

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF :
: REVERE THE
: ZONING COMMISSIONER
: OF BALTIMORE COUNTY
:
:

For a Special Permit
To The Zoning Commissioner of Baltimore County

Gray Manor Homes, Inc. _____
Contractor

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 created thereon) hereinafter described for

GASOLINE SERVICE STATION

All that parcel of land in the 12th District of Baltimore County, on the northeast corner of German Hill Road and Herriott Blvd; thence running easterly and binding on the north side of German Hill Road 125 feet; thence north 9 degrees 20 minutes west 322 feet; thence south 80 degrees 40 minutes west 115 feet to the east side of Herriott Blvd; thence southerly and binding on the east side of Herriott Blvd 385 feet to place of beginning.

Gray Manor Homes, Inc.
Contract Purchaser

Address
3313 Sequoia Dr.
BALTO. 15, MD.

9/1/54

Answer 4-9755

#3142-S
MAP
#12
#15
CHS. STB.
7/26/54

ORDERED by the Zoning Commissioner of Baltimore County this 11th day of August, 1954, 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 1st day of September, 1954, at 10:00 o'clock A. M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for a special permit to use the property described therein for a Gasoline Service Station, and its appearing that by reason of location being in a "B-1" zone, the safety, health and the general welfare of the community not being detrimentally affected, the said petition should be granted, therefore:

It is this 11th day of May, 1955, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition be and the same is hereby granted, subject, however, to the submission of plans for the development of the above property for approval by the Department of Engineering of Baltimore County.

John N. Parnell
Zoning Commissioner
of Baltimore County

GASOLINE SERVICE STATION VIOLATION CASES PENDING BEFORE THE BOARD OF APPEALS AS OF MAY 5, 1967

#65-250-7 Humble Oil Refinery Co. and
Lubol Company, owners
Charles Kolbe, Occupant
#3112-6 (Zoning File) Gray Manor Homes, Inc.,
Hil-Cor, German Hill Rd. & Herriott Blvd.
12th District
District Proposed: None proposed
Zone: BL
Site: Approximately 27,750 sq. ft.
On Site: 6 trucks and 7 trailers
(stored in station)
4 bay stations
6 pump nozzles
3 entrances

August 13, 1954

\$20.00
RECEIVED of Gray Manor Homes, Inc., the sum of Twenty (\$20.00) Dollars, being cost of petition for Special Permit, advertising and posting property, northeast corner of German Hill Road and Herriott Boulevard, 12th District, Baltimore County, Md.

Zoning Commission

Hearings
Wednesday, September 1, 1954
at 10:00 a.m.
Reckord Building
Towson, Md.



Baltimore County Department of Public Works DIVISION OF ENGINEERING Germans 4, Maryland

September 27, 1954

Mr. Wilsie H. Adams
Zoning Commissioner
of Baltimore County
303 Washington Avenue
Towson 4, Maryland

Reference is made to your letter dated September 20th, 1954, listing five locations for which you have had hearings for proposed commercial and gasoline service stations. You request my comments.

Hearing date

8/28/54 "Russell L. & Marjorie M. Burk - #3115-33
Hil-Cor, Herriott and Derry Roads - 14th Dist.
Reclassification from "M" Residence to "M" Commercial -
Approved Commercial Use."

These are both state roads. Any commercial use to be established at this point should be approved by the State Roads Commission; parking and sight distance to be approved by them.

8/30/54 "C. Albert Price - #3110-33
Hil-Cor, Liberty Road, beg. 555' S.E. Essex Rd. - 2nd Dist.
Reclassification from "M" Residence to "M" Commercial
and Special Permit for a Gasoline Service Station."

Site of property and general detail of the "M" should be submitted for this before we can approve the location as a site for a gasoline service station.

9/1/54 "Gray Manor Homes, Inc. - #3112-6
Hil-Cor, German Hill Rd. & Herriott Blvd. - 12th Dist.
Special Permit for a Gasoline Service Station."

Permission for this should not be granted at this time as it affects the Herriott Boulevard and I do not believe they will have access.

9/15/54 "Roland P. May and Phyllis E. Wey - #3113-3
E.S. Belair Rd., beg. 500' N. of New Cut Rd. - 11th Dist.
Special Permit for a Gasoline Service Station."

This will be entirely on the Belair Road and under the jurisdiction of the State Roads Commission. However, size of the lot and drainage would be a problem which the Division of Engineering would be concerned with.

Mr. Wilsie H. Adams

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September 27, 1954

7/19/54 "Francis Hallyburton - #3095-33
Hil-Cor, Southwestern Blvd. & Knecht Ave. - 13th Dist.
Reclassification from "M" Residence to "M" Commercial
and Special Permit for Service Station."

Definite information concerning lot size, drainage, and access at this location should be furnished the Division of Engineering, for approval and made a part of the permit before a special permit is issued. The means for taking care of the drainage condition at this location should be approved by us before the permit is actually granted.

Very truly yours,

J. N. Parnell
Chief Engineer
Division of Engineering

JFO:ls

Cc: Mr. Somers

GASOLINE SERVICE STATION VIOLATION CASES PENDING BEFORE THE BOARD OF APPEALS AS OF MAY 5, 1967

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Lubol Company, owners
Charles Kolbe, Occupant
#3112-6 (Zoning File) Gray Manor Homes, Inc.,
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12th District
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4 bay stations
6 pump nozzles
3 entrances

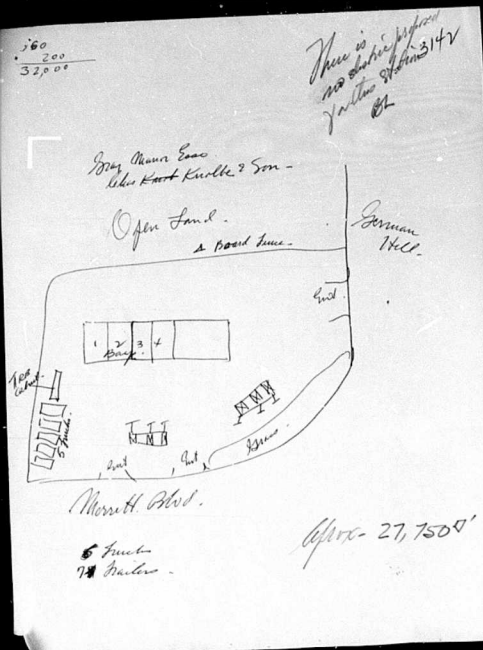
Page 2 - No. 65-200-V
(Zoning File 3142-S)

Under Bill No. 40 this station is a Home/Regulation Station as set forth in Section 405.8, Sub-paragraph C. D. E. & F.

The storage of trucks and trailers was not permitted under the law prior to Bill No. 40. The new Bill permits auxiliary use. If after a site plan has been approved by the Director of Planning and the Zoning Commissioner if there is compliance with Bill 40 requirements. You might have light truck rental as specifically prohibited in 7-1.

Very truly yours

Zoning Commissioner



ACCESSORY BUILDINGS IN RESIDENCE ZONES

SECTION 402.2 - Separate cooking facilities and a separate bathroom shall be provided for each family unit.

CONVERSION OF ONE-FAMILY DWELLINGS

MINIMUM DIMENSIONS

Zone	Width of Lot in Feet at Front Building Line		Rt. Add. Family	Lot Area In Square Feet		Rt. Add. Family	Side Yards-Feet	
	Duplex	Detached		Two Families	Single Family		Min. for One of Both	Sum for One of Both
R.40	175	175	25	50,000	10,000	Int.-25 Cor.-50	Int.-50 Cor.-75	
R.20	125	125	25	25,000	7,500	Int.-20 Cor.-35	Int.-50 Cor.-60	
R.10	90	100	15	12,500	4,000	Int.-20 Cor.-30	Int.-40 Cor.-50	
R. 6	80	90	15	10,000	3,000	Int.-15 Cor.-25	Int.-35 Cor.-40	
R. O.	70	80	10	Interior 8,050 Corner 9,200	2,500	Int.-15 Cor.-25	Int.-30 Cor.-40	
R. A.	70	80	10	Interior 8,050 Corner 9,200	2,500	Int.-15 Cor.-25	Int.-30 Cor.-40	

Page 2 - No. 65-200-V
(Zoning File 3142-S)

Under Bill No. 40 this station is a Non-Regulation Station as set forth in Section 405.3, Sub-paragraph C, D, E. & F.

The storage of trucks and trailers was not permitted under the law prior to Bill No. 40. The new Bill permits ancillary uses, if, after a site plan has been approved by the Director of Planning and the Zoning Commissioner if there is compliance with Bill 40 requirements. You might have light truck rental as specifically prohibited in F-1.

Very truly yours

Zoning Commissioner

July 14, 1947

William S. Baldwin, Esq.
County Board of Appeals
County Office Building,
Towson, Md.

Re: No. 65-200-V
(Zoning File No. 3142-S)

Dear Mr. Baldwin:

The Board of Appeals has asked the Zoning Commissioner to investigate the current status of the above entitled matter.

The following is the present status:

#65-250-V Humble Oil Refinery Co. and U-Haul Company, owners
Charles Kolbe, occupant

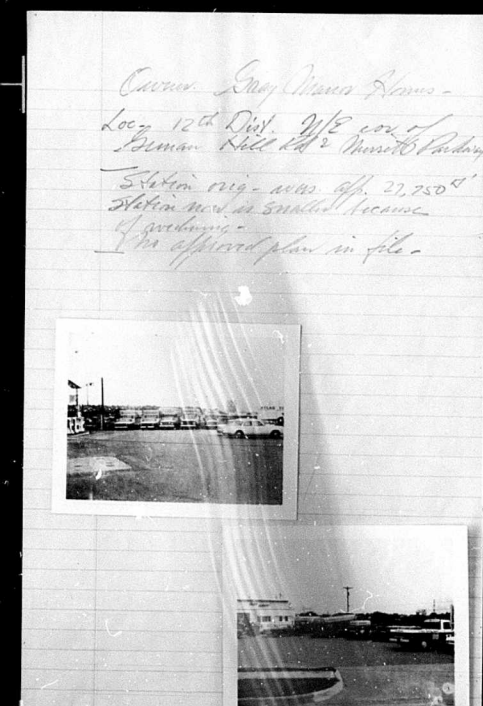
#3142-S Gray Manor Homes, Inc.,
(Zoning File) N.E. Cor. German Hill Road and Merrett Boulevard, 12th Dist.

District Proposed: None proposed.

Zone: B-1

Size: Approximately 27,750 sq. ft.

On Site: 6 trucks and 7 trailers (stored in station)
4 bay stations
6 pump nozzles
3 entrances



GASOLINE SERVICE STATION VIOLATION CASES PENDING BEFORE THE
BOARD OF APPEALS AS OF MAY 5, 1947

#65-250-V Humble Oil Refinery Co. and U-Haul Company, owners
Charles Kolbe, Occupant

#3142-S Gray Manor Homes, Inc.,
(Zoning File) N.E. Cor. German Hill Rd. & Merrett Blvd.
12th District

District Proposed: None proposed

Zone: B-1

Size: Approximately 27,750 sq. ft.

On Site: 6 trucks and 7 trailers (stored in station)
4 bay stations
6 pump nozzles
3 entrances

GRAY MANOR CAR CARE CLINIC

ESKO Happy Motoring!

Merrett Blvd. and German Hill Rd.
BALTIMORE, MD. 21222

Phone: 285-6550 & AT 4-9737

September 13, 1947

John G. Kane
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Kane,

We have been informed of your letter dated, May 16, 1947, too Mr. Kilian of the Humble Oil & Refining Company.

In regards to square footage, the "Gray Manor Car Care Clinic" located on German Hill Road and Merrett Blvd. covers the area of .217543 square feet.

Sincerely,
Charles J. Kolbe
Charles J. Kolbe

ZONING DEPARTMENT OF
BALTIMORE COUNTY
RE: PETITION FOR
SPECIAL PERMIT
12th DISTRICT

Purport to petition filed with the Zoning Commissioner of Baltimore County, for SPECIAL PERMIT to use the property herein-after described for Gasoline Service Station.

On Wednesday, September 1, 1947 at 10:00 A.M.

to determine whether or not the SPECIAL PERMIT outlined for an "Automotive" could be granted, the property is a valid petition would particularly described as follows:

All that parcel of land in the TWENTY-DISTRICT of Baltimore County, on the northeast corner of German Hill Road and Merrett Boulevard; thence running easterly and southerly to the north side of German Hill Road 125 feet; thence north 9 degrees 20 minutes west 22 feet; thence north 89 degrees 40 minutes west 115 feet to the east side of Merrett Boulevard; thence southerly and easterly to the east side of Merrett Boulevard 145 feet to place of beginning; being property of Gray Manor Homes, Inc., as shown on the last plan filed with the Zoning Department.

By Order of the Zoning Commissioner of Baltimore County.
Aug. 12 - 25

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD-ADVIS
Baltimore, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

August 21, 1947

THIS IS TO CERTIFY, that the annexed advertisement of William H. Adams Gray Manor Homes, Inc. of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 21st day of August, 1947, that is to say the same was inserted in the issues of August 13 and 20, 1947.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 8-18-47

Posted for Special Permit Gasoline Service Station

Petitioner: Gray Manor Homes, Inc.

Location of property: N.E. Cor. German Hill Rd. & Merrett Blvd. 12th Dist.

Location of Sign: Northwest Corner of German Hill Rd. & Merrett Blvd.

Remarks: George A. McConville

Noted by: George A. McConville Date of return: 8-18-47

