

ORDERED BY the Zoning Commissioner of Baltimore County this 7th 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 there be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 5th day of June, 1957, at 2:00 o'clock P. 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 its appearance that, by reason of location, being in a "B-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 that the aforesaid petition for a special exception for a gasoline service station, be and the same is hereby granted, subject, however, to approval of plans for the development of said property by the Bureau of Land Development and the Office of Planning.

William H. Adams
Zoning Commissioner of Baltimore County

May 16, 1957

\$35.00

RECEIVED of Gray Manor Homes, Inc., petitioners, the sum of Thirty-five (\$35.00) dollars, being cost of petition for a Special Exception, advertising and posting property on the East side of proposed Merritt Boulevard, beginning 1180 feet North of German Hill Road, Twelfth District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
Wednesday, June 5, 1957
at 2:00 P. M.
Room 100
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
MAY 14 1957
COMPTROLLER'S OFFICE
BY [Signature]

11623-125.00

4153-X

GRAY MANOR HOMES, INC., 12th DIST. #4153-X

PETITION FOR SPECIAL EXCEPTION
IN THE MATTER OF : : : : :
GRAY MANOR HOMES, INC. : : : : :
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
For a Special Exception
To the Zoning Commissioner of Baltimore County

Gray Manor Homes, Inc. 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 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 a 1-STOP GARAGE SERVICE STATION

All that parcel of land in the Twelfth District of Baltimore County on the East side of proposed Merritt Boulevard, beginning 1180 feet North of Merritt Boulevard 150 feet; thence Northerly 45 feet; thence South 72 degrees 25 minutes East 95 feet; thence Southerly 125 feet; thence Westerly 135 feet to the place of beginning.

Gray Manor Homes, Inc.
Legal Owner
ADY A. MILLER
Contract Purchaser
3313 SEQUOIA AV.
Address

ZONING DEPARTMENT OF BALTIMORE COUNTY
PETITION FOR SPECIAL EXCEPTION
12th DISTRICT
Pursuant to petition filed with the Zoning Commissioner of Baltimore County for a Special Exception to use the property herein after described for a Gasoline Service Station, being a Special Exception to the Zoning Regulations of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, June 5, 1957, at 2:00 P. M.
to determine whether or not the Special Exception petitioned for as aforesaid should be granted, as aforesaid should be granted, the hearing will be held between the property owner and petitioners, particularly described as follows:
All that parcel of land in the Twelfth District of Baltimore County on the East side of proposed Merritt Boulevard, beginning 1180 feet North of German Hill Road; thence Northerly and binding on the East side of proposed Merritt Boulevard 150 feet; thence Northerly 45 feet; thence South 72 degrees 25 minutes East 95 feet; thence Southerly 125 feet; thence Westerly 135 feet to the place of beginning, as shown on the plan filed with the Zoning Department, being property of Gray Manor Homes, Inc.
By Order
WILLIAM H. ADAMS,
Zoning Commissioner of Baltimore County
May 17-24

OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGENT
Crownsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

May 25, 1957
THIS IS TO CERTIFY, that the annexed advertisement of William H. 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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 3-23-57
Posted for Special Exception for a Gasoline Service Station
Petitioner: Gray Manor Homes, Inc.
Location of Property: East side of proposed Merritt Blvd., by 1180 ft. North of German Hill Rd. etc. etc.
Location of Signs: East side of proposed Merritt Blvd. 125 ft. North of German Hill Road.
Remarks: _____
Posted by George H. Herwood Date of return: 3-24-57

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

From : GEORGE H. HERWOOD June 5, 1957
To : WILLIAM H. ADAMS
Subject : Zoning Petition #4153-X
Special Exception - Service Station
1/2 Proposed Merritt Boulevard
1180' North of German Hill Road
District 12

This office has the following comments on the referenced petition:
The policy of controlled access has been a major part of the planning and construction of Merritt Boulevard, which is defeated if proper consideration is not given to zoning of property adjacent to this boulevard.

In the referenced petition there is a large commercial area, of which this special exception is for one parcel in the corner. In order to adhere to our controlled access policy, it would be desirable to coordinate the proposed shopping center and the service station in order to limit the number of access points to the boulevard from this commercial tract. Proper planning of the entire center would place the service station in the shopping center proper, using the same entrance for both functions. This type of planning is in progress for another site on the boulevard and has been used successfully on several completed shopping centers in Baltimore County.

No plans for the shopping center have been submitted to the County; however, this office and the Office of Planning would cooperate fully with the owner in order to plan a proper center adhering to our present policy.

It is imperative that access to Merritt Boulevard be controlled in order that the traffic flow and safety planned in this construction be accomplished.

It is the recommendation of this office that the owner restudy the entire site and submit plans for same previous to any rezoning. This restudy should coordinate the proposed site with the construction plan for Merritt Boulevard attached hereto.

GB:Lts
Attach.
CC: Mr. Sterling (Planning)

George R. Lewis
GEORGE R. LEWIS
Chief - Permit Section

OFFICE OF PLANNING

Inter-Office Correspondence

From : Office of Planning June 5, 1957
To : William H. Adams
Subject : Zoning Petition #4153-X, Special Exception for Gasoline Service Station, Eastside of Proposed Merritt Boulevard, Beginning 1180 Feet North of German Hill Road, Approx. 3/7 Acres, 12th District Hearing: June 5, 1957 (2:00 P. M.)

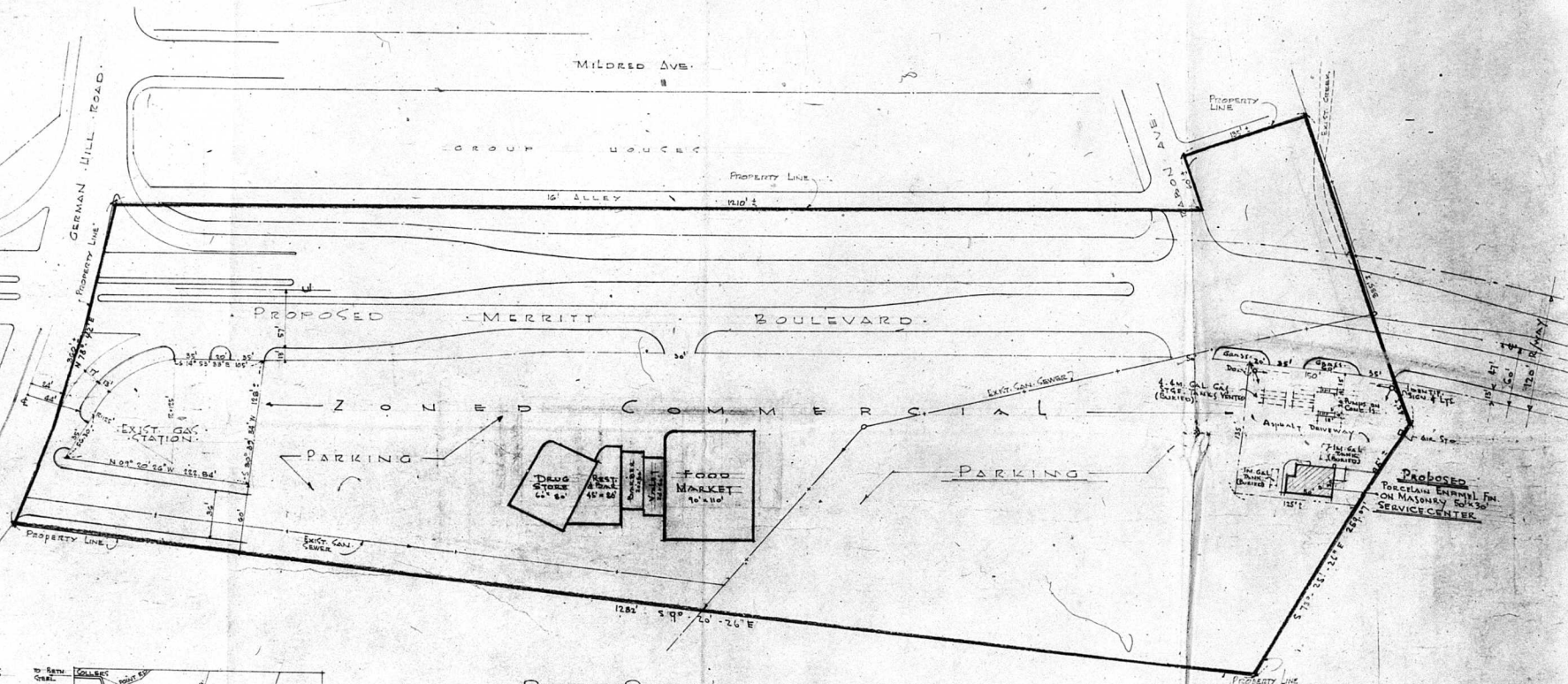
The proposed New Merritt Boulevard has been planned to meet two definite needs: (1) To relieve the traffic congestion that exists in the Dundalk area, due to the confused pattern of small streets with no major Northeast-Southeast traffic collector, (2) To provide a direct and efficient route for vehicles moving between the Patapsco Peninsula and the Middle River industrial area.

To accomplish these purposes, the boulevard has been designed as a controlled access thoroughfare, and, as such, will be built at great expense to the County. Each curb cut on a highway of this sort reduces its efficiency in emptying traffic congestion, by slowing traffic flow. Every curb-cut on a major highway is a potential traffic hazard. Studies have shown that the accident rate on a highway without access limitations is substantially higher than on a controlled access highway. The accident rate on Route 1, for instance, is approximately 3 times as great as on the Baltimore-Washington Expressway.

It is the opinion of this Office and of the Zoning Advisory Committee that any access to the proposed filling station should be based on a joint traffic plan for the filling station and the adjacent shopping center. This plan should include a common service road, parallel to the boulevard, with no more than two points of access to the boulevard.

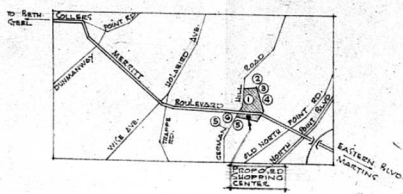
We thus wish to recommend that, if the Commissioner see fit to grant this proposal, the granting include a provision that no direct access be permitted to the proposed New Merritt Boulevard.

GB/ln



LEGEND:

① GRAY MANOR	400 HOMES
② BEVERLY HILLS	350 HOMES
③ FORTUAM HOMES	150 HOMES
④ BERRYVIEW	500 HOMES
⑤ GRAY MANOR	1200 HOMES
⑥ SOUTHBROOK	300 HOMES



INSET SITE PLAN

Plot Plan
Scale: 1" = 50'

PROPOSED SHOPPING CENTER
LOCATED AT NORTHEAST CORNER OF
MERRITT BOULEVARD & GERMAN HILL ROAD.