



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

September 22, 1999

Ms. Becky Betzko  
The Business Exchange  
107 Connolly Road  
Baltimore, MD 21234

Dear Ms. Betzko:

RE: Zoning Verification, 8350 Pulaski Highway, 15th Election District

In response to your letter dated August 26, 1999, to Arnold Jablon, Director of Permits and Development Management, the following has been determined.

The above property is presently designated B.R.-A.S. (Business Roadside - Automotive Service) as shown on Baltimore County zoning map NE 3-F (copy enclosed). Please be advised that automotive service stations are permitted as a special exception. On September 24, 1957, in zoning case #4246-RX, such a special exception for a gasoline service station was granted by the then Zoning Commissioner Wilsie H. Adams.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

*R. David Duvall*

R. David Duvall  
Drafting Technician II  
Zoning Review

RDD:ggs

Enclosure

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. 072228

DATE 9/3/99 ACCOUNT 001-6150

AMOUNT \$ 40.00 (DD)

RECEIVED FROM Business Exchange Network

FOR #99-2294

8350 Pulaski Hwy

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**PAID RECEIPT**

PROCESS ACTUAL TIME  
9/3/99 9:09:19 15:00:17  
FFG-RSA CASHIER DEAR RX DEARER  
Fee \$ 500 ZONING VERIFICATION  
Receipt # 091209  
CR NO. 072228  
Receipt Tot 40.00  
40.00 DE 00 PA  
Baltimore County, Maryland

**CASHIER'S VALIDATION**

The Business Exchange  
107 Connolly Road  
Baltimore, MD 21234

Phone 410-893-0057  
Fax 410-879-2353

Arnold Jablon  
Director of P.D.M.  
111 West Chesapeake Avenue  
Towson, MD 21204

August 26, 1999

9/1/99  
cf  
ccr  
To David D.  
9/1/99 wa  
B. C. C. C.

Dear Mr. Jablon:

I am writing to you to request a zoning verification for 8350 Pulaski Highway, Rosedale, MD 21237-2942. The public records indicate that the property is zoned BR. The property is a Gas Station and it is the intention of the purchaser to continue using it as a gas station. I came in to your office this morning and was informed that the request had to be submitted in writing. I am faxing this in order to expedite the process. I will also mail the check for the \$40.00 fee today. If it is permissible I would like to pick up the affidavit in order to save time. If this is not possible please mail it to the above address. Thank you for your assistance in this matter.

Sincerely,

Becky Betzko

**Ps This letter was faxed on Friday, August 27, 1999. It has been mailed so that a check could be sent.**

99-2294

RE: PETITION FOR RECLASSIFICATION  
FROM AN "B-6" ZONE TO A "B-1" ZONE  
AND SPECIAL EXCEPTION FOR  
A GASOLINE SERVICE STATION -  
N.E. Pulaski Highway 1/2 MI. E.  
Shafers Lane, 15th District -  
J. Lawrence Bollen, Petitioner

RESPONSE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
NO. 1246-EX

Upon hearing on the above petition (1) for reclassification from an "B-6" Zone to a "B-1" Zone and (2) for a special exception to use said property for a gasoline service station, from the evidence adduced at the hearing it was disclosed that the changes which have taken place in the character of the neighborhood warrant the reclassification and a special exception, the granting of which will not be detrimental to the health, safety and the general welfare of the locality.

The plans as submitted by the petitioner, however, are unsatisfactory in that they do not meet the required setbacks. The petitioner has been requested to submit new plans for the development of the property subject to approval of the Bureau of Land Development and the Office of Planning.

It is this 24th day of September, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition, the first, for reclassification from an "B-6" Zone to a "B-1" Zone and, second, for a special exception for a gasoline service station, be and the same is hereby granted, subject, however, to the submission of new plans for the approval of the Bureau of Land Development and the Office of Planning.

*William H. Adams*  
Zoning Commissioner  
of Baltimore County

STATE OF MARYLAND  
STATE ROADS COMMISSION  
100 N. LAWRENCE STREET  
BALTIMORE 2, MD.  
September 16, 1957

OFFICE OF DISTRICT ENGINEER  
POST OFFICE BUILDING  
BALTIMORE, MD.

Mr. Whitie H. Adams  
Zoning Commissioner  
Baltimore County Office Building  
Towson 1, Maryland

Re: Zoning Petition # 1246  
N.E. to P.E.

Dear Mr. Adams:

This office has reviewed the subject zoning petition and is forwarding the following comments with respect thereto.

If the Zoning Commissioner should issue the necessary orders granting the prayer of this petition it is the request of this office that said granting be based on a satisfactory approval of all entrance and driveway to the Pulaski Highway by the State Roads Commission.

Thank you for your co-operation.

Very truly yours,  
*Edward H. Kelly*  
Edward H. Kelly  
Assistant Engineer

WHP:wy  
cc: Mr. G. W. Stirling

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

From: GEORGE L. LEWIS  
To: MILTON E. ADAMS  
Subject: Zoning Petition #1246-EX  
Reclassification and Special Exception  
N.E. to P.E. and Gasoline Service Station  
1/2 Pulaski Highway, 1/2 MI. E. of Shafers Lane  
District 15

September 19, 1957

This office has the following comments on the referenced petition:

- 1) On Philadelphia Road is planned for a 60' right of way; therefore, any new construction on this site must be set back for said proposed right of way.
- 2) The building setback as shown on the plat does not conform to the existing zoning regulations for B-6 Zone. Setback shall be a minimum of 10' from the centerline of the street; therefore, proper setback would comply with the requirement for a 60' right of way, setting the building location at 10' from the proposed right of way line.
- 3) Location of the building as indicated in Items 1 and 2 above would set the building 13' from Pulaski Highway; right of way line allowing no room for pumps.
- 4) It is apparent that this site could function as a service station; however, the building will have to be located some distance west of the location shown on the plat. It is suggested that the owner submit a new plan showing the relocation of the building to comply with the zoning regulations. It should be pointed out that the new plan should include pump locations, revisions to channelization, etc.
- 5) Owner should be advised that present location of building is over 21' drain pipe. County policy does not approve this construction. However, the location of the building to conform with the zoning regulations would eliminate this condition.

GHL:ls  
cc: Mr. Stirling (Planning)

A 24 Req H 284

### Certificate Of Publication

ESSEX, MD. Sept 19 1957

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 20th day of September, 1957, the first publication appearing on the 20th day of Sept. 1957.

THE EASTERN ENTERPRISE, INC.  
*William J. Shelden*  
Manager.

September 4, 1957

RECEIVED of J. Lawrence Bollen, petitioner, the sum of Forty Dollars (\$40.00), being cost of petition, advertising and posting property situate on the North side of Pulaski Highway, beginning 1/2 mile East of Shafers Lane, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioners  
of Baltimore County

RECEIVED  
September 23, 1957  
at 10:00 A. M.

Room 108  
County Office Building  
111 N. Chesapeake Avenue  
Towson, Maryland

RECEIVED  
SEP 24 1957  
COMPTROLLER'S OFFICE

01.622-#44.00

October 8, 1957

\$2.00

RECEIVED of J. Lawrence Bollen, the sum of Two Dollars (\$2.00) to cover cost of advertising the property situate on the North side of Pulaski Highway 1/2 mile East of Shafers Lane, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner  
of Baltimore County

01.622-#2.00

RECEIVED  
OCT 8 1957  
COMPTROLLER'S OFFICE

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

District: 15th  
Date of Posting: 9-12-57  
Posted for: Carl G. Bollen, Jr. and J. Lawrence Bollen, Petitioners  
Petitioner: J. Lawrence Bollen  
Location of property: 1/2 mile East of Shafers Lane, 15th District of Baltimore County  
Location of signs: 2 signs, 6 feet East of Shafers Lane, on the N.E. side of Pulaski Highway, 1/2 mile East of Shafers Lane  
Posted by: George R. Shelden  
Date of return: 9-18-57

OLD PHILADELPHIA

To be removed

Adjacent property  
Tourist home  
Commercial

470.7 from Shafter Lane

L = 200.47

R = 2281.7

Chord N 63° 54' 10" E 200.47

13 STEMMERS RUN ROAD

24" drainage pipe

PULASKI

PROPERTY OF  
MR & MRS. J. LAWRENCE BOHLEN  
1ST DIST - BALTIMORE CO - MD.

PLATTED FROM DEED  
WILLIAM H. LAURENCE & WIFE  
TO  
JOSEPH LAWRENCE BOHLEN & WIFE  
C.M.B. Jr. No 771 Filed 67 FEB 19, 1936

Present zoning - Non conforming use  
Proposed zoning - Commercial

Existing use - Service station - 20 years  
Proposed use - Service station  
Area - 1/2 acre

Entrance  
Channelization  
Islands (Existing)

SCALE 1"=20' JULY 24, 1957  
DOLLENBERG BROTHERS  
SURVEYORS & CIVIL ENGRS.  
107 WASHINGTON AVENUE  
TOWSON MARYLAND

