

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 Petition of : REASON LAND LEASING CORP.
 Reason Land Leasing Corp. : BALTIMORE COUNTY

For a Special Exception
 To the Zoning Commissioner of Baltimore County

4749-X
 MAP #1-B
 "X"
 5/20/57

Reason Land Leasing Corporation Legal Owner
 Contract Purchaser

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 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 to erected thereon) hereinafter described for Gasoline Service Station

(See attached sheet)

REASON LAND LEASING CORPORATION
 BY W. T. Morgan Pres.
 Legal Owner
 1029 St. Paul St., Balto., Md.
 ADDRESS

May 14, 1957

\$35.00

RECEIVED OF P. T. Lomon, for petitioner, Reason Land Leasing Corporation, the sum of Thirty-five (\$35.00) dollars, being cost of petition for Special Exception, advertising and posting property on the Northmost side of Edmondson Avenue Extended and East of Johnycake Road, First District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
 Wednesday, June 5, 1957
 at 10:00 A. M.

Room 106
 County Office Building
 113 W. Chesapeake Avenue
 Towson, Maryland

RECEIVED
 MAY 15 1957
 COMPTROLLER'S OFFICE

01633-43300

ORDERED BY THE Zoning Commissioner of Baltimore

County this 11th day of May, 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 5th day of June, 1957, at 10 o'clock A. M.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the within petition to use the property described therein for a gasoline service station, and it appearing that by reason of location, being in a "M-1" Zone, the granting of which will not be detrimental to the safety, health and the general welfare of the community, the said petition should be granted, therefore:

It is this 11th day of June, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a special exception be and the same is hereby granted; provided, how ever, any lighting to be installed shall be directed away from the existing residence in the rear of said property.

W. T. Morgan
 Zoning Commissioner of Baltimore County

ZONING DEPARTMENT OF BALTIMORE COUNTY FOR SPECIAL EXCEPTION, 1st DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for a 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, will hold a public hearing in Room 106, County Office Building, 113 W. Chesapeake Avenue, Towson, Maryland,

On Wednesday, June 5, 1957 at 10:00 A. M.

to determine whether or not the Special Exception petitioned for as aforesaid should be granted.

The property in said petition being heretofore described as follows:

All that parcel of land in the First District of Baltimore County, adjacent to the main line of the Northmost side of Edmondson Avenue Extended and on the North side of Edmondson Avenue, Extended, between the

North 22 degrees 17 minutes 18 seconds East 256 feet, more or less, thence leaving Edmondson Avenue Extended and running for

line of division across the land areas referred to North 16 degrees 42 minutes 18 seconds West 22 feet, more or less and North 22 degrees 18 minutes 40 seconds West 110 feet, more or less to intersect the Northmost side of

line of Plat No. 4 of Catonsville Manor, recorded among the after said Land Records in Plat Book W.C. No. 6, Folio 148, and thence

running on said Plat South 37 degrees 47 minutes 30 seconds West 237 feet, more or less, to the place of beginning.

Containing 0.44 acres, more or less.

Plat also filed with the Zoning Department, being Power of Attorney for Reason Land Leasing Corporation.

By Order of
 WILSON H. ADAMK,
 Zoning Commissioner of Baltimore County.

May 15-57

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE COMMUNITY PRESS
 Heterotimes, ME THE HERALD-ARGUS
 Catonsville, MD.

No. 1 Newburg Avenue CATONSVILLE, MD.

May 25, 1957

THIS IS TO CERTIFY, that the annexed advertisement of Walter M. 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 25th day of May, 1957, that is to say the same was inserted in the issues of

May 17 and 24 1957
 THE BALTIMORE COUNTIAN

By Paul J. Morgan
 Editor and Manager

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning June 5, 1957
 To Miss H. Adams
 Subject Zoning Petition #110-7, Special Exception for Gasoline Service Station, Northeast corner of Edmondson Ave. extended and Talbot Place, Approx. 7 acre, 1st District. Hearing: June 15, 1957. (10:00 A.M.)

The property in question is within the 200 foot deep frontage-strip zoned commercial in the original 1935 Baltimore County Zoning. Since the property is of an irregular shape, the adjoining lot to the North and rear is also within the Commercial Zone.

However, this adjoining lot to the rear is in residential use and faces a residential side street. We would like to suggest that its residential value be protected by a requirement that the petitioner erect a stoelade fence or masonry wall, in the event the Gasoline Service Station is granted and developed - to provide permanent and immediately effective screening.

OSJ/h

959

STATE OF MARYLAND
 STATE ROADS COMMISSION
 108 EAST LEWISDRUM STREET
 BALTIMORE 2, M.D.
 March 14, 1957
 Contract: B-336-1-426
 Re: Formerly J. F. Kelly Property

Mr. Harwood D. Jackson, Examiner
 The Maryland Title Guaranty Co.
 215 E. Fayette Street
 Baltimore 2, Maryland

Dear Mr. Jackson:
 Reference is made to your letter dated March 12, 1957 regarding State Roads Commission plat No. 5930, revised October 27, 1954.

As I explained to you by phone on March 12, plat No. 5930 had been originally prepared with the idea in mind of establishing certain control of access. However, it was later decided by the Chief Engineer that such controls were not necessary, and the notation was therefore erased from the tracing of plat No. 5930 and the revised plat will so indicate.

Your company may consider that the revised plat bearing revision date October 27, 1954 supercedes and takes the place of the former plat.

Very truly yours,
R. D. Wooten
 R. D. Wooten
 Asst. Right of Way Engineer

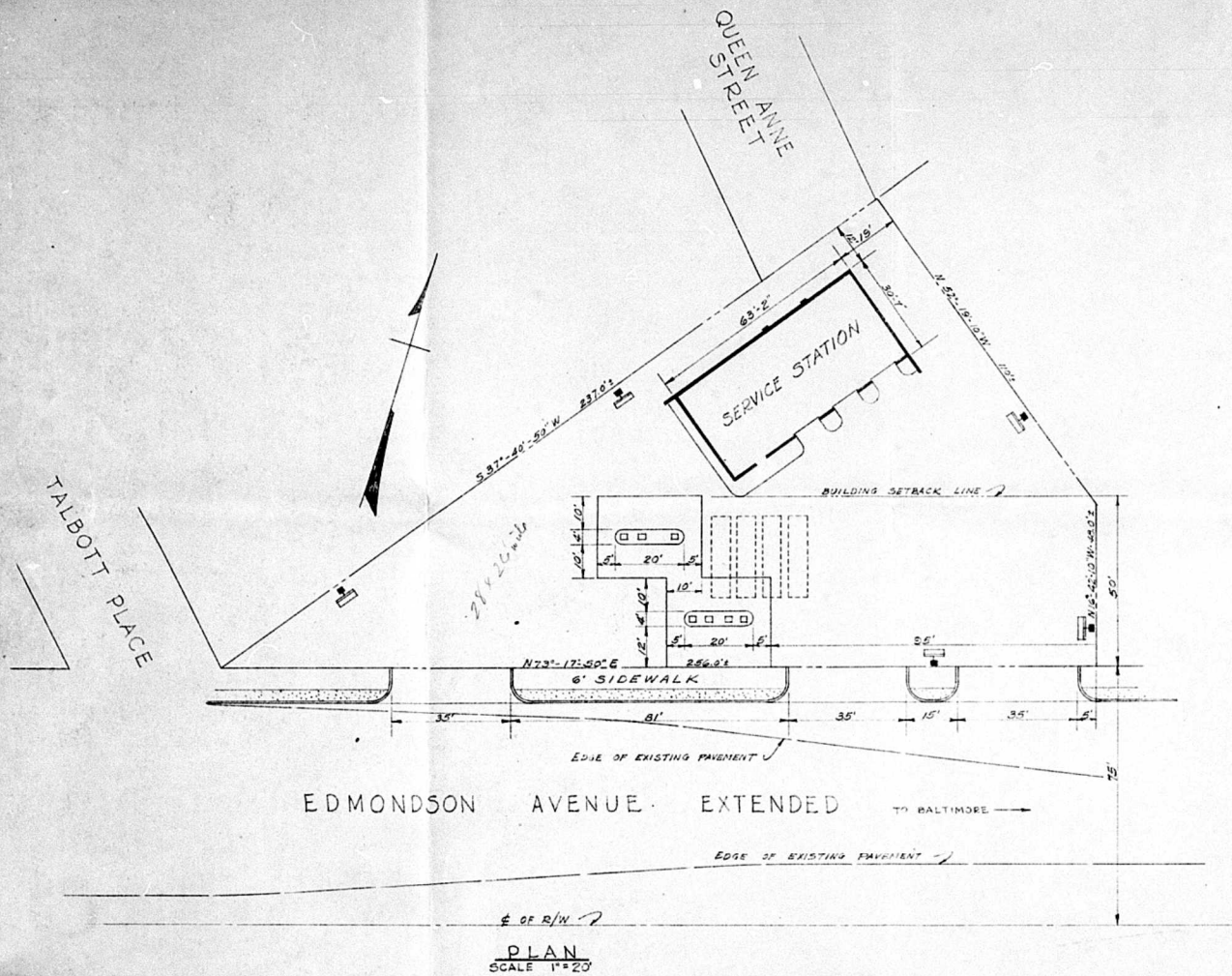
RDW:hra



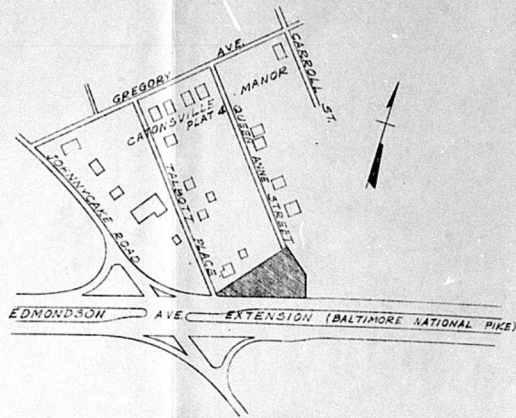
CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 1st Date of Posting 5-22-57
 Posted for: Special Exception for a Gasoline Service Station
 Petitioner: Reason Land Leasing Corporation
 Location of property: NE corner of Edmondson Ave. E of East of Johnycake Road, etc. 1st Dist.
 Location of sign: North side of Edmondson Ave. E of 185 ft. East of Johnycake Road
 Remarks:
 Posted by: George H. Hammond Date of return: 5-23-57



PLAN
SCALE 1"=20'



LOCATION PLAN
SCALE 1"=200'

PROPOSED SERVICE STATION LOT
PART OF RESCOM LAND
LEASING CORPORATION PROPERTY
EDMONDSON AVE. NEAR JOHNNYCAKE ROAD
BALTIMORE COUNTY, MARYLAND



Drawn by *LEJ*
Checked by
Date *MAY 13 1957*

DAVID W. POHMER
REGISTERED ENGINEER & LAND SURVEYOR
OFFICE: 833 PARK AVE. BALTO, 1, MD.
SCALE AS SHOWN ISSUED

LET 9-2429 *LET 046389*

