

PETITION FOR SPECIAL EXCEPTION

3598-X

IN THE MATTER OF : BEFORE THE ZONING COMMISSIONERS OF BALTIMORE COUNTY

For a Special Exception To The Zoning Commissioner of Baltimore County

Michael J. Birmingham, 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 created thereon) hereinafter described for GASOLINE SERVICE STATION

All that parcel of land in the Fifteenth District of Baltimore County, on the south side of North Point Boulevard, beginning 200 feet east of Sparrows Point Road; thence easterly and binding on the south side of North Point Blvd. 184.5 feet; thence south 2 degrees 06 minutes east 14.77 feet; thence south 2 degrees 50 minutes east 125.14 feet; thence north 88 degrees 04 minutes west 100.03 feet; thence north 2 degrees 50 minutes west 43.86 feet to place of beginning.

Handwritten signatures and names: Stacy Albert Inc., M.J. Birmingham, Contract Purchaser

Handwritten notes: 7/26/55, 10/1/55, 1007 BIRMANIA, 100 Greenbrier Way

Handwritten date and time: 8/22/55, 11 A.M.

Vertical stamp: 3598-X, Zoning Department, Baltimore County, Md., 2001 E. of Sparrows Point Road, Baltimore, Md., 21204

ORDERED by the Zoning Commissioner of Baltimore County this 28th day of July, 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 22nd day of August, 1955, at 11:00 o'clock a.m.

Zoning Commissioner of Baltimore County

Upon hearing on petition for a special exception to use the property herein described for a gasoline service station, and it appearing that by reason of location, being in a commercial zone, the safety, health and the general welfare of the community not being detrimentally affected, the said petition should be granted, therefore:

It is this 22nd day of August, 1955, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition, be and the same is hereby granted, subject to the approval of a plan for the development of said property by the Baltimore County Highways Department and the Planning Board of Baltimore County.

Handwritten signature: Philip M. Adams, Zoning Commissioner of Baltimore County

JOINT ZONING COMMITTEE REPORT ON PETITION #3598 - X

Location and District: South side of North Point Boulevard, 200 feet east of Sparrows Point Road, 15th District.

Present Zoning: HL Proposed Zoning: Special Exception For a Gasoline Service Station. Date of Report: August 18, 1955. Present Status of Property:

Area: Vicinity: Existing commercial strip on this side of boulevard with a filling station to the north and one to the south of this lot.

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 302.6 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 proposes HL zoning.

James J. Dembeck, Executive Secretary Joint Zoning Committee

AUG 22 1955

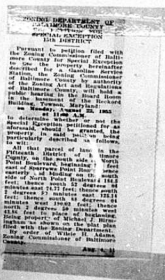
3074

Certificate of Publication

ESSEX, MD. AUGUST 1955, 195 5

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 22 day of AUGUST, 195 5, the first publication appearing on the 4th day of AUGUST, 195 5.

THE EASTERN ENTERPRISE, INC. Mrs. Helen M. Alderson, off. Manager.



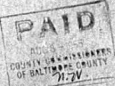
August 3, 1955

\$35.00

RECEIVED of William T. Bierman, the sum of Thirty Five (\$35.00) Dollars, being cost of petition for Special Exception, advertising and posting property, south side of North Point Boulevard, beginning 200 feet east of Sparrows Point Road, 15th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

HEARINGS Monday, August 22, 1955 at 11:00 a.m. Beckford Building Towson, Maryland.

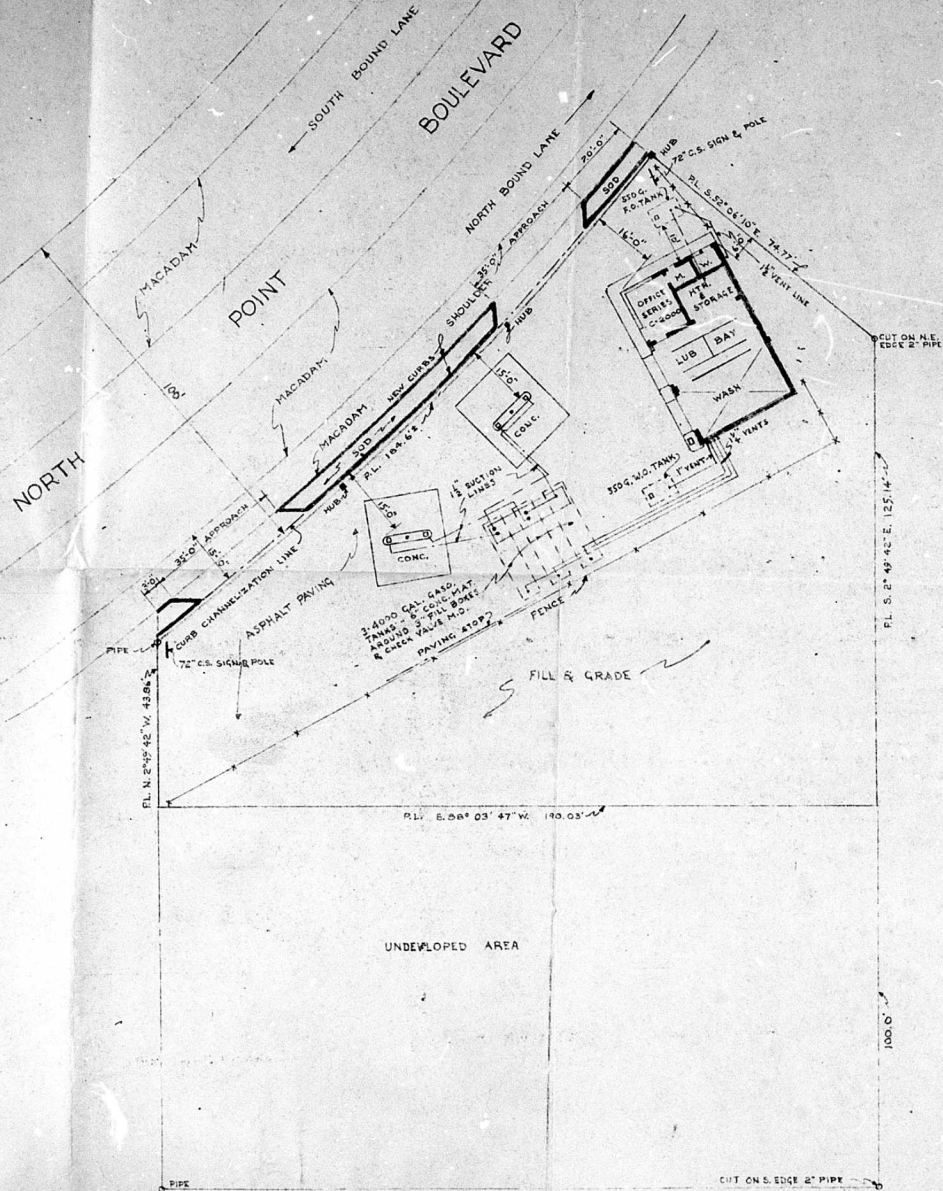


CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#3598

District: 15th Date of Posting: 8-10-55. Posted for: Special Exception for a Gasoline Service Station. Petitioner: Michael J. Birmingham. Location of property: South side of North Point Blvd. 200 ft. E. of Sparrows Point Road. etc. etc. Location of signs: South side of North Point Blvd. 200 ft. E. of Sparrows Point Road. Remarks: George B. Dembeck. Posted by: George B. Dembeck Date of return: 8-11-55



3598

PRELIMINARY
NOT FOR CONSTRUCTION

CITIES SERVICE OIL COMPANY		NO.
70 PINE ST. NEW YORK CITY		
PLOT PLAN		
TWO BAY SERVICE STATION		
NORTH POINT ROAD		
BALT. Co. MD		
DATE	7/26/55	NO.
SCALE	1" = 20'	
REF		
		MD. 00