#3361- <i>5</i>	S. E. cor. Eastern Boulevard and Wilbur Rd. 15th Dist.
	Easterly and binding on S. s. Eastern Boulevard 105
1/15/ 55	Petition of Mary F. Sipple for Special Permit for a Gasoline Service Station \$20.00 cost paid.
11 11	Date of hearing set for 1/31/55 at 2:00 p. m.
1/ 31 / 55	Hearing held before the Zoning Commissioner of Baltimore County.
3/11/ 55	Order filed by the Zoning Commissioner denying the Special Permit.
3/1 8 / 55	Appeal filed to the Board of Zoning Appeals. \$35.00 cost paid.
5/5/ 55	Hearing held before the Board of Zoning Appeals.
5/ 26/55	Order filed by the Board of Zoning Appeals denying the Special Permit.
6/6/ 55	Writ of Certiorari and appeal to the Circuit Court for Baltimore County served on Board of Zoning Appeals.

#3361 - S ·	S. E. Cor. Eastern Boulevard and Wilbur Rd. 15th Dist.
	Easterly and binding on S. s. Eastern Boulevard 105'
1/15/55	Petition of Mary F. Sipple for special permit for drive—in Gasoline Service Station. \$20.00 costs paid.
11 18	Date of hearing set for 1/31/55 at 2:00 p. m.
1/21./55	Certificate of publication filed.
1/19/55	Certificate of posting filed.
1/31/55	Hearing held.
3/11/55	Order filed by the Zoning Commissioner denying the special permit.
3/18/55	Appeal filed to the Board of Zoning Appeals.

THE THE NATION OF MARY F. SIPPLE

949

DEFORE THE ZONING COMMISSIONER OF PADVIMONS COUNTY

3361-5

MAP

HIS-C

MAS

.5"

For a Spanial Period To The Zoning Countsaloner of Bultimore County

Legal Comor_ Mary F. Sipple Contract

hereby petition for a Special Permit, Under the Zoning Regulations and Restrictions passed by the Courty Cormissioners of Baltimore County, agraemble to Chapter 877 of the Acts of the Constall Assembly of Paryland of 1963, for a certain parmit and use, as provided wrier said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now or be eracted thereon) hereinafter described for_____

• Arivo-in gasoline service station.
All that parcel of load in the Piffcenth District of the income control and united by the control and united by feet; there exist \$\tilde{g}\$ eigens a cost of \$\tilde{g}\$ eigens \$1\$ right and the first \$10.0\$ feet to the north side of \$11\tilde{g}\$ they are \$1\$ right and the first \$10.0\$ feet to the north side of \$11\tilde{g}\$ and \$10.0\$ feet to the control of "libra" hand; there are the side of \$10.0\$ feet to the control of "libra" hand; there are the side of \$10.0\$ feet to \$10.0\$ feet to \$10.0\$ feet \$10.0\$ f

Contract Parchaser

Mary & Sipple

ORLEGED by the Zoming Commissioner of Boltimore County this 14th day of January that the subject matter of this putition be advertised in

a newspayer of general circulation throughout Balticore County and that the property be posted, as required by the Zoning Regulations end Act of Assembly aforesaid, and that a mobile hearing, thereon be had in the office of the Zoning Caminationer of Baltimore County, Laryland, on the 31st

. 1995, at 2:00 o'clock des of Jammey

Zoning Commissioner of Relaimore County

Open hearing on patition for a special point to use the preparty described thresh for a produce or rice taking from the origines sound at the shall be a produce of the shall be a produce of the shall be a produced to the shall be a produced to the shall be a produced to the shall be observed to the shall be and to grant the uplane of the consumity, therefore:

It is this // day of Morch, 1955, ORDERED by the Zening Conductions of Baltimore County that the aforesaid paidlen for a special parmit to and the same is denied.

Allei St. adam of Baltimore County

Re: Patition of Mary F. Sipple for a Special Permit for a Gasoline Service Station on the property at the Southeast Corner of Eastern Boulevard and Wilbur Bed

The lot in question has a frontage of 105 feet on Eastern Boulevard with a depth of 100 feet to Kittyhawk Road and is improved by two frame dwellings. The lot is presently sound convercial but is used for residential nursoses.

The applicant, however, would remove the two small dwellings thereon, should the Special Permit for a gaseline service station be

The testimony shows that a service station at this location would create a conjection in the streets and roads and be a traffic hazard, due to the narrowness of Wilbur Road and Kittyhawk Road and also due to the fact that a Baltimore Transit bus stop is directly opposite this property on Wilbur Road. But, Wilbur Road and Kittyrask Road are exclusively residential streets and a gasoline service station at this location would destroy the residential aspects of the dwellings thereon and the flood lights on the property and the headlights from the automobiles moving in and out of a service station would be a menace to the regidents thereon.

The Board is of the opinion that the Zoning Cornissioner was right in refusing the Special Permit and he is hereby affirmed and the Special Permit is hereby denied.

BOARD OF ZONING APPEALS.

May 26, 1955

3361-5

MARY F. SIPPLE

VS BOARD OF BONING APPEALS

3361-5A IN THE CIRCUIT COURT, S.B. FOR BALTING HE COUNTY 1496

min 5/19V

The Court after considering the arguments of counsel and having read the record is of the opinion that it is unaccessary to visit the scene of the property involved. I find no reason for demying this special persit. Service stations are not per se a mideance nor do they constitute a danger to the communication wity. In fact, from my observation service stations - particularly those operated by the large companies - are more samitary and desirable in a conservial area than many other businesses.

For the reason given the action of the Board will be avversed and the special permit applied for will be granted.

John H. Gontarus, Judge

Pastember 1, 1955

3361

August 16, 1955

\$7.20

MECHIVED of Smith & Harrison, Attorneys, the sum of \$7,20, being cost of certified copy of potitions and other papers filed in the matter of a special exception for a filling station, Eastern Avenue, Mary F. Sipple, petitidmer-

AUG 1 7 1955

Haroh 18. 1999

ENTITYED of American Oil Commany the sun of Thirty Five (\$35.00) Bollars, being cost of appeal to the Board of Zening appeals of Baltimore County from the decision of the Zoning Commissioner desping special persit for a gaseline service station - Scutheast Corner of Sestern Boulevard and Wilhar Read, 15th District, Nary F. Sipple,

Zoning Comissioner

PAID OF BALTIMERE CHUNTY By G Bures

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

336/ 1-19-55 Warren Both British & Secretary Secretary Secretary Secretary Location of property when there it former of harden land and madded Location of Spen Area Hugart Bernery Lander Shink and miller

Posted by Militagle Surgarian Date of returns 1- 50 S.

JAN 5 - 1955 COMMISSION OF THE

January 3, 1955

Zoning Comissioner

MICHIAND OF Paul S. Shriver the sum of Twenty:

(\$20.00) Bollars being cost of patition of Mary F. Sipple,

for a percial permit, advertising and posting reporty,

Eastern at Doulevard and Wilbur Road, 15th District.

SMETENS CROSILIN

