

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **GREENTREE REALTY, INC.**, 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 an **Undistricted** area to an **SEC-3-D** area for the following reasons:

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 **Automotive Service Station**.

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.

GREENTREE REALTY, INC.
By: **Clark F. MacKenzie**, Legal Owner
Address: **Jefferson Building**
Towson, Maryland 21204
Protestant's Attorney
Address: **Jefferson Building, Towson, Md. 21204**

ORDERED BY The Zoning Commissioner of Baltimore County, this **25th** day of **July**, 1967, 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 **28th** day of **August**, 1967, at **11:00** o'clock.

Zoning Commissioner of Baltimore County

(over)

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

SUBJECT: Petition for SEC-3 District and Special Exception for Automotive Service Station, for Greentree Realty, Inc., located on the NE Cor. of York Road & Scott Adam Road (Item 9 July 25, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING

Water and sewer exist as indicated on the submitted site plan. Adequacy of existing utilities to be determined by developer or his engineer. Road - Scott Adam Road is to be improved as indicated on the submitted plan. Storm Drain - It appears that a major portion of this property is located within the flood plain of the stream to the north.

STATE ROAD CONSTRUCTION: There must be an 8' x 22' curb constructed along the R/W line of York Road. Entrances are subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION: If the petition is granted, no occupancy may be made until such time as 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 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:

Project Planning Division
Bureau of Traffic Engineering
Health Department
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JOHN W. OYAN, Principal
Zoning Technician

cc: Carlyle Brown-Bureau of Engineering
John Meyers-State Roads Commission

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: **George E. Gavelin, 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 Automotive Service Station. Being the property of Greentree Realty, Inc.

8th District

HEARING: Wednesday, August 30, 1967 (11:00 A.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 automotive 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 throughout the County, the Planning Board has indicated that the subject property is part of a neighborhood shopping area extending on both sides of Scott Adam Road which includes a planned shopping center. C.N.S. districting is recommended here. The staff therefore would favor the establishment of a C.N.S. District on the subject property. C.S.-2 districting as requested here is not appropriate. The Council has not designated this portion of York Road as a Class 2 Motorway. Automotive service stations are 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.

ORDER RECEIVED FOR FILING

DATE: **9/12/67**
BY: **JOHN W. OYAN**
ADMINISTRATIVE ASSISTANT

A protestant complained that the petitioner did not prove need and that the granting of a Special Exception would defeat the reason for the passing of Bill No. 49-1967. The Zoning Commissioner disagrees and believes that there is sufficient need for the Automotive Service 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 **14th** 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 hereby redistricted; from undistricted to C.N.S. 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 Roads Commission, Bureau of Public Services and the Office of Planning and Zoning, plus compliance with Section 495.4 of said Regulations.

JOHN W. OYAN
Zoning Commissioner of Baltimore County

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1021 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

Lester Matz, P.E.
John C. Childs, E.S.
Associates
Ronald W. Grayson, L.S.
George W. Shubly, L.S.
Robert W. Craven, P.E.
Leonard M. Oliva, P.E.
Norman F. Hermann, L.S.
Paul Lee, P.E.
Paul B. Smeton

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 gaslet 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°24'41" 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

Water Supply: ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Development ■ Planning ■ Reports

To the Zoning Commissioner of Baltimore County:

PETITION TO AMEND BY INTERLINEATION

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

We, Greentree 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 C.N.S. District be granted in lieu of the C.S.2 District as was originally erroneously requested and that the original Zoning Petition for Re-Districting be amended by interlineation to reflect such amendment.

GREENTREE REALTY, INC.

By: **Clark F. MacKenzie**

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



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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 gaslet line, thence binding thereon (6) N 63°26'40" W - 14.14 feet to the place of beginning.

Containing 0.6650 of an acre of land.

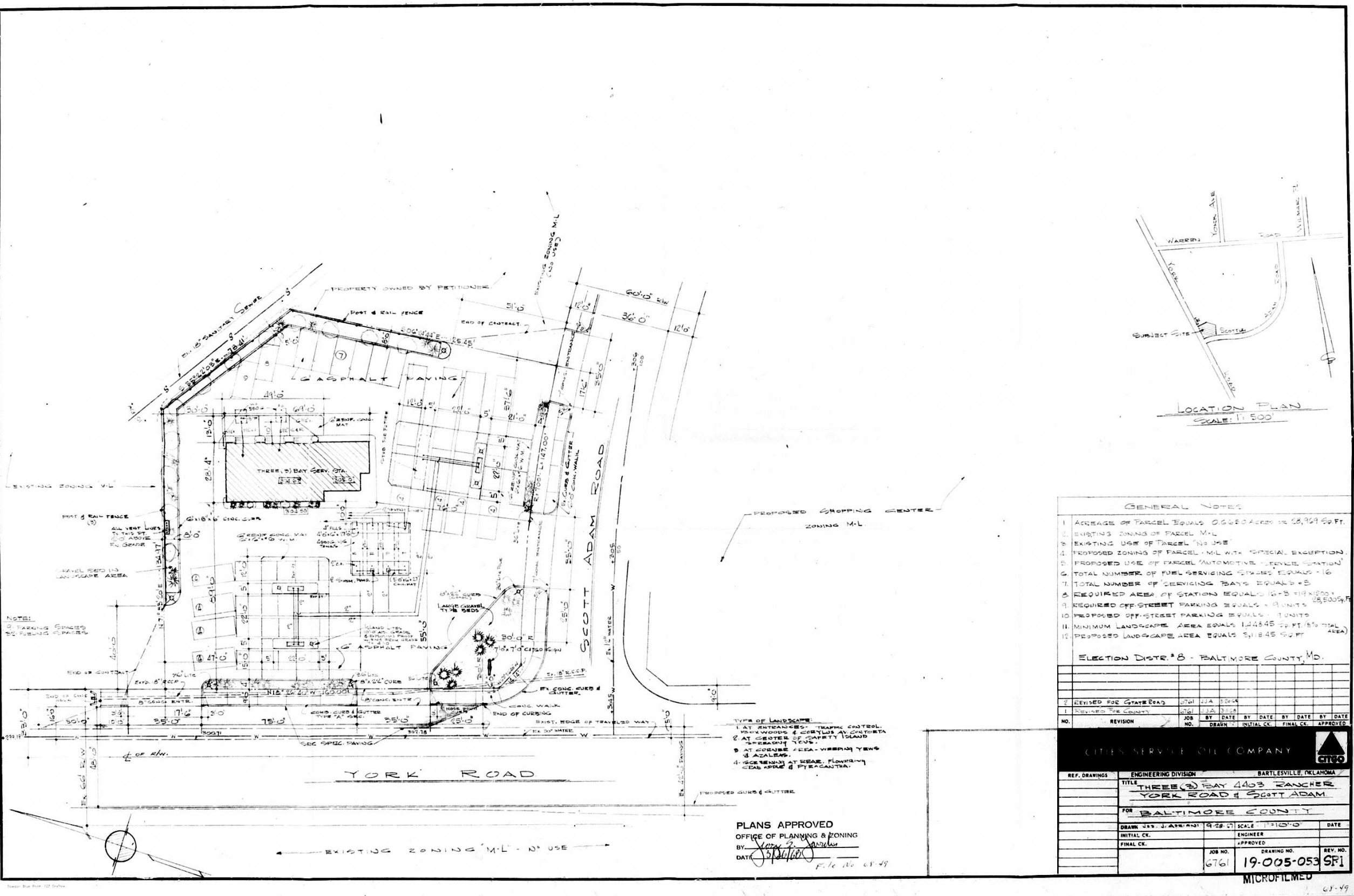
RWB:mpl

J.O. 65078

July 21, 1967



IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



- GENERAL NOTES**
1. ACREAGE OF PARCEL EQUALS 0.6680 ACRES OR 28,969 SQ. FT.
 2. EXISTING ZONING OF PARCEL M.L.
 3. EXISTING USE OF PARCEL "NO USE"
 4. PROPOSED ZONING OF PARCEL M.L. WITH "SPECIAL EXCEPTION"
 5. PROPOSED USE OF PARCEL "AUTOMOTIVE - SERVICE STATION"
 6. TOTAL NUMBER OF FUEL SERVICING SPACES EQUALS 16
 7. TOTAL NUMBER OF SERVICING BAYS EQUALS 8
 8. REQUIRED AREA OF STATION EQUALS 16 x 3 = 48,000 SQ. FT.
 9. REQUIRED OFF-STREET PARKING EQUALS 16 UNITS
 10. PROPOSED OFF-STREET PARKING EQUALS 16 UNITS
 11. MINIMUM LANDSCAPE AREA EQUALS 1,248.45 SQ. FT. (5% TOTAL AREA)
 12. PROPOSED LANDSCAPE AREA EQUALS 5,118.45 SQ. FT.

ELECTION DISTRICT #8 - BALTIMORE COUNTY, MD.

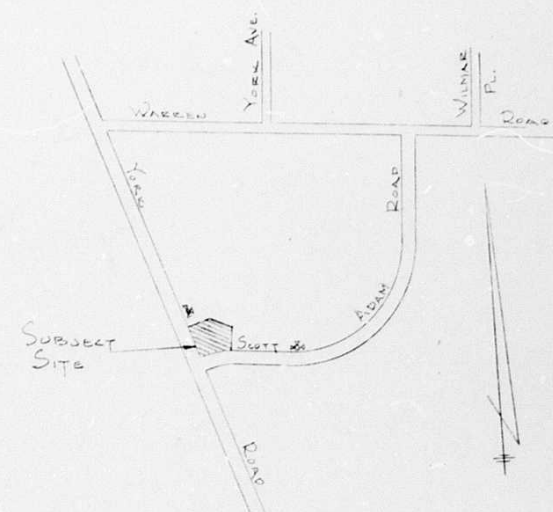
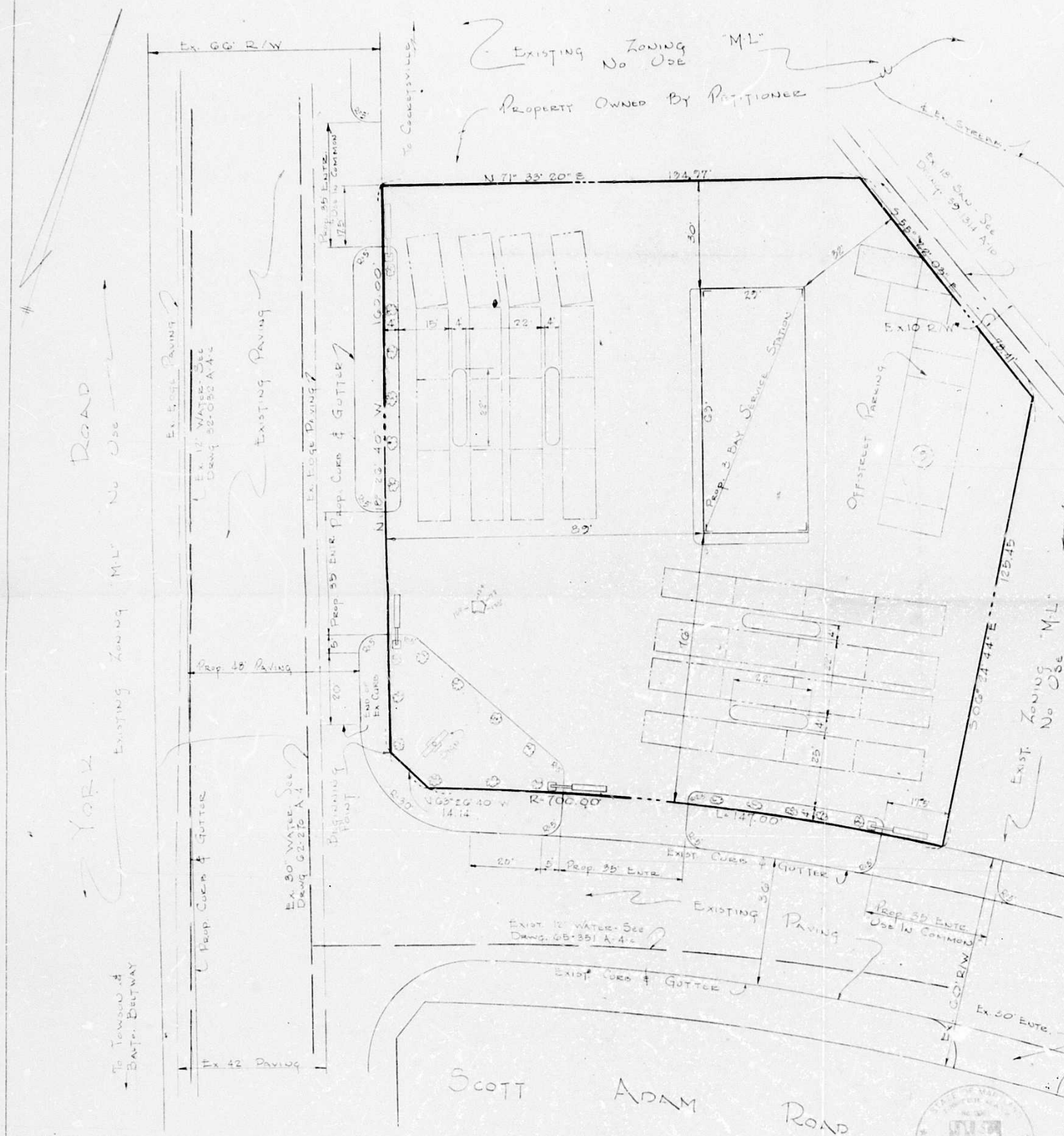
NO.	REVISION	JOB NO.	DATE	BY	DATE	BY	DATE	BY	DATE
1	REVISED FOR COUNTY	6761	JJA	3/8/68					
2	REVISED FOR STATE ROAD	6761	JJA	3/8/68					

- TYPE OF LANDSCAPE:**
1. AT ENTRANCES - TRAFFIC CONTROL, WOODS & CORYLUS AV. CORYLUS
 2. AT CENTER OF SAFETY ISLAND - PTERODROMY YEW
 3. AT CORNER AREA - WEIRING YEW & AZALEAS
 4. SCREENING AT REAR, FLOWERING CATALPA & PYRACANTHA

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: *[Signature]*
 File No. 68-49

CITIES SERVICE OIL COMPANY				BARTLESVILLE, OKLAHOMA	
REF. DRAWINGS	ENGINEERING DIVISION	TITLE			
		THREE (3) BAY 4403 RANCHER			
		YORK ROAD & SCOTT ADAM			
		FOR BALTIMORE COUNTY			
DRAWN BY: J. J. J. J. J.	DATE: 9-28-67	SCALE: 1"=10'-0"	DATE		
INITIAL CK.	ENGINEER	APPROVED			
FINAL CK.	JOB NO. 6761	DRAWING NO. 19-005-053	REV. NO. 5F1		

MICROFILMED 68-49



LOCATION PLAN
SCALE 1"=500'

GENERAL NOTES

1. AREA OF PARCEL EQUALS 0.6650 ACRES OR 28,963 Sq. Ft.
2. EXISTING ZONING OF PARCEL "M-L"
3. EXISTING USE OF PARCEL "No Use"
4. PROPOSED ZONING OF PARCEL "M-L WITH SPECIAL EXCEPTION"
5. PROPOSED USE OF PARCEL "Automotive Service Station"
6. TOTAL NUMBER OF FUEL SERVICING SPACES EQUALS 10
7. TOTAL NUMBER OF SERVICING BAYS EQUALS 9
8. REQUIRED AREA OF STATION EQUALS $10 \times 3 = 19 \times 1500 = 28,500$ Sq. Ft.
9. REQUIRED OFF-STREET PARKING EQUALS 9 UNITS
10. PROPOSED OFF-STREET PARKING EQUALS 9 UNITS
11. MINIMUM LANDSCAPE AREA EQUALS 1,448.45 Sq. Ft. (5% TOTAL AREA)
12. PROPOSED LANDSCAPE AREA EQUALS 1,500 Sq. Ft.

OFFICE COPY

#68-49RX

MAP #8
SEC. 3-D
NW-16-B
"X"

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
TO PROPERTY VICINITY
SCOTT ADAM ROAD & YORK ROAD
ELECTION DISTRICT 8 BALTIMORE CO., MD
SCALE: 1"=20'
JULY 19, 1967

