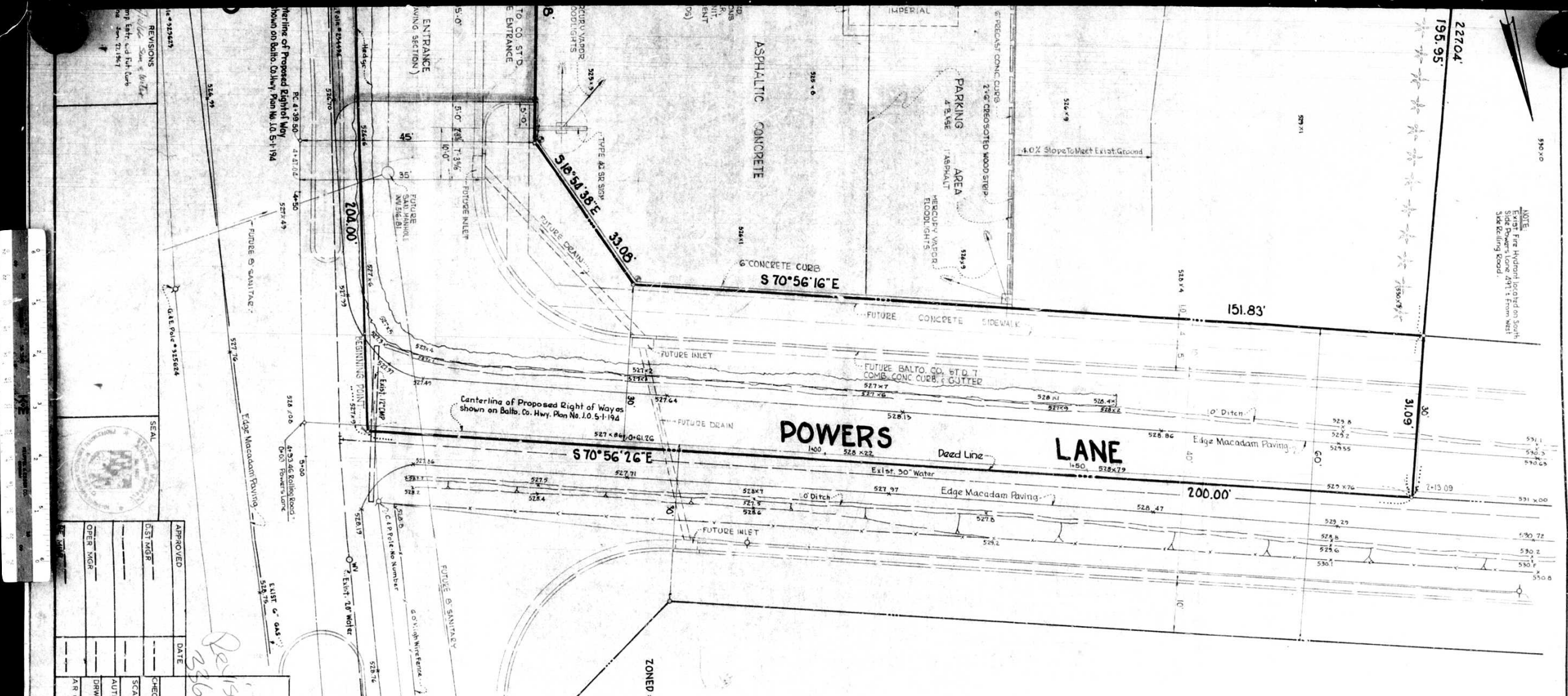


TYPICAL PAVING SECTION FOR TEMPORARY ENTRANCE

ZONED: BL

ZONING File # 66-248

#66-248 PK  
MPP  
2.B  
WESTERN  
AREA  
SW-26  
BL



S.W. CORNER ROLLING ROAD AND POWERS LANE  
BALTIMORE COUNTY, MARYLAND  
DISTRICT NO. 1

COBIA CORP

THE ATLANTIC RICHFIELD CO AGENT  
ENGINEERING & CONSTRUCTION DEPT  
1701 NORTH CALVERT STREET  
BALTIMORE, MARYLAND 21202  
MO. 5-0-69

GENERAL PLAN  
NEW CONSTRUCTION

APPROVED	DATE	CHECKED BY	DATE
SEAL		SCALE	1"=10'
REVISED		AUTH NO	
OPER MGR		DRWG NO	
AR COS	DRWG NO	DATE	MARCH 5, 1966
FILE		FILE	1764-65



REVISIONS  
1. 1/10/66  
2. 1/10/66  
3. 1/10/66