

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 1, 1970

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 23000

Gulf Oil Corporation
1150 No. Macon Street
Baltimore, Md. 21205

Attn: Mr. Jack Challaconbe

GEORGE E. GAVRELIS
DIRECTOR

~~MARK D. KRAUSE~~
ZONING COMMISSIONER

RE: Gulf Oil Corporation
York Rd. & Westbury Rd.

Dear Sirs:

The enclosed site plan approved by this office on April 27, 1970 is to be posted in the service station within the next thirty (30) days, or in the case of new stations, thirty (30) days after the station has opened.

This plan indicates the permitted ancillary uses, screening, landscaping and parking requirements, as well as the number, location and area of permitted signs.

Sign permits must be obtained for each sign erected on the site.

The site must be maintained in accordance with this plan at all times.

If you or the operator have any questions concerning this matter, please feel free to contact us at any time.

Very truly yours,


JAMES E. DYER
Zoning Supervisor

Enclosure(s)

cc: Mr. Wilbert Richardson
Chief Zoning Inspector
Complaint's Division

RE: PETITION FOR A SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION - P. M. Corner of York and Westbury Roads, Ninth District - John F. and Estella T. Wheeler, Petitioners

Pursuant to advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, being in a "B. 1. C. Zone, the petition should be granted.

The Zoning Regulations provide that before any special exception should be granted, it must appear that the use for which the special exception is requested will not:

- Be detrimental to the health, safety, or general welfare of the locality involved;
- Tend to create congestion in roads, streets or alleys therein;
- Create a potential hazard from fire, panic or other dangers;
- Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water, sewers, transportation or other public requirements, conveniences or improvements;
- Interfere with adequate light and air.

It is this 24th day of November, 1956, by the 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 of Baltimore County.

William H. Adams
Zoning Commissioner
of Baltimore County

It is this 25th day of November, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception granted in the above matter is hereby extended to expire on November 28, 1958.

William H. Adams
Zoning Commissioner
of Baltimore County

September 17, 1956

\$35.00

RECEIVED of Turnbull and Brewster from the Gulf Oil Company, for the petition of John F. Wheeler, the sum of Thirty-eight (\$38.00) dollars, being cost of petition, advertising and posting property at York & Westbury Roads, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

01.622-110.00
01.623-126.00

RECEIVED
SEP 18 1956
COUNTY'S OFFICE

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF : BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
JOHN F. AND ESTELLA T. WHEELER :
: Petitioners

For a Special Exception
To The Zoning Commissioner of Baltimore County

John F. and Estella T. Wheeler Legal Owners
Gulf Oil Corporation Contract Purchaser

herby 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.

All that parcel of land in the Ninth District of Baltimore County beginning for the same at the intersection formed by the Westmost side of York Road and the Northmost side of Westbury Road and running thence and thence on the Northmost side of said Westbury Road 100 feet; thence leaving said Westbury Road and running parallel to said York Road, North 21 degrees 39 minutes East 120 feet; thence parallel with said York Road, North 63 degrees 21 minutes East 160 feet to the Westmost side of York Road; thence thence on the Westmost side of said York Road, South 21 degrees 39 minutes East 120 feet to the place of beginning.

Gulf Oil Corporation
A. F. Parsons, Dist. Mgr.
A. F. Parsons
Contract Purchaser

John F. Wheeler
Estella T. Wheeler
Legal Owner

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 9-5-56
Posted for: Gasoline service station
Petitioner: John F. and Estella T. Wheeler
Location of property: Intersection of York Road and Westbury Road, Ninth District
Location of Signs: Westmost corner of York Road and Westbury Road
Remarks: George R. Hammel
Posted by: George R. Hammel Date of return: 9-6-56

CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept. 7, 1956
THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of 2 successive weeks before the 17th day of September, 1956, the first publication appearing on the 21st day of August 1956.

THE UNION NEWS
Wm. Russell Thompson
Manager

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OFFICE OF PLANNING

Inter-Office Correspondence

From D. M. Starck, Jr. September 14, 1956
To William H. Adams, Zoning Commissioner
Subject Zoning Petition #188 - P-10 to B-1 and Special Exception for Gasoline Filling Station, 9th District, Northwest corner of York and Westbury Roads. Hearing scheduled September 17, 1956.

- Business - Local Zone 9-B-1-21, as recently defined in the 1955 rezoning of the 9th District, extends southward down the west side of York Road nearly to the northern side of Westbury Road with a width from the west boundary of York Road of 170 feet. B-1-21 thus covers the subject property entirely and there is no need for a reclassification.
- Since the Zoning Department has recently commented on "apparent need" in denying petitions, we offer the observation that there are already four filling stations at the corner of Seminary Avenue and York Road, less than a block from the subject property.
- The proposed filling station would lie at the entrance to the Beronshire Forest subdivision and might tend to reduce property values there.

OCB/DCB

Department of Public Works

BUREAU OF LAND DEVELOPMENT

Inter-Office Correspondence

From GEORGE R. LEWIS September 24, 1956
To WILLIAM H. ADAMS
Subject Special Exception for Service Station 1/4 Corner York Road and Westbury Avenue

This office has processed the plan for the subject application and has no comment to make.

RLS

George R. Lewis
GEORGE R. LEWIS
Chief - Permit Section

