

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Satyr Hill Corporation
Jerome J. Gebhardt, Principal 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 INDUSTRIAL
zone, for the following reasons:

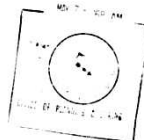
See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property for service garage
Property is to be posted and advertised as prescribed by Zoning Regulations.
I hereby 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.

Contract purchaser Satyr Hill Corp.
Address 3460 Wilkens Ave., Baltimore, Md. 21229
Legal Owner
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 7th day
of May, 1968, 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 property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 12th day of June, 1968, at 10:00 o'clock
A.M.

Zoning Commissioner of Baltimore County.



Pursuant to the advertisement, posting of property, and public hearing on the above petition and
it appearing that by reason of the petitioner having proven change in the character
of the neighborhood of the subject property, also the petitioner having met
all requirements of Section 592.1 of the Baltimore County Regulations

Special Exception for a Garage, Service should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th
day of May, 1968, that the herein described property be reclassified from
an INDUSTRIAL zone to an INDUSTRIAL zone.

Special Exception for a Garage, Service should be and the same is
granted from and after the date of this order, subject to approval of the site plan by
Bureau of Public Services and in 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 reclassification should NOT BE HAD, and/or the Special Exception should NOT BE
GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day
of May, 1968, that the above reclassification 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 a INDUSTRIAL zone and/or the Special Exception for Garage, Service
be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

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

Warner G. Schoeler, Esq.,
6630 Baltimore National Pike
Baltimore, Maryland 21228
SUBJECT: Reclassification for a Special
Exception for service garage for
Jerome J. Gebhardt, located at
Satyr Hill Road 206 1/2 S of Joppa Road
9th District
(Item 174, May 7, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing 8" water in Satyr Hill Road
Sewer - The existing sewer line shown on this site is a private service to the
adjacent shopping center. Permission to serve this property from that line
must be obtained from both the shopping center and the Dept. of Permits &
Licenses.
Road - The relocated old Harford Road will intersect with Satyr Hill Road along
the frontage of this site. For details concerning the alignment proposed
for this road, it is suggested that the developer contact Mr. Jack Stum
of the Baltimore County Bureau of Engineering. Satyr Hill Road is to be
developed as a 40' road on a 40' R/W.

HEALTH DEPARTMENT:
Since public water and sewers are available this office has no comments.

BUREAU OF TRAFFIC ENGINEERING:
This office will review and make any necessary comments at a later date.

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

Very truly yours,

James E. Byrne
JAMES E. BYRNE
Zoning Supervisor

cc: Carlyle Brown-Bur. of Engr., William Greenwalt-Health Dept.; C. Richard Moorn-
Bur. of Traffic Engr.

TELEPHONE
823-3000
EXT. 387

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

No. 54371

DATE MAY 20, 1968

To: Satyr Hill Corp.,
3460 Wilkens Ave.,
Baltimore, Md. 21229
Zoning Dept. of Balto. Co.

QUANTITY	DEBIT TO ACCOUNT NO. 01-62	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
	DETAILS ALONG WITH PAYMENT AND KEEP THIS PORTION FOR YOUR RECORDS		
Petition for Special Exception #68-289-X			\$50.00

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

Warner G. Schoeler, Esq.,
6630 Baltimore National Pike
Baltimore, Maryland 21228
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

7th day of May, 1968.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Petitioner: Jerome J. Gebhardt

Petitioner's Attorney: Warner G. Schoeler, Esq. Reviewed by James E. Byrne
Chairman of
Advisory Committee

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOC. INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Application
Special Exception for Service Garage
Satyr Hill Shopping Center.

April 23, 1968

Beginning for the same at a point on the northeast side of Satyr Hill
Road, 60 feet wide, said point being distant 696 feet, more or less, measured
south along the east side of Satyr Hill Cutoff Road and Satyr Hill Road from
the centerline of Joppa Road, said point of beginning being also on the fourth
or North 31° 29' 00" East 219.70 foot line of that parcel of land described in a
Deed dated November 10, 1960 from Richard D. Ellis et al to Satyr Hill Corporation
and recorded among the Land Records of Baltimore County in Liber W.J.R. 3780
folio 277, thence binding on part of said fourth line North 31° 29' 00" East
86.11 feet, thence for a line of division South 58° 31' 00" East 147.04 feet to
intersect the first line in the above mentioned deed, thence binding on part of
said first line South 31° 21' 00" West 41.38 feet to the end thereof, thence
binding on part of the second line in said deed South 67° 15' 30" West 144.81 feet
to the northeast side of said Satyr Hill Road, thence northerly binding on the
northeast side of said Satyr Hill Road along a curve to the left with a radius of
475.00 feet for a distance of 95.45 feet, said curve being subtended by a chord
bearing North 9° 29' 27" West 95.29 feet to the place of beginning.
Containing 10,000 square feet of land more or less.

TELEPHONE
823-3000
EXT. 387

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

No. 54414

DATE June 12, 1968

To: Satyr Hill Corp.,
3460 Wilkens Ave.,
Baltimore, Md. 21229
Zoning Dept. of Balto. Co.

DEBIT TO ACCOUNT NO. 01-62

Advertising and posting of property
#68-289-X

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 11, 1968

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 before the 12th
day of June, 1968, the first publication
appearing on the 23rd day of May
1968.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

SATYR HILL CORPORATION

JEROME J. GEBHART, President
590 CRAYBROOK ROAD
COCKEYSVILLE, MARYLAND 21030

April 8, 1968

Mr. Jim Byrne
Zoning Department
Room 110
County Office Building
Towson, Maryland 21204

Dear Mr. Byrne:

Pursuant to your request, I am enclosing
a revised plat plan of the Goshgry Station
at Satyr Hill Shopping Center showing curb cut on
Satyr Hill Road.

I deeply appreciate your help in this
matter.

With kindest regards,

Very truly yours

Satyr Hill Corporation

Jerome J. Gebhardt
President

JJG/hd

Enc.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 31, 1968

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Petition # 68-289-X, Special Exception for Garage, Service,
Northeast side of Satyr Hill Road 696 feet south of Joppa Road,
Satyr Hill Corp.

9th District

HEARING: Wednesday, June 12, 1968 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed
the subject petition. The petitioner's plan, however, provides insuff-
cient information for us to comment positively or negatively with
respect to the proposal for a service garage. If it should be decided
to grant the subject petition, we request that the grant be conditioned
upon approval of the final site plan by this office.



ORIGINAL

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 May 27, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week to wit: the 27th day of May, 1968, that is to say, the same was inserted as the issue of May 23, 1968.

STROMBERG PUBLICATIONS, Inc.

By: *Keith Morgan*

PETITION FOR SPECIAL EXCEPTION
The District
Zoning, Planning and Special
Use Commissions of Baltimore
County, Maryland, do hereby
certify that the annexed
advertisement of John G. Rose,
Zoning Commissioner of Baltimore
County, was inserted in THE
TOWSON TIMES, a weekly newspaper
published in Baltimore County,
Maryland, once a week for One
week to wit: the 27th day of May,
1968, that is to say, the same
was inserted as the issue of May
23, 1968.

144in

#68-284-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *9th* Date of Posting: *May 24, 1968*

Posted for: *Shawmut Hill, from 12, 1968 to 12, 1968*

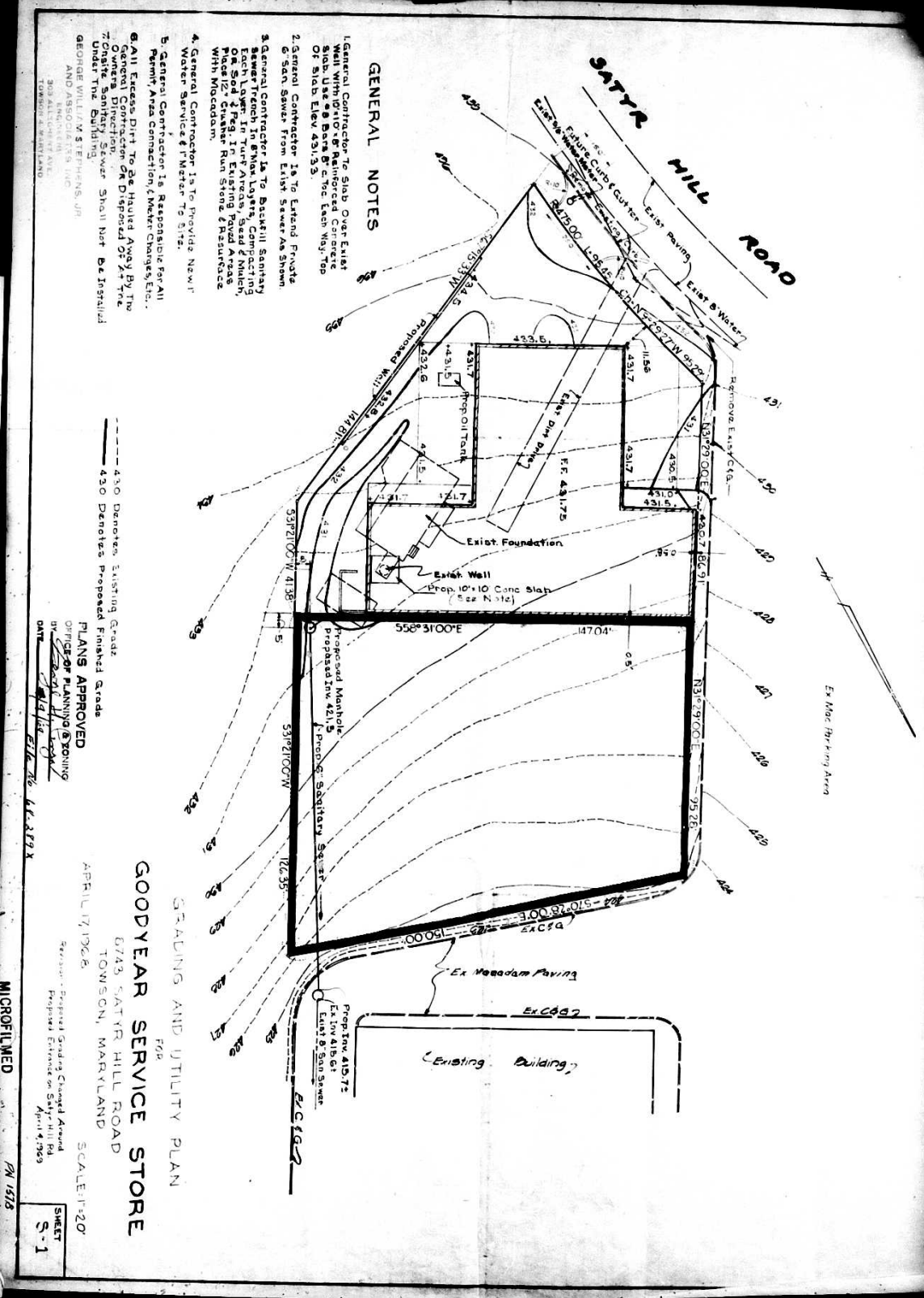
Petitioner: *Satyr Hill, Corp.*

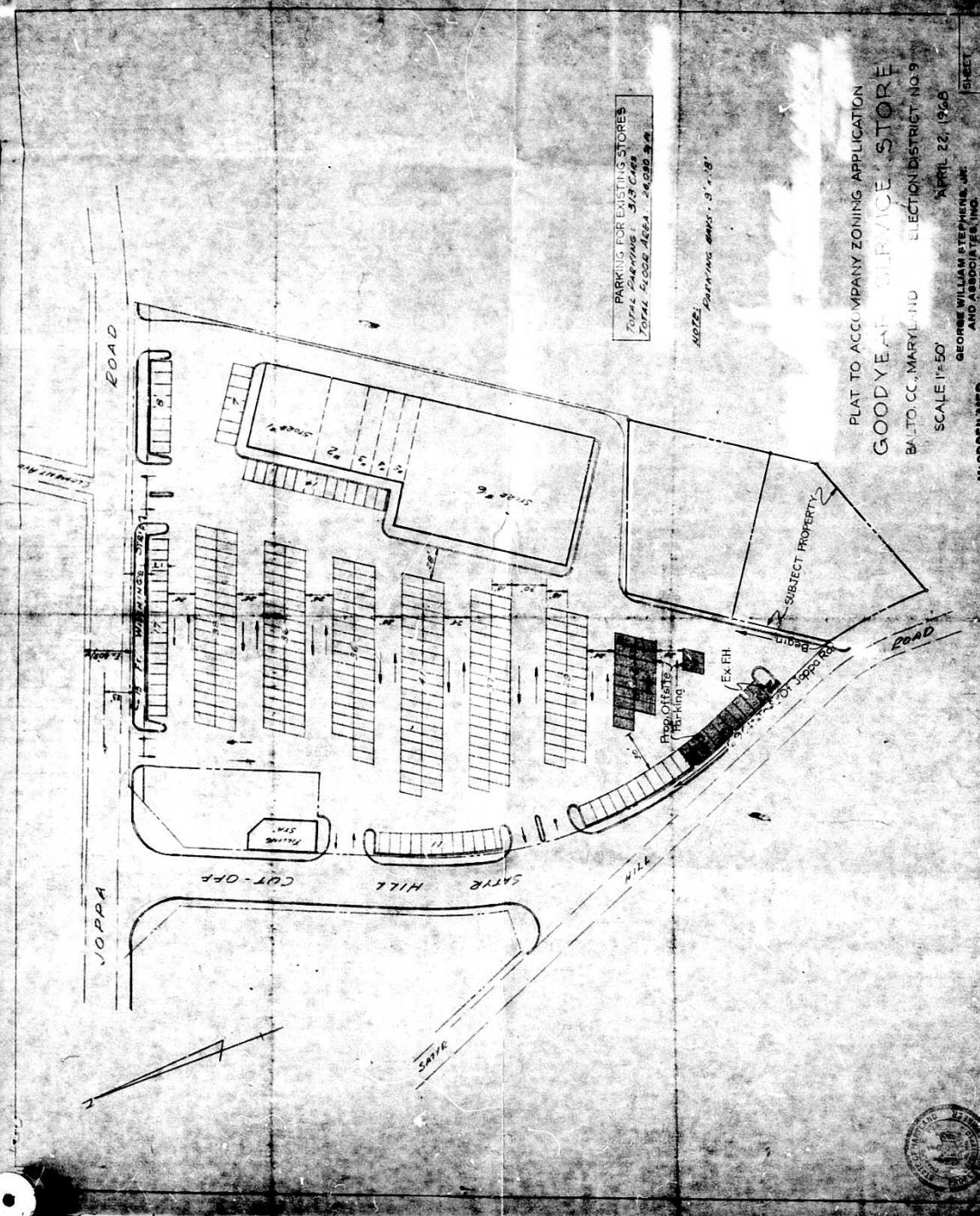
Location of property: *N.E. 1/4 of Satyr Hill, Block 176, S. of Joppa Rd.*

Location of sign: *144in. Right of Way, S. of Joppa Rd. & N.E. 1/4 of Satyr Hill, Block 176*

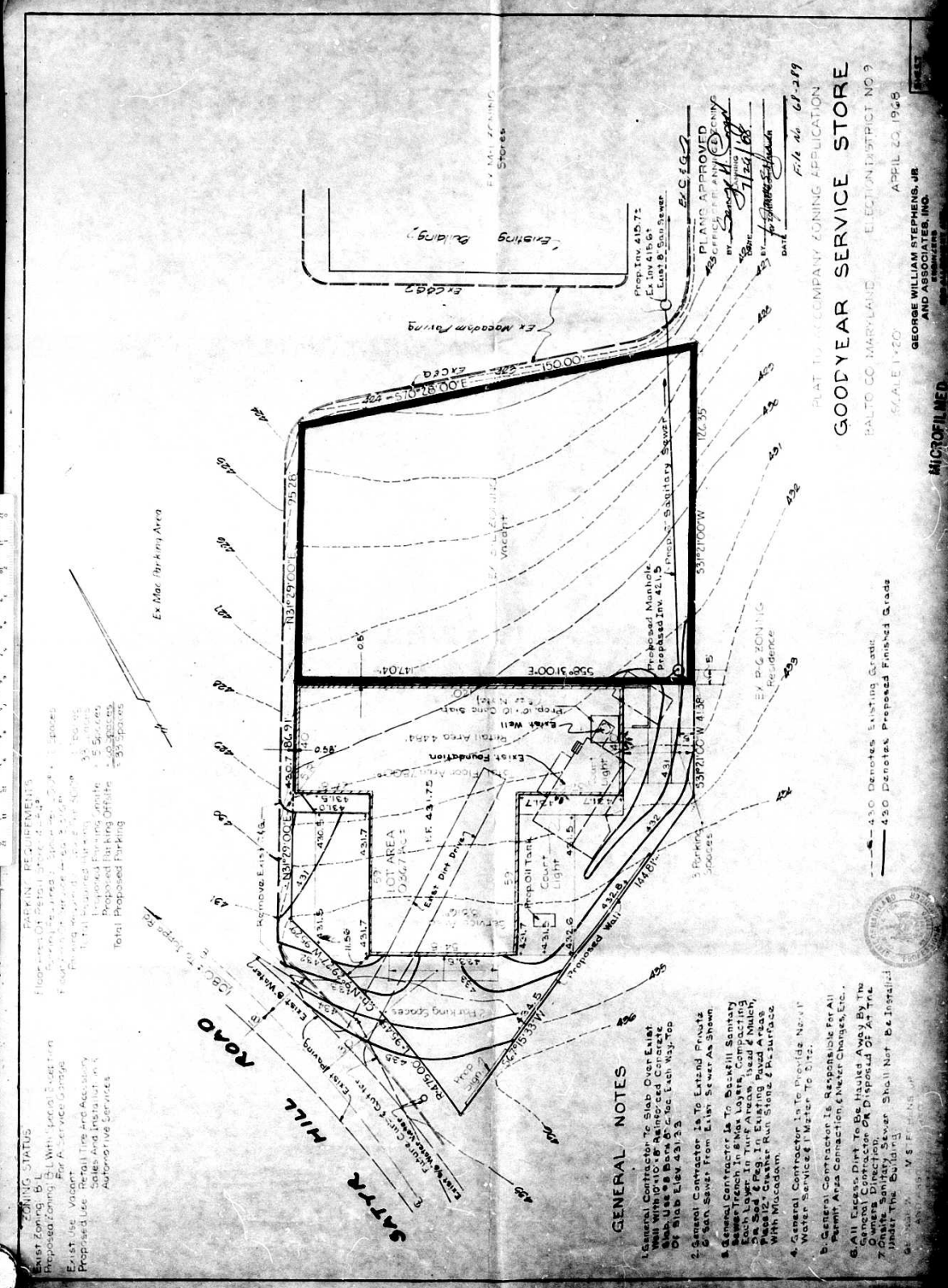
Remarks: *See Map*

Posted by: *David H. King* Date of return: *May 29, 1968*





PLAT TO ACCOMPANY ZONING APPLICATION
 GOODYEAR SERVICE STORE
 BALTO CO., MARYLAND ELECTION DISTRICT NO. 9
 SCALE 1"=50'
 APRIL 22, 1968
 GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 200 ALLEMANE AVE.
 THIRSON & CAPTAIN

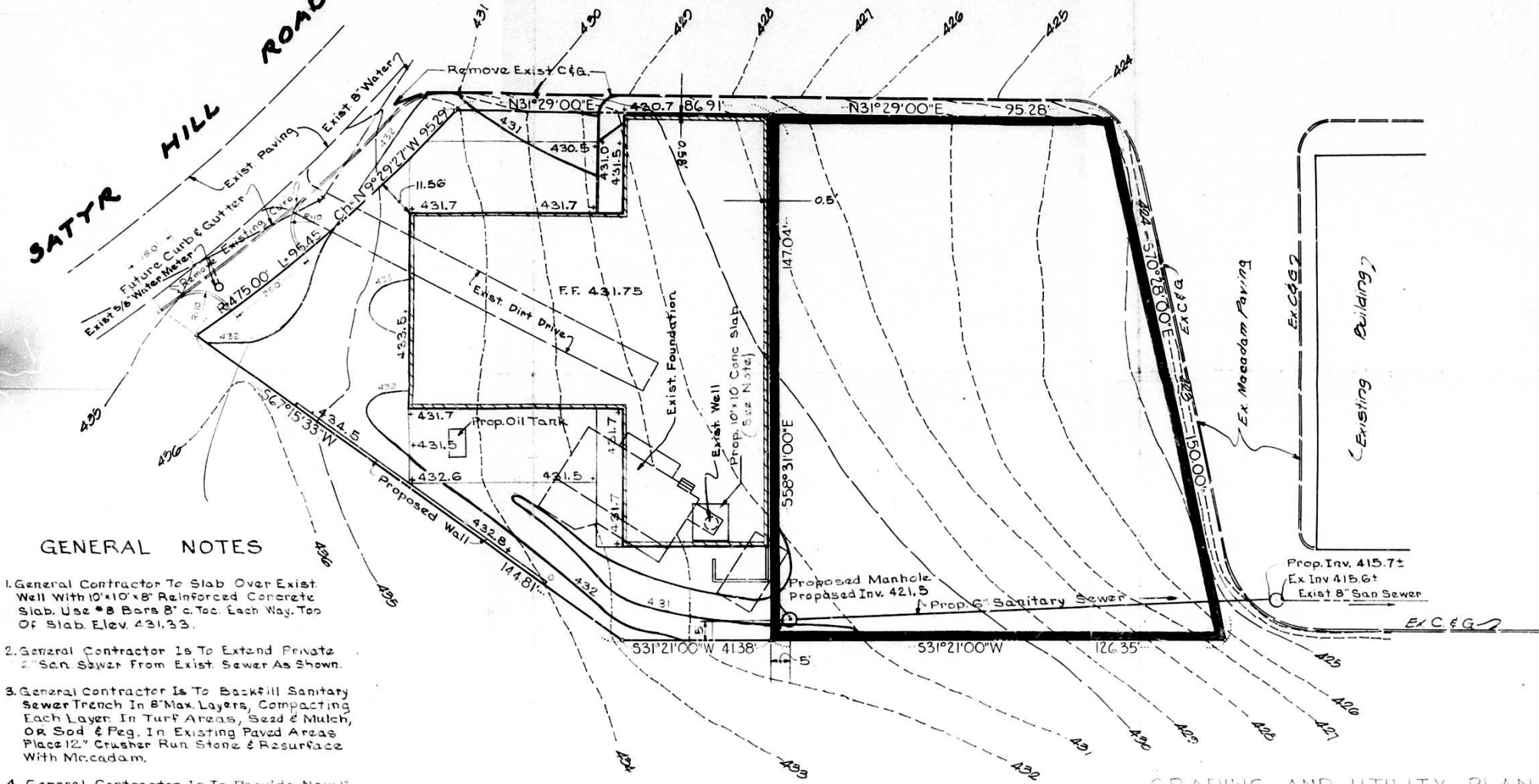


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 THIRSON & CAPTAIN

68-289

SATYR HILL ROAD

Ex Mac Parking Area



GENERAL NOTES

1. General Contractor To Slab Over Exist. Well With 10"x10"x8" Reinforced Concrete Slab. Use #8 Bars 8' c.Toc. Each Way. Top Of Slab Elev. 431.33.
2. General Contractor Is To Extend Private 6" San Sewer From Exist. Sewer As Shown.
3. General Contractor Is To Backfill Sanitary Sewer Trench In 8" Max. Layers, Compacting Each Layer. In Turf Areas, Seed & Mulch, OR Sod & Peg. In Existing Paved Areas Place 12" Crusher Run Stone & Resurface With Macadam.
4. General Contractor Is To Provide New 1" Water Service & 1" Meter To Site.
5. General Contractor Is Responsible For All Permit, Area Connection, & Meter Charges, Etc.,
6. All Excess Dirt To Be Hauled Away By The General Contractor OR Disposed Of At The Owners Direction.
7. Onsite Sanitary Sewer Shall Not Be Installed Under The Building.

--- 430 Denotes Existing Grade
 — 420 Denotes Proposed Finished Grade

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *George H. [Signature]*
 DATE: 4/9/68

GRADING AND UTILITY PLAN
 FOR
GOODYEAR SERVICE STORE
 8743 SATYR HILL ROAD
 TOWSON, MARYLAND

APRIL 17, 1968

SCALE: 1"=20'

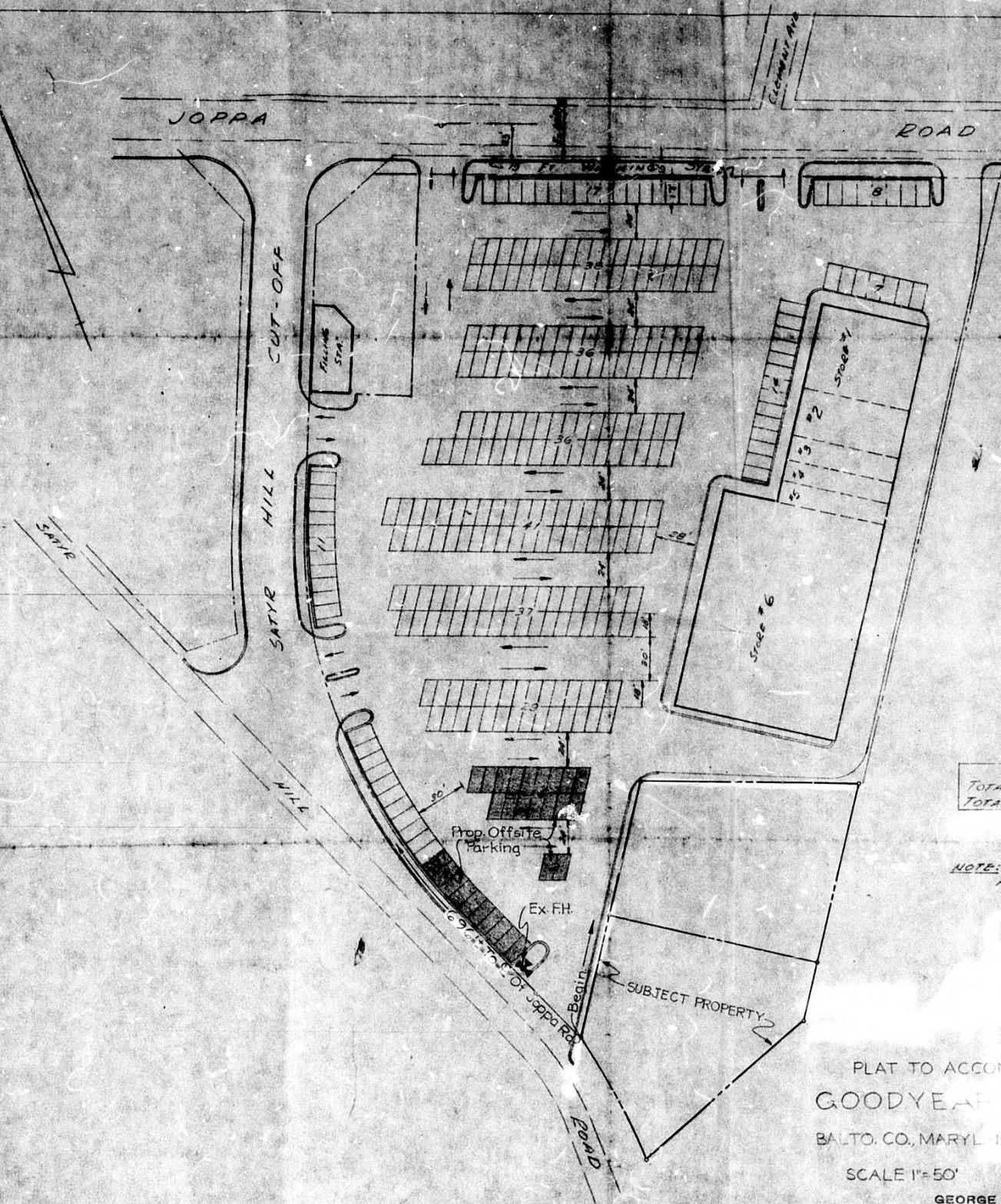
Revision - Proposed Grading Changed Around
 Proposed Entrance on Satyr Hill Rd.
 April 4, 1969

SHEET
S-1

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 301 E. BALTIMORE AVE.
 BALTIMORE, MARYLAND

File No 68-289X

PN 1578



PARKING FOR EXISTING STORES
 TOTAL PARKING: 313 CARS
 TOTAL FLOOR AREA: 28,090 Sq. ft.

NOTE:
 PARKING BAYS - 9' x 18'

PLAT TO ACCOMPANY ZONING APPLICATION
 GOODYEAR SERVICE STORE

BALTO. CO., MARYLAND ELECTION DISTRICT NO. 9

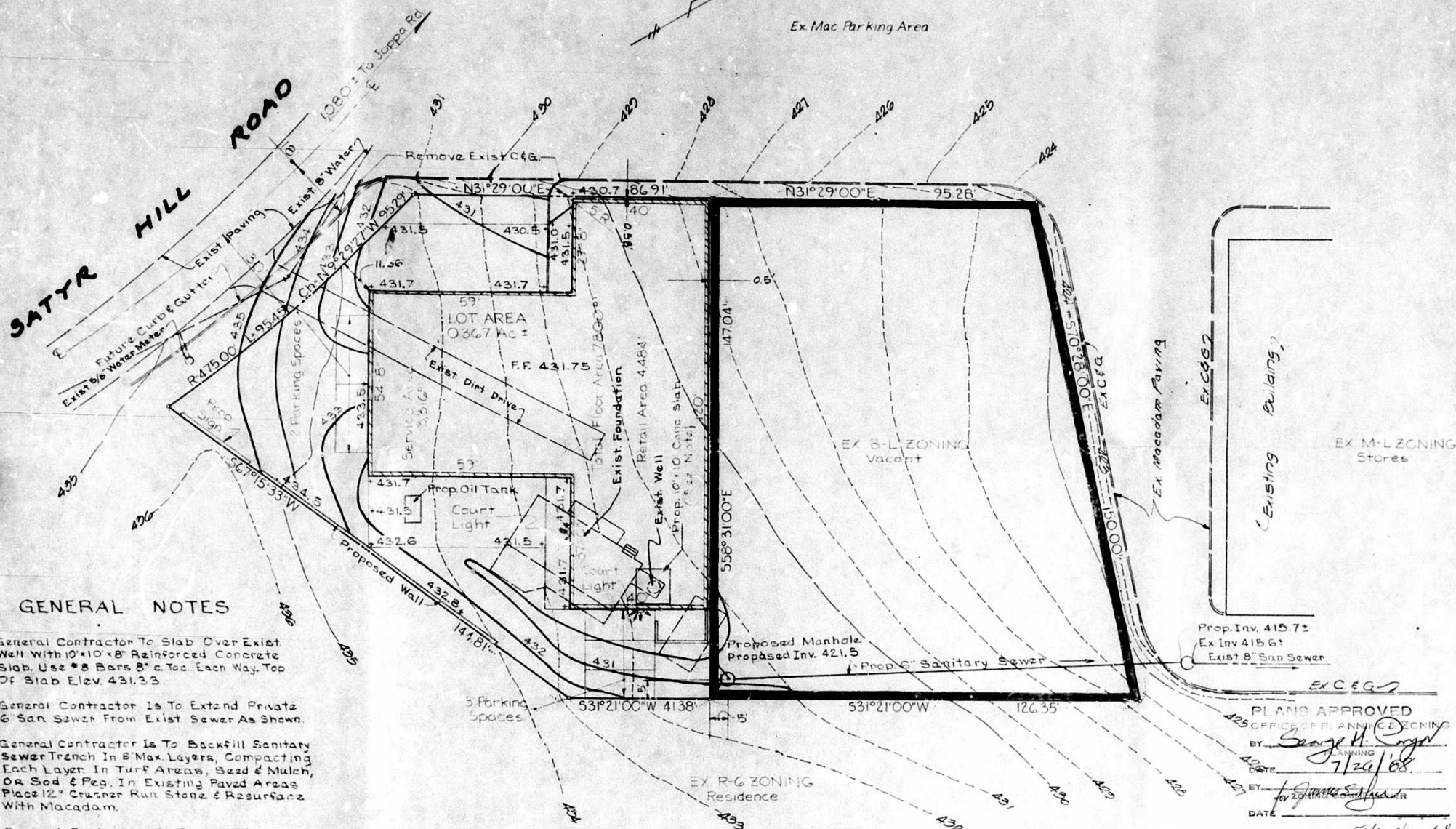
SCALE 1"=50' APRIL 22, 1968

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHENY AVE.
 TOWSON 4, MARYLAND



ZONING STATUS
 Exist Zoning: B-1
 Proposed Zoning: B-1 With Special Exception
 For A Service/Garage
 Exist Use: Vacant
 Proposed Use: Retail Tire And Accessory
 Sales And Installation &
 Automotive Services

PARKING REQUIREMENTS
 Floor Area Of Retail Store: 4,484 sq ft
 Parking Required (1 Space Per 200 sq ft) = 22 Spaces
 Floor Area Of Service Area: 3,516 sq ft
 Parking Required (1 Space Per 300 sq ft) = 11 Spaces
 Total Required Parking = 33 Spaces
 Proposed Parking Onsite = 5 Spaces
 Proposed Parking Offsite = 28 Spaces
 Total Proposed Parking = 33 Spaces



GENERAL NOTES

1. General Contractor To Slab Over Exist Well With 10"x10"x8" Reinforced Concrete Slab. Use #8 Bars 8" c/c Each Way. Top Of Slab Elev. 431.33.
2. General Contractor Is To Extend Private 6" San. Sewer From Exist Sewer As Shown.
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GEORGE W. STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHENY AVE.
 TOWSON 4, MARYLAND



--- 430 Denotes Existing Grade
 ——— 430 Denotes Proposed Finished Grade

PLAT TO A COMPANY ZONING APPLICATION
GOODYEAR SERVICE STORE

BALTO CO, MARYLAND ELECTION DISTRICT NO 9

SCALE 1"=20'

APRIL 20, 1968

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHENY AVE.
 TOWSON 4, MARYLAND

SHEET
 OF 2