

4062-X

CREATED BY the Zoning Commissioner of Baltimore
County this 21st 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 25th
day of February, 1957, at 1 o'clock
p.m.

Zoning Commissioner
of Baltimore County

Pursuant to advertisement, post of property and public
hearing on the within petition to use the property described therein
for a gasoline service station, the Office of Planning having reviewed
the site plan, which is satisfactory to the Office of Planning and
is in accord with the granting of a special exception, it is the
opinion of the Zoning Commissioner that the above petition should
be granted.

It is this 28th day of March, 1957 by the Zoning
Commissioner of Baltimore County 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 Department of Public Works and the Bureau of Land Development
of Baltimore County.

W. H. Adams
Zoning Commissioner
of Baltimore County

4062-X
MAP
15-5
X
2/14/57

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
Filling Station,
S. V. corner Eastern Blvd.
and Kingston Road,
Hawthorne.

For a Special Exception
To the Zoning Commissioner of Baltimore County

Hawthorne, Inc. 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 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
on the same) hereinafter described for Filling Station

All that parcel of land in the Fifteenth District of Baltimore County on
the Southeastern corner of Eastern Boulevard and Kingston Road, thence
Southeasterly and binding on the Southeast side of Eastern Boulevard 114.5
feet; thence South 15 degrees 01 minutes East 100 feet; thence North 11 degrees
59 minutes East 90 feet; thence North 71 degrees 56 minutes East 174.75 feet to
the Southeastern side of Kingston Road; thence Westerly and binding on the
South side of Kingston Road 110 feet to the place of beginning.

E. B. Hughes
Hawthorne, Inc.
Legal Owner
8403 Loch Raven Blvd. 4

Contract Purchaser

Department of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From: GEORGE R. LEWIS, Director, Bureau of Land Development
To: WILKIE H. ADAMS, Zoning Commissioner
Subject: Zoning Petition #4062-X
Special Exception - Gasoline Service Station,
Eastern Boulevard and Kingston Road,
District 15

Proper plans must be submitted before this office
can make any comment.

George R. Lewis
Director, Bureau of Land Development
Chief - Permit Section

CR:in

No detailed plan has been submitted for this gasoline service
station proposal, although it has been customary for detailed plans
of gasoline service stations to be presented by departments, before
the hearing for Special Exception, since a recent change in procedure
which was suggested by the Zoning Advisory Committee.

In addition, no plan has been submitted for the "Hawthorne
Shopping Plaza", of which the site of the proposal is a part.

It is impossible for this department to make recommendations
without the Gasoline Service Station site plan, and also, we could
not make realistic recommendations without relating the proposal to
a plan for the whole shopping center, showing uses and needed access
points.

CR:gh

OFFICE OF PLANNING

Inter-Office Correspondence

MEMORANDUM
From: Office of Planning
To: WILKIE H. ADAMS, Zoning Commissioner
Subject: Proposed service station, Eastern
Boulevard and Kingston Road, 15th District.

We have reviewed the site plans accompanying the petition for a special exception
for a service station on the Southeast corner of Eastern Boulevard and Kingston Road.
The first site plan shows only the service station; the second shows its relationship
to the proposed shopping center adjoining it. We have the following comments to make:

A. SERVICE STATION

1. Inasmuch as plans for the shopping center are not final, leasing
arrangements for the service station should permit circulation
between it and the center in accordance with a plan for the center
approved by the County.

B. THE SHOPPING CENTER

- Design of the service facilities is not in accord with our
present policy. We do not approve of joint use of an alley for
both commercial and residential vehicles. The buildings should be
moved away from the alleys to permit independent circulation of
service vehicles and off-alley loading within the commercial area.
- Vehicle access to the center, by means of the residential
alleys, should be prohibited.
- The northern entrance to the center on Kingston Road should be
relocated to line-up with the aisle at the north end of the food
store.
- It is suggested that the developer and engineer discuss these
comments with the Office of Planning, prior to preparing revised
site plans for the center.
- Plans for the service station and the shopping center must be
reviewed by State Roads, with respect to the location of points of
ingress and egress from Eastern Boulevard.

D:gh

cc: Mr. Jack Hocheder
Mr. George Lewis
Mr. C. H. Stirling Jr.
File

David J. Stanton
Deputy Director

BALTIMORE COUNTY OFFICE OF PLANNING

March 15, 1957

MEMORANDUM

TO: Mr. Malcolm H. Dill

FROM: Mr. Wilkie H. Adams

SUBJECT: Special Exception for a Gasoline Service Station,
Southeast Corner Eastern Boulevard and Kingston
Road.

The Office of Planning has reviewed the site plan and the
petition for the subject special exception. We are in accord
with the granting of a special exception for a gas station on
this site. The site plan for the service station is satisfactory
to this Office. There are minor planning problems evident in
the shopping center portion of the development. We have discussed
the problems with Mr. Hocheder and are confident that they will
be solved satisfactorily prior to application for permit to build
the shopping center.

cc: Mr. Stirling
Mr. Dill
Mr. Stanton



STATE OF MARYLAND
STATE ROADS COMMISSION
FOR EAST LANSING STREET
BALTIMORE 3, MD.

February 26, 1957

Mr. Charles Fitzpatrick, Chairman
Zoning Advisory Committee
Baltimore County Office Building
Towson 4, Maryland

Re: Zoning Petition #4062X
Eastern Boulevard and Kingston Road

Dear Mr. Fitzpatrick:

It is my understanding that the Zoning Commissioner is with-
holding his order on the above mentioned petition until it can
be ascertained what effect it will have on the entire Hawthorne
Shopping Plaza.

This office, as a matter of safety, is attempting to limit the
access points to Eastern Boulevard. As the proposed service
station would require a minimum of two (2) entrances, it is the
request of this office that a stipulation be added to the order.
In the event special exception is granted, limiting the remaining
portion of the Shopping Plaza to one combination ingress and
egress to said Eastern Boulevard.

Thank you for your co-operation.

Very truly yours,

Edward D. Kelly
Edward D. Kelly
Assistant Engineer

ED:tpw

Certificate Of Publication

ESSEX, MD., February 18th, 1957.

THIS IS TO CERTIFY, That the annexed advertisement
was published in THE EASTERN ENTERPRISE, a weekly
newspaper published in Essex, Baltimore County, Md., once
in each of successive weeks before the 25th
day of February, 1957, the first publication
appearing on the 15th day of February
1957.

THE EASTERN ENTERPRISE, INC.

William J. Hillen
Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15
Posted for: Special Exception for a Gasoline Service Station
Petitioner: Hawthorne, Inc.
Location of property: Southeast corner of Eastern Blvd. & Kingston Road.
Location of signs: Southwest corner of Eastern Blvd. and Kingston
Road.
Remarks: George R. Lewis
Posted by: George R. Lewis Date of return: 2-15-57

February 5, 1957

\$35.00

RECEIVED of George William Stephens, Jr. & Associates, Inc., for petitioner, Hawthorne, Inc., the sum of Thirty-five (\$35.00) dollars, being cost of petition for Special Exception, advertising and posting property on the Southwest corner of Eastern Boulevard and Kingston Road, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Monday, February 25, 1957
at 1:00 P. M.

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

01600-112.0
01600-135.0

RECEIVED
FEB 5 1957
COMPTROLLER'S OFFICE
JHO

February 25, 1957

\$3.50

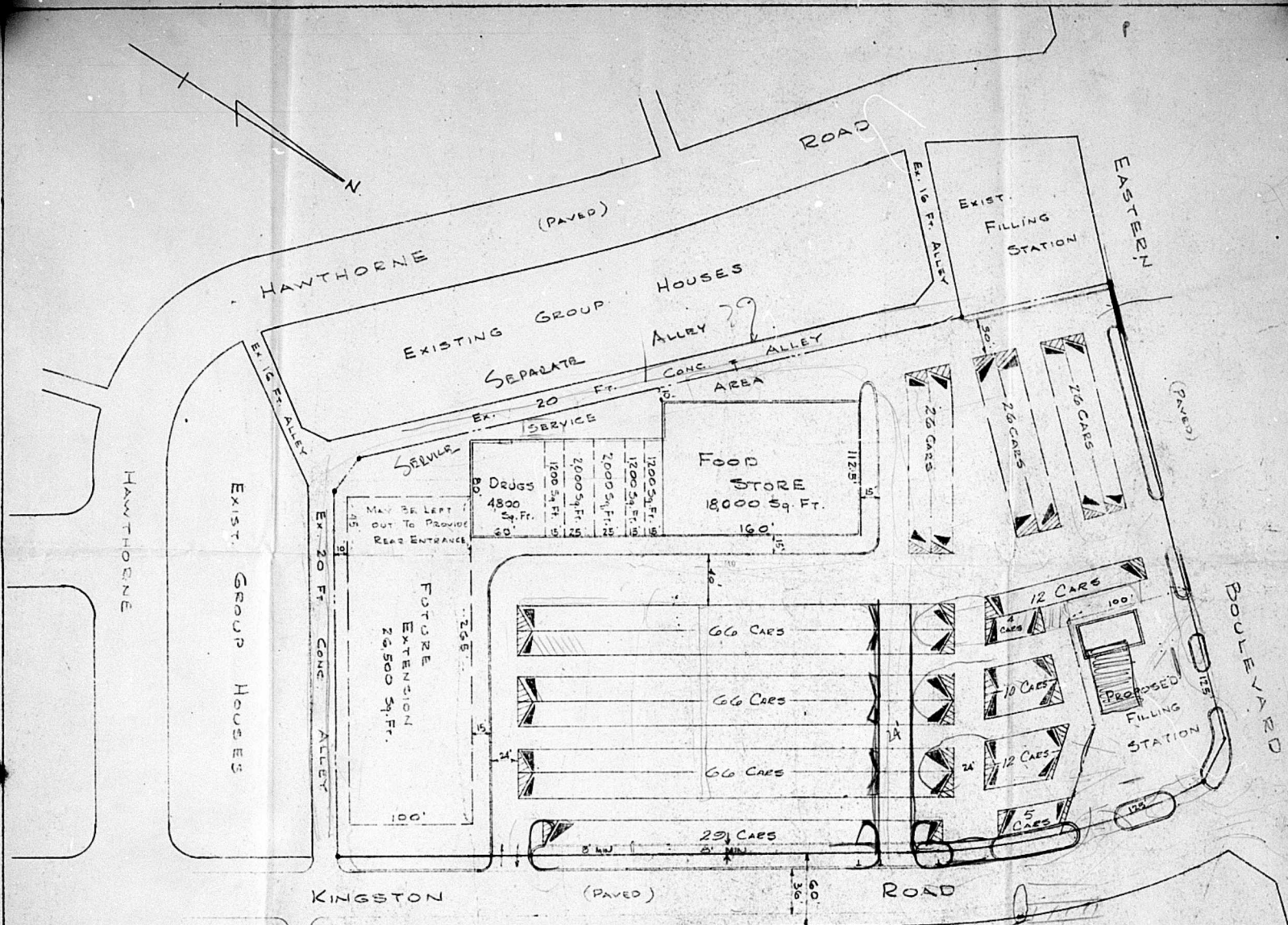
RECEIVED of Hawthorne, Inc., petitioner, the sum of Three dollars and fifty cents (\$3.50) to cover cost of advertising the property on the Southwest corner of Eastern Boulevard and Kingston Road, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

trd

RECEIVED
FEB 27 1957
COMPTROLLER'S OFFICE
JHO



TABULATION:

PROPOSED STORES: 30,400 Sq. Ft.
 FUTURE EXTENSION: 26,500 Sq. Ft.
 PARKING: 348 CARS (8 1/2' x 30' SPACES)

56,300

253

PLOT PLAN

HAWTHORNE SHOPPING PLAZA (INC.)

EASTERN BLVD. & KINGSTON RD.

SCALE: 1"=50 FT.

SEPT. 5, 1956

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



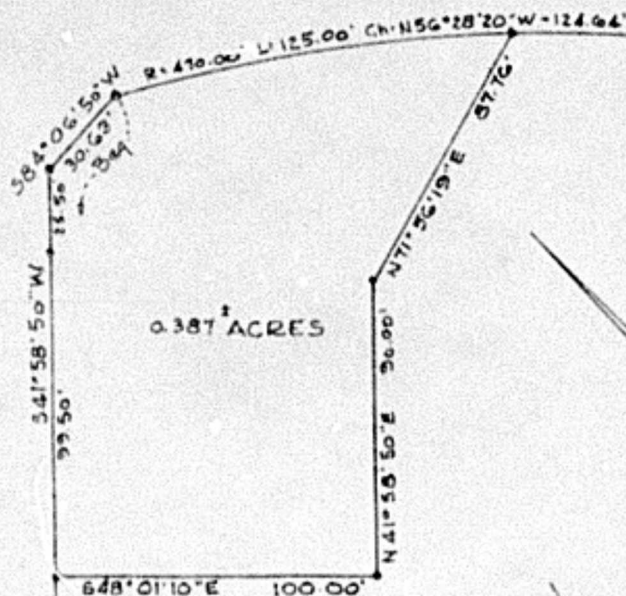
BOULEVARD

EASTERN
SEE S.R.C. R/W PLAT # 4894

KINGSTON

ROAD

SEE BALTO. Co. R/W PLAT
53-078 - HIGHWAYS - 15-A #200



#4062-X
MAP
15- + 15-B

PROPOSED
FILLING STATION SITE
HAWTHORNE SHOPPING
PLAZA

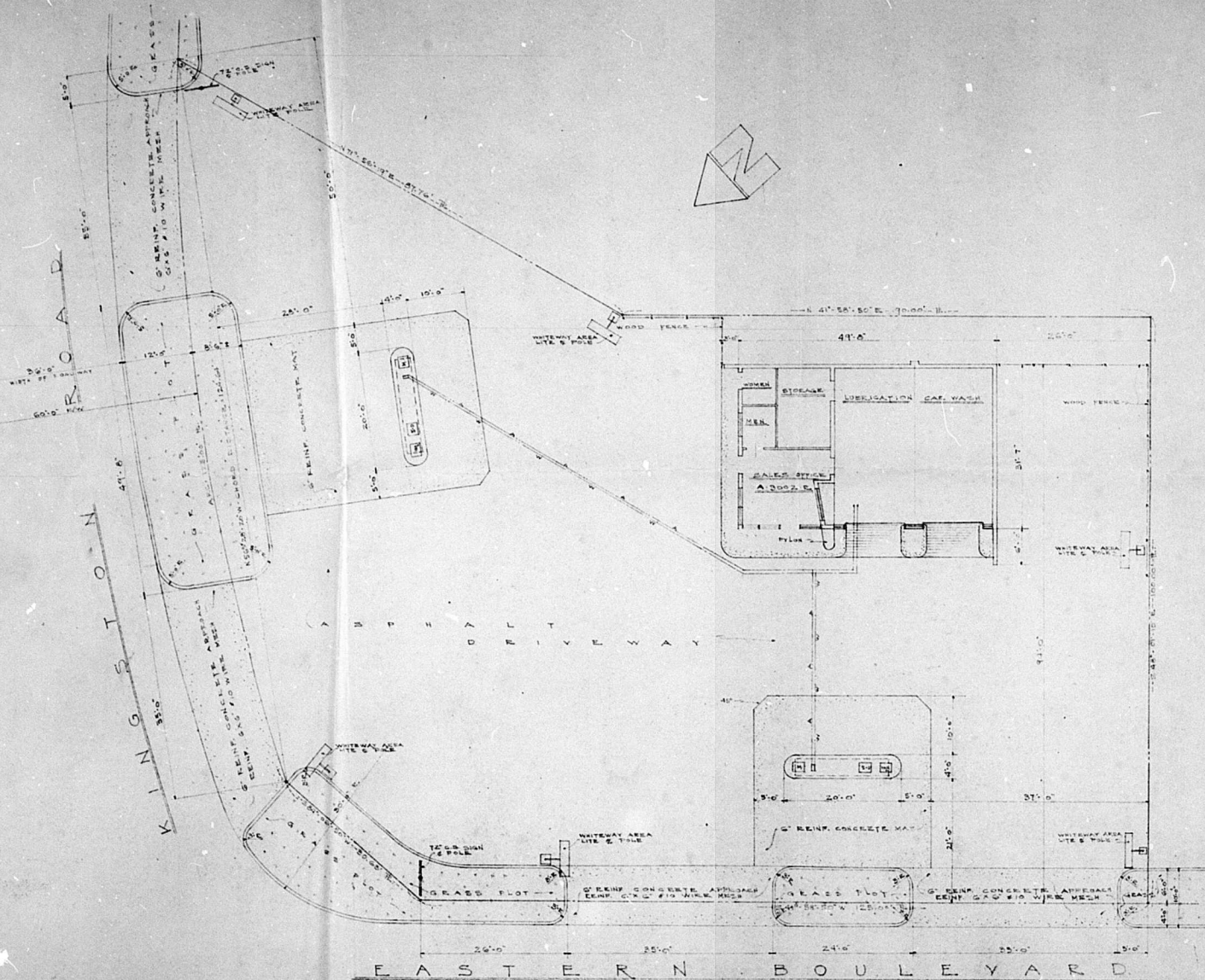
BALTO. Co. MD

ELECT. DIST N=15

SCALE: 1" = 50'

JANUARY 25, 1957

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



CITIES SERVICE OIL COMPANY
70 PINE ST. ENGINEERING DEPARTMENT NEW YORK CITY

PROPOSED SERVICE STATION
EASTERN BLVD. & KINGSTON RD.
BALTIMORE COUNTY, MD.

DATE 11-15-56	DESIGN	APPROVED	NO.
SCALE 1"=10'-0"	STRUCT.		14-03-76
DWR. BY J. J. J. J.	CHKD.		
REV. NO.	SHEET		

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR ORDERING OF MATERIAL UNLESS IT IS APPROVED.