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PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE AND A SPECIAL PERMIT FOR GASOLINE SERVICE STATION - S. S. LeCompte, Petitioner, 13th District of Baltimore County - Walter J. & Lida E. LeCompte, Petitioners

The property which is the subject of this petition for reclassification and a special permit for the operation of a gasoline service station, is located on the south side of Southwestern Boulevard immediately to the north of the filling station now being operated by the petitioner. This petition is not for the operation of another station but as an addition to the existing station. There will be no pump or buildings located on this additional land, the property being used for the installation of two - three thousand gallon underground tanks and for the installation of a blacktop driveway.

It appears that the use of this additional land will alleviate any traffic hazard that now exist in this area. It also appears that the granting of the reclassification and a special permit will not be detrimental to the health, safety and general welfare of the community and the reclassification and special permit should be granted.

It is this 18th day of March, 1952, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition for reclassification, from an "A" Residence Zone to an "M" Commercial Zone, be granted and a special permit granted to use the property as described in the petition for the aforesaid use.

Walter J. & Lida E. LeCompte
Zoning Commissioner
of Baltimore County

Approved:

County Commissioners
of Baltimore County

By *Walter J. LeCompte*
President

Date, 1 April 1, 1952

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13th Dist. 2203
#2203-RS
PETITION FOR ZONING RECLASSIFICATION AND SPECIAL PERMIT

To the Zoning Commissioner of Baltimore County:

WHEREAS, Walter J. LeCompte and Lida E. LeCompte, legal owners of the following described lot of ground hereby petition:

BEGINNING at a point marked by an iron pipe planted on the West side of Wilkens Avenue Extended, which is now known as Southwestern Boulevard (5th feet wide), which pipe marks the end of the second course in the foregoing description of Parcel 1, said point being located westerly 34 feet at right angles to the State Base line for the Right-of-way at station 102 plus 85 as established by the State Roads Commission of Maryland; thence binding on the West side of Southwestern Boulevard N 00 degrees 45 minutes 40 seconds East 100.00 feet to a point; thence leaving said Boulevard and running for a new line of division through the whole tract of which the lot now being described is a part, North 89 degrees 11 minutes 20 seconds west 129.7 feet (more or less) to a point on the East side of Selma Avenue; thence binding along the East side of Selma Avenue South 11 degrees 25 minutes 20 seconds East 102.3 feet (more or less) to a point marking the end of the third course in the foregoing description of Parcel 1; thence binding reversely on the third course in the foregoing description of Parcel 1, and along the northern boundary of said Parcel 1, South 89 degrees 11 minutes 20 seconds East 108.00 feet to the point or place of beginning; RESERVING, however, an easement area along the West side of Southwestern Boulevard to the State Roads Commission of Maryland.

The said above described lot is duly designated by the red-outlined parcel or lot on the attached Plat.

WHEREAS, by order of the Zoning Commissioner dated November 7, 1949, it was duly ordered that the southernmost 150 feet, as appearing on the Plat attached hereto, and immediately adjoining the property subject to this Petition, was reclassified from an "A" Residence Zone to an "M" Commercial Zone

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and a special permit was granted for a gasoline service station, which said lot of ground is now being operated as a gasoline service station by the Lessee of your Petitioners; and

WHEREAS, the said Lessee of your Petitioners desires to lease an additional 100 feet, immediately adjacent to the aforesaid lot of ground, to the North thereof, for the purpose of establishing additional gasoline pumps, all of which is more clearly shown on the Plat filed herewith.

Your Petitioners therefore hereby 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 "M" 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, the said property to be posted as prescribed by Zoning Regulations.

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, as adopted pursuant to the Zoning Law for Baltimore County.

Walter J. & Lida E. LeCompte
Walter J. LeCompte
Attorney for Petitioners
Local Owners
5505 Oregon Avenue
Address

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ORDERED by the Zoning Commissioner of Baltimore County this 20th day of February 1952, 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 17th day of March 1952, at 1:00 o'clock P.M.

Zoning Commissioner
of Baltimore County

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th
Posted for *Walter J. & Lida E. LeCompte, Commercial Zone*
Petitioner *Walter J. & Lida E. LeCompte*
Location of property *W. S. Wilkens Ave. 10th Dist. between Southwestern Blvd. & Selma Ave.*
Location of signs *Signs posted 116 ft. on S. LeCompte's lot, between Southwestern Blvd. & Selma Ave.*
Remarks
Posted by *George J. Hummel* Date of return 2-5-52

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ZONING DEPARTMENT OF BALTIMORE COUNTY
CERTIFICATE OF POSTING AND SPECIAL PERMIT
To determine whether or not the following proposed use, building, structure, or sign is in accordance with the Zoning Regulations and Act of Assembly of Baltimore County, Maryland, and a special permit is required therefor, the following information is hereby published for the purpose of giving notice to the public of the proposed use, building, structure, or sign, and of the time and place when a public hearing will be held on the same.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 7, 1952.
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 ~~2 times~~ 2 times before the 17th day of March 1952, the first publication appearing on the 20th day of February 1952.

THE JEFFERSONIAN,
W. S. LeCompte
Manager

Cost of Advertisement, \$.

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PAID
MAR 3 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
W. S. LeCompte

SELMA AVE.

N

P/L 103'±

Exist. Conc. Drive

Exist. Conc. Drive

Proposed Widening for Selma Ave.

P/L 147.54'

New Light Pole

Relocate Comb. Pole & Sign to NE corner of lot

2" Vents
50'ook
4" Pits

6" Raised Conc. Curb

2 3000 Gal. U.G. Tanks

New Pole & 2:1500W. Floods

Existing Bldg.

Existing U.G. Tanks

Remove Curb as shown by dotted line

1/8" Suction, Angle Checks

NEW BLACK TOP

Proposed Bldg. Line for S.W. Blvd.

Existing Islands

New Conc. Mat 6' x 20' x 53" reinf. with 6" x 6" #6 W.M.

B.M. 75.83

Existing Drive

P/L 148.81'

4' Conc. Sidewalk

Existing Drive

New Conc. Drive

New Conc. Drive

Relocate Sign & Pole

2:1500W. Floods

Plastic Sign & Pole from Selma Ave.

WASHINGTON

SOUTHWEST BLVD. U.S. RT. #1

BALTIMORE

SHELL OIL COMPANY
NEW YORK, N. Y. - BALTIMORE DIVISION
Additional Islands & Storage
SOUTHWEST BLVD. & SELMA AVE.
HALETHORPE, MD.

SCALE: 1"=10'-0" DATE: 12/27/57
DRAWN: J.F.M. p.
CHECKED:
APPROVED:

6D-4506A2



4' Conc. Median Strip