

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, Samuel Garabrant Rebecca Garabrant Legal Owner

All that parcel of land in the Thirteenth District of Baltimore County on the southeast corner of Annapolis Road and Georgia Avenue; those southerly and easterly boundaries being 135.37 feet; thence south 04 degrees 30 minutes east 137.52 feet; thence north 25 degrees 30 minutes east 130 feet to the south side of Georgia Avenue thence westerly and thence on the south side of Georgia Avenue 175.32 feet to the place of beginning, as shown on plat filed with the Building Department (1) that the zoning status of the above described property is hereby petitioned (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-4 Zone to an M-1 Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Gasoline Service Station

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and Special Exception, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the Zoning Regulations and Restrictions of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

Allice Rogers Samuel Garabrant
Allice Rogers Rebecca Garabrant
Allice Rogers Rebecca Garabrant
Allice Rogers Rebecca Garabrant

#3870-RX

MAP
#12
7/30/56

ORDERED BY the Zoning Commissioner of Baltimore

County this 6th day of July, 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 6th day of August, 1956, at 10:30 o'clock A.M.

Zoning Commissioner
of Baltimore County

Upon having on petition (1) for reclassification from an "R-4" Zone to a "M-1" Zone and (2) for a special exception to use the property for a gasoline service station, and it is a hearing on the basis of location, being adjacent to existing commercial uses, the safety, health and the general welfare of the community not being detrimentally affected, the said petition should be granted, therefore:

It is this 6th day of October, 1956, by the Zoning Commissioner of Baltimore County, C.D. & B. that the aforesaid petition, the first for reclassification from an "R-4" Zone to a "M-1" Zone and a special exception for a gasoline service station, 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 Department of Public Works of Baltimore County.

Proved: OCT 25 1956
County Commissioners of
Baltimore County

W. H. Adams
Zoning Commissioner
of Baltimore County

SAMUEL GARABRANT
35 corner of Annapolis Rd. &
Georgia Ave.
13th Dist.
Baltimore
7/30/56

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

From: GEORGE R. LEWIS August 28, 1956

To: WILBUR H. ADAMS

Subject: Special Exception for Service Station
3/4 corner Annapolis Road and Georgia Avenue
District 13

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

OFFICE OF PLANNING

- 1) "We are not in favor of commercial use here. Land use proposals approved by the Planning Board recommend no zoning here. A full report has been submitted to the Zoning Commissioner on this matter.
- 2) "If a special exception is granted, the site plan appears to be satisfactory."

BUREAU OF ENGINEERING

- 1) "Channelization as indicated - Not approved."

STATE ROADS COMMISSION

- 1) "Additional rights of way should be dedicated as indicated on attached plat.
- 2) "Adjust channelization as shown on attached plat. All commercial entrances in this area should be limited to a maximum width of 35' set at right angles to the centerline of the adjacent road.
- 3) "No permanent structures should be allowed within the proposed rights of way taking."

It is recommended that the above items be made a part of the Special Exception order.

George R. Lewis
CHIEF - Permit Section

Enclose

Attach.

CC: State Roads Commission (Mr. Reilly)

ZONING DEPARTMENT OF
BALTIMORE COUNTY
PETITION FOR ZONING
RECLASSIFICATION
AND SPECIAL EXCEPTION -
13th DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an R-4 Zone to an M-1 Zone and a Special Exception to use the property hereinafter described for a Gasoline Service Station, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland:

On Monday, August 6, 1956 at 10:30 A.M.

To determine whether or not the following mentioned and described property should be changed or reclassified and whether a Special Exception for a Gasoline Service Station should be granted to it:

All that parcel of land in the Thirteenth District of Baltimore County on the southeast corner of Annapolis Road and Georgia Avenue; those southerly and easterly boundaries being 135.37 feet; thence south 04 degrees 30 minutes east 137.52 feet; thence north 25 degrees 30 minutes east 130 feet to the south side of Georgia Avenue; thence westerly and thence on the south side of Georgia Avenue 175.32 feet to the place of beginning, as shown on plat filed with the Building Department (1) that the zoning status of the above described property is hereby petitioned (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "R-4" Zone to an "M-1" Zone; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Gasoline Service Station

By Order of
WILBUR H. ADAMS
Zoning Commissioner of Baltimore County
July 28-56

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

July 28, 1956

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 3 successive weeks before the 28th day of July, 1956, that is to say the same was inserted in the issues of

July 24 and 27, 1956
THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting 7-28-56
Posted for: W. H. Adams, Zoning Commissioner of Baltimore County
Petitioner: Samuel Garabrant, Rebecca Garabrant
Location of property: 3/4 corner of Annapolis Road and Georgia Avenue
Location of Signs: Southwest corner of Annapolis Road and Georgia Avenue
Remarks: None
Posted by: George R. Lewis Date of return: 7-28-56

\$6.00

RECEIVED of Samuel Garabrant, the sum of Six (\$6.00)

dollars, the balance due for posting of property on the southeast corner of Annapolis Road and Vermont Avenue and the southeast corner of Annapolis Road and Georgia Avenue in the 13th District of Baltimore County.

Zoning Commissioner
of Baltimore County

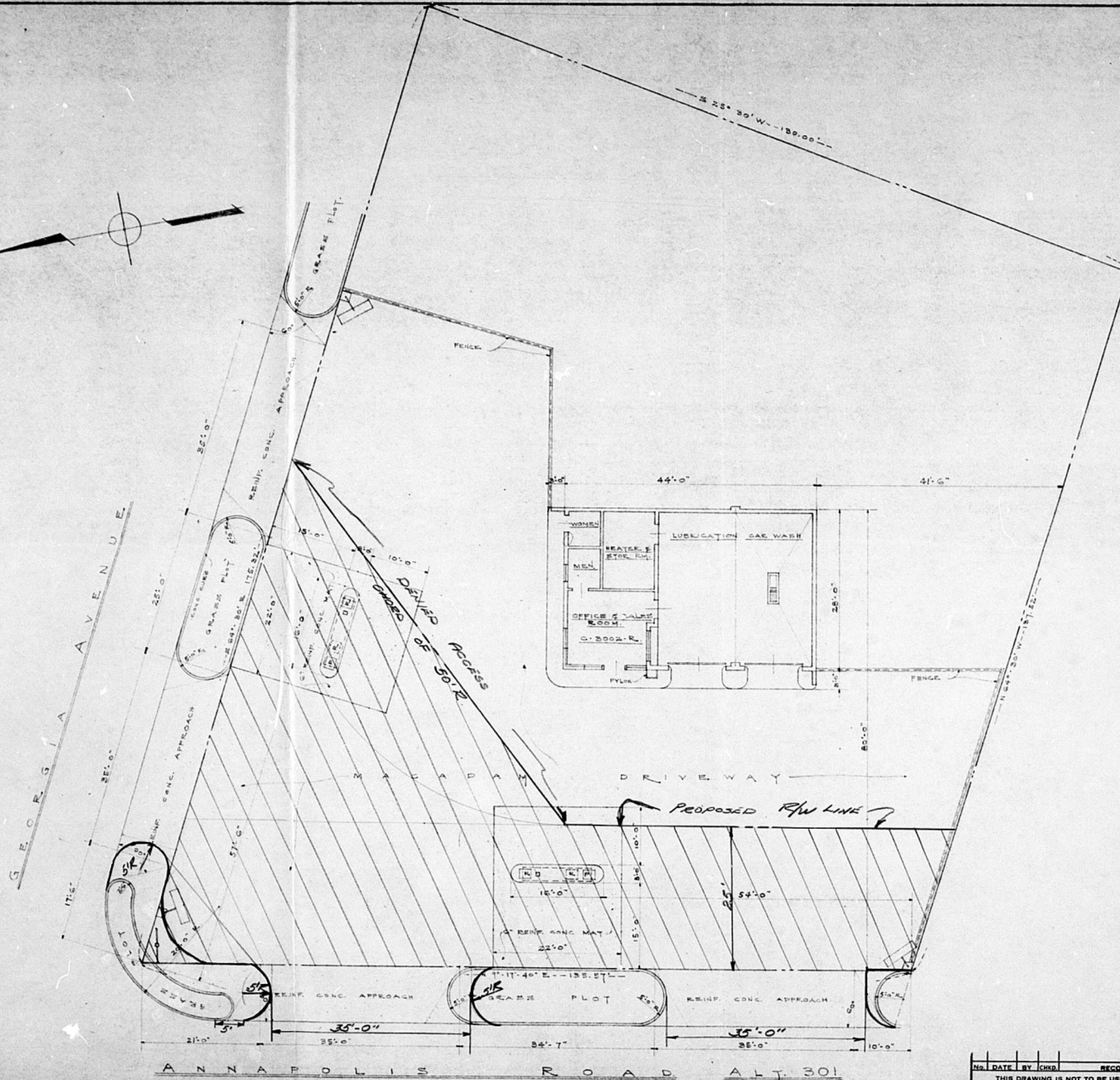
(162)

RECEIVED

JUL 20 1956

COMPTROLLER'S OFFICE

7/24



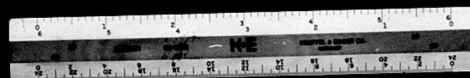
PRELIMINARY PLOT PLAN - 6-20-66

CITIES SERVICE OIL COMPANY
70 PINE ST. ENGINEERING DEPARTMENT NEW YORK CITY

PROPOSED GASOLINE FILLING
STATION BUILDING C. 3002-R @
ANNAPOLIS RD. & GEORGIA AVE.
BALTIMORE COUNTY, MARYLAND.

DATE	DESIGN	APPROVED	NO.
SCALE 1"=10'-0"	STRUCT.		
DWN. BY J.J.A.	CHD.		
REV. NO.		SHEET 1 OF 10	

RECORD OF REVISIONS
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION
ON ORDERING OF MATERIAL UNLESS IT IS APPROVED.



#3870 RX ✓

MAP
#13

MAGNETIC MERIDIAN 1956

NOTE: ELEVATIONS ASSUMED
AS SHOWN
BENCH MARK N.E.
COR. OF LOTS ELEV. 100.00

ANNAPOLIS

R.D.

R.D.

PIPE SET

PIPE SET

N 09° 17' 40" E. 135.37

26.04

26.04

HOUSE

122.99

130.26

137.52

144.79

152.05

159.32

166.58

175.32

182.29

189.26

196.23

203.20

210.17

217.14

224.11

231.08

238.05

245.02

BLOCK C

10' ALLEY

PIPE SET

PIPE SET

B.M.

CONC.

AVE.

#3870-RX



THIS IS TO CERTIFY that I have located the improvements on the lot shown hereon, and that said improvements exist, and that said improvements lie entirely within the boundaries.

Elwood S. Deakyne
Per ENGINEERING ASSOCIATES

PROPERTY SURVEY
LOTS 6, 7, 8, 9, & 10
BLOCK "C"
BALTIMORE HIGHLANDS
AS RECORDED GLB 2 FOLIO 379
BALTO. COUNTY MD. ELECT. DIST. N° 13
SCALE 1" = 50' DATE: 5-18-56

ENGINEERING ASSOCIATES

7307 YORK RD.
TOWSON 4, MD.

ENGINEERING ASSOCIATES
ELWOOD S. DEAKYNE REG. 221