

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned legal owner... 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to... zone; 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...

two (2) 12' x 25' illuminated advertising structures

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

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 County.

Contract... Address... Legal Owner

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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioners proved... the zoning of the... subject property... and met the requirements of Section 502.1 of the Baltimore... County Zoning Regulations, the reclassification should be had and the special... exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 1968, that the herein described property or area should be and the same is hereby reclassified, from a... zone to a... zone and a Special Exception for a... should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Safety and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 1968, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain... zone; and/or the Special Exception for... be and the same is hereby DENIED.

MICROFILMED

DESCRIPTION OF PROPERTY  
R-10 TO BR  
WEST SIDE YORK ROAD  
200 WEST NORTH GALLOWAY AVENUE  
8th DISTRICT  
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the west side of York Road 220 feet measured northerly from the intersection of said York Road and Galloway Avenue, thence continuing northerly and binding on the west side of York Road north 12 degrees west 211.27 feet, thence leaving said York Road north 33 1/2 degrees west 54 feet, thence north 12 degrees east 165 feet, thence north 8 1/2 degrees east 41 feet, thence north 11 degrees 12 minutes east 10 feet, thence south 79 degrees 45 minutes east 222.33 feet to the west side of York Road, the place of beginning, containing 1.13 acres of land, more or less.

Being the property described in the deed from the A. Radwin, et al, to Augustine J. Muller, dated January 12, 1948, and recorded among the Land Records of Baltimore County in Liber 622 No. 148, folio 230.

DESCRIPTION OF PARCEL FOR WHICH SPECIAL EXCEPTION IS REQUESTED  
TWO (2) 12' x 25' ADVERTISING STRUCTURES

Beginning at a point on the west side of York Road 220 feet measured northerly from the intersection of said York Road and Galloway Avenue, thence continuing northerly and binding on the west side of York Road north 12 degrees west 211.27 feet, thence leaving York Road north 33 1/2 degrees west 54 feet, thence north 12 degrees east 165 feet, thence north 8 1/2 degrees east 41 feet, thence north 11 degrees 12 minutes east 10 feet to the beginning.

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

TO: Specialty Advertising Corp. of Md.  
3800 Washington Ave.  
Baltimore, Md. 21211

Advertising and posting of property for Augustine J. Muller  
68-274-R

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION  
8th DISTRICT

ZONING: From R-10 to B.R. Zone  
Purpose: For Special Exception for two (2) 12' x 25' illuminated advertising structures and posting on the west side of York Road north 12 degrees west 211.27 feet, thence leaving York Road north 33 1/2 degrees west 54 feet, thence north 12 degrees east 165 feet, thence north 8 1/2 degrees east 41 feet, thence north 11 degrees 12 minutes east 10 feet, thence south 79 degrees 45 minutes east 222.33 feet to the west side of York Road, the place of beginning, containing 1.13 acres of land, more or less.

DATE & TIME: Wednesday, May 21, 1968 at 10:30 A.M.  
PUBLIC HEARING: Room 104 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By ORDER OF:  
ZONING COMMISSIONER OF BALTIMORE COUNTY

THE JEFFERSONIAN  
Manager

Cost of Advertisement, \$...

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

Mr. Augustine J. Muller  
2123 Fair Lane  
Timonium, Maryland 21093

Dear Sirs:  
The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF ENGINEERING:  
Water - Existing 12" and 30" water in York Road.  
Sewer - Existing 8" sanitary sewer in York Road approximately 150' south of this site.  
However, due to the presence of rock this system has been constructed quite shallow and may necessitate the use of pumps to serve the area in question.  
Adequacy of existing utilities to be determined by developer or his engineer.  
Storm Drain - The existing storm drain on this site should be shown on the plan along with method to be utilized to convey this drainage through the property.

BUREAU OF TRAFFIC ENGINEERING:  
A change from R-10 to BR would increase the trip density considerably. The traffic volume on York Road is presently at capacity. There is no plan for improvement at the present time. York Road along this section is in the State Roads Commission 20 road study; however, a date for construction, or construction plans have not been set.

ZONING ADMINISTRATION DIVISION:  
If the subject reclassification is granted complete plans indicating grading and use of the property together with entrances to be required prior to a building permit being issued. The storm drain plan required in the Bureau of Engineering comments should be submitted to this office prior to a hearing date being assigned. If you have any questions concerning this matter please do not hesitate to contact the writer, or Mr. Carlyle Brown in the Bureau of Engineering.

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  
Health Department  
Bureau of Fire Prevention  
State Roads Commission  
Building Engineer  
Board of Education  
Industrial Development

Very truly yours,  
James E. Dyer  
Zoning Supervisor

JED:jd  
cc: Carlyle Brown-Bur. of Engrs.; C. Richard Moore-Bur. of Traffic Engr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 10, 1968

FROM: George E. Cavellis, Director of Planning

SUBJECT: Petition #68-274-RX. Reclassification from R-10 to B.R. Special Exception for two (2) 12' x 25' illuminated advertising structures. West side of York Road 220 feet North of Galloway Avenue. Being the property of Augustine J. Muller.

8th District  
HEARING: Wednesday, May 22, 1968 (10:30 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. Reclassification as requested would be an extension of strip-commercial zoning. It has been the policy of the Planning Board not to extend strip-commercial zoning unless such extension fills in a gap between two portions of a strip. Instead it has been recommended - and is recommended now - that the ends of commercial strips be provided with transitional zoning, specifically B.A. zoning. If B.A. zoning were granted here, relief could be provided by authorizing the construction of an office building under a special exception.
2. Since we are opposed to B.R. zoning of the subject property, we are opposed, also, to the construction of billboard on this property.

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

TO: Specialty Advertising Corp. of Md.  
3800 Washington Ave.  
Baltimore, Md. 21211

Advertising and posting of property for Augustine J. Muller  
68-274-RX

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
Mr. Augustine J. Muller  
2123 Fair Lane  
Timonium, Maryland 21093

Your Petition has been received and accepted for filing this... day of... 1968.

John G. Rose  
Zoning Commissioner

Petitioner: Augustine J. Muller  
Petitioner's Attorney: Reviewed by James E. Dyer, Chairman of Advisory Committee

OFFICE OF THE TOWSON TIMES  
724 York Road  
Towson, Md. 21204

May 9, 1968

THIS IS TO CERTIFY that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore Co. was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one... day of May, 1968, that is to say,

May 2, 1968.

STROMBERG PUBLICATIONS, Inc.  
Publisher.

By Ruth Morgan

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
TOWSON, MARYLAND

District: 8th  
Posted for: Special Exception - Reclassification  
Postman: A.J. Muller  
Location of property: W/S of York Rd - 220' N. of Galloway Ave.  
Location of signs: 260' N. of Galloway Ave. on W/S of York Rd.  
Remarks: [Signature]  
Posted by: [Signature]  
Date of return: 5/16/68