

IN THE MATTER OF
AFFIDAVIT

REPORT THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Exception
To the Zoning Commissioner of Baltimore County

Legal Owner
Daniel F. Lusso and Rose Marie Lusso, his wife

Contract
Purchaser
Shall Oil Company, Inc.

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 created thereon) hereinafter described for

Automobile Filling Station

All that parcel of land in the Second District of Baltimore County on the Northwest corner of Liberty and Essex Roads; thence westerly and binding on the North side of Liberty 125 feet with a rectangular depth northerly of 110 feet and binding on the west side of Essex Road,

SHALL OIL COMPANY

Legal Owner
Daniel F. Lusso
Contract Purchaser
Shall Oil Company, Inc.

September 7, 1956

\$35.00

RECEIVED of Turnbull and Brewster, attorneys for petitioner Daniel F. Lusso, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Special Exception, advertising and posting property on the Northwest corner of Liberty and Essex Roads, Second District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
SEP 7 1956
BALTIMORE COUNTY

01600-410.00
01603-255.00

ORDERED BY the Zoning Commissioner of Baltimore County this 12th day of June, 1956, 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 11th day of July, 1956, at 10 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, the safety, health and the general welfare of the community not being detrimentally affected, the said petition should be granted, therefore:

It is this 5th day of September, 1956, 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 plans for the development of said property by the Bureau of Land Development and the Baltimore County Highways Department.

Zoning Department
of Baltimore County

Department of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From: GEORGE H. LEWIS August 22, 1956
To: WILBUR H. ADAMS
Subject: Special Exception for Gasoline Station at Essex and Liberty Roads

This office has processed the plan for the subject application and has the following comments:

OFFICE OF PLANNING COMMENTS

The Office of Planning has reviewed the site plan for the subject application and finds that the plan, as marked in red, is satisfactory. It is to be noted that the 10 feet of the property is still zoned for commercial use, but is not being petitioned for a special exception. The developer should be aware that the commercial potential of the balance of the property will be zero if the gas station is completed.

BUREAU OF ENGINEERING COMMENTS

Storm Drain Comments

This property is located in a low area relative to the existing road. Any filling or grading must be accomplished without causing damage to the existing property.

A Storm Drain System shall be required to an adequate outfall. Cost of plans and construction shall be the owner's full responsibility.

Any construction below flood plain shall be in conformance with the new Building Code, Articles 306.2 and 306.3, which are as follows:

Article 306.2
"Areas Subject to Inundation by Tideswaters"

- Where buildings are built in areas subject to inundation by tideswaters, the first or main floor elevation shall not be lower than 10 feet above mean low tide. Such buildings shall be supported on piles, reinforced concrete piers, nonporous concrete foundations or other approved means of support.
- Where basements or other floors are constructed below 10 feet above mean low tide, the enclosure walls and floor construction shall be of nonporous construction of 3,000 psi concrete specifically designed for water-tightness and hydrostatic pressure. Such walls shall be made watertight by membrane waterproofing on the exterior face and the membrane protected by 1/2 inch minimum cement plaster coating. All floors below 10 feet above mean low tide shall be made watertight by membrane waterproofing on 3/4 inch minimum concrete floor sub-base.

Mr. Wilbur H. Adams
Re: Special Exception for Gasoline Station at Essex and Liberty Roads

August 22, 1956

- All areasways for windows, doors, and other openings below 10 feet above mean low tide shall be made watertight as required for walls and floors as set forth in Subsection 306.2b above.
- All areasways for windows, doors, and other openings below 10 feet above mean low tide shall be connected by medium weight cast iron pipe to an adequate sump pump located in the basement and discharging to elevation not less than 10 feet above mean low tide; the said pump shall have a discharge capacity of not less than 15 gallons per minute.
- Crawl spaces under floors of buildings or structures below 10 feet above mean low tide shall have enclosure walls conforming to the requirements of Subsection 306.2b above, except such enclosing walls may be of concrete masonry units set in mortar and shall be capable of withstanding the hydrostatic pressure. All openings to the crawl spaces, including access doors, shall be enclosed to an elevation of not less than 6 1/2 feet above mean low tide. The crawl space areas and enclosures shall be drained by cast iron sculps with a proper backwater valve, and shall discharge to the adjacent grade or into an approved drainage system.

Article 306.3
"Areas Subject to Inundation by Surface Waters on Running Streams"

- The first or main floor elevation of buildings subject to inundation by surface water or streams shall be not less than 2 feet above the flood level as determined by the Department of Public Works of Baltimore County, that elevation being 370'. Construction shall be in conformity with the requirements set forth in Section 306.2, titled "Areas Subject to Inundation by Tideswaters."
- All basement or other floors below the first or main floor shall be in conformity with the requirements set forth in Section 306.2, titled "Areas Subject to Inundation by Tideswaters."

Highway Comments

The ten (10) foot widening on Essex Road is acceptable as it provides for seventy (70) foot right-of-way with a thirty-six (36) foot street cross-section. However, the ten (10) foot widening on Essex Road shall be connected to the seventeen (17) feet widening line on Liberty Road with a 2' radius as indicated on the attached plan. Maximum driveway openings: 35' with concrete approaches.

General Comments

It is recommended that the above comments be made a part of the Special Exception order. This location is subject to the Special Utility District Assessment.

George H. Lewis

GEORGE H. LEWIS
Chief - Permit Section

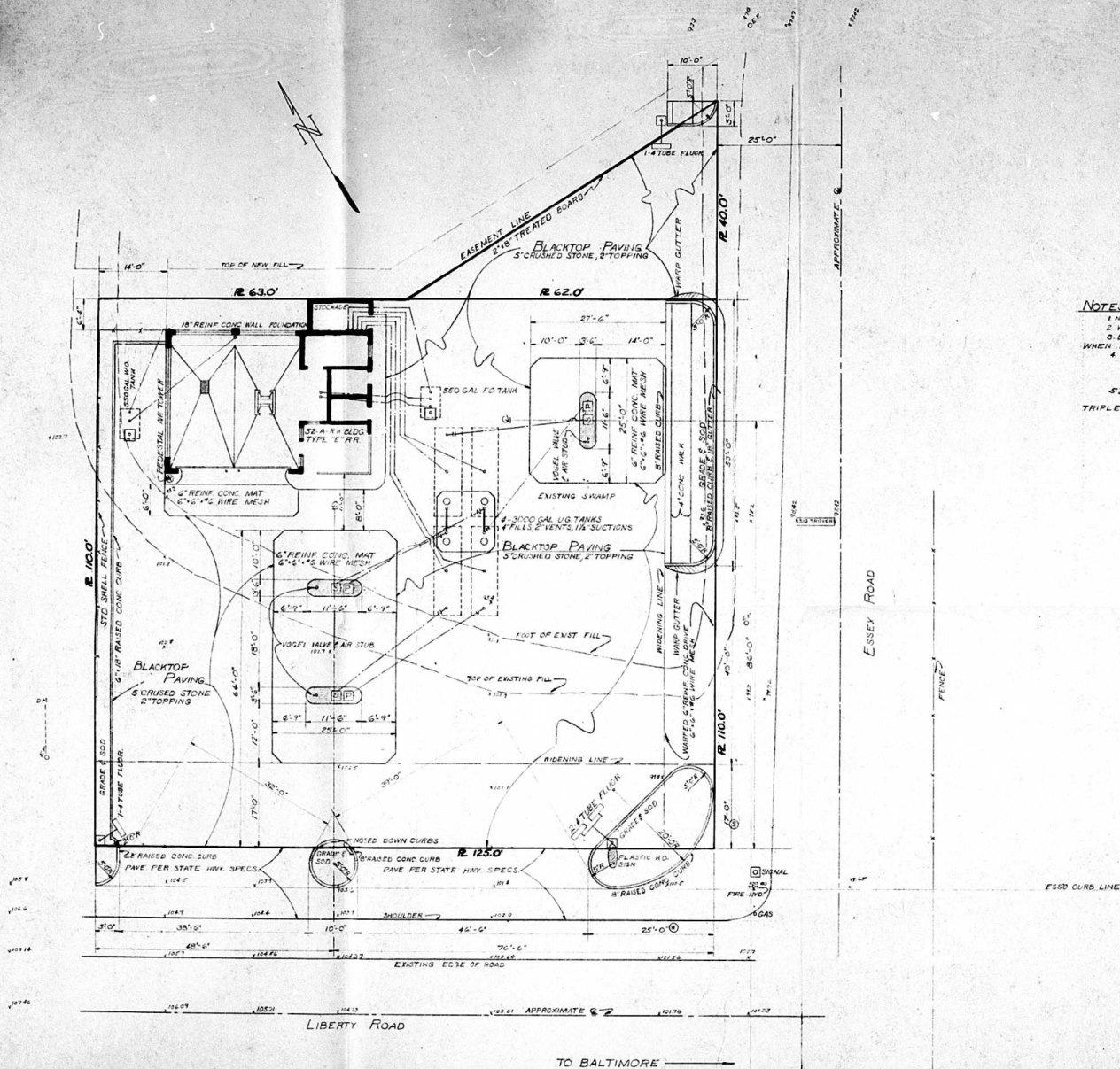
CC: Hon. John Grason Turnbull

ZONING DEPARTMENT OF
BALTIMORE COUNTY
PETITION FOR
SPECIAL EXCEPTION
The following is a copy of the petition for a Special Exception filed with the Zoning Department of Baltimore County for the property located at the Northwest corner of Liberty and Essex Roads, Second District of Baltimore County, on the Northwest corner of Liberty and Essex Roads, Second District of Baltimore County, Maryland. The petition is for a Special Exception to use the property for a gasoline service station. The petition is filed with the Zoning Department of Baltimore County, Maryland, on the 22nd day of August, 1956.

OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
THE COMMUNITY PRESS
Dundalk, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of
Wilbur H. Adams, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 30th day of June, 1956, that is to say
the same was inserted in the issue of
June 22 and 29, 1956.

THE BALTIMORE COUNTIAN
By Paul J. Morgan
Editor and Manager, P.B.



NOTES:

1. NO SURVEY AVAILABLE.
2. WATER AND SANITARY SERVICE AVAILABLE BUT EXACT LOCATION UNKNOWN! MANHOLES SHOWN.
3. BUILDING EQUIVALENTS- FOOTING AND FOUNDATION WALLS TO BE DESIGNED WHEN BEARING VALUE OF SOIL IS DETERMINED (PILES MAY BE NECESSARY).
4. GRADE NOTES:
 100.00 - EXISTING ELEVATIONS
 102.00 - FINISHED ELEVATIONS
 103.00 - FINISHED ELEVATIONS
 5. ISLAND NOTES:
 ALL ISLANDS TO HAVE STEEL FORMS AND CANOPY LIGHTS WITH TRIPLE PAR-38'S ON EACH END.