

APR 22 1955

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
Lee A. and Elizabeth W.
Hinsdell (Owner)
Esso Standard Oil Company
(Contract Purchaser)
For a Special Permit
To the Zoning Commissioner of Baltimore County
Lee A. Hinsdell and Elizabeth W. Hinsdell Legal Owner
Esso Standard Oil Company Contract Purchaser

hereby petition for a Special Exception, 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 Exception to use the land (and improvements now or to be erected thereon) hereinafter described for use as a gasoline filling station.

2015 49750 Arbutus Stevens
East Road

All that parcel of land in the Thirteenth District of Baltimore County, on the southeast corner of East Drive and Stevens Avenue; thence southerly and binding on the west side of East Drive 123 feet with a rectangular depth westerly of 115 feet and binding on the south side of Stevens Avenue; being lots 49 and 50 plat of Arbutus Terrace.

ESSE STANDARD OIL COMPANY
By: L. C. McQuadden
Contract Purchaser
St. Paul Pl. & Franklin St.
Baltimore 1, Maryland
Address

Lee A. Hinsdell
Elizabeth W. Hinsdell
Legal Owner
1331 Stevens Avenue
Arbutus, Maryland
Address

ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of April, 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 May, 1955, at 11:00 o'clock
A.M.

Upon hearing on petition for a Special Exception to use the property described therein for a Gasoline Service Station, and it appearing that by reason of location, being in a "B-1-C" (Business Local) Zone and due to the changes which have taken place in the character of the neighborhood since the original zoning in Baltimore County, the petition should be granted, therefore:

It is this 22nd day of May, 1955, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition for a special exception for a gasoline service station, to and the same is hereby granted, subject, to setbacks for the service building to be erected and the islands for the gasoline pumps as required by the New Zoning Regulations adopted on March 30, 1955, further, subject to approval by the Baltimore County Highway Department and the Department of Engineering of Baltimore County.

WILLIAM H. ADAMS
Zoning Commissioner of Baltimore County

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Contract Purchaser
Address

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WILLIAM H. ADAMS
Zoning Commissioner of Baltimore County

OFFICE OF THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. CATONSVILLE, MD.

No. 1 Newburg Avenue CATONSVILLE, MD.

May 17, 1955

THIS IS TO CERTIFY, that the annexed advertisement of

William H. Adams, Zoning Commissioner 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 14th day of May, 1955, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTMAN

By: Laurence J. Morgan
Editor and Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District... 13th Date of Posting... 5-1-55
Posted for... Special Exception for a Gasoline Filling Station
Petitioner: Lee A. and Elizabeth W. Hinsdell
Location of property: S.W. Cor. of East Drive and Stevens Ave., Thence S. E. corner of S.W. Cor. of East Drive and Stevens Ave. Plat of Arbutus Terrace.
Location of Sign: Southwest corner of East Drive and Stevens Avenue

Remarks: By: Laurence J. Morgan
Posted by: Laurence J. Morgan Date of return: 5-12-55

ZONING DEPARTMENT OF BALTIMORE COUNTY
RE: PETITION FOR SPECIAL EXCEPTION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County, for SPECIAL EXCEPTION to use the property hereinafter described for a 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 Monday, May 23, 1955
at 11:00 a.m.

to determine whether or not the SPECIAL EXCEPTION petitioned for as aforesaid, should be granted, the property in said petition being particularly described as follows, to-wit:

All that parcel of land in the Thirteenth District of Baltimore County, on the southeast corner of East Drive and Stevens Avenue; thence southerly and binding on the west side of East Drive 123 feet with a rectangular depth westerly of 115 feet and binding on the south side of Stevens Avenue; being lots 49 and 50 plat of Arbutus Terrace, being property of Lee A. and Elizabeth W. Hinsdell as shown on the plat plan filed with the Zoning Department.

By Order of William H. Adams,
Zoning Commissioner
of Baltimore County.

May 4, 1955

\$30.00

RECEIVED of Esso Standard Oil Company, the sum of Thirty (\$30.00) Dollars, being cost of petition for Special Exception, advertising and posting property, southwest corner of East Drive and Stevens Avenue, 13th District, Baltimore County, Maryland.

Zoning Commissioner.

HEARINGS

Monday, May 23, 1955
at 11:00 a.m.
Record Building
Towson, Maryland.

PAID
MAY 14 - 55
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

S.W. Cor. East Dr. & Stevens Ave. Thence S.E. corner of S.W. Cor. of East Dr. & Stevens Ave. Plat of Arbutus Terrace. Being lots 49 & 50 plat of Arbutus Terrace.

13th
F-516A

REPORT OF JOINT ZONING COMMITTEE ON PETITION FOR SPECIAL EXCEPTION

3526 - X

Location - Southwest corner of East Drive and Stevens Avenue
13th District

Owner - Lee A. and Elizabeth W. Bindseil

Present Zoning - H1

Requesting Special Exception for Gasoline
Service Station use

Date Received - May 6, 1955

Date of Reply - May 19, 1955

The property which is the subject of this petition is located on the southwest corner of East Drive and Stevens Avenue in Arbutus. It is now zoned B.L., that is, for local business use. There is an existing dwelling on this lot, fronting on Stevens Avenue, and a small store fronting on East Drive. This lot abuts a residential zone on the south and west property lines. Therefore, it is necessary that minimum rear and side yard dimensions be met as stipulated in Section 232 of the Zoning Regulations of Baltimore County. This would require a minimum twenty-foot rear yard set-back and a minimum eight-foot side yard set-back.

Although it cannot be said that this lot is of insufficient size for a filling station use, the station building and pump island are so cramped so as to cause unsatisfactory traffic movements and circulation.

James J. Dembeck, Executive Secretary
Joint Zoning Committee

cc: Mr. Wilsie H. Adams
Mr. John B. Funk

May 26, 1955

Mr. Lee A. Bindseil,
1331 Stevens Avenue,
Arbutus 27, Maryland

Re: Petition for a Special Exception
for a Gasoline Service Station -
S. W. Co. East Drive & Stevens Ave.,
13th Dist. - Esso Standard Oil Co.,
Contract Purchaser

Dear Mr. Bindseil:

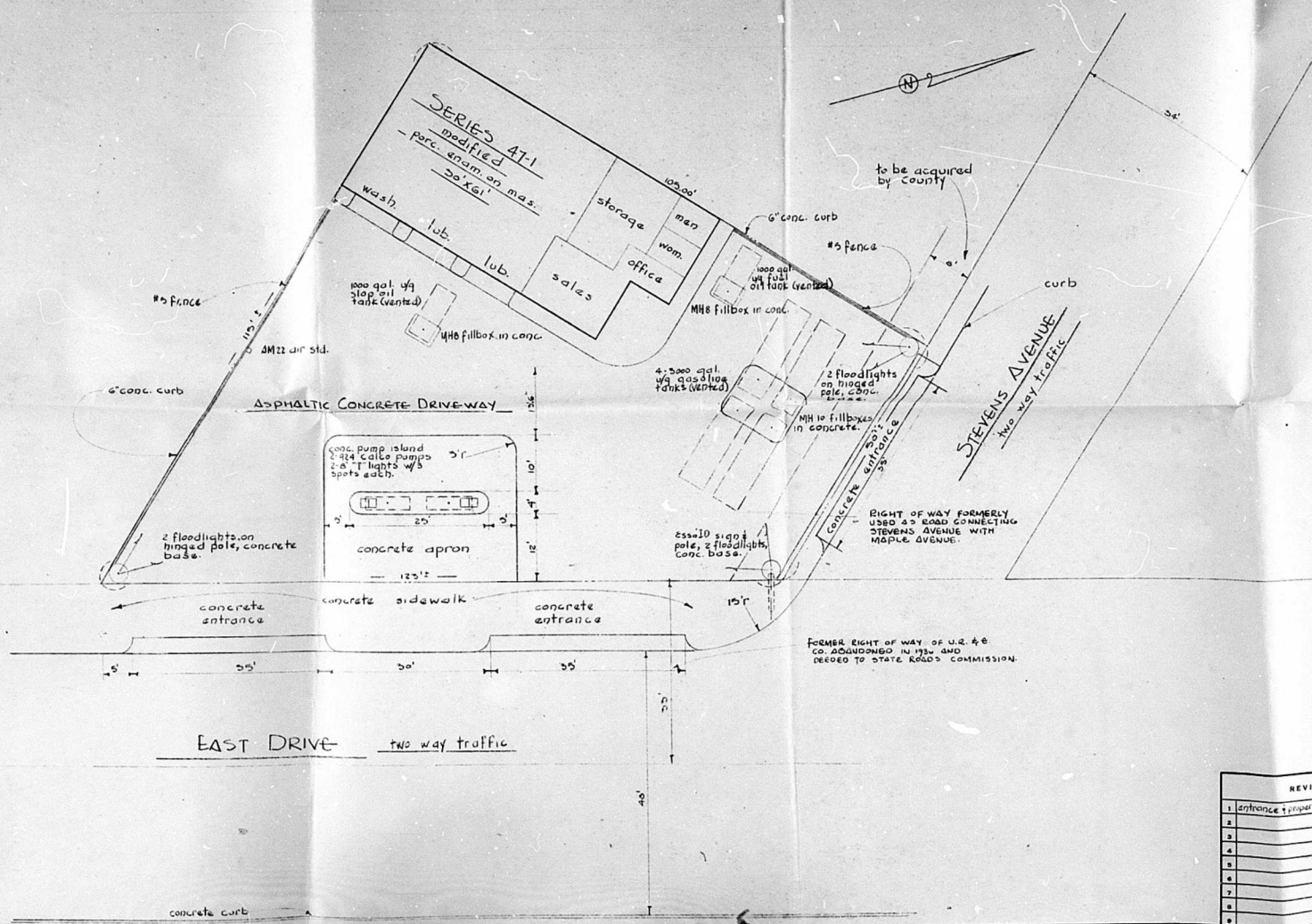
I have today passed my Order granting the special exception, in the above matter, subject, however, to setbacks for the service building to be erected and the islands for the gasoline pumps, as required by the new Zoning Regulations adopted on March 30, 1955.

The Order further provided that the plans for said Service Station are subject to the approval of the Baltimore County Highways Department and the Department of Engineering of Baltimore County.

Very truly yours,

Zoning Commissioner

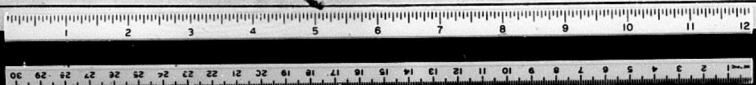
cc: Esso Standard Oil Co.,
St. Paul Place and Franklin St.
Baltimore 3, Maryland

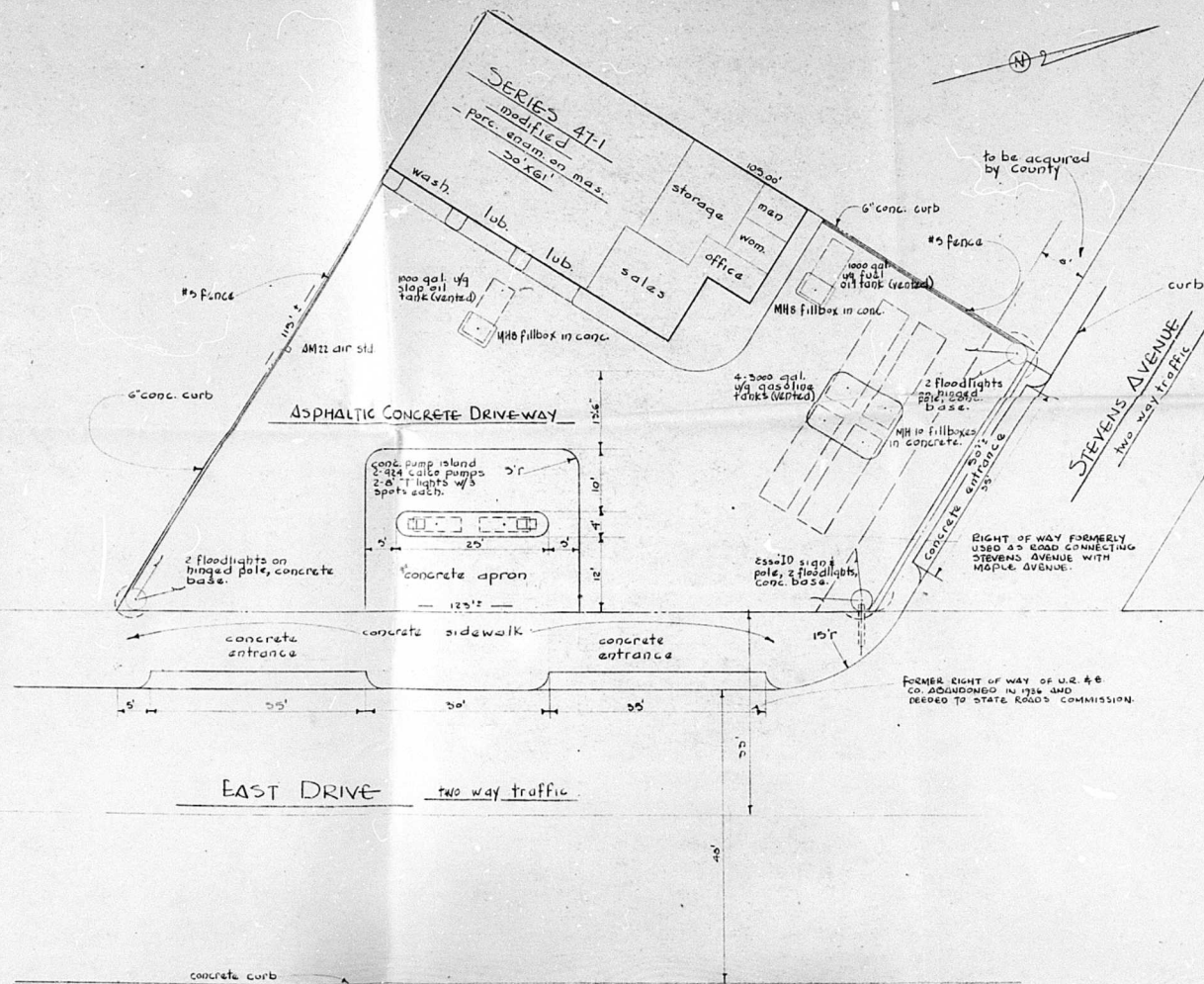


LAYOUT APPROVED
[Signature] 4/15/55
 Engineering Manager - Esso

PLOT PLAN
 scale 1"=10'-0"

REVISIONS		DATE	DWG. NO.	PROPOSED SERVICENTER
1	entrance property lines changed	4/15/55	559	EAST DRIVE ↓ STEVENS AVENUE ARBUS, MARYLAND.
2				
3				ESSO STANDARD OIL CO. DEL.-MD.-D.C. MARKETING DIVISION CONSTRUCTION & MAINTENANCE DEPT. BALTIMORE, MD.
4				
5				
6				
7				
8				
9				





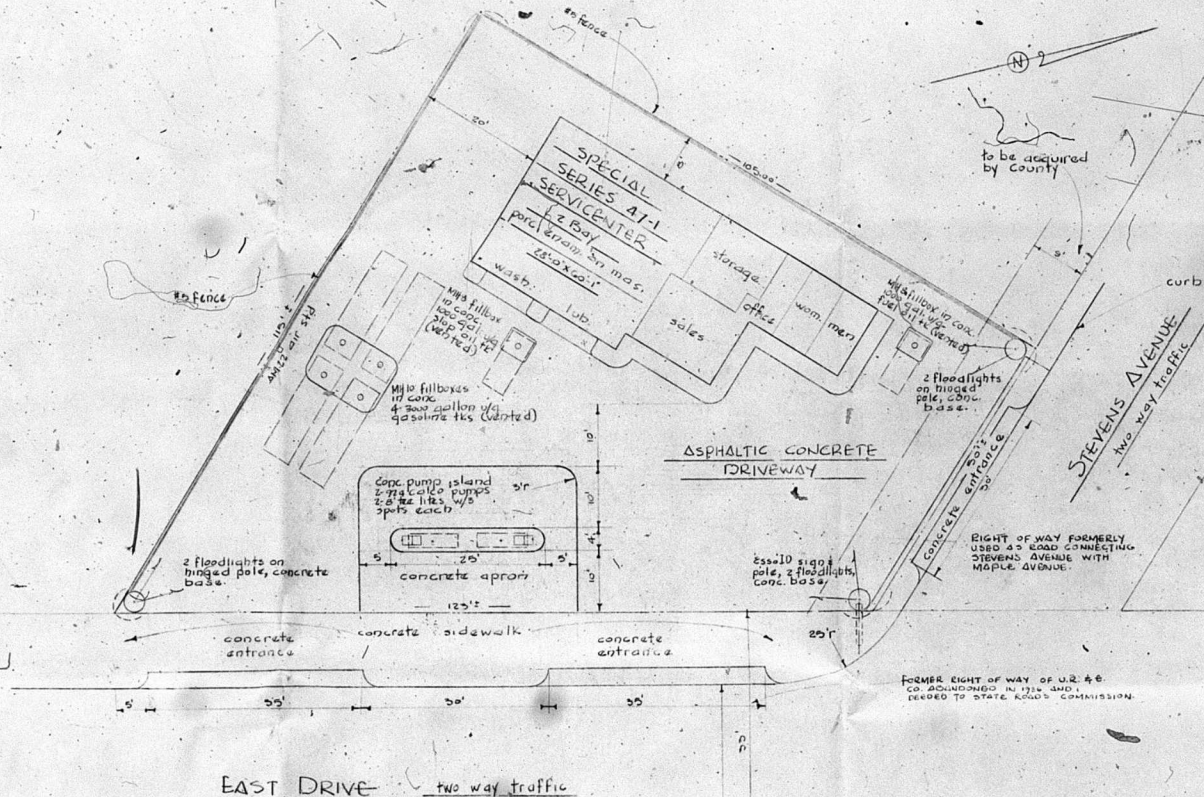
LAYOUT APPROVED

[Signature]
Marketing Manager - Date

PLOT PLAN
Scale 1"=10'-0"

REVISIONS		DATE	DWG. NO.	PROPOSED SERVICENTER
1	entrance & property lines changed	4/21/55	DATE 5/25/55	EAST DRIVE STEVENS AVENUE ARBUS, MARYLAND.
2			DRAWN BY FLT	
3			CHECKED BY	
4				
5				ESSO STANDARD OIL CO. DEL.-MD.-D.C. MARKETING DIVISION CONSTRUCTION & MAINTENANCE DEPT. BALTIMORE, MD.
6				
7				
8				





LAYOUT APPROVED

Mark
 Engineering Manager - Dept.

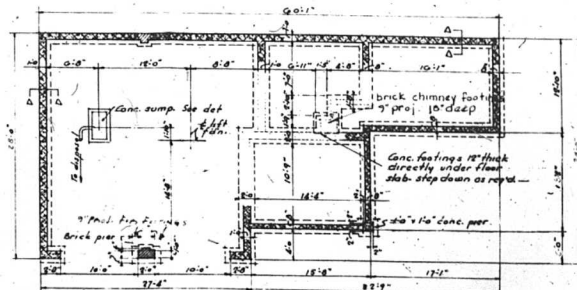
PLOT PLAN
 Scale 1"=10'-0"

REVISIONS		DATE	DWG. NO.	PROPOSED SERVICE CENTER
1	entrance & property lines changed	4/21/55	DATE	EAST DRIVE
2	bidg. altered	5/14/55	DATE	
3			DRAWN BY	STEVENS AVENUE
4			CHECKED BY	
5				AROUTS, MARYLAND
6				
7				ESSO STANDARD OIL CO.
8				
9				DEL. MD.-D.C. MARKETING DIVISION
				CONSTRUCTION & MAINTENANCE DEPT.
				BALTIMORE, MD.



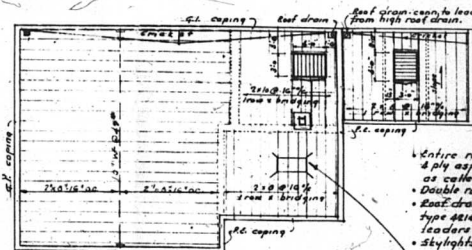
THIS BLUEPRINT IS THE PROPERTY OF THE
ESSO STANDARD OIL COMPANY
IT IS LOANED TO YOU AND MUST BE RETURNED
AFTER IT HAS SERVED THE PURPOSE FOR
WHICH IT WAS INTENDED.

w.w.o. for
Battery Charger
20 amp.



REVISED FOUNDATION PLAN 8.10

All footings conc. 12" thick and to project 6" beyond faces of walls above unless noted.



ΔΔ
see note #2

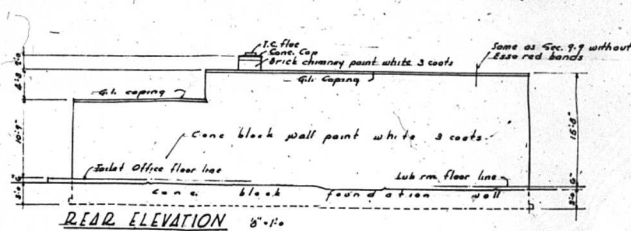
- ## NOTES

1. Tie anchors 4'-o.c. when wood joist frame into walls
2. Slat course 5" above grade all walls corbel brick & co @ 1"

- Entire roof covered with standard 4 ply asphalt roofing over surfaces as called for.
- Double roof joints at all openings.
- Roof drains to be Joann's series 4214 or equal. Conn. to 4" c.h. leaders and to sewer.
- Skylights to be stock flat vent type on wood curb glazed w/ obs. wire glass.

provide weather proof outlet
with wiring for 'Esse' neon sign

REVISED ROOF PLAN 8.1.0



REAR ELEVATION 6"-1"

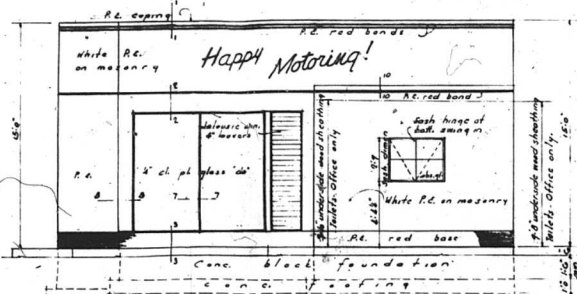
Scale $\frac{1}{2}" = 1'-0"$ or as noted

REVISIONS		DRAWN BY J.L.B.	SERVICENTER EAST DR. STEVENAGE ABBOTTS MARLBANE	DATE 11/17/73 FILE NO. 1873
1		DESIGNED BY		
2		TRACED BY		
3				
4				
5				
6				

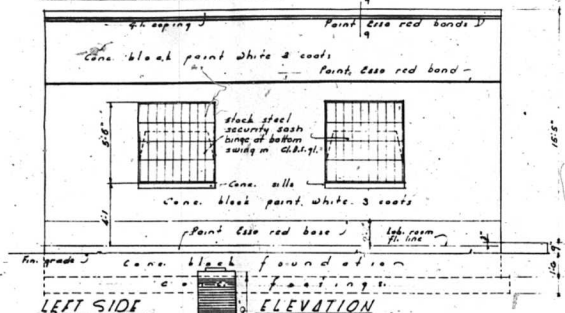
ESSO STANDARD OIL COMPANY
 MARKETING DEPARTMENT
 CONSTRUCTION & MAINTENANCE
 100 WEST 101ST STREET, NEW YORK, N.Y.

THIS BUILDING IS DESIGNED IN
ACCORDANCE WITH D.C. BUILDING
REGULATIONS

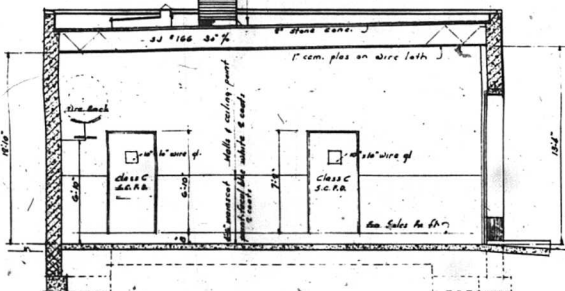
DESIGNE



RIGHT SIDE ELEVATION

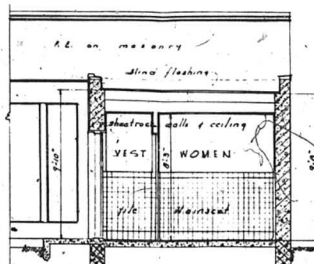


LEFT SIDE ELEVATION

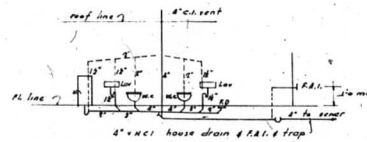


CROSS SECTION

THIS BLUEPRINT IS THE PROPERTY OF THE ESSO STANDARD OIL COMPANY. IT IS LOANED TO YOU AND MUST BE RETURNED AFTER IT HAS SERVED THE PURPOSE FOR WHICH IT WAS INTENDED.



SECTION A-A



PLUMBING DIAGRAM no scale

REFERENCE DRAWINGS:

Drawing title:
Floor, Roof, Foundation plans
Elevations, general notes etc.
Heating and duct layout
Typical exterior details
Standard lettering
Fluorescent lighting
Lift detail
Steel sash detail
Steel sash door comp.
R.C. jointing (for reference)
Standard details
Tire rack
Sump
Step @ a.l. door
wood overhead type door
air outlet
tile frame mirror
Lettering grid for Happy Motoring
Detail: lavatory w.c. in boys Am show window
Typical installation susp. oil burner heater
Safe installation (Ref. only)

Dwg. no.	File no.
2	1573
3	1573
4	1573
7	1573
450	47000
300	40000
996	50000
530	47000
538	47000
608	47000
330	47000
G90	50000
G93	50000
S U-I	47000
M358	47000

ROOM	FLOOR	WALLS	CEILING	REMARKS
SALLS ROOM	concrete	Sheetrock	Sheetrock	Over joints with tape
OFFICE	do	do	do	8" ceiling height - 4'0"
TRILLITS	tile slaps to floor drain or urinal	tile wall	Sheetrock wall	Sanitary tiled partitions as
VEST.	do	do	do	do
TOILET RM	concrete steel framed fin	masonry	1'0" plaster	Shelving as directed
LUB WASH.	do	masonry smooth	fool joints	do

All walls and ceilings painted. See Spec. for color scheme.
Shelving as directed. Floor level.
Interior of rear walls of Office, Women and Men's Toilet to be fitted out.

THIS BUILDING IS DESIGNED IN ACCORDANCE WITH O.C. BUILDING REGULATIONS.

DESIGNER

GENERAL NOTES:

Design based on 4000#/sq. ft. soil bearing.
Footings shall extend below frost line as recognized by local authorities and rest on solid undisturbed soil.
Roof live load 40#/sq. ft.
All floors to be 4" thick concrete reinforced with 3/4" wire mesh @ 22" max.
Inlets not noted on these drawings to be 1/2" dia. for each 4" masonry.
All porcelain enamel to meet the latest specifications of The Porcelain Enamel Institute of Washington, D.C.
and is to be white or cream when noted red to be glazed.
Install water line, drain and electrical outlet for water cooler, to be located and installed only as directed.
Provide wiring in a conduit from the panel board to weatherproof outlet on roof for neon sign.
Sign, sign to be located and installed only as directed.
Run wiring and conduit for phone outlet as directed.
The wiring in sales room to be of a type and design for suit dealers operation.
Conductors shall not start work on display cabinets in rear of lub until owner has definitely settled as to type of equipment to be used.
Provide girth anchors at ends of all bearing beams as noted or otherwise noted.
Provide permanent electrical connection to each W.C. for sterilized outlet only if directed by owner.
All steel beams to be floor to ceiling and braced.
All sash to be stock steel commercial projected.
Present sash to be relocated and installed in lub rm.
only if so directed.
Relocate sash in base of chimney as directed.

SALESROOM LIGHTING NOTE:

Salesroom lighting fixtures to be 4'0" x 2'0" 120 watt fluorescent units, confined in a fixture to be made of 1/2" dia. m. by F.P. Sylvania Electrical Products Inc. Salem Mass.
Spot lights to be 4'0" x 2'0" 120 watt fluorescent type. 4'0" x 2'0" for 120 watt reflector lamp.
The 4'0" high wall outlet to be placed horizontally into wall. Use 4'0" x 2'0" white lamps for all cornice and ceiling lighting.
Office lighting fixture 1'0" x 1'0" 120 watt similar 4'0" x 2'0"

ALTERNATE ESTIMATE:

Contractor to submit alt. est. to install stucco on Left Side Elev. Porc. enamel

SCHEDULE OF INDICATIONS:

CONCRETE	REINFORCED	ELECTRIC WALL OUTLET	4'0" x 2'0"
SOLID CONC. BLK	CONCRETE	4'0" x 2'0" ABOVE FIN. FL.	4'0" x 2'0"
BRICK	CONCRETE	STERILIZED OUTLET	4'0" x 2'0"
SHED PART	CONCRETE	ELECTRIC POWER OUTLET	4'0" x 2'0"
2" DIA. G.C. UNLESS NOTED	CONCRETE	IF NOTED	4'0" x 2'0"
AIR OUTLET	CONCRETE	WEATHERPROOF GLASS	4'0" x 2'0"
LOW PRESSURE WATER OUTLET	CONCRETE	ROOF OUTLET	4'0" x 2'0"
FLOOR DRAIN	CONCRETE	ELECTRIC OUTLET	4'0" x 2'0"
	CONCRETE	FLUORESCENT LIGHT	4'0" x 2'0"
	CONCRETE	MANAGE NOTED	4'0" x 2'0"

Scale 1/4" = 1'0" unless noted.

REVISIONS	DATE	BY	FOR
1	1973	DR. STEVEN	FOR
2	1973	DR. STEVEN	FOR
3	1973	DR. STEVEN	FOR
4	1973	DR. STEVEN	FOR
5	1973	DR. STEVEN	FOR
6	1973	DR. STEVEN	FOR

ESSO STANDARD OIL COMPANY
MARKETING DEPARTMENT
CONSTRUCTION & MAINTENANCE
15 WEST 51ST STREET, NEW YORK 19, N.Y.