#3357-S

MAP #15-D "S" GAS. STA. 1/25/55

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF :

FRANK SCHEUERMAN :

MABEL SCHEUERMAN :

For a Special Permit

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

To The Zoning Commissioner of Baltimore County

Frank Scheuerman and Mabel Scheuerman Legal Owner s

Contract Purchaser

hereby 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 be erected thereon) hereinafter described for

Gasoline Service Station

All that parcel of land in the Fifteenth District of Baltimore County, on the northeast corner of Eastern Avenue and Graces Quarters Road; thence northerly and binding on the east side of Eastern Avenue 180 feet with an average rectangular depth easterly of 174 feet and binding on the north side of Graces Quarters Road.

Frank Scheuerman

Contract Purchaser

Mabel Scheuerman

Legal Owner

Address

c/o Amelia J. Beeman
Campbell Building
Towson 4, Md.

Address

1/31/55
10 AM

FRANK SCHEUERMAN
N.E. Cor. Eastern Ave. and Graces Quarters Road

15th Dist.

#3357-S

#3357-S

MAP #15-D

ORDERED by the Zoning Commissioner of Baltimore County this 14th day of January, 1955 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 31st day of January, 1955 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 it appearing that by reason of location, being in a commercial zone, the safety and general welfare of the community not being detrimentally affected, the said petition should be granted, therefore:

It is this 2nd day of February, 1955, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for a special permit, be and the same is hereby granted for a gasoline service station, subject, however, to the approval of the setbacks for any structures to be erected and the islands for the gasoline pumps by the Baltimore County Highways Department.

Zoning Commissioner
of Baltimore County

zone, 15th District, Baltimore County, Maryland.

January 24, 1955

$20.00

RECEIVED of Smalkin and Hessian, the sum of Twenty ($20.00) Dollars, being cost of petition for Special Permit of Frank Scheuerman, for Gasoline Service Station, advertising and posting property, northeast corner of Eastern Avenue and Graces Quarters Road, 15th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

Hearing:

Monday, January 31, 1955

at 10:00 a.m.

Rockord Building
Towson, Maryland.

PAID
JAN 25
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3357

District 15th Date of Posting 1-14-55

Posted for: Special Permit for Gasoline Service Station

Petitioner: Frank & Mabel Scheuerman

Location of property: Northeast Corner of Eastern Avenue and Graces Quarters Road site; See Map

Location of Signs: Northeast Corner of Eastern Avenue and Graces Quarters Road

Remarks:

Posted by George R. Hammond Date of return 1-20-55
Signature

Rec. Jan. 24, 55
#3357

Certificate Of Publication

ZONING DEPARTMENT OF BALTIMORE COUNTY
RE: PETITION FOR SPECIAL PERMIT
15th DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, for SPECIAL PERMIT to use the property hereinafter described for Gasoline Service Station, by authority of the Zoning Act of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room Rockord Building, Towson, Maryland on Monday, January 31, 1955 at 10:00 A.M.

The description of the property for 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 Fifteenth District of Baltimore County on the northeast corner of Eastern Avenue and Graces Quarters Road; thence northerly and binding on the east side of Eastern Avenue 180 feet with an average rectangular depth easterly of 174 feet and binding on the north side of Graces Quarters Road being property of Frank and Mabel Scheuerman as shown on the plat plan filed with the Zoning Department.

Director of Zoning Commissioner of Baltimore County.

Jan. 13, 20 24

ESSEX, MD., January 21st 1955

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 31st day of January 1955, the first publication appearing on the 13th day of January 1955.

THE EASTERN ENTERPRISE, INC.
Helen G. Sheldon
Manager.

January 26, 1955

$20.00
$2.00

RECEIVED of Raymond W. Hoyner, the sum of Two ($2.00) Dollars, being cost of additional advertising, for Special Permit, northeast corner of German Hill Road and Meadow Road, 12th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

PAID
JAN 31
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY

N 61° 30' W 202.54'

EASTERN AVE. EXT'D.

GRACE'S QUARTERS RD.

ASPHALTIC CONCRETE DRIVEWAY & ENTRANCES

DETAIL OF SLOPING FACE CONC. CURB
Scale 1½" = 1'-0"

1" radius
2" radius
expansion joint (between conc. mat & curb only)

SERIES 47-1
2 bay
fast serve on rear
fin fl (FL1)
men
women
storage
sales
lube
wash

concrete pump island - top 514
4 gas oil & pumps
2 6 hose fills - w/3 spots ea.
sloping face curb (see detail)
concrete mat

install 12" corr. iron pipe in exist. ditch

edge of paved road

S 56° 21' W 180.0'

exist. 12" corr. iron pipe - tie in to new

2 Benjamin 5766 fill lts. (1000 W ea.) on hinged pole - conc. base

AMZZ air std.

asphaltic conc.

grass

rolled curb

45' fence

40' oak to be removed

MH8 fillbox in conc.

1000 gal. ug fuel oil tank (vented)

3' gate

4 MH10 fillboxes in conc.

4 - 1000 gal. ug gasoline tanks (vented)

MH8 fillbox in conc.

1000 gal. ug slop oil tank (vented)

future air std.

20' oak to remain

future 2 pump island & mat

sloping face curb (see detail)

install 12" corr. iron pipe in exist. ditch

relocate exist. pole

2 Benjamin 5766 fill lts. (1000 W ea.) on hinged pole - conc. base

S 75° 34' E 145.0'

B.M. pipe - assumed 50.0

3 - Benjamin 5766 fill lts. (1000 W ea.) on pole

Esso lent. Swift Sale conc. base

S 62° 09' E 65.0'

sloping face curb (see detail)

exist. 12" corr. iron pipe - tie in to new

exist. 15" corr. iron pipe - tie in to new

exist. 15" corr. iron pipe

PLOT PLAN
Scale 1" = 10'
50.0 exist. grade
60.0 finished grade
grades referred to survey datum

REFERENCE DWGS.

dwg. no.	file no.
2	965-52
3	965-52
368	40000
550	49000
674	55000
420	47000
529	49000
574	50000
580	50000
M488	51000
521	49000
501	49000
558	50000
556	49000
555	52000

NOTE
Bldg. to have 18" base instead of 12". Showing in Sales Rm & Bays to be "Flannery" lbl. Hs. to be Colonial TP 608 w/3 spots ea. Spots to have Mogul base.
For detail layout of exist. conditions see survey by Keller & Keller dated Nov. 16, 1955

THIS PLAN REFERRED TO IN LEASE
DATED [redacted]
BETWEEN ESSO STANDARD OIL CO. AND
[redacted]
TOGETHER WITH REFERENCE DRAWINGS AND SPECIFICATIONS ARE HEREBY APPROVED.
[redacted]
LESSOR
[redacted]
ASST. DIVISION MANAGER
ESSO STANDARD OIL CO.

LAYOUT
Approved by Division Engr. Date 11/29/54

REVISIONS	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

DWG. NO. 496
DATE 11-29-54
DRAWN BY WLD
CHECKED BY

PROPOSED SERVICENTER
FOR
FRANK & MABEL SCHEIDERMAN
EASTN. BLVD. & GRACE'S QTR. RD.
CHASE, MD.

ESSO STANDARD OIL CO
DEL.-MD.-D.C. MARKETING DIVISION
CONSTRUCTION & MAINTENANCE DP.
BALTIMORE, MD.