

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

To the Zoning Commissioner of Baltimore County:

AKER, Walter S. LeCompte and Lida E. LeCompte, Legal Owners,
his wife,

All that parcel of land in the 13th District of Balto. Co., beginning for the same at a point on the east side of Selma Ave., 460 feet, more or less, southeasterly from the center line of Balmer Spring Road, said point being the point of beginning of that parcel of land which by deed dated September 3, 1941 and recorded among the Land Records of Baltimore County in Lib. & C. E. #1194, folio 89, was conveyed by Catherine S. Connolly, widow to Walter S. LeCompte and Lida E. LeCompte, his wife and running thence binding on part of the left line of said conveyance reversely, as now surveyed, N 65° 37' 0" E 134' to a point on the western right-of-way line of Wilkins Ave. Ext'd., located 304' more or less, south of the south face of the New Balphur Spring Road Underpass, thence binding on the western right-of-way line of said Wilkins Ave. Ext'd., as now surveyed 84' wide, S 0° 40' 4" west 270' 3 feet to intersect the second line of the above mentioned conveyance, thence binding on part of said line N 57° 58' west 80' to the end of the first line of said conveyance and thence binding on the first line reversely and the east side of Selma Ave., N 11° 37' 58" west 807' 00" to beginning. Property to be posted as prescribed by Zoning Regulations.

I, we, agree to pay expenses of the above reclassification and Special Permit, 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.

Walter S. LeCompte
Lida E. LeCompte
Legal Owners

Address

Nov. 19, 1949 Christian H. Kall
Christian H. Kall, President
Board of County Commissioners
of Baltimore County

herby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "C" Commercial Zone; and (2) for a Special Permit, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for a gasoline filling and service station, special permit to apply to the southern 150 feet of the above property owned by the petitioners.

Property to be posted as prescribed by Zoning Regulations.

I, we, agree to pay expenses of the above reclassification and Special Permit, 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.

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Lida E. LeCompte
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Nov. 19, 1949 Christian H. Kall
Christian H. Kall, President
Board of County Commissioners
of Baltimore County

11/4
10 A.M.

ORDERED by the Zoning Commissioner of Baltimore County this 13th day of October, 1949, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 4th day of November, 1949, at 10:00 o'clock A. M.

Christian H. Kall
Zoning Commissioner
of Baltimore County

Upon hearing on petition (1) for reclassification of that parcel of land described therein, from an "A" Residence Zone to an "C" Commercial Zone and (2) for a special permit to use a portion of said property for a gasoline service station, and it appearing that by reason of location the reclassification should be granted for the southernmost 150 feet of the lot sought to be reclassified, from an "A" Residence Zone to an "C" Commercial Zone and a special permit granted for a gasoline service station thereon, upon condition that allowance be made for the widening of Selma Avenue, at least 13 feet, and, provided, further, that the setback of any buildings or structures to be built thereon shall be approved by this Department.

Action on the remainder of the property described in said petition is deferred until such time as the use of the remainder of the property, it being necessary to know the number and type of businesses to be established thereon, in order to know whether or not the use or use will interfere with traffic and the surrounding properties and be detrimental to the general welfare of the community, therefore:

It is this 7th day of November, 1949, ORDERED by the Zoning Commissioner of Baltimore County that, that part of the property described in the petition, to wit: the southernmost 150 feet be reclassified, from said after the date of this Order permit granted for a gasoline service station. This Order is based upon the condition that the Island for the gasoline pumps shall not be nearer than 15 feet and the service building or any structures to be erected thereon, shall not be nearer than 25 feet to the right-of-way line of any of Southwest Boulevard.

Christian H. Kall
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. Oct. 19/49

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 14th day of November, 1949, the first publication appearing on the 14th day of November, 1949.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$24.00

October 17, 1949

\$24.00
RECEIVED of Lester L. Barrett, attorney for Walter S. LeCompte, and wife, the sum of Twenty Four (\$24.00) Dollars, being cost of petition for reclassification and special permit, advertising and posting of property, east side of Selma Avenue, 13th District of Baltimore County.

Zoning Commissioner

Hearings:
Friday, Nov. 4, 1949
at 10:00 a.m.

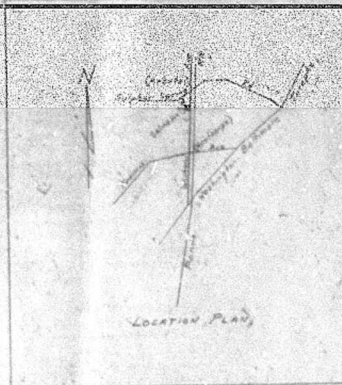
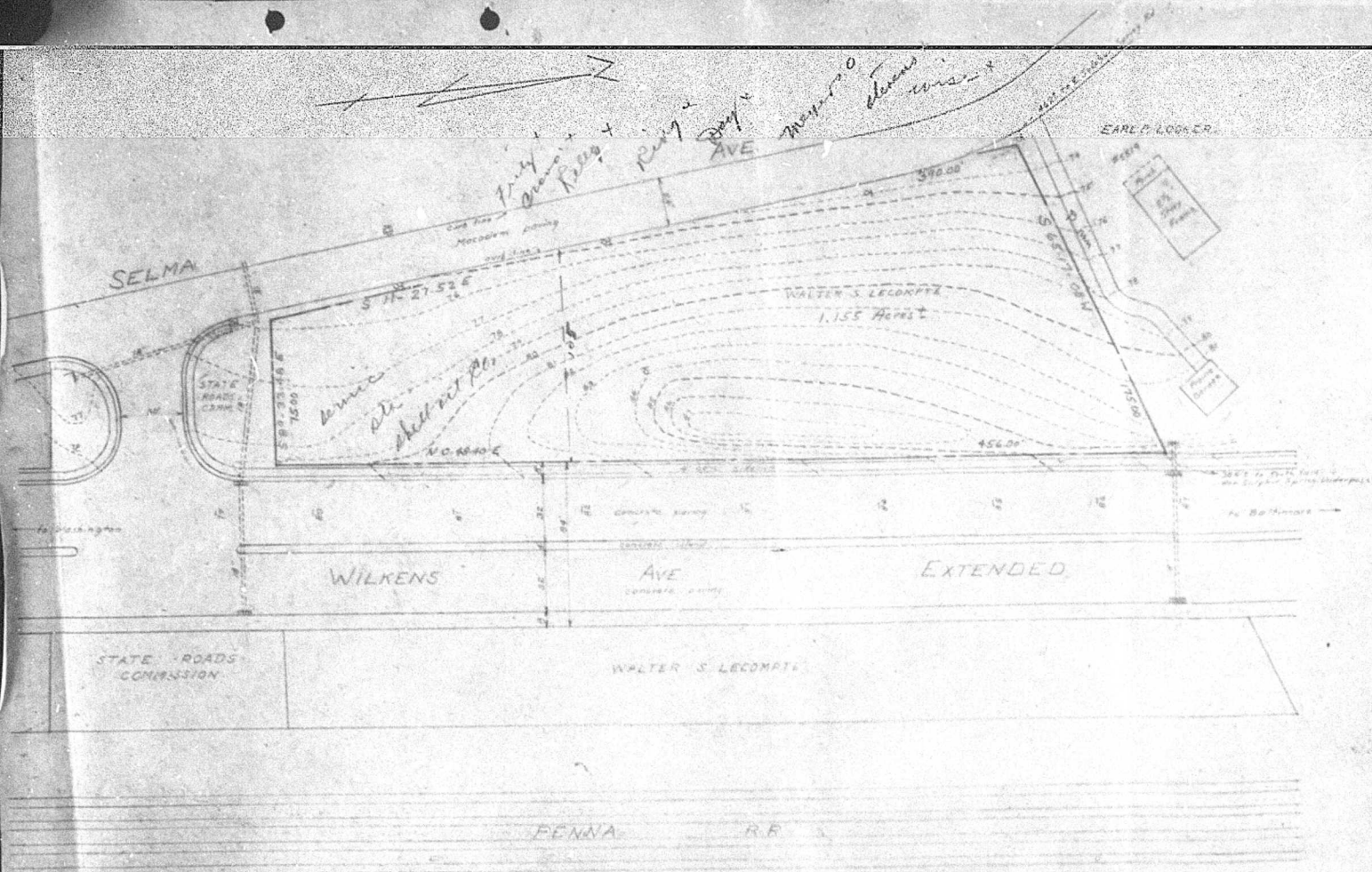
PAID
OCT 21 1949
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1569-3

District: 13 Date of Posting Oct. 21/49
Posted for: Commercial & Gas station
Petitioner: Walter S. & Lida E. LeCompte
Location of property: East side of Selma Ave. S.E. of Lighthouse Spring Road
Location of Signs: 2 signs on the west side Wilkins Ave. and 2 signs at Selma & Wilkins Ave.
Remarks: 2
Posted by: Harry G. Barbach Date of return: Oct. 21/49



W. H. Primrose
 W. H. PRIMROSE AND ASSOCIATES
 500 WASHINGTON AVE
 TONSON, MD.



PROPERTY OF
 WALTER S. LECOMPTE
 WILKENS AVE. EXTENDED
 MARYLAND

SELMA AVE.

35.0
Driveway

Curb
P/L 135.5'

Allowance for Prop. Widening of Selma Ave. Curb.

14' Storm Water

P/L 75.0'

Prop. Building Set Back Line

P/L 110.0'

P/L 130.0'

Sidewalk

Curb

35.0
Driveway

57.0 ±

35.0
Driveway

25.0

3.0

SOUTHWEST BLVD.

SHELL OIL COMPANY INC.
NEW YORK, N. Y. - BALTIMORE DIVISION
PROP. PLOT PLAN
SOUTHWEST BLVD & SELMA AVE
ARBUTHUS, MD.

SCALE 1" = 10' - DATE 11/1/49

BY W. W. H. A. J.

CHECKED

APPROVED

GC-4324-1