

RE: PETITION FOR A SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION - N. E. Cor. North Point & Grace Roads, 15th District - Franklin Bros. Dept. Stores Inc., Petitioner

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 4006-X

OPINION

This is a petition for a Special Exception to allow a Gasoline Service Station on the above described property, said property already being zoned for B.L. (Business Local).

Inasmuch as the requirements of Section 502.1 of the Zoning Regulations appear to be met, the Special Exception will be granted. However, in accordance with Section 502.2 of said regulations, the following conditions and restrictions are made prerequisites to the granting of the Special Exception:

1. All lighting installations shall be of the type and shall be so arranged as not to increase traffic hazards or interfere with the normal privacy of residents in the area.
2. The 8' x 12' enclosed area, designated on petitioner's exhibit #2 as "trash space", shall be enclosed as indicated in said exhibit and shall be maintained in a clean and orderly condition.
3. The North or rear portion of the property, and especially that portion outside of the proposed fence as shown on said petitioner's exhibit #2, shall be sodded and shall be kept in the same neat, orderly condition as a normal residential lawn would be kept.

4. Generally, the amenities contemplated by the aforesaid petitioner's exhibit will be brought into being.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 13th day of June, 1957, ORDERED by the County Board of Appeals, that the Special Exception for a Gasoline Service Station be and the same is hereby granted; subject, however, to the conditions and restrictions set forth in the above Opinion.

COUNTY BOARD OF APPEALS

Charles L. Lewis
George R. Lewis
George R. Lewis

Mr. Wilsie H. Adams
Zoning Commissioner
of Baltimore County
111 N. Chesapeake Avenue
Towson 4, Maryland

Dear Mr. Adams:

Re: Petition for a Special Exception for Gasoline Service Station - NE cor. North Point and Grace Roads, 15th District - Franklin Bros. Department Stores, Inc. Petitioner.

With reference to the above Petition, I wish to file an Appeal as of this date, February 26, 1957.

Very truly yours,

Ralph Sams
Ralph Sams
7107 North Point Road
Baltimore 22, Maryland



DEPARTMENT OF PUBLIC WORKS
OF BALTIMORE COUNTY
Inter-Office Correspondence

From GEORGE R. LEWIS
To CHARLES L. FITZPATRICK
Subject Zoning Petition #4006-X
Special Exception - Service Station
North Point Road and Grace Road

February 4, 1957

ORDERED BY the Zoning Commissioner of Baltimore County this 7th 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 7th day of January, 1957, at 10 o'clock A.M.

Zoning Commissioner
of Baltimore County

Pursuant to advertisement, posting of property and public hearing on the within petition and it appearing that by reason of location, being in a B-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 14th day of February, 1957, by the Zoning Commissioner of Baltimore County, ORDERED 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 by the Bureau of Land Development and the Office of Planning of Baltimore County for the development of said property.

Charles L. Lewis
Zoning Commissioner
of Baltimore County

The following comments apply to the above referenced zoning petitions

- 1) Grace Road shall be a 30' street on a 50' right of way, which requires a 5' widening from the referenced site.
- 2) North Point Road shall be a 60' right of way with a 14' street. Widening shall be required on the above referenced site to establish the right of way line 30' from the centerline of the existing paving.
- 3) Channelization as shown is not acceptable but must conform to Baltimore County Standards.

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

Cc: Mr. Skirling (Planning)

February 27, 1957

\$30.00

RECEIVED of Ralph Sams the sum of Thirty (\$30.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting a special exception for a gasoline service station at the northeast corner of North Point and Grace Roads, 15th District.

Zoning Commissioner

01.62

RECEIVED
FEB 28 1957
COMPTROLLER'S OFFICE

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF FRANKLIN BROS. DEPARTMENT STORES, INC.

For a Special Exception To the Zoning Commissioner of Baltimore County

Franklin Bros. Department Stores, Inc. Legal Owner

Security Mobil Oil Company, Inc. 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 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 gasoline service station

All that parcel of land in the Fifteenth District of Baltimore County on the Northeast corner of North Point and Grace Roads; thence Easterly and binding on the North side of North Point Road 125 feet; thence North 35 degrees 30 minutes East 119.73 feet; thence North 55 degrees 00 minutes West 125 feet to the East side of Grace Road; thence Southerly and binding on the East side of Grace Road 119.73 feet to the place of beginning.

1/15/57
10 A.M.

Wilsie H. Adams
Wilsie H. Adams
2500 N. Charles St.
Baltimore 24, Maryland

FRANKLIN BROS. DEPARTMENT STORES, INC.
Stanley Jalko
Stanley Jalko
Legal Owner

January 30, 1957

\$2.00

RECEIVED of Franklin Bros., Dept. Stores, the sum of Two (\$2.00) dollars to cover additional advertising the property located on the Northeast corner of North Point and Grace Roads, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

1rd

01.623-82.00

RECEIVED
FEB 28 1957
COMPTROLLER'S OFFICE

Towson, Maryland

Posted by George A. Spennard Date of return: 1-5

4006Y

Helen G. Sheldin
M, Manager.

Zoning Commissioner
of Baltimore County
12-20-21

RECEIVED
DEC 11 1956
COMPTROLLER'S OFFICE

01.622-410.00
01.623-425.00

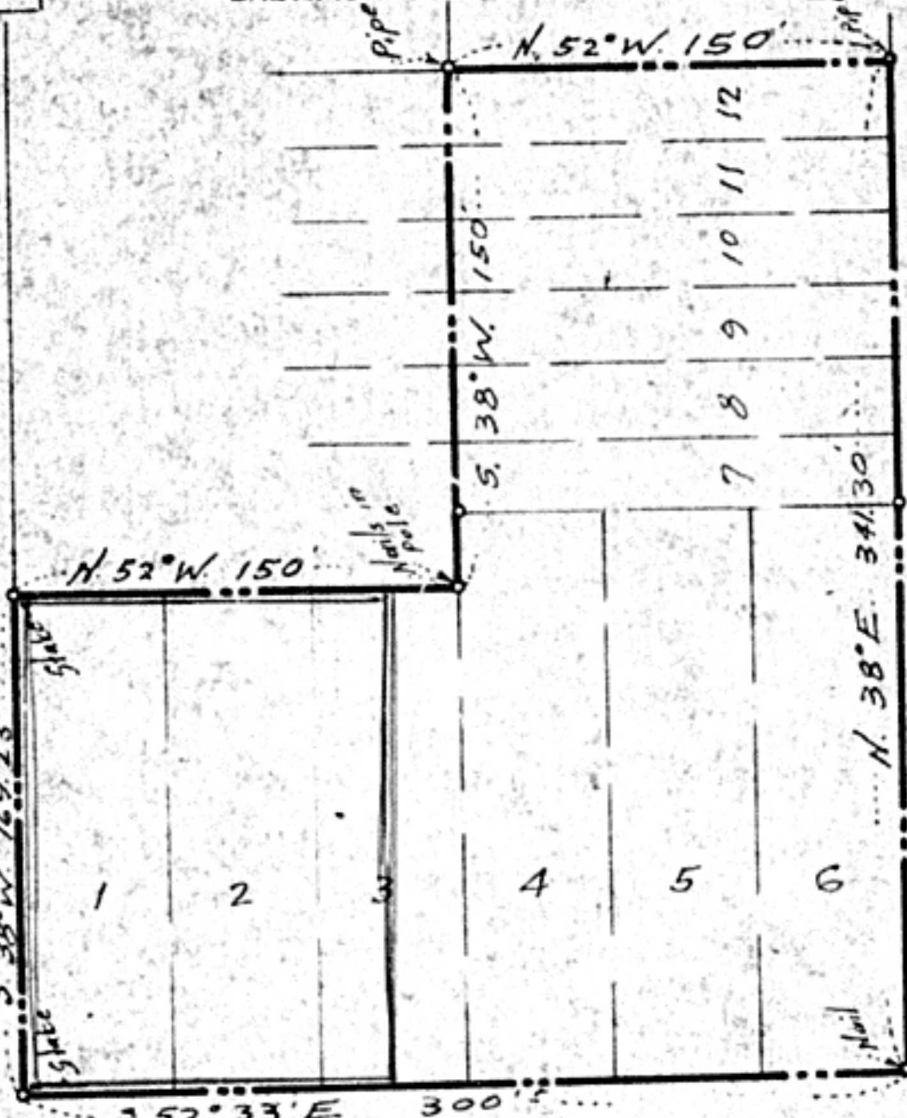
KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEA AVENUE
BALTIMORE 6, MARYLANDCity, Farm and
Topographical Surveys
Land Subdivisions
Earthwork ComputationsMunicipal Engineering
Construction Supervision
Road Location, Reports
Plans and Specifications

GRACE ROAD

SPARROWS POINT RD.



NORTH POINT RD.

This is to Certify that we have this day made a Field

Survey of Lots 1 to 12 included Sec "F" Plat of Lynch Point Pl. Book
and that property lines are as shown on this Plat. W.P.C. #8 folio 38Scale: 1" = 60'Date: Feb. 8th 1952Keller & Keller