

4298-X

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
CHRISTOPHER P. EILERS,
Owner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Exception
To the Zoning Commissioner of Baltimore County

CHRISTOPHER P. EILERS - - - - - Legal Owner

GULF OIL CORPORATION - - - - - Contract Purchaser

herby 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 a gasoline service station.

All that parcel of land in the Twelfth District of Baltimore County, beginning for the same at a point on the Northwest side of the Merritt Boulevard measured 200 feet, more or less, southeasterly from the intersection of the Southwest side of Merritt Avenue and the Northwest side of Merritt Boulevard, said point of beginning being also at the intersection of the Northwest side of Merritt Boulevard and the South side of Eller Avenue (a 30 feet dirt road), running thence and blinding on the South side of Eller Avenue, North 89 degrees 59 minutes 10 seconds East 131.59 feet, running thence South 0 degrees 59 minutes 03 seconds East 131.59 feet, to the Northwest side of Merritt Boulevard, running thence and blinding on the Northwest side of Merritt Boulevard North 71 degrees 18 minutes 12 seconds East 212.57 feet to the place of beginning.

GULF OIL CORPORATION

Contract Purchaser

Legal Owner

#4298-X

MAP #12

X

11/10/57

ORDERED BY the Zoning Commissioner of Baltimore County this 23rd day of October, 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 27th day of November, 1957, at 3 o'clock P.M.

Zoning Commissioner
of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition to use the property described therein for a Gasoline Service Station, and it appearing that by reason of location, the safety, health and the general welfare of the locality not being detrimentally affected, the said petition should be granted, therefore:

It is this 29th day of November, 1957, by the Deputy Zoning Commissioner of Baltimore County, ORDERED 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 Office of Planning and the Bureau of Land Development of Baltimore County.

Deputy Zoning Commissioner
of Baltimore County

November 5, 1957

\$35.00

RECEIVED of Kenneth C. Proctor, attorney for petitioner, Christopher P. Eilers, the sum of Thirty-five Dollars (\$35.00), being cost of petition, advertising and posting property situate on the Northwest side of Merritt Boulevard.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, November 27, 1957
at 3:00 P. M.

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

RECEIVED
NOV 6 1957
COUNTY CLERK

01622-35.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th
Date of Posting 11-14-57
Petitioner: Special Exception from Gasoline Service Station
Location of property: p.w.s. of Merritt Blvd. S.W. from the intersection of M.S. U.S. of Merritt Avenue, the following:
Location of Sign: Southwest Corner of E. Baltimore Street and Merritt Blvd.

Remarks:
Posted by: George A. Harwood Date of return: 11-15-57

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ANGUS
Catonville, Md.
No. 1 Newburg Avenue CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of William H. Adams, Jr., 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 14th day of November, 1957, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By: Paul J. Morgan
Editor and Manager

OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning
To: Mr. W. H. Adams, Zoning Commissioner
Subject: Zoning Petition #4298, Special Exception for Gasoline Service Station, Beginning northwest side of Merritt Boulevard, south of Merritt Avenue. Approx. 3 acre. 12th E. tract (3100 p. s. - Hearing)

ADVISORY NOTE

- This office can see no objection to the proposal from a land-use point of view.
- One approach to the proposed Bear Creek Toll Bridge will pass near the site, but its planned alignment does not conflict with the site and there is no alternate alignment which would require any part of the site area.
- It is possible that at some time after the construction of the approach to the Bear Creek Toll Bridge, an interchange will be developed between Merritt Boulevard and this highway approach. The use of the interchange may require the subject site. However, in view of the uncertainty of both exact design and the date of construction, denial on this basis would appear to be unjustified.

(MS)
msb



EXISTING 1ST. CONTOUR
EXISTING WATER MAIN
EXISTING GAS MAIN
PROPOSED ELEVATIONS
EXISTING ELEVATIONS
SINGLE GUMMY ELECTRICAL GASOLINE DISPENSER
FUTURE SINGLE GUMMY ELECTRICAL GASOLINE DISPENSER
FLOODLIGHT STANDARD
SIGN & STANDARD
TOR OF CURB
RIGHT WAY
CONCRETE
FLOODLIGHT
STD.
T.C.
TOP OF CURB

1. REMOVE EXIST PAVING & CURB IN WAY OF NEW WORK
2. INSTALL NEW CONC. CURB & GUTTER ALONG MERRITT BLVD.
3. CARRY ALL FOOTINGS TO SOIL CAPABLE OF BEARING 4000# PER SQ. FT. LOADING

1. - [REDACTED]
2. - TOTAL AREA OF PROPERTY - 0.355 ACRE ±
3. - PRESENT ZONING - B.L.
4. - REQUEST SPECIAL EXCEPTION PERMIT
5. - PROPERTY 200^{1/2} SOUTH OF MERRITT AVE
6. - PROPERTY ZONING ACROSS STREET - MFG LIGHT.

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