AND/OR SPECIAL EXCEPTION

MAR TO THE ZONING COMMISSIONER OF RALTIMORE COUNTY 4-6 I or we the undersigned legal owner. of the property situate in Baltin 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 reto the Zoning Law of Baltimore County, from an undistricted -zone to au CS-1 District for the following reasons: R-X C 5-1 2/3

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 recting and or Special Exception advertising. posting, etc., upon filing of this petition and further agree to and are to be bound by the ioning regulations and restrictions of Baltimore County.

County.

2ma 5. Button and William D. Button

SHELL OIL COMPANY

Address 200 E. Joppa Ri.

Towson, MI. 21204 Calur Paniluann Surta 400 Petitioner's Attorney
Address Jajohn Julia Blag - 4

..... 196. Z., that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that preperty 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 get 15 27211; day of September

Charles Kempske, Jr. and Natalle B. Kempske

Protestant's Actorne

Nose V. Pothershead Legal Owner

Address 9413, 9411, 9407 Harford Rd. (respectively)

Baltimore County, Md.

MANN AND KAHL 973 -1146

#68-71RXA

May 22, 1968

Baltimore County Board of Appeals Baltimore County Office Building Towson, Maryland 21204

Re: Case No. 63-/1-RXA Burton, et al N.E. corner Barford Rd. & Third Ave.

ROBERT PAUL MANY CHRISTIAN M. KAHL

Would you be so kind as to consider the above-captioned case as withdrawn by the Petitioners. The hearing is presently scheduled for May 23, 1908, at 10 A. Thank you for your eltention to this matter.

Very truly yours, BANN AND BAHL Sobert Bul Many

Robert Paul Many

HPM/br

Read 6/22/68

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Second we. Etmo. S., Button, et. al.,legal owners of the property situate in Bailtimore ounty and which is described in the description and plat attached hereto and made a part hereof. County and which is described in the description and plat attached he

hereby petition for a Variance from Section 8. 405, 285 and 405, 483a pursuant to 405, 10 A

to permit an Automotive - Service Station to be located on a Road not designated as

a Class I commercial motorway; and to permit four (4) access points as indicated on

the attached plat filed with this Petition.

Harford 3d.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (incleate hardship or practical difficulty)

because the Baltimore County Council has not designated Class I commercial occuser we sattlined to comercial as not destipated before a Commercial conservation with the tit appears that it will be sometimate before a Commercial are made by ordinance of the Bit property to the highest and best use; and, further, are another to make use of the Bit property to its highest and best use; and, further, it would be impactical as well as injusticed to the big property to the highest and best use; and, further, it would be impactical as well as injusticed to be impactical as well as points were unavailable,

See attached description

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

Low we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adepted pursuant to the Zoning Law For Balimore County.

Erma S. Burton, William D. Burton, Charles Kempske, Jr., Natalie B. Kempske,

and Rose V. Mothershoad, Legal Owners. Eg. Relation Victorial Signal Owners Later Sand Man. Protestant's Attorney Address 22 W. Pennsylvania Ave. Towson, Maryland, 21204 ORDERED By The Zoning Commissioner of Baltimore County, this 10th

. 196.7... that the subject matter of this petition be adver-of Baltimore County, in two newspapers of general circulation equired by the Zoning Law of Baltimore County, in two newspapers of general circular ut Baltimore County, that property be posted, and that the public hearing be had befor ommissioner of Pultimore County in Room 106, County Office Building in Towsor

County, on the 15th day of November 1967, at 1100 clock



Zoning Commissioner of Baltimore County

11/15/67 Jargn

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

Mr. Raymond Hesse 205 E. Joppa Road non. Maryland 21204

Patition for CS-1 District and Special Exception for Automotive-Service Station, for Emma Burton, et al, located on the NE/S of Harford Road at the corner of Third Avenue - 9th District (Item 2, August 22, 1967)

The Zoning Advisory Committee has reviewed the subject petition and has the

BURRAU OF ENGINEERING: Water - Existing 12" water in Sewer - Existing 8' sanitary sewer in Harford Adequacy of existing utilities to be determined by developer or his engineer. Road - 3rd and 4th Avenues are to be developed as minimum 30' roads on a 50' R/W

STATE ROADS COMA ISSION!

Att anymness on Harford Road will be subject to State Roads Commission approval and

HEALTH DEPARTMENT:
Sewer lines must be indicated on revised plans prior to the hearing. Also water lines are

BUREAU OF TRAFFIC ENGINEERING: OFFICE OF PLANNING AND ZONING
The county traffic angiaser and the Director of Planning and Zoning will review the
entrances as indicated on the Petitioner's place 2nd submit commonts to the

CONING ADMINISTRATION DIVISION:

Petition is granted, no occupancy may be made until such time as plans have been ted 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 aware of plans or problems that they have a bearing or this case. The Director and/or the Deputy Director of the Office of Planniag and Joning will submit recommendations on the appropriateness of the requested soning 10 days be force the Zoning Commissioner's hearting.

The following members had no comment to offer: Project Planning, Fire Bureau, Building Engineer, Board of Education, Industrial Davelopment

Very truly yours A llyn JAMES E. DYER.

cc: Carlyle Brown, Engineering; John Meyers, State Roads Commission; Mr. Greenw Health Department; Richard Moore, Traffic Engineering; Albert Quimby, Plannin

#68-71RXA BEFORE

mop

HORTH.

DECA

R-X-A

COUNTY BOARD OF APPEALS

BALTIMORE COUNTY 4-4

RE: SPECIAL EXCEPTION FOR
AUTOMOTIVE SERVICE STATION,
from UNDISTRICTED TO C.S.-1 DISTRICT,
and VARIANCES from Sec. 405.2.85 and Sec. 405.4.A.3a pursuant to Sec. 465.10A : Northeast corner of Harford Road and 3rd Avenue - 11th District

William D. Burton, et al (Shell Oil Company, Contract Purchaser

B-71-RXA EASTER!

ORDER OF DISMISSAI cs-14 Petition of William D. Burton, et al, for Special Exception for automotive service station, from Undistricted to C.S. -1 District, and Variances from Section 405.2.85 and Section 405.4.A.3a pursuant to Section 405.10A, on property located on the northeast

WHEREAS, the Board of Appeals is in receipt of letter of dismissal of petitio filed May 22, 1968 (a copy of which letter is attached herets and made a part hereof) from the attorney representing the Petitioners in the above entitled matter.

corner of Harford Road and 3rd Avenue, in the 11th District of Baltimore County

WHEREAS, the said attorney for the said Petitioners requests that the petition filed on hehalf of said Patitioners he dismissed and withdrawn as of May 22, 1968.

It is hereby ORCERED this 29th day of May, 1968, that said petition

COUNTY BOARD OF APPEALS OF SALTIMOSE COUNTY

John A. Slowik, Acting Chairman W Giller Booker

Walter A. Reiter, Jr

Re: Petition for Undistricted Area to a C, S, -1 District; Special Exception for Automotive Ser-vice Station; Variances to Zon ing Regulations - Wm. D. and Emma S. Burton, Chas. and Natalie Kempske and Rose V Mothershead, Petitioners -N/E Cor. Harford Road and 3rd Ave. , 11th Distric

Zoning Commissione Baltimore Count

No. 68-71-PVA

The petitioners have asked for Re-Districting; special nd variances to Zoning Regul

The petitioners are asking for a C. S. -1 District. The ments of Section 259, 2-F have been met insofar as the 1 District is concerned.

The request for Automotive Service Station meets the requirements of Section 108, 2-10-5 except for the requirements for Class I Commercial Motorway.

The following are granted thus: $\int_{-\infty}^{\infty} ds$ December, 1907:

The C.S. (1 District)
Section 405, 2-11-5, for the Automotive Service State of granted in that the said Automotive Service State of Granted in the than a Case I Commercial Materians in Baltimore County Council has not designated such Class I

A variance to Section 259, 2-F, pertaining to C. S. District is granted pertaining to the requirements of the C. S. -| District which must front on a Class I Commercial Motorway.

The petitioners have asked for two entrances—on Fourft Acoust. Section 105, 47-A-3(a) requires that the additional accordances drives as the supercoded by the Traffic Engineer and the period of the Traffic Engineer and the control of Training. Eshibi-"AV attached hereto and made a period of the Section 105, 197

#68-71 RXA

PROPERTY DESCRIPTION 9407-13 HARFIED ROAD BALTIMORE COUNTY, MD.

BEGINNING at the point of intersection of the northerly property line of Third Avenue and the easterly property line of Harford Road as shown on Flat of Carney Heights, Flat Book No. 6, Page 158, as recorded among the Land Records of the County of Baltimore, State of Maryland; thence 200 feet H 440-06' E to a point, being that intersection of the easterly property line of Marford Road and the scutherly property line of Pourth Avenue; thence 125 feet 3 45°-52° E to a point of intersection of the southerly property line of Fourth Avenue and the rear property line of Lot No. 26 of said recorded plat; thence 200 feet S-44°-08' W to a point of intersection of the northerly property line of Third Avenue and the rear property line of Lot No. 32 of said recorded plat; thence 125 feet N 450-52' W to the point of beginning.

Said property containing lots numbered 26 through 31, inclusive, of 25,000 square feet, as surveyed and laid out by J. Spence Howard, Civil and Consulting Engineer, and filed for record on February 12, 1919.

The Zening Commissioner is, therefore, approving said plat marked Exhibit "A" which was submitted at his suggestion after the public hearing. The Automotive Service Station must be built in accordance with this site plan without vertainton. This constitutes a variance in accordance with Section 405, 10-A of the Baltimore County Zoning Regulations.

The site plan for the development of said property is subject to approval of the State Roads Commission and the Bareau of Public Services.

ing Commissioner of

BALTIMORE COUNTY, MARYLAND

#68-71RX MAP

4-6

C5-1-D1

TO Mr. John G. Rose, Zoning Commissioner Date September 8, 1967 FROM George E. Gavrelis, Director

NORTHEATH Petition *68-71-RX. Redistricting from Undistricted to C.S.-1 District.

Special Exception for Automotive Service Station. Northeast corner of Harford Road and 3rd Avenue. Being the projectly of William D. Burton, et al. R.K.

HEARING: Thursday, September 21, 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.1 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:

- The Planning Board is a recommended that Harford Road from the city line northerly to Joppe Road be designated as a Class 1 Commercial Motorway. The County Council as yet in an or legislatively designanted the Commercial Motorways. Assuming that Harford Road will be designated as a Class 1 Commercial Motorway, the Planning Board is recommending that portions of the road frontage embracing the whiter property be included in a C.S. 1 Dittrict. However, the district application cannot be made until the motorway is designated legislatively.
- 2. The C.S. i District does allow new service stations if the proofs required the C.S. I District ages allow new service stations in the process required by the regulations are met. The planning staff will not offer comment on need. Its records indicate no abandoned stations within a mile radius; 17 stations exist along Harfors Road from the city line to Joppa Road.
- 3. The site complies with the dimensional and area requirements of the regulations. Minor questions exist with respect to the details of the site plan including lighting.

GEG:bms

GEG:bms No. 51713 BALTO ORE COUNTY, MAR AND DATE 1/15/68 OFFICE OF FINANCE Dicision of Collection and Receipts COURT HOUSE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date. November 3, 1967

SUBJECT Polition #68-71-A. Variance to permit an automotive service station to be located on a road not designated as a Class I commercial motorway; and to permit four occess points. Northeast corner of Horford Road and 3rd Avenue Being the property of William D. Burton, et al.

HEARING: Wednesday, November 15, 1967 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject partition for variances to the requirements of Section 405 of the Regulations. The staff particularly is opposed to the variances requesting a C. 5,-1 District is be located on other than a Class I Commercial Motorway. It was the specific intent and provision of Section 405 that commercial anoterways could only be designated legislatively by the County Council. A variance here would abort the objectives of the Zoning Regulations. Further, the County Council will hold to hearing on November 8th on recommendations for both designation of commercial motorways and allocation of the various districts throughout the County. This issue should be settled legislatively.

FROM. George E. Gavrelis, Director

11th District

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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND SION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYL

PETITION FOR A VARIANCE
His DISTHICT
ZONING: Petition for Variance to permit an Automotive
service Station to be located
on a Road not designated as as
Class I Commercial Motors or
Class 1 Commercial Motors,
and to permit four access points,
LOCATION: Northeast coner of Harford Road and 2rd
Avenue,

Avenue.

A THEE WEIN'S.

MAN MAN MARKET 15, 1967 at 1969 P.M.

MAN MAN MARKET 15, 1967 at 1969 P.M.

FULLING HEAVINGS Room, 1969 P.M.

FULLING HEAVINGS ROOM, 1969 P.M.

III N., Chesapeake Artine, or Baltimered Google, by authorse for the period of the Parket of the Pa

Bellevel Better of the Manager of th

Dear Mr. cse;

Tr. Stephen '. leptin

100 15 co 215 ---

. .rry S. Swartswelder . . . faul Street . . . faul Street bryland C1007

No. I Newburg Avenue

THE BALTIMORE COUNTIAN

CATONSVILLE, MD.

Sptorer 35, 1969

THIS IS TO CERTIFY, that I'm enneared advertisement of

John G. Dave, Lasting Commission of T Distribute County was inserted in THE BALTIMGRE COUNTIAN, - group of weekly newspopers published in Baltimore County, Marylans,ce a week for Ono EDECESSIVE weeks before the SCID day of Oct., 19 87, that is to say the same was inserted in the issues of

Cototor 26, 1967.

THE BALTIMORE COUNTIAN

By Paul I Morgan

6-22-7

THE DISTRICT

ZNING, Freaz Undisarted to C S. I.

District.

Petition for Speciel Exception for
Automative Services Blatten.

Automative Services Blatten.

Automative Services Blatten.

Instruct Read and Frd Avenue.

DATE A TIME Thursday, September

DATE A TIME Thursday, September

PERLY MERICHN. Recon 185 Country

Office Budding, 111 W. Creaz
peak Avenue, Covenn. Maryland.

peak Avenue, 100 miles of Ra-timore County, by authority of the County Avenue Avenue of Ra-timore County, will had a public Rational County, will had a public Province County, will had a public Province County of the County of the Province of County of the County Authorities Service Station. All that parcel of land in the Eventh District of Ballimore Coun-

Comment of the commen Beginning at the point of inter-

PETITION FOR A VARIANCE

20NNG, Petiting for Variance in personal an Automotive Service States to the located on a Road Commercial Comm

peak Avenue, Thomas, Medical, Pro- Control of the C

sales or "Case Tomoresis many and the comment of th

CERTIFICATE OF PUBLICATION

TOWSON, MD. Au ust 31st 1967

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 in each of one time- supposses specks before the 21st day of September 19.57, the first publication

appearing on the 31st day of August

THE JEFFERSONIAN. H. Level Strictly

Cost of Advertisement, \$_____

CERTIFICATE OF PUBLICATION

TOWSON MD. Novem or 2nd 19 67

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 in each of one time xxxxxxxxxxxx before the 15th

day of November 19.67 the first publication appearing on the 2nd day of Movember

THE JEFFERSONIAN. D. Leante Streetter

Cost of Advertisement, \$....

PETITION FOR A VARIANCE
HIS DISTRICT
YOUNG: Petition for Variance to permit an Automotive
service Station to be foreign and Road office
on a Road open feel Motorial
class 1 Commercial Motorial
and to promote the Motorial
LOCATION: Northeast conserver of Heford Road and 3rd

LOCATION: Sortheast core of Infection and July 2007. The Control of the Control o

Street Improvements-No such see shall be permitted more than two access driveways on any street frontage nor a total of more than three access driveof more than three access drive-ways; except that a total of four access driveways may be

permitted or required on a corner site at the intersection of two major (non-local) streets if and as jointly recommended by the County Traffic Engineer and the Director of Planning. the Director of Planning.
All that parcel of land in the
Eleventh District of Paltimore ounty.

BEGINNING at the point of in-

BEGINNING at the point of in-ter-section of the northerly prop-erty line of Harford Road as-shown on Plat of Carney Heights, Plat Book No. 6, Page 158, as recorded among the Land Records of the County of Baltimore, State of Mary-land; thence 200 feet N 44 de-grees - 08 % to a point, being that inter-section of the easter-ty property line of litarford! God had intersective of the conter-ion of the content of the content of the content of Fourth Avenue, there is 25 or 15 or

BY ORDER OF ZONING COMMENIONER OF BALTIMORE COUNTY. Oct. 25.

THE BALTIMORE COUNTIAN

THE HERALD - ARGUS

CATONSVILLE MD No. I Newburg Avenue

Dishor 30, 1907

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose, Josing Commissioner of Entirer a County

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for Gas successive weeks before the Dir day of Dat., 19 67, that is to say the same was inserted in the issues of

October 26, 1967.

THE BALTIMORE COUNTIAN

By Poul J. Wyan Editor and Manager

AND SPECIAL EXCEPTION

DING DISTRICT

DAISE, PRO Undistricted to CS. 1
District.
Petition for Special Exception for
Accommodition Services States.

Head of the Commodition of the Commodition Services

DATA A TIME Thursday, September

DATA A TIME Thursday, September

URBLE HEARING, Room Int. County

Office Budding: 111 W. Cheanpeach Aventue, Towney, May Jun. 1

prace Avenue, 100000, maryland processing Commissioner of Bartimore County, by authority of the Zooling Act and Regulations of Raylimore County, all hold a public hearing.

From Undistricted to C.S.-I District Publish for Special Exception for

Automotive Service Station.
All that parcel of land in the Geventh District of Esitimore Coun-And then served of feature, the Execution District of Estimates Country of the Co

Cost of Advertisement, \$

day of ____optomber

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 31st

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 in each

If Leach Streeten.

. 19.67 the first publication

THE JEFFERSONIAN,

of one time- supposed persones before the 21st

appearing on the 31st day of August

PETITION FOR A VARIANCE

TINK DIVINED:

20 NING, Petition for Variance to permit an Automotics Service Service Stone from the long time to be permit as Automotics Service Service Stone for his pecific on a Road Service Serv

other bridge, 111 W. Crack.

The Same County, the administry of the Manace County, which was desired at the Manace County, which is a spottle of the County of the County

Beginning at the point of intersec-tion of the northerly properly line of Third Aviance and the capterly property line of Barford Reed as shown on Piet of Carney Heights.

feet N 12" 12" We to the pulse of the finding.

If the finding is the finding is the finding in the finding is the finding in the finding in

Office Avenue, Tousies, No.

By order of PONN G ROSE,
Zoning Commissioner of Sigtimore County

CERTIFICATE OF PUBLICATION

TOWSON MD Novem or 2nd to 67

THIS IS TO CERTIFY that the appeared advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md. once in each

day of November 19 67 the first publication appearing on the 2nd day of November

THE JEFFERSONIAN. D. Leanh Strutter.

Cost of Advertisement \$

PETITION FOR

REDISTRICTING AND SPECIAL EXCEPTION

ed to C.S. - 1 District.

Petition for Special Excep-tion for Automotive Service

Station.
LOCATION: Northeast cor-ner of Barford Road, and 3rd

DATE & TIME: THURSDAY,

SEPTEMBER 21, 19:7 at 11:06 A.M. PUBLIC HEARING: Room

PUBLIC HEARING: Hoom 108, County Office Ballding, 111 W. Chesapeake Avenue, Townon, Maryland. The Zealing Commissioner of Bailtimore County, by au-thority of the Zoring Act and Regulations of Baltimore County, will hold apublic hear-

Ing:
From Undistricted
To C.S. - 1 District
Petition for Special Exception for Automotive Service

Station.
All that parcel of land in the leventh District of Baltimore

County.

BEGINNING at the point of BEGINNING at the point of the northerly property line of Third Avenue and the easterly property line of Barfacel Road as shown on Plai of Carney Heights. Plat Hook No. 6, Page 128, as recursed among the Land Recursion of Statistics of the County of Shiftman, State of Shiftman, Shiftman and Shiftman and

and the second property of the control of the seaterly property. The of Bathord Boul and the control of the seaterly property. The control of the control of

Sald property containing lots numbered 26 through 31, inclusive, of 25,000 square feet, as surveyed and laid out by J. Spence Howard, Civil and Consulting Engineer, and filled for record an February 12,

1919.

Being the property of Wil-ilam D. Burton, et al as shown on plat plan filed with the Zon-ing Department.

Hearing Date: Thursday, September 21, 1967 at 11:00. Public Hearing: Room 108, county Office Building, 111 W. besapeake Avenue, Toxson, BY ORDER OF JOHN C. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY.

to a point, being that inter

11th District ZONING: From Undistrict-

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

THE HERALD - ARGUS

No. I Newburg Avenue

CATONSVILLE, MD.

September 4. 19 67

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

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One managine weeks before the 4th day of Sept., 1967 . that is to say the same was inserted in the issues of

August 31, 1967.

THE BALTIMORE COUNTIAN

By Paul T Morgan
Editor and Monager
R. M.

