PETITION FOR ZONING REDIC RICTING #68-105 PXA AND OR SERVINE EXCEPTION VARIANCE

-	TONTE	COMMISSIONER	OF	BALTIMORE COUNTY	te.

10 the zonero comment	A SEC. ST. SEC. SEC. SEC. SEC. SEC. SEC. SEC. SEC		2-1
1 or we Menlo Enter pri	ses, Inc. legal owner of the property s	situate in Baltimore	WESTER
County and which is described in	the description and plat attached hereto and a	nade a part hereof,	2000
hereby petition (1) that the zoning	status of the herein described property be re-	districted, pur-uant	W-6-6
to the Zoning Law of Baltimore Co	ounty, from _Undistricted	to a	
	district; for the following reasons:	-	CNS
Variance to Section 405 of the required 20 feet.	.4A(3) to permit a tangent distance o	f 15 feet instead	d Exil

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 re-districting and or Special Exception advertising. posting, etc., upon filing 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

Contract purchaser David R. Horn

By Legal Owner The State Line Joseph L. Soley Address 1910 Russell St. Balto. Md. #30 Address 3 Hollins Ave., Balto., Min. 21210

W La Harrison 22.W. Pounsylvania Avenue 21204 823-1200 Petitioner's Attorney

Protestant's Attorney

22

2nd

ORDERED By The Zoning Commissioner of Baltimore County, this. .2to 196.7..., that the subject matter of this petition be advertised, as of Sentember. 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, 196. 7, at 11:00 o'clock County, on the 8th day of November

d'A

a service is season

Addross

16.284 pres DE. PETITION FOR REDISTRICTING ted to CNS District SPECIAL EXCEPTION for Automotive Service Station, VARIANCE from Section 405 .4A(3) NW corner of Liberty Road and Rockdale Terrace, 2nd District Monlo Enterprises, Inc Sun Oil Company Contract Purchase

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 68-105-RXA

The Zoning Commissioner has requested clarification of the Board's Order dated July 10, 1968, in the above entitled case to clarify whether the Order of Dismissal, as originally filed, affirms the decision of the Zoning Commissioner in granting the petitioner's request. For this reason the Board is issuing the following Amended Order.

AMENDED ORDER

it is hereby CRDERED this 29th day of November , 1968 by the County Board of Appeals that the petition of Menlo Enterprises, Inc. be and the same is dismissed, and that the zoning status of the property which is the subject of this petition shall revert to the same status as prior to the filing of the petitioner's request before the Zoning Commissioner of Baltimore County

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

John A. Slowik, Acting Chair

John A. Miller

Walter A. Reiter Ir

RE: PETITION FOR REDISTRICTING from Undistricted to CNS District, SPECIAL EXCEPTION for ive Service Station, and VARIANCE from Section 405.4A(3) NW corner of Liberty Road and Rockdale Terrace 2nd District Menlo Enterprises, Inc., Sun Oil Company

No. 68-105-PXA

BEFOR

COUNTY BOARD OF APPEALS

BALTIMORE COUNTY

OF

ORDER OF DISMISSAL

.

Petition of Menlo Enterprises, Inc., for redistricting from Undistricted to CNS District, special exception for Automotive Service Station, and variance from Section 405.4A(3) of the Zoning Regulations, on property located at the northwest corner of Liberty Road and Rockdale Terrace, in the Second Election District of Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on June 25, 1968, and prior to the conclusion of said hearing, the attorney for the petitioner withdrew and dismissed the petition filed on behalf of the petitionar in the above entitled matter.

It is hereby ORDERED, this 10th day of July, 1968, that said petition be and the same is dismissed.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

John A. Slowik, Acting Chairma

John A. Miller

RE: Petition for Re-Districting Special Exception for Autonotice Service Station and VariaNce to Sec. 405.4-A (3) N/W Cor. Liberty Road and Rockdale Terrace, 2nd Dist. Menlo Enterprises, Inc..

Petitioner

BEFORE

ZONING COMMISSIONER OF

BALTIMORE COUNTY

No, 68-105-RXA

Pursuant to the advertisement, posting of property, and Pursuant to the advertisement, posting of property, and public hearing on the within petition and it appearing that the petitioner has complied with the regular ments of Sections 259, 2-19, 405, 2-19-2 and also 465, for re-districting the property in the above matter to a C. N. S. District, the above re-districting should be had; and it further appearing that by reason of meeting the requirements of the aforemaid Sections, a Special Exception for an Automotive Service Station should be granted.

In accordance with authority granted under Section 405.10 a variance to Section 405.4-A (3) to permit a tangent distance of 15 feet instead of the required 20 feet, should also be granted.

It is ORDERED by the Zoning Commissioner of Baltimore
County this 1671 day of Nevember, 1967, that the herein
described property or area should be and the same is described from
Undistricted to a C. N. S. Listrict, and a
special exception for an Automative Service Station, should be and
the same is granted from and after the date of this Order.

The variance requested to permit a tangent distance of 15 feet instead of the required 20 feet is granted.

The site plan for the development of said property is subject to approval of the State Reads Commission, Bureau of Traffic Engineering, Bureau of Public Services and the Office of Planning and Zoning. 1 GX Gre

Zoning Comm 'siener of Baltimore County

.......

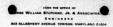
Description to Accompany Zoning Petition Northwest Corner of Liberty Road and Rockgale Terrace for the Sun Oil Company.

#LE-NOSRIA MAP May 1, 1967 2-3

WESTER Beginning for the same at the intersection of the northeast side of Liberty ARLA Road, 80 feet wide, as shown on a State Roads Commission Right of Way, Plat No. 25137, and the northwest side of Mockdale Terrace and running thence CHS North 65° 58' 35" West on the northeast side of Liberty Road 108.20 feet RXA division line of Lot Nes. 108 and 109, as shown on a plat entitled Acended Plat of Rockdale Terrace dated August 13, 1923 and recorded among the Plat Records of Baltimore County in Liber WPC 7 Folio 92, and running thence North 41° 35' 54" East binding on part of the above mentioned division line and passing over a pipe now set distant 10.00 feet, as now surveyed in all 208.37 feet to a pipe now set on the southwestern side of Lot No. 102 on the above mentioned plat of Rockdal. Terrace, thence South 43° 26' 46" East binding on part of the southwest side of Lo. No. 102 and binding on all of northeastern sides of Lot Nos. 109 thru 113 and part of Lot No. 119, passing over a pipe now set distant 98.91 feet, as now surveyed, in all 108.91 feet to intersect the northwest side of Rockdale Terrace as shown on the herein mentioned State Roads Commission Right of Way Plat No. 25137, thence binding on said Right of Way Plat along the worthwest side of Rockdale Terrace the four following courses, as now surveyed, viz: first South 55° 35' 41" West 3.98 feet, second South 41° 33' 30" West 94.09 feet, third southwesterly by /a curve to the left having a radius of 175.00 feet for a distance of 53.56 feet, said curve being subtended by a chord Scaring South 32° 47' 27" West 53.35 feet, fourth South 69° 01' 25" West 28 26 reet to

Containing 0.479 acres of land more or less.

Being part of six contiguous lots known as Nos. 109,110, 111, 112, 113



Description to Accompany Zonia, Petition Northwest Corner of Liberty Road and Rockdale Terrace for the Sun Oil Company

May 1, 1967

68-105 EXM

and 114 shown on a plat entitled Amended Plat of Rockdale Terrace dated August 13, 1923 and recorded among the Plat Records of Baltimore County in "Ther UPC " balls of

Being also part of the land conveyed by William R. Brown et ux to Menlo Enterprises, Inc. by deed dated July 10, 1964 and recorded among the Land Records of Baltimore County in Liber RRG 422/ Folio 441.



INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date October 27, 1967

FROM George E. Gavrelis, Director of Planning

SCHUECT Petition 68-105-8XA. Northwest corner of Liberty Road and Rackalle Terroce.

Petition for Redistricting from Undistricted to a C.N. S. District. Petition for Special Exception for Automotive Service Station. Petition for Variance to permit a rangent distance of 15 feet instead of the range of December 20 feet. permit a rangent distance of 10 reer Munio Enterprises, Inc. - Petitioner

2nd District

HEARING: Wednesday, November 8, 1967. (11:00 A.M.)

The planning staff of the Office of Flanning and Zoning offers the following comments

- Almough ine final recommendations of the Planning Board with respect to the subject property indicate a C. N.S. District, the district status of this property will be subject to action by the Country Council pursuant to its hearing on November 8th (or, if continued, the 8th and 9th).
- 2. We note that granting of the special exception is subject to a finding that "... there is evidence of the probability of a re-sonable public need for the proposed automotive service station." The site under consideration is in a 2700-064 commercial strip in which there are already located seven automotive-service stations, according to the commercial land use survey made by this office last winter and so
- 3. One of the many important aims of the new Section 405 of the Zoning Regulations was to discourage the proliferation of entrances on commercial articles. Paragraph 405.1.8 states, "It is the purpose of this section ... to regulate motor-vehicle access to lautemative-service stations) so as to cause minimum disruption of traffic" The variance southt under the subject petition seeks to thwart one of the very purp The variance sount under the subject period sees to main one of the very period for which the new automative-service station regulations were enacted. Any access to Liberty Road should be limited to one entrance, rather than two; this would obviate
- 4. The site plan submitted to us is not acceptable. Details are extremely unclear. Landscaping is in strip form, rather than being distributed so as to enhance the appearance of the proposed service station. In general, it would appear that the site plan does not reflect what, from a planning viewpoint, was intended under Subsection 405.4 of the

DEFENDED THE ZONING COMMISSIONER OF

BALTIMORE COUNTY /05 No. 68-106-RXA

APPEAL

Please note an appeal to the Board of Appeals for Baltimore County on behalf of Mr. Donald Stran and Mr. Elmer Wood, two of the Protestants herein, from the Order of the Zoning Commissioner, passes November 17, 1967.

BALTIMORE COUNTY OFFICE OF FLANNING AND ZONING

County Office Building

III W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for $f^{(r)}$ ig this

Petitioner . Senlo Enterprises, Irc.

Petitioner's Attorney W. Lee Harrison.

day of ____September

W. Lee Harrison, Esq., 607 Loyola Federal Building Towson, Maryland 2120h

DEC -8 '67 AM -

341 St. Paul Place Baltimore, Haryland 21202 727-4929 Attorney for Protestants

420

Reviewed by Chairman of Advisory Com.

BALTMORE COUNTY, MAR AND OFFICE OF FINANCE

DATE Oct. 17, 1967

BILLED

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

Zoning Dept. of Balto.Co.

To: Maryland Commercial Contractors, Inc. 3 Holling Ave. Baltimore, Md. 21210

QUANTITY	ассоинт но 01-622		KEEP THIRD CHICK	ON VOLUM RESOURCE FOR YOUR RECORDS	\$50.00
	Retition for Redistricting, a Enterprises, Inc. #68-105-RXA	special exception &	variance for	Menlo	50.00
		PA.			
		para -			Sann
					DESA
	4	*			

VISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, M., RYLAND 21204

No. 50649

DATE Dec. 12, 1967

ICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

Office of Planning & Zoning 119 County Office Bldg. .

Towson, Md. 21204

341 St. Paul Piace, Baitimore, Maryland 21202		Towson, Md. 21294			
			\$75.180NT		
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estwitt.	Cost of appeal - Moulo Enters				
75.00 46	4				

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

BALTMORE COUNTY, MARYLAND

No. 49679

STOTAL AMOUN

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE

TOWSON, MARYLAND 21204 Zoning Dept. of Balto. Co.

Haryland Commercial Contractors, Inc. 3 Hollins Ave. Baltimore, Md. 21210

To: Harry S. Swartswelder, Jr., Esq.,

341 St. Paul Place.

DEPOSIT TO	D. ACEDUM: THE PERTURN WITH YOUR REMITTED.	
GUANTITY	DETACH ALUKS FER ORATION AND FEEF THIS PORTICA FOR YOUR RECORD	10 00
	Advertising and posting of property for Hemlo Enterprises, Inc. #68-105-RXA	109.8
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IMPERTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

BALTIMOUS COUNTY OFFICE OF PLANNING AND ZUNING TOWSON, MANITAGE SUITDING

W. Lee Harrison Feq., 607 Lorola Federal Building Towscat, Maryland 21204

SUBJECT: CBS District and Special Exception for Automotive Service Station for Menlo Enterprises, Inc., located NW Corner of Liberty Soad and Societal Terrace 2nd District (Item 5 July 25th, 1967)

The Coming Advisory Committee has reviewed the subject petition and makes the following councits

BUREAU OF ENGIRENRING: Water - Laisting S" water in Rockdale Yerrace. Nator - Intuiting 3" water in Hobbials Terrace. Adequacy of extenting willises to be determined by developer or) is engineer. Sewer - Extenting 8" sanitary sewer in Hobbials Terrace. Hoad - Exprovements to Roadsla Terrace will be accomplished by the State Hoads Commission along with the present Liberty Hoad construction.

STATE ROADS CONCINSION: The plan must indicate dimensions of distance from property. Him to entirance, the distance trueen entrance, distance from entrance to p.c. emb return into lockable lerrows, and reduce of our return. Entrances must be at or near YO deg. angle to liberty lead. There must be an 8° x 22° concrete our because under a language to the fifth of the type lock. All entrances are subject to State Hoods Commission approval and permit.

in 5111 ho.

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 soproved plan.

The above comments are not intended to indicate the appropriatemers of the soning action requested, but to searce that all partice are made sware of plans or problems that may have a bearing on this case. The Director and/or the Upputy Director of the Office of Planning and Jening will coincil recommendations on the appropriateness of the requested soming 10 days before the Zoning Commissioner's

The following members had no comment to offer:

Project Planning Division Health Department Bureau of Fire Prevention Building Engineer Beard of Education Industrial Development

Very truly yours.

JAMES E. DIER, Principal

Coming Technicism
oc:Carlyle Bro. n-Bur. of Engr., John Meyers-State Hoods Commission; C-Richard Moore-

68-105-RXA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Toweren, Meryland Date of Posting 10/23/67 registed for Redistrations from body strated by ANS District See Law for the best States, Var to perform a Tany. Mishance of 15 to be Law for the best Personal States of 15 to be do for y attended. Personal States of 15 to be do for y attended. Decision of property Nulpar Liberty, Rd & Rodfale Jerrona. Doo'N of Ruck Inte Torrace on W. of hiberty Rd Date of return 10/26/67

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Linexty Rd & Pockdole Date of return 12/28/67

Petition to Access. LOCATION: Northwest corn-er of Liberty Rand and Rock-dale Terrace. DAYE & TIME: WEDNES-DAY, NOVEMBER S, 1967 at

DATE & TIME: WERNISS-DAY, NOVEMBER 8, 1987 at 11.000 A.M. BEARING, Room 108, Country Office Indiana, 111 W. Mary Law Country, 100 and 100, Mary Law Country, by althority of the Joseph Advances, Tom-tes of the Joseph Advances of Paidtone Country, by althority of the Joseph Advances, 100 and 1

hade a procument of the Con-petition for Special Everetion.
Petition for Special Everetion for Fundament of the Con-traction of the C

Degreeder for the same of the intersection of the same of the intersection of the same of the intersection of the same of the

01" 23" West 23,23 Feet to the place of beginning.
Containing 0,473 are 10 femore or less.
Being part of six contiguous lots incom as Nos. 109, 118, 111, 112, 113 and 118 shown on a plat enditied Amended Plac of Rocchale Terrace dated August 17, 122 and recorded among the Records.
Records of the WPC 7 Folio School of the Processing of

Being also part of the land conveyed by William R, Brown et ux to Menio Enterprises, Inc. by deed dated July 10,

Department, Hearing Date: Wednesday November 8, 1967 at 11:00 A,N Public hearing: Room 100



October 23, 1967

THIS 15 TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore Cocunty

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Boltimore County, Maryland, once a week for One popers purisance in consumer county, many runs, once 19 or , that is to successive weeks before the cord day of Oct., 19 or , that is to say the same was inserted in the issues of

October 19, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

TONING — From Undestricted to a C.N.S. District Petition for Special Exception for Automotive Service Exception for Automotive Station, Pattiven for a Variance for Access. LOCATION Northwest corner of Liberty Road and Rechéale Terrace, DATE & THEE. Wednesday, November E. 1987 at 11:39 A.B. PUBLIC SEARING, ROOM W. Chopsekks Avenos, Towns, Maryland.

we other Binding, 111 w. Crisco Preside Avenue.

The Binding Commissions of Binding Commission of Binding Comm

and the state of t



CERTIFICATE OF PUBLICATION

TOWSON, MD. October 19th 19.67 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFE (SONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time possession wasts before the 8th day of November 19⁵⁷, the first publication appearing on the 19th day of October

From Understending CN.N.
Destrict.
Postrict.
P THE JEFFERSONIAN. Il Frank Streeten.

Cost of Advertisement, \$.....

OFFICE OF THE BALTIMORE COUNTIAN

No. I Newburg Avenue

PETITION FOR REDISTRICTING, SPECIAL EXCEPTION & VARIANCES 2nd DISTRICT ZOUING: From Undistricted to a C.N.S. District, Petition for Special Exception for Auto-motive Service Station. Petition for a Variance for Access. PETITION FOR

LOCATION: Northwest corn-re of Liberty Road and Rock-iale Terrace.

DATE & TIME: WEDNES-DAY, NOVEMBER 8, 1967 at

DATE & TIME: WEINES-DAY, NOVEMBER 8, 1967 at 1100 A.M. HARDER 1000 TO THE CONTROL OF THE PROPERTY OF COMMUNICATION OF THE PROPERTY OF THE ZONING COMMISSIONER OF TRAINTON COUNTY, BY AMBERTY OF THE ZONING AND RESERVE OF T

Courty.

Deplement for the same site and the state of the try Rend, 30 feet wide, as a boom on State the state of the stat

There also part of the land conveyed by William R, brown eig ur to Skendo Enterprises, Inc., by deed dated July 16, 1964 and recorried among the Land Records of Battimore County in Liber RRG 437 Follo-411. Being the property of Menha of the Land Records of Battimore and Land

Department,
Hearing Date: Wednesday,
November 5, 1967 at 11:00 A.M.
Public hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.



October 23, 19 67

Baltimore Coomnty

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Countssioner of

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

October 10, 1967.

THE BALTIMORE COUNTIAN

By Paul 1 Mangam Editor and Manager

ZONING — From Undistricted to C.N.S. District Petition for Specia Exception for Automotive Service Exception for Automotive Service Station.
Putlion for a Variance for Access, OCATION: Northwest corner of Liberty, Road and Rechtale Terrace.
DATE & THEE Wednesday, N. west-ber 4, 1941 at 1100 A.M.
PUBLIC BLABINO, Seen 10. ConUNIV. CONTRACT OF THE SERVICE OF

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Special plat of Society Terrace Special part of Set Set State blad ing on part of the continuent side of the No. 112 and binding on 52

Being part of six continuous in

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 19th THIS IS TO CERTIFY, that the annexed advertisement was

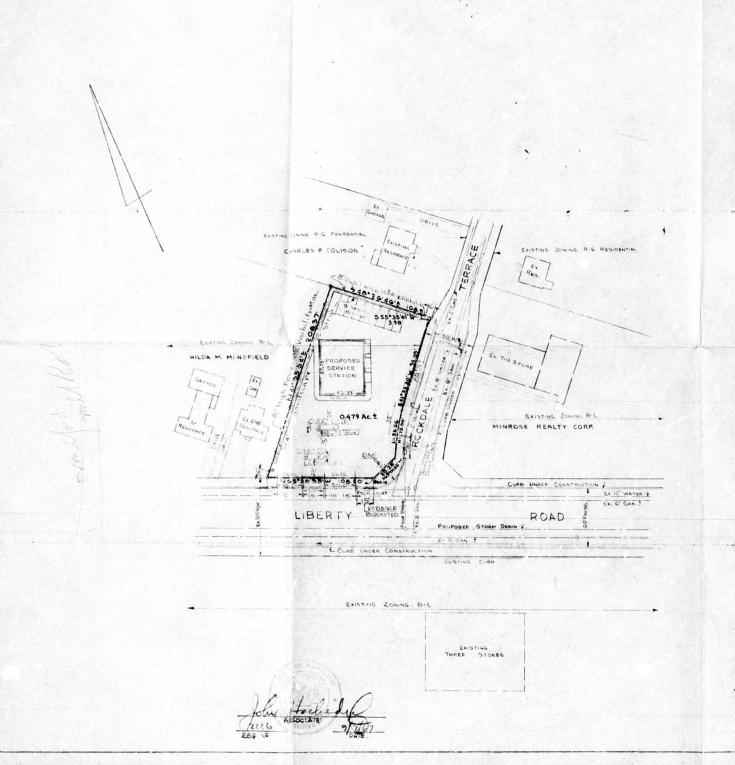
published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each

of____ one time day of ... November 19.7, the first publication

appearing on the 19th _day of ____Cotober

L. Leank Streeter

Cost of Advertisement, \$....





NOTE:

PRESENT ZONING B-L

PROPOSED ZONING B-L WITH SPECIAL

EXCEPTION FOR SERVICE STATION

\$VARIANCE FOR ENTRANCE LOCATION

AND TOTAL FRONTAGE REQUIREMENTS

AREA OF SITE - 20,850 50 FT +

LAND SCAPE AREA - 1.160 50 FT +

GE DENOTES SHELDED LIGHT & HIGH

DENOTES FUMP - 1 NOZZLE

#68-105RXA

MAP
2-B
WESTERN
AREA

BALTIMORE COUNTY, MD. SCALE: 1"-50" ELECTION DISTRICT Nº 2 RXA DATE: MAY 1, 1967 Revised Aug 20, 1967 Revised Sept 7, 1967

GEORGS WILLIA & STEPPENS, JR.

Mento

REVISED PLANS
OFFICE COPY