

IN THE MATTER OF
P. T. LEMMON

For a Special Exception
To the Zoning Commissioner of Baltimore County

Legal Owner
Contract Purchaser

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 1913, 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:

All that parcel of land in the West District of Baltimore County, on the Northwest corner of Maiden Choice Lane and Highview Avenue, thence westerly and binding on the North side of Maiden Choice Lane 175 feet with a rectangular depth westerly of 50 feet and binding on the West side of Highview Avenue.

(Plot also attached)

Contract Purchaser
Address

12/1/56
10 AM

November 19, 1956

\$35.00

RECEIVED OF P. T. Lemmon, petitioner, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Special Exception, advertising and posting property on the Northwest corner of Maiden Choice Lane and Highview Avenue, West District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

MAKING
Monday, December 10, 1956
at 10:00 A. M.
Room 100
County Office Building
111 W. Chesapeake Avenue
Baltimore, Maryland

RECEIVED
NOV 19 1956
COMMUNITY'S OFFICE
770

01622-4 10.00
01623-4 10.00

ORDERED BY the Zoning Commissioner of Baltimore County this 5th day of November, 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 10th day of December, 1956, at 10 o'clock A. M.

Zoning Commissioner
of Baltimore County

For want of advertisement, posting of property and public hearing on the above petition to use the subject property for a gasoline service station, and it appearing that by reason of location being in a "C-1" Zone, the safety, health and the general welfare of the community not being detrimentally affected, the said petition should be granted, therefore:

It is this 10th day of December, 1956, by the Zoning Commissioner of Baltimore County, that the aforesaid petition 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 Bureau of Land Development and the Office of Planning of Baltimore County.

It is this 14th day of December, 1957, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid special exception, be and the same is hereby extended for one year expiring December 10, 1958.

OFFICE OF PLANNING

REGISTRATION

From: Office of Planning
To: Zoning Advisory Committee
Subject: Zoning Petition #3977 - Special Exception
for Gasoline Service Station, 2nd District
Northwest corner of Maiden Choice Lane and
Highview Avenue, Hearing Scheduled for
December 10, 1956

Following a decision of the Zoning Advisory Committee, we have checked the route and width of the proposed extension of Highview Avenue as shown on the plat accompanying the Petition. The pavement and widening dimensions and route shown on the Petitioner's plat are exactly as recorded by the Department of Public Works for the proposed extension of Highview Avenue. Dimensions and rendering of Maiden Choice Lane and of Westland Boulevard are also identical in the plat and in the County drawing for the development of the intersection.

OS:gh

Department of Public Works

BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From: GEORGE H. LEMMON
To: CHARLES L. KITTAPOL
Subject: Special Exception
Zoning Order #3977-2
Service Station
Maiden Choice Lane and Highview Avenue
District 13

This office has received the following comments from the Office of Planning:

- Provision should be made for a 70-foot right of way on Highview Avenue. The widening should be based 35 feet from the northeasterly projection of the centerline of Westland Boulevard across Maiden Choice Lane. The 10-foot pavement section in Westland Boulevard also should be maintained in Highview Avenue.
- The gasoline station site is a subdivision of commercial property. If the Zoning Commissioner grants the special exception, approval of a building permit application by this office is contingent upon the proceeding and approval of a subdivision plan for the entire commercial site. The subdivision plan should include a system of vehicular circulation within and without the site, location of curb cuts, provision for screening, and location of proposed buildings. The developer should contact the Office of Planning for more detailed information on its requirements for commercial subdivision.

George H. Lemmon
GEORGE H. LEMMON
Chief - Permit Section

GH:Ls

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13
Posted for: Special Exception for Gasoline Service Station
Petitioner: P. T. Lemmon
Location of property: Northwest corner of Maiden Choice Lane and Highview Avenue
Location of Signs: Northwest corner of Maiden Choice Lane and Highview Avenue
Remarks: Available M. E. Court
Posted by: George H. Lemmon
Date of return: 11-23-56

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

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 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Monday, December 18, 1956, at 10:00 A. M.

To determine whether or not the Special Exception petitioned for as aforesaid should be granted, the property in said petition being periodically described as follows: All that parcel of land in the Thirteenth District of Baltimore County, on the Northwest corner of Maiden Choice Lane and Highview Avenue, thence westerly and binding on the North side of Maiden Choice Lane 175 feet with a rectangular depth westerly of 50 feet and binding on the West side of Highview Avenue, as shown on plat filed with the Zoning Department, being property of P. T. Lemmon.

By Order of
WILHELM H. ADAMS,
Zoning Commissioner
of Baltimore County.
No. 25-30

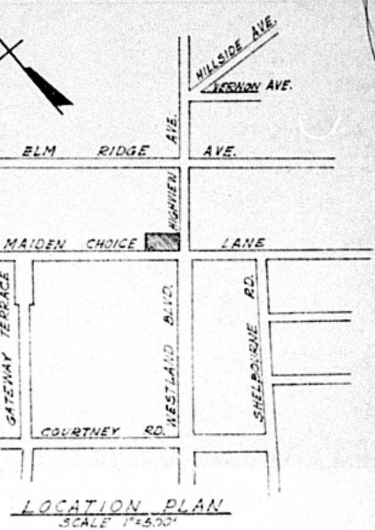
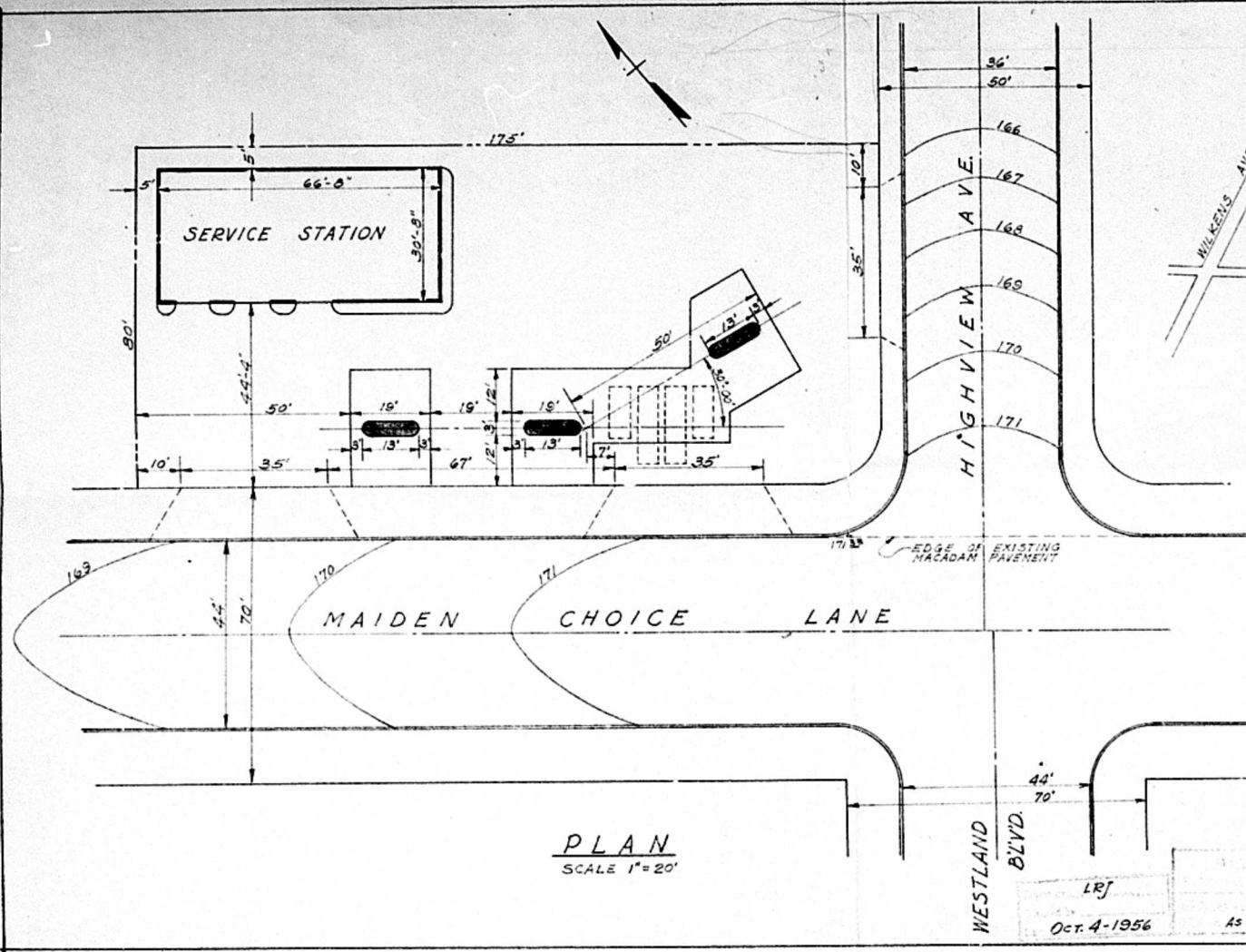
OFFICE OF
THE BALTIMORE COUNTYAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

December, 1956
THIS IS TO CERTIFY, that the annexed advertisement of
Wilhelm H. Adams, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTYAN, a group of
three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before
the 1st day of December 1956, that is to say
the same was inserted in the issues of
November 23 and 30, 1956.

THE BALTIMORE COUNTYAN

By: Paul J. Morgan
Editor and Manager

#3997-X
MAP #13



COMMERCIAL PROPERTY OF
P. T. LEMMON
SITUATED AT THE NORTHEAST
CORNER OF MAIDEN CHOICE
LANE AND HIGHVIEW AVENUE
THIRTEENTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

WESTLAND
BLVD.

LRJ
OCT. 4-1956

DAVID W. HODGINS
REAL ESTATE BROKER & LAND SURVEYOR
1000 E. BALTIMORE AVE., BALTIMORE, MD.
AS SHOWN

