

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
We, John Carroll Fowle and Joseph Franklin Fowle, Executors of the Estate of John C. Fowle, deceased, of the County of Baltimore, Maryland, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an M-R to an NW-14-A.

Change in neighborhood
Change in area
Area in original zoning.

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... none

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

We 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
Address: 208 W. Pennsylvania Avenue
Townson, Maryland 21204
Legal Owner
Address: c/o Stengel & Askew
208 W. Pennsylvania Avenue
Townson, Maryland 21204
Petitioner's Attorney
Address: Townson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of July, 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 through out 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 14th day of August, 1969, at 10:00 o'clock.

[Signature]
Zoning Commissioner of Baltimore County

William G. Ulrich, Jr.
Registered Land Surveyor

13 FULLERTON HEIGHTS AVE. BALTIMORE, MD 21206

FOR THE PURPOSES OF ZONING ONLY

Beginning for the same on the west side of York Road (66 feet wide) at the distance of North 12 degrees 11 minutes west 370.00 feet from its intersection with the centerline of Timonium Road running thence and binding on the west side of York Road north 12 degrees 11 minutes west 185.00 feet thence leaving the York Road and running south 77 degrees 45 minutes west 234.00 feet thence running south 12 degrees 11 minutes east 186.66 feet thence running north 77 degrees 00 minutes east 234.00 feet to the place of beginning.

Being the same property which by deed dated June 6, 1967 and recorded among the land records of Baltimore County in Liber O.T.G. No. 4767 folio 104, was granted and conveyed by M. Lela Fowle to Asten Inc. a body corporate.



William G. Ulrich, Jr.

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore

SUBJECT: Item 304 - Revised Comments
Plan dated August 4, 1969
Property Owner: John C. Fowle, et al
York Road N. of Timonium Road
From MR to BR

Review of the revised plan indicates no change in previous comments.

[Signature]
C. Richard Moore
Assistant Traffic Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Gavelly, Director of Planning

SUBJECT: Petition #70-31-R. Reclassification from M.R. to B.R. Zone. West side of York Road 370 feet North of Timonium Road. John Carroll Fowle, et al, Petitioner.

8th District

HEARING: Thursday, August 14, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M.R. to B.R. zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. Studies by the Planning staff which are leading to recommendations for comprehensive rezoning of this portion of the County indicate the suitability of the subject tract for Business Roadside zoning. After having considered the possibilities of its use for industrial purposes within the context of M.R. zoning we don't think that the size of the subject parcel allows M.R. development.
2. The petitioner's site plan indicates a potential use for the parcel abutting immediately to the south. Is that parcel part of the same ownership of the subject property? If so, subdivision is occurring and there ought to be common plan of access developed for the total property.
3. The petitioner's site plan is actually one space short of that required by the Zoning Regulations. No provision was made on the plan for the 8 foot parking setback from the edge of the proposed right of way.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 14, 1969

COUNTY OFFICE BLDG.
111 N. CHARLES ST.
TOWSON, MARYLAND 21204

Oliver L. Myers
CHAIRMAN

MEMBERS:
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

John L. Askew, Esq.,
Stengel & Askew
208 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an MR zone to an BR zone.
Location: W/2 York Rd., 370' No. of Timonium Rd.
Petitioner: John C. Fowle, et al
Committee Meeting of July 1, 1969
Item 304

Dear Sirs:
The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a two and a half story frame and masonry dwelling, with a small dwelling, and a garage to the rear or west of the main structure. The properties to the west and north are improved with the Timonium Fair Grounds and stables for the existing race track. The property to the south is improved with a dwelling which is presently in this office with a petition for a car wash service station combination. The properties to the east are improved with service stations, a restaurant, tavern, another service station and a shopping center. York Road, at this location, is not improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING

Highways:

York Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

John L. Askew, Esq.,
Stengel & Askew
208 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 304

July 14, 1969

STORM DRAINS (Continued)

York Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

BUREAU OF TRAFFIC ENGINEERING:

The proposed zoning is requesting a change from MR to BR. This should increase the trip density 500 vehicles a day. This office considers any increase in trip density in the York Road Corridor to be undesirable since it is expected that existing zoning in this corridor will overload existing and proposed streets.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

FIRE PREVENTION DIVISION:

Petitioner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

BUILDING ENGINEERS OFFICE:

Must meet all requirements of the Baltimore County Building Code.

John L. Askew, Esq.,
Stengel & Askew
208 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 304 Sheet 3

July 14, 1969

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Food Comments: Prior to construction, renovation and/or installation of equipment for this food service facility complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

STATE ROADS COMMISSION:

This office has reviewed the subject plot plan and finds that the entrance channelization, as indicated on the plan, is acceptable to the State Roads Commission. The entrance will be subject to the Commission's approval and entrance permit.

BOARD OF EDUCATION:

No effect on student population.

ZONING ADMINISTRATION DIVISION:

The petitioners will be required to show the following revised plans prior to the hearing:

1. The proposed use of the existing structures on the property.
2. The type and height of any proposed lighting.
3. The means for providing water and sewerage disposal.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than thirty, nor more than ninety days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

TELEPHONE
823-9000
EXT. 267

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

No. 64621

DATE July 23, 1969

To: John C. Fowle, et al
208 W. Pennsylvania Ave.
Towson, Md. 21204

REPORT TO ACCOUNT NO. 64-422

QUANTITY: 1
UNIT: \$100.00
TOTAL AMOUNT: \$100.00

Payable for Refund/Reclassification

70-31-R

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: July 26, 1969

Posted for: RECLASSIFICATION

Petitioner: J.C. Fowle, et al

Location of property: W/2 York Rd., 370' N. of Timonium Rd.

Location of Sign: 2114 York Rd.

Remarks: *[Signature]*

Posted by: *[Signature]* Date of return: July 31, 1969

MARYLAND STATE FAIR GROUND
M-R

FOR THE PURPOSE OF ZONING
ONLY

Mc DONALDS RESTAURANT
TIMONIUM MARYLAND
8TH ELECTION DISTRICT OF BALTO. CO. MD.

PRESENT ZONING - M-R
PROPOSED ZONING - B-R
PROPOSED USE RESTAURANT (62 SEATS)
FLOOR SPACE 46' X 56' 8" = 2606.36 sq. FT.
PARKING SPACES Required - 52
PARKING SPACES SHOWN - 53
PARKING TO BE OF A DURABLE & DUSTLESS
SURFACE

NOTE: ENTRANCES TO MEET SEC. STANDARDS
TOTAL LOT AREA 1 ACRE ±

EXISTING STRUCTURES TO BE RAZED
PUBLIC WATER & SEWER EXISTING & AVAILABLE

NOTE: → INDICATES ILLUMINATING LIGHTS

M-R

MARYLAND STATE FAIR GROUND

OFFICE
COPY

#70-31R

MAP

#8

SEC. 3-D

NW-14-A

2R

MAY 17 1969



ZONING DEPARTMENT

OFFICE COPY

#304

John C. Fowble
et al

REVISED: JULY 23, 1969
" AUGUST 4, 1969

WILLIAM G. ULRICH JR.
COUNTY SURVEYOR
COURT HOUSE TOWSON MD.
SCALE 1" = 50'
MAY 29, 1969



William G. Ulrich Jr.

YORK (RT III)

ROAD

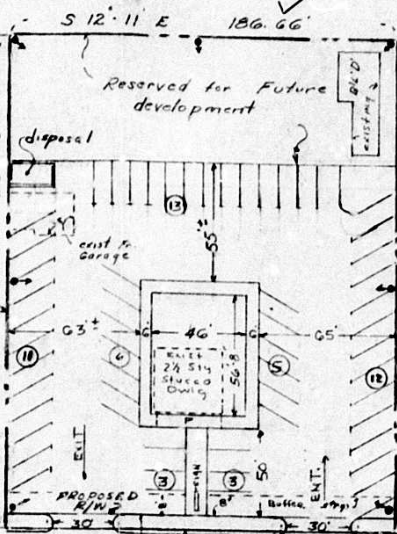
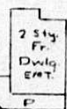
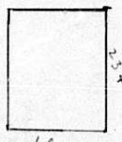
TIMONIUM ROAD

M-R

M-R

UNION TRUST CO.
EXISTING BANK

UNDER PETITION
SERVICE STATION
WITH SPEC. EXCEP.
FOR CAR WASH



S 12° 11' E 186.66'

Reserved for Future
development

disposal

Note: 4' high compact
screening required

entr. to
Garage

EXIT

PROPOSED
R/W

N 12° 11' W

curb line

PROPOSED
curb

185.00'

V

S 77° 45' W

234.00'

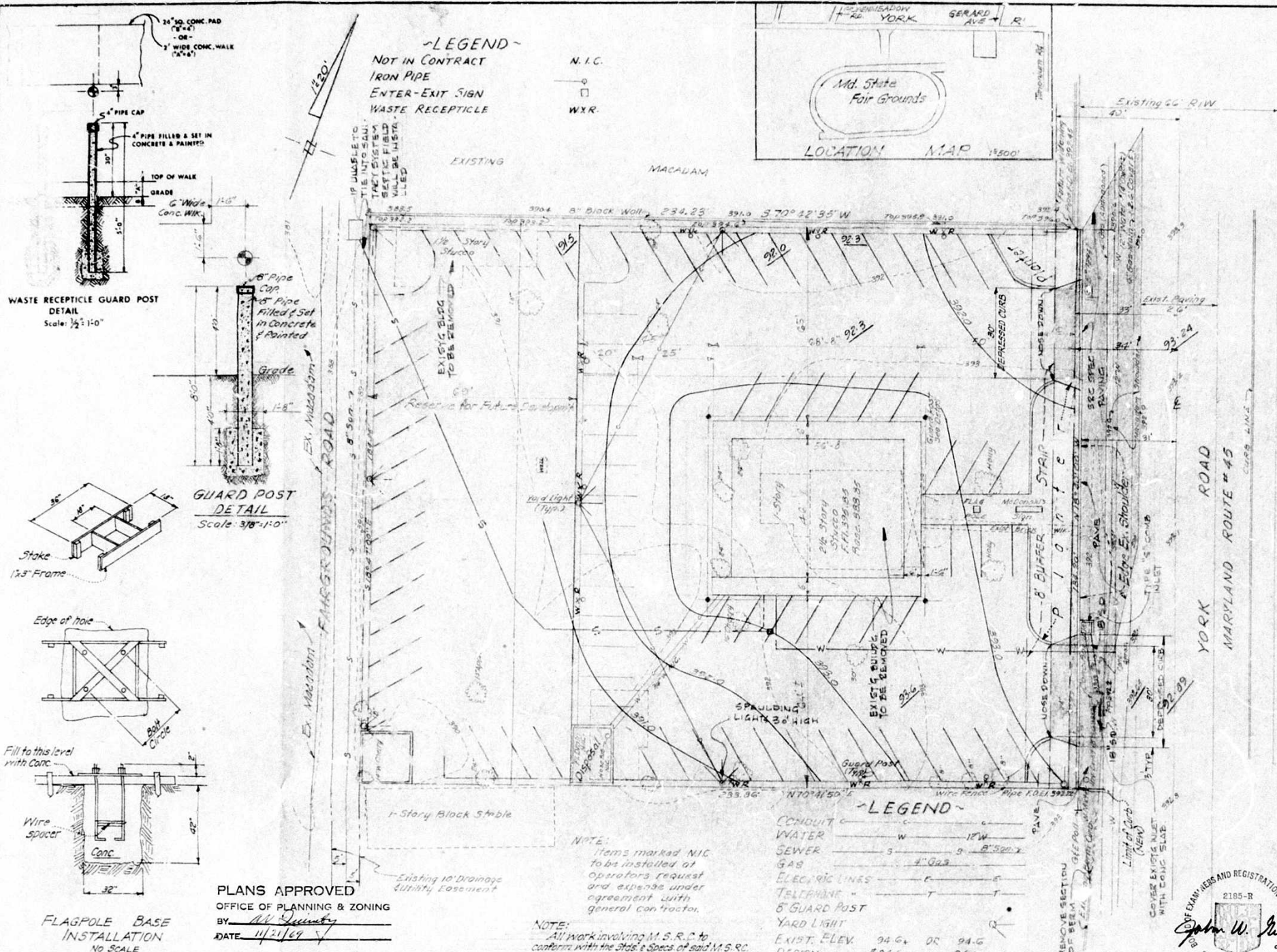
N 12° 11' W

370.00'

Macadam curb
exist.

EXISTING R/W

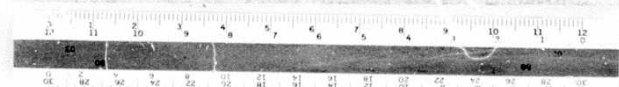
Macadam Shld.



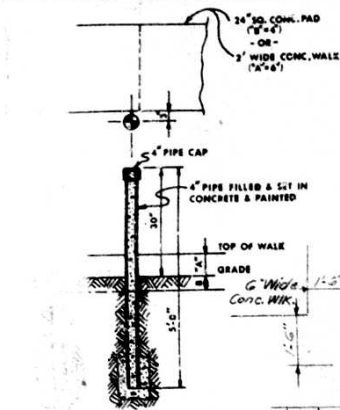
McDONALD'S® RESTAURANT

© McDonald's Corporation 1968

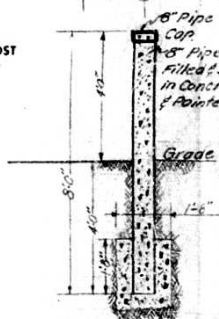
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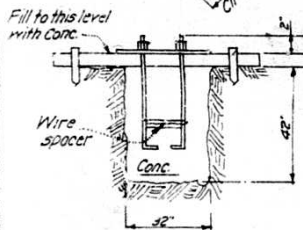
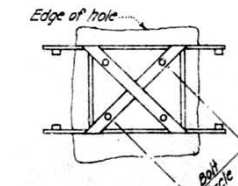
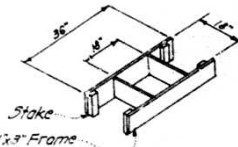
2. file #



WASTE RECEPTICLE GUARD POST
DETAIL
Scale: 1/2" = 1'-0"



GUARD POST
DETAIL
Scale: 3/8" = 1'-0"



FLAGPOLE BASE
INSTALLATION
NO SCALE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *M. J. Dwyer*
DATE *11/21/69*

~LEGEND~
NOT IN CONTRACT
IRON PIPE
ENTER-EXIT SIGN
WASTE RECEPTICLE

N.I.C.
W.Y.R.

IF UNABLE TO
TIE INTO EXISTING
PIPE SYSTEM
INSTALL
WASTE
RECEPTICLE

EXISTING

MACADAM

5.88.5

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