

MICROFILMED
PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
Robert Horn

RESPONSE TO THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

For a Special Exception.
To The Zoning Commissioner of Baltimore County

ROBERT HORN - Legal Owner
Contract Purchaser

herely 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 be erected thereon) hereinafter described for: GASOLINE SERVICE STATION

All that parcel of land in the Fourth District of Baltimore County on the west side of Reisterstown Road, beginning 1448 feet south of Delight Road; thence south 10 degrees 40 minutes east 254 feet; thence north 36 degrees 25 minutes west 125 feet; thence north 43 degrees 40 minutes east 254 feet to place of beginning.

Contract Purchaser: Herwood Brothers Inc.
Legal Owner: 106 Raw Road
10 Light Street
Baltimore 3, Md.
Attention: H. E. F. F.

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ORDERED by the Zoning Commissioner of Baltimore County this 20th day of June, 1955.

that the subject matter of this petition is 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, wherein be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 25th day of July, 1955 at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

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" Zone, the health, safety and the general welfare of the community not being detrimentally affected, the said petition should be granted, therefore:

It is this 12th day of August, 1955, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for a special exception, be and the same is hereby granted, provided, however, that the development of said property is in accordance with plan submitted and approved by the Baltimore Department of Engineering and the Planning Board of Baltimore County.

William H. Adams
Zoning Commissioner

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MEMORANDUM

DATE: July 22, 1955

TO: W. H. Adams

FROM: James J. Dembeck

SUBJECT: Zoning Petition #3581-2

This property is now zoned B-1, but will unquestionably be a B-2 zone on the Land Use Map so that no petition for billboard should be entertained.

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 7-13-55

Posted for: Special Permit for Gasoline Service Station

Petitioner: Robert Horn

Location of property: W. S. of Reisterstown Rd. by 1448 ft. south of Delight Road, 106 Raw Road

Location of Sign: West side of Reisterstown Rd. 1448 ft. south of Delight Road

Remarks: See above

Posted by: George H. H. H. Date of return: 7-14-55

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STATE OF MARYLAND
STATE ROADS COMMISSION
108 EAST LEONARD STREET
BALTIMORE 3, MD.

August 10, 1955

Mr. W. H. Adams
Zoning Commission
303 Washington Avenue
Towson 4, Maryland

Dear Sir:

Mr. G. T. Baniel, Construction Engineer for Sherwood Brothers, Inc., has requested us to advise you as to the status of a state road permit being issued for entrances to the proposed Sherwood Service Station on Reisterstown Road in Deloit.

We have a request and a Sherwood Brothers, Inc., plan dated 6-21-55 from Mr. Robert Horn of 106 Reisterstown Road, Deloitville, for entrance to his proposed service station, located on the west side of Reisterstown Road, 1448 ft. S. of, between Timber Grove and Pleasant Hill Roads, adjacent to the existing Twin Elm low-crossing.

This plan meets all of our requirements and a permit will be issued by us for entrances at this location in accordance with the plan as submitted.

Very truly yours,
M. C. Folger
Asst. Dist. Engr.

WV:all
CC: Mr. G. T. Baniel
Sherwood Bros., Inc.

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Public Works Items:

Water -

Sanitary Sewer - Must furnish an adequate right-of-way for Sanitary Sewerage.

Storm Drainage - Must set up a 50 year storm drainage right-of-way through this lot with the reservation in fee or a right-of-way easement with stream enclosed at developer's own costs. Plans must be submitted for approval for either of these.

Public Works Agreement to Include: Provision for Sanitary Sewer and Storm Drainage as required.

Effect on Master Plan Proposals:

Land Use Proposals: The preliminary Land Use Plan proposes B-2 zoning.

James J. Dembeck, Executive Secretary
Joint Zoning Committee

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July 4, 1955

\$36.00

RECEIVED of Robert Horn, petitioner, the sum of thirty eight (38.00) Dollars, being cost of petition for Special Exception, advertising and posting property, west side of Reisterstown Road, beginning 1448 feet south of Deloit Road, 14th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

REMARKS:

Monday, July 25, 1955
at 2:00 p.m.

Reisterstown Building
Towson, Maryland

at Sherwood Brothers Inc.
10 Light Street
Baltimore 3, Maryland

Attest Mr. H. S. Ruhl

RECEIVED
JUL 14 1955
COMPLAINTS OFFICE
990

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JOINT ZONING COMMITTEE
REPORT ON PETITION #3581-X

Location and District: West side of Reisterstown Road, 1448 feet south of Deloit Road, 14th District.

Present Zoning: B-1 Proposed Zoning: Special Exception for gasoline service station use.

Date of RECEIPT: July 22, 1955

Present Status of Property: Vacant

Area: 31,750 square feet.

Vicinity: On the north side of this lot is a large billboard beyond which are existing dwellings northward to Delight Road. On the south side of this lot is a new dairy bar. Directly opposite this lot and on the north side of the stream is a used car lot and an automobile sales room; on the south side of the stream is an existing dwelling.

Topography or Grade Problems:

Access and Road Widening: Lot fronts on Reisterstown Road; no widening contemplated. Plans for access, etc., to be submitted for approval to the Baltimore County Highway Department and the Planning Office as is the policy for filling stations and as required by Section 102.6 of the Zoning Regulations.

Traffic Implications:

School Factors:

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OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md. THE HERALD-ADAMS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

July 14, 1955

THIS IS TO CERTIFY, that the annexed advertisement of W. H. 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 10th day of July, 1955, that is to say the same was inserted in the issue of July 8 and 15, 1955.

THE BALTIMORE COUNTIAN
By Paul J. Morgan
Editor and Manager

