J. Temple Smith — Reisterstown - Md.
Daniel Phillips - 328 Main St. Reisterstown, Md.
Owns to remove old gas pumps (Corner property)
Joseph E. Shaffer - 112 Butler Rd. Reisterstown, Md.
owns property adjacent D. Phillips -
George A. Innes Jr. 4038 Overlea Ave- Balto 24, Md.
Engineer of - Standard Oil -
no protestants at hearing.

3397-RS

#3397-R-S

MAP #4-A E 4 S 2/14/55

Re: Petition for Reclassification from an "A" Residence Zone to an "E" Commercial Zone and a Special Permit for Gasoline Service Station - S. W. Cor. Reisterstown Road and Reister St., 4th District - J. E. Shaffer, and others, petitioners

Upon completion of a thorough study of the site and the general area involved, and after hearing the testimony, it is the opinion of the Deputy Zoning Commissioner that the granting of this petition will not be detrimental to the health, safety, morals and the general welfare of the community:

1. Because the modern station proposed for this location will be an improvement in said area.
2. Because the present eyesore and antiquated buildings without a doubt present a continuous fire hazard and are dangerous to the community.
3. Because the present structures as they exist are detrimental to the safety, morals and the general welfare of the community, and
4. A petition signed by nineteen of the residents in the immediate neighborhood, all in favor of the reclassification and who would be those affected by the granting of said petition.

It is this 8 day of March, 1955, ORDERED by the Deputy Zoning Commissioner of Baltimore County that the above petition be granted; the first for reclassification, from an "A" Residence Zone to an "E" Commercial Zone and the second for a gasoline service station, subject, however, to compliance with the following provisions:

a. That this proposed station shall be in accord with the setbacks required by the State Roads Commission.

b. That the proposed station shall be as otherwise indicated on plat presented at hearing by the Esso Standard Oil Company for Daniel Phillips, and

c. That the petitioner shall remove the old gasoline pumps; shall raze all buildings being used on this site for his present gasoline station business; shall remove all signs and shall also raze the buildings on the property now known as 334-336 Main Street Reisterstown, Maryland.

Approved:
County Commissioners
of Baltimore County

Deputy Zoning Commissioner
of Baltimore County

MAR 8 1955
Date:

JOSEPH E. SHAFFER & MARY E. SHAFFER, his wife
S.W. Cor. Reisterstown Rd. and Reister Street
#3397-RS

3397-R-S

MAP #4-A E 4 S 2/14/55

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL PERMIT

To the Zoning Commissioner of Baltimore County:

I, or we, Joseph E. Shaffer and Mary E. Shaffer, ~~owners of~~ his mother, and Olive S. Shaffer, his wife, legal owners of 334 and 336 Main Street, Reisterstown, Baltimore County, Maryland, and Daniel Phillips and Sarah Jane Phillips, his wife, legal owners of 328, 330, and 332 Main Street, Reisterstown, Baltimore County, Maryland,

All that parcel of land in the Fourth District of Baltimore County, on the southwest corner of Reisterstown Road and Reister Street (said Reister Street being approximately 1125 feet south of Bond Ave.) thence southerly and binding on the west side of Reisterstown Rd. 119 feet, more or less, to the end of the first line of the land described in deed from Daniel Phillips, et al, to Joseph E. Shaffer, et al, dated March 15, 1950 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1504, folio 150; thence westerly and binding on the south side of said deed 150 feet to the southeast corner of the land described in said deed; thence southerly and parallel with Reisterstown Rd. 119.29 feet to the south side of a 20 foot alley; thence easterly and binding on the south side of said alley 150 feet to the west side of Reister Street; thence northerly and binding on the west side of Reister Street 119.29 feet to the place of beginning.

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 "E" 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 gasoline filling station.

Property to be posted as prescribed by Zoning Regulations.

I, or 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, adopted pursuant to the Zoning Law for Baltimore County.

J. Temple Smith

Mary E. Shaffer
Joseph E. Shaffer
Olive S. Shaffer
Legal Owners
Daniel Phillips
Sarah Jane Phillips
Address

MR. T. SMITH
Reistv. Md.
Reistv. 122

2/23/55
9:30

ORDERED by the Zoning Commissioner of Baltimore County this 1st day of February, 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 23rd day of February, 1955, at 9:30 o'clock A. M.

Zoning Commissioner
of Baltimore County

Petition No. 3397 District No. 4
Comments by D. J. Manton
Hearing Schedule: Wed., Feb. 23, 1955

ATTENTION: Mr. Adams

SUBJECT OF PETITION: From A to E and a Special Permit for a Gasoline Station S.W. cor. of Reisterstown Road and Reister Street

COMMENTS:

It is recommended that this petition be denied in view of the extensive commercial zoning already existing in the general area, both to the north and south along Reisterstown Road.

Much of this land is as yet undeveloped for commercial use and it is considered that the proposed change would be "spot zoning".

bb

NOTICE OF ZONING
PETITION FOR
RECLASSIFICATION
AND SPECIAL PERMIT
4th District

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, for change or reclassification, from an "A" Residence Zone to an "E" Commercial Zone of the property or area hereinafter described and a SPECIAL PERMIT to use said property for GASOLINE SERVICE STATION, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Board Room, in the basement of the Record Building, Towson, Maryland:

On Wednesday, February 23, 1955 at 9:30 a.m.

to determine whether or not the following mentioned and described property should be changed or reclassified and special permit granted as aforesaid, to wit:

All that parcel of land in the Fourth District of Baltimore County, on the southwest corner of Reisterstown Road and Reister Street (said Reister Street being approximately 1125 feet south of Bond Avenue); thence southerly and binding on the west side of Reisterstown Road 119 feet; thence south 89 degrees 00 minutes west 150 feet; thence north 4 degrees 20 minutes west 119 feet to the south side of Reister Street; thence easterly and binding on the south side of Reister Street 150 feet to place of beginning. Being property of Joseph E. Shaffer and Mary E. Shaffer as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
ZONING COMMISSIONER
OF BALTIMORE COUNTY.
Feb. 4-11

OFFICE OF
THE BALTIMORE COUNTIAN
FEB 8 1955
3397-S

THE COMMUNITY NEWS
Reisterstown, Md.
THE COMMUNITY PRESS
Dundalk, Md.
THE HERALD-ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

February 12, 1955.

THIS IS TO CERTIFY, that the annexed advertisement of Wilbur Adams, Zoning Commissioner 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 12th day of February, 1955, that is to say the same was inserted in the issues of

February 4 and 11, 1955.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3397

District 4th Date of Posting 2-9-55
Posted for: Gen'l Residence Zone to "E" Commercial Zone & Special Use Station
Petitioner: Joseph E. Shaffer & Shaffer
Location of property: S.W. cor. of Reisterstown Rd. & Reister Street etc.
See Plat
Location of signs: Southwest corner of Reisterstown Road and Reister Street
Remarks:
Posted by George A. Hummel Date of return 2-10-55

February 18, 1955

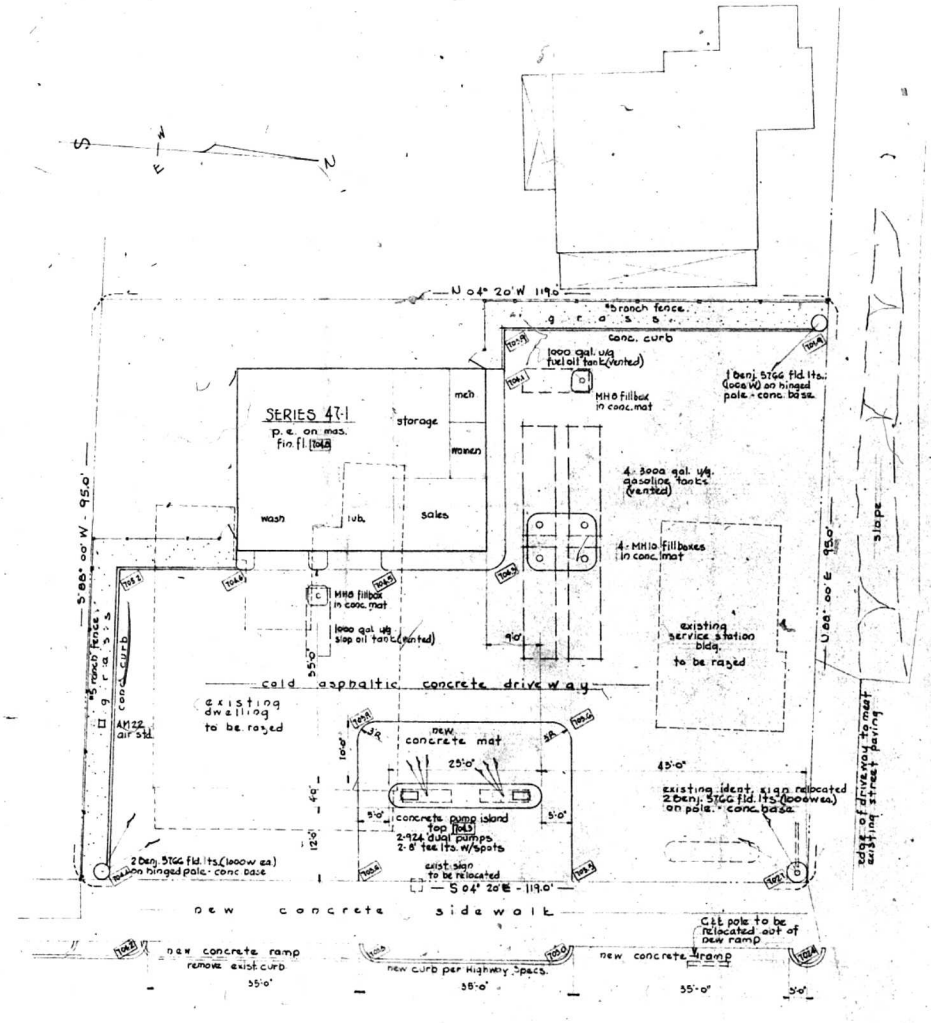
$26.00

RECEIVED of J. Temple Smith, Esq., the sum of Twenty Six ($26.00) Dollars, being cost of petition for Re-classification and Special Permit, advertising and posting property, southwest corner of Reisterstown Road and Reister Street, 4th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

Hearing:
Wednesday, February 23, 1955
at 9:30 a.m.
Record Building
Towson, Maryland.

PAID
FEB 21
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY



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.

GENERAL NOTES

Remove all obstructions to proper completion of work, such as existing bldgs, pump island, trees, poles, tanks, etc.
All new work to be in accordance with local codes & regulations.
No grades or dimensions are to be established until they are verified.
Grades shown finished and base on existing grades shown on survey by R.C. Norris dated Dec. 4, 1954
Where grades permit existing driveway may serve as base for new driveway, in other cases remove exist. drive. & install new base.

REFERENCE DWGS.

dwg. no	file no.
2	986-52
3	986-52
508	40000
550	49000
529	49000
531	49000
556	49000
558	50000
574	50000
580	50000
695	52000
674	53000
450	47000
501	49000

4/8/55

REVISIONS	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

DWG. NO. 521
DATE 2-3-55
DRAWN BY WLO
CHECKED BY

PROPOSED MODENIZATION
EXISTING SERVICENTER
Dan Phillips
555 Main Street
Reisterstown, Maryland

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