

66-286-RX New Blowing 10:00 AM - Tues. July 5, 1966 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, 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 _____ zone to an _____ zone and/or

- Because of a change in the character of the neighborhood
- Because of a mistake in the original zoning.

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 _____.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of re-classification and/or special exception advertising, 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, 312L OIL COMPANY, 2424 Johns Road, Baltimore, Maryland 21204 - Va. 5-5600

Contract purchaser
Address: 8032 Belair Road Baltimore, Maryland 21236
Address: 7905 Belair Road Baltimore, Maryland 21236
BY: *Albert V. Quimby* Protestant's Attorney
Melvin F. Blanchard, Esquire 212 Washington Avenue
Address: Towson, Maryland 21204 Va. 5-5630

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1966, at 10:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 23, 1966

FROM: George E. Gavalis, Director of Planning

SUBJECT: Petition #66-286-RX. Northeast corner of Belair Road and Fitch Avenue. Petition for Reclassification from R-5 to B-1. Petition for Special Exception for Filling Station. Lingard Klein, et al - Petitioners.

14th District

HEARING: Tuesday, July 5, 1966. 10:00 A.M.)

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

- The Comprehensive Zoning Map for the Northeastern Planning Area as proposed by the Planning Board is now in the final stages of legislative determination by the County Council. The subject petition is not in complete accord with the Planning Board's recommended map. We feel it only proper that resolution of the zoning issues as to the petitioner's property await Council action.
- In view of the fact that the special exception is dependent upon reclassification, we offer no comment at this time on the request for a filling station.
- We note that development of the subject property as proposed would require subdivision processing (see memorandum to Mr. James Dyer from Albert V. Quimby, dated June 7, 1966).

Pursuant to the advertisement, posting of property, at a public hearing on the above petition and it appearing that by reason of _____ charges in the area _____

the above Reclassification should be had, and it further appearing that by reason of _____ requirements of Section 505-A of the Baltimore County Zoning Regulations having been met _____

a Special Exception for a _____ Filling Station _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1966, that the herein described property or area should be and the _____ is hereby reclassified, from a _____ zone to a _____ zone and/or a Special Exception for a _____ Filling Station _____ should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Board of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1966, that the above re-classification 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 a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

Dear Sir:

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

PLANNED DEVELOPMENT: See attached comments.

RECLASSIFICATION: Reclassification from R-5 to B-1. Special Exception - Filling Station for Lingard F. Klein et al, located NW corner Belair and Fitch Avenue, 14th District (Then 3, May 26, 1966)

Dear Sir:

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

PLANNED DEVELOPMENT: See attached comments.

RECLASSIFICATION:

Water - existing 18" water in Belair Road.
Sewer - 18" sewer in Fitch Avenue under construction at this time.
Availability of existing utilities to be determined by developer or his engineer.
Road - Fitch Avenue is to be developed as a minimum 10' road on a 60' right of way.

PLANNED DEVELOPMENT: A minimum of 10 feet tangent from P.C. of the curve into Fitch Avenue to the P.T. of the curve of the entrance on Fitch Avenue must be maintained.

RECLASSIFICATION: This office concurs with the comments of the State Zoning Commission.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or problems that may have a bearing on this case. If 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:

Miss Bureau-Plans Review
Health Department
Industrial Development Commission
Board of Education
Buildings Department

Very truly yours,

John G. Rose
John G. Rose, Principal Zoning Technician

cc: Mr. Albert V. Quimby-Project Planning Division
Mr. Charles Brown-Bureau of Engineering
Mr. Jack Brown-Traffic & Road Construction
Mr. G. Richard Brown-Bureau of Traffic Engineering

JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
2453 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218

DESCRIPTION OF PROPERTY
OF THE NORTHEAST CORNER OF
BELAIR ROAD AND FITCH AVENUE

BEGINNING FOR THE SAME at an iron pipe now set at the corner formed by the intersection of the southeast side of Belair Road and the northeast side of Fitch Avenue, as shown on the Plat of the Property of George A. Klein, recorded among the Land Records of Baltimore County in Flat Book W.P.C. No. 7 page 154; thence leaving said point of beginning and running with and binding along said southeast side of Belair Road and being distant 33 feet from the centerline of said road, North 48 degrees 07 minutes 35 seconds East 184.71 feet to an iron pipe now set in the division line between Lots 2 and 3 as shown on the beforementioned plat; thence leaving said southeast side of Belair Road and binding along a portion of said division line South 41 degrees 52 minutes 25 seconds East 125.00 feet to an iron pipe now set; thence leaving said division line between Lots 2 and 3 and running for a new line of division through Lots 2 and 1 of said plat, South 48 degrees 07 minutes 35 seconds West 162.54 feet to an iron pipe now set on the northeast side of Fitch Avenue; thence running with and binding along said northeast side of Fitch Avenue, North 51 degrees 55 minutes 25 seconds West 126.95 feet to the point of beginning; containing 21,703 square feet more or less, save and except from BL so much thereof as is already zoned BL.

The courses in this description are referred to the present date, magnetic meridian.

BRANCH OFFICE: 25 WEST COURTLAND STREET • BEL AIR • MARYLAND • TELEPHONE B-9368

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
14. ROOM

GEORGE E. GAVALIS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Melvin F. Blanchard, Esquire
212 Washington Avenue
Towson, Maryland 21204

June 3, 1966

RE: Lingard F. Klein
(Item 3, May 26, 1966)

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 90 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. Dyer
James S. Dyer, Principal Zoning Technician

JD:lyln

Melvin F. Blanchard, Esquire
212 Washington 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
31 day of July, 1966.

Petitioner: Lingard F. Klein
Petitioner's Attorney: Melvin F. Blanchard
Reviewed by: *John G. Rose*
Chairman of Advisory Committee

PROPERTY AT THE NORTHEAST CORNER OF
BELAIR ROAD AND FITCH AVENUE cont'd

BEING part of Lots 1 and 2 as shown on the beforementioned Plat of Property of George A. Klein.

BEING and comprising part of land described in the following two Deeds; recorded among the Land Records of Baltimore County: (1) Anna R. Krastel to Woodrow J. Klein and Naomi M. Klein, his wife, dated June 10, 1943 and recorded in Liber R.J.S. No. 1294 page 60, and (2) George A. Klein and wife to Lingard F. Klein and Elizabeth C. Klein, his wife, dated August 8, 1927 and recorded in Liber W.P.C. No. 648 page 113.

APR: f
5.20.65
3365



2 of 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 16, 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. 300-53-6000, on the 1st day of June, 1966, before the 5th day of June, 1966, the first publication appearing on the 16th day of June, 1966.

THE JEFFERSONIAN.

Cost of Advertisement, \$ _____

James S. Dyer
Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 6-16-66

Posted for: Hearing Tues. July 5, 1966 10:00 A.M.

Petitioner: Lingard F. Klein, et al

Location of property: NW corner of Belair Rd. & Fitch Ave.

Location of Sign: On corner lot and adjacent lot from the Cor. of Fitch Ave. & Belair Rd.

Remarks: Robert L. Quimby

Posted by: Robert L. Quimby Date of return: 6-23-66

PETITION FOR
RECLASSIFICATION AND
SPECIAL EXCEPTION
L&S DISTRICT

ZONING: From R-4 to R-1
Plan: Petition for Special Except-
ion for Filling Station.
LOCATION: Northeast corner
of Belair Road and Finch Ave-
nue.

DATE & TIME: Tuesday,
July 1, 1966 at 10:00 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 Regula-
tions of Baltimore County, will
hear a public hearing:
Present Zoning: R-4
Proposed Zoning: R-1
Petition for Special Exception
for a Filling Station.

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

BEGINNING FOR THE
SAME at an iron pipe now set
at the corner formed by the in-
tersection of the southeast side
of Belair Road and the north-
east side of Finch Avenue, as
shown on the Plat of the Prop-
erty of George A. Klein, record-
ed among the Land Records of
Baltimore County in 1st Book
W.F.C. No. 7 page 154; thence
having said point of beginning
and running with and binding
along said southeast side of Bel-
air Road and being distant 33
feet from the centerline of said
road, North 58 degrees 07 min-
utes 20 seconds East 147.11 feet
to an iron pipe now set in the
division line between Lots 2 and
3 as shown on the beforemen-
tioned plat; thence having said
point of beginning and running
along said southeast side of
Belair Road

and binding along a portion of
said division line 7' x 41' de-
gree 02 minutes 25 seconds East
125.00 feet to an iron pipe now
set; thence having said division
line between Lots 2 and 3 and
running for a new line of divi-
sion through Lots 2 and 3 of
said plat, South 48 degrees 07
minutes 25 seconds West 102.54
feet to an iron pipe now set on
the northeast side of Finch Ave-
nue; thence running with and
binding along said northeast side
of Finch Avenue, North 31 de-
gree 55 minutes 25 seconds West
125.96 feet to the point of be-
ginning; containing 21,701 square
feet more or less, save and ex-
cept from BL so much thereof as
is already taxed BL.

The use as in this description
are referred in the present date
magnetic meridian.

BEING 2 part of Lots 1 and 2
as shown on the beforemen-
tioned Plat of Property of George
A. Klein.

BEING and comprising part of
land described in the following
two Books, recorded among the
Land Records of Baltimore
County: (1) Anna R. Kneidel to
Woodrow J. Klein and Naomi M.
Klein, his wife, dated June 15,
1943 and recorded in Liber R-2, 3,
No. 1294 page 66, and (2) George
A. Klein and wife to Lingard F.
Klein and Elizabeth C. Klein, his
wife, dated August 5, 1977 and
recorded in Liber W.F.C. No. 648
page 113.

Being the property of Lingard
Klein, et al as shown on plat
plan filed with the Zoning In-
spector.

Hearing: Monday, June 27,
1966 at 1:00 P.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

731 Eastern Ave. June 16 1966
Balto. 21, Md.

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Reclassification & Special Exception -
Lingard Klein
was inserted in The Eastern Beacon a weekly news-
paper published in Baltimore County, Maryland, once a week
for one (1) successive week before the
27th day of June 1966; that is to say,
the same was inserted in the issue of June 15, 1966

Stromberg Publications, Inc.

Publisher.

By *Frederick H. Smith*

TELEPHONE
822-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 39436

DATE 7/2/66

TO: Melvin F. Stromberg, Sr.,
212 Washington Ave.,
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	REMITTANCE	REMARKS	TOTAL AMOUNT DUE
00-000	00-000	RECLASSIFICATION AND SPECIAL EXCEPTION	\$2.40
		Surveying and posting of property for Lingard F. Klein, et al	62.40
		66-386-22	62.40
		1-1966 62.40 + 29.36 T.P. =	62.40

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.

TELEPHONE
822-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 38657

DATE 6/2/66

TO: Melvin F. Stromberg, Sr.,
212 Washington Ave.,
Towson, Md. 21204

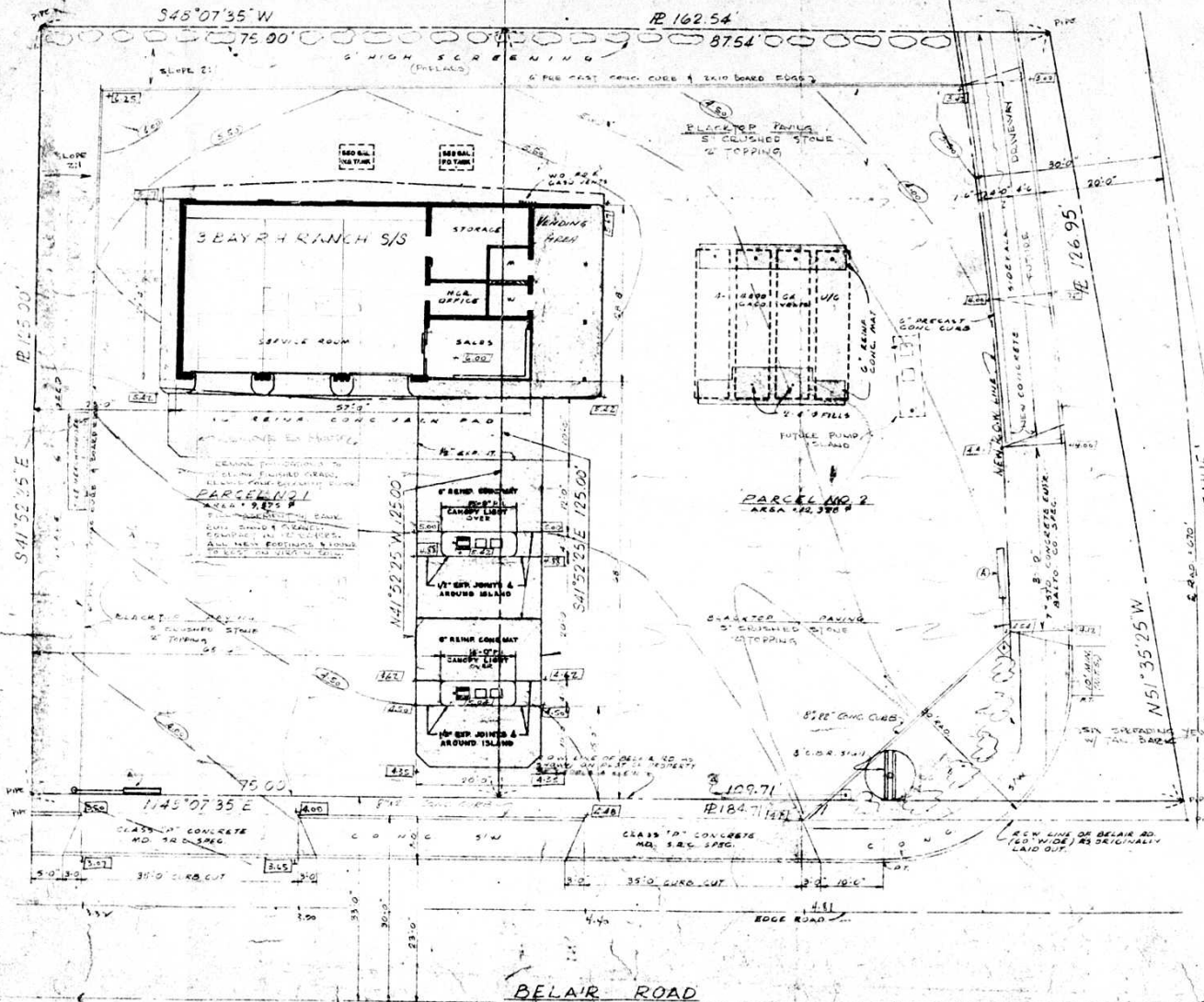
BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	REMITTANCE	REMARKS	TOTAL AMOUNT DUE
00-000	00-000	RECLASSIFICATION AND SPECIAL EXCEPTION	\$2.40
		Petition for Reclassification & Special Exception for Lingard Klein	50.00
		66-386-22	50.00
		1-1966 50.00 + 2.40 T.P. =	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.

EXIST ZONING - R-10
EXIST USE - RES

EXIST ZONING - R-10
EXIST USE - VACANT



NOTES:

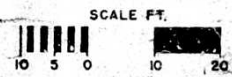
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- UTILITIES:
WATER AVAILABLE
SEWER TO BE INSTALLED 1964 CONTRACTOR
TO CONSULT TO BE NEW
A CONTRACTOR TO REVEAL SHALL BE TO INSTALLATION OF SEWER

LEGEND:

A) 1/2" = 1' FLOOR ON 1/4" = 1' HORIZ. DIST.

F-1 INS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 1/1/66

ZONING File
66-286 RX



NOTE:
PRELIMINARY PLOT PLAN. GRADE PLAN TO BE
REQUIRED. NOT TO BE USED FOR CONSTRUCTION.

3	1/1/66	REVISION FOR SITE PLAN CONSTRUCTION
2	1/1/66	SPOTS & LAYOUTING
1	1/1/66	REVISION FOR ZONING CODE
A	1/1/66	REVISION FOR ZONING CODE
NO	DATE	DESCRIPTION

SHELL OIL COMPANY
41-70 MAIN ST. FLUSHING, L. I. C.
TEL. HICKORY 3-6000

PLOT PLAN
BELAIR ROAD & FITCH AVE.
BALTIMORE CO. MD.

SCALE: 1" = 10' 0"

DATE: 6-28-65

APPROVED: [Signature]

RECORD NO: D-65166-2