

Submitted 8/15/55
No Certificate

July 22, 1955

\$35.00

RECEIVED OF Charles H. Deing, the sum of Thirty Five (\$35.00) Dollars, being cost of petition for Special Exception, advertising and posting property, south east corner of Eastern Avenue and Island Point Road, 15th District of Baltimore County.

Zoning Commissioner of Baltimore County

HEARING:

Monday, August 15, 1955
at 1:00 p.m.

Reckord Building
Towson, Maryland.



PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
Charles H. Deing
EXPOSE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

For a Special Exception
To The Zoning Commissioner of Baltimore County

Charles H. Deing Legal Owner
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 gasoline service station

All that parcel of land in the Fifteenth District of Baltimore County, on the south east corner of Eastern Avenue and Island Point Road, thence easterly and binding on the south side of Eastern Avenue 127 feet with an average rectangular depth southerly 4170 feet and binding on the east side of Island Point Road as shown on the plan filed with the zoning Department.

ORDERED BY the Zoning Commissioner of Baltimore County this 8th day of July, 1955, that the subject matter of this petition be considered 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, and that a public hearing be held on the 15th day of August, 1955, at 1:00 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 commercial zone, the granting of which will not be detrimental to the safety, health and the general welfare of the community, the said petition should be granted, therefore:

It is this 15th day of August, 1955, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition be and the same is hereby granted, subject, however, to the approval of a plan by the Highway Department of Baltimore County and the Planning Board of Baltimore County for the development of said property.

John H. Adams
Zoning Commissioner
of Baltimore County

JOINT ZONING COMMITTEE
REPORT ON PETITION #3587-X

Location and District: Southeast corner of Eastern Avenue and Island Point Road, 15th District.

Present Zoning: M Proposed Zoning: Special Exception for a Gasoline Service Station.
Date of Report: August 10, 1955
Present Status of Property: Vacant

Area: Approximately 15,375 Sq. ft.

Vicinity: Back River Bridge is to the east of this lot. A State Roads Commission storage yard is also on the east side. A frozen seafood stand and a boat rental dock is on the southeast side of this lot. Two old frame buildings are on the south side. The property immediately to the west and the north is vacant.

Topography or Grade Problems:

Access and Road Widening: Detail 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:

Public Works Items:
Water -

sewer -

Storm Drainage -

Public Works Agreement to Include:

Effect on Master Plan Proposals:

Land Use Proposals: The preliminary Land Use Plan proposed M zoning.

James J. Dumbek, Executive Secretary
Joint Zoning Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 8-3-55
Posted for Special Exception for Gasoline Service Station
Petitioner: Charles H. Deing
Location of property: S.E. corner of Eastern Ave. & Island Point Rd.
Location of signs: 4 signs at E. end of Eastern Avenue and Island Point Road
Remarks: By: [Signature]
Posted by: [Signature] Date of return: 8-4-55

Beginning for the same on the south side of Eastern Avenue as relocated by the State Roads Commission of Maryland, at a point measured 54 feet 8 inches at right angles from Survey Station 1+71 as shown on State Roads Commission Plat #13608. The said point of beginning being also the beginning of a line of division hereby established between the land hereby conveyed and Parcel #2 being retained by the State Roads Commission of Maryland; running thence in a southeasterly direction and at right angles to the base line of right of way as shown on State Roads Commission Plat #13608 for a distance of approximately 137 feet to the center of Old Eastern Avenue; running thence in a westerly direction and binding on the center of the Old Eastern Avenue, a distance of 122 feet to intersect the easternmost right of way line as now established for the Island Point Road; running thence in a generally northerly direction by a series of three (3) distances as shown on said State Roads Commission Plat #13608 and on the easternmost right of way line of said Island Point Road, a total distance of approximately 150 feet to a point measured 25 feet at right angles from Survey Station 1+71 on the Island Point Road; running thence for a right of way line across which all vehicular access is denied and in a northeasterly direction for a distance of 22 feet to again intersect the southernmost right of way line of Eastern Avenue as shown on State Roads Commission Plat #13608 at a point measured 54 feet 8 inches radially from Survey Station 116+50 as shown on said plat; running thence in an easterly direction and binding on the south right of way line of Eastern Avenue, a distance of 147 feet to the place of beginning, containing 15,375 square feet, more or less.

Certificate Of Publication

ESSEX, MD., July 25th, 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 15th day of ... August ... 1955 P., the first publication appearing on the 8th day of ... July ... 1955.

THE EASTERN ENTERPRISE, INC.
John H. Adams
76 Manager

15th 1:15 PM

