Re: Petition for Reclassification: from R-40 to B-1. Zone; Redistricting to a C. R. Dis-trist and Special Exception for Automotive Service Sta-tion - N/S Deer Park Road 500' Before SEI.1-L Zoning Commissioner 12-K Berrymans Lane, 4th Dist. e County CR. DIST Warren L. Landes, et al, 68-180-RX The petitioners have requested reclassification of the subject property from an R-40 Zone to a B-1. Zone, redistricting from an undistricted area to a C, R, District and a special exception for an automotive service station. Due to the change in the area of the property the reclassi-As the requirements of Section 259, 2-A have been met the C. R. District should be granted. The petitioner has met the requirements of Section

station are granted. The plot plan for the development of said property subject to approval of the Bureau of Public Services and the Office (Planning and Zoning.

station should be granted.

R is this day of February, 1968, by the

Zoning Commissioner of Battimore County, ORDERED that the
herein described property or area should be and the same is hereby
reclassified from an R-44 Zone to a B-1. Zone; redistricting to
a C. R. District and a special exception for an automotive service

103. 3, therefore, the special exception for an automotive service station should be granted.

Zoning Commissioner of

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

FOR FILING

ER RECLIVED F

OFDE

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

Your petition has been received and accepted for filing this 7.19

> Some John G. Rose

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Petitioner's Attorney

68-180 RRX

CERTIFICATE OF POSTING

1/1t	-	
District 7	1 31 01	Date of Posting 1-20-65
Posted for Hestatric	lung - Neclassihentica	Date of Poeting 1-20 65
Petitioner LUASE	on L. Langes	
Location of property:	of Deer Phra Id	500 Sof Bengmans Lane
Location of Signa: 65	Sof Berrymans A	LONE ON N/S of Sher Pork R.
Remarks:	, a., , a., , A., , , , , , , , , , , , , , , , ,	
Posted by 716	LeerL	Date of return: 1-25-65

(3) Sugar

PETITION POR ZONING RE-CLASSIFICATION *68-180 RX AND/OR SPECIAL EXCEPTION

3

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#1576 2.7.20

\$ 68-180 RX

MAP

eL-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Melba I. Landes and Melba I. Landes and
I. or weWarren L. Landes
I. or weWarren L. Landes
I. or weWarren L. Landes
Lande NW-12-K BL zone; for the following reasons:

There was a mistake in the original zoning and/or the character of the neighborhood has changed to such an extent that a re-class-lifeation is justified.

One 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 an Automotive Service Station .

Property is to be posted and advertised as prescribed by Zoning Regulat

I, or we, agree to pay expenses of above re-classification 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

Mella J Lander Logal Owner Centract purchaser Address Ranhalls trung me . ddress --

Protestant's Attorney James D. NolanPetitioner's Atto Address 204 W. Pennsylvania Avenue, 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of Shuary 196 8, that the subject matter of this petition be advertised, as

#68-150 EX

217168 30yr

SESCRIPTION OF PURCEE FOR

SPECIAL EXCEPTION FOR AUTOMOTIVE SERVICE STATION

The case of point in the control of the control in the control in the case of the case of

The state of the s 7 J. 25.62 to the point of seginning containing core or less.

Servis, and emerging, however the served of last previously convert Special Fourier for a service entries and described in a partie of the service entries and described in a last service service that the last service control to the Intel Country and the service control of the feet service of Baltimore Country Section 570 south of last country in the service country 100 and the country Indian Intel® country 100; made not service 100 and the country Indian Country 100 and the country



a statement of the same same and there are con-

BALTIMORE COUNTY OFFICE OF PLANHING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 12104

SUBJECT: Petition for Re-classification from R-Mg to 8L, and for Josefal Exception for Automotive Enrice Station and a ER District, for Marran L, Landas, et ux, located on the N/S of Dear Park Rd., South of Berryman's Lane 4th District (Itom 62, January 2, 1968)

The Zoning Advisory Committee has reviewed the subject petition and has lowing comments to offers

SUREAU OF ENGINEERING:
Public utilifies are not available.
Road - Deer Park Road is to be developed as a minimum 40' road on a 60' R/W.

SUREAU OF TRAFFIC ENGINEERING: Plan as shown seems to be satisfectory, providing that entrances to Geer Park Rd.

STATE ROADS COMMISSION: Since there are no State roads involved this office has no comment.

HEALTH DEPARTMENT:
Prior to approval of building applications for the retail stores a complete
soil evaluation must be conducted to determine the suitability of the soil for
underground sewage disposal.

<u>TOWING AUGUSTRATION DIVISIONS</u>
If the patition 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 agroved plan.

The above comments are not intended to indicate the appropriateness of the zoning action requestly but to assure that all parties are made earn of plans or of intended to the above the a

Project Planning Division Bureau of Fire Prevention Building Engineer Board of Education

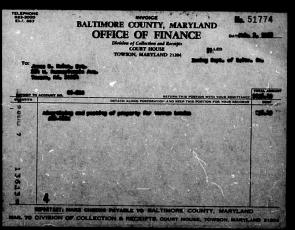
very truly yours

JAMES E. DYER, Principal Zoning Technician

cc: Carlyle Brown-Bur. of Engr.; C. Richard Moore-Bur. of Traff. Engr.; John Mayers-State Roads Comm.; Nm. Greenwelt-Hoalth Dept.

51723 BALTINGRE COUNTY, MARYLAND OFFICE OF FINANCE COURT HOUSE

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



BAL MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date January 26, 1968

FROM. George E. Gavrelis, Director of Planning

NAMECT. Retition foR-180-RX. North side of Deer Park Road 500 feet South of Berrymans time. Patition for Refutricting from Unditricted to C.P. District.

Patition for Reclassification from R-40 to B.L.

**Retition for Special Exception for an Automotive Service Station.

Warren L. Lanes - Petitioner

4th District

HEARING: Wednesday, February 7, 1968 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the

- 1. In its recommendations to the County Council with respect to the mapping In its recommendations to the County Council with respect to the mapping of zoning districts, the Planning Board has proposed that the commercially zoned portion of the subject prosperty be classified as or C.R. District.

 This recommendation was made in view of a prospective enlargement of commercial facilities here provide additional tental shapping apportunities for the general ones. Should more of the tract be commercially zoned, we believe that it would be appropriate to classify that portion of the tract as a C.R. District – provided that the County Council acts first to designate the smaller area as a C.R. District.
- Although we are in syngathy with the notion c enlarged commercial
 development here, we do not believe that commercial zoning should be
 extended over the entire tract. Certain portion are to be devoted to packing one should remain within the residential
 classification; the parking could be allowed under a use permit.
- The petitioner is requesting a special exception for a service station on an individual site. If the service station were to be developed as an integral part of the indicated shapping center (with interior access only), no special exception would be needed. We would parter to see integral development.

GEG:bms

A Proposition of the Proposi

N 41 degrees 47° E, to the point of begin-ind containing 3.5712 more or less. and excepting from the 1 B. L. rouling only the parcel of land prev-ned B. L. and des-a petition, known as

OFFICE OF HE BALTIMORE SOUNTIAN

Consider and while Balliane Landers and will be Balliane Landers and while Landers a

CERTIFICATE OF PUBLICATION

THE IS TO CEPTIFY that the appeared advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towron, Baltimore County, Md., once in each of one time movements weeks before the 7th day of Tel Fary 1958, the first publication appearing on the 18th day of January 19.58.

THE JEFFERSONIAN,

D. Frank souther

Cost of Advertisement, \$.....

NOTES CONCERNING SERVICE STATION AREA REQUIREMENTS: 1 - Dispenser Island with 3 - Single Disp. Pumps to Serve 3 Cars at a Time
Total Servicing Spaces = 3 -5 28" 03" E 11.89" Total Servicing Spaces — 3
Total Servicing Bays — 3
Total: Bays 6 Spaces — 3
Total: Bays 6 Spaces — 6
She Area Required: Total Bays 6 Spaces × 1500 sq.ft. = 9000 sq.ft.
Proposed Ancillany and Combination Uses — None
TOTAL AREA REQUIRED — 9000 Square Feet
TOTAL AREA PROVIDED = 53:131 Square Feet ACCESS POINTS: Number of Criveways on Front Street = 2 Times 65 = 130' Required Width Actual Site Width = 178.62' Actual Site Width = 10.62 LANDSCAPING: LANDSCAPING: Area @ = 600 Square Feet | Total 8025 sq.ft. = 24% of Tract Area @ = 625 Square Feet | 5% of Tract = 1650 sq.ft. Qrea @ = 5800 Square Feet | Dandscaping Consists of Deciduous Trees and Evergreen Shrubs in 1981 NS: PARKING: Parking Spaces Required @ 3 Spaces per Bay = 9
Parking Spaces Provided = 12 II PARKING SPACES NOTE: Courses and distances shown hereon are according to deeds and do not imply a recent survey. 13 PARKING SPACES A. LEGEND Limit of Proposed B.L. Zone 6 @ 80' - 180' Limit of Proposed Special Exception DENSITY CALCULATIONS Gross Area of Tract: 3. 5711 A. = 3.5711 A.±
3.05 A.±
3.05 A.± -R-40
D.3444 A.± -B.L. with
Special Exception
3.5711 A.±-B.L. Including
0.7606 A.±w/Spec.Except.
3.3711 A.+ C.R.
Residence and Service Net Area of Tract: Existing Zaning: Existing B.L. Zoning, PROPOSED CONSTRUCTION Proposed Zoning Proposed District: Existing Use: Proposed Use: Service Station and Service Station and Retail Trade 63 spaces including 9 saces for Jervice Station 66 Spaces Including 12 Spaces for Services Station 10-180 Parking Required Parking Provided: OFFICE COPY Berrymons Lane MAP #4 PROPOSED ENTRANCES SEL.I-C DEER NW-13-K ROAD PLAT SHOWING PROPERTY IN PETITION FOR ZONING RECLASSIFICATION CR-PI Existing Zoning: R-40 FROM R-40 TO B.L. ZONE WITH SPECIAL EXCEPTION DEER PARK ROAD NEAR BERRYMANS LANE 4 TH ELECTION DISTRICT BALTIMORE COUNTY, MD. OWNED BY WARREN L. LANDES AND MELBA I. LANDES, WF. OTG 4559-462 SCALE: 1"= 50' 3 NOVEMBER 1967

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