

PETITION FOR A SPECIAL EXCEPTION FOR GASOLINE SERVICE STATION - S. S. ANNAPOLIS ROAD 312 Feet N. VERMONT AVE., 13th DISTRICT - JOHN F. HARTMAN AND GERTRUDE R. HARTMAN, Petitioners.

ORDER FOR APPEAL

Mr. Commissioner

Please enter an appeal on behalf of Caleb Hobbs Jenkins, Walter Gentile, George E. Ware, Mrs. Mildred Hopkins, et al, to the Board of Zoning Appeals of Baltimore County, from your Order of September 15th, 1955, granting the special exception in the above entitled matter.

George A. Hunsicker
Attorney for Protestants



3608-X
John F. Hartman and Gertrude R. Hartman, 312 N. of Vermont Ave., Baltimore, Md. 21204

IN THE MATTER OF
JOHN F. HARTMAN
and
GERTRUDE R. HARTMAN
BALTIMORE COUNTY
Case: #3608-X

ORDER

Upon the "Order For Appeal" filed with the Zoning Commissioner of Baltimore County on September 27, 1955 by James C. L. Anderson, Attorney for Protestants therein designated, it is this 1st day of October 1955 by the Board of Zoning Appeals of Baltimore County ORDERED that the aforesaid Order of Appeal does not satisfy the prerequisites of time of notice to appeal as stated in Section 500-10 of the Zoning Regulations for Baltimore County and said Zoning Regulations grant no discretionary power in this Board to waive the provisions of Section 500-10, therefore, no notice of Appeal has been filed in these proceedings and the prior Order of the Zoning Commissioner of Baltimore County, dated September 15, 1955, is adjudged final.

BOARD OF ZONING APPEALS
OF
BALTIMORE COUNTY

Charles H. Loring
Chairman
Charles H. Loring
Charles H. Loring, Member
Carl P. Vanden
Carl P. Vanden, Member

IN THE MATTER OF
John F. Hartman
and
Gertrude R. Hartman
BALTIMORE COUNTY

For a Special Exception

To the Zoning Commissioner of Baltimore County

John F. Hartman and Gertrude R. Hartman
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 be erected thereon) hereinafter described for gasoline service station

Beginning For the same on the easternmost side of the Annapolis Road at a point distant 312 feet north of Vermont Avenue and running thence north 9 degrees 35 minutes east 135.41 feet thence south 64 degrees 10 minutes east 151.75 feet; thence south 23 degrees 50 minutes west 330 feet; thence north 64 degrees 10 minutes west 113.68 feet to the place of beginning.

Contract Purchaser

AUG 5 '55 AM



John F. Hartman
Gertrude R. Hartman
2813 Vermont Avenue,
Baltimore 27, Maryland.

3608-X

MAP
#13
"X"
GAT
8/24/55

ORDERED BY the Zoning Commissioner of Baltimore County this 8th day of August, 1955, that the subject matter of this petition be referred 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 be held at the office of the Zoning Commissioner of Baltimore County, Maryland, on the 7th day of September, 1955, at 10:00 o'clock A.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 "C-1" (business local) 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 15th day of September, 1955, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition for a special exception, be and the same is hereby granted, subject, however, to the approval of setbacks for the service building to be erected and the islands for the gasoline pumps, by the Planning Board of Baltimore County and the Baltimore County Highways Department.

John F. Hartman
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting Sept 27 1955
Posted for: Special Exception for a Gasoline Service Station
Petitioner: John F. Hartman and Gertrude R. Hartman
Location of Property: 312 N. of Vermont Ave., 13th District
Location of Signs: East side of Annapolis Rd. 85 ft. North of Vermont Ave.
Remarks: George A. Hunsicker
Posted by: George A. Hunsicker Date of return: 8-25-55

\$35.00
RECEIVED of John F. Hartman, petitioner, the sum of Thirty Five (\$35.00) Dollars, being cost of petition for Special Exception, advertising and posting prop. 4y, on Annapolis Road and Vermont Avenue, 13th Distr., Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

HEARING:
Wednesday, September 7, 1955
at 10:00 a.m.
Richard Gidding
Towson, Maryland.

PAID
AUG 9 1955
COUNTY CLERK
OF BALTIMORE COUNTY

OFFICE OF
THE BALTIMORE COUNTYAN AUG 28 1955
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

August 27, 1955
THIS IS TO CERTIFY, that the annual advertisement of William H. Anderson, Jr. Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTYAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 27th day of August 1955; that is to say the same was inserted in the issues of August 17 and 24 1955.

THE BALTIMORE COUNTYAN

By *Paul J. Morgan*
Editor and Manager

JOINT ZONING COMMISSION
REPORT ON PETITION # 3608-X
Location and District: East side of Annapolis Road, 312 feet north of Vermont Avenue, 13th District.
Present Zoning: RL Proposed Zoning: Special Exception for a gasoline service station
Date of Report: Aug. 31, 1955
Present Status of Property: Vacant
Area: Approximately 17,000 square feet.
Vicinity: On the north side of this lot is a tavern. On the east side is the existing residential development of "Baltimore Highlands". On the south side is a thirty foot lot with an existing frame dwelling thereon. The property on the west side is presently vacant.
Topography or Grade Problems:
Access and Road Widening: Detail plans for access, widening, 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: A proposed elementary school is to be constructed directly across the road from this lot.

Land Use Proposals: No Land Use survey completed for this area at this time.

James J. Dembeck, Executive Secretary
Joint Zoning Committee

MAP
#13

A
S
O
R

70 Ba/10

0
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J
0

Q
A

7

A

to Gloucester

Pipe Set

564° 10' E - 151.75'

Poe Set

10' ALLEY

Pipe Set

N 64° 10' W

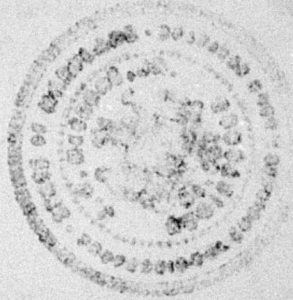
7. Pipe Set

VERMONT

ALF

(50)

BLOCK B



Date SEPT. 1954

PLAT LOTS 2, 3, 4 & 5 BLOCK A &
LOT 1 BLOCK 1 BALTIMORE HIGHLANDS
BALTO. CO. MD.

J. R. McCrone Jr., Inc.
Registered Professional Engineers
and Surveyors
Annapolis, Md.