

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Ottor J. Stryhn and Helen A. Stryhn
I, or we, and Helen A. Stryhn, legal owners, 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 R-10 zone to a C-2A-D-15-F zone;

- and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for the following reasons:
1. Because of error in the classification of this property at the time of the adoption of the existing Land Use Map.
 2. Because of changes in the character and uses of the neighborhood since the adoption of the existing Land Use Map.
- And for a variance from section 405.4.B.3.a to permit side yard fences to be situated forty-two (42) feet from the street right of way line, instead of six (6) feet as required in said section; pursuant to the provisions of section 405.4.B.3.b.

The 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 the following reasons:

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.

HESS OIL & CHEMICAL CORPORATION

Contract purchaser
Address 6200 Pennington Avenue
Baltimore, Maryland

Ottor J. Stryhn
Helen A. Stryhn
Helen B. Reier
Legal Owner
Address 9713-15 York Road
Cockeysville, Maryland

Lewis L. Fleury, Petitioner's Attorney
Protestant's Attorney

Address 305 W. Chesapeake Ave., Towson, Md. 21204
825-9200

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of March, 1969, that the subject matter of this petition be advertised, as 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 County, on the 21st day of May, 1969, at 10:00 o'clock.

By *[Signature]*
Zoning Commissioner of Baltimore County.

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Ottor J. Stryhn and Helen A. Stryhn
I, or we, and Helen A. Stryhn, legal owners, 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-districted, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to a C-2A-D-15-F zone;

- and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for the following reasons:
1. Because of error in the classification of this property at the time of the adoption of the existing Land Use Map.
 2. Because of changes in the character and uses of the neighborhood since the adoption of the existing Land Use Map.
- And for a variance from section 405.4.B.3.a to permit side yard fences to be situated forty-two (42) feet from the street right of way line, instead of six (6) feet as required in said section; pursuant to the provisions of section 405.4.B.3.b.

The 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 the following reasons:

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 zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

HESS OIL & CHEMICAL CORPORATION

Contract purchaser
Address 6200 Pennington Avenue
Baltimore, Maryland

Ottor J. Stryhn
Helen A. Stryhn
Helen B. Reier
Legal Owner
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By *[Signature]*
Zoning Commissioner of Baltimore County.

STATE OF MARYLAND STATE ROADS COMMISSION

300 West Madison Street
BALTIMORE, MD. 21201
March 12, 1969

Mr. John G. Rose, Zoning
County Office Bldg.
Towson, Maryland 21204

Re: Zoning Advisory Committee Meeting
March 11, 1969
Property Owner: Ottor J. Stryhn
Location: E/S York Road, 89' ± north
of W/S Park Avenue (Route 45)
8th district
Present Zoning: R-10
Proposed Zoning: BL, CSA district

Dear Mr. Rose:

There is an 80' Right of Way (80' from centerline) proposed for York Road which must be indicated on the plan. The curb must be located on the ultimate Right of Way line.

The entrance must be of a depressed curb type with 36" transitions.

The plan must be revised prior to a hearing date being assigned.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Mayers
Asst. Development Engineer

CLJ:EMk

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

3lyno
District: 8th
Date of Posting: April 30 - 69
Posted for: Henry W. May 21 1969 8:10 A.M.
Petitioner: Ottor J. Stryhn
Location of property: E/S York Road, 89' ± north of W/S Park Avenue
Location of Sign: 2 signs posted on York Rd. at 89' ± north of W/S Park Avenue
Remarks: None
Posted by: David H. New
Date of return: May 7, 1969

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 1, 1969
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 two issues, to-wit: before the 21st day of May, 1969, the 1969 publication appearing on the 1st day of May, 1969.

THE JEFFERSONIAN
L. Leach, Jr.
Manager

Cost of Advertisement, \$.....

THE TOWSON TIMES TOWSON, MD. 21204 May 7 1969

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 before the 7th day of May, 1969, that is to say, the same was inserted in the issue of May 1, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Bill Morgan

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

No. 62235
DATE: May 22, 1969

To: Messrs. Fleury and Lewis
305 W. Chesapeake Building
Towson, Md. 21204

Re: Zoning Dept. of Baltimore County

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	\$90.00	\$90.00
Advertising and posting of property for Ottor J. Stryhn, et al at 69-256-R		\$90.00

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

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

No. 62188
DATE: April 28, 1969

To: Messrs. Fleury and Lewis
305 W. Chesapeake Ave.
Towson, Md. 21204

Re: Zoning Dept. of Baltimore County

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	\$50.00	\$50.00
Postage for Redistricting, Redistricting & Variance for Ottor J. Stryhn, et al at 69-256-R		\$50.00

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

Louis L. Fleury, Esq.
305 W. Chesapeake Avenue
Towson, Maryland 21204
Item 205

March 24, 1969

FIRE DEPARTMENT:

Petitioner shall be required to comply with all Fire Department regulations pertaining to service garage.

STATE ROADS COMMISSION:

There is an 80' Right of Way (40' from center line) proposed for York Road which must be indicated on the plan. The back curb must be located on the ultimate Right of Way line.

The entrance must be of a depressed curb type with 35" transitions.

The plan must be revised prior to a hearing date being assigned.

ZONING ADMINISTRATION DIVISION:

In view of the comments by the Bureau of Traffic Engineering and the State Roads Commission, this office is withholding a hearing date until such time as the above comments are complied with and revised plans received.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING

TO: Mr. John G. Rose, Zoning Commissioner Date: May 9, 1969

FROM: George E. Cavallini, Director of Planning

SUBJECT: Petition #69-256 RA, Redistricting from Undistricted to C.S.A. District. Reclassification from R-10 to E.L. Variance to permit side yard fences to be situated 42 feet from the street right-of-way line instead of the required 6 feet. East side of York Road 83 feet north of Parks Avenue. Other J. Stryhn, et al, Petitioners.

8th District

HEARING: Wednesday, May 21, 1969 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to E.L. zoning together with a request for C.S.A. districting and a variance for a side yard setback. It has the following advisory comments to be taken with respect to pertinent planning factors:

The subject property is surrounded on all of its 3 sides by residential zoning. From a planning viewpoint, creation of commercial zoning here would create potentials for this property which are not consistent or in harmony with those of the adjoining properties. Similarly, commercial zoning here would adversely affect the use and enjoyment of neighboring properties for residential purposes. The Planning staff believes that creation of commercial zoning here outside of the context of a comprehensive plan would constitute spot zoning and such petitions should not be granted. Having objected to the commercial reclassification, we object to the request for C.S.A. districting and the variance.

GEG:dms

Re: Petition for Reclassification
from R-10 Zone to B-L Zone;
Undistricted Site to C.S.A. -
Variance from Sec. 405.4-B-2
of Zoning Regulations - E/S
York Road 83' N. Parks Ave.,
8th Dist., Ottar Stryhn,
Helen A. Stryhn and Helen B.
Reier, Petitioners

Before

Zoning Commissioner

Baltimore County

No. 69-256-
R-A

The petitioners are requesting changes in various zoning matters on the property on the east side of York Road 83' feet north of Parks Avenue, in the Eighth District of Baltimore County.

The first request is to rezone a portion of the property from an R-10 Zone to a Business Local Zone. Testimony revealed that there have been seven reclassifications within a 1600 foot area. This was substantiated by the zoning map, therefore, the reclassification should be granted.

The second request is to redistrict the site to a C.S.A. District. Since this district complies with Section 259.2-E (1) it should be granted. Under Section 405.2-A (2) a service station is permitted as a matter of right in a C.S.A. District.

The petitioners also requested a variance to Section 405.4-B-3-a to permit side yard fences to be situated forty-two feet from the street right-of-way line instead of the required six feet.

As strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners and the requested variance would give relief without substantial injury to the public health, safety, or general welfare, and in accordance with Section 405.10, the foregoing variance should be granted.

It is this 22nd day of May, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from R-10 Zone to E.L. Zone and that the herein described property or area should be and the same is re-districted from Undistricted to C.S.A.

E. F. RAPHEL & ASSOCIATES

Regional Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

page -2-
RESIDENCE 771-4592

OFFICE 725-3909

BEING Lots 13 thru 21 inclusive Sec. AA as shown on the plat #2 "TIMONIUM HEIGHTS" and recorded among the Land Records of Baltimore County in Liber WFC 7 Part 1 Folio 15.



E. F. RAPHEL
REG. PROF. LAND SURVEYOR 2246

E. F. RAPHEL & ASSOCIATES

Regional Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

February 26, 1969

RESIDENCE 771-4592

OFFICE 725-3909

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION LOTS 13 THRU 21 SEC. AA "TIMONIUM HEIGHTS"

BEGINNING for the same on the east Right of Way line of York Road as shown on the STATE ROAD COMMISSION OF MARYLAND Plat #24072 at a distance of 83' 1" northwesterly from the intersection formed by the east Right of Way line of York Road and the north Right of Way line of Parks Avenue said point being at the division line between Lot 21 and Lot 22, Section AA as shown on the Plat 2 "TIMONIUM HEIGHTS" and recorded among the Land Records of Baltimore County in Liber WFC 7 Part 1 Folio 15 running thence and binding on the east Right of Way line of York Road as shown on the STATE ROAD COMMISSION OF MARYLAND Plat #24072 and on Lots 21 thru 13 section AA inclusive as shown on the aforesaid Plat of "TIMONIUM HEIGHTS" as now surveyed N18°24'51"W 180.00' to the division line between Lot 15 and Lot 16 Section AA as shown on the aforesaid plat thence leaving the east Right of Way line of York Road and binding on the division line between Lot 12 and Lot 13 Section AA as shown on the aforesaid plat as now surveyed N71°35'09"W 126.00' to the centerline of a 12 ft. alley as shown on the aforesaid plat running thence and binding on the centerline of the 12 ft. alley with the use in common with other entitled thereto as now surveyed S18°24'51"E 180.00' to the division line between Lot 21 and Lot 22 Section AA as shown on the aforesaid Plat thence leaving the centerline of the 12 ft. alley and binding on the aforesaid division line between Lot 21 and Lot 22 Section AA as shown on the aforesaid plat of "TIMONIUM HEIGHTS" as now surveyed S71°35'09"W 126.00' to the place of beginning.

CONTAINING 0.5206 Acres of land more or less.

Louis L. Fleury, Esq.
305 W. Chesapeake Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this:

16th day of April, 1969.

JOHN G. ROSE,
Zoning Commissioner

Petitioner: Ottar J. Stryhn

Petitioner's Attorney: Louis L. Fleury

Reviewed by:

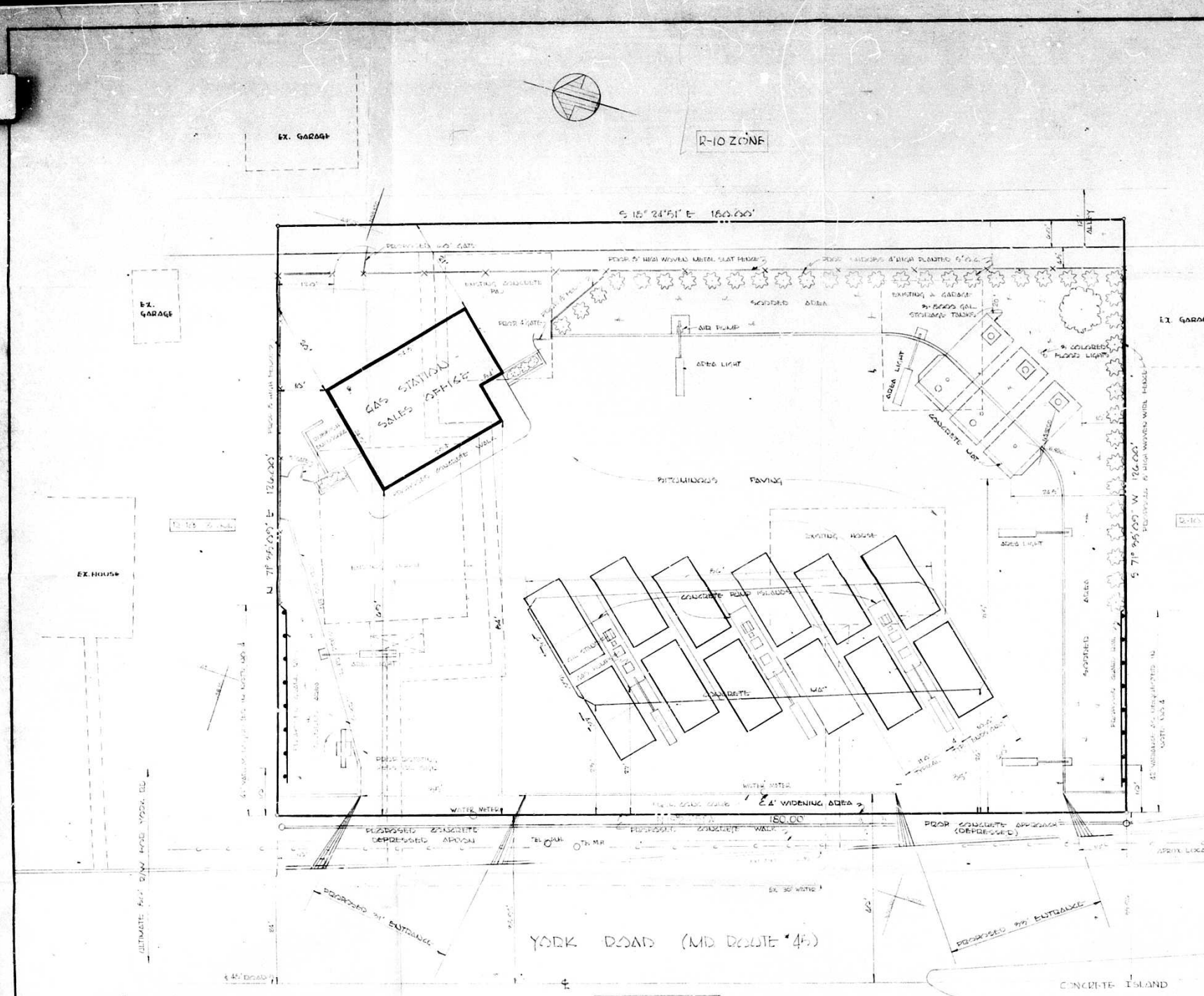
Chairman of
Advisory Committee

ORDER RECEIVED FOR FILING
DATE 5/23/69
BY JO HARRIS CLK

It is further ORDERED that a variance to permit side yard fences to be situated 42 feet from the street right-of-way line instead of the required 6 feet, should be granted.

The site plan is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

JOHN G. ROSE
Zoning Commissioner of
Baltimore County



GENERAL NOTES RELATIVE TO PHILL #46 - SECTION 405.4

A) SITE LAYOUT & EXISTING IMPROVEMENTS		
1. SITE DIMENSIONS	15,000' ±	21,000' ±
2. DRIVEWAY	10' ±	10' ±
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GENERAL NOTES:

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E.F. RAPHEL & ASSOCIATES
 registered land surveyor
 201 COURTLAND AVENUE
 TOWSON, MARYLAND

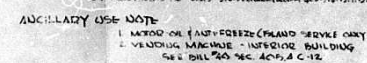
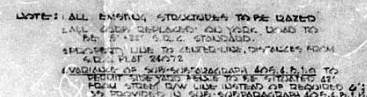
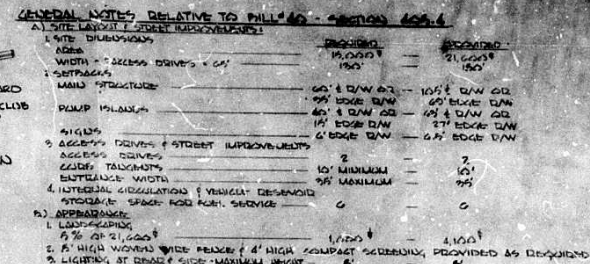


PLAT TO ACCOMPANY ZONING PETITION
HESS OIL & CHEMICAL CORPORATION
 FILED IN DISTRICT NO. 8
 SCALE: 1"=100'

APR 16 1969
 ZONING DEPARTMENT
 REVISED PLANS
 OFFICE COPY

#205
 #69-202 RA
 MAP
 #8
 SEC. 3-D
 NW-15-A
 BL-K
 CSA-DIST.
 Otter J. Styphen

JANUARY 27 1969
 DEN. 7-6-67 - VARIANCE - DIST. & ASS. NOTE
 DEN. 9-24-67 - 65 PET. COMMENTS



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY J. S. [Signature]
DATE 10/10/02
BY [Signature]
ZONING COMMISSIONER
DATE 10/11/02

PLAT TO ACCOMPANY BUILDING PERMIT APP
HESS OIL & CHEMICAL CORPORATION

RECEIVED - BOSTON
JAN 27 1969

DEN. SEC-1 - VARIOUS DISTRICTS
DEN. SEC-2 - AS PER COMMENTS
DEN. SEC-3 - BUREAU OF INVESTIGATION

SH.1-A

SH. 1-A

11-18-70