

June 20, 1966

#66-275-RX --- Rosedale Realty Corp.

Petition, description of property, Order of the Deputy Zoning Commissioner
Certificate of posting
Certificate of advertising
Comments of Planning
Order of Appeal
Plans filed with petition

I Sign

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Md. 21204
Robert C. Rykaczewski
1303 Angeleno St. - Apt. C
Baltimore, Md. 21224
Morris Cohen
3500 More Potomac Ave.
Potomac Highway & Rosedale Ave.
Baltimore, Md. 21206

Attorney for Petitioner

June 17, 1966

James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
and Special Exception
NW/4 Palaski Highway 746 feet
NE of Summit Avenue
15th District
Rosedale Realty Corporation
MD. 66-265-RX

Dear Mr. Nelson:

I have this date passed my Order

In the above captioned matter. Copy of said Order is attached.

Very truly yours,

EDWARD D. ARCHERY
Deputy Zoning Commissioner

EDW/jdr

cc: Maryland Assoc. of Petroleum Retailers
c/o Mrs. Richard Trostle
8714 Jennifer Road
Baltimore, Md. 21234

June 17, 1966

James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

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and Special Exception
NW/4 Palaski Highway 746 feet
NE of Summit Avenue
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June 17, 1966

James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

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and Special Exception
NW/4 Palaski Highway 746 feet
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Rosedale Realty Corporation
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Deputy Zoning Commissioner

EDW/jdr

cc: Maryland Assoc. of Petroleum Retailers
c/o Mrs. Richard Trostle
8714 Jennifer Road
Baltimore, Md. 21234

July 20, 1966

James D. Nolan, Esq.
204 W. Penn. Ave.
Towson, Md. 21204

Re: Petition for Reclassification & Special Exception
NW/4 Palaski Highway 746 feet NE of Summit Ave.
15th District
Rosedale Realty Corp.
MD. 66-265-RX

Dear Sirs:

An appeal has been filed from the decision of the Deputy Zoning
Commissioner rendered in the above matter.

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

Yours very truly,

JOHN A. HARRIS
Zoning Commissioner

cc: Robert C. Rykaczewski
1303 Angeleno St. - Apt. C
Baltimore, Md. 21224

Morris Cohen
3500 More Potomac Ave.
Potomac Highway & Rosedale Ave.
Baltimore, Md. 21206

8714 Jennifer Rd.
Baltimore, Md. 21234
July 10, 1966

Baltimore County Office of Planning & Zoning
County Office Bldg.
Towson, Md. 21204
att: John H. Rose



Dear Mr. Rose:
I wish to enter an appeal on Petition #66-265-RX
for a reclassification and Special Exception NW/4 Palaski
Highway 746 feet N & Summit Ave. 15th District
Rosedale Realty Corp. appeared on June 19, 1966.

Sincerely,
Mildred L. Smith

Other appellants
Robert C. Rykaczewski
1303 Angeleno St. Apt. C
Baltimore, Md. 21224

Morris Cohen
3500 More Potomac Ave.
Potomac Highway & Rosedale Ave.
Baltimore, Md. 21206

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

James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RECEIVED

Reclassification from R1 to R2
Special Exception - Filling
Station for Rosedale Realty
Corporation, located NW/4
Palaski Highway & Summit Ave.
15th District
(Then by May 1, 1966)

Dear Sirs:

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

STATE BOARD COMMENTS: The endorsement will be subject to State Board Commission approval.

PLANNING DIVISION: This office will review and make any necessary comments at a
later date.

BUREAU OF ENGINEERING:

Water - Existing 10" water in Philadelphia Road.
Sanitary - Existing 8" sanitary sewer in Philadelphia Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Both Palaski Highway and Philadelphia Road are State Roads.

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 Commission's hearing.

The following members had no comment to offer:

Mr. Herbert-Plane Review
Public Department
Industrial Development Commission
Board of Education
Housing Department
Bureau of Traffic Engineering

Very truly yours,

JOHN A. HARRIS
Zoning Commissioner

cc: Mr. John Hays-Roads Commission
cc: Mr. Robert Rykaczewski - Project Planning Division
cc: Mr. George Brown - Bureau of Engineering

ORDER RECEIVED FOR FILING

TE 6/12/66

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
34/3 Palmetto Highway 746 feet NE of Sunbelt Avenue
15th District
Rosedale Realty Corporation
BALTIMORE COUNTY
NO. 66-265-RX

The Petitioner has requested a reclassification of property on the NW/4 Palmetto Highway 746 feet NE of Sunbelt Avenue, in the Fifteenth District of Baltimore County, from a BL zone to a BR zone and a special exception for a filling station.

As the Petitioner has proven error in the zoning map, the rezoning reclassification should be had.

The Petitioner has also met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, therefore, a Special Exception should be had.

It is this 17 day of June, 1966, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from a BL zone to a BR zone and a Special Exception for a filling station should be and the same is granted from and after the date of this Order, subject to compliance with the following restrictions:

1. That the gasoline filling station shall not be used for the storing of school buses for any portion of the day.
2. Rental trucks and rental trailers shall not be stored or rented from the subject premises.
3. No used cars or wrecked cars shall be stored on the property.
4. No advertising displays shall be permitted on the outside of the filling station building without prior approval of the Zoning Commissioner.
5. 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 station at the time a building permit is issued.
6. Repairs to vehicles, greasing of vehicles or oil changes are prohibited.

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 and Zoning.

James D. Nolan, Esq.
Deputy Zoning Commissioner

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Rosedale Realty Corporation, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an... BL... zone to an... BR-X... zone, for the following reasons:

Error in original zoning as well as a change of character in neighborhood
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... Filling station and service center

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.

ROSEDALE REALTY CORPORATION
By: Charles A. Mullen, President
Address: 3745 Greenmount Avenue, Baltimore, Md. 21218

James D. Nolan, Petitioner's Attorney
Address: 204 W. Pennsylvania Ave., Towson, Md. 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 3rd 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of June, 1966, at 11:00 o'clock A.M.



Zoning Commissioner of Baltimore County

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 39425
DATE 7/15/66

TO: Mrs. Eleanor A. Trivette
8714 Juniper Road
Baltimore, Maryland 21204

BILLED BY: Office of Planning & Zoning
115 County Office Bldg.
Towson, Maryland 21204

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of appeal to matter of Rosedale Realty Corp. No. 66-265-RX	170.00
1	sign	5.00
		175.00
	7-1566 4398 * 39425 TIP-	75.00

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
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 38669
DATE 6/14/66

TO: James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for Rosedale Realty Corp. 66-265-RX	39.55
	6-586 4136 * 38669 TIP-	8955

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.

66-265 RX (1)

Lin's - Real Estate - Thorton Oil Co. -
Would be company operated -
would sell gas + oil only - no
quarry or oil changes or repairs on
the repairs - see photos -
sub tract was used as tyrodal station -
existing bldy will be demolished -
No storage of vehicles -
25000 vehicles a day on #40 -
24 hr. operation -

James - Real Estate - BR is proposed for
this area - this was tidal until
1957 - then a used car lot -

Mr. Mullen - Owner - would not hurt area -
leaves to 2 other major companies
in same block -
Protestants
Saw - Mr. Nolan - saw 5 or 1/2 mile W.
see chart in file - agree that this
type station will not affect major dealers -
could be different type purchase - does not
run station - makes for auto
R. B. H. - see station not dm - bus in driveway - work
have to be in same -

June 6, 1966

James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204

Re: Petition for Reclassification & Special Exception
for Rosedale Realty Corp.
66-265-RX

Dear Sirs:

This is to advise you that \$39.55 is due for advertising and posting of the above property.

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

Yours very truly,

JOHN W. REE
ZONING COMMISSIONER

May 13, 1966

James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204

NOTICE OF HEARING
Re: Petition for Reclassification & Special Exception for
Rosedale Realty Corp.
66-265-RX

TIME: 11:00 A.M.
DATE: Monday, June 6, 1966
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND

JOHN W. REE
ZONING COMMISSIONER

James D. Nolan, Esquire
204 W. Pennsylvania Avenue
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
3 day of May, 1966.

JOHN G. ROSE
Zoning Commissioner

Petitioner: Rosedale Realty Corp.
Petitioner's Attorney: James D. Nolan
Reviewed by: James S. Mullen
Chairman of Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 38610
DATE 5/13/66

TO: James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Reclassification & Special Exception for Rosedale Realty Corp. 66-265-RX	50.00
	7-1666 4398 * 38610 TIP-	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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
VA. 8-2000

George E. Gavrielis
Director

John G. Rose
Zoning Commissioner

James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland

Re: Rosedale Realty Corp.
(Item 14, Mar 3, 1966)

Dear Sirs:

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 60 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 VA 3-3000, Extension 353.

Very truly yours,

James S. Mullen
Chairman, Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 27, 1966

COUNTY OFFICE BUILDING
117 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

GEORGE E. GAVRELIN
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

James D. Nolan, Esq.
204 N. Farnam, Ave.
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

Encs:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 27, 1966

FROM: Leslie H. Groef, Deputy Director of Planning

SUBJECT: Petition #66-265-RX. Northwest side of Pulaski Highway 746 feet Northeast of Summit Avenue. Petition for Reclassification from B.L. to B.R. Zone. Petition for Special Exception for Filling Station. Rosedale Realty Corp. - Petitioners.

15th District

HEARING: Monday, June 6, 1966. (11:00 A.M.)

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

The Northeastern Comprehensive Rezoning Map proposes for the subject property B.R. on the frontage of Pulaski Highway and B.L. on the frontage of Philadelphia Road. Since this map is to be adopted soon the Zoning Map and the zoning boundary lines proposed in this petition should be consistent.

We have no comment to submit relative to the Special Exception request.

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION - 15th DISTRICT
ZONING: From B.L. to B.R. Zone.
Petition for Special Exception for Filling Station.
LOCATION: Northwest side of Pulaski Highway 746 feet Northeast of Summit Avenue.
DATE & TIME: Monday, June 6, 1966 at 11:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 117 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.
Petition Zoning: B.L.
Proposed Zoning: B.R.
Petition for Special Exception for Filling Station.
All that parcel of land in the Fifteenth District of Baltimore County, being the same as a point set on the North West Side of Pulaski Highway, U.S. Route No. 40, and point being situated N 55 degrees 56' 20" E, 246.5 feet from the center line of Summit Avenue; thence leaving the said point of beginning and running and bounding on the North West Side of Pulaski Highway, U.S. Route No. 40, N 58 degrees 56' 20" E, 200 feet; thence leaving the North West Side of Pulaski Highway, U.S. Route No. 40, and running N 31 degrees 05' 40" W, 150.0 feet; thence S 58 degrees 56' 20" W, 200.0 feet; thence S 31 degrees 05' 40" E, 150.0 feet to the place of beginning.
Containing 0.689 Acre, more or less.
Being the property of Rosedale Realty Corporation, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, June 6, 1966 at 11:00 A.M.
Public Hearing: Room 108, County Office Building, 117 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY
May 15, 1966

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 19, 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 a week for 1 successive weeks before the 17th day of June, 1966 the first publication appearing on the 10th day of May 1966.

THE JEFFERSONIAN
L. Leach
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. May 18 1966

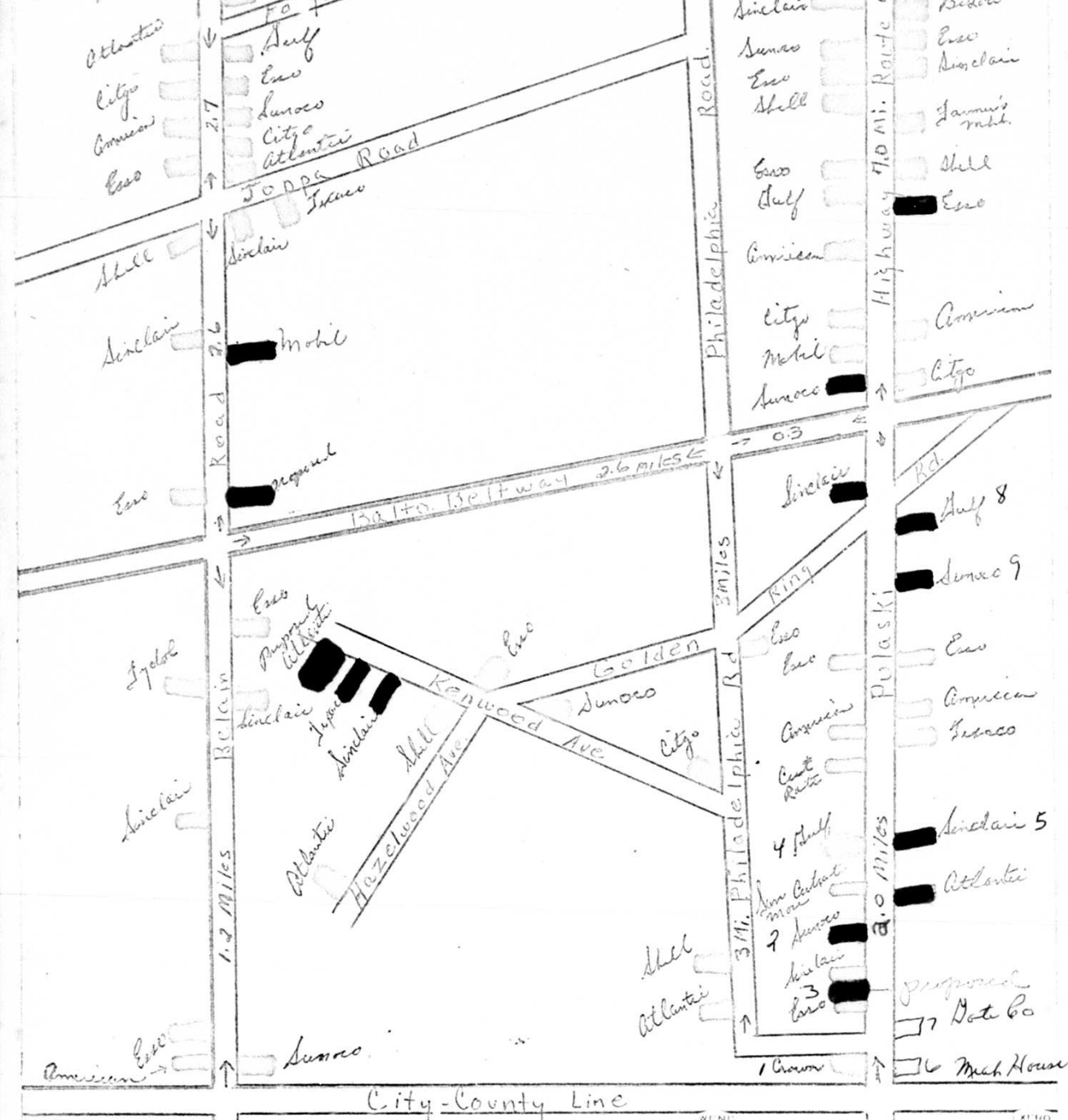
THIS IS TO CERTIFY, that the annexed advertisement of "Rosedale Realty Corp." was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 17th day of May 1966; that is to say, the same was inserted in the issues of 5-10-66

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price



3 Proposed



City-County Line

XERO
COPY

WENT
OVER

1000
 1000
 1000

405.17

ZONED: R-C

Ex. 5.11 Mobius

549°18'20"W
202.84

3125 FOLIO 201
LESSER

11

ZONED: BL

150.00'

LIGHTED BILLBOARD

ASPHALT PAVING

(R/W WIDTH 150')

746.5 To & Summit Avenue

N36-36 (U)



LOCATION MAP
Scale 1" = 1000'

MD ROUTE 7

50')

201.36'

405.71'

ZONED: R.G.

ZONED: R.G.

ROSEDALE REALTY CORP.
UNDER 26.61 AC. 1010.383

SERWOOD BROTHERS, INC.
UNDER 26.93 AC. 1010.170
LESSSEE

58°56'20"W

Zoning Line

200.00'



GENERAL NOTES

1. Bearings as shown hereon are based on Baltimore County Townships, Shiloh.
2. Elevation 100.00' is used as a datum.
3. Elevation 100.00' is used as a datum.
4. Elevation 100.00' is used as a datum.
5. Elevation 100.00' is used as a datum.
6. Elevation 100.00' is used as a datum.
7. Elevation 100.00' is used as a datum.
8. Elevation 100.00' is used as a datum.
9. Elevation 100.00' is used as a datum.
10. Elevation 100.00' is used as a datum.

ZONED: BL

PARCEL NO. 2
0.689 AC.

ZONED: BR WITH SPECIAL EXCEPTION

OFFICE
COPY

MAP
15-A
BR-X

ZONING NOTES

1. ADU, 1000 sq. ft. max.
2. EXIST. USE, 1000 sq. ft. max.
3. PROPOSED USE, 1000 sq. ft. max.
4. EXIST. ZONING, BR-X
5. PROPOSED ZONING, BR-X

U.S. ROUTE 40

150')

SERVICE STATION
NW SIDE PULASKI HIGHWAY U.S. RTE. 40 746.5' N.E. FROM 4' SUNDAY AVE.
ROSEDALE BALTIMORE COUNTY, MARYLAND DISTRICT 14

THORNTON DR. CO. OF KENTUCKY
635 STATE STREET
NEW ALBANY, INDIANA

SITE PLAN

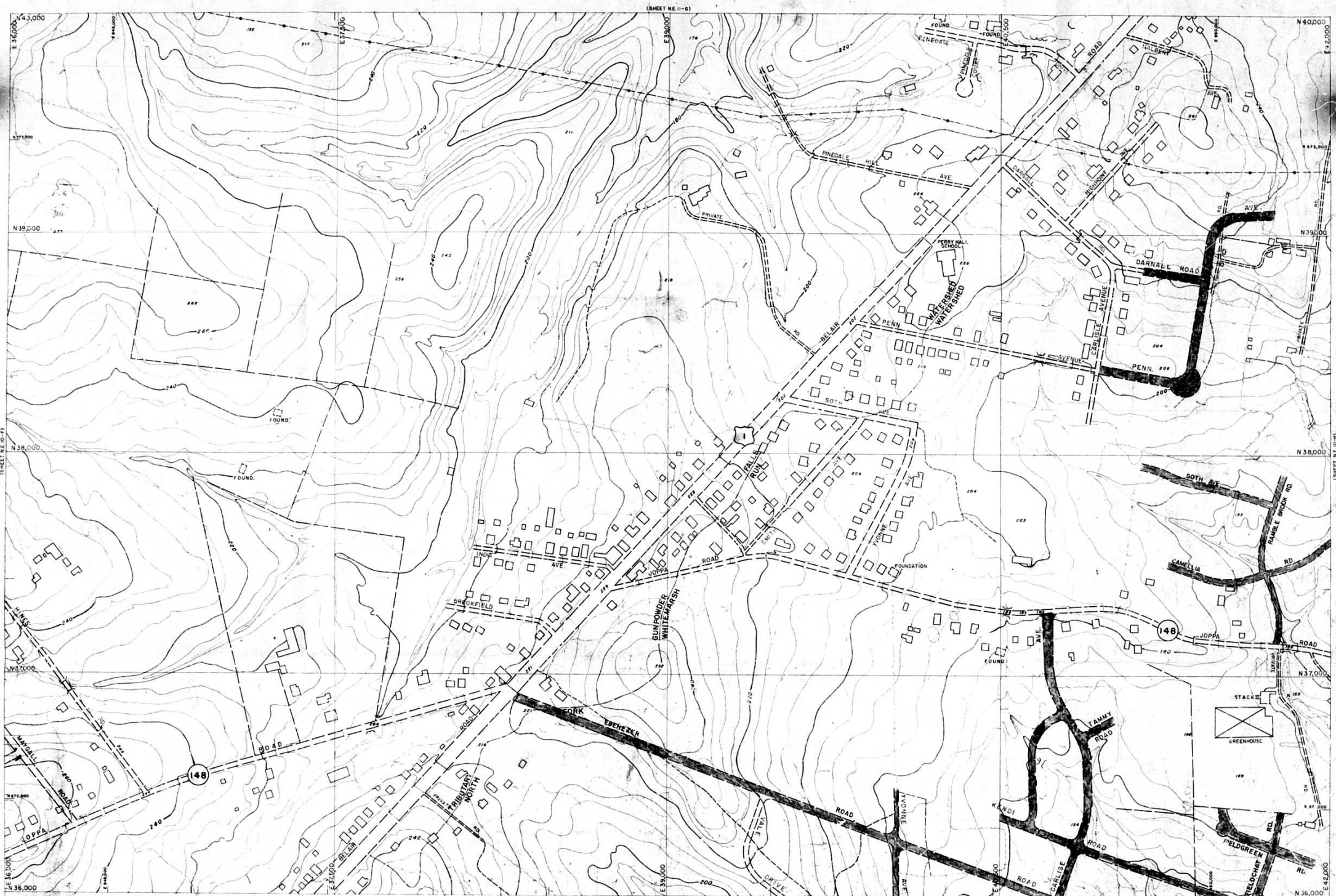
PREPARED BY
MARYLAND SURVEYING AND ENGINEERING CO., INC.
1701 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202
MU 5-0469

Revised March 8, 1966, C.T.P.
Revised February 28, 1967, M.S.G.P.
Revised February 28, 1967, M.S.G.P.
Revised February 28, 1967, M.S.G.P.



SCALE 1" = 100' DATE MARCH 7, 1966 FILE NO. 1994

BALTIMORE, MARYLAND 21202



M-NW
Q-SW

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION
BY	DATE		
		1" = 200'	PERRY HALL
		DATE OF PHOTOGRAPHY	N.E.
		APRIL 1953	10-G

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA

