

4074-XV
#4074
IN THE MATTER OF :
J. NORMAN AND LENA B. HOBBS :
: ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Exception
To the Zoning Commissioner of Baltimore County
J. NORMAN AND LENA B. HOBBS, his wife
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 gasoline service

All that parcel of land in the First District of Baltimore County on the
South side of Baltimore National Pike, beginning 644 feet East of Ingleside
Avenue, thence Easterly and binding on the South side of Baltimore National
Pike 175.0 feet with an average rectangular depth Southerly of 202 feet.

100/10
Tremarco Corporation, Agent
22 Light Street
Baltimore 21, Md.

A. P. Simmons, District Mgr.
Contract Purchaser
Legal Owner
J. Norman Hobbs
22 Light Street
Baltimore 21, Md.

February 19, 1957

\$3.00

RECEIVED of Gulf Oil Corporation, for petitioners,
J. Norman Hobbs, the sum of Three (\$3.00) dollars to cover
cost of an additional sign to be posted on the property located
on the South side of Baltimore National Pike, beginning
644 feet East of Ingleside Avenue, First District of Baltimore
County.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
FEB 1 1957
COUNTY CLERK

4074
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IN THE MATTER OF :
J. NORMAN AND LENA B. HOBBS :
: ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Exception
To the Zoning Commissioner of Baltimore County
J. NORMAN AND LENA B. HOBBS, his wife
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 gasoline service
station and training station.

To permit a side yard of 12 feet and 10 feet instead of
required 30 feet as in Section 235.2 of Zoning Regulations.

3/6/57
100/10
Tremarco Corporation
Gulf Oil Corporation, Agent
22 Light Street
Baltimore 21, Md.

A. P. Simmons, District Mgr.
Contract Purchaser
Legal Owner
J. Norman Hobbs
22 Light Street
Baltimore 21, Md.

MICROFILMED

ORDERED BY the Zoning Commissioner of Baltimore
County this 1st 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 6th
day of March, 1957, at 1 o'clock
P. M.

Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting 2-22-57
Posted for: J. Norman and Lena B. Hobbs, Petitioners for Special Exception
Petitioner: J. Norman and Lena B. Hobbs
Location of property: 644 feet East of Ingleside Avenue, 175 feet South of Baltimore National Pike
Location of Signs: Posted on property, beginning 644 feet East of Ingleside Avenue, 175 feet South of Baltimore National Pike
Remarks: None
Posted by: George R. Hunsicker, Secretary Date of return: 2-22-57

NOTICE OF PETITION
FOR SPECIAL EXCEPTION
AND VARIANCE
TO
THE ZONING REGULATIONS
OF BALTIMORE COUNTY
Pursuant to petition filed with
the Zoning Commissioner of Baltimore
County for Special Exception
and Variance to the Zoning Regulations
and Restrictions passed by the County
Commissioners of Baltimore County,
agreed 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 and training
station.

On Wednesday, March 6, 1957
at 1:00 P. M.
to determine whether or not the
Special Exception petitioned for
as aforesaid should be granted
and whether a Variance should be
granted to permit a side yard of
12 feet and 10 feet instead of the
required 30 feet, the property in
said petition being particularly
described as follows:
All that parcel of land in the
First District of Baltimore County
on the South side of Baltimore
National Pike, beginning 644 feet
East of Ingleside Avenue, thence
Easterly and binding on the South
side of Baltimore National Pike
175.0 feet with an average rectangular
depth Southerly of 202 feet, as shown
on plat filed with the Zoning Department,
being owners of J. Norman and Lena
B. Hobbs.

By Order of
WILLIAM H. ADAMS,
Zoning Commissioner
of Baltimore County.
Feb. 15-57

OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY PRESS
Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

February 23, 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, Mary-
land, once a week for 2 successive weeks before
the 22nd day of February 1957, that is to say
the same was inserted in the issues of
February 15 and 22, 1957.

THE BALTIMORE COUNTIAN
By Paul J. Morgan,
Editor and Manager.

#4074X
MAP
1-B
RE: PETITION FOR A SPECIAL EXCEPTION
AND VARIANCE TO THE ZONING REGULATIONS - J. S. Baltimore National
Pike, beg. 644 feet E. Ingleside
Ave., 1st District - J. Norman Hobbs
and Lena B. Hobbs, Petitioners -
Tremarco Corp., Contract Purchaser
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4074-X

Pursuant to advertisement, posting of property and public
hearing on the above petition, upon hearing the testimony and after
having seen the subject property, and by reason of the fact that the
subject property has been used for many years commercially and in
view of the many recent Court decisions stating in effect that,
"gasoline stations are a less objectionable use than many already
allowed in commercial zones" the special exception for the gasoline
service station should be granted and the variance to the Zoning
Regulations should be denied.

I shall grant the petition for a special exception
for the gasoline service station, subject, however, to approval
of all plans for the development of this property by the Office
of Planning, the Department of Public Works for Baltimore County
and the Maryland State Roads Commission.

I shall deny the request for the variance and request
that the building be placed so as to comply with all Zoning Regula-
tions of Baltimore County.

It is this 22nd day of March, 1957, by the Deputy
Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
petition for a Special Exception be and the same is hereby granted,
subject to approval of all plans for the development of the property
by the Office of Planning, the Department of Public Works for Baltimore

Maryland State Roads Commission; the variance is hereby denied.

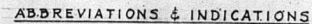
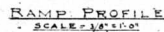
George R. Hunsicker
Deputy Zoning Commissioner
of Baltimore County

RECEIVED of Gulf Oil Corporation, for petitioners,
J. Norman and Lena B. Hobbs, the sum of Thirty-five (\$35.00)
dollars, being cost of petition for Special Exception and
Variance to the Zoning Regulations, advertising and posting
property on the South side of Baltimore National Pike, begin-
ning 644 feet East of Ingleside Avenue, First District of
Baltimore County.

An additional sign is required, therefore, a
balance of Three (\$3.00) dollars is due. May we please
have your check payable to the Treasurer of Baltimore County,
Maryland.

RECEIVED
FEB 1 1957
Zoning Commissioner
of Baltimore County

WEDNESDAY, March 6, 1957
at 1:00 P. M.
Room 106
County Office Building
121 N. Chesapeake Avenue
Towson, Maryland
81655-6100
81655-6550



- | | |
|---------|---|
| 000.000 | BUILDING RESTRICTION LINE |
| 000.000 | EXISTING 1 FT. CONTOUR |
| 000.000 | PROPOSED ELEVATION |
| 000.000 | EXISTING ELEVATION |
| 000.000 | SINGLE DUMMY ELECTRICAL GASOLINE DISPENSER |
| 000.000 | FUTURE SINGLE DUMMY ELECTRICAL GASOLINE DISPENSER |
| 000.000 | FLOODLIGHT STANDARD |
| 000.000 | SIGN & STANDARD |
| 000.000 | EXISTING TREES TO BE REMOVED |
| 000.000 | RIGHT OF WAY |
| 000.000 | CONCRETE |
| 000.000 | FLOODLIGHT |
| 000.000 | STANDARD |
| 000.000 | TOP OF CURB |

NOTES

STANDARD 8-50-90; J DAY MASONRY BUILDING WITH
PORCELAIN ENAMEL ON FRONT & LEFT SIDE. TRAINING
CLASSROOM (32'-0" X 20'-0") ADJACENT TO REAR OF BUILDING-
PORCELAIN ENAMEL ON FRONT SIDE ONLY.

SEPTIC TANK & DRY WELL TO BE INSTALLED & ESTABLISHED
TO CONFORM TO COUNTY AND STATE HEALTH DEPARTMENTS
REGULATIONS, NO SANITARY SERVICE AVAILABLE.

CONTINUE EIGHT, U.G. PIPE TO NEW CURB LINE & INSTALL
NEW CATCH BASIN AT POINT WHERE NEW PIPE MEETS EIGHT,
CONCRETE INTERIOR.

BUILDING RESTRICTION LINE - 20' FROM EAST PROPERTY
LINE.

HONEYBUCKLE TO BE PLANTED ON SLOPE AT EAST BOUNDARY
24" O.C. EACH WAY.

PROTECT TREES ON SLOPE THAT ARE TO REMAIN

FENTON & Lichtig
ARCHITECTS
BALTIMORE, MD.



BY	OF	F&L	BUILDING RELOCATED TO 20 SETBACK WITH SLOPE ADDED FROM EAST PROPERTY LINE.
			RELOCATED DRY WELLS, RELOCATED INTERIOR ISLAND C-2 TO WEST.
DATE	TRIMARCO CORPORATION 46 BROADWAY NEW YORK & N. Y.		
2/19/75	5643 DALTIMORE NATIONAL ROAD (U.S. 40) CATONSVILLE, (BALTIMORE CO.), MD.		
APPROVED	PERMIT DRAWING		
	SCALE 1" = 80'-0" DRAWN BY: T.M.H. CHECKED BY:	DATE: 2-23-75	PHB: 8757
DATE			