PETITION I OR ZONING RE-CIL- TERCATION #68-49 KX AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. - GREENTRIM. REDICTY. INC. legal owners, of the property situate in Baltimore $M^{\kappa\rho}$ County and which is described in the description and plat attached hereto aged nade a part hereof, the period of the pursuant hereby petition (1) that the roning status of the herein described property be machinistic. pursuant SEC.3-D to the Zoning Law of Baltimore County, from an Undistricted NW-16-E

CS2 District that for the following reasons

"x 1

119

05

GREENTREE REALTY, INC.

19/11/6

See attached description

and (2) for a Special Exception, under the said Zoning Lvw and Zoning Regulations of Baltimore County, to use the herein described property, for... Automobiles. Service Station...

operty is to be posted and advertised as prescribed by Zoning Regulations. Property is to be posted and advertised as presented by Zening Regulations.

L, or we, agree to pay expenses of above re-designations, and or Special Exception advertising, posting, etc. upon fining of this petition, and further agree to and are to be bound by the roning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore GREENTREE REALTY, INC.

Contract purchases address Jofferson Building

By: Clark of Mee Chips Towson, Maryland 21204

Protestant's Attorney

Address Jefferson Buildine, Towson, Md. 21204

...... 196. 7, that the subject matter of this petition be advertised, as ot 196.4, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation threego out Baltimore County, that property be posted, and that the public hearing be had before the Zoning out natumers county, that property do posted, and that the public hearing on has before the Zoning Commissioner of Baltimore County in Room 106, County Office Suit*ing in Tovson, Baltimore County, on the 30 th day of Gogust 196.7 at 11:9% clock

Zoning Commissioner of Baitimore County.

July 27, 1967

BAIRING'S COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TONSON, MARYLAND 21204

Ernest C. Trimble, Esq., Jefferson Building Towson, Maryland 21204

SUBJECT: Petition for CS 2 Distric, and Special Exception for Automotiv Seatice Station, for Greentre Healty, Inc., located on the NE Cor. of York Hoad & Scott Adam Road (Item 9 July 25, 1967)

Dear Sire

The Zoning Advisory Committee has reviewed the : bject petition and makes the

BENEAU OF BOLDERERUS:

Maker and ever writer as indicated on the submitted site planlater and ever writer as indicated on the submitted site planidequary of existing utilities to be determined by developer or his engineeridequary of existing utilities to be improved as indicated on the submitted planStorn Drain = It appears that a major portion of this property is located within the
flood plain of the stream to the north.

STATE ROADS COMMISSION: There must be an 8" x 22" ourb constructed along the B/W line of York Road. Entrances are subject to State Roads Commission approval and permit The supported DTUNIOS.

2017 If the publish is granted, no company may be made until such time ss plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the soning action requested, but to assure that all parties are made sware of plane or problems that may have a beauing on this cases. The livestor and/or the Deputy Dirac of the Office of Planning and Joning will submit vecommendations on the appropriates of the requested soning for days before the Taning Commissioner's hearington.

Project Planning Division Sursau of Traffic Engineering Health Department Duracu of Fire Prevention Building Engineer Board of Education

Very truly yours.

JAMES E. DYES, Principal Zoning Technician

RE: PETITION FOR ZONING REDISTRICTING AND SPECIAL EXCEPTION For Automotive Service Station - N/F Cor Vork and Scott Adams Road, 8th District -Greentree Realty, Inc., Petitioner

nipp #8 SE1.3-D BEFORE Baltimore County

No. 68-49-RX

The petitioner has requested that the property in the above entitled matter, be redistricted from undistricted to C. S. 2 District. At the hearing the petitioner's attorney informed the Zoning Commissioner that it was impossible to use a C. S. 2 District in the instant case and the Zoning Commissioner gave the petitioner leave to amend the petition to read from an "undistricted district to C, N, S, district". On Sentember I. 1967 counsel submitted a written request to amend the petition as afore: Amendment is hereby accepted and permitted.

The staff of the Office of Planning and Zoning has been reviewing previous recommendations approved by the Baltimore County Planning Board and after such review has informed the Zoning Commissioner that the staff is in basic accord with the establishment of a C. N. S. district on the subject property. No testinony was offered to indicate that such a district should not be granted.

For the above reasons the redistricting should be had.

The petitioner also requested a petition for a Special Exception for an Automotive Service Station. One of the requirements of Bill No., 40-1967 is to have the required using for the Special Exception.

M. L. zoning on the subject property meets the requirements.

proposed shopping center and there is a proposed shopping center. The proposed Automotive Service Station must comply with Section 494, 2-B-2, which reads as follows: "On an individual site in a C. N. S. district". Since the district has just bee approved by this Order, an Automotive Service Station may be gran on the subject property,

8 A protestant complained that the petitioner did not prove \$\frac{1}{2},\bar{D}\$ need and that the granting of a Special Exception would defeat the reason for the passing of Bill No. 40-1967. The Zoniag Commissioner disagrees and believes that there is sufficient need for the Automotive Service \$\frac{1}{2}\text{N}\$. Station.

As the petitioner has met all requirements of Section 502.1 of the Baltimore County Zoning Regulations, the special Exception for an Automotive Service Station should be granted.

It is this day of September, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the property described in the petition should be and the same is hereign edistricted, from undistricted to C. N. D. District and a Special Exception for an Automotive Service Station should be granted, from and after the date of this Order.

The granting of the redistricting and Special Exception is subject to approval of the site plan by the State Roadr Commission, Bureau of Public Services and the Office of Planning and Zoning, plus compliance with Section 405, 4 of said Regulations.

\$68-49 RX

map

To the Zoning Commissioner of Baltimore County:

PETITION TO AMEND BY INTERLINEATION

Re-Districting of property of Greentree Realty, Inc. at Scott Adam and York Roads, 8th Election District, Baltimore County, Maryland

We, Greentres Realty, Inc., legal owners of the property situate in Baltimore County, in the 8th Election District of Baltimore County, on Scott Adam Road and York Road, hereby amend by interlineation the previously filed Petition for Re-Districting and Special Exception and request that a CMS District be granted in lieu of the CS2 District as was originally erroneously requested and that the original Zoning Petition for Re-Districting be amended by interlineation to reflect such amend-

GREENTREE REALTY, INC.

Clark F. MacKenzie



Ernest C. Trimble 404 Jefferson Building Towson, Maryland 21204 825-5512 Petitioner's Attorney

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date August 18, 1967

ROM George E. Gavrelis, Director

SUBJECT Petition 68-49-RX. Northeast corner of York and Scott Adam Roads. Petition from Undistricted to a C.S.-2 District. Petition for Special Exception for Automative Service Station. Being the property of Greentree Realty, Inc.

8th District

HEARING: Wednesday, August 30, 1967 (11:00 1.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for creation of a C.S.-2 District together with a Special Exception for an automative service station. It has the following advisory comments to make with respect to pertinent planning factors:

- In making its comprehensive recommendations for establishment of Districts \troughout the County, the Planning Board has indicated that the subject property is per to a neighborhood shopping one extending on both ides of Scar: Adams Road which includes a planned shopping center. C.N.S. districting its esous—read sheer. The staff therefore would force the establishment of a C.N.S. District on the subject property. C.S.-2 districting in requested here is not apprepriate. The Council has not designated this parties of Yark Road on a Class? Mostorway, Automative services startoms one not allowed in the C.S.-2 District.
- Based on the C.N.S. District recommendation and the relationship of the subject tract to both shopping and high density residential developments, the planning staff is in basic accord with the concept of a service station here. It leaves to the petitioner establishing need and compliance with the standards for Special Exception.

MCAFOR CONSULTING

29/11/16

#68-49 RX

Md 51204 Tel 301/823-0900

DESCRIPTION

0, 6650 ACRE PARCEL - NORTHEAST CORNER YORK ROAD AND SCOTT ADAM ROAD - EIGHTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND.

Present Zoning: M-L

Proposed Zoning: M-L With Special Exception for Service Station

Beginning for the same at a point on the east side of York Road, as laid out 66,00 feet wide, in the last or N 18*11'16" W - 591,69 foot line of the property conveyed by John S. Williamson, Sr. and wife to Greentree Realty, Inc., by deed dated November 15, 1963, and recorded among the Land Records of Baltimore County in Liber R. R. G. 4231, page 52, at the distance of 264.88 feet as measured reversely from the end of said line, said beginning point being at the end of the gusset line connecting the east side of York Road and the north side of Scott Adam Road as shown on the plat entitled "A Resubdivision of Warren Apartments" said plat being recorded among said Land Records in Plat Book R. R. G. 30, page 96, running thence and binding on a part of said last line (1) N 18°26' 40" W - 160,00 feet, thence for lines of division the three following courses and distances: (2) N 71*33'20" E - 134, 97 feet, (3) S 55*22'03" E - 78, 41 feet, and (4) S 06*24'44" E - 125.45 feet to a point on the north side of Scott Adam Road, thence binding thereon (5) westerly by a curve to the left with a radius of 700,00

Page Two

feet for a distance of 147, 00 feet, said arc being subtended by a chord bearing S 77*34'18" W -146,73 feet to the southeast end of the aforementioned gusset line, thence binding thereon (6) N 63*26'40" W + 14.14 feet to the place of

Containing 0.6650 of an acre of land.

RWB:mpl

J.O. #65078

July 21, 1967



oc: Carlyle Brown-Bureau of Engineering John Mayers-State Roads Cosmission

ner of York and Scott Adam Road, DATE & TIME: WEDNESDAY AUGUST 30, 1967 at 11:00 A.M. PUBLIC BEARING: Room 108 County Office Building, 111 W. Chesapoaho Avenue, Towson,

Maryland,
The Zonic Commissioner of
The Zonic Commissioner of
Battimore County, by authority
of the fall time of the County, will
be a substitution of the County, will
prom Unidersteined to act, and
District.
Petition for Special Exception
for Automotive Service States,
All that pared of land in
the Elight contrict of Baltis

All that pareed of and in the Eights contriet of Bulli-the Eights contriet of Bulli-Beefmiles for the same at a point on the cast side of Vork-Road, as bald out 65,00 feet wide, in the last or N 18 doc-line of the property conveyed by John S, Williamson, Sr. and wife to Greentree Realty, Inc., by Level State (Streen Pareel), Inc., Land Records of Baltimore Country in Liber R, R, G, 4231, Date SZ, at the distance of Streen Pareel State (Streen Pareel), Inc., State (

63 degrees 20" W-14,14 feet to the place of beginning, Containing 0,8650 of an acre of land. Being the property of Green-tree Realty, Inc., as shown on

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

OFFICE OF THE BALTIMORE COUNTIAN

THE HERALD ARGUS

No. 1 Newburg Avenue

CATONSVILLE, MD.

RICINAL

19 67 August 14.

THIS IS TO CERTIFY, that the annex d advertisement of

John G. Rose, Zoning Commissioner of

papers published in Baltimore County, Maryland, once a week for One TREESTRE weeks before the 14th day of Aug., 1967 , that is to say the same was inserted in the issues of

August 10, 1967.

THE BALTIMORE COUNTIAN

By Part I Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 10th ps. 57

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed day of 19, u.t. 19, the first publication appearing on the 10th day of August

THE JEFFERSONIAN,

Diseans surfan. Manager

Cost of Advertisement, \$

19. 67.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY #68-41-8 X

District.	Date of Posting Cong 1867
	(ug 31. 1967 at 11 11. 11. 11. 11.
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Remarks:	Let 1 de B. Date of return Coy 12' 1262

BALTIMORE CO! TY OFFICE OF PLANNING A. ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

Petitioner's Attorney

Reviewed by Abrica S Unc.

123 3000 EXT 367	BY LIMOBE COUNTY WORKLAND	8452 • 30, 1967
DEPOSIT TO	tenero Das, Upitoford, Taylor & Prestan tenerio Canter Baltimore, Nd. 21201 ACCOUNT	TOTAL AMOUNT
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	Advertising and posting of property for Greentree Realty, Inc. #53-49-RX	64.75
	Advertising and posting of property for Greentree Realty, Inc. #65-A9-EX	ba./>
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DEPOSIT TO	ASCOUNT NO. 01-622			TOTAL AMOUN
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GUANTITY	DETACH ALONG PERFORATION AND KE	OF THIS PORTION FOR YO	NEMITTANCE UH RECORDA	COST
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GUANTITY	DETACH ALONG PERFORATION AND KE	k Ridgely Road	UH RECORDS	\$85.00
QUANTITY	Cost of appeal - property at N/E Cor . York	k Ridgely Road	• 70.00	
COANTIY	Cost of appeal - property at N/E Cor . York No. 68-29-ESPH	k Ridgely Road	• 70.00	\$85.00
COANTIY	Cost of appeal - property at N/E Cor . York No. 68-29-ESPH 5-13-Cl	k Ridgely Road	• 70.00	\$85.00

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



