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RE: PETITION FOR RECLASSIFICATION	•	IN THE	
from R-6 to B.R. zone; Undistricted to C.R. District; and SPECIAL EXCEPTION for		CIRCUIT CO	URT
Automotive Service Station		FOR	
SW corner of York Rood and Exit Ramp "A" of Interstate 83		BALTIMORE CO	UNTY
7th District William L. C. Jones, Petitioner		AT LAW	
Humble Oil & Refining Company, Contract Purchaser		Misc. Docket No	9
Zoning File No. 71-144-RX		Folio No.	140
Thomas F. Bryant, Jr., et al, Protestants-Appellants		File No.	4725

...................

CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 1101-B (4) of the Maryland Rules of Procedure; John A. Slowik, Walter A. Reiter, Jr. and John A. Miller, constituting the County Board of Appeals of Baltimore County, have given notice by mail of the filing of the Appeal to the representative of every party to the proceeding before it; namely, Fred E. Waldrop, Esq., Loyola Federal Building, Towson, Maryland 21204 and Melvin Steinberg, Esq., Loyola Federal Building, Towson, Maryland 21204 and Melvin Steinberg, Esq., Loyola Federal Building, Towson, Maryland 21204, Attorneys for the Petitioners, and Anthony J. Sacco, Esq., 202 Courtland Avenue, Towson, Maryland 21204, Attorney for the Protestants, a copy of which notice is attached hereto and prayed that it may be made a part thereof.

Edith T. Eisenhart, Administrative Secretary County Board of Appeals of Baltimore County County Office Building, Towson, Md. 21204 494–3180

I hereby certify that a copy of the aforegoing Certificate of Notice has been mailed to Fred W. Waldrop, Esq., Loyola Federal Building, Towson, Maryland 21204 and Melvin Steinberg, Esq., Loyola Federal Building, Towson, Maryland 21204, Attorneys for the Petitioners, and Anthony J. Sacco, Esq., 202 Courtland Avenue, Towson, Maryland 21204, Attorney for the Protestants, on this 15th day of September, 1971.

Edith T. Eisenhart, Administrative Secretary County Board of Appeals of Baltimore County

- Or 8 00 *71-144RX PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE SANING COMMISSIONER OF RALTIMORS COUNTY

legal owner of the property situate in Baltimore MAP County and which is described in the description and plat attached hereto and made a part hereof, #7 hereby petition (1) that the zoning status of the herein described property by re-classified, pufricant to the Zoning I am of Politimers County from an R 6 zone: for the following reasons BR

1. From in the original ropains man

2 Change in the Character of the Neighborhood

attriched memorandum in compliance with Bill 72.

see attached

and (2) for a Special Exception, under the said Zoning Law and Zoning E guiations of Baltimore

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 rening regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltim William IC

Humble Oil & Refining Co.

Contract purchases 7720 York Road, Thuson, Maryland, 21204

Sal Barriedig

Loyola Federal Bldg., Dowson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County this 1st . Jepteuber ., 197 0., 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 more 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 day of October 197 0 at 1400 alalash

Leading Commissioner of Baltimore County

Steinberg, Sacco, Esq Zonina

RE- PETITION FOR RECLASSIFICATION IN THE PETITION FOR RECLASSIFICATIO from R-6 to B.R. zone; Undistricted to C. R. District; and SPECIAL EXCEPTION for Automoti Service Statisan SW corner of York Boad and Exit Ramp "A" of Interstate 83 7th District CIRCUIT COURT FOR William L. C. Jones BALTIMORE COUNTY

Petitioner
Humble Oll & Refining Company

File No. 71-144-8X Misc. Docket No. 9 Thomas F. Bryant, Jr., et al

.

Felio No. 140 File No. 4725

ANSWER TO ORDER OF APPEAL TO CIRCUIT COURT FOR BALTIMORE COUNTY AND CERTIFIED COPIES OF PROCEEDINGS BEFORE THE ZONING COMMISSIONER AND BOARD OF APPEALS OF BALTIMORE COUNTY

Mr. Clerk

Muriel E. Buddemeier loard of Appeals of Baltimory County Melain A. Steinierg

60

4317 A. MAI-16.

of York Rd. and Exit Ram Interstate #83 7th

September 22, 1972

Board of Zoning Appeals for Baltimore County County Office Building Towson, Maryland 21204

Re: Petition for Peclassification from R-6 to B.R. Zone William L.C. Jones, Petitioner Thomas F. Bryant, Jr., et al Protestants-Appellants

Dear Mrs. Eisenhart:

In accordance with your request, I am herewith enclosing a letter dated March 7, 1972 from Judge Raine and a certified copy of the docket entries.

If there is any additional information you need, please contact my office.

Sincerely, MELVIN A. STEINBERG

RE- PETITION FOR RECLASSIFICATION . IN THE PETITION FOR RECLASSIFICA from R-6 to B.R. zone; Undistricted to C.R. District; SPECIAL EXCEPTION for Automotive Service Station CIRCUIT COURT FOR BALTIMORE COUNTY Exit Pamp "A" of Interstate 83 7th District A: LAW William L. C. Jones Petitioner Humble Oil & Refining Compo 140 File No. 71-144-RX Thomas F. Bryant, Jr., et al

.

TO THE HONORABLE, THE JUDGE OF SAID COURTS

for Appeal directed against them in this case, herewith return the record of proceeding had in the above entitled matter, consisting of the following certified copies or original apers on file in the office of the Zoning Department of Baltimore County:

	ZON	ING ENTRIES FROM DOCKET OF ZONING COMMISSIONER OF BALTIMORE COUNTY
No. 7	-144-RX	
July	31, 1970	Comments of Baltimore County Zoning Advisory Committee - filed
Sept.	1	Patition of William L. C. Jones (Humble OII & Refining Co., contract purchase) for reclassification from R-6 to B.R. zone; Undistricted to C.R. Dittrict, and special acception for automotive service shallon on property located on the southwest conner of York Road and Exit Ramp "A-6" Intentated 83, 7th District - "fillad".
•	1	Order of Zoning Commissioner directing advertisement and posting of property – date of hearing set for October 28, 1970 at 1:00 p.m.
Oct.	8	Certificate of Publication of property - filed
	10	Certificate of Posting of property - filed
. *	28	Comments of Mr. George E. Gavrells, Director of Planning for Baltimore County – filed
	28	At 1:00 p.m. hearing held on petition by Deputy Zoning Commissioner case held sub-curla

March 7, 1972

Anchesy J. Sacco. Escuiro conrecand Avenue

Dos Johan V. Bryant Misc. 4725 - Zoning Appoul

dia.

near Er. Sacco:

You filed a notice of appeal in the above that on Japacehar 14, 1971, noting an appeal from a boning board action taken on August 13, 1971. Whe recent cost not indicate them you ready and notice of the Board's action, so perhaps your appeal was noted within the thirty only joined patential amount half by a first an extend that indeed as to the time of the notice of appeal. However if we not until Navember 5, 1971 that you filed the position required by not be-2, and the needs made the best perhaps according to the board appeal. the meantion the pottitioner has above 60 kminus you opposite found have been adversel cases, the labour being being a copient to the labour olders. See that the labour olders are the labour of the labour olders are the labour olders of the labour operation to the labour operator, makes there is good cause to the construct, inforcementally your recurrence of the you were compacted in the sunfaces of other electric does not fail which that category, and under the controlling has the coord mate defining your opposit.

I do want to point out to you that I have made an exemination of the transcript and the opinion of the Toning Bourg, the well known pranciple that the Court cannot substitute its pudgment for that of the Board, any decision in your layer on the mories would have undesheadly let to an entirement of the Deart's critica.

Very truly yours,

John H. Rainn, Dr.

JER.Jr.:måd

c.c. Molvin A. Steinborg, Esq.

William L. C. Jones (Humble Oil) - #71-144-9X 2. 4, 1971 Order of Deputy Zoning Commissioner granting reclassification from R=6 to B.R. zone, redistricting from Undistricted to C.R. District, and Special Exception for automotive service station Feb. 3 Order of Appeal to County Board of Appeals from Order of Deputy ring on appeal before County Board of Appeals July 8 used hearing on appeal before County Board of Appeals - case Aug. 13 Order of County Board of Appeals granting Special Exception, subject Sept. Order for Appeal filled in the Circuit Court for Baltimore County by Anthony J. Sacco, Esq., attorney for protestants-appellants Certificate of Notice sent to all Interested parties Petition to extend time for filling record from October 18, 1971 to an 3 Transcript of testimony filed - 1 volume Petitioner's Exhibit No. 1 - Amended plot of subject property show Plat by Esso (6/17/71) - in closet of County Board of Appeals Rendering of proposed station in closet of C.B. of A. 4 - Report of Traffic Enginee * 5 - Official map - 3F 6 - A thru G - Photos by Klaus * 7 - A thru C - Air photos Protestants' Exhibit "A" - File No. 71-144-RX Record of proceedings filed in the Circuit Court for Baltimore County Record of proceedings pursuant to which said Order was entered and said Board acted are permonent records of the Zoning Department of Baltimore County, as an

also the use district maps, and your respondents respectively suggest that it would be incon-

(1) 340.

Ordon or The Appear of Balts.

To the Probestants.

(2) 541. 15, 1971 Certificat.
Notice 14.

13) oteber 18, 1971 Certificat.

71) oteber 18, 1971 Certificat.

71) oteber 18, 1971 Certificat.

(4) Ott. 22, 1971 Perturentification of Thing proof and Oreas of Court Motion to strike, if Court fd. (JER, Jr) or o WE. PETTON POR MEASURED DAYLON, DESCRIPTION OF MEASURED AND EXCELLATION SEXTERMAN MEDITAL EXCELLATION EXTERMAN PAPER TEXTERMAN no. 95.1 and (8)

William L. C. Jones (Humble OII) - #71-144-RX

produce any and all such rules and regulations, together with the zoning use district maps at the hearing on this petition, or whosever directed to do so by this Court.

Respectfully submitted

Muriel E. Buddemeier

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	6 a
Pursuant to the advertisement, por	sting of preperty, and public hearing on the above petition an
	and a source petition and
	Message of the Co.
	/-L
	d; and it further appearing that by reason of
	should be granted
	should be granted nmissioner of Baltimore County this
	that the herein described property or area should be and
	zone to a
	should be and the same is
ranted, from and after the date of this	
and the date of this	, order.
	Zoning Commissioner of Baltimore County
Pursuant to the advertisement, post	ing of property and public hearing on the above petition
• • • • • • • • • • • • • • • • • • •	
RANTED.	E HAD, and/or the Special Exception should NOT BE
utilib.	
IT IS ORDERED by the Zoning Comm	nissioner of Baltimore County, thisday
197 that i	the a v re-classification be and the same is hereuv
NIED and that the above described pro	operty or area be and the same is hereby continued as and
remain a	
	be and the same is hereby DENIED
	June 1
RECEIVED FOR	
PHOCESSING	Zoning Commissioner of Baltimere County
Be Alga-	
DATE 4/30/	
OFFICE OF PLANNING & ZONING	

PETITION FOR ZONING REDISTRICTING ±71-144 RX AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY-

I or we ... William L. C. Jones legal owner of the property situate in Baltimore DIST County and which is described in the description and plat attached hereto and made a part hereof, mag-County and which is described in the description and plat attached nervo and many thereby petition (1) that the zonic, status of the herein described property be re-districted, pursuant hereby petition (1) that the zonic, status of the herein described property be re-districted. to the Zoning Law of Baltimore County, from Non-district CP- 3157

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... automotive service station.

Property is to be pested and advertised as prescribed by Zoning Regulations I, or we, agree to yay 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 Baltimo

County Humble Oil & Refining Co. 7720 York Road,

Towson, Mor land Contract p

Address . 5. A. 8010

Address 202 Loylog Federal Bidg. 828-5668

ORDERED By The Zoning Com 196..., that the subject matter of this petition be advertised, as

required by the Zoning Law of Bait more County, in two newspapers of general circul out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Roem 106, County Office Building in Towson, Baltimore

3.

William Z.c. Jones

AL: ESTIPIO: POR RECLASSIFICATION. * DISTRICTIES AND SPECIAL E-CAPTION . SORING COMMISSIONER RAMP "A" OF INTERSTANCE OF WILLIAM L. C. JOHNS - PERFFERENCE * 10. 71-144-R. (1788 NO. 317) * NALVINORE COUNTY * - * * * * * MODICA OF AFFIRM

ER. COMMISSIONER:

Please note an appeal from the Decision and Order of the Deputy Moning Commissioner of January 4, 1971, in the slove-entitled matter, to the pard of soning Appeals of valtimore County, Maryland, on behalf of ROBERT L. ROSDUER, and GERRED J. SELANSIA, parties accrieved thereby.

- FFR 3 71 EM

RE: PETITION FOR RECLASSIFICATION PETITION FOR RECESSIF PORTION R-6 to B.R. zone; Undistricted to C.R. District; and PECIAL EXCEPTION for Automotive BEFORE COUNTY BOAKD OF APPEALS Service Station
SW corner of York Road and Exit Romp
"A" of Intentate 83
7th District OF BALTIMORE COUNTY No. 71-144-RX William L. C. Jones Petitioner
Humble Oil & Refining Company
Contract Purchases OPINION

This case comes before the Board on an appeal from the Order of the Deputy Zoning Commissioner which rezoned the subject property and granted a special exception and a district for an automotive service station. The size (ect property is approximately 46,518 square feet at the southwest corner of the Baltimore-Harrisburg Expressway (1-83) and the Old York Road (Md. Rt. 45), approximately one mile north of Parkton and 17.5 miles north of the Baltimore Beltway, in the 7th Election District of Baltimore County.

Since the original Order by the Deputy Zoning Commissioner the County Council has adopted new zoning maps for the entire County. On these new maps, now legally in effect, the property is now zoned B.L. and is included within a C.R. District. Hence, the questions concerning the rezoning classification and the districting of this property are not before this Board. These issues have been eliminated by the action of the County Council. This property is zoned B.L. and is within a C.R. District. The sole question to be decided by this Board is whether or not the Petitioners' request for a special exception for an automotive service station would in any way violate those conditions set out in Section 502.1 of the Zoning Regulations. In granting a special exception the Board is governed by the following principles and conditions:

"502.1-Before any Special Exception shall be grunted, it must appear that the use for which the Special Exception is requested will not:

- "a. Be detrimental to the health, safety, or general welfare of the locality involved;
- "b. Tend to create congestion in roads, streets or alleys therein;

Jones (Humble Oil & Refining Co.) - No. 71-144-RX

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"c. Creare a potential hazard from fire, panic or other dangers;

2.

- "d. Tend to overcrowd land and cause undue concentration of
- "e. Interfere with adequate provisions for schools, parks, water, rewerage, transportation or other public requirements;
- "F Interfere with oriequate light and air."

Several qualified experts testified on behalf of the Petitioners and the Proposed for the site is a modern interstate type highway oriented service station to be owned by the Humble Oil & Refining Company. Details of the proposal may be examined on Petitioners' Exhibit No. 1.

Carefully considering all the elements in Section 502.1 as they measure against the testimony and evidence presented, it would seem that the major item of concern would be the potential traffic hazards involved in U turns as might be caused by customers using this site and the customers' efforts to leave and return to the Interstate Highway. The detail of this potential was presented for each side by well prepared traffic experts. Significant to this Board were the points upon which both traffic expert, basically agreed. These would be that (1) the traffic now using Md. Rt. 45 is light and is only about 1500 cars per day, (2) the potential for increase of the daily traffic count on this local road is not great, as it is likely that density development in this area will be some years away; (3) no traffic have occurred at this site or at the interchange in the last eighteen months, the period for which records were available; (4) the expert for the Protestants stated that it might be ten to fifreen years before the volume of daily traffic would reach the point of creating a hazard by his standards, and then the U turn hazard could be eliminated by restricting or prohibiting this U turn movement. It seemed also to be the conclusion of the traffic experts that the vast majority of customers for this service station would come from the Interstate Highway and would not be local residents

Without further detailing the testimony and evidence presented in this case, it is the judgment of this Board that the Petitioner can be expected to operate it proposed service station without violating any of the provisions of Section 502.1, subject to the restrictions hereinafter imposed. Therefore, the requested Specia

Jones (Humble Oil & Refining Co.) - No. 71-144-RX

Exception shall be granted subject to said restrictions

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 13th day of August, 1971, by the County Board of Appeals ORDERED, that the Special Exception netitioned for be and the same is hereby GRANTED, subject to the following restrictions

- (1) All lights at the premises shall be focused on the subject property; and
- (2) Subject to site plan approval by the Department of Planning and

Zoning, the State Roads Commission, and the Bureau of Public

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

> COLINTY BOARD OF APPEALS OF BALTIMORE COUNTY

136

DA TE BY

٥ POTITION FOR REGLASSIFICATION, : DISTRICTION AND SPECIAL EXCEPTION SW/corner of York Road and Exit : Ramp "A" f Interstate 83 NO, 71-1hi-RX (Item No. 317) BETTER THE DEPUTY ZONING CONDISSIONER OF BALTIMORE COUNTY m m m m

The Petitioner seeks a Reclassification from a R.6 Zone to a B.R. Zone for a parcel of property located on the southwest corner of York Road and Exit Ramp "A" of Interstate Michesy 83 in the Seventh District of Baltimore County and consisting of 10.92 acres of land, more or less, known for the purpose of this opinion as parcel "A". He further requests Districting from Undistricted to a C.R. District and a Special Exception for an automotive service station, said requested service station will be located thereon and will encompass h6.518 square feet, more or less, known for the purpose of this opinion as parcel "B", but included as part of parcel "A".

Testimory on behalf of the Petitioner indicated that he was requestin these zoning changes along the Harrisburg Expressway, also known as Interstate along this major highway. This property is adjacent and contiguous to the Harrisburg Expressway and York Road. There is an exit at this intersection. Test mony further indicated that the Harrisburg Expressway was constructed in the early Nineteen Sixties and the Comphrensive Zoning Map for this area was adopted in 1925. Further, it was indicated that this major artery was a major change in the characteristics of this area and has been a major impact on this part of Baltimore County.

Several residents of the area in protest of this request, stated that there were service stations near the Parkton Interchance, Hereford, and

Without reviewing the evidence further in detail, but based on the evidence presented at the time of the hearing, it is the opinion of the Deputy Zoning Commissioner of Baltimore County, that the Harrisburg Expressway, also known as Interstate 83, is a substantial change in the character of the area

and that the golding granted will not adversely affect the health, safety and general welfare of the community.

It further appearing that the pre-equisites of Section 259.2A of the Baltimore County Zoning Regulations having been met, the Districting should be had; and it further appearing that the prerequisites of Sectica 105.3 and Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for an automotive service station should be granted.

For the aforegoing reasons, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County this y day of January, 1971, that the herein described property or area, known as parcel "A", and the same is hereby reclassified from a R.6 Zone to a H.R. Zone, that the herein described property or area, known as parcel "B", should be and the same is hereby Districted from Undistricted to a C.R. District, and the Special Exception for an automotive service station should be and same is Granted, from and after the date of this Order, subject to the approval of the site plan by the State Roads Commissio Bureau of Public Services and the Office of Flanning and Tening.

11./4/1 DATE

RECEIVED FOR FIL

RE: PETITION FOR RECLASSIFICATION, DESTRICTING AND SPECIAL EXCEPTION; SN/Corner of York Road and Exit Ramp "A" of Interstate 83. MILLIAM L.C. JONES - PETITIONER NO. 71-144-rx

DEMORE THE WOARD OF EOUTHG APPEALS

BALTIMORE COUNTY

NOTICE OF APPEAL

Kindly note an appeal from the D cision and Order of the Board of Zoning Appeals of Baltimore County, to the Circuit Court for Baltimore County, said Decision and Order having endered on August 13, 1971, in the above-captioned matter, on behalf of the protesting parties, Thomas F. Bryant, Jr., and Darby L. Bryant, and George N. Rouchard, and Joan Rouchard,

BALT MORE COUNTY, MAR LAND OFFICE OF FINANCE

> KE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

MARYLAND SUR EYING AND ENGINE RING CO., INC.

Subsidiary of LYON ASSOCIATES, INC. BALTIMORE, MARYLAND 21207

HUMBLE OIL & REFINING COMPANY SERVICE STATION EXIT RAMP 'A' (183) & MD.45, PARKTON, MARYLAND

Maryland Route 45, said point being the intersection of the South Right-of-Way Side of York Road; thence binding on the West Right-of-Way Line of York Road, Maryland Route 45, as now widened to120 feet, S 3* 37' 09" W, 265.00 reet; thence leaving the said West Right-of-Way Line and running N 86° 22' 51" W/ intersect the aforementioned South Right-of-Way of Interstate Route 83, Rump 'A'; thence binding on said South Right-of-Way Line S 86° 22' 51" E, 94.71 feet; thence S 41° 31' 39" E, 77.98 feet to the place of beginning.

Containing 46,518 square fee more or less.



CERTIFICATE OF PUBLICATION

THE IPPERSONIAN a weekly newspaper printed 19 70 the first publication appearing on the Bth day of QCLOD T

THE JEFFERSONIAN,

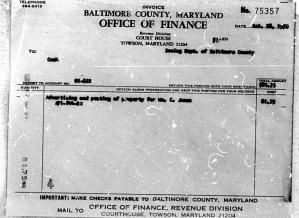
MARYLAND SURVEYING AND ENGINEE ING CO., INC.

SALTIMORE, MARYLAND 21207

Beginning for the same at a point on the West Side of York Road, Maryland Route 45, said point being the intersection of the South Right-of-Way Line of Interstate Route 83, Exit Ramp 'A' near Parkton, Maryland/and the West Side of York Road; thence binding on the West Right-of-Way Line of York Road, Maryland Route 45, as now widened to 120 feet, S 3" 37' 09" W, 575.00 feet; twence leaving said West Right-of-Way Line and running N 41° 22' 51" W. 200.00 foot; thence S 89° 14' 30" W, 1382.07 feet to intersect the Southeasterly "Right-of-Way Line of Through Highway" of Interstate Route 83; Mence binding on said"Right-of-Way Line of Through Highway", N 59° 59' 16"/E, 263.72 feet; thence N 80° 16' 13" E, 245.20 feet; thence N 75° 37' 48" Ey 155.80 feet; thence N 63° 25' 17" E, 100.18 feet; thence N 46° 17' 46" E, 251.01 feet; thence Northeasterly by a curve to the right 272.87 feet, said curve having a redius of 836.47 feet and a chord bearing and distance of N 75° 38' 13" E. 271'.67 feet; thence S 88° 33'/ 51" E. 47.49 feet; thence N 80° 13' 48" E, 97.94 feet; thence S 86° 22' 51" E, 200 feet; thence S 41° 31' 39" E. 77.98 feet to the place of beginning.

Containing 10.92 Acres more or less.





BALTIMORE COUNTY, MARYLAND Nº 76323 OFFICE OF FINANCE Reverse Division COURT HOUSE Cost of appeal - property of Wm. L. C. Jones No. 71-144-RX

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

BrickALEXCEPTON

Deprining for the same of a pair CERTIFY, that the annexed education and of the same of a pair CERTIFY, that the annexed education and of the same of a pair to be a pair STROMBERG PUBLICATIONS, Inc. 71-144-2×

> CERTIFICATE OF POSTIMO TMENT OF BALTIMORE COUNTY

Date of Posting OCT. 10-1970 Posted for RECHSSLEIGHT ION & RESISTRICTING & SPECIAL EXCEPTION Petitioner: WM. L. C. JONES Location of property SW/COR. OF YORK Rd. AND EXIT PARP A OF INTERSTATE 93 Location or Signa DEG) SW/COR OF YORK Rd. AND EXIT MINEA OF FUTENSMIE 83

Posted by Colors 11 Man Date of return: OET 16-1270

CHARLESON FOR SERVICE

404-2413	INVOICE	7401
	BALII JOKE COUNTY, MAKY AND	1401
	OFFICE OF FINANCE DATE .	2/35/71
	Revenue District COURT HOUSE BULED	\forall
	TOWSON, MARYLAND 21204	ا الأمي
To: Anthony	Compy Board of (Zondog) riend Avenue	Appendix
DEMOSIT TO ACCOUNT		TOTAL AM
7	DETACH ALONG PERFORATION AND RESP THIS TORTION FOR YOUR RECORDS	CUST
8		
	Cost of Cartified Documents - Case No. 71-141-8X	
	- Carrier Million	\$14.00
. []	SW corner York Rd. & Exit Samp "A" of Intensiers 63	\$14.22
	SW corner York Rd. & Exit Same "A"	SI4.22
140	SW conner York fel. & Exist Stoop "A" of Intendeds 63 William L. C., Jones	-
14.000	SW conner York fel. & Exist Stoop "A" of Intendeds 63 William L. C., Jones	III.
14.00 %	SW conner York fel. & Exist Stoop "A" of Intendeds 63 William L. C., Jones	*

JAN 31 1973

PALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 31, 1970

OLIVER L MYERS

BULLAU OF

DEPARTMENT OF STATE EDADS COMMISS

BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINISTRATIO

Fred E. Woldrop, Esquire 202 Leyola Federal Building ouson, Karyland 21204 MEMBERS

RE: Type of Hearing: Reclassification Location: W/S York Road, Int. with Harrisburg Expressivay Petitioner: Milliam L. C. Jones Committee Meeting Of May 12, 1970 7th District Itam 317

lear Mr. Waldrops

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

The subject property is presently improved with a dwelling. The surrounding properties are improved with the same. The northern boundary is bounded by the Harrisbury Expressway Interstate [3. York Road location is not improved as far as concrete curb and gutter are concerned.

Highways:

York Road and the Harrisburg Expressing Ramp are State Roads; therefor all improvements, intersections, and entrances on these roads will be subject to State Roads Commission requirements.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface sature. Derection of any problem which may recult, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the potitioner.

York Road of 4 the Harrisburg Expressing Ramp are State Roads. Therefore, drainage requirements as they affect these roots come under the fundamental or the Haryland State Roads Sevelesion.

Fred E. Waldrep, Esquire Item 317

Development of this property through stripeing, grading and stabilization could result in a ordinant pollution problem, demanding private and public holdings densires of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top sol.

- 2 -

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or buildin, persits.

Public vater and sanitary sever services are not available. Frivate water supply and sever disposal systems will be required in accordance with the Donartment of Health Standards.

The entire frontage of the subject site must be curbed. The curb must be in line with the existing curb to the north and must tie into the curb at the

The median of the proposed nonumental entrance runt have a minimur length of 120° from the flow line. The maid entrance must be located a minimum of 55° to the South in order to create an easier and eafer laft turn revenent into

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

The entrances will be subject to State Roads Commission approval and

HEALTH DEPAT DIENTA

It is recommended that a hearing date be withheld until such time that a complete geological study is made regarding water and sewerage.

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Jegulations. Also, see Section k09.5 and 91k.k on Service Stations.

No bearing on student population.

Fred E. Waldrop, Esquire Item 317

Owner shall be required to comply with all applicable requirements of the 101 Id fo Safety Code, 1967 edition, and the Fire Prevention Code when Construction plans are summitted for approval.

DEPARTMENT OF TRAFFIC EMPIREMENTS:

The subject position is requesting a change from R-6 to ER of 10.9 acres, As ER, the subject position could generate 5,000 vehicles a day. The access at the nonmental entrance is not desirable since it interfered with the end

ZOMING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the petitioner submits revised plans in accordance with the State Reads Commission comments in the foregoing.

Very truly yours,

Oliver I Myso CLIVER L. MYENS .

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CLM:mc

Enclosures

BALTIMORE COUNTY, MARYLAN

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty, Date October 28, 1970

Mr. George E. Gavrelis, Director of Planning

Petition #71-144-RX. Southwest corner of York Road and Exit Ramp "A" of Interstate 83. Refition for Reclassification from R-6 to B.R. Zone Patition for Redistricting from Undistricted to C.R. District Patition for Special Exce, iton for Automotive Service Station William L.C. Janes - Petitioner

7th District

I":ARING: Wednesday, October 28, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B.R. zone, together with redistricting and special exception for automotive service station and has the following advisory comments to make relative to pertinent planning factors:

The Office of Planning does not feel that zoning changes have occurred in the neighborhood so as to warrant the subject zoning. The changes tend to support a change in character in Maryland Line, which is already acknowledged as a rural

The Office of Pianning does not feel that there is community need for an automotive service station in this area. There is not sufficient residential development in the immediate vicinity to support such a business, and the law densities of traffic on adjacent roads ourage commercial development at this time.

For the above reasons, it is recommended by the Office of Planning that the B.R. zoning and C.R. districting not be approved.

GEG:man



71-144-RX 351605 CERTIFICATE OF POSTER Date of Public FEB . 27-71 Posted for ATTRAL POLICE WILLIAM L.C. JONES Location of property SW CORNER OF YORK Rd AND EXIT PAMP A OF INTERSTATE 83 Lection of Mars Q. E. S. O. F. MARS A SERTIT - S. OF YORK R. J. D. YS. OF.

YORK R. J. 100 FT. T - F. OF RANT A. D FLOT YORK B. 300 FT. F. E. F. RANTE A.

Date of return MARCH 5- 1971

Posted by (Sharles M. Meal

