

7/16-8
0716
MAP
#11+14-A
E-5

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL PERMIT

To the Zoning Commissioner of Baltimore County:

Katherine Gutherlet and
Mark G. Zeller Legal Owners
of that triangular parcel of land situated at the intersection of Pitch
Ave. & Ridge Road, near Pullerton, in the 14th District of Baltimore,
running northwesterly and blinding on the center line of Pitch Ave.
312', thence northeasterly, at right angles to said center line of
Pitch Ave., 115', thence continuing northeasterly 102' to a point in
the center of Ridge Road distant (along the center line thereof) 337.7'
from the place of beginning and thence southeasterly reversing the line
so drawn to place of beginning. Excepting therefrom that portion of
the above described lot included within the rights-of-way lines of
said avenue and road

hereby petition (1) that the zoning status of the above described
property be reclassified, pursuant to the Zoning Law for Baltimore
County, from an "A" Residence Zone to an "B" Commercial Zone and
(2) for a Special Permit, under said Zoning Law and Zoning Regu-
lations for Baltimore County, to permit the use of said land
(and improvements now or to be erected thereon) for a
Gasoline Service Station

Property to be posted as prescribed by Zoning Regulations.

Mark G. Zeller
I, Mark G. Zeller, agree to pay expenses of above reclassification and
Special Permit, advertising and 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.

Katherine Gutherlet
3126 Harford Rd. Balto-18 Mo
Legal Owner

Mark G. Zeller
32 Ridge Road Rd
Address: Harford Rd. Balto.

716
KATHERINE GUTHERLET and
MARK G. ZELLER
Ridge Road & Pitch Ave. 14th Dist.

ORDERED by the Zoning Commissioner of Baltimore County,
this 7th day of September 1946, that the subject
matter of this petition be advertised, as required by the
"Zoning Law of Baltimore County", in a newspaper of general
circulation throughout Baltimore County, that the property be
posted, and that a public hearing hereon be had in the office
of the Zoning Commissioner of Baltimore County, in the Reckord
Building, Towson, Baltimore County, Maryland, on the 30th
day of September 1946, at 9:30 o'clock A. M.

John S. Simon
Zoning Commissioner of
Baltimore County.

Upon hearing had on petition filed in the above
proceeding (1) for zoning reclassification from "A" Residence
Zone to an "B" Commercial Zone and (2) to use the property
described in petition for Gasoline Service Station and it
appearing that by reason of location, being an isolated area
not connected with or adjacent to an existing commercial zone,
no impelling reason presented at hearing why the petition
should be entertained and the granting of which would be "spot
zoning", the above petition should be denied, therefore:

It is this 30th day of September, 1946, ORDERED by the
Zoning Commissioner of Baltimore County, that the above peti-
tion (1) for zoning reclassification and (2) for Special Per-
mit be and the same is hereby denied and that the area de-
scribed therein be and remain in an "A" Residence classifica-
tion.

John S. Simon
Zoning Commissioner
of Baltimore County.

Upon hearing had on appeal from the Order of the
Zoning Commissioner of Baltimore County passed on September
30, 1946, denying the petition for reclassification and
petition for special permit and it appearing to the Board from
the evidence produced that the said Order of the Zoning Com-
missioner should be reversed, therefore:

It is this 3rd day of November, 1946, ORDERED by the
Board of Zoning Appeals that the aforesaid Order of said Zoning
Commissioner be and the same is hereby reversed and it is further
ORDERED that the petition for reclassification from an "A" Resi-
dence Zone to an "B" Commercial Zone and the petition for special
permit are hereby granted for the use as set forth in the petition.

Approved:
County Commissioners of Baltimore County
Charles H. Hall
President
Date Nov. 8 '47

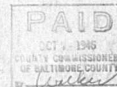
Robert M. Mahoney
Edward C. Gutherlet
Board of Zoning Appeals
of Baltimore County.

October 7, 1946.

\$22.00

RECEIVED of Mark G. Zeller, the sum of Twenty
Two (\$22.00) Dollars, being cost of appeal to the Board
of Zoning Appeals of Baltimore County from decision of
Zoning Commissioner of Baltimore County denying petition
for reclassification and petition for Special Permit
to use property at Pitch Avenue and Ridge Road, 14th Dis-
trict of Baltimore County, for Gasoline Service Station.

Zoning Commissioner.



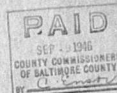
\$21.00

RECEIVED of Katherine Gutherlet, legal owner, and
Mark G. Zeller, Contract purchaser, the sum of Twenty One (\$21.00)
Dollars, being cost of petition for zoning reclassification and special
permit, advertising and posting of property, northeast corner of Ridge
Road and Pitch Avenue, 14th District of Baltimore County.

Zoning Commissioner

Hearing:

Monday, September 30, 1946
at 9:30 o'clock a.m.



1870 SEP 23 1946
7/16-8

CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept. 17/46

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. once in each
week, on Sept. 17, 1946, the first publication
day of Sept. 17, 1946, the first publication
appearing on the 17th day of Sept.
1946

THE JEFFERSONIAN,
W. C. Smith
Manager.

Cost of Advertisement, \$.....

7/16-8
716 A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14 Date of Posting Sept 18/46
Posted for Gasoline Service Station
Petitioner: Katherine Gutherlet and Mark G. Zeller
Location of property: Pitch Ave and Ridge Road

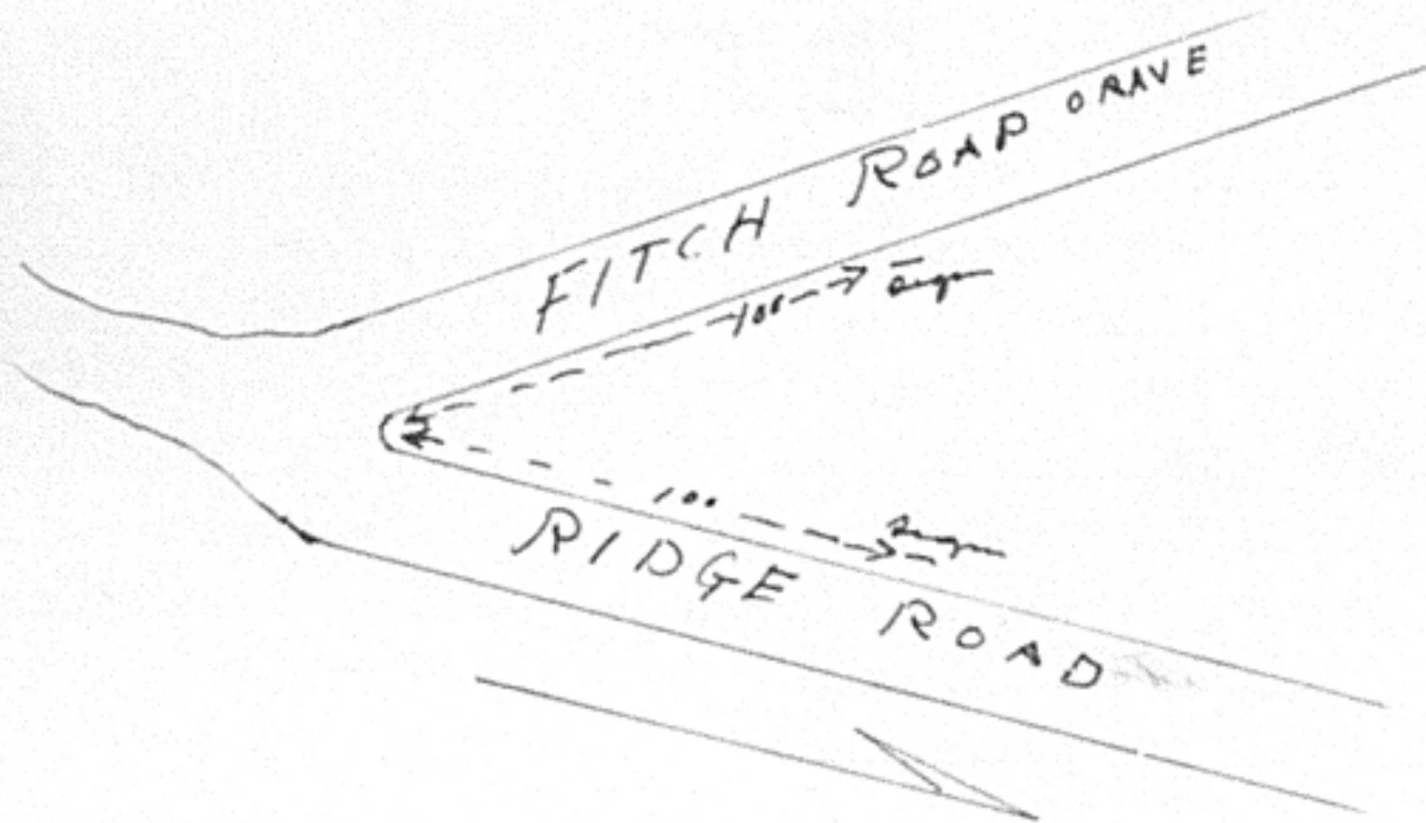
Location of signs: on sign on the west side of Ridge Road
100 feet north of Pitch Ave. & the other sign on the east
Remarks: side of Pitch Ave. 100 feet north of Ridge Road
Posted by Henry J. Farkas Date of return Sept 17/46

NOTICE OF ZONING RECLASSIFICATION
AND PETITION FOR SPECIAL PERMIT

Pursuant to Article 21 of the
Zoning Ordinance of Baltimore
County, a petition was filed for
the reclassification of the above
described property from an "A" Resi-
dence Zone to an "B" Commercial
Zone and for a Special Permit to
use the property for a Gasoline
Service Station. The petition was
filed in the office of the Zoning
Commissioner of Baltimore County,
in the Reckord Building, Towson,
Baltimore County, Maryland, on
September 7, 1946.

It is hereby ordered that the
petition be and the same is hereby
denied and that the area de-
scribed therein be and remain in an
"A" Residence Zone.

W. C. Smith
Zoning Commissioner
of Baltimore County



Plot located at Ridge Road
on Right Hand

LEGEND

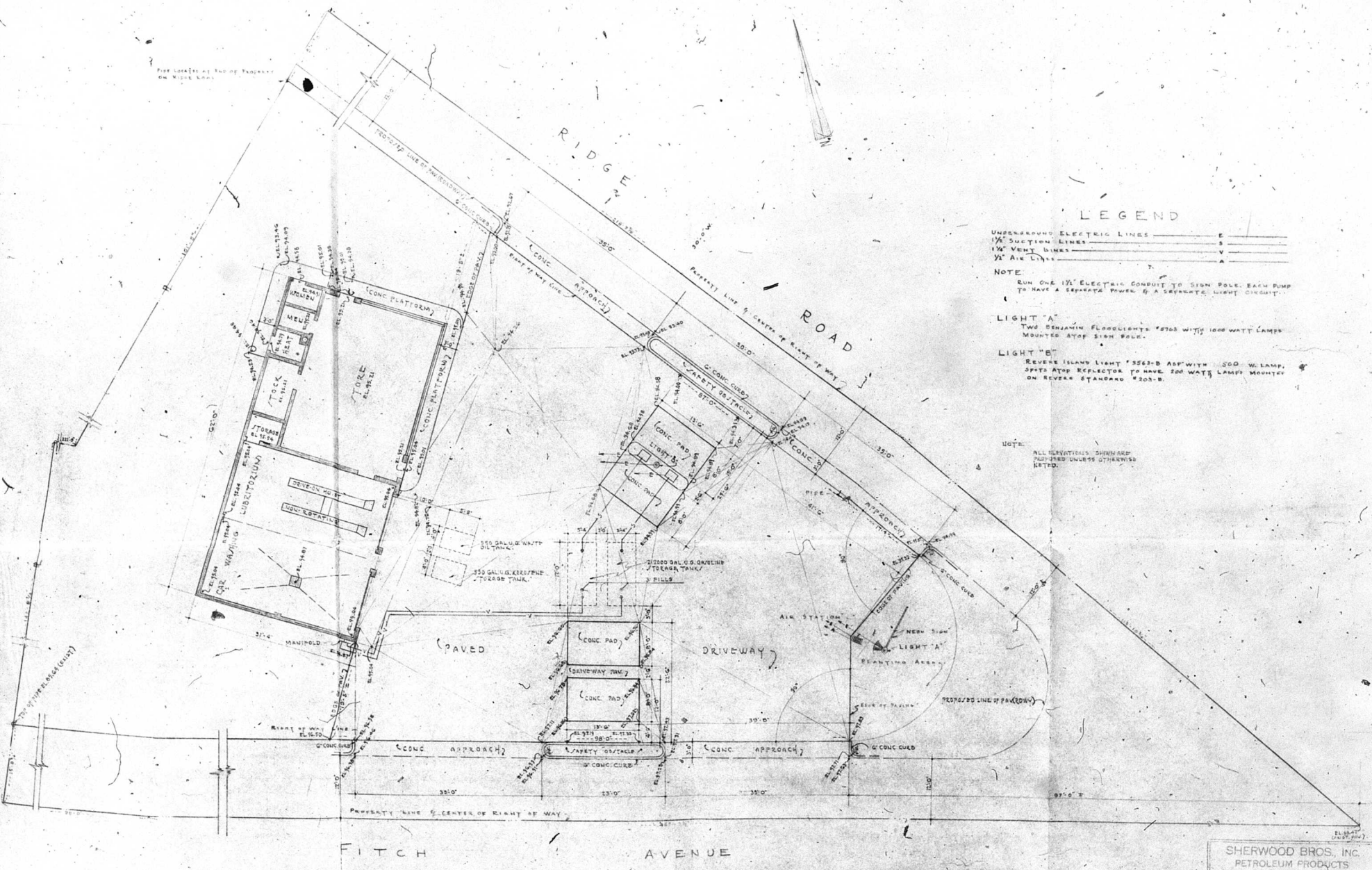
- UNDERGROUND ELECTRIC LINES ———— E
- 1/2" Suction Lines ———— S
- 1/2" VENT LINES ———— V
- 1/2" AIR LINES ———— A

NOTE
RUN ONE 1/2" ELECTRIC CONDUIT TO SIGN POLE. EACH RAMP
TO HAVE A SEPARATE POWER & A SEPARATE LIGHT CIRCUIT.

LIGHT "A"
TWO BENJAMIN FLOODLIGHTS "5528 WITH 1000 WATT LAMPS
MOUNTED ATOP SIGN POLE.

LIGHT "B"
REVERSE ISLAND LIGHT "5523-B AS" WITH 3500 W. LAMP,
SPOTS ATOP REFLECTOR TO HAVE 200 WATT LAMPS MOUNTED
ON REVERSE STANDARD "5203-B.

NOTE
ALL ELEVATIONS SHOWN ARE
FINISHED GRADES UNLESS OTHERWISE
NOTED.



PLOT PLAN

APPROVED PLAN

SHERWOOD BROS., INC.

PETROLEUM PRODUCTS

BALTO. TRUST BLDG. BALTO. MD.

ENGINEERING DEPARTMENT

PROPOSED SERVICE STATION

NEW COR. RIDGE ROAD & FITCH AVENUE

BALTO. MARYLAND COUNTY

FOR MR. HENRY TAYLOR

DRAWN BY C.T.B. SCALE 1/8" = 1'-0"

DESIGNED BY E.E.M. DATE 11/24/41

APPROVED E.E.E. DATE 1/1/42

