

# PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF  
 BEFORE THE  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY

For a Special Exception  
 To the Zoning Commissioner of Baltimore County

First Baptist Church of Gray Manor and  
 Clayton B. Reese, Jr. and Wife

Legal Owner

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 be  
 erected thereon) hereinafter described for gasoline service  
station.

All that parcel of land in the 12th. District of Baltimore  
 County on the N/4 of Wise Ave., beg. 670' W. of Lynch Rd.; thence  
 westerly and binding on the W/4 of Wise Ave. 108.49'; thence N.  
 19 degrees 00 minutes E. 224' thence S. 71 degrees 00 minutes  
 E. 195.31' thence S. 19 degrees 00 minutes W. 293.07' to the  
 place of beginning.

THE FIRST BAPTIST CHURCH OF GRAY MANOR, INC.

Jesse Hesley, Chairman Board of Trustees

Francis B. Shackelford, Church Clerk

Legal Owner

Contract Purchaser

CLAYTON B. REESE, JR. and  
 LILLIAN S. REESE

By: James B. Simpson  
 Attorney-in-fact

RE: PETITION FOR A SPECIAL EXCEPTION  
 FOR GASOLINE SERVICE STATION -  
 N. S. Wise Ave., 670' W. Lynch  
 Road, 12th District - The First  
 Baptist Church of Gray Manor, Inc.,  
 Petitioner

BEFORE

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

No. 4228-X

## OPINION

This petition seeks a special exception for a gasoline  
 service station on land located on the south side of Wise Avenue, 670  
 feet west of Lynch Road, in the Twelfth District of Baltimore County.

Protestants to this petition clearly showed the  
 undesirability of having cars pulling in and out of Wise Avenue, as  
 well as the objections to the use of this property for commercial usage.

The Board finds itself concurring with the protestants in  
 their objections.

However, the property is now zoned commercial and the use  
 asked for in this special exception do not appear to be any more detri-  
 mental to the health, safety and welfare of this community than some of  
 the now permitted uses.

Testimony clearly showed the present existence of a large  
 number of gasoline service stations in the neighborhood, which are more  
 than adequately meeting the needs of the community at this time.

The testimony shows clearly that there is no need, at this  
 time, for another gas station but under the law the Board cannot properly  
 consider this point in reaching its decision.

For reasons as set out above, the decision of the Zoning  
 Commissioner in turning down this special exception is reversed and  
 the petition as asked is granted.

## ORDER

For the reasons set forth in the foregoing Opinion it is  
 this 17<sup>th</sup> day of November, 1957, by the County Board of Appeals  
 ORDERED that the aforesaid special exception for a gasoline service  
 station, be and the same is hereby granted.

COUNTY BOARD OF APPEALS  
 OF BALTIMORE COUNTY

William H. Keefe  
James J. Givner

Note: Mr. Charles D. Irish, Chairman of the Board, did not sit in  
 the above case.

ORDERED BY the Zoning Commissioner of Baltimore  
 County this 26<sup>th</sup> day of July, 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 28<sup>th</sup>  
 day of August, 1957, at 2 o'clock  
 P. M.

Zoning Commissioner  
 of Baltimore County

Pursuant to the advertisement, posting of property and  
 thereon for a gasoline service station, from the date presented at the  
 hearing it was disclosed that the area in which it is proposed to locate  
 the service station has reached the point of saturation, there being  
 11 existing stations within a radius of one mile which should be adequate to  
 serve the needs of the public. It is obvious that there is no need for  
 an additional station, therefore, the petition is denied.

It is this 14<sup>th</sup> day of October, 1957 by the Zoning  
 Commissioner of Baltimore County, ORDERED that the aforesaid petition  
 for a special exception to operate a gasoline service station should be  
 and the same is hereby denied.

William H. Keefe  
 Zoning Commissioner  
 of Baltimore County

ZONING DEPARTMENT OF  
 BALTIMORE COUNTY  
 PETITION FOR  
 SPECIAL EXCEPTION  
 1271 - DISTRICT  
 Applicant to petition filed with  
 the Zoning Commissioner of Bal-  
 timore County for a Special Ex-  
 ception to use the property here-  
 inafter described for Gasoline  
 Service Station, the Zoning Com-  
 missioner of Baltimore County, by  
 authority of the Zoning Act and  
 Regulations of Baltimore County,  
 will hold a public hearing in Room  
 105, County Office Building, 111  
 W. Chesapeake Avenue, Towson,  
 Maryland.  
 On Wednesday, August 28, 1957  
 at 2:00 P.M.  
 to determine whether or not the  
 Special Exception, submitted for  
 an aforesaid should be granted.  
 The property is said petition being  
 particularly described as follows:  
 All that parcel of land in the  
 Twelfth District of Baltimore  
 County on the North side Wise  
 Avenue, beginning 670 feet West  
 of Lynch Road, thence West  
 and southerly on the North side of  
 Wise Avenue 108.49 feet, thence  
 North 19 degrees 00 minutes East  
 224 feet, thence South 71 degrees  
 00 minutes East 195.31 feet, thence  
 South 19 degrees 00 minutes West  
 293.07 feet to the place of begin-  
 ning, as shown on plat filed with  
 the Zoning Department, be-  
 ing the property of First Baptist  
 Church of Gray Manor.

WILLIAM H. ADAMS  
 Zoning Commissioner  
 of Baltimore County  
 August 9-10

## OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS  
 Catonsville, Md.  
 THE COMMUNITY PRESS  
 Dundalk, Md.  
 THE HERALD-ANGLICAN  
 Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

August 17, 1957  
 THIS IS TO CERTIFY, that the annexed advertisement of  
William H. Adams, Zoning Department  
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 17<sup>th</sup> day of August, 1957, that is to say  
 the same was inserted in the issues of  
 August 9 and 14, 1957.

## THE BALTIMORE COUNTIAN

By Paul J. Morgan  
 Editor and Manager.

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1271 Date of Posting 8-15-57  
 Posted for Special Exception for Gasoline Service Station  
 Petitioner: First Baptist Church of Gray Manor  
 Location of property: Wise Ave. 670' W. of Lynch Road etc.  
Sub. Dist. 1271-10  
 Location of Signs: Posted on property known as 7818 Welch Avenue  
 Remarks: \_\_\_\_\_  
 Posted by George D. Simpson Date of return: 8-16-57

October 8, 1957

\$30.00  
 RECEIVED of Walter A. Feldman, Esq., attorney for  
 The First Baptist Church of Gray Manor, Inc., petitioner,  
 the sum of Thirty (\$30.00) Dollars being cost of appeal to  
 the County Board of Appeals from the decision of the Zoning  
 Commissioner denying a special exception for a gasoline service  
 station on the north side of Wise Avenue 670' west of Lynch Road,  
 12th District.

Zoning Commissioner

01.622

RECEIVED  
 OCT 9 1957  
 COMPTROLLER'S OFFICE

August 15, 1957

\$35.00  
 RECEIVED of Walter A. Feldman, attorney for petitioner,  
 First Baptist Church of Gray Manor, the sum of Thirty-five Dollars  
 (\$35.00), being cost of petition, advertising and posting property  
 on the North side of Wise Avenue, 670 feet West of Lynch Road,  
 Twelfth District of Baltimore County.  
 Thank you.

Zoning Commissioner  
 of Baltimore County

trd

01.633-#35.00

RECEIVED  
 AUG 15 1957  
 COMPTROLLER'S OFFICE

August 16, 1957

\$2.00  
 RECEIVED of Walter A. Feldman, attorney for petitioner,  
 the sum of Two Dollars (\$2.00), to cover cost of advertising the  
 property situate on the North side of Wise Avenue, 670 feet West  
 of Lynch Road, Twelfth District of Baltimore County.  
 Thank you.

Zoning Commissioner  
 of Baltimore County

trd

01.633-#2.00

RECEIVED  
 AUG 16 1957  
 COMPTROLLER'S OFFICE  
 By Paul J. Morgan



FIRST BAPTIST CHURCH

ZONING B.L. BUSINESS LOCAL

ZONING B.L. BUSINESS LOCAL

WINGATE'S GARAGE

CONCRETE BLOCK SHOP

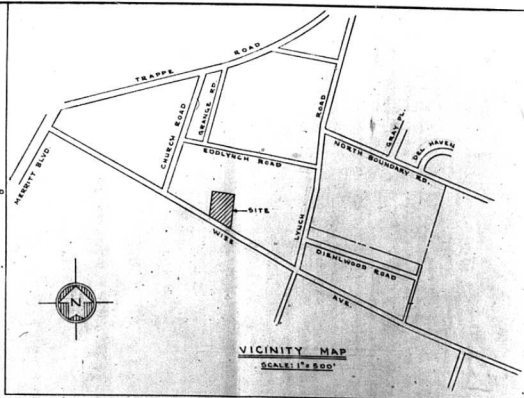
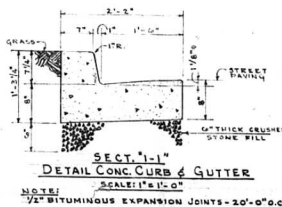
EXIST. HOUSE TO REMAIN

UNIMPROVED AREA (GRADE FOR PROPER DRAINAGE)

EDWIN O. LYNCH ESTATE

ZONING B.L. BUSINESS LOCAL

TO LYNCH ROAD



ABBREVIATIONS & INDICATIONS

- PROPOSED FINISHED GRADES
- EXISTING ONE (3) FOOT CONTOURS
- ULTIMATE RIGHT OF WAY LINE
- EXIST. WATER MAIN
- EXIST. GAS MAIN
- EXIST. SANITARY SEWER
- EXIST. STORM DRAIN
- EXIST. ELEVATIONS
- PROPOSED ELEVATIONS
- OWN. WATER VALVE
- OWN. WATER METER
- SINGLE ELECTRICAL GASOLINE PUMPS
- FLOODLIGHT STANDARD
- SIGN & STANDARD
- R/W RIGHT OF WAY
- CONC. CONCRETE
- F.L.D. FLOODLIGHT
- STD. STANDARD
- T.C. TOP OF CURB

NOTES:

1. AREA WITHIN PROPERTY LINES TO BE CLEARED OF ALL OBSTRUCTIONS UNLESS OTHERWISE NOTED.
2. STANDARD B-50-L-3-BAY MASONRY BUILDING - PORCELAIN ENAMEL ON FRONT & RIGHT SIDE.

FENTON & LITCHIG  
ARCHITECTS  
BALTIMORE, MD.



|                                                                     |                            |                            |
|---------------------------------------------------------------------|----------------------------|----------------------------|
| DATE                                                                | BY                         | BT                         |
| APPROVED                                                            | BY                         | BT                         |
| TREMARCO CORPORATION<br>45 BROADWAY<br>NEW YORK & N.Y.              |                            |                            |
| BALTIMORE 22, MARYLAND<br>BALTIMORE DISTRICT<br>7810-12 WISE AVENUE |                            |                            |
| PERMIT DRAWING                                                      |                            |                            |
| SCALE<br>1"=20'-0"                                                  | DATE<br>F. & L.<br>7-23-57 | DATE<br>F. & L.<br>7-23-57 |
|                                                                     |                            | P.B.-99-P.R.               |