

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF
JULIUS H. REQUARD
AND
J. THOMAS REQUARD

For a Special Permit
To the Zoning Commissioner of Baltimore County

Julius H. Requard & Thomas Requard
Legal Owners
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 877 of the Acts of the General Assembly of Maryland of 1943, for a certain 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

See Plat Trappe & Lynch Rd

All that parcel of land in the Twelfth District of Baltimore County, on the southeast corner of Lynch and Trappe Roads; thence easterly and binding on the south side of Trappe Road 133.18 feet; thence south 32 degrees 02 minutes east 30 feet; thence south 79 degrees 12 minutes east 50 feet to the west side of Lynch Road; thence southerly and binding on the west side of Lynch Road 191.18 feet to the north side of Lynch Road; thence westerly and binding on the north side of Lynch Road 107.50 feet to place of beginning.

Contract Purchaser

Address

Dec. 2, 1954. Petition withdrawn by petitioner.

Julius H. Requard
Deputy Zoning Commissioner of Baltimore County

GRANTED by the Zoning Commissioner of Baltimore County this 9th day of November, 1943.
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 2nd day of December, 1943, at 1:00 o'clock p.m.

Zoning Commissioner of Baltimore County

Petition No. 2809-8 District No. 12
Processed by L. R. G.
Hearing Scheduled Wednesday, Dec. 2, 1953

Attention: Mr. Dill

Subject of Petition: Request for Special Permit for a gasoline service station for property located near the intersection of Trappe and Lynch Roads in District

- Comments:
1. It appears to the Planning Commission Staff that gasoline service stations should not be permitted on this triangular piece of land at the corner of Lynch & Trappe Roads for one very reason. The solid frontage of existing cottages face into the proposed gas station lot on two sides. Use only has to visit the corner of Lynch & Trappe Roads at night or the appearance of the building effect (especially bright lighting) of this type of use on nearby residences. Such a situation should not be allowed in this section's locality. There are many other types of uses which can be built on this land which would be more compatible with the existing residential Lynch & Trappe Road frontage area.
 2. The Planning Commission Staff therefore suggests that this petition be denied.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 11-18-53
Posted for Special Permit Gasoline Service Station
Petitioner: Julius H. Requard & J. Thomas Requard
Location of property: S.E. cor. of Lynch & Trappe Roads, Thence S. 32 deg. 02 min. E. 30 feet to the west side of Lynch Road; thence S. 79 deg. 12 min. E. 50 feet to the west side of Lynch Road; thence S. 191.18 feet to the north side of Lynch Road; thence W. 107.50 feet to place of beginning.
Location of Sign: On the S.E. corner of Lynch & Trappe Roads, on the S. 32 deg. 02 min. E. 30 feet to the west side of Lynch Road; on the S. 79 deg. 12 min. E. 50 feet to the west side of Lynch Road; on the S. 191.18 feet to the north side of Lynch Road; on the W. 107.50 feet to place of beginning.
Remarks: None
Posted by: George K. Hunsicker Date of return: 11-18-53

ZONING DEPARTMENT OF BALTIMORE COUNTY
RE: PETITION FOR SPECIAL PERMIT
11-20-53

Purpose: In petition filed with the Zoning Commissioner of Baltimore County, the SPECIAL PERMIT to use the property hereafter described for Gasoline Service Station, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of the same County, will hold a public hearing on the Board Room of the County of Baltimore, at the Board Room Building, Towson, Maryland, on Wednesday, December 2, 1953, at 1:00 p.m.
It is determined whether or not the SPECIAL PERMIT petitioned for as aforesaid, should be granted, the property in said petition being particularly described as follows:
All that parcel of land in the Twelfth District of Baltimore County, on the southeast corner of Lynch and Trappe Roads; thence easterly and binding on the south side of Trappe Road 133.18 feet; thence south 32 degrees 02 minutes east 30 feet; thence south 79 degrees 12 minutes east 50 feet to the west side of Lynch Road; thence southerly and binding on the west side of Lynch Road 191.18 feet to the north side of Lynch Road; thence westerly and binding on the north side of Lynch Road 107.50 feet to place of beginning.
Being property of Julius H. Requard & J. Thomas Requard. To show up the plat filed with the hearing and zoning department.

By Order of
Zoning Commissioner of Baltimore County
Nov. 1953

FILED NOV 17 1953 OFFICE OF THE BALTIMORE COUNTMAN
THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. Catonsville, Md.
No. 1 Newburg Avenue CATONSVILLE, MD.

November 21, 1953
THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Long, young man of Baltimore County was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 21st day of November 1953, that is to say the same was inserted in the issues of November 13 and 20, 1953.
THE BALTIMORE COUNTMAN
By Paul J. Morgan
Editor and Manager.

November 13, 1953

\$20.00

RECEIVED OF J. H. Pequard Realty Co., the sum of Forty (\$40.00) Dollars, being cost of petition for Special Permit for Gasoline Service Station, advertising and posting property southeast corner of Lynch and Trappe Roads, 12th District, Baltimore County, Md.

Zoning Commissioner

Hearing:
Wednesday, December 2, 1953
at 1:00 p.m.
Hesford Building
Towson, Md.

PAID
NOV 16 53
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
BY L. R. G.

