

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
 BEFORE THE
 ZONING COMMISSIONER
 OF
 BALTIMORE COUNTY

For a Special Exception
 To The Zoning Commissioner of Baltimore County

REGCOM LAND LEASING CORPORATION Legal Owner
 Contract Purchaser

herely 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 1963, 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 First District of Baltimore County on the North side of Frederick Road, beginning 592.5 feet West of Frederick Road 132.7 feet thence North 16 degrees 33 minutes East 110.0 feet; thence North 62 degrees 07 minutes East 55.7 feet; thence South 27 degrees 53 minutes East 100 feet to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of Regcom Land Leasing Corporation.

REGCOM LAND LEASING CORPORATION President
 J. T. Lemmon

ORDERED BY the Zoning Commissioner of Baltimore County this 10th 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 22nd day of August, 1956, at 11:30 o'clock A.M.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing to use the property described therein for a gasoline service station, upon hearing the testimony and after having seen the area which is the subject of this petition, and it appearing that the granting of the special exception will not be detrimental to the health, safety or general welfare of the community, the said petition should be granted. The granting of the special exception is also supported by the fact that our source have said a gasoline service station is a less objectionable use than/uses in a "B-1" Zone.

It is this 13th day of September, 1956, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a special exception, be and the same is hereby granted, subject, however, to approval of plans for the development of said property by the Bureau of Land Development and the Department of Public Works of Baltimore County.

It is this 14th day of September, 1957, ORDERED by the Zoning Commissioner of Baltimore County, that the above petition for a special exception be extended to expire September 13, 1958.

Zoning Commissioner of Baltimore County



P.T. LEMMON
 REAL ESTATE APPRAISER-CONSULTANT

LEXINGTON 9-4782
 1029 SAINT PAUL STREET
 BALTIMORE 2, MARYLAND

3 September 1957

Mr. Wilkie Adams, Zoning Commissioner of Baltimore County
 County Office Building
 Towson, Maryland

Dear Mr. Adams:

You are respectfully requested to grant a one-year extension of the Special Exception for a Gasoline Service Station, granted on September 13, 1956, by Mr. Charles L. Fitzpatrick, Deputy Zoning Commissioner, for our property on the N. S. Frederick Road, 592.5 feet West of Monmouth Road, 1st District.

Very truly yours,

REGCOM LAND LEASING CORPORATION
 J. T. LEMMON, President

\$35.00

RECEIVED OF P. T. Lemmon, Treasurer for Regcom Land Leasing Corporation, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Special Exception, advertising and posting property on the North side of Frederick Road, beginning 592.5 feet West of Monmouth Road, First District of Baltimore County.

Thank you.

July 31, 1956

Zoning Commissioner of Baltimore County

HEARINGS

Wednesday, August 22, 1956
 at 11:30 A. M.

Room 108,
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland

01.622-\$14.00
 01.623-425.00

RECEIVED
 JUL 31 1956
 RECORDS & OFFICE
 717

INDEPENDENT APPRAISAL SERVICE AND ASSISTANCE IN THE SOLUTION OF REAL ESTATE PROBLEMS

Inspections Economic Studies Reports and Recommendations Paper Presentations Valuation Studies

OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS
 THE HERALD-ARIST
 CATONSVILLE, MD.
 No. 1 Newburg Avenue

THIS IS TO CERTIFY, that the annex advertisement of Wilkie H. Adams, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 3 successive weeks before the 11th day of August, 1956, that is to say the same was inserted in the issues of August 3 and 10, 1956.

THE BALTIMORE COUNTY

By Paul J. Morgan
 Editor and Manager

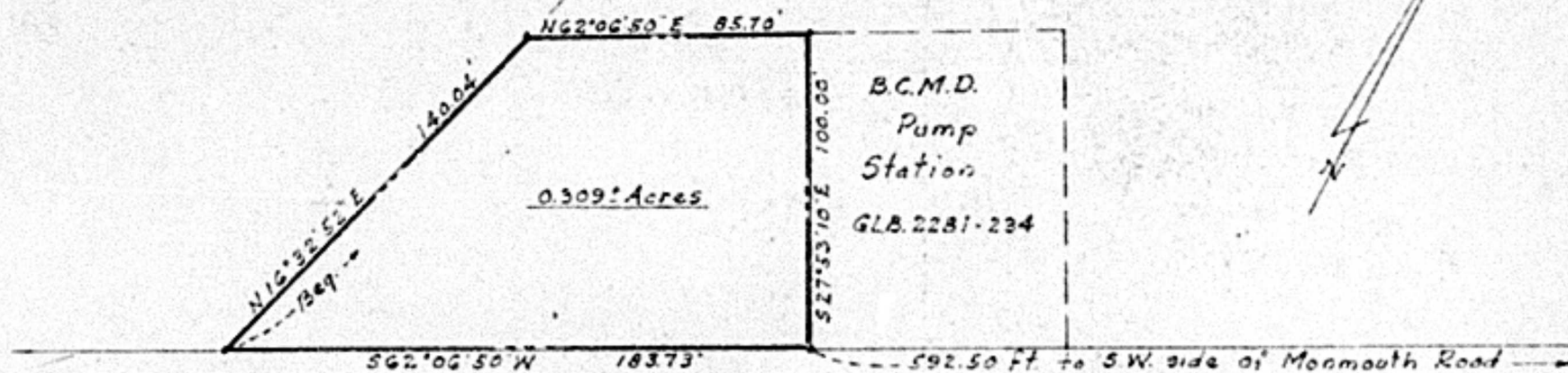
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st
 Date of Posting 8-8-56
 Posted for Special Exception for Gasoline Service Station
 Petitioner: Regcom Land Leasing Corporation
 Location of property 111 W. S. Frederick Rd. by 592.5 ft. West of Monmouth Rd.
 Location of Sign: 111 W. S. Frederick Rd. by 592.5 ft. West of Monmouth Rd.
 Remarks: None
 Posted by J. T. Lemmon Date of return: 8-8-56

ZONING DEPARTMENT OF BALTIMORE COUNTY PETITION FOR SPECIAL EXCEPTION

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for 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 Wednesday, August 22, 1956 at 11:30 A. M.
 to determine whether or not the Special Exception petitioned for is aforesaid should be granted, the property is said petition being particularly described as follows:
 All that parcel of land in the First District of Baltimore County on the North side of Frederick Road, beginning 592.5 feet West of Frederick Road 132.7 feet thence North 16 degrees 33 minutes East 110.0 feet; thence North 62 degrees 07 minutes East 55.7 feet; thence South 27 degrees 53 minutes East 100 feet to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of Regcom Land Leasing Corporation.
 WILKIE H. ADAMS,
 Zoning Commissioner of Baltimore County
 Aug. 3-10



FREDERICK

ROAD

3891-X
 MAP
 #1-A
 'X'

PLAT SHOWING PROPOSED
 FILLING STATION LOT

WEST CATON SHOPPING CENTER

Balta County, Md

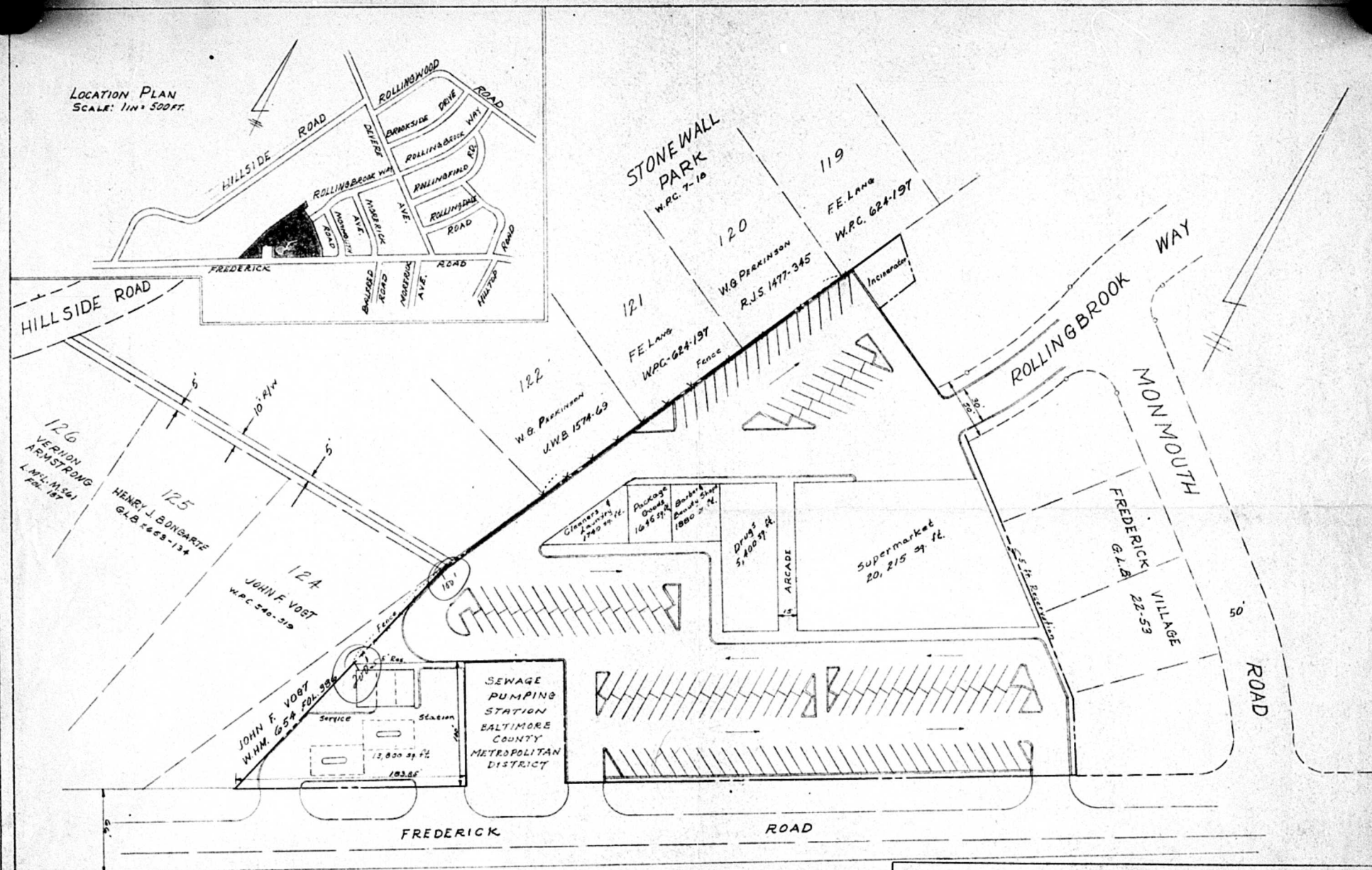
Scale: 1" = 50'

Elect. Dist. # 1

May 9, 1956.

George William Stephens, Jr.,
 and Associates, Inc.
 Engineers
 5 McCurdy Avenue,
 Towson, 4, Maryland

LOCATION PLAN
SCALE: 1" = 500 FT.



PRELIMINARY PLAN
WEST CATON SHOPPING CENTER
BALTIMORE COUNTY, MD. ELECTION DISTRICT No. 1
SCALE: 1" = 50 FT. APRIL 25, 1956

RESCOM LAND LEASING CORP.
E. WAUGH DUNNING - PRES.
BALTIMORE MARYLAND