

IN THE MATTER OF
ABOTT W. & ANNA D. MARTIN

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

For a Special Exception
To the Zoning Commissioner of Baltimore County

Anna D. & Abbott W. Martin Legal Owner
Contract Purchaser Lessee
Sun Oil Company -

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 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 Twelfth District of Baltimore County on the Northwest corner of Holabird Avenue and Manor Road, being more westerly and binding on the North side of Holabird Avenue 125 feet, thence North 15 degrees 25 minutes East 100 feet; thence South 71 degrees 00 minutes East 125 feet to the West side of Manor Road; thence Southerly and binding on the West side of Manor Road 100 feet to the place of beginning.

SUN OIL COMPANY
Contract Purchaser Lessee
1919 Russell Street
Baltimore 30, Maryland
Address

Abbott W. Martin
1734 Manor Road
District 22, Maryland
Address

January 22, 1957

\$35.00
RECEIVED of Sun Oil Company, for petitioners, Abbott W. Martin, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Special Exception, advertising and posting the property on the Northwest corner of Holabird Avenue and Manor Road, Twelfth District of Baltimore County.

Thank you.

HEARING:
Wednesday, February 13, 1957
at 2:00 P. M.

Room 100
County Office Building
111 W. Chesapeake Avenue
Baltimore 2, Maryland

01623-#10.00
01623-#25.00

Zoning Commissioner
of Baltimore County

RECEIVED
JAN 22 1957
COMPTROLLER'S OFFICE
710

ORDERED BY the Zoning Commissioner of Baltimore County this 11th day of January, 1957, 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 11th day of February, 1957, at 2 o'clock P. M.

Zoning Commissioner
of Baltimore County

Pursuant to advertisement, posting of property and public hearing on the within petition and is appearing that by reason of location, being in a "B-1" Zone, the granting of which will not be detrimental to the health, safety and the general welfare of the community, the said petition should be granted, therefore:

It is this 11th day of January, 1957, by the Zoning Commissioner of Baltimore County, OK that the aforesaid petition for a special exception for a gasoline service station, be and the same is hereby granted.

Walter H. Adams
Zoning Commissioner of
Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

MEMORANDUM
From: Office of Planning
To: Walter H. Adams, Zoning Commissioner
Subject: Zoning Petition #1001-1, Special Exception
for Gasoline Service Station, Northwest corner of Holabird Avenue and Manor Road, 12th District. Hearing February 13, 1957.

The site is surrounded by cottages and group homes. About 2000 feet to the west is Walter H. Adams Elementary School. With its associated noise and bright lights at night, a filling station would be detrimental to surrounding residential uses. The sub-posting would be some hazard to children going to school from the group house concentrations.

In its Zoning Proposals for the 12th District, the Planning Board recommended Residential Single for this property. Since the site is, in fact, zoned B-1, we feel that one of the lighter B-1 uses, such as local shopping, would be preferable. A gasoline service station is the only one of the heavier B-1 uses that would be possible on so small a site. Denial of the Special Exception would, thus, in effect, restrict the site to more desirable lighter B-1 uses.

Department of Public Works

BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From: GEORGE H. LEWIS
To: CHARLES L. WINTERKNECHT
Subject: Zoning Petition #1001-1, Special Exception
Special Exception - Service Station
1/4 Corner Holabird Avenue and Manor Road
District 12

This office has no comment on the above petition.

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

CHL:ls

CC: Mr. Stirling (Planning)

ZONING DEPARTMENT OF BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION

12th 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, Maryland, do hereby certify that the said petition should be granted, the property in said petition particularly described as follows:

All that parcel of land in the Twelfth District of Baltimore County, on the Northwest corner of Holabird Avenue and Manor Road, being more westerly and binding on the North side of Holabird Avenue 125 feet, thence North 15 degrees 25 minutes East 100 feet; thence South 71 degrees 00 minutes East 125 feet to the West side of Manor Road; thence Southerly and binding on the West side of Manor Road 100 feet to the place of beginning, as shown on the map filed with the Zoning Department, and the petition of Abbott W. and Anna D. Martin.

WALTER H. ADAMS
Zoning Commissioner
of Baltimore County
Jan. 25-1957.

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ADVIS
Catonville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

February 2, 1957

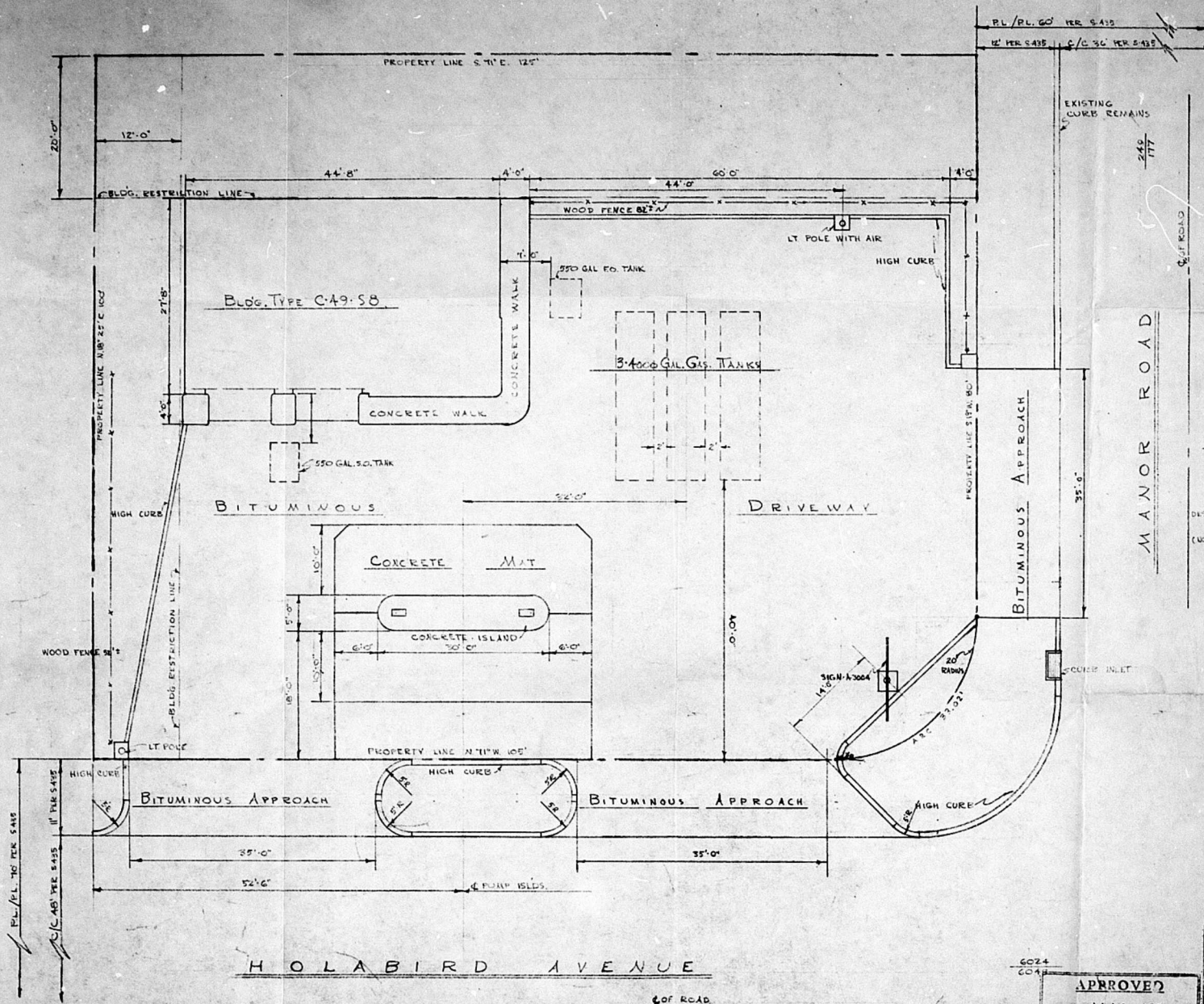
THIS IS TO CERTIFY, that the annexed advertisement of Walter H. Adams, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 2nd day of February 1957, that is to say the same was inserted in the issues of January 25 and February 1, 1957.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Managing

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWNSHIP, MARYLAND

District 12th
Posted for Special Exception for a Gasoline Service Station
Petitioner: Abbott W. Martin
Location of property: N.W. Corner of Holabird Avenue and Manor Road
Location of Sign: Northwest Corner of Holabird Avenue and Manor Road
Remarks: Posted by George H. Lewis
Date of Posting: 1-30-57
Date of return: 1-31-57



NOTES:

THIS IS A PRELIMINARY PLAN SUBJECT TO APPROVAL IN THE TERRITORY AUTHORITIES AND CHANGES BY THE ENGINEERING DEPT. AND IS NOT TO BE USED FOR BIDS, CONSTRUCTION OR LEGAL PROCEEDINGS.

PROPERTY OUTLINE BASED ON LEASE DESCRIPTION BY O.H. (NO DATE). (R.D.S.E.)

LAYOUT BASED ON DISTRICT SKETCH (NO DATE) (S. 1. BY R.C.L. 11-15-56).

BL-204E

#4051-X

MAP #12

SUN OIL COMPANY	
MIDDLE ATLANTIC REGION	
ENGINEERING DEPARTMENT	
NEW WALNUT STREET PHILADELPHIA, PA.	
PLOT PLAN SERVICE STATION	
HOLABIRD AVE. MANOR RD. DUNDAL KNO.	
SCALE: 1"=10'	DRAWN BY: C.S. 11/15/56
DATE: 11/15/56	CHECKED: J.W.
APPROVED: MAC-1127	DATE: 11/15/56
BY: AUTHORIZATION NO.	DATE: 11/15/56
APPROVED: 11/15/56	DATE: 11/15/56
APPROVED: 11/15/56	DATE: 11/15/56