770 #4237 PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING CONNISSIONER PALTIMORE COUNTY \*\* For a Special Emption To The Zoning Commissione. of Baltimore County GEANRO J. DIETZ Legal Owner Contract Purchaser hereby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimor 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 GAS SERVICE STATION All that pureal of land in the Fourisemth Dir rist of Baltimore Gounty on the Northeast side of Fritzballichik Rude Joseph San 200 feety threes Borth 12 degrees 03 since Northeast 13,955 feety thomes Borth 120 degrees 10 minutes East 1273,13 feety thomes North 57 degrees 10 minutes East 10 feety thomes Gouth 65 degrees 57 minutes East 127 feet to the price of Negli-con 10 feety thomes Gouth 65 degrees 57 minutes East 127 feet to the price of Negli-Contract Purchases 8057 Philadelphia Rd Balto. (6) med MURDICH 6- 8648

August 13, 1957

MCCHIVAD of Gerard J. Diets the sum of Thirty Five (\$35.00) Dollars, being cont of petitien for a special exception, advertising and posting property, north side of Philadelphia Road at Chesaco Avenue, 14th District.

Zoning Cornissioner

01.622-1835.00



OMDERNED MY the Zoning Commissioner of Baltimore

County this 19th day of August that the subject matter of this petition be subvertised in

of general circulation throughout Baltimore

and that the property be posted, as required by the Regulations and Act of Assembly aforesaid, and that

public hearing thereon be had in the office of the Zoning Commissioner of Beltimore County, Maryland, on the 11th

\_ 19 57 at 2130 o'clock

Upon hearing on patition for a special exception to use the property described therein for a gasoline service station, from the facts presented at the hearing the special exception should be granted excluding the following parcels:

- Flood control strip as set up by study of Maller, Rayhel & Associates and shown on Drawing hob, Rayised 10/h/57.
- The 30' widening strip for Chesaco Avanue as shown on revised plan submitted by the American cil Company for the owner, Drawing B-2216, dried 10/ llu/57.

It is, therefore, this 23.44 day of October, 1957 by the Zoning Consissions of Raltinore County, CHORED that the aforessid petition for a special exception be and the same is hereby granted, subject to the acclusion of the two percels above described.

Zoning Commissions r

It is this \_\_\_\_\_\_\_ day of October, 1958, GERSED by the Soning Commissioner of Emiliance County, that the abremaid special exception genetic county, 1957 is hereby extended for one year empiring on October 2), 1959.

MiliaN Color

W. C. HOPEINE, P. A. MORISON.

4237X

STATE ROADS COMMISSION August 28, 1957

Mr. Wilsie H. Adams Zoning Commissioner Baltimore County Office Building Towson h, Maryland

Re: Zoning Petition #1237
Special Exception for a Gaspline Service Station

Dear Mr. Adams:

This office has reviewed the subject petition and the following comments are with respect thereto.

The site plan as presented is extremely evasive and ske Y. Baltimore County has intentions of extending Chesco Av. is, for which the plan additional rights of way from this property will apparently be required. This property taking will require a complete revision of the plot plan.

The plot plan ar presented, with respect to access from Philadelphia Road, Route 7, is not acceptable to this office. It is requested that the Zoning Commissioner damy this petition for reason of an insufficient plan.

Thank you for your co-operation.

Yours very truly,

Chord D Cully
Bhard D. Reilly
Assistant Beginner

cc: Wr. O. W. Stirling

Bepartment Of Bublir Works

To MUSIR H. ADAMS Subject ... Zoning Petition #1237-X Special Exception - Gasoline Station
%/M Side Philadelphia Road opposite Chesaco Avenue
District lh

GRORGE R. LIMITS

This office has received a drainage study and a revised plan from the owner meeting our requests made to you in our comments of September 10, 1957. The revised plan as submitted does not conform to the study prepared for the owner by Muler, Raphel & Associates. It is, therefore, requested that the order be rade as follows:

Special Exception shall apply to the parcel as requested by the petition excluding the following parcels:

- Flood control strip as set up by study of Muller, Raphel & Associates and shown on Brawing helt, Revised 10/ls/57.
- 2) The 30' widening strip for Chesaco Avenue as shown on revised plan submitted by the American Cil Company for the owner, Brawing #B-2245, dated 10/14/57.

George R Seur GEORGE R. LEGS Chief - Permit Section

October 21, 1957.

CC: Fr. Stirling (Planning)

Department Of Public Works BUREAU OF LAND DEVELOPMENT

Inter-Office Correspon

GEORGE R. LEWIS September 10, 1957 WILSTE H. ADAYS

This office has the following comment on the referenced petition:

- Location of this property is adjacent to Red House Ren, he plat gives insufficient information to determine the ex-tent of flood plain needed for Red House Hen. Refore any soning is granted the coner should submit a drainage study with cross-section to indicate the House plain required to.
- It is planned to extend Chesaco Avenue north of Philadelphia Road. At present the effect on this property cannot be determined. The Office of Manning will elaborate on this item.

It is requested that soming be withheld until such time as the owner furnishes the necessary information on the flood plain for Red House Run.

George R Leur

GRL:ln

CC: Mr. Stirling (Planning)

OFFICE OF PLANNING

Inter-Office Correspondence

Sept. 11, 1957

Prom Office of Planning

To Wilsie A. Adams, Zoning Commissioner

Subject Zonfur Petition #8237. Stocial Incorpium for Gasoline Service Station. Northwest ideo of Philadelphia Road, beginning opposite Chessoc Ave. Aprox. 1/5 sero. | lith District Hearing: Sept. 11, 1957 (2:30 P.M.)

Advisory Recommendations:

- (1) This Office has no objection to the Casoline Service Station, as such, in
- However, we are of the opinion that decision should be withheld until studies can be completed which will show whether this site actually will have sufficient area for a filling station after it is reduced by read right-of-way taking and flood plain reservation.
- Casson Are. Extanded:
  Chasson Are. Intended corth from Intending need (yet, it. 7).
  Casson Are, will be cutended corth from Intended, in see (yet, it. 7).
  connecting with Fadecia Are, with an intended control of the property is not finally fined, but will almost servely take a 30 foot depth from the property's present merbeastern border. One alignment, which is destrails for important reasons would even take an average depth of 50 feet from the (3) Chesaco Ave. - Extended: north east border.
- (h) Red Run Flood Plain:

Red Rum Flood Flain:
Since Red Rum passes under Md. Rt. 7 at the southwest corner of the
property, its flood plain must be managed so as not to increase ponding
behind the bridge and greater flooding of Md. Rt. 7. This problem requires detailed technical study.

OFS/1h

August 30, 1957

\$5.00

RECEIVED of Gerard J. Diets, petitioner, the sum of Five Dollars (\$5.00) to cover cost of advertising abd property situate on the Northwest side of Philadelphia Road beginning opposite Chesaco Avanue, Fifteenth District of Baltimore County.

01.622-\$5,00



COMPERCULER'S OFFICE

ZONING 24	PARTMENT OF	BALTIMORE
(2012年   1975年)	TATH DISTRICT	MACRETION

Paymant to petition filed with the Zoning commissions of Rakinases County for Special Exception to use the Appella Exception to the the hereinafter described for a Gasolone service Station, the Zoning Commissioner of Raltimore County, by authority of the Zoning Act and Regulation of Baltimore County, will hold a public hearing in Room County Office Building 111 W Chesaper County County County (1), 2857, On We & Soldy, Registenber 11, 2857, to determine whether of 2

to determine whether or not the Special Examples of the Special Examples of the Special Should be granted, the property is said petition being particularly described as

All that parcel of land in the Fourteenth District of Ballinore County on the north year following the Philadephia Road, beginning opposite County on the north-measurement of the Philadephia on the north-west side of Philadephia on the State 1998, and the Land 223-54 ft.; thence North 27 degrees 40 minutes East 123-54 ft.; thence North 27 degrees 40 minutes 20 ft.; through sight particular than the side of the Philadephia of th

WILSIE H. ADAMS.
Zoning Commissioner of
Baltimore County

Aug. 23-20.

## CERTIFICATE OF PUBLICATION

TOWSON, MDAugust 30. 19.57
THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., xxxxxxxxxxxxxxxxxxx
d 2 times manuscine consens before the 11th
lay of Soptember , 1957, the first publication
ppearing on the 23rd day of August
9.57.
THE SEFFERSONIAN,
Whenit
Manager.
cost of Advertisement, \$

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

	#4237
District	Date of Posing 8-29-57 or a Haroline Service Station Soly by opposite Chesaro
Posted for: Spellal Copagation of	or a Fasoline Service Station
Petitioner: Gerard J. Luty	
Location of property: M. M. S. of May	adelpha Id, by opposite Chesaco
avenul etc. Lee Olul	1 of Philadelphia Ref. 100 ft Southwest
Location of Signs: Marthunt see	ef Whiladiplin & f. 100 ft Southwest
of Chisaco arlane	<u>/</u>
Remarks:	
Posted by Allege A. Alim	Date of return: S-30-57





