

67-11-X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Margot A. George, W. Helfrich, legal owners 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 [REDACTED] to [REDACTED]; 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.

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.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and of Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser _____
Address _____
Baltimore, Maryland 21204

Legal Owner _____
Address 7 E. 30th Street
Baltimore, Maryland 21204

Petitioner's Attorney _____
Address _____
Baltimore, Maryland 21204

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Baltimore, Maryland 21204

July 25, 1966

Austin Brismine, Esq.
Loyola Federal Building
Towson, Md. 21204

Re: Petition for Special Exception for
George W. Helfrich
#67-11-X

Dear Sir:

Due to the County Council Bill No. 64, there will be no hearings for Filling Stations.

Yours very truly,

John C. Rose
Zoning Commissioner

JCR/ba

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District _____
Date of Posting _____
Poster for _____
Petitioner _____
Location of property _____
Location of Signs _____
Remarks _____
Posted by _____
Signature _____
Date of return _____

TELEPHONE
823-3000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 38688
DATE 6/15/66

To: Stewart Bros
Shore Shopping Mall
7750 York Road
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	\$30.00	\$30.00
Petition for Special Exception for George W. Helfrich		
#67-11-X		
PAID - Baltimore County, Md. - Office of Finance		
6-1666 4473 * 38688 ITF -		\$0.00

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.

June 17, 1966

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

Austin Brismine, Esq.
Loyola Federal Building
Towson, Maryland 21204

Subject: Special Exception - Filling Station for George W. Helfrich
Located Cromwell Bridge Road
E of Beaver Creek Circle
9th District
(Item 1, June 4, 1966)

Dear Sir:

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

REASON OF REQUEST: The petitioner is requesting a Special Exception for a filling station on the south side of Cromwell Bridge Road, E of Beaver Creek Circle, 9th District. The petitioner is requesting a Special Exception for a filling station on the south side of Cromwell Bridge Road, E of Beaver Creek Circle, 9th District. The petitioner is requesting a Special Exception for a filling station on the south side of Cromwell Bridge Road, E of Beaver Creek Circle, 9th District.

REASON FOR REQUEST: See attached.

REASON OF REQUEST: This bureau will submit any necessary comments at a later date.

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 to be considered 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
Health Department
Industrial Development Commission
Board of Education
Public Works Department
State Police Commission

Very truly yours,

James S. Mager
Zoning Commissioner

John C. Rose

cc: Mr. Carlisle Brown-Bureau of Engineering
Mr. Albert V. Gumbay-Project Planning Division
Mr. C. Richard Moore-Bureau of Traffic Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. JAMES E. DYER
Zoning Office
Date: June 15, 1966

TO: ALBERT V. GUMBAY, Chief
FROM: PROJECT PLANNING DIVISION

SUBJECT: PETITION FOR GASOLINE SERVICE STATION,
GEORGE W. HELFRICH, PROPERTY,
CROMWELL BRIDGE ROAD

Subject petition proposes the gasoline service station at the western end of this property adjacent to an existing and substantial residential area. This is a reason making the granting of this permit different from the first service station which could be considered as having a direct relationship to a highway interchange and was removed from any residential area. The plan proposes reshaping the landscape to provide a slope at the rear of approximately 45° angle. This means in effect that all the vegetation will be removed for all practical purposes. Since a special exception is requested it should, if granted, require landscape treatment to insure that the bank will not be left in a denuded state. Also some requirement to insure that some of the trees between the site and the residential development will remain to serve as a permanent natural screen.

AVG:vh

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
6 day of June, 1966.

John C. Rose
Zoning Commissioner

Petitioner: George W. Helfrich

Petitioner's Attorney: Austin Brismine, Esq.
Reviewed by: James S. Mager, Zoning Commissioner

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

June 27, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of these weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 27th day of June, 1966, that is to say the same was inserted in the issues of June 23, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editorial Manager

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

July 20, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of these weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 20th day of July, 1966, that is to say the same was inserted in the issues of July 14, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editorial Manager

PETITION FOR A VARIANCE

2nd DISTRICT

ZONING: Petition for Variance for a Rear Yard.

LOCATION: West side of Lightfoot Drive 74.50 feet North of that Drive

DATE: TIME: WEDNESDAY, AUGUST 3, 1966 at 11:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance from the Zoning Regulations of Baltimore County to permit a rear yard of 10 feet instead of the required 20 feet.

The Zoning Regulations to be excepted as follows:

Section 211.4 - Rear Yard - 20 feet.

All that parcel of land in the Third District of Baltimore County, being Lot No. 11, Block 10 of Section 3, Summit Park, recorded among the Land Records of Baltimore County in Liber 22, Folio 19, etc., said lot being located on the west side of Lightfoot Drive 74.50 feet north of that Drive in the Third Election District of Baltimore County.

Being the property of Martin Helfrich and Urs R. Helfrich, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, August 3, 1966 at 11:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF EDWARD D. HARDESTY, DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY.

July 11.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

SUBJECT: Petition #67-11-X. South side of Cromwell Bridge Road 228.77 feet from the center line of Beaver Creek Circle Extended. Petition for Special Exception for Filling Station George W. Helfrich - Petitioner.

9th District

HEARING: Monday, July 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 comments:

1. A special exception for another filling station across Cromwell Bridge Road from the Towson Industrial Park property, but at the easterly end, was granted under Petition #65-77-X. In commenting upon that petition we said, in part, "From a planning viewpoint, the planning staff would prefer to see the subject property devoted to a use comparable to those already established in the Towson Industrial Park. A gasoline service station here appears to be a use more specifically oriented to the Beltway-Luch Raven Boulevard Interchange rather than being a component part of the orderly development of the Industrial Park." Because our comments were presumably not quite clear, it would perhaps be best to amplify our position by quoting from still another set of comments:

In theory, some service facilities - including a filling station - are appropriate uses in a large Industrial Park. If, however, a filling station in an Industrial Park is so situated as to draw traffic from adjacent major roads, the theory is no longer applicable. In the latter case, the filling station no longer serves as an "accessory use" to the industrial uses, but, rather, pre-empted industrial land for its own purposes, and very possibly starts the trend of filling station development on adjacent industrial land, further prohibiting industrial uses. The station proposed under the subject petition appears to be a case in point. ... the proposed station is clearly oriented toward the traffic using the major road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO..... Date. June 23, 1966

FROM.....

SUBJECT. Petition #67-11-X.

The filling station proposed under the petition at hand also appears to be a case in point. It may be argued that land on the southerly side of Cromwell Bridge Road is not actually a part of the Towson Industrial Park site. But our comments are as applicable to industrial zones in general as they are to planned industrial-park developments.

- Execution of the subject proposal would, in fact, be still less desirable than the development that has taken place under Petition #65-77-X in view of its proximity to - and extreme "visibility" from - residential property. In this regard we draw attention to the comments submitted to Mr. James Dyer of the Zoning Administration Office by Mr. Albert V. Quimby, Chief of the Project Planning Division on June 15, 1966. Mr. Quimby's comments do not constitute an endorsement of the subject proposal by any means; they merely point out the extensive site control that will be required should this petition be granted.
- For the above reasons (and despite the possible mitigating effects of site controls), we believe that the use for which this special exception is requested will be detrimental to the general welfare of the locality involved. Therefore, we oppose the petition.



Maryland

Surveying and Engineering Co., Inc.

1701 N. CALVERT STREET
Baltimore, Maryland 21201
Phone: MUlberry 5-0469 - 0470

REGISTERED
Maryland - New York
Pennsylvania - Delaware

ZONING DESCRIPTION FOR PROPERTY ON CROMWELL BRIDGE ROAD FOR HUMBLE OIL & REFINING CO.

Beginning for the same at a point on the South Side of Cromwell Bridge Road, said point being situated Easterly 228.77 ft. from the center line of Beaverbank Circle Extended; thence leaving the said point of beginning and running and binding on the South Side of Cromwell Bridge Road by a curve to the left with a radius of 1235' South Easterly 150.00 feet; thence leaving the South Side of Cromwell Bridge Road and running S 10° 32' 42" E, 182.04 feet; thence by a curve to the right with a radius of 955.37 feet North Westerly 186.34 feet; thence N 6° 37' 45" E, 199.56 feet to the place of beginning.

Containing 0.736 Acs.



Signed This 12 day May 1966

SCALE..... ft. - 1 inch

File No. 1005-67

140.27 S 84° 45' 00" E
5.60' 45.00' E

PC 35.21 45

Concrete Curb & Gutter

Centerline of Right of Way and Right of Way
Continued from Station 11.71 to Station 11.71

CROMWELL

BRIDGE

ROAD

To Providence Road
2nd Line W.R. 3860/350
N 80° 35' 00" W 4411 to PT 644 Link BC

30' White Easement
(Liberty 2 3524 Folio 535)

228.77 TO EXTENDED
OF BEAVERBANK CIRCLE

BEGINNING POINT
50.00

R 1235.00
L 1190.00

CHD 5.60' 10.44' E
14991'

GEORGE W. HELTRICH
LIBER W.R. 3860 FOLIO 541

ZONED: MR

ZONED: ML

CONCRETE BEAM DITCH
SCALE 1" = 10'

2nd Line W.R. 3860 Folio 540
3rd Line W.R. 3860 Folio 541
N 70° 57' 07" W 74.67'

PART TWO
LIBER W.R. 3860 FOLIO 541

R 955.37 L 172.70' To Beginning 1st Line W.R. 3860 Folio 535

R 955.37 L 186.34

R 955.37 L 569.61

Former North R.R. Line Maryland and Pennsylvania Railroad

CHD 5.60' 02' 33.5" W 186.05'

Former North R.R. Line Maryland and Pennsylvania Railroad
6th Line W.R. 3860 Folio 550

PART TWO
LIBER W.R. 3860 FOLIO 541

L 179.90
2nd Line W.R. 3860

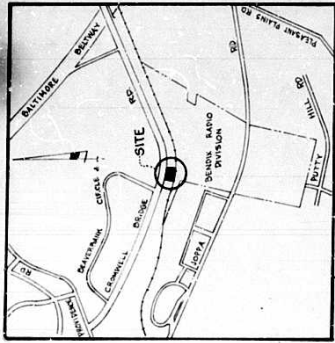
THIS SURVEY IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

PREPARED BY
MARYLAND SURVEYING AND ENGINEERING CO., INC.
1701 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202
W.D. 5 0449



HUMBLE OIL & REFINING CO.
7720 YORK ROAD
TOWSON, MARYLAND 21204

TOWSON INDUSTRIAL PARK



CROMWELL

BRIDGE

ROAD

LOCATION MAP
SCALE 1"=400'

GENERAL NOTES

1. Drawings as shown hereon are based on Baltimore County Traverse Station:
N 7715.91 X-4615 N 37130.47
X-4627 E 10331.10
2. Elevations as shown hereon are based on Baltimore County Traverse Station: X-4619 Elevation 547.53
3. East Fire Hydrant located at the N.W. Cor of Cromwell Bridge Road and Towson Road and N. Side of Cromwell Bridge Road opp. E. Sta. 31497.

NOTE:
AGREEMENT IN LEASE TO ALLOW FOR
GRADING AND DRAINAGE OUTSIDE
OF PROPERTY LINE.

ZONING NOTES:

AREA: 31.44.09 SF (0.738 Ac.)
EXIST. USE: VACANT LOT
PROPOSED USE: SERVICE STATION
EXIST. ZONING: ML
PROPOSED ZONING: ML WITH SPECIAL
EXCEPTION
DISTRICT: 9

LEGEND

EXIST. ELEV. 374.2
EXIST. CURBS 376
PROPOSED ELEV. 374.75



MICROFILMED

R-955.37 L-186.34

CHD: S 85° 02' 33.5" W 186.05'

R-955.37 L-569.61 13th Line Liber W.R. 3860 Folio 555

HUMBLE OIL & REFINING CO.
7720 YORK ROAD
TOWSON, MARYLAND 21204

FORM 317V
APPROVED
SCALE 1"=10'

ZONING PLAT
S.S. CROMWELL BRIDGE ROAD 2257
E OF DEARBANK CIRCLE
BALTIMORE COUNTY, MARYLAND DISTRICT NO 9

DAYS MAY 12, 1966
FILE 1805-57
SHEET 20
OFF.