

4078-X
MAP #9

SEE PETITION FOR A SPECIAL EXCEPTION FOR GASOLINE SERVICE STATION - N.W. Cor. Harford Road & Scherer Ave., 9th Dist., Michael A. Klichenstein, et al, Petitioners

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY

No. 1078-X

Pursuant to the advertisement, posting of property and public hearing on the above petition to use the property described therein for a gasoline service station, from the facts and testimony presented at the hearing, the use of property for a gasoline service station has been found in previous cases to be much less objectionable than many permitted business uses, therefore, the said petition should be granted.

However, the residential properties in the rear should be properly protected by ever-green screening at least four (4') feet high. Further, any lighting to be installed shall be directed away from the residential properties on the opposite side of Harford Road and Scherer Avenue.

For the reasons set forth it is the opinion of the Zoning Commissioner that the granting of the special exception for a gasoline service station will not be detrimental to the safety, health and the general welfare of the community.

It is this 11th day of March, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a special exception for a gasoline service station, should be and the same is hereby granted, subject, however, to compliance with the following provisions:

1. That ever-green screening, four (4') feet in height shall be planted in the rear of the property to properly protect the adjacent property owners.
2. That any lighting to be installed at the station shall be directed away from the residential properties on the opposite side of both Harford Road and Scherer Avenue.

John A. Klichenstein
Zoning Commissioner of Baltimore County

4078-X
MAP #9
3/19/57

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MICHAEL A. KLICHENSTEIN, et al

For a Special Exception

To the Zoning Commissioner of Baltimore County

Michael A. Klichenstein & Mary I. Klichenstein, his wife; Gilbert B. Oensburg & Margaret L. Oensburg, his wife; Florence B. Oensburg, individually,

Legal Owner

The Greenbrook Company, Inc.

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 or to be erected thereon) hereinafter described for filling station.

All that parcel of land in the Ninth District of Baltimore County beginning from the same at the point of a curve on the Northwest side of Scherer Avenue, Northwest of Harford Road and thence by a curve to the left having a radius of 25 feet for a distance of 10.12 feet, said arc being subtended by a chord North 53 degrees 47 minutes 05 seconds East 35.95 feet to a point on the West side of Harford Road 60 feet wide; thence binding on the Northwest side of Harford Road 60 feet wide; North 37 degrees 18 minutes 40 seconds East 120.14 feet; thence leaving said Harford Road and running for a line of division the two following courses and distances, namely North 50 degrees 14 minutes 30 seconds West 150.00 feet and South 37 degrees 18 minutes 40 seconds West 150.00 feet to the North side of Scherer Avenue as shown on the Plat of Scherer Avenue, and recorded among the Land Records of Baltimore County in Highway Liber 15-B, folio 147; thence binding thereon South 50 degrees 14 minutes 30 seconds East 120.14 feet to the place of beginning.

Michael A. Klichenstein
Mary I. Klichenstein
Legal Owner

The Greenbrook Co. Inc.
Contract Purchaser

150 Greenbrook Road
Baltimore, Md.

4416666666
Baltimore

3/18/57
10 AM

ORDERED BY the Zoning Commissioner of Baltimore County this 20th 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 18th day of March, 1957, at 10 o'clock A.M.

Zoning Commissioner of Baltimore County

4078-X
MICHAEL A. KLICHENSTEIN and 9th Dist.
N.W. Cor. Harford Road & Scherer Ave.
#1078-X

4078-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 3-6-57

Posted for: Michael A. Klichenstein, et al

Petitioner: Michael A. Klichenstein, et al

Location of property: N.W. Cor. Harford Road & Scherer Ave., 9th Dist.

Location of Signs: Northwest corner of Harford Road & Scherer Avenue

Remarks:

Posted by: *George R. Hermann* Date of return: 3-2-57

835.00

RECEIVED of William Hermann, for petitioner, Michael A. Klichenstein, et al, the sum of Thirty-five (\$35.00) dollars, being cost of petition for a Special Exception, advertising and posting of property situate on the Northwest side of Scherer Avenue, Northwest of Harford Road, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
FEB 27 1957
COMPTROLLER'S OFFICE
770

11002-135.00

86.50

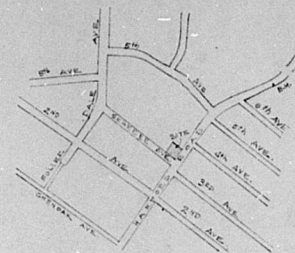
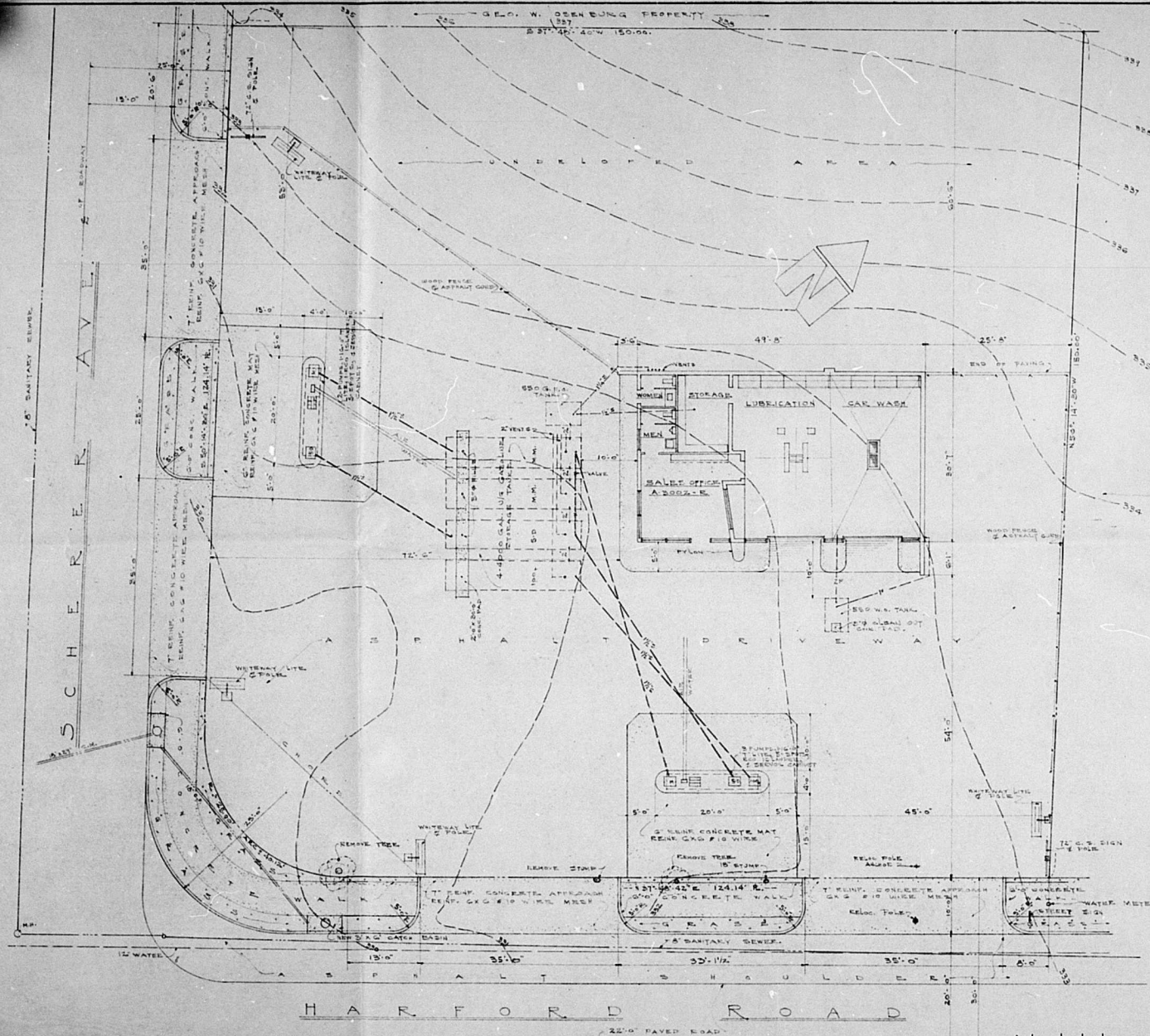
RECEIVED of William Hermann, for petitioner, Michael A. Klichenstein, the sum of Six dollars and fifty cents (\$6.50) to cover cost of advertising the property on the Northwest side of Scherer Avenue and Northwest of Harford Road, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

01002-86.50

RECEIVED
MAR 12 1957
COMPTROLLER'S OFFICE
770



VICINITY MAP
SCALE 1" = 50'

B-1

CITIES SERVICE OIL COMPANY
70 PINE ST. NEW YORK CITY
PROPOSED SERVICE STATION
HARFORD RD. & SCHERER AVE.
BALTIMORE COUNTY, MARYLAND.

DATE 12-17-56	DESIGN	APPROVED	NO.
SCALE 1" = 10'	STRUCT.		14-03-77
DWN. BY J. J. Adams	CHKD.		
PREV. NO.	SHEET		

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