

539-5 539-5 MAP #11114 PETITION FOR SPECIAL PERMIT

IN THE MATTER OF :

BEFORE THE :

ZONING COMMISSIONERS OF :

BALTIMORE COUNTY :

For a Special Permit :

To the zoning commissioner of Baltimore County:-

George Charles Fischer Legal Owner

and Catherine Maribel Fischer Contract Purchaser

herby petition for a special permit, under the zoning regulations and restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 577 of the Acts of the General Assembly of Maryland of 1943, for a certain special permit and use, as provided under said regulations and act as follows:

A Special Permit to use the land (and improvements now or to be erected thereon) hereinafter described for

Gasoline service station.

All that parcel of land situate at the northeast corner of Harford Rd. & Arizona Ave., near Parkville in the 14th District of Baltimore County, fronting northerly on the east side of Harford Rd. 52' with a rectangular depth easterly of 125' and ending on Arizona Ave.

George Charles Fischer
Catherine Maribel Fischer
3013 Arizona Ave. Parkville
JAN 10 1946

January 9, 1946

\$10.00

RECEIVED OF George Charles Fischer and wife, the sum of Eighteen (\$18.00) Dollars, being cost of petition for special permit, advertisement and posting of property, northeast corner of Harford Rd. & Arizona Ave., 14th District of Baltimore County.

PAID
JAN 10 1946
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
Zoning Commissioner

Hearing:
Monday, January 20th, 1946
at 2:00 o'clock p.m.

ORDERED by the Zoning Commissioners of Baltimore County, this 28th day of January 1946, that the property mentioned and described in this petition be posted, as required by the aforesaid Zoning Regulations and Procedure, and that a public hearing thereon be held in the office of the Zoning Commissioner of Baltimore County, in the Hookford Building, in Towson, Baltimore County, Maryland, on the 28th day of January 1946, at 2:00 o'clock P. M.

Jan. 28/46 Hearing held -
Granted - subject to be called
for appeal with final plan

John J. Timmons
Zoning Commissioner of
Baltimore County.

Upon hearing had on petition for Special Permit for the erection and operation of Gasoline Service Station and after the required advertisement and posting of property and it appearing that by reason of location and being in an existing commercial zone that said petition should be granted, therefore:

It is this 28th day of February, 1946, ORDERED by the Zoning Commissioners of Baltimore County that the aforesaid petition for Special Permit is hereby granted, subject, however, to the stipulations and provisions, 1st, that the location or setback of service building, pumps, etc., shall conform to the plot plan filed and made a part of this Order, that is the setback of pumps from the southeast right-of-way line of Harford Road shall not be nearer than 10 feet and that the service building shall not be nearer than 35 feet 6 inches from said right-of-way line and that said service building shall not be nearer than 10 feet to the northernmost right-of-way line of side line of said lot and, 2nd, that the granting of this Special Permit is subject to the terms and conditions of an agreement entered into by petitioners with the County Commissioners of Baltimore County and the Zoning Commissioner of said County, of even date herewith, and likewise made a part of this Order.

John J. Timmons
Zoning Commissioner of
Baltimore County.

THIS AGREEMENT made this 7th day of February, 1946, by and between GEORGE CHARLES FISCHER and CATHERINE MARIEL FISCHER, his wife, parties of the first part, COUNTY COMMISSIONERS OF BALTIMORE COUNTY, a municipal corporation, party of the second part and the ZONING COMMISSIONER OF BALTIMORE COUNTY, party of the third part.

WHEREAS, the parties of the first part have petitioned the Zoning Commissioner of Baltimore County for a Special Permit to operate a Gasoline Service Station on that parcel of land situate at the northeast corner of Harford Road and Arizona Avenue, near Parkville in the Fourteenth Election District of Baltimore County, fronting northerly on the east side of Harford Road 52 feet with a rectangular depth easterly of 125 feet and binding on Arizona Avenue, and

WHEREAS, the parties of the second and third parts have agreed to issue said Special Permit subject to certain restrictions upon the use of said property as hereafter set forth, which the parties of the first part have agreed to accept and be hereafter bound by -

NOW, THEREFORE, THIS AGREEMENT WITNESSETH that in consideration of the premises and the sum of One Dollar, and in further consideration of the benefits and advantages accruing to the parties of the first part from the granting of said Special Permit, the said parties of the first part do hereby agree to abide by and perform the following covenants and conditions with respect to the future use of the aforesaid property, to wit:

1. That no automobiles or other vehicles of any kind, except new and used automobiles in running condition, not requiring repairs or reconditioning, shall be placed or parked on the above described property outside of a building, except for a temporary period pending immediate minor repairs or servicing.
2. That no junked or dismantled automobiles, or other vehicles, or parts thereof, of any kind or character shall be placed or parked on said premises outside of a building.
3. That within a period of sixty days from the date of this Agreement, the parties of the first part will remove from said premises all junked or dismantled automobiles or parts thereof, and all other junk, trash or debris.

By executing this Agreement, the parties of the first part do hereby bind themselves, their heirs, personal representatives and assigns by the

terms and conditions hereof.

AS WITNESS the hands and seals of the parties:

Witness:

George Charles Fischer (SEAL)
George Charles Fischer,
Catherine Maribel Fischer (SEAL)
Catherine Maribel Fischer,
COUNTY COMMISSIONERS OF BALTIMORE COUNTY.
By: Christian H. Kahl, - President.
John J. Timmons, (SEAL)
John J. Timmons,
Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan. 19/46
THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the day of January 19, 1946, before the Zoning Commissioner of Baltimore County, at the first publication appearing on the 19th day of January 1946.
THE JEFFERSONIAN,
Manager.
Cost of Advertisement, \$.....

NOTICE OF ZONING DEPARTMENTAL PERMIT
The following is a notice and with the County for Special Permit to use the land (and improvements now or to be erected thereon) hereinafter described for Gasoline service station.
All that parcel of land situate at the northeast corner of Harford Rd. & Arizona Ave., near Parkville in the 14th District of Baltimore County, fronting northerly on the east side of Harford Rd. 52' with a rectangular depth easterly of 125' and ending on Arizona Ave.
On Monday, January 20, 1946, at 2:00 o'clock p.m., a public hearing will be held in the office of the Zoning Commissioner of Baltimore County, in the Hookford Building, in Towson, Baltimore County, Maryland, for the purpose of hearing on the petition for a Special Permit to use the land (and improvements now or to be erected thereon) hereinafter described for Gasoline service station.
The Zoning Commissioner of Baltimore County.
Res. 10-15.

RECD JAN 21 1946

539-5

ZONING DEPARTMENT-BALTIMORE COUNTY, MD. 539-5
Certificate of Posting of Re-Classification of Special Permit Notice

District: Towson Date of Return: Jan 18, 1946

Date of Posting Property: Jan 10, 1946

Location of Sign on Property: 5 feet from front Street or Road

Location of property: Northeast corner of Harford Rd. and Arizona Ave.

Re-Classification of Special Permit Petitioned for: Gasoline Service Station

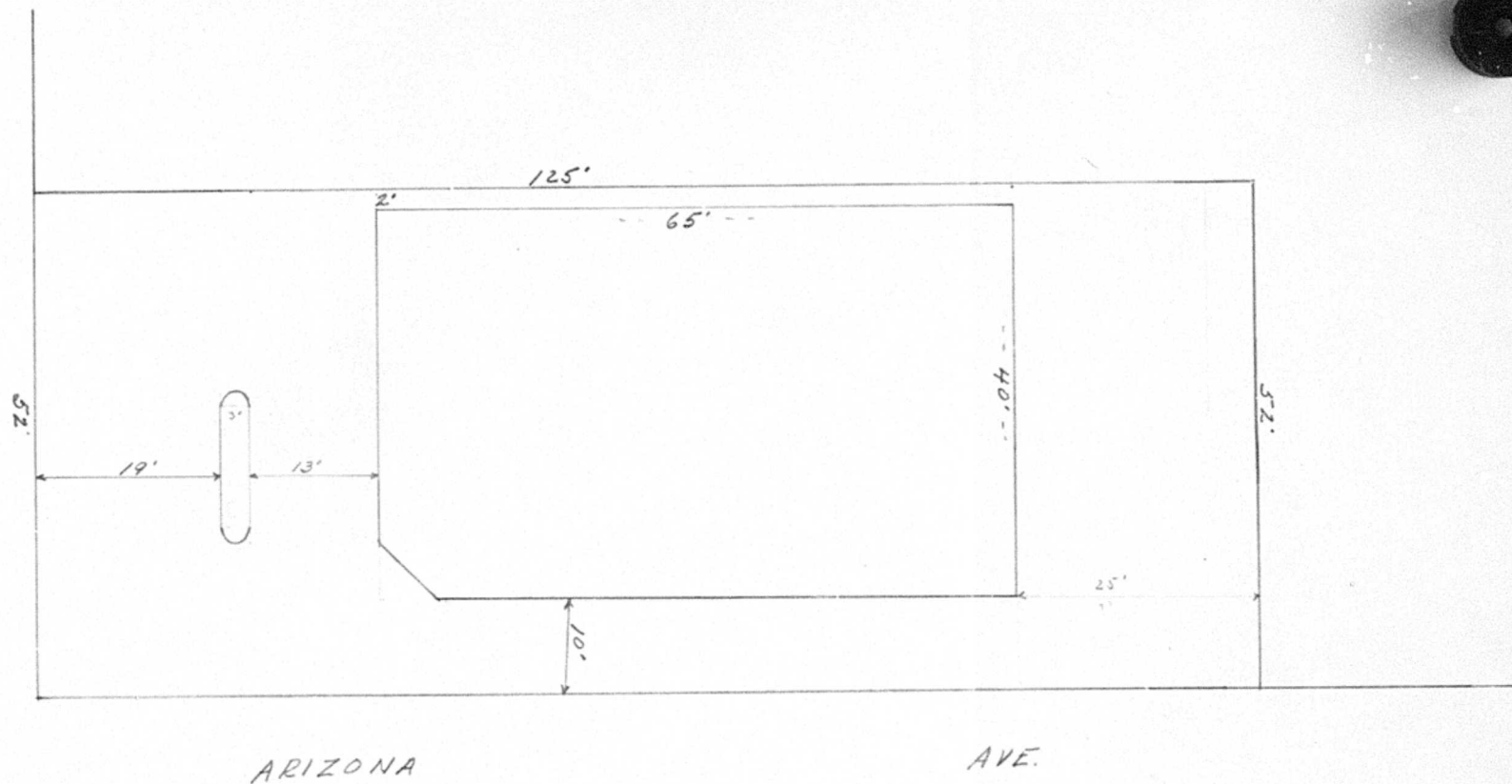
Petitioner: George Charles Fischer & Catherine Maribel Fischer

Remarks:

Inspector making return: Harry E. Smith

HARFORD

ROAD



Plot for proposed Garage Building
for.

George C. Fischer

Scale 1" = 10'