

IN THE MATTER OF

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Bureau Development Corporation
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

For a Special Exception
To The Zoning Commissioner of Baltimore County

Eureka Development Corp. Legal Owner
Self 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 to be erected thereon) hereinafter described for Gasoline Station

All that parcel of land in the Fourth District of Baltimore County, beginning for the same at the intersection of the Northeast side of Reisterstown Road with the Southeast side of Rosewood Lane; thence binding on the Northeast side of Reisterstown Road South 17 degrees 35 minutes 40 seconds East 115 feet thence leaving said Reisterstown Road and running for a line of division as now established the two following courses and distances, viz: North 42 degrees 24 minutes 20 seconds East 127 feet and North 17 degrees 35 minutes 40 seconds West 175.34 feet to intersect the Southeast side of Rosewood Lane; thence binding on said Southeast side of said Rosewood Lane South 11 degrees 58 minutes 30 seconds West 125 feet to the place of beginning.

Eureka Development Corporation
Self Contract Purchaser
Self Legal Owner

3/6/57
11 A.M.

Bureau Development Corporation.
The Order further provides that plans for the development of said property shall be subject to approval of the Office of Planning and the Bureau of Land Development of Baltimore County.

W. H. Adams
Zoning Commissioner
of Baltimore County

ORDERED BY the Zoning Commissioner of Baltimore County this 11 day of February, 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 11 day of March, 1957, at 11 o'clock A.M.

Zoning Commissioner
of Baltimore County

\$35.00
RECEIVED of William H. Adams, for petitioner Bureau Development Corporation, the sum of thirty-five (\$35.00) dollars, being cost of petition for Special Exception, advertising and posting property on the Northeast side of Reisterstown Road with the Southeast side of Rosewood Lane, Fourth District of Baltimore County.
Thank you.

Zoning Commissioner
of Baltimore County

HEARING:
Wednesday, March 6, 1957
at 11:00 A. M.
Room 106
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4
Date of Posting 2-22-57
Posted for Special Exception for a Gasoline Service Station
Petitioner: Bureau Development Corporation
Location of property: N.E. of Reisterstown Rd and S.E. of Rosewood Lane
Location of Signs: Southwest corner of Reisterstown Rd and Rosewood Lane
Remarks: George R. Adams
Date of return: 2-22-57

ZONING DEPARTMENT OF
BALTIMORE COUNTY
PETITION FOR
SPECIAL EXCEPTION
IN DISTRICT
Pursuant to petition filed with the Zoning Commissioner of Baltimore County, the property hereinafter described is hereby designated 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 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, March 6, 1957, at 11:00 A. M.

All that parcel of land in the Fourth District of Baltimore County, beginning for the same at the intersection of the Northeast side of Reisterstown Road with the Southeast side of Rosewood Lane; thence binding on the Northeast side of Reisterstown Road South 17 degrees 35 minutes 40 seconds East 115 feet thence leaving said Reisterstown Road and running for a line of division as now established the two following courses and distances, viz: North 42 degrees 24 minutes 20 seconds East 127 feet and North 17 degrees 35 minutes 40 seconds West 175.34 feet to intersect the Southeast side of Rosewood Lane; thence binding on said Southeast side of said Rosewood Lane South 11 degrees 58 minutes 30 seconds West 125 feet to the place of beginning.

OFFICE OF
THE BALTIMORE COUNTY
THE COMMUNITY NEWS
Dundalk, Md.
THE HERALD-EXPOS
Crownsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

February 23, 1957.
THIS IS TO CERTIFY, that the annexed advertisement of W. H. Adams, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 23rd day of February, 1957, that is to say the same was inserted in the issues of
February 15 and 22, 1957.

THE BALTIMORE COUNTY
By Paul J. Morgan
Editor and Manager

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

From GEORGE R. ADAMS March 1, 1957
To WILLIAM H. ADAMS
Subject Special Exception - Gasoline Service Station
175 side Reisterstown Road and Rosewood Lane
District 4

Applicant should be notified that the Special Exception for this site as shown will preclude the use of the rear 100' zoned commercial under Section 230.12 of the Zoning regulations.

George R. Adams
GEORGE R. ADAMS
Chief - Permit Section

Office
OO: Mr. Stirling (Planning)

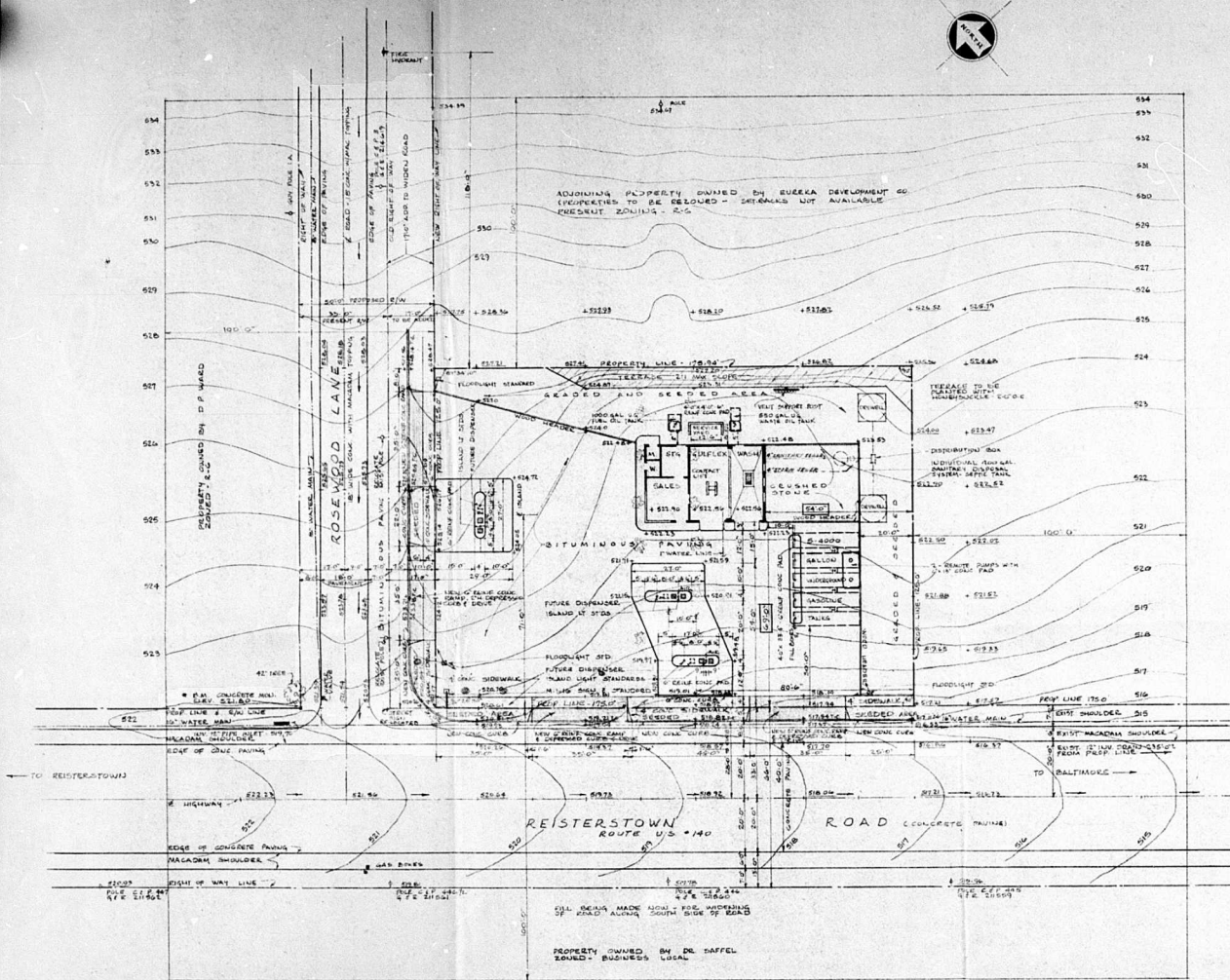
OFFICE OF PLANNING Inter-Office Correspondence

From Office of Planning March 6, 1957
To WILLIAM H. ADAMS, Zoning Commissioner
Subject Special Exception for Gasoline Service Station
Special Exception for Gasoline Service Station, Southeast corner of Rosewood Lane and Reisterstown Road, Approximately 1/2 acre, 4th District. Hearing, March 6, 1957.

The site lies in the west corner of a long strip of R-1 Zoning, owned by the Petitioner, which begins on the southeast side of Rosewood Lane and runs south-westerly along the southwestern side of Reisterstown Road. The corner site of the proposed filling station covers about one half of the Rosewood Lane frontage of the strip. The abutment half of this frontage lies between the filling station site and a new R-1 subdivision, "Dundalk".
If the Special Exception is granted for the corner site and a filling station developed, the remaining portion of the Rosewood Lane commercial frontage will be somewhat "left out on a limb", due to the effect of Section 230.12 of the Zoning Regulations, and we feel that the Petitioner might want to have this brought to his attention.

In case this Petition is granted, the Petitioner may submit a site plan for the entire corner lot including the filling station, the remaining Rosewood Lane commercial frontage and possibly also the remaining Reisterstown Road frontage. However, it is doubtful that approval of such a plan will be possible unless the remaining Rosewood Lane commercial frontage will be possible unless the remaining Rosewood Lane commercial frontage and the remaining commercial area. This may not give as intense a use for the rear portion of the Rosewood Lane commercial frontage as is at present contemplated by the Petitioner.

If the Petitioner sells this remaining frontage, the same case will hold, since the sale will constitute a subdivision and require Office of Planning site plan approval.



COMMENTS

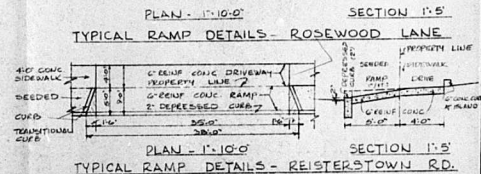
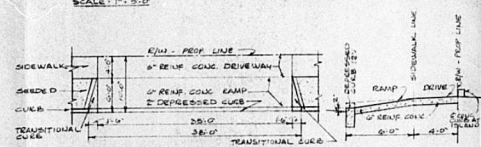
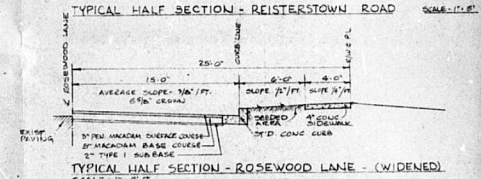
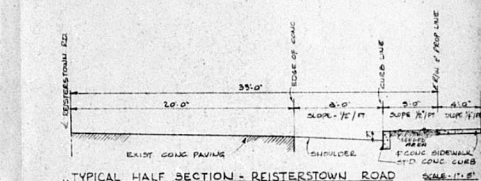
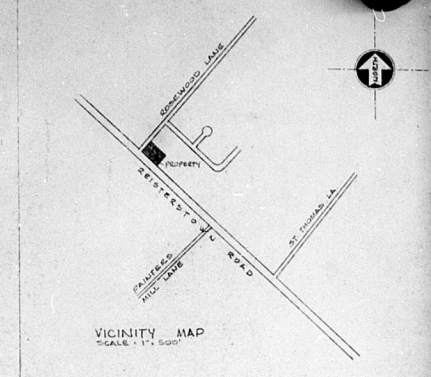
1. PROPERTY ZONED R-2 - USED ZONING & SPECIAL PERMIT.
2. SETBACKS & RESTRICTIONS NOT AVAILABLE.
3. ADJOINING PROPERTY OWNED BY EUREKA DEVELOPMENT CO.
4. ROSEWOOD LANE TO BE WIDENED - 50'-0" DEEPENED 8" IN.
5. ELECTRICAL SERVICE - 220 VOLTS, SINGLE PHASE.
6. NEAREST FIRE HYDRANT ON ROSEWOOD LANE - 115' FROM R.L.
7. NO SANITARY SEWER AVAILABLE - 18" DI. 15' DEPT. TAP INSTALLED.
8. STORM WATER TO DRAIN INTO SEWER LINES.
9. FILL NOW BEING MADE ON SOUTH SIDE REISTERSTOWN ROAD FOR WIDENING OF ROAD.
10. NEW CURB LINE ALONG REISTERSTOWN RD. ON THIS PROP. IS 2'-0" FROM 2' OF HIGHWAY, LEAVING 8'-0" FOR SIDEWALK.
11. EXIST 10" WATER MAIN ALONG REISTERSTOWN RD. & 8" WATER MAIN ON ROSEWOOD LANE.
12. SEE TYPICAL SECTIONS FOR ADDITIONAL INFORMATION.
13. PUMP & BUILDING RESTRICTION LINE - 15'-0" FROM PROP. LINE.

NOTES

- STANDARD 8'-0" x 2' 8" IN. MARQUON BUILDING - PORCELAIN ENAMEL ON FRONT & LEFT SIDE.
- [S] INDICATES SINGLE DUMMY GASOLINE DISPENSERS & 600 G. TYPED JACKET REMOTE PUMPING SYSTEM - 2 PUMPS REQUIRED.
- 5-4000 GALLON UNDERGROUND GASOLINE TANKS.
- 1-10000 GALLON UNDERGROUND FUEL OIL TANK.
- 1-350 GALLON UNDERGROUND WASTE OIL TANK.
- 1-SEWAGE LIFT.
- 1-16" x 16" 2100 & STANDARD.
- 8-18" x 18" LIGHT STANDARDS.
- 3-FLOODLIGHT STANDARDS.
- SEPTIC TANK & 2 DRYWELLS - 18" DIA.
- ALL CEMENT TO BE 10' 8" IN. CONCRETE WITH 2" DEEPENED CURB & 10' 8" TRANSITIONAL CURB ON EACH SIDE.
- INSTALL NEW CONC. CURBS & SIDEWALKS ALONG STREETS.

LEGEND

- [X] EXIST. TREES - REMOVE WITHIN PROP. LINE.
- [O] EXIST. STUMPS TO BE REMOVED.
- [D] DEPOSED SEATERS WITHIN PROP. LINE TO EXIST SEATERS WHICH REMAIN.



BY		BY	
DATE		DATE	
TREMARCO CORPORATION 44 BROADWAY NEW YORK & N.Y. OWINGS MILLS, MD. REISTERSTOWN RD. (US-40) & ROSEWOOD LANE PERMIT DRAWING			
DATE	BY	DATE	BY
10-10-50	W. J. H.	10-10-50	W. J. H.
AS SHOWN	CHIEF	DATE	PHB-8104