

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

To the Zoning Commissioner of Baltimore County:

I, or we, Samuel Gershberg Rebecca Gershberg Legal Owner

All that parcel of land in the Thirteenth District of Baltimore County on the southeast corner of Annapolis Road and Vermont Avenue, thence southerly and easterly on the east side of Annapolis 103.25 feet with an average rectangular depth easterly of 112 feet and thence on the south side of Vermont Avenue an eight corner plan filed with the Building and Zoning Department, being hereby petition (1) that the zoning status of the above described

property be reclassified, pursuant to the Zoning Law of Baltimore County, from an RD-1 Zone to an SB-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.

Samuel Gershberg  
Rebecca Gershberg  
111 W. Chesapeake Ave.  
Towson 4, Md.

8/6/56  
11 A.M.

3871-00  
STAMPS OBTAINED  
at County of Annapolis, Md., 3871-00  
13th Dist.

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 11 o'clock A.M.

Zoning Commissioner  
of Baltimore County

Upon hearing on petition (1) for reclassification of property from an "RD-1" Zone to a "SB-1" Zone and a special exception to use said property for a gasoline service station, due to the change in the character of the neighborhood since the adoption of the original zoning, the granting of the reclassification and special exception is requested with no detrimental to the safety, health and the general welfare of the community, therefore, the petition should be granted.

It is this 6th day of September, 1956, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition, the first, for reclassification from an "RD-1" Zone to a "SB-1" Zone and second, for a special exception for a gasoline service station, be and the same is hereby granted, subject, however, to approval of plans for the development of said property by the Department of Land Development and the Department of Public Works.

Approved: OCT 25 1956

Walter H. Adams  
Zoning Commissioner  
of Baltimore County

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Zoning Commissioner  
of Baltimore County

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#3871

District 13th Date of Posting 7-23-56  
Posted for Samuel Gershberg & Rebecca Gershberg  
Petitioner: Samuel Gershberg & Rebecca Gershberg  
Location of property: Southwest corner of Annapolis Road and Vermont Ave.  
Location of Signs: Southwest corner of Annapolis Road and Vermont Ave.  
Remarks: None  
Posted by Walter H. Adams Date of return: 7-26-56

OFFICE OF  
THE BALTIMORE COUNTMAN  
THE COMMUNITY NEWS  
Baltimore, Md.  
THE HERALD-ARGUS  
Catonville, Md.  
No. 1 Newburg Avenue  
CATONVILLE, MD.

July 20, 1956  
THIS IS TO CERTIFY, that the annexed advertisement of Walter H. Adams Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 28th day of July, 1956, that is to say the same was inserted in the issues of

July 20 and 27, 1956.  
THE BALTIMORE COUNTMAN

By Paul J. Morgan  
Editor and Manager

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

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an RD-1 Zone to an SB-1 Zone and a Special Exception to use the property hereinafter described for a Gasoline Service Station, the Zoning Commissioner of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

On Monday, August 6, 1956, at 11:00 A.M., in the presence of the public, the following petition and all the necessary documents and all the necessary documents should be provided to the Zoning Commissioner of Baltimore County for change or reclassification from an RD-1 Zone to an SB-1 Zone and a Special Exception to use the property hereinafter described for a Gasoline Service Station, the Zoning Commissioner of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of  
WALTER H. ADAMS  
Zoning Commissioner  
Baltimore County  
Jul. 28, 57

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

From WALTER H. ADAMS ANNEAPOLIS RD., 2056  
To WALTER H. ADAMS  
Subject Special Exception for Service Station  
1/4 Corner Annapolis Road and Vermont Avenue  
District 13

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

OFFICE OF PLANNING

- "We are not in favor of commercial use here. Land use proposals approved by the Planning Board recommend NO zoning for the subject site. A full report has been presented to the Zoning Commission on this matter.
- "If the special exception is granted, the site plan appears to be satisfactory. We suggest that the entrance off of Vermont Avenue be altered to provide a maximum 35-foot opening established perpendicular to the centerline of the road.
- "The plan should be cleared by State Roads."

BUREAU OF SURVEYING

- "Channelization as indicated on the attached plan is not acceptable.
- "Property is subject to Storm Drain runoff from underdrain pipe. Storm Drain plans are required to a suitable outfall; Developer's full responsibility."

STATE ROADS COMMISSION

- "Existing storm drain under Annapolis Road must be extended to a suitable outfall.
- "Additional rights of way should be dedicated for public use as indicated on attached plat.
- "Channelization as indicated is not acceptable. All commercial entrances in this area should be limited to a maximum width of 35 feet set at right angles to the centerline of the adjacent road.
- "No permanent structures should be allowed within the proposed rights of way taking."

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

CC: State Inds. Com. (Mr. Reilly)

Walter H. Adams  
Zoning Commissioner  
Chief - Permit Section

#3500  
Cover petition  
#3870

July 13, 1956

\$70.00

RECEIVED of Samuel Gershberg, the sum of Seventy (\$70.00) dollars, for Reclassification and Special Exception, advertising and posting of properties on the southwest 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

HEARING:  
Monday, August 6, 1956  
at 11:00 A.M.  
County Office Building  
111 W. Chesapeake Ave.  
Room 108  
Towson 4, Maryland

RECEIVED  
JUL 17 1956  
COUNTY CLERK'S OFFICE  
TOWSON, MD.

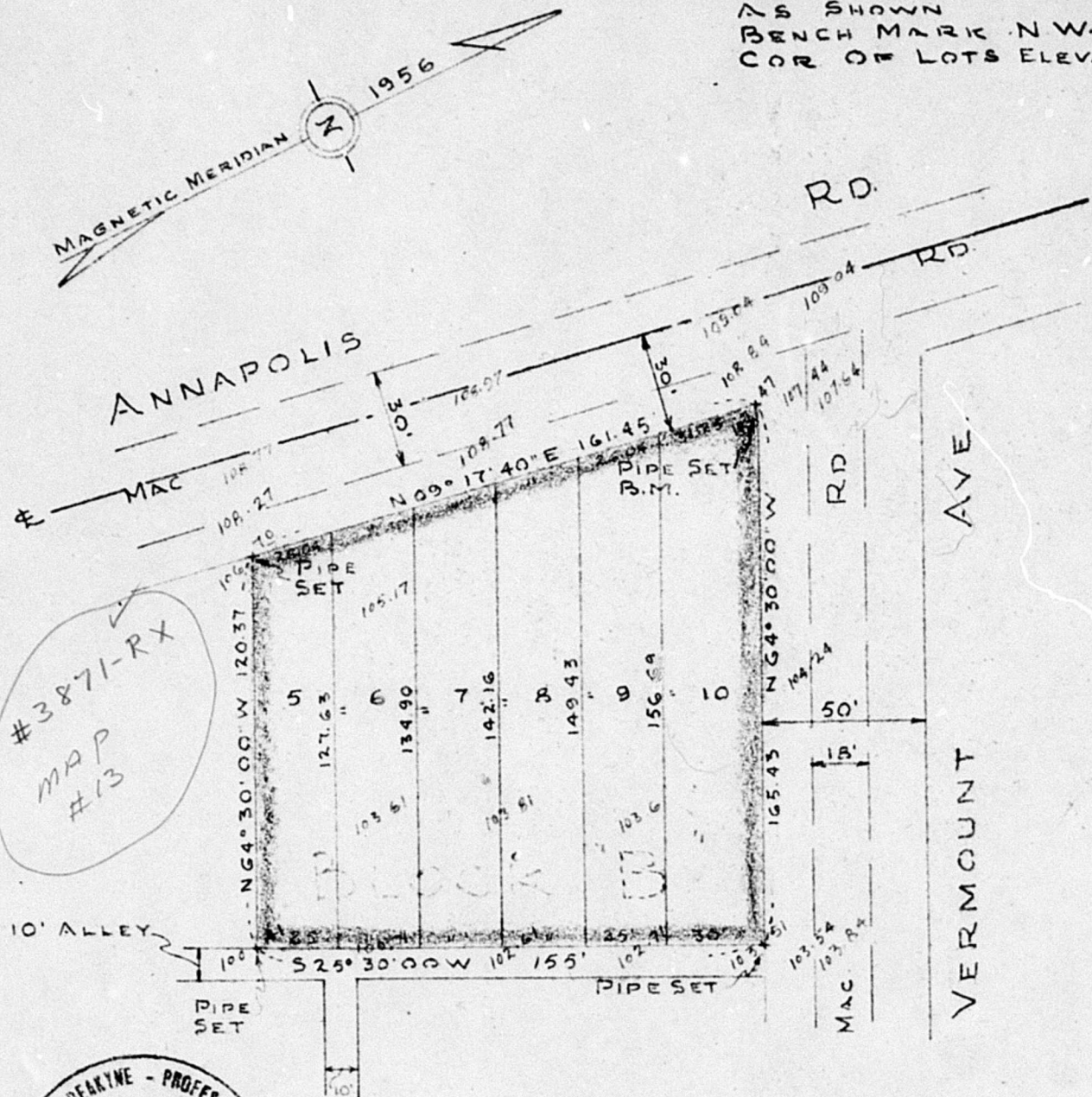
01.62 = Adv \$50.00  
01.62 = perm service \$20.00

RECEIVED  
JUL 17 1956  
COUNTY CLERK'S OFFICE  
TOWSON, MD.

COMPLAINTS OFFICE



NOTE: ELEVATIONS ASSUMED  
AS SHOWN  
BENCH MARK N.W.  
COR OF LOTS ELEV. 107.47



PROPERTY SURVEY  
LOTS 5, 6, 7, 8, 9, & 10  
BLOCK "B"  
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.

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

**ENGINEERING ASSOCIATES**  
**ELWOOD S. DEAKYNE REG. 221**