

RE: PETITION FOR RECLASSIFICATION :
from an R-6 zone to a B.L. zone
and SPECIAL EXCEPTION for a
Filling Station
SE 1/2 Belair Road 273' S. of :
Overton Avenue
14th District :
August R. Amereshin, et al,
Petitioners :
Socany Mobil Oil Co., Inc.,
Contract Purchaser :

BEFORE :
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 66-249-RX

OPINION

The petitioner in this case seeks a reclassification and a special exception to permit a gasoline service station on a tract of land situated on the east side of the Belair Road 273 feet south of Overton Avenue, in the Fourteenth Election District of Baltimore County.

The parcel of ground is .845 acres in size, the front of which is presently zoned R-A (Residential Apartments) and the rear is zoned B.L. (Business Local). The zoning of the surrounding properties is as follows: North of the subject property, across Overton Avenue, the zoning is R-6 and is developed with cottage housing. To the east of the subject property the zoning is B.L. and the land is occupied by a steel fabrication shop owned by the petitioner, which is apparently a nonconforming use in the Business Local zone. To the south of the subject property the zoning is B.L., and the land is occupied by a tavern and restaurant. West of the subject property, across the Belair Road, the land is zoned R-A.

The petitioner, August Amereshin (Socany Mobil Oil Company, Inc., Contract Purchaser) originally filed his petition for a reclassification from an R-6 to a B.L. zone and a special exception for a gasoline service station in March of 1966. At that time the subject area was then under consideration by the Planning Staff and the Baltimore County Council in connection with the adoption of a new comprehensive zoning map for the area. The Zoning Commissioner denied the petitioner's request giving as his reasons that the subject property was then under consideration by the County Council for comprehensive rezoning (Petitioner's Exhibit #1-d). The Planning Staff commented unfavorably on the petition stating that any reclassification should be done on the comprehensive basis rather than by petition (Petitioner's Exhibit #1-c).

On August 1, 1966 the County Council adopted the present comprehensive map for the area, and reclassified the property from its prior R-6 classification to an R-A and B.L. classification. Subsequent to this action, the Baltimore County Council enacted Bill #40 - 1967 which completely changed the existing regulations with regard to gasoline service stations, and created district maps to be superimposed upon the zoning maps, and only allowed gasoline service stations in certain districts.

August R. Amereshin - #66-249-RX

In light of these two actions by the County Council, the petitioner duly filed a petition to amend his original petition to request a reclassification from an R-A to a B.L. zone, to place the subject property in a C.S.-1 District, and variances from various setback requirements, etc. contained in Bill #40. The Board, by its Order of November 28, 1967, granted the petitioner Leave to Amend, and the case was heard by the Board on the amended petition.

The petitioner produced no evidence of any change in the character of the neighborhood since the adoption of the comprehensive map. Indeed, under Section 500.3 of the Baltimore County Zoning Regulations, the Board cannot consider a change in the character of the neighborhood for a period of two years after the adoption of the map. The petitioner alleges that there was error in the original zoning of the property as placed on the map in August of 1966. This opinion was expressed by two expert witnesses testifying on behalf of the petitioner. In their opinion, the only logical use of the property is B.L. by reason of the proximity of the property to the large steel fabricating shop directly to the rear, and the topography of the property which requires a six to eight foot fill to be useable. It should be noted, however, that the front portion of the property which slopes eastward from the east edge of the Belair Road belongs to the State Roads Commission, and the steel fabricating shop is owned and operated by the petitioner in this case.

Residents of the nearby neighborhood testifying in opposition to the petition stated that they felt that there are more than enough gasoline stations in the area to serve the neighborhood; that the proposed service station use here would create a severe traffic hazard due to the proximity of the Baltimore County Beltway ramp, and the turning movements of traffic in and out of Overton Avenue; and that there has been no basic change in the neighborhood for a number of years.

For the reasons stated below, it is unnecessary in this Opinion for the Board to go into the testimony with regard to traffic and the other requirements of the regulations with regard to special exceptions for filling stations. In the opinion of the Board, the petitioner did not overcome the heavy burden of the presumptive correctness of the comprehensive zoning map as adopted by the County Council in August of 1966, and finds as a fact that the zoning placed on the property by the County Council is not confiscatory. Therefore, the petition for reclassification to B.L. will be denied.

- 3 -

August R. Amereshin - #66-249-RX

ORDER

For the reasons set forth in the foregoing Opinion, it is this 28th day of January, 1969 by the County Board of Appeals, ORDERED reclassification, special exception, redistricting, and variances petitioned for, be and the same are hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

Walter A. Reiter, Jr.

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

J. Elmer Weishelt, Jr., Require
120 Jefferson Building
Towson, Maryland 21204

SUBJECT: Reclassification from R-6 to B.L.
Special Exception Filling station
For Elmer Amereshin et al
located SE 1/2 Belair Rd SW of
Overton Road, 14th District
(Item 5, February 8, 1966)

Dear Sir:

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

STATE ROADS COMMISSION: Entrances are subject to State Roads Commission approval.

BUREAU OF ENGINEERING:

Water - Existing 18" water main in Belair Road.

Sewer - Existing 18" sewer adjacent to Stemmers Run.

Adequacy of existing utilities to be determined by developer or his engineer.

Road - Aylesbury is an existing improved road.

PLANNING AND ZONING DIVISION: Since the proposed zoning is in conflict with the proposed Northeastern Area Planning Map, this office is returning the subject petition. It is suggested that if the petitioner still request the proposed zoning, the petition should be refiled after this new planning map is adopted by the County Council.

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 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 Commission's hearing.

The following members had no comment to offer:

Fire Bureau-Plans Review
Health Department
Industrial Development Commission
Board of Education
Bureau of Traffic Engineering
Buildings Department

Very truly yours,

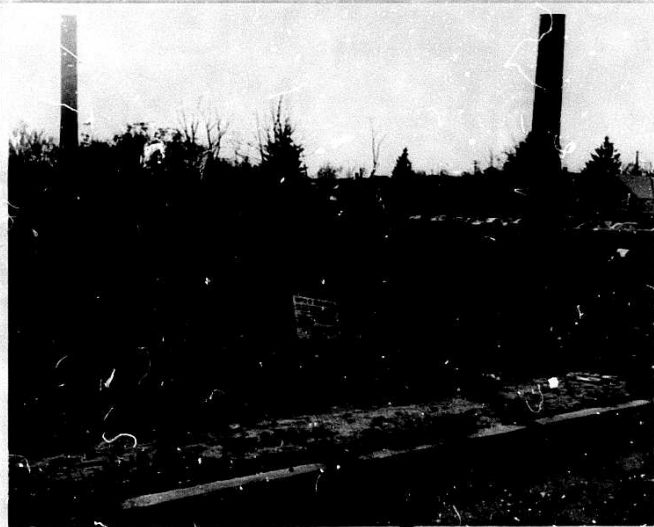
James S. Byer, Jr.
Zoning Technician

JSD:ylb

cc: Mr. John Meyers-State Roads Commission
Mr. Carlyle Brown-Bureau of Engineering
Mr. James S. Byer-Zoning Administration Division

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

2 signed
14/14
District: _____ Date of Posting: 6-9-66
Posted for: _____
Petitioner: August R. Amereshin et al
Location of property: SE 1/2 Belair Rd 273' S of Overton Ave
Location of Sign: 3 on Belair Rd W corner 100' from Overton Ave, 3 also on Belair 99' from Overton Ave
Witness: _____
Posted by: Robert Lee Bullock Date of return: 6-16-66



RE: PETITION FOR RECLASSIFICATION :
from an R-6 zone to a B.L. zone
and SPECIAL EXCEPTION for a
Filling Station
SE/5 Belair Road 273' S. of
Overton Avenue
14th District
August R. Amereltn, et al,
Petitioner
Socony Mobil Oil Co., Inc.,
Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 66-249-RX

OPINION

The petitioner in this case seeks a reclassification and a special exception to permit a gasoline service station on a tract of land situated on the east side of the Belair Road 273 feet south of Overton Avenue, in the Fourteenth Election District of Baltimore County.

The parcel of ground is .845 acres in size, the front of which is presently zoned R-A (Residential Apartments) and the rear is zoned B.L. (Business Local). The zoning of the surrounding properties is as follows: North of the subject property, across Overton Avenue, the zoning is R-6 and is developed with cottage housing. To the east of the subject property the zoning is B.L. and the land is occupied by a steel fabrication shop owned by the petitioner, which is apparently a nonconforming use in the Business Local zone. To the south of the subject property the zoning is B.L., and the land is occupied by a tavern and restaurant. West of the subject property, across the Belair Road, the land is zoned R-A.

The petitioner, August Amereltn (Socony Mobil Oil Company, Inc., Contract Purchaser) originally filed his petition for a reclassification from an R-6 to a B.L. zone and a special exception for a gasoline service station in March of 1966. At that time the subject area was then under consideration by the Planning Staff and the Baltimore County Council in connection with the adoption of a new comprehensive zoning map for the area. The Zoning Commissioner denied the petitioner's request giving as his reasons that the subject property was then under consideration by the County Council for comprehensive rezoning (Petitioner's Exhibit #1-d). The Planning Staff commented unfavorably on the petition stating that any reclassification should be done on the comprehensive basis rather than by petition (Petitioner's Exhibit #1-c).

On August 1, 1966 the County Council adopted the present comprehensive map for the area, and reclassified the property from its prior R-6 classification to an R-A and B.L. classification. Subsequent to this action, the Baltimore County Council enacted Bill #40 - 1967 which completely changed the existing regulations with regard to gasoline service stations, and created district maps to be superimposed upon the zoning maps, and only allowed gasoline service stations in certain districts.

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August R. Amereltn - #66-249-RX

In light of these two actions by the County Council, the petitioner duly filed a petition to amend his original petition to request a reclassification from an R-A to a B.L. zone, to place the subject property in a C.S.-1 District, and variances from various setback requirements, etc. contained in Bill #40. The Board, by its Order of November 28, 1967, granted the petitioner Leave to Amend, and the case was heard by the Board on the amended petition.

The petitioner produced no evidence of any change in the character of the neighborhood since the adoption of the comprehensive map. Indeed, under Section 500.3 of the Baltimore County Zoning Regulations, the Board cannot consider a change in the character of the neighborhood for a period of two years after the adoption of the map. The petitioner alleges that there was error in the original zoning of the property as placed on the map in August of 1966. This opinion was expressed by two expert witnesses testifying on behalf of the petitioner. In their opinion, the only logical use of the property is B.L. by reason of the proximity of the property to the large steel fabricating shop directly to the rear, and the topography of the property which requires a six to eight foot fill to be useable. It should be noted, however, that the front portion of the property which slopes eastward from the east edge of the Belair Road belongs to the State Roads Commission, and the steel fabricating shop is owned and operated by the petitioner in this case.

Residents of the nearby neighborhood testifying in opposition to the petition stated that they felt that there are more than enough gasoline stations in the area to serve the neighborhood; that the proposed service station use here would create a severe traffic hazard due to the proximity of the Baltimore County Beltway ramp, and the turning movements of traffic in and out of Overton Avenue; and that there has been no basic change in the neighborhood for a number of years.

For the reasons stated below, it is unnecessary in this Opinion for the Board to go into the testimony with regard to traffic and the other requirements of the regulations with regard to special exceptions for filling stations. In the opinion of the Board, the petitioner did not overcome the heavy burden of the presumptive correctness of the comprehensive zoning map as adopted by the County Council in August of 1966, and finds as a fact that the zoning placed on the property by the County Council is not confiscatory. Therefore, the petition for reclassification to B.L. will be denied.

- 3 -

August R. Amereltn - #66-249-RX

ORDER

For the reasons set forth in the foregoing Opinion, it is this 20th day of January, 1969 by the County Board of Appeals, ORDERED: reclassification, special exception, redistricting, and variances petitioned for, be and the same are hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

Walter A. Keller, Jr.

January 15, 1966

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

J. Elmer Weisheit, Jr., Esquire
101 Jefferson Building
Towson, Maryland 21204

SUBJECT: Reclassification from R-6 to B.L.
Special Exception filling station
For Elmer Amereltn et al.
Located SE/5 Belair Rd SW of
Overton Road, 14th District
(Item 5, February 8, 1966)

Dear Sirs:

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

STATE ROADS COMMISSION: Entrances are subject to State Roads Commission approval.

BUREAU OF ENGINEERING:

Water - Existing 24" water main in Belair Road.
Sewer - Existing 18" sewer adjacent to Steamers Run.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Aylesbury is an existing improved road.

ZONING ADMINISTRATION DIVISION: Since the proposed zoning is in conflict with the proposed Northwestern Area Planning Map, this office is returning the subject petition. It is suggested that if the petitioner still request the proposed zoning, the petition should be refiled after this new planning map is adopted by the County Council.

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 numbers had no comment to offer:

Fire Bureau-Plans Review
Health Department
Industrial Development Commission
Board of Education
Bureau of Traffic Engineering
Buildings Department

Very truly yours,

JAMES E. DYER, Principal
Zoning Technician

JDW:wb

cc: Mr. John Meyers-State Roads Commission
Mr. Carlyle Brown-Bureau of Engineering
Mr. James E. Dyer-Zoning Administration Division



2 signed

Appeal # 66-249-RX

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 6-8-66

Posted for: August R. Amereltn et al

Petitioner: August R. Amereltn et al

Location of property: SE/5 Belair Rd 273' S of Overton Ave

Location of sign: 3 on Belair Rd 4 signs 110 ft from Overton Ave 3 signs on Belair 3 signs 110 ft from

Number: 2

Posted by: Robert E. Bull Date of return: 6-16-66

Feb.	28	Order for Appeal filed in the Circuit Court (File #4167) by Edward C. Covahey, Jr., Esq. for Petitioners
Mar.	18	Appeal DISMISSED in the Circuit Court by Mr. Covahey

CONTAINING 0.5357 acres of land more or less.

BEING part of that tract of land which by deed dated December 9, 1946 and recorded among the Land Records of Baltimore County in Liber JED No. 1524 folio 471 et. seq. was conveyed by Walton C. Duggan and wife to Andrew Joseph Sr. et al.

W8029430 for the blocks on the southeast side of Belair Road at a point distant 273 feet more or less southeasterly from the point from the intersection of the center of the paving of said Belair Road with the center of the paving of Overton Avenue said point of beginning being 31 feet more or less norwesterly of the point carrying Beaumont No under said Belair Road and on the right of way line of said Belair Road as shown on said Plat No. 1 and the right of way line of said Belair Road as shown on the southeast side of said Belair Road and the southeast corner of said Belair Road as shown on said Plat No. 1 the four following courses and distances, north 40° 40' 00" east 37' 30" feet, north 50° 50' 00" east 35' 30" feet, north 21° 13' 00" east 113' 74" feet, north 25° 25' 00" east 54' 00" feet to the intersection of the line between Lot No. 2 and Lot No. 2 as shown on the Plat of Overton as filed among the records of Belknap County in Plat Book W86 No. 6, said point 331 at a point distant 32' 08" feet from the southeast corner of said Belair Road and the southeast side of said Overton Avenue as shown on said Plat No. 1, thence run from the southeast corner of said Belair Road south 13° 00' 00" east 32' 08" feet to the southeast corner of said Beaumont corner of said Lot No. 1 and the outline of said Plat No. 1, thence run from said southeast corner of said Lot No. 1 south 13° 00' 00" east 106' 11" feet to the right of way line of said Belair Road as shown on said Plat No. 10091, thence run from the right of way line of said Belair Road as shown on said Plat No. 10091, thence run north 40° 40' 00" east 37' 30" feet to the southeast corner of said Belair Road and the southeast side of said Overton Avenue as shown on said Plat No. 1, thence run north 40° 40' 00" east 37' 30" feet to the place of beginning.

CONTAINING 0.8495 acres of land more or less.

BEING part of that tract of land which by deed dated December 5, 1914 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 152, folio 47r etc., was conveyed by William C. Hager and wife to Andrew Sparrell et al.

ORDER:

Upon the foregoing Petition it is
ORDERED this 15th day of November 1967, by
the County Board of Appeals for Baltimore County, that leave be, and the same
hereby is granted to amend the application, to show the present zoning is R-6
and B-1, and to amend the application for a Special Exception for a Filling
Station to an application for Special Exception for an Automotive Service
Station and a C-S-1 District-Commercial, strip, and further to allow for
variances in accordance with the provisions of Council Bill 40-1967, Sections
100.1b-2, 259.2P, 405.2B5, and 405.3.

William H. Miller

6. That it is necessary for the Petitioners to amend their application to show the present zoning as R.A./Inteas R. 5 and further to amend their application from a Petition for a Special Exception for a Filling Station to a Petition for a Special Exception for an Automotive Service Station and a C. S-1 District-Commercial strip with variances in accordance with the provisions of Council Bill 40-1987, Sections 160.1B2, 258.2F, 405.2B5, and 405.3.

7. That it is further necessary for the Petitioners to amend their application to permit setback 0 feet instead of the required 15 feet from the street right of way line in accordance with Section 404. 402A instead of 405. 2.

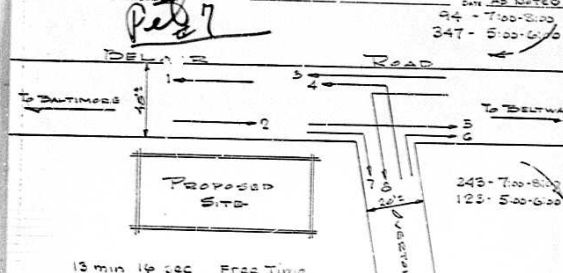
WHEREFORE, IT IS RESPECTFULLY PRAYED that leave be granted to the Applicant to amend such Petition to show the present zoning as R. 1 instead of R. 6 and further to amend such Petition for Special Exception for Filling Station to an Application for Special Exception for an Automotive Service Station and a C. S. -1 District Commercial, strip and for a variance from the provisions of Council Bill #2-1967, Sections 300.1B2, 258. 2F, 405. 2B3 and 405. 3.

Elmer Weisheit, Jr.


Edward C. Conway, Jr.
101 Jefferson Building
Towson, Maryland 21204
Valley 3-1011
Attorneys for Petitioners

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
1832 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21205

PROJECT TRAFFIC ANALYSIS JOB NO. 392
SUBJECT DELAIR RD (WIS RTG-1) SHEET NO. 1 OF 1
BY 5



DATE	TIME TALKS	1	2	3	4	5	6	7	8
FRIDAY Nov 17, 1967	7:20 AM - 8:30 AM 4:20 PM - 5:30 PM	187	575	75	0	673	7	2	0
MONDAY Nov 21, 1967	7:20 AM - 8:30 AM 4:20 PM - 5:30 PM	232	851	786	1	677	9	0	0

Average Daily Temperature: 60.00

<u>Year</u>	<u>City Line</u>	<u>South of Highway</u>	<u>North of Highway</u>
1960	10,775	—	—
1961	10,925	—	—
1962	10,000	10,300	12,000
1963	10,000	17,700	18,000
1964	10,000	17,300	15,700
1965	10,200	18,300	15,000
1966	10,000	18,000	10,000

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE ST.
TOWSON, MD. 21204

GEORGE E. GAFFNEY

J. Elmer Weisheit, Jr., Esq.
Jefferson Building
Towson, Maryland 21204

Re: Petition for Reclassification
and Special Exception for a
Filling Station - S/S Bel Air Road,
S/E of Overton Road, Elmer Auerbach

Dear Mr. Welsh:

The subject reclassification is in direct conflict with the proposed Northeastern Area Zoning Map. This map has been approved by the Baltimore County Planning Board and is expected to be adopted by the County Council within the near future.

It is the policy of this office not to accept any petitions that conflict with area zoning maps that have been approved by the Planning Board.

The Baltimore County Council is the zoning

You will probably have an earlier hearing before the County Council than before the Zoning Commissioner.

It is requested that you present your petition to the County Council and not to the Zoning Commissioner.

Very truly yours,

Very truly yours,

Johnnie L. Wilson

10-15-70

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
August R. Amerseth, Henry J. Amerseth and Harold Vaeth, Co-partners
1 or more legal owners of the property situated 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-6 zone to a BL-X zone; for the following reasons:

Change in the character of the neighborhood and error in the Zoning Map.

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 all zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

August R. Amerseth, Henry J. Amerseth, Elmer Amerseth and Harold Vaeth, Co-partners, T/A Amerseth & Company

Society Mobil Oil Company, Inc.

By: *Edward C. Covehey, Jr.* Legal Owner

Address: 3445 Fairfield Road, Baltimore, Md. 21226, EL-3-3000

Address: 7705 Belair Road, Baltimore, Maryland

Edward C. Covehey, Jr. Petitioner's Attorney

Protestant's Attorney

Address: 101 Jefferson Building, Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of May, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of May, 1966, at 1:00 o'clock P.M.

By: *John G. Rose* Zoning Commissioner of Baltimore County

(107)

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RE: PETITION FOR RECLASSIFICATION
From R-6 Zone to BL-X Zone
Special Exception for Gasoline Filling Station - 5/6 Side
Bel Air Road 273 1/2, Overton Ave., 14th District
August R. Amerseth, Henry J. Amerseth, Elmer Amerseth and Harold Vaeth, Co-partners, T/A Amerseth & Company, Petitioners - Society Oil Co., Contract Purchaser

BEFORE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 66-249-RX

The petitioners have requested a reclassification of the subject property from R-6 Zone to BL-X Zone together with a special exception for a filling station.

The Baltimore County Zoning Commissioner has been granted the authority to issue final zoning orders in the matter of zoning reclassifications by the Baltimore County Council. The Baltimore County Council is now in the final stages of preparing a comprehensive zoning map for the northeastern planning area. The subject property is located within the northeastern planning area.

The Zoning Commissioner has not granted any zoning contrary to that proposed on the Northeastern Planning Area Map because to do so would have made it impossible to prepare the map. The petitioners insisted upon a hearing on this matter and the only result can be a denial.

For the above reasons the reclassification should NOT BE HAD and the special exception for a gasoline filling station should NOT BE GRANTED.

It is this 15th day of May, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain an R-6 Zone; and the special exception for a gasoline filling station, be and the same is hereby DENIED.

John G. Rose
Zoning Commissioner of Baltimore County

David W. Dallas, Jr.

Civil Engineer

REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR

8715 OLD HARFORD ROAD
BALTIMORE, MD. 21234
AREA CODE 301-665-7422

ZONING DESCRIPTION

EXISTING R-6 TO BUSINESS LOCAL WITH SPECIAL EXCEPTION FOR SERVICE STATION

BEGINNING for the same on the southeast side of Belair Road at a point distant 273 feet more or less southwesterly from the point formed by the intersection of the center of the paving of said Belair Road with the center of the paving of Overton Avenue said point of beginning being 31 feet more or less northeast of culvert carrying Stearns Run under said Belair Road and on the right of way line as shown on State Roads Commission Plat No. 18091, thence running with and binding on the southeast side of said Belair Road and the southernmost side of said Overton Avenue as shown on said Plat the four following courses and distances, north 40 degrees 41 minutes 37 seconds east 57.00 feet, north 50 degrees 36 minutes 29 seconds east 115.74 feet, north 67 degrees 17 minutes 35 seconds east 125.62 feet, and south 64 degrees 18 minutes 23 seconds east 54.00 feet to intersect the division line between Lot No. 1 and No. 2 as shown on the Plat of Overton as filed among the Land Records of Baltimore County in Plat Book J. & P. 2 folio 311 at a point distant 32.08 feet south 35 degrees 02 minutes 47 seconds west from the southernmost side of said Overton Avenue as shown on said Plat, thence running with and binding on a part of said line south 35 degrees 02 minutes 47 seconds west 319.92 feet to the southernmost corner of said Lot No. 1 and the outline of said Plat, thence running with and binding on a part of said outline and on the southeast side of said Lot No. 1 north 55 degrees 27 minutes 13 seconds west 109.11 feet to intersect the right of way line of said Belair Road as shown on said Plat No. 18091, thence running with and binding on said Plat the two following courses and distances, north 40 degrees 41 minutes 37 seconds east 28.26 feet and north 49 degrees 18 minutes 23 seconds east 50.00 feet to the place of beginning

CONTAINING 0.8555 acres of land more or less

BEING part of that tract of land which by deed dated December 5, 1946 and recorded among the Land Records of Baltimore County in Liber J. & B. No. 1526 folio 471 etc. was conveyed by Milton C. Kings and wife to Andrew Amerseth Sr. et al

Survey by Associated Surveyors, 1200 Roxborough Avenue, Baltimore 12, Maryland



PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION

14th District

ZONING: From R-6 to BL-X Zone.
LOCATION: Southeast side of Belair Road 273 feet, more or less, south of Overton Avenue.
DATE & TIME: WEDNESDAY, MAY 11, 1966 at 1:00 P.M.
PUBLIC HEARING: Room 106, 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-6
Proposed Zoning: BL-X
Petition for Special Exception for a Filling Station.

All that parcel of land in the Fourteenth District of Baltimore County

Being the property of T/A Amerseth and Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, May 11, 1966 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 37673

DATE 4/15/66

TELEPHONE 923-3000

To: J. Elmer Unshelm, Jr., Esq.
Jefferson Building
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622 TOTAL AMOUNT \$50.00

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE COST

Petition for Reclassification & Special Exception for T/A Amerseth & Co. \$50.00

66-249-RX

66-249-RX

66-249-RX

66-249-RX

66-249-RX

66-249-RX

66-249-RX

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66-249-RX

66-249-RX

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 29, 1966

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
Tel. 923-3000

George E. Gavrellis
Director
John G. Rose
Zoning Commissioner

Edward C. Covehey, Jr., Esq.
101 Jefferson Building
Towson, Md. 21204

Dear Sirs:

The enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,

John G. Rose
JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

Encls:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 29, 1966

FROM: Mr. George E. Gavrellis, Director of Planning

SUBJECT: "Petition 66-249-RX. Southeast side of Belair Road 273 South of Overton Avenue. Petition for Reclassification from R-6 to BL-X. Petition for Special Exception for a Filling Station. T/A Amerseth & Company - Petitioners."

14th District

HEARING: Wednesday, May 11, 1966. (1:00 P.M.)

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

The subject property is embraced by the proposed Comprehensive Zoning Map for the Northeastern Planning Area. This map is now in the final stages of legislative determination, and the County Council is aware of the zoning issues related to this property. If the tract is to be rezoned, it is only proper that it be done on a comprehensive basis rather than by petition.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 38607

DATE 5/12/66

TELEPHONE 923-3000

To: J. Elmer Unshelm, Jr., Esq.
101 Jefferson Building
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622 TOTAL AMOUNT \$63.20

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE COST

Advertising and posting of property for T/A Amerseth & Co. \$63.20

66-249-RX

66-249-RX

66-249-RX

66-249-RX

66-249-RX

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66-249-RX

66-249-RX

David W. Dallas, Jr.

Civil Engineer

#66-249RX

REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR

8713 OLD HARFORD ROAD
BALTIMORE, MD. 21234
AREA CODE 301-665-7422

ZONING DESCRIPTION

EXISTING R-6 TO BUSINESS LOCAL WITH SPECIAL EXCEPTION FOR SERVICE STATION

MAP
#11+14A
BL-X
4/21/66

BEGINNING for the same on the southeast side of Belair Road at a point distant 273 feet more or less southwesterly from the point formed by the intersection of the center of the paving of said Belair Road with the center of the paving of Overton Avenue said point of beginning being 31 feet more or less northeast of a culvert carrying Stemmers Run under said Belair Road and on the right of way line as shown on State Roads Commission Plat No. 18091, thence running with and binding on the southeast side of said Belair Road and the southernmost side of said Overton Avenue as shown on said Plat the four following courses and distances, north 40 degrees 41 minutes 37 seconds east 57.00 feet, north 50 degrees 38 minutes 29 seconds east 115.74 feet, north 67 degrees 17 minutes 35 seconds east 125.62 feet, and south 69 degrees 18 minutes 23 seconds east 54.03 feet to intersect the division line between Lot No. 1 and No. 2 as shown on the Plat of Overton as filed among the Land Records of Baltimore County in Plat Book J.W.S No. 2 folio 331 at a point distant 32.08 feet south 35 degrees 02 minutes 47 seconds west from the southernmost side of said Overton Avenue as shown on said Plat, thence running with and binding on a part of said line south 35 degrees 02 minutes 47 seconds west 319.92 feet to the southernmost corner of said Lot No. 1 and the outline of said Plat, thence running with and binding on a part of said outline and on the southwest side of said Lot No. 1 north 55 degrees 27 minutes 13 seconds west 109.11 feet to intersect the right of way line of said Belair Road as shown on said Plat No. 18091, thence running with and binding on said Plat the two following courses and distances, north 40 degrees 41 minutes 37 seconds east 28.26 feet and north 49 degrees 18 minutes 23 seconds west 50.00 feet to the place of beginning

CONTAINING 0.8455 acres of land more or less

BEING part of that tract of land which by deed dated December 5, 1946 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1524 folio 471 etc. was conveyed by Wilton C. Dinges and wife to Andrew Amereihn Sr. Et al

Survey by Associated Surveys, 1200 Woodbourne Avenue, Baltimore 12, Maryland



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 12, 1966

#66-249RX

MAP
#1144A
EL-X

4/21/66

J. Elmer Weisheit, Jr., Esq.
Edward C. Coveahy, Jr., Esq.
101 Jefferson Building
Towson, Maryland 21204

Re: August Amersheim
Reclassification from T-6
to R-1 Special Exception -
Filling Station, located
SW/Cor of Overton Road and
Belair Road, 14th District

Dear Sir:

The above referenced petition is accepted for filing as of
the date on the enclosed filing certificate. Notice of the hearing
date and time which will be held not less than 30 days nor more
than 70 days after the date on the filing certificate will be
forwarded to you in the near future.

If you have any questions concerning this matter, please
do not hesitate to contact me at TA 3-3000, Extension 353.

Very truly yours,

James E. Rose
JAMES E. ROSE, Principal
Zoning Technician

JER:ym

J. Elmer Weisheit, Jr., Esq.
Edward C. Coveahy, Jr., Esq.
101 Jefferson Building
Towson, Maryland 21204

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

15th day of March, 1966.

JOHN G. ROSE
Zoning Commissioner

Petitioner August Amersheim

Petitioner's Attorney J. Elmer Weisheit, Jr., Esq.
Edward C. Coveahy, Jr., Esq.

James E. Rose
Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th
Date of Posting 4-21-66
Posted for August 11, 66 at 1:00 P.M.
Petitioner T/A Amersheim
Location of property S/E Cor. Overton Ave.
Location of Sign 2 signs from Belair Rd. on Overton
Signs 2 signs each
Remarks
Posted by Robert B. Butler Date of return 4-28-66

May 3, 1966

Edward C. Coveahy, Jr., Esq.
101 Jefferson Building
Towson, Md. 21204

Re: Petition for Reclassification &
Special Exception for T/A Amersheim & Co.
66-249-RX

Dear Sir:

This is to advise you that \$63.20 is due for advertising and
posting of the above property.

Please make check payable to Baltimore County, and remit to
Mrs. Anderson, Room 121, County Office Building, before the
hearing.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/be

June 7, 1966

No. 66-249-RX -- August R. Amersheim, et al

Petition, description of property and Order of Zoning Commissioner
Certificate of posting
Certificates of advertisement
Comments of Office of Planning
Order of Appeal 2 signs
Plan submitted with petition

J. Elmer Weisheit, Jr., Esq.
101 Jefferson Building
Towson, Maryland 21204

Counsel for petitioners

Mrs. Louis East, Jr.,
4226 Overton Avenue
Baltimore, Maryland 21236

protestant

Re: Petition for Reclassification and
Special Exception for Gasoline
Service Station - S/E Side Bel Air
Road, 273 S. Overton Ave., 14th
District, August R. Amersheim, et al,
Petitioners - No. 66-249-RX

Dear Mr. East:

Please be advised that an appeal has been
filed with the decision of the Zoning Commissioner rendered
in the matter.

You will be duly notified of the date and time
of appeal hearing when scheduled by the Board of Appeals.

Very truly yours

Zoning Commissioner

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

April 25 66

731 Centre Ave.
Baltimore 21, Md.

THIS IS TO CERTIFY that the annexed advertisement of
Petition for Reclassification and Special Exception
was inserted in The Eastern Beacon a weekly news-
paper published in Baltimore County, Maryland, once a week
for one (1) consecutive week before the
11th day of May 19 66; that is to say
the same was inserted in the issue of April 20.

Shromberg Publications, Inc.
Publisher.
25 West John Street

CERTIFICATE OF PUBLIC TION

TOWSON, MD. APRIL 21, 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. 21204, on each
of 17 consecutive days before the 21st day of
May 1966, the first publication
appearing on the 21st day of April
1966.

THE JEFFERSONIAN

Richard S. Smith
Manager

Cost of Advertisement, \$

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 38673	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 6/7/66	
COURT HOUSE		TOWSON, MARYLAND 21204			
TO:	J. Elmer Weisheit, Jr., Esq., 101 Jefferson Building Towson, Maryland 21204	BY:	Office of Planning & Zoning 119 County Office Building Towson, Maryland 21204		
DEPOSIT TO ACCOUNT NO.	81-622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT	
QUANTITY				COST	
Cost of appeal - Property Amersheim, et al	570.00				
No. 66-249-RX	2 signs	19.00		180.00	
6-760 4250 * 38673 TEL- 6030					

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.

June 1, 1966

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition for Reclassification and Special
Exception for Gasoline Filling Station -
August R. Amersheim, et al, Petitioners
S/E side Belair Road, 273 S. Overton Avenue
No. 66-249-RX

Dear Mr. Rose:

Please enter an appeal from your decision of May 12, 1966 denying the Petition
of August R. Amersheim, Henry J. Amersheim, Elmer Amersheim and Harold
Vaeth, Co-Partners, T/A Amersheim & Company, Petitioners, for a reclassifi-
cation and special exception for that real property located at the S/E corner
of Belair and Overton Roads.

Very truly yours,

J. Elmer Weisheit, Jr.
101 Jefferson Building
Towson, Maryland 21204
Attorney for August R.
Amersheim, Henry J. Amersheim,
Elmer Amersheim and Harold
Vaeth, Co-Partners, T/A
Amersheim & Company, Petitioners

cc: County Board of Appeals

ASSOCIATES
EDWARD C. CONWAY, JR.
J. WEISHEIT, JR.
J. VERNON HODGEN

LAW OFFICES
J. ELMER WEISHEIT, JR.
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

AREA CODE 301
833-1011

June 1, 1965

County Board of Appeals of Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition for Reclassification and Special
Exception for Gasoline Filling Station -
August R. Amereihn, et al. Petitioners
S/E side Belair Road, 273' S. Overton Avenue
No. 66-249-RX

Dear Sirs:

Please enter my appearance as Attorney for August R. Amereihn, Henry
J. Amereihn, Elmer Amereihn, and Harold Vaeth, C -Partners, T/A
Amereihn & Company. Petitioners, in the aforementioned case.

Very truly yours,

J. Elmer Weisheit, Jr.
101 Jefferson Building
Towson, Maryland 21204
Attorney for August R.
Amereihn, Henry J. Amereihn,
Elmer Amereihn and Harold
Vaeth, Co-Partners, T/A
Amereihn & Company. Petitioners

May 12, 1966

J. Elmer Weisheit, Jr., Esq.
101 Jefferson Building
Towson, Maryland 21204

Re: Petition for Reclassification
and Special Exception for
Gasoline Filling Station
August R. Amereihn, et al.
Petitioners - 223 Side Bel Air
Road - 273' S. Overton Ave.
No. 66-249-RX

Dear Mr. Weisheit:

I have today passed by Order denying the
reclassification and special exception, in the above matter,
for reasons stated in the attached copy of said Order.

Very truly yours

Zoning Commissioner

Commissioner G. Conway, Jr., Esq.
101 Jefferson Building
Towson, Maryland 21204

Mrs. Louis Esch, Jr.
6228 Southview Avenue
Baltimore, Maryland 21208

J. Elmer Weisheit, Jr., Esquire
101 Jefferson Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition does not meet the Zoning Commissioner's requirements
for filing as per attached.

Owners Name: Elmer Amereihn

Reviewed By: *James E. Ryan*

JOHN G. ROSE
Zoning Commissioner

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

J. Elmer Weisheit, Jr., Esquire
101 Jefferson Building
Towson, Maryland 21204

SUBJECT: Reclassification From R-6 to RL
Special Exception filing station
For Elmer Amereihn et al.
located S/E Belair Rd NW of
Overton Road, 14th District
(Item 5, February 6, 1966)

Dear Sirs:

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

STATE ROAD CONSTRUCTION: Entrances are subject to State Roads Commission approval.

WATER OF IMPROVEMENT:

Water - Existing 24" water main in Belair Road.

Sewer - Existing 18" sewer adjacent to Stemmers Run.

Adequacy of existing utilities to be determined by developer or his engineer.

Road - Aylesbury is an existing improved road.

ZONING ADMINISTRATION DIVISION: Since the proposed zoning is in conflict with the
proposed Northeastern Area Planning Map, this office is returning the subject petition.
It is suggested that if the petitioner still request the proposed zoning, the petition
should be refiled after this new planning map is adopted by the County Council.

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
Bureau of Traffic Engineering
Buildings Department

Very truly yours,

James E. Ryan
James E. Ryan, Principal
Zoning Technician

JED:ylb

cc: Mrs. John Weyers-Gate Roads Commission
Mr. Carlyle Brown-Bureau of Engineering
Mr. James R. Dyer-Zoning Administration Division

J. Elmer Weisheit, Jr., Esq.,
Jefferson Building
Towson, Maryland 21204

April 4, 1966

Re: Petition for Reclassification
and Special Exception for a
Filling Station - S/S Bel Air Road
S/E of Overton Road, Elmer Amereihn

Dear Mr. Weisheit:

The subject reclassification is in direct
conflict with the proposed Northeastern Area Zoning Map. This
map has been approved by the Baltimore County Planning Board and
is expected to be adopted by the County Council within the near
future.

It is the policy of this office not to accept
any petitions that conflict with area zoning maps that have been
approved by the Planning Board.

The Baltimore County Council is the zoning
authority.

You will probably have an earlier hearing
before the County Council than before the Zoning Commissioner.

It is requested that you present your petition
to the County Council and not to the Zoning Commissioner.

Very truly yours

Zoning Commissioner

ZONED B-L

ZONED R-G

ZONED B-L

BELAIR ROAD

OVERTON AVENUE

NORTH

RAMP H- TO BALTIMORE BELTWAY

TO BALTO CITY

TO BELAIR

EXIST 12' WATER

EXISTING CURB

EXIST 12' WATER

POINT OF BEGINNING

EASEMENT AREA

SEC PLAT 18021

DEAD END DRAIN

SP. PER HYDRANT

1 STY BROWN TAVERN

ZONED B-L

CULVERT

20' R/W

18' R/W

16' R/W

14' R/W

12' R/W

10' R/W

8' R/W

6' R/W

4' R/W

2' R/W

0' R/W

20' R/W

18' R/W

16' R/W

14' R/W

12' R/W

10' R/W

8' R/W

6' R/W

4' R/W

2' R/W

0' R/W

20' R/W

18' R/W

16' R/W

14' R/W

12' R/W

10' R/W

8' R/W

6' R/W

4' R/W

2' R/W

0' R/W

20' R/W

18' R/W

16' R/W

14' R/W

12' R/W

10' R/W

8' R/W

6' R/W

4' R/W

2' R/W

0' R/W

N 40° 41' 57" E 51.00

N 50° 58' 20" E 115.74

N 67° 17' 35" E 129.02

S 35° 02' 47" W 319.02

0.6455 ± ACRES

Lot 1

Lot 2

PLAT OF OVERTON
PLAT BOOK 2-381

1 STY CONCRETE BLOCK BUILDING

ZONED B-L

#66-249 RX
MAP
11/14A
BL-X

ZONING PLAT

FOR

MOBIL OIL COMPANY

3445 FAIRFIELD ROAD BALTIMORE

BALTIMORE 20, MARYLAND

14TH ELECTION DISTRICT

BALTIMORE COUNTY, MD

DECEMBER 15, 1964

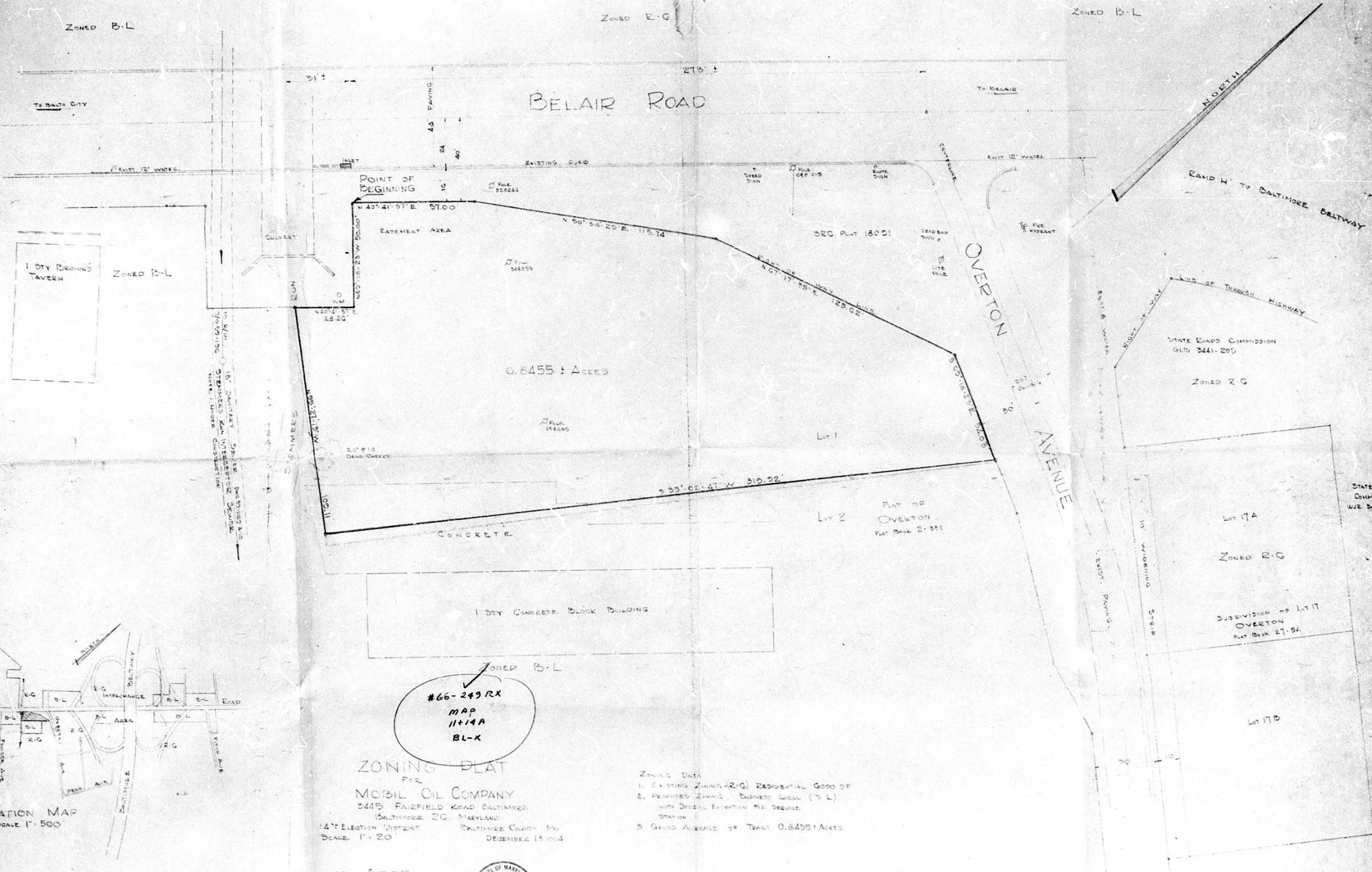
ZONING DATA

1. EXISTING ZONING (R-G) RESIDENTIAL GOOD OF
2. PROPOSED ZONING: BUSINESS LOCAL (B-L) WITH SPECIAL EXCEPTION FOR DEUCE STATION
3. GROSS AREA OF TRACT 0.6455 ± ACRES

LOCATION MAP
SCALE 1" = 500'

ASSOCIATED SURVEYS
1200 WOODBURN AVE
BALTIMORE 12, MARYLAND
TELEPHONE 10-3-1731





#66-249RX
MAP
11+14A
BL-X

ZONING PLAT
FOR

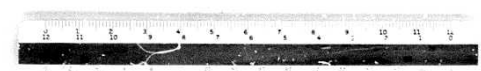
MOBIL OIL COMPANY
3445 FAIRFIELD ROAD BALTIMORE,
BALTIMORE 26, MARYLAND

14TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1" = 20' DECEMBER 15, 1964

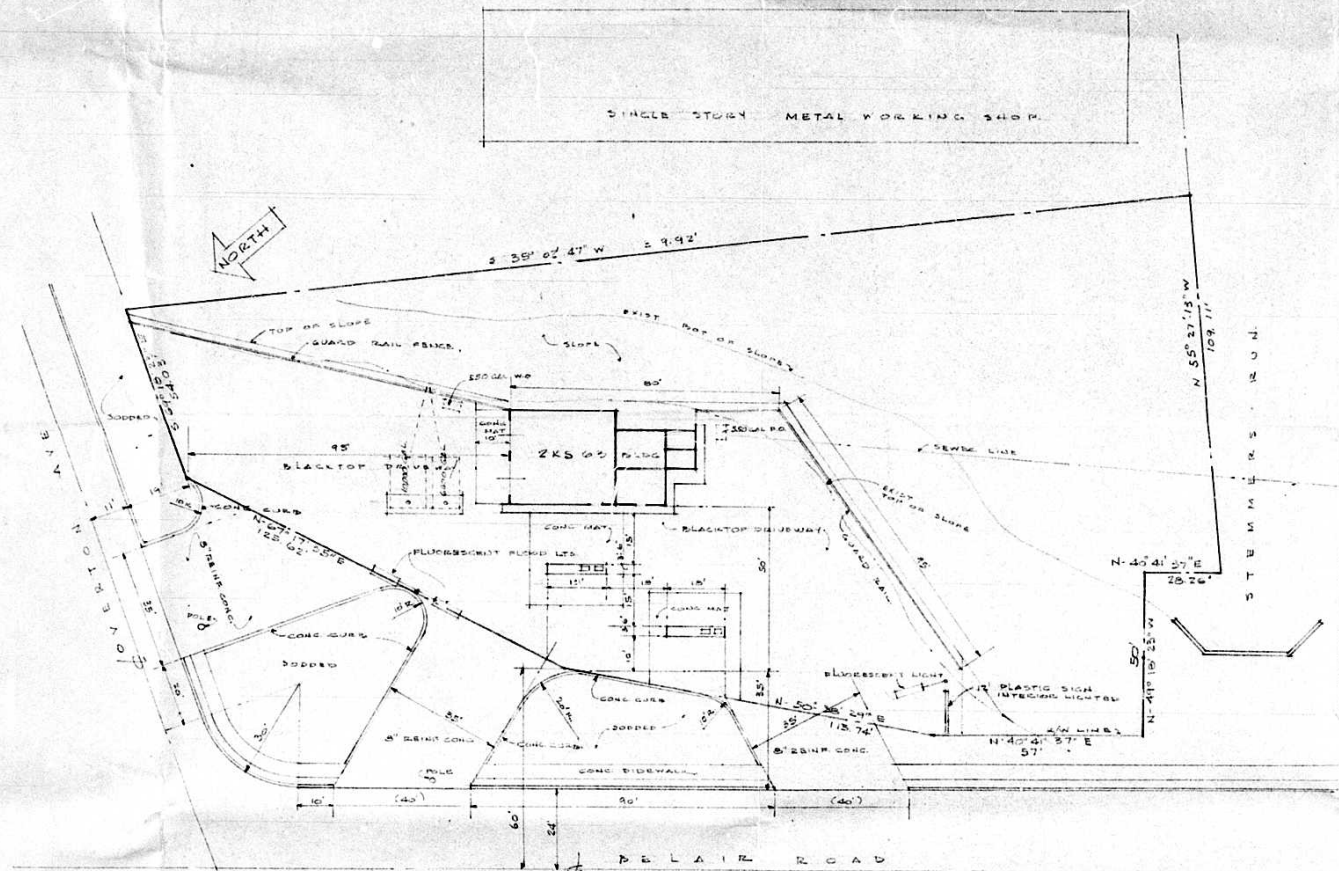
- ZONING DATA
1. EXISTING ZONING (R-G) RESIDENTIAL GOOD OF
 2. PROPOSED ZONING - BUSINESS LOCAL (B-L) WITH SPECIAL EXCEPTION FOR DECEASED ESTATE
 3. GROSS AREA OF TRACT 0.8455 ACRES



ASSOCIATED SURVEYS
1200 WOODBURN AVE
BALTIMORE 12, MARYLAND
TELEPHONE 10-3-1731



MICROFILMED



#66-249 RX
MPP
#11+14A
PL-X

LS J. B. ...

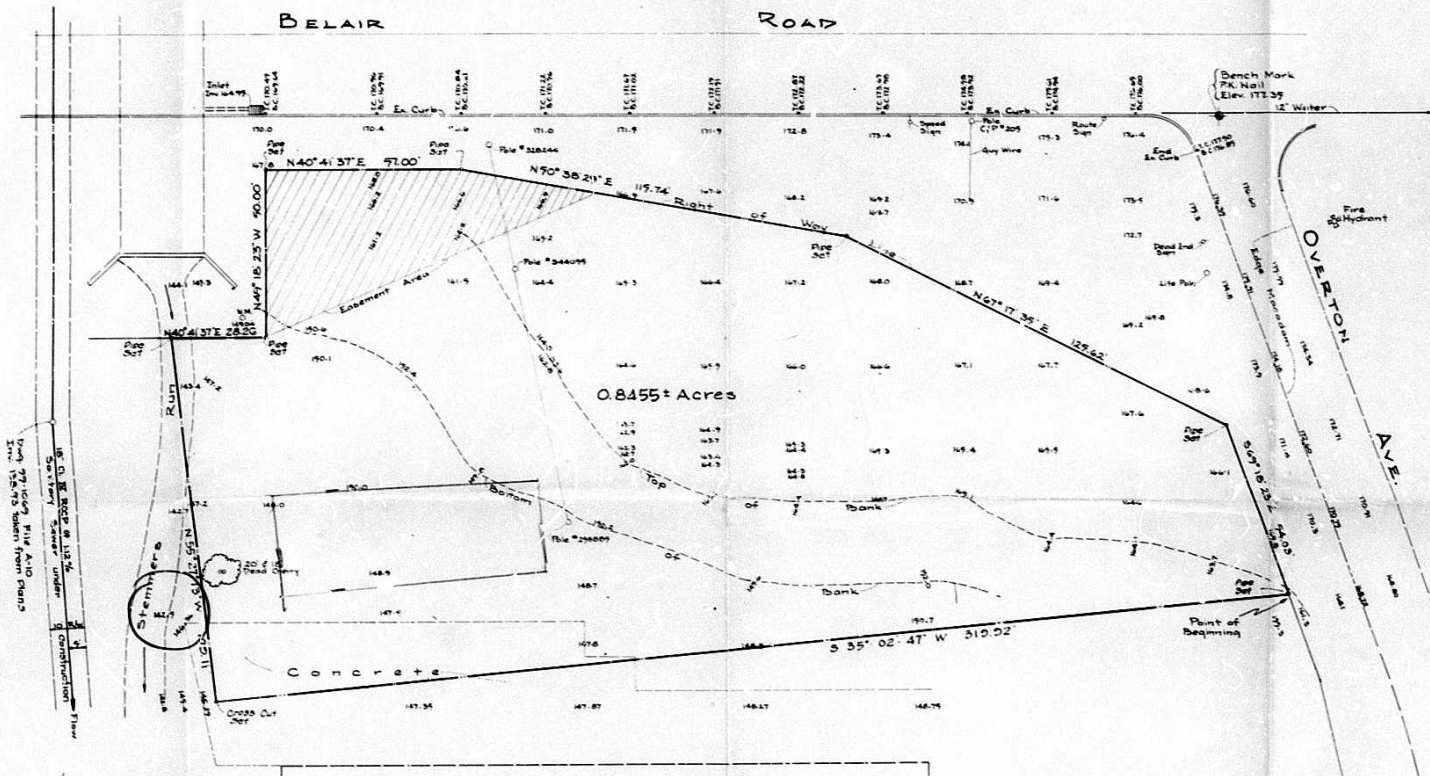
PLOT PLAN



THIS DRAWING IS THE PROPERTY OF SOCONY MOBIL OIL COMPANY, INC. IT CONTAINS INFORMATION REGARDED AS CONFIDENTIAL BY SOCONY MOBIL. THIS DRAWING AND THE INFORMATION THEREON IS NOT TO BE USED OR DISCLOSED TO OTHERS EXCEPT BY WRITTEN SOCONY MOBIL AUTHORIZATION. THIS DRAWING IS NOT TO BE REPRODUCED OR COPIED WITHOUT PERMISSION AND IS TO BE RETURNED TO SOCONY MOBIL WITH ANY COPIES (PARTIAL OR COMPLETE) ON DEMAND.

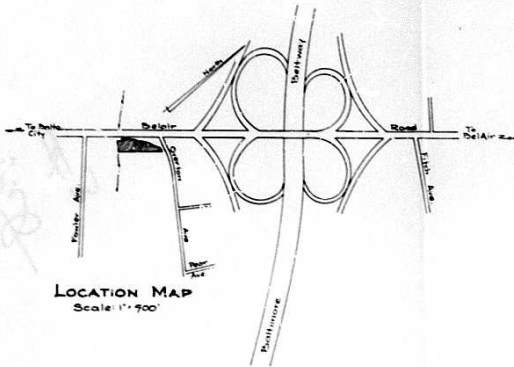
REVISIONS				DATE		BY	CHK.	SOCONY MOBIL OIL COMPANY, INC. MOBIL OIL MARKETING DEPARTMENT PHILADELPHIA DIVISION 4 PENN CENTER PLAZA, PHILADELPHIA, PA.	
No.	DESCRIPTION	DATE	BY	CHK.	DATE				
1	MADE DESIGN CHANGES APPROACHES REVISED TO MEET STATE LOADS COMM. REGULATIONS	7/26/66						PROPOSED SERVICE STATION DELAWARE AVENUE FOLLETTON MARYLAND	
								DRAWN BY: BSC CHECKED: BSC SCALE: 1"=20' DATE: 12-4-64	
								SHEET NUMBER OF	

*Part
ent 3*



1-5+
Brown's
Tavern

15' CL. to Edge of 12" x 12" x 12" concrete curb
Survey Stake under
12" x 12" x 12" concrete curb
12" x 12" x 12" concrete curb



OUTLINE AND TOPOGRAPHICAL SURVEY
FOR
MOBIL OIL COMPANY
3445 Fairfield Road
Baltimore, Maryland 21226
14th Election District
Scale: 1"=20'

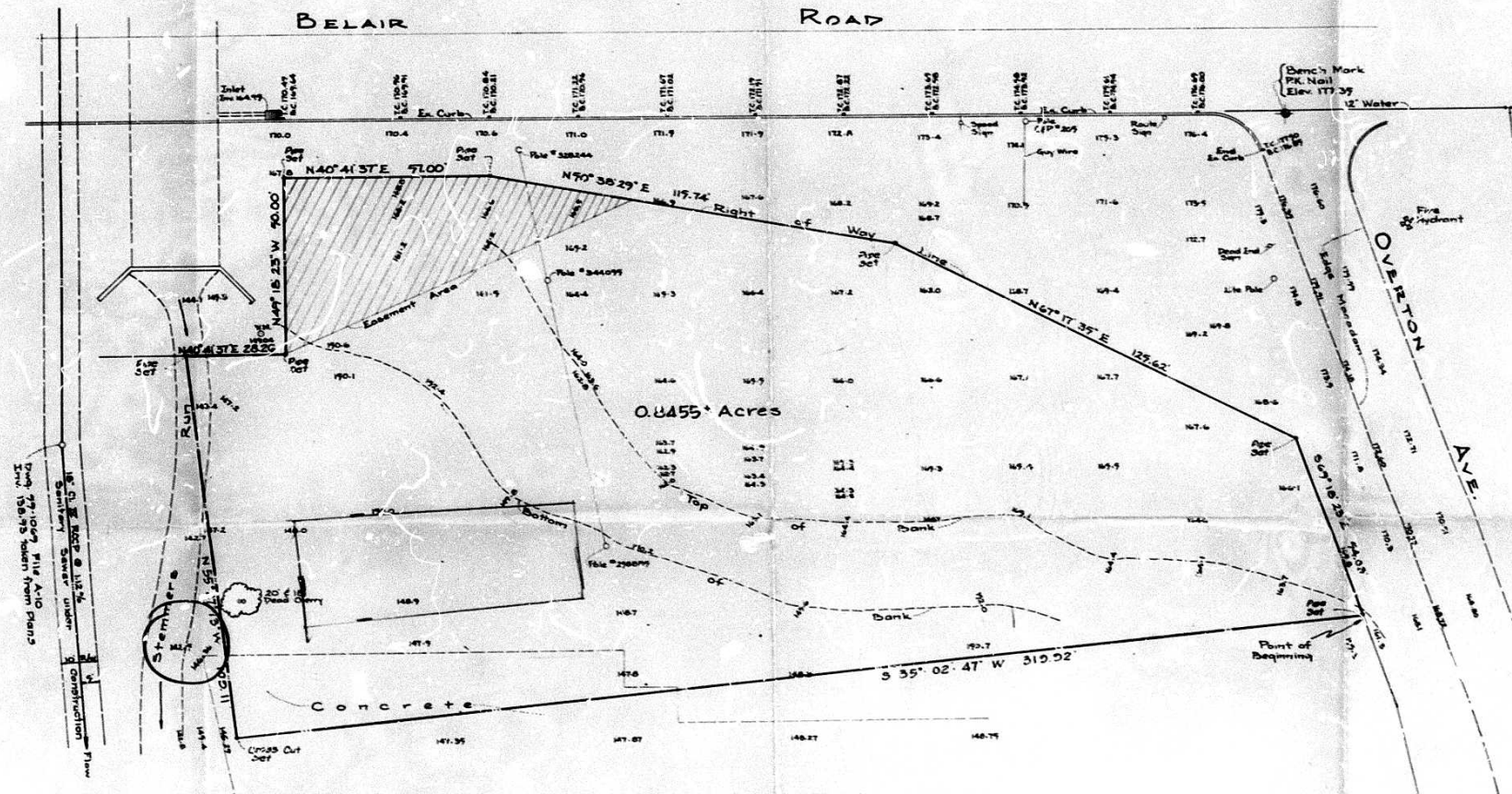
Baltimore County, Md.
December 22, 1964

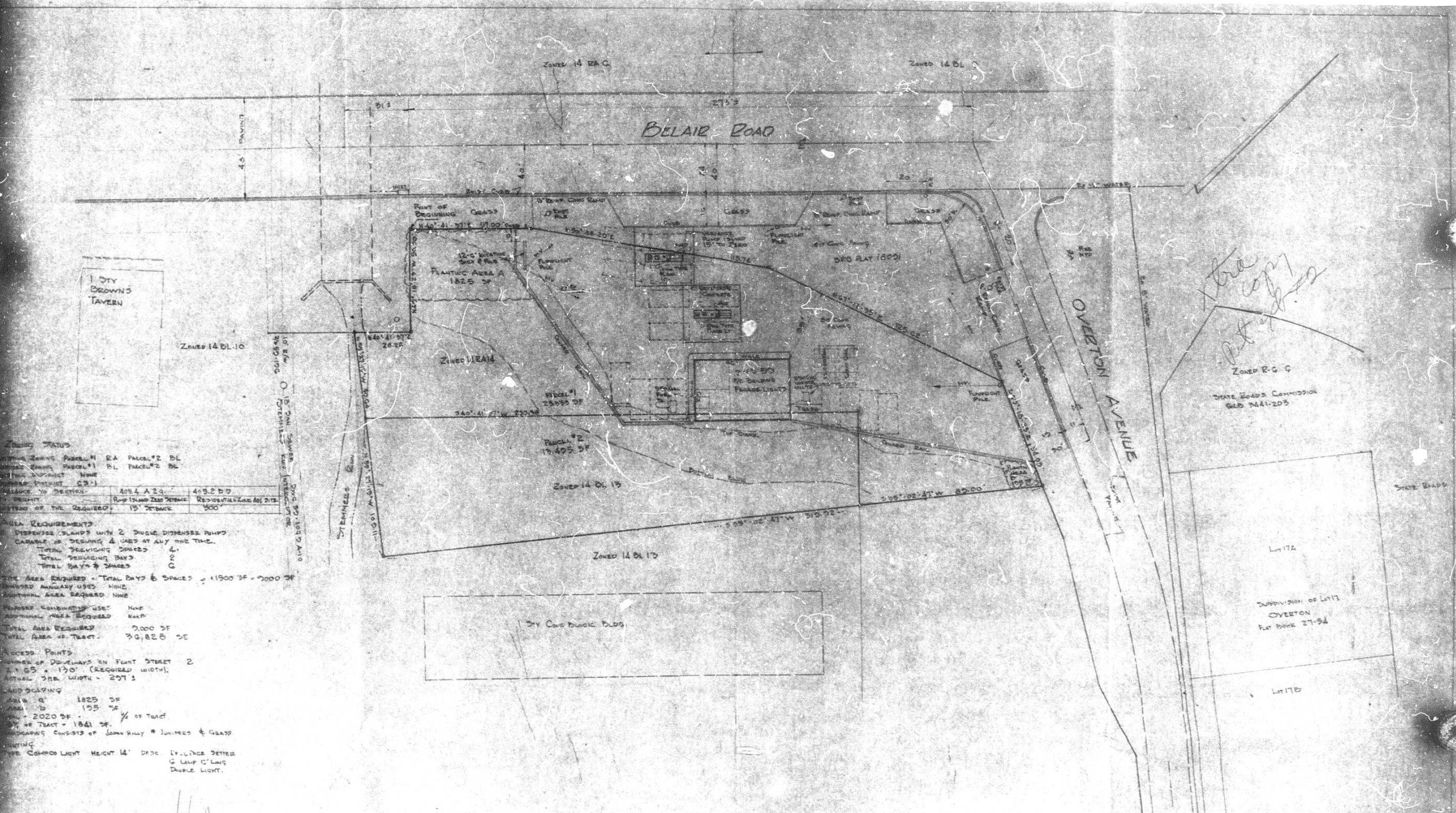
Associated Surveys
1200 Woodbourne Ave.
Baltimore, Md. 21212
Telephone 20-5-1791



Part
of
3

1-Story
Brown's
Tavern





ZONING STATUS

Zoned 14 DL 10
 Zoned 14 DL 14
 Zoned 14 DL 15

AREA REQUIREMENTS

DISPENSE ISLANDS WITH 2 DUGGE DISPENSE PUMPS
 CAPABLE OF SERVING & USED AT ANY ONE TIME.
 TOTAL SERVING SPACES 4
 TOTAL SERVING PAYS 2
 TOTAL PAYS & SPACES 6

AREA REQUIRED - TOTAL PAYS & SPACES = 1900 SF = 2000 SF

ADDITIONAL AREA REQUIRED NONE

ADDITIONAL AREA REQUIRED NONE

TOTAL AREA REQUIRED 2000 SF

TOTAL AREA OF TRACT 70,828 SF

ACCESS POINTS

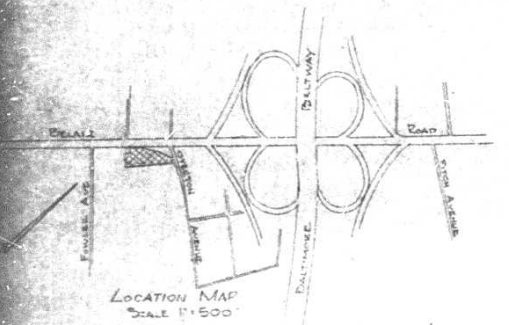
NUMBER OF DRIVEWAYS ON FRONT STREET 2
 21' 6" x 120' (REQUIRED WIDTH)
 ACTUAL DRIVE WIDTH = 257' 1"

LAND SCAPING

AREA OF 1825 SF
 AREA OF 155 SF
 TOTAL 2020 SF = 1841 SF 1/2 OF TRACT
 LANDSCAPING CONSISTS OF JOINTLY PLANTED & GRASS

LIGHTING

TYPE COMPOUND LIGHT HEIGHT 14' DIA 12" LAMP SETTER
 G LAMP C' LONG
 DOUBLE LIGHT.



true copy
 11/2/54

Zoned P.G. 5
 STATE BOARD COMMISSION
 GED 2441-203

L-17A
 SUPERVISION OF L-17
 OVERTON
 PLAT BOOK 27-34

ZONING PLAT

FOR
MOBIL OIL COMPANY
 3445 FAIRFIELD ROAD BALTO MD 21206
 14TH ELECTION DISTRICT BALTIMORE COUNTY MD
 SCALE 1" = 20' NOVEMBER 22, 1954



David W. Dallas Jr.
 CIVIL ENGINEER
 1010 E. BALTIMORE ST. BALTO. MD. 21201
 NO. 5723

MICROFILMED

ZONING STATUS

EXISTING ZONING: PARCEL #1 EA PARCEL #2 DL
 PROPOSED ZONING: PARCEL #1 DL PARCEL #2 DL
 DISTRICT: NONE
 DISTRICT: CS-1
 DISTRICT: 1034 A 2 G
 DISTRICT: 1034 B 3
 DISTRICT: 1034 C 1
 DISTRICT: 1034 D 1
 DISTRICT: 1034 E 1
 DISTRICT: 1034 F 1
 DISTRICT: 1034 G 1
 DISTRICT: 1034 H 1
 DISTRICT: 1034 I 1
 DISTRICT: 1034 J 1
 DISTRICT: 1034 K 1
 DISTRICT: 1034 L 1
 DISTRICT: 1034 M 1
 DISTRICT: 1034 N 1
 DISTRICT: 1034 O 1
 DISTRICT: 1034 P 1
 DISTRICT: 1034 Q 1
 DISTRICT: 1034 R 1
 DISTRICT: 1034 S 1
 DISTRICT: 1034 T 1
 DISTRICT: 1034 U 1
 DISTRICT: 1034 V 1
 DISTRICT: 1034 W 1
 DISTRICT: 1034 X 1
 DISTRICT: 1034 Y 1
 DISTRICT: 1034 Z 1

AREA REQUIREMENTS

DISPENSER ISLANDS WITH 2 SINGLE DISPENSER PUMPS
 CAPABLE OF SERVING 4 CARS AT ANY ONE TIME
 TOTAL SERVING SPACES 4
 TOTAL SERVING BAYS 2
 TOTAL BAYS & SPACES 6

THIS AREA REQUIRED - TOTAL PAVES & SPACES 6 X 1500 SF = 9000 SF
 REQUIRED ANNUAL USES NONE
 ADDITIONAL AREA REQUIRED NONE

PAVING CONDUITS USED NONE
 ADDITIONAL AREA REQUIRED NONE

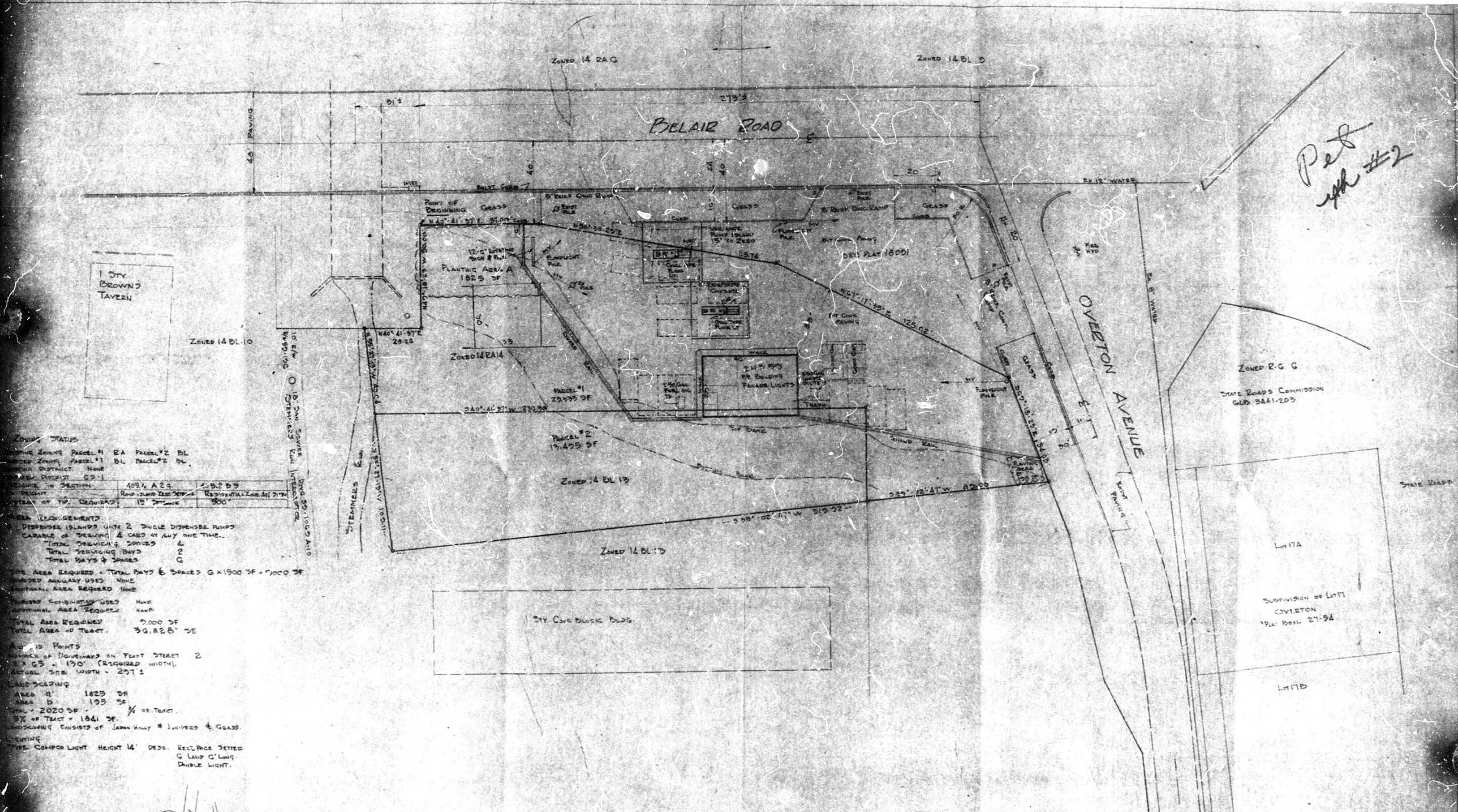
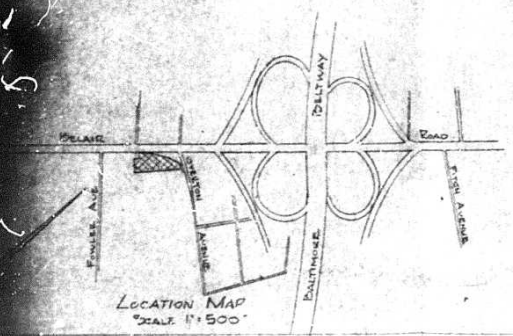
TOTAL AREA REQUIRED 9,000 SF
TOTAL AREA OF TRACT 30,828 SF

AREA IS POINTS
 NUMBER OF HIGHWAYS ON TRACT STREET 2
 2 X 65 = 130' (REQUIRED WIDTH)
 ACTUAL STR. WIDTH = 201'

LAND SCAPING
 AREA G 1825 SF
 AREA D 195 SF
 TOTAL = 2020 SF
 6% OF TRACT = 1841 SF

LANDSCAPING CONSISTS OF JARVIS HILL & JARVIS & GRASS

LIGHTING
 TYPE COMPOUND LIGHT HEIGHT 14' DESIG. RECT. POLE SETTER
 6 LAMP C' LONG
 DOUBLE LIGHT.

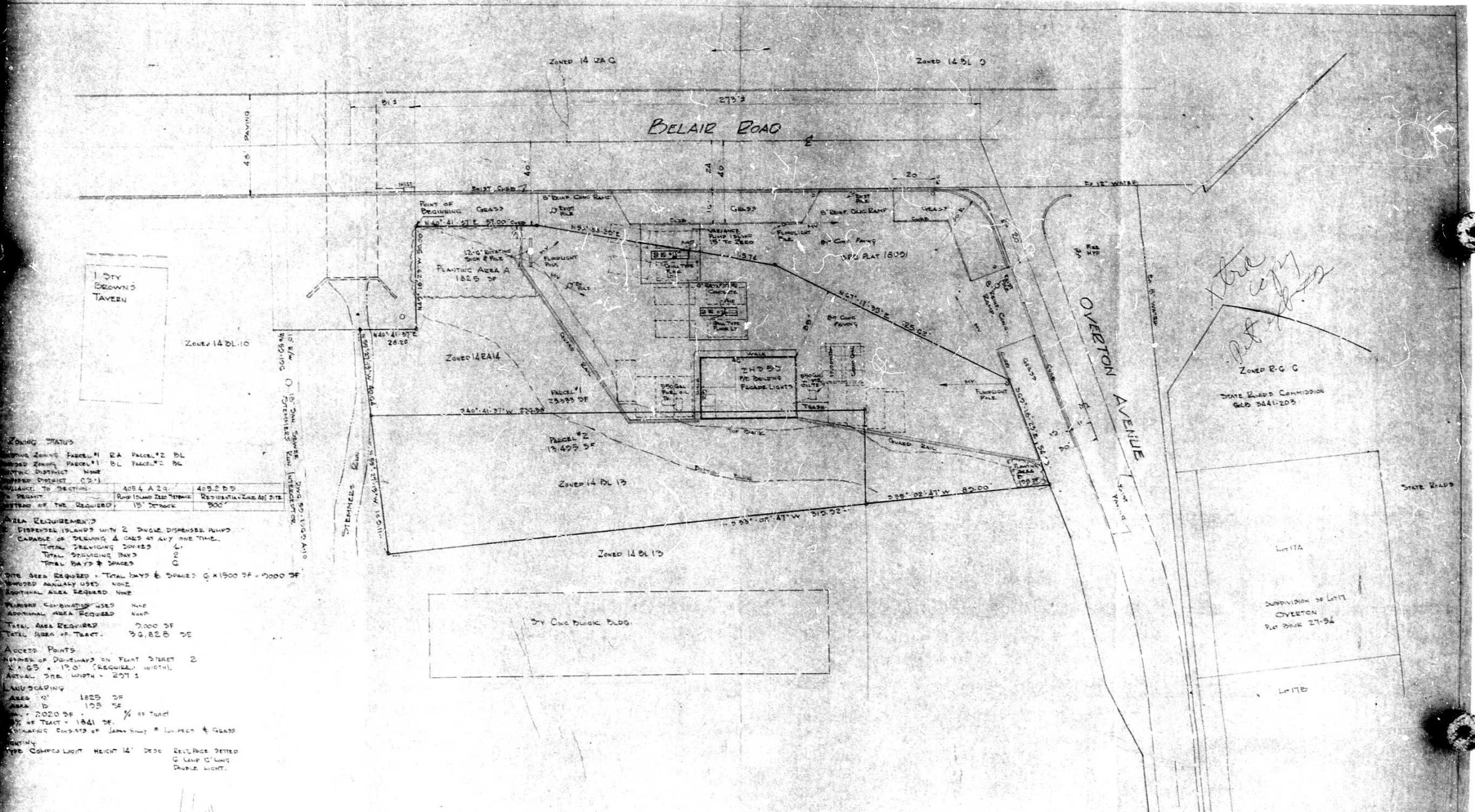


Per #2

ZONING PLAT
 FOR
MOBIL OIL COMPANY
 3445 FAIRFIELD ROAD BALTO MD 21220
 14TH ELECTION DISTRICT BALTIMORE COUNTY MD
 SCALE 1" = 20'
 NOVEMBER 22, 1967



David W. Dillman, Jr.
 CIVIL ENGINEER
 4712 N. MARYLAND RD. BALTO, MD. 21220
 NO. 51022



ZONING STATUS

EXISTING ZONING: PARCEL #1 RA PARCEL #2 BL
 PROPOSED ZONING: PARCEL #1 BL PARCEL #2 BL
 CITY DISTRICT: HOME
 COUNTY DISTRICT: 25-1
 DISTANCE TO DISTRICT: 405.4 A 23 405.2 B 5
 TO PERMIT: RMD 1044 ZED 1044 RESIDENTIAL ZONE A 212
 DISTRICT OF THE REQUIRED: 15' TRACK 500'

AREA REQUIREMENTS

DISPENSE ISLANDS WITH 2 DOUBLE DISPENSER PUMPS
 CAPABLE OF SERVING 4 CARS AT ANY ONE TIME.
 TOTAL SERVING SPACES 4
 TOTAL SERVING DAYS 070
 TOTAL DAYS & SPACES 28,000 SF

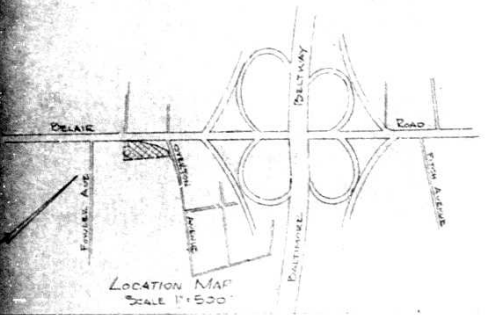
DATE AREA REQUIRED - TOTAL DAYS & SPACES 28,000 SF - 28,000 SF
 REQUIRED ANNUALLY USED: NONE
 ADDITIONAL AREA REQUIRED: NONE

PLANNED COMBINATIONS USED NONE
ADDITIONAL AREA REQUIRED NONE
TOTAL AREA REQUIRED 28,000 SF
TOTAL AREA OF TRACT 30,825 SF

ACCESS POINTS
 NUMBER OF DOWNWAYS ON FRONT STREET 2
 X A 65 - 12.0' (REQUIRED WIDTH)
 ACTUAL ONE WIDTH - 20' 1

LAND SCAPING
 AREA 1' 1825 SF
 AREA 10' 105 SF
 MAX. 2020 SF - 1/4 OF TRACT
 1/4 OF TRACT - 1841 SF
 VARIANCE CONSISTS OF JAMA HILL & JAMA HILL & GRASS

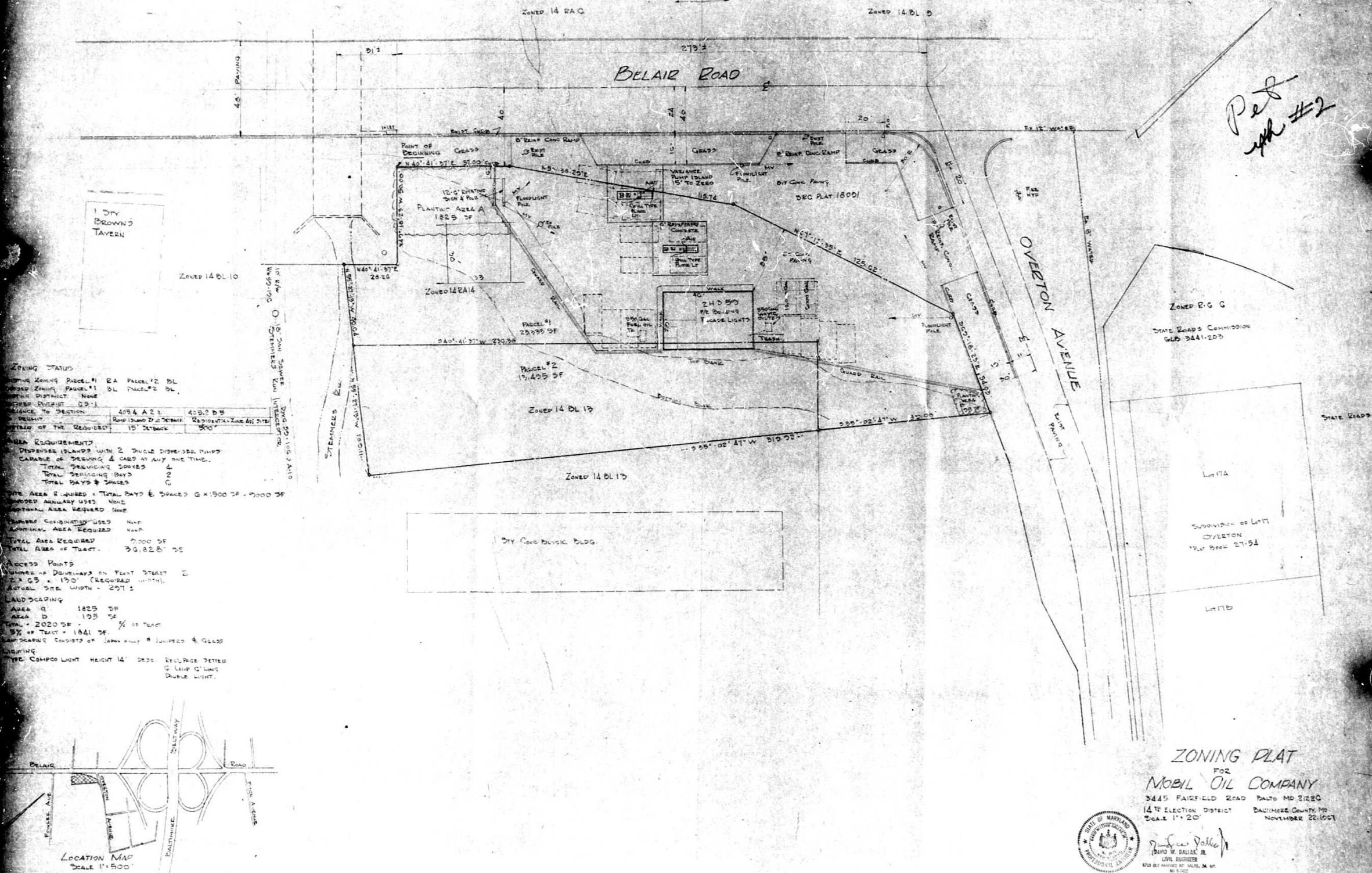
NOTES
 TYPE COMPOUND LIGHT HEIGHT 14' DESIG. REFERENCE SETTING
 6' LAMP C'LING
 DOUBLE LIGHT.



ZONING PLAT
 FOR
MOBIL OIL COMPANY
 3445 FAIRFIELD ROAD BALTO MD 21286
 14TH ELECTION DISTRICT BALTIMORE COUNTY, MD
 SCALE 1" = 20' NOVEMBER 22, 1967

David W. Dallas Jr.
 CIVIL ENGINEER
 8712 OLD HARTFORD RD. BALTIMORE, MD 21236

MICROFILMED



ZONED B-L

ZONED R-G

ZONED B-L

BELAIR ROAD

TO BELAIR

NORTH

RAMP H TO BALTIMORE BELTWAY

OVERTON AVENUE

AVENUE

STATE ROAD COMMISSION
OLD 3441-203

ZONED R-G

STATE ROAD
COMMISSION
NEW 2461-50

ZONED R-G

SUBDIVISION OF LOT 17
OVERTON
PLAT BOOK 27-54

LOT 17B

1 DRY BRICKS
TAVERN

ZONED B-L

POINT OF
BEGINNING

EDGEMENT AREA

0.8455 ± ACRES

CONCRETE

1 DRY CONCRETE BLOCK BUILDING

#66-243 RX
MAP
11+14A
BL-X

ZONING PLAT

FOR
MOBIL OIL COMPANY
3445 FAIRFIELD ROAD BALTIMORE
BALTIMORE 20, MARYLAND

14TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1" = 20' DECEMBER 15, 1964

ASSOCIATED SURVEYS
1200 WYOMING AVE.
BALTIMORE 12, MARYLAND
TELEPHONE 10-3173



- ZONING DATA
1. EXISTING ZONING - R-G RESIDENTIAL GOOD OF
 2. PROPOSED ZONING - BUSINESS LOCAL (B-L)
 3. GROUP A BECAUSE OF TRACT 0.8455 ± ACRES

LOCATION MAP
SCALE 1" = 500'

MICROFILMED