

RE: PETITION FOR SPECIAL EXCEPTION
FOR A GASOLINE SERVICE STATION
N.W. Tinsman Road 225' West
of Edgemoor Road, 8th District
The Star Construction Company
(See Memo, 1/25/59); The Lee
Construction Company (see
Building, General and the Tins-
man Realty Company,
Petitioners

SUPPLEMENTARY ORDER

The following conditions are mandatory:

1. Strict compliance with the site plan as amended and as marked in red.
2. Strict compliance will be made concerning and planting, including the 150 feet hemlock screen adjacent to the residential lots at Tinsman Road or Edgemoor Road, will be in place.
3. Strict compliance will be made concerning the sign regulations within the zoning regulations of Baltimore County. No outside self-erecting dis-
seminating structures for sale of milk, ice, etc., will be permitted.
4. Provision of access to the balance of the center will be in accordance with final plans to be approved by Baltimore County. Although to be approved by Baltimore County, the use of this such access is not within the scope of this application specifically, endorsement here is conditioned upon provisions of such access as is contained as part of the overall plan for the shopping and with the clear understanding that no other commercial uses of 1 be allowed along this 225 foot commercial frontage in accordance with the agreed upon plan.

It is this _____ day of August, 1961, by the Zoning Commissioner of Baltimore County ORDERED that the foregoing is made a part of the original order of the Deputy Zoning Commissioner, dated 11th day of March, 1959 and the petitioners and their agents must comply strictly with the above provisions.

ZONING COMMISSIONER
BALTIMORE COUNTY

March 21, 1960

Mr. Robert H. Robertson,
220 Dulany Valley Road,
Towson 4, Maryland

Re: Petition for Special Exception
for Gasoline Service Station -
N.W. Tinsman Road 225' West
of Edgemoor Road, 8th District -
The Star Construction Co., et al,
Petitioners

Dear Mr. Robertson:

In reply to your letter of March 16, 1960 requesting an extension of the special exception granted on June 4, 1959, in the above matter, please be advised that I have today granted an extension for a period of one year from June 4, 1960 to June 4, 1961.

Very truly yours

Zoning Commissioner

Noted by G-194 Tinsman Road
18.76

August 4, 1961

Robert J. Dougherty, Sec.
24 W. Penna. Avenue
Towson 4, Maryland

Re: Petition for Special Exception
for a Gasoline Service Station,
N.W. Tinsman Rd. 225' W of
Edgemoor Road, for The Star
Construction Co., et al - 8th District
#114-X

Dear Sir:

We are enclosing a copy of Supplementary Order, on the above petition, for your records.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ha

Mr. Wilbur H. Johns
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson 4, Maryland

Re: Service Station Site
N.W. Tinsman Road
near Edgemoor Road
Baltimore County, Maryland

Dear Sir:

Under date of June 4, 1959, you granted a special exception for the erection of a service station on property located at the above indicated address.

I am by copy of this letter requesting an extension of the above subject permit. Your kind attention to this matter will be greatly appreciated.

Awaiting an early reply, I am,

Very truly yours,
ROBERT H. ROBERTSON
2200 Dulany Valley Road
Towson 4, Maryland

STATE OF MARYLAND
BALTIMORE COUNTY

July 17, 1961

Mr. Frank Glawell
Real Estate Division
Hollis Hill Co.
1011 N. Charles St.
Baltimore 18, Maryland

Dear Mr. Glawell:

This letter is a confirmation of my understanding with you in our conversation of Friday, July 14, 1961, in reference to the opening of the service station located on Tinsman Road, 7th District.

In reference to the letter of January 27, 1961, Office of Planning, Baltimore County-Commercial Building Application Comments, File #5-61, applicants: Hollis Hill Co., 1011 North Charles St., Baltimore, 18, which states in paragraph 1 in accordance with discussions by the Director, Deputy Director, and the Zoning Commissioner with Mr. Glawell (owner) application by this office is conditioned on the following: "Prior to opening of the station all surrounding and planting-including the 150' hemlock screen adjacent to the residential lots at Tinsman Road or Edgemoor Road, will be in place."

Information has reached me to the effect that the station would be opened on Tuesday, July 18, 1961. Having seen the site, I found no planting to be in place. This prompted my call to you.

You stated that the station would not be opened for business until all of the agreed plantings are in place. My understanding is incomplete and the weather conditions would not be congruent to the success of the plantings and further the plantings would not be given proper care due to no occupancy of the site at this time.

We urge you to fulfill to the letter the agreements contained in the above mentioned application comments and request you to furnish such information in copy form to the license of the premises. We objected to the placement of this enterprise in the location from its inception and now that you deem it a suitable site for the business of this nature, we intend to see that the intrusion into the residential privacy of the abutting properties is minimized. If or when any use is allowed or a public nuisance is created by such operation, we shall take all measures to prohibit it. We do not mean to be unreasonably strict but will protect our rights for the general welfare of the neighborhood.

Now I have the enclosed copy of this letter returned with your signature as confirmation of our discussion and agreement on the matters contained herein. A self-addressed envelope is enclosed for your convenience.

CC: J. Rose-Zoning
S. Points

Very cordially yours,

John G. Rose
Zoning Commissioner

STAR CONSTRUCTION COMPANY, ET AL
VS
BOARD OF APPEALS OF BALTIMORE COUNTY, ET AL
LAW

In this case the objection on the part of the property owners in the general area of the proposed service station is largely an objection to commercial use of the property. The county Board of Appeals denied the special exception because of the alleged impossibility to be able to know what congestion in the roads and streets will take place upon the completion of the proposed shopping center. The Board, in its opinion, said:

"Under Section 502.1 of the Zoning Regulations provided that before any Special Exception shall be granted, it must appear that the use for which the special exception is requested will not:

b. Tend to create congestion in roads, streets or alleys therein.

It seems to this Board to be an absolute impossibility to be able to know what congestion in the roads and streets will take place upon the completion of the proposed shopping center and it is felt that any use of this ground, prior to the erection of the shopping center, would be premature."

It was felt by members of the Board that "any use of this ground prior to the erection of the shopping center would be premature". (Emphasis added). The Board would seem to deny any use of the lot by the owner for an indefinite period.

It is impossible to see from this record that a service station would create any more of a traffic hazard or have any other more objectionable effect than other commercial uses allowed under the present zoning. As stated, the objection of the property owners seemed to be to any commercial use of the property whatsoever.

For the reason given the Board will be reversed and the special exception allowed.

June 4, 1959

John H. Gontwa, Judge

It is this 21st day of March, 1960, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception granted in the subject matter on June 4, 1959, has been extended for a period of one year from June 4, 1960 to June 4, 1961.

John G. Rose
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

FROM: Malcolm H. Dill

Date: January 24, 1961

TO: Mr. Charles B. Wheeler, Chief,
Permits and Licenses Department
SUBJECT: Filling Station on Tinsman Road
913 feet east of York Road.

The Office of Planning and Zoning is withholding endorsement of Building Permit No. 5-61 for a filling station on Tinsman Road, 913 feet east of York Road. This station is being taken partly under authority of Section 102.6 of the Zoning Regulations. The plot plan for the filling station, as proposed, shows a frontage of approximately 140 feet on Tinsman Road and half of a 30 foot "shopping center entrance road" on the side away from York Road. Under Section 230.12 of the Zoning Regulations this property must be considered in relation to the entire shopping center tract, with an approved development plan for the whole. Such approval has never been given by this office. Furthermore there is a serious discrepancy between this "plot plan and the most recently submitted plan for the entire tract, dated June 17, 1959. The latter shows an entrance road to the shopping center of Tinsman Road, the center-line of which is about 90 feet from the southern property line of the commercial frontage on Tinsman Road. The center-line of the shopping center entrance road, as shown on the plot plan for the filling station is about 120 feet from the said property line corner. On the plan of June 17, 1959 there are shown within the entrance road to the shopping center proposed 3 inch water and sewer lines. There is no indication of the status of the remaining 40 feet or so of commercially zoned frontage on Tinsman Road.

We suggest that the proposed developer get in touch with this office for the purpose of clarifying this very ambiguous situation.

MHD:h
C.C. - Mr. Louis W. Miller
Mobil Oil Company
Pattis Brothers
George Lewis

Malcolm H. Dill, Director
Office of Planning and Zoning

Secretary to the County Board
of Appeals of Baltimore County

Filed 11/2/58

STAR CONSTRUCTION COMPANY et al.

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY

SPINO T. AZEEM,
NATHAN H. KAUFMAN, JR. and
CHARLES STEINBOCK,
constituting the
County Board of Appeals
of Baltimore County

PETITION FOR WRIT OF HABEAS CORPUS

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of STAR CONSTRUCTION COMPANY, THE LEE CONSTRUCTION COMPANY, LEE BRICKS, INC., BALVANT BUILDING COMPANY and THE MONTGOMERY REALTY COMPANY, all bodies corporate of the State of Maryland, Petitioners herein, by John Warfield Andlger and Robert J. Dougherty, their attorneys, respectfully requests unto your Honors:

1. That your Petitioners are property owners, tax payers and residents of Baltimore County, State of Maryland.

2. That your Petitioners are aggrieved by an Order passed by the Respondents, constituting the County Board of Appeals of Baltimore County on October 16, 1958, by which said Board denied a special exception for a gasoline filling station on the Petitioners property, situate on the north side of Titanium Road 225 feet west of Edgemere Road in the Eighth Election District of Baltimore County.

3. That the aforesaid Order of the said County Board of Appeals of Baltimore County, should be reversed, set aside and annulled by this Honorable Court, because said Order is arbitrary, illegal, unreasonable, and constitutes a gross abuse of administrative discretion, for the following reasons:

(a) That the evidence before the said Board showed that the granting of the aforesaid Special Exception conformed in all respects to the zoning plan formulated by the Planning Commission of Baltimore County for the particular section of the County in which the said exception was requested.

(b) That the evidence before the said Board conclusively showed that the granting of the said Special Exception would not create a traffic hazard nor impede the normal flow of traffic to the detriment and inconvenience of the residents of the community involved and other users of adjacent highways.

(c) That the evidence before the said Board conclusively showed that the granting of the said Special Exception would not tend to disrupt the peace and quiet of the community nor interfere with the quiet and peaceful enjoyment of the residential property nor be detrimental to the health, safety, morals and general welfare of the community.

(d) That the evidence before the said Board conclusively showed that the Petitioners had followed the precise regulations of the Baltimore County Office of Planning in locating the site of the proposed gasoline filling station and the said station when erected, would fully comply with all existing Baltimore County and State of Maryland regulations applicable thereto.

(e) That the said Board passed its opinion solely upon speculation with regard to possible future conditions that might occur in the adjacent streets and roads when property, other than that involved in the subject case, is fully developed.

WHEREFORE, your Petitioners pray:

1. That a Writ of Certiorari be issued by this Honorable Court directed to the County Board of Appeals of Baltimore County and prescribing a time within which a return to said writ must be made.

2. That this Honorable Court reverse, set aside and annul the Order of the County Board of Appeals of Baltimore County dated October 16, 1958.

3. That the County Board of Appeals of Baltimore County be required to return to this Honorable Court the original papers acted upon by it, or certified or sworn copies thereof, together with a transcript of the testimony taken at the time of the hearing before the said Board and copies of exhibits, and that such return shall set forth such other fact or facts as may be pertinent and material to show the ground upon which the Order appealed from was made.

- 2 -

4. That your Petitioners may have such other and further relief as the nature of their cause may require.

AID AS IN DUTY BOUND, ETC.

John Warfield Andlger

Robert J. Dougherty
Attorneys for the Petitioners

STAR CONSTRUCTION COMPANY et al.

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY

SPINO T. AZEEM,
NATHAN H. KAUFMAN, JR. and
CHARLES STEINBOCK,
constituting the
County Board of Appeals
of Baltimore County

ORDER

Upon the foregoing Petition, it is this 14th day of November, 1958, by the Circuit Court for Baltimore County ORDERED that a Writ of Certiorari be issued, directed to the County Board of Appeals of Baltimore County, to reverse the decision of the County Board of Appeals of Baltimore County dated October 16, 1958; and it is further

ORDERED that the County Board of Appeals of Baltimore County be and it is hereby required to return to this Court the original papers acted upon by it, or certified or sworn copies thereof, together with a transcript of the testimony taken at the hearing before said Board, exhibits filed before it, and concisely setting forth such facts as may be pertinent and material to show the grounds of the decision and Order appealed from.

Letitia L. Bennett
Clerk

True Copy Test

GEORGE L. BYERLY, Clerk

Per: W. H. Fisher
Deputy Clerk

LEE OFFICE
200 BALTIMORE STREET
BALTIMORE, MARYLAND

LEE OFFICE
200 BALTIMORE STREET
BALTIMORE, MARYLAND

John Warfield Andlger, Esq.,
26 West Pennsylvania Avenue,
Towson 1, Maryland

Nov. 21, 1958

to

Baltimore County, Maryland
c/o Zoning Department
113 County Office Building
Towson 1, Maryland

Cost of certified copy of petition and other papers filed
in the matter of petition for a special exception for a
gasoline service station - E. S. Titanium Road 225' west
Edgemere Road, 8th District, The Star Construction Com.,
et al, petitioners

20.00

PETITION FOR SPECIAL EXCEPTION
FOR GASOLINE SERVICE STATION
E. S. Titanium Road 225' west
of Edgemere Road, 8th District -
The Star Construction Company, et
al, Petitioners

RECEIVED
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
NOV 21 1958

OPINION

The petitioner in the above case seeks a special exception for a gasoline service station. This property is part of a twenty acre tract, the main frontage of which is on the York Road opposite the Titanium Fuel Grounds.

Testimony in this case indicates that the major part of the twenty acre tract will be used for a large shopping center, where a food market, bowling alley, and other stores are contemplated.

Testimony was to the effect that ingress and egress from this shopping center would use both the York Road and the portion of the property fronting on Titanium Road on which the special exception has been requested. It was also pointed out that the service station had been requested at the request of the Baltimore County Office of Planning as to allow for better ingress and egress to the shopping center.

Under Section 506A of the Zoning Regulations provided that before any Special Exception shall be granted it must appear that the use for which the Special Exception is requested will not:

1. Tend to create congestion in roads, streets, or alleys therein.

It seems to this Board to be an absolute impossibility to be able to have a special exception for the use of the property for a gasoline service station, and it is felt that any use of this ground, prior to the creation of the shopping center, would be premature.

For the above mentioned reasons, this Board is unanimous in its opinion that the special exception requested should be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 16th day of October, 1958, by the County Board of Appeals, ORDERED that the special exception petitioned for be and the same is hereby denied.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Spino T. Azeem

Nathan H. Kaufman, Jr.

Charles Steinbock, Jr.

For the above mentioned reasons, this Board is unanimous in its opinion that the special exception requested should be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 16th day of October, 1958, by the County Board of Appeals, ORDERED that the special exception petitioned for be and the same is hereby denied.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

For the above mentioned reasons, this Board is unanimous in its opinion that the special exception requested should be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this _____ day of October, 1958, by the County Board of Appeals, ORDERED that the special exception petitioned for be and the same is hereby denied.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION
FOR GASOLINE SERVICE STATION -
N. S. TIMONIUM ROAD 225' WEST
OF EDGEMOOR ROAD, 8th DISTRICT
THE STAR CONSTRUCTION COMPANY,
ET AL,
Petitioners
BEFORE THE
ZONING DEPARTMENT
OF BALTIMORE COUNTY

APPEAL

Please enter an appeal in the above matter to the Board of Zoning Appeals.

Robert J. Dougherty
26 W. Pennsylvania Avenue
Towson 4, Maryland
Valley 5-1793
Attorney for Petitioners

I HEREBY CERTIFY that a copy of the foregoing Appeal was mailed to John Thomas Welsh, 709 Washington Avenue, Towson 4, Maryland, attorney for the Protestants.

Robert J. Dougherty
Attorney for Petitioners



September 9, 1958

John Warfield Amiger, Esquire
26 West Pennsylvania Avenue
Towson 4, Maryland

Re: Petition for Special Exception for
Gasoline Service Station, N/S of
Timonium Rd. 225' W. of Edgemoor Rd.,
8th Dist. - The Star Construction Co.,
et al - Petitioners

Dear Mr. Amiger:

This is to advise you of a continued hearing on an appeal, in the above matter, scheduled for Thursday, October 9, 1958 at 10:00 a.m., Room 106 County Office Building, Towson, Maryland.

Very truly yours,

Spiro T. Agnew - Chairman
County Board of Appeals

cc: Robert J. Dougherty, Esquire

September 9, 1958

John T. Welsh, Esquire
709 Washington Avenue
Towson 4, Maryland

Re: Petition for Special Exception for
Gasoline Service Station, N/S of
Timonium Rd. 225' W. of Edgemoor Rd.,
8th Dist. - The Star Construction Co.,
et al - Petitioners

Dear Mr. Welsh:

This is to advise you of a continued hearing on an appeal, in the above matter, scheduled for Thursday, October 9, 1958 at 10:00 a.m., Room 106, County Office Building, Towson 4, Maryland.

Very truly yours,

Spiro T. Agnew - Chairman
County Board of Appeals

cc: Rev. Richard A. Gast
St. Timothy Lutheran Church
N. Timonium Rd. & Greenmeadow Dr.
Timonium, Maryland

Mrs. Elizabeth H. Moore, Pres.
The Woman's Club of Timonium
Timonium, Maryland

June 9, 1958

John T. Welsh, Esquire
709 Washington Avenue
Towson 4, Maryland

Re: Petition for Special Exception for
Gasoline Service Station, N/S of
Timonium Rd. 225' W. of Edgemoor Rd.,
8th Dist. - The Star Construction Co.,
et al - Petitioners

Dear Mr. Welsh:

This is to advise you of the continued hearing scheduled for Thursday, July 17, 1958 at 10:00 a.m. on an appeal filed in the above matter. Hearing will be held in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Due to necessity for posting property, cancellation less than 15 days prior to hearing date will not be granted, except in cases of extreme emergency.

Very truly yours,

Spiro T. Agnew - Chairman

cc: Rev. Richard A. Gast
St. Timothy Lutheran Church
N. Timonium Rd. & Greenmeadow Dr.
Timonium, Maryland

Mrs. Elizabeth H. Moore, Pres.
The Woman's Club of Timonium
Timonium, Maryland

June 9, 1958

Robert J. Dougherty, Esquire
26 West Pennsylvania Avenue
Towson 4, Maryland

Re: Petition for Special Exception for
Gasoline Service Station, N/S of
Timonium Rd. 225' W. of Edgemoor Rd.,
8th Dist. - The Star Construction Co.,
et al - Petitioners

Dear Mr. Dougherty:

This is to advise you of the continued hearing scheduled for Thursday, July 17, 1958 at 10:00 a.m. on an appeal filed in the above matter. Hearing will be held in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Due to necessity for posting property, cancellation less than 15 days prior to hearing date will not be granted, except in cases of extreme emergency.

Very truly yours,

Spiro T. Agnew - Chairman

JOHN WARFIELD AMIGER
ATTORNEY AT LAW
26 WEST PENNSYLVANIA AVENUE
TOWSON 4, MARYLAND

July 14, 1958

Hon. Spiro T. Agnew
Baltimore County Board of Appeals
Baltimore County Office Building
Towson 4, Maryland

Re: Petition for Special Exception for
Gasoline Station, Northwest Timonium
Road - 225' West of Edgemoor Road -
8th District, Baltimore County - Starr
Construction, et al Petitioner
Case No. 11111

Dear Sir:

Conformably with this afternoon's conversation, I hereby request a postponement of the above entitled matter, scheduled to have been heard July 17th at 10 A.M.

John Thomas Welsh, Attorney for the protestants has given his prior consent to the postponement hereby requested.

Sincerely yours,

John Warfield Amiger

JWA:fa

JOHN THOMAS WELSH
ATTORNEY AT LAW
709 WASHINGTON AVENUE
TOWSON 4, MD

July 19, 1958

Hon. Spiro T. Agnew
Baltimore County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Re: Petition for Special Exception
for Gasoline Service Station
N/S. Timonium Road 225' West
of Edgemoor Road, 8th District
The Star Construction Company,
et al, Petitioners

Dear Mr. Agnew:

Thank you very much for postponement of hearing scheduled on the above matter. I have the following Jury cases set for trial in the Circuit Court for Baltimore County. On May 27th-Dechow vs. Baltimore County, on June 18th-Balage vs. Jones, on June 19th-The State Bar Convention starts in Atlantic City.

Please let me have the new date set for hearing in the above matter at your earliest convenience.

Yours very truly,

JTW/t

cc: Robert J. Dougherty, Esq.
26 W. Pennsylvania Avenue
Towson 4, Maryland

November 27, 1957

Mr. Frederick F. Klaus
Duncan Building
Towson 1, Maryland

Dear Mr. Klaus:

Upon receipt of the invoice from the Office of Central Services, we wish to notify you that there is a balance of Five Dollars (\$5.00) due to cover cost of advertising the property situate on the Northwest side of Timonium Road, 900 feet East of York Road, 8th District of Baltimore County, The Star Construction Company, et al, petitioners.

May we please have your check payable to the Treasurer of Baltimore County, Maryland, for the same.

Very truly yours,

Wileis H. Adams
Zoning Commissioner
of Baltimore County

td

May 13, 1958

Robert J. Dougherty, Esq.,
26 West Pennsylvania Avenue,
Towson 1, Maryland

Re: Petition for Special Exception
for Gasoline Service Station -
N. S. Timonium Road 225' West
of Edgewood Road, 8th District
The Star Construction Company,
et al, Petitioners

Dear Mr. Dougherty:

Mr. John T. Welsh, counsel for the protestants, in the above matter, has requested a continuance of the appeal hearing scheduled for Thursday, May 22, 1958. Please be advised that the case has been continued to a later date at which time you will be duly notified.

Very truly yours,

Chairman

May 13, 1958

John T. Welsh, Esq.,
709 Washington Avenue,
Towson 1, Maryland

Re: Petition for Special Exception
for Gasoline Service Station -
N. S. Timonium Road, 8th District
225' W. Edgewood Road, The Star
Construction Company, et al,
Petitioners

Dear Mr. Welsh:

Complying with your request for a continuance of the appeal hearing scheduled in the above matter for Thursday, May 22, 1958, please be advised that the matter will be heard at a later date at which time you will be duly notified.

Very truly yours,

Chairman

cc: Mr. Richard A. Gast,
St. Timothy Lutheran Church
S. Timonium Road & Greenmeadow
Drive, Timonium, Maryland
Mrs. Elizabeth H. Moore, Pres.,
The Woman's Club of Timonium,
Timonium, Maryland

May 2, 1958

Notified of appeal hearing on May 22, 1958 at 1:30 p.m.

County Board of Appeals
Counsel to Board

Robert J. Dougherty counsel for petitioner
John T. Welsh " " protestant
Mrs. Elizabeth H. Moore, Pres.
The Woman's Club of Timonium protestant
Rev. Richard A. Gast " "

October 16, 1958

Robert J. Dougherty, Esq.,
26 West Pennsylvania Avenue,
Towson 1, Maryland

Re: Petition for Special Exception
for Gasoline Service Station
N. S. Timonium Road 225' W. of
Edgewood Road, 8th District -
The Star Construction Co., et al,
Petitioners

Dear Mr. Dougherty:

The County Board of Appeals of Baltimore County passed an Order today denying the special exception, in the above matter, for reasons stated in the attached copy of Opinion of the Board.

Very truly yours,

Chairman

October 16, 1958

John T. Welsh, Esquire,
709 Washington Avenue,
Towson 1, Maryland

Re: Petition for Special Exception
for Gasoline Service Station -
N. S. Timonium Road 225' W. of
Edgewood Road, 8th District -
The Star Construction Co., et al,
Petitioners

Dear Mr. Welsh:

The County Board of Appeals of Baltimore County passed an Order today denying the special exception petitioned in the above matter. Attached is copy of Opinion and Order of the Board.

Very truly yours,

Chairman

PETITION FOR SPECIAL EXCEPTION
FOR GASOLINE SERVICE STATION -
N. S. TIMONIUM ROAD 225' WEST
OF EDGEMOOR ROAD, 8TH DISTRICT
THE STAR CONSTRUCTION COMPANY,
ET AL,
Petitioners

BEFORE THE
ZONING DEPARTMENT
OF BALTIMORE COUNTY

APPEAL

Please enter an appeal in the above matter to the Board of Zoning Appeals.

Robert J. Dougherty
26 W. Pennsylvania Avenue
Towson 1, Maryland
Telley 5-1723
Attorney for Petitioners

I HEREBY CERTIFY that a copy of the foregoing Appeal was mailed to John Thomas Welsh, 709 Washington Avenue, Towson 1, Maryland, attorney for the Protestants.

Robert J. Dougherty
Attorney for Petitioners

December 3, 1957

\$5.00

RECEIVED of John H. Arniger, attorney for petitioner, The Star Construction Company, the sum of Five Dollars (\$5.00), to cover cost of advertising the property situate on the Northwest side of Timonium Road, 900 feet East of York Road, 8th District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

td

01622-45.00

RECEIVED
DEC 3 - 1957
COMPTROLLER'S OFFICE

March 11, 1958

John T. Walsh, Esq.,
709 Washington Avenue,
Towson 4, Maryland

Re: Petition for Special Exception
for Gasoline Service Station -
N. S. Timonium Road 225' West
of Edgemore Road, 8th District
The Star Construction Company,
et al, Petitioners

Dear Mr. Walsh:

I have today passed my Order denying the
special exception in the above matter.

Attached hereto is a copy of said Order.

Very truly yours,

Deputy Zoning Commissioner

cc: Rev. Richard A. Galt,
St. Timothy Lutheran Church
S. Timonium Road & Greenmeade
Drive, Timonium, Maryland

Mrs. Elizabeth H. Moore, Pres.,
The Women's Club of Timonium,
Timonium, Maryland

March 11, 1958

Robert J. Dougherty, Esq.,
26 West Pennsylvania Avenue,
Towson 4, Maryland

Re: Petition for Special Exception
for Gasoline Service Station -
N. S. Timonium Road 225' West
of Edgemore Road, 8th District
The Star Construction Company,
et al, Petitioners

Dear Mr. Dougherty:

I have today passed my Order denying the
special exception in the above matter, for reasons stated in
the attached copy of said Order.

Very truly yours,

Deputy Zoning Commissioner

March 27, 1958

\$30.00

RECEIVED of Robert J. Dougherty, Attorney for Star
Construction Company the sum of Thirty (\$30.00) Dollars being
cost of appeal to the County Board of Appeals from the decision
of the Deputy Zoning Commissioner denying the special exception
for a gasoline service station on north side of Timonium Road
225' west of Edgemore Road, 8th District.

Deputy Zoning Commissioner

JOHN THOMAS WELSH
ATTORNEY AT LAW
709 WASHINGTON AVENUE
TOWSON 4, MD
BALTIMORE 17, MD

May 13, 1958

The Board of Appeals
Baltimore County
Towson 4, Md.

Re: N.S. Timonium Road N. Edgemore Rd.
8th District, Timonium, Maryland
Star Constr. Co. Petitioner

Gentlemen:

I represent the protestants in the above matter, a hearing
has been scheduled for Thursday May 22, 1958 at 1:30 P.M.

In accord with my telephone conversation I respectfully
request a postponement of the above hearing until a later date, the May term
of court is always a hectic time as everyone is eager to have their cases
tried before the summer recess. In addition, this term we have had a bit
of difficulty with the assignment of cases and it has been the subject for
discussion at two Bar Association luncheons this winter. We have reverted to
the old call of the docket system and at the last call April 25, I had agreed
with defense counsel to try the *Leige v. Jones* #3931 on May 20, I then
waited to have *Calwell v. Martin Co.* #3913 held over and then left the
call. In my absence two other cases were set for trial *Frederick v. Simpson*
#32300 set for May 13th and *Scherr v. Ballo Co.* #35950 set for May 27th

Meanwhile I received notice of the appeal on the case
in caption being set for May 22nd, immediate communication with the group
for a meeting (held Friday May 9th) I received a card from the Equity Alignment
clerk advising that *Negey v. Negey* a divorce matter had been set down
for 10:00 A.M. May 21st, the same date and hour that I was already scheduled
to handle a criminal matter in the city. I talked with the equity clerk
and since this is on bill and answer was done to the merits it will take
the better part of a day to try and there are eight other cases in for
trial on the 21st so it may well go over to the 22nd.

At this point I received notice that the new call of the
docket is set for 1:00 P.M. Friday May 16th at which time I am to be prepared
to set a date for the trial of two jury cases during the period June 2 to
June 18.

After discussing this with counsel for the Petitioner
respectfully, with his permission, request a postponement of this appeal,
which we both feel will save the better part of a day to try.

Yours very truly,

JTW/SB
cc: Robert J. Dougherty, Esq.
26 W. Pennsylvania Ave.
Counsel for Petitioner.

[Signature]

ZONING DEPARTMENT OF BALTIMORE COUNTY
PETITION FOR SPECIAL EXCEPTION
8th DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County
for a Special Exception to use the property hereinafter described for a Gasoline
Service, the Zoning Commissioner of Baltimore County, by authority of the Zoning
Act and Regulations of Baltimore County, will hold a public hearing in Room 106,
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland:

On Wednesday, December 11, 1957

at 2:00 P. M.

to determine whether or not the Special Exception petitioned for as aforesaid
should be granted, the property in said petition being particularly described
as follows:

All that parcel of land in the Eighth District of Baltimore County on the
North side of Timonium Road, beginning 225 feet West of Edgemore Road; thence
West 56 degrees 55 minutes North 129 feet; thence North 56 degrees 12 minutes East 270
feet; thence South 53 degrees 13 minutes East 150 feet to the place of beginning;
as shown on plat plan filed with the Zoning Department, being property of the
Star Construction Company, et al.

By Order of
Walter H. Adams
Zoning Commissioner
of Baltimore County

November 19, 1957

\$35.00

RECEIVED of JOHN W. Araiger, attorney for Petitioner,
The Star Construction Company, et al, the sum of Th -ty five
Dollars (\$35.00), being cost of petition, advertising and post-
ing the property situate on the North side of Timonium Road,
beginning 225 feet West of Edgemore Road.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, December 11, 1957
at 2:00 P. M.

Room 106
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

RECEIVED
NOV 21 1957
COMPTROLLER'S OFFICE

01-622-\$35.00

N. S. Timonium Rd. beg
225' West of Edgemore Rd.
thence N. 56° 55' E 129'
thence N. 56° 12' E 270'
thence S. 53° 13' E 150'
to place of beginning

January 7, 1958

Robert J. Dougherty, Esquire
26 W. Pennsylvania Avenue
Towson 4, Maryland

Dear Mr. Dougherty:

This is to notify you that The Star Construction Company,
et al, hearing has been rescheduled for Wednesday, January 29,
1958 at 2:00 P. M. in Room 106, County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland.

Very truly yours,

Walter H. Adams

cc - John T. Walsh, Esq.
709 Washington Ave.
Towson 4, Md.

September 26, 1961.

Mr. Thomas L. Watson, Jr.,
127 Timonium Road,
Timonium, Maryland

Dear Mr. Watson:

In reply to your letter of September 15, 1961, concerning discussion of the points enumerated in your letter pertaining to the operation of the Henry Mobil Oil Company on property on Timonium Road, 6th District of Baltimore County, a meeting has been scheduled on Friday, September 29, 1961, at 1:30 p.m. in Room 106 in the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

Very truly yours

zoning Commissioner

cc: Messrs. Panitz Bros.,
1605 Kelly Avenue
Baltimore 14, Md.

Second: Mobil Oil Company, Inc.,
3931 N. Charles Street,
Baltimore 18, Md.



November 13, 1961

Mr. Wm. A. Bunnell
Mr. Stanley Panitz
Gentlemen:

Attached you will find the agreement as discussed. Your check in the amount of \$1,000 will signify your acceptance of these arrangements. We will execute this agreement upon receipt of your check.

T. Leo Watson, Jr.
President

Handwritten signature of T. Leo Watson, Jr.

HAVSFORD COMMUNITY ASSOCIATION
c/o 122 Timonium Road
Timonium, Maryland

November 13, 1961

Mobil Oil Company
3845 Fairfield Road
Baltimore 26, Maryland

Att: Mr. Wm. A. Bunnell
Real Estate Representative

Gentlemen:

In the planning stage of your gasoline service station on the northwesterly side of Timonium Road in Timonium, Maryland, construction of which this Association and a majority of its members opposed, it was agreed between us, with the concurrence of the County Zoning and Planning Authorities, that a certain plan of construction and of screening with shrubbery and trees be followed. These plans you have carried out in detail which, in the opinion of this Association and a committee of its members, has added immeasurably to the general appearance and acceptability of the service station into our neighborhood.

When the service station was completed in July of this year, it was strongly felt by members, and especially those living in close proximity to your station, that the screening measures were inadequate, notwithstanding their having been carried out by you as previously agreed. You were requested to construct a screening fence along the northwesterly side of the service station on lands of the Timonium Shopping Center. We recognize that neither you nor the owners of the Timonium Shopping Center, referred to below, had, nor have any legal liability to honor our requests, but do feel that you have a moral obligation to satisfy the requests of the nearby residents as to this intrusion of the service station into the midst of the residential area.

This matter has been thoroughly discussed among our members, the adjacent property owners, John O. Rose, Zoning Commissioner, George Gavrellis, Deputy Director of Planning, Messrs. Panitz of Timonium Shopping Center, and with representatives of Mobil Oil Company.

It was agreed by those above and a committee of members of this Association and with the concurrence of the adjacent property owners to the site, that you would contribute \$1,000.00, such sum to be made up by Mobil Oil Company and the owners of the Timonium Shopping Center, which is to be used by this Association toward the cost of construction of a screening fence along the southwest side of the Kopelke property at 42 Timonium Road on land owned by the Timonium Shopping Center.

Upon receipt of this contribution this Association will erect such screening. This shall constitute agreement by the Timonium Shopping Center for the placement of such screening on their property to the northwest of the service station in conformance with the county building codes. Maintenance of this screening shall become the responsibility of this Association. Maintenance of such other screening now in place shall remain that of Mobil Oil Company and Timonium Shopping Center.

PAGE 2

Louis W. Miller	44 Timonium Road
Marylea N. Miller	44 Timonium Road
Phyllis B. Kopelke	42 Timonium Road
James R. Kopelke	42 Timonium Road
Ruth E. Ogata	16 Edgemoor Road
Charles Ogata	16 Edgemoor Road
Grace Arnold	19 Edgemoor Road
Nelvin Arnold	19 Edgemoor Road
Moses S. Koch	4 Edgemoor Road
John Bauer	33 Timonium Road
John Mannon, Jr.	37 Timonium Road
T. Leo Watson, Jr.	122 Timonium Road

October 11, 1961

Dear Jack:

Enclosed is the suggested agreement sent by Mobil and Panitz. We reject this on three counts:

1. Last 2 paragraphs should be deleted.
2. Signatures are overdone.
3. The basic agreement was only concerning 150 ft. fence fence or fence itself. No maintenance, etc., was discussed.

Revise this agreement in shape for our review.

Sincerely yours

Leo Miller

Haverford Community Association
122 Timonium Road
Timonium, Maryland

October 1961

Mobil Oil Company
3845 Fairfield Road
Baltimore 26, Maryland

Attention: Mr. Wm. A. Bunnell
Real Estate Representative

Gentlemen:

In the planning stage of your gasoline service station on the northwesterly side of Timonium Road in Timonium, Maryland, construction of which this Association and a majority of its members opposed, it was agreed between us, with the concurrence of the County Zoning and Planning Authorities, that a certain plan of construction and of screening with shrubbery and trees be followed. These plans you have carried out in detail which, in the opinion of this Association and its individual members, has added immeasurably to the general appearance and acceptability of the service station into our neighborhood.

When the service station was completed in July of this year, it was strongly felt by members, and especially those living in close proximity to your service station, that the screening measures were previously agreed. You were requested to construct a screening fence along the northwesterly side of the service station on lands of the Timonium Shopping Center and to plant a screen of trees along the southwesterly side of Timonium Road for a distance of about 300' opposite the service station. We recognize that neither you nor the owners of the Timonium Shopping Center, referred to below, had, nor have any legal liability to honor our requests.

This matter has been thoroughly discussed among our members, with John O. Rose, Zoning Commissioner, with George Gavrellis, Deputy Director of Planning, with the Messrs. Panitz of Timonium Shopping Center, with representatives of Mobil Oil Company.

This Association, with the concurrence of its individual members, has agreed to accept a contribution of \$250. from the owners of Timonium Shopping Center, and a contribution of \$675. from Mobil Oil Company, which total sum of \$925. will be used by this Association toward the costs of constructing a fence screen along the

-2-

southwesterly side of the Kopelke home at 42 Timonium Road, and a tree screen along the southwesterly side of Timonium Road.

The fence and the screening will be erected and completed at the sole cost and expense of the Association. Upon receipt of this \$1000. we agree to assume complete responsibility for any and all of the gasoline service station screening that may now or at any time hereafter be desired by residents of this community.

On behalf of ourselves individually and the Association, we hereby generally release and discharge Mobil Oil Company, owner of the gasoline service station, and Leon J. Panitz, Stanley J. Panitz, C. Gordon Gilbert, The Star Construction Company, Lee Homes, Inc., Belmont Building Company, The Montpelier Realty Company, Hannelb Homes, Inc., and Bristol Building, Inc., owners and/or managers of Timonium Shopping Center from all claims or demands whatsoever, including but not limited to those pertaining to land use and development, as for example, maintenance, topography, grading, screening, planting, and size, extent, location and character of structures, operations, uses, and open areas.

HAVSFORD COMMUNITY ASSOCIATION

By

President

Dr. Moses S. Koch, Jr.	4 Edgemoor Road
W. L. Newman	112 Greenmeadow Drive
Walter M. Morris	107 Greenmeadow Drive
Elizabeth B. Rhodes	102 Greenmeadow Drive
M. F. Monahan	120 Greenmeadow Drive
Charles W. Ogata	14 Edgemoor Road

-3-

Ruth E. Ogata	16 Edgemoor Road
Moses S. Koch	4 Edgemoor Road
Ruth Koch	4 Edgemoor Road
Phyllis B. Kopelke	42 Timonium Road
James R. Kopelke	42 Timonium Road
R. B. Zahella	114 Greenmeadow Drive
Lincoln F. Johnson, Jr.	122 Greenmeadow Drive
Marquerite W. Foster	101 Greenmeadow Drive
Wm. K. D. Shaub	118 Greenmeadow Drive
Jean M. Walters	108 Greenmeadow Drive
Mary G. Atherton	104 Greenmeadow Drive
Mrs. Paul McCray	105 Greenmeadow Drive
Mrs. Beverly Martin	103 Greenmeadow Drive
Mrs. Reeves P. Dance	100 Greenmeadow Drive

January 18, 1961

Mr. Charles Wheeler, Bureau of Licenses
Baltimore County Office Building
Towson 4, Maryland

Dear Mr. Wheeler:

We the undersigned wish to inform you of our continuing objection to the erection of a gasoline service station on the plot of ground known as that area on the northwest side of Timonium Road - two hundred twenty five feet west of Edgemoor Road, Eighth District, Baltimore County. This objection is well documented in Case No. 4314-X before the County Board of Appeals for Baltimore County, dated October 9, 1958 and further in the records of the Circuit Court of Baltimore County.

At hearings before the Deputy Zoning Commissioner of Baltimore County in March 1959, our objections were documented. The Deputy Zoning Commissioner denied the Special Exception for the above named property. At hearings before the County Board of Appeals for Baltimore County our objections were again documented. The County Board of Appeals denied the granting of a special exception and upheld the decision of the Zoning Commissioner. However, before Judge Conrath of the Circuit Court, the decisions of the Board and Zoning Commissioner were overruled. We felt we did not receive proper justice at that time.

Due to the newness of the Community and the limitations of funds, we could not elect to pursue the matter further to the Maryland Court of Appeals although we desired to do so.

We are sending copies of this letter to the Zoning Commissioner and Director of Planning for Baltimore County. Specifically, now that we have no recourse to block the building of the service station, our recourse seems to be to make such building be in conformity with all the plans, regulations and current restrictive rules congruent with proper planning of the area so insure a proper transition and protection of the residential properties located on three sides of the property.

Making reference to the records of the County Board of Appeals Case No. 4314-X, page 15-comment of Mr. Agnew, Chairman of the Board,

"I would like to interrupt just a moment to point out at this juncture, since the petitioner has indicated through this witness his desire to conform with the neighborhood and construct a colonial type station, that the Board would, in all probability, should they grant this special exception, absolutely require such conformity



Mr. Charles Wheeler

January 18, 1961

which we have the power to do."

and further: page 45 - comment of Mr. J. Maudit Barry, "The first plot plan showed a single entry from Timonium Road into the Business Local zoning. Question: Now, subsequent to the plan that you had originally drawn up, has there been any other plan that you have drawn up? Answer: Yes, sir. Question: And, what was the reason for drawing up this second plan? Answer: If I recall correctly, the Zoning Commissioner, in conjunction with the Planning Commission Office, requested a different location for the building, a different ingress and egress. I contacted Mr. Gavrelis, the Deputy Planning Director, and in conjunction with him, worked out a scheme for the relocation, and the relocation of ingress and egress."

and further: page 46 - comments of Mr. Maudit Barry: "This plan, as requested by the Planning Commission, has a fifteen foot screen planting strip between the R-6 ground, a twenty four foot driveway which would be an in-drive to the so called shopping center, a one hundred forty foot piece of ground by one hundred fifty feet deep that would go to another driveway which would be an out-drive and which is twenty four feet wide. Then there is a smaller and triangular piece which is again called screen planting. This plan was developed from Mr. Gavrelis' suggestions."

and further: page 53 - comments of George E. Gavrelis: "If you will allow me to proceed, my recommendation with respect to this plan was preceded by the statement that these recommendations were made, nevertheless with the objections of the Office of Planning to the granting of the Special Exception. Now, going on from there, when the Zoning Commissioner, the Deputy Zoning Commissioner took this petition under consideration, we pointed out to him that if the Special Exception for the gas station were granted, that certain things should be done to ameliorate and improve the granting to the point that "his petition to us represented an intrusion of an active commercial use into a residential area, that the Special Exception was part of a larger site, and the fact that we felt that this corner of frontage along Timonium Road should be used exclusively for residential. That all went into the recommendations. When we got the specifications of a site for this gas station, we recommended to the Zoning Commissioner, first of all, that he consider this as part of a subdivision, which it is, and it comes into the purview of the Planning Office not only from the point of making zoning recommendations, but also from the point of approving plans. We pointed out to the Deputy Zoning Commissioner, of course, that part of the planning of the planning approval process, had not been met and recommended, at least for this gas station site, if granted, that the plan be revised to

- 3 -

Mr. Charles Wheeler

January 18, 1961

substantially correspond to this Exhibit No. 3, I believe it is. (Mr. Steinbock of the Board said No. 2.)

and further: comments - Mr. Gavrelis - page 56: "The position of the Office of Planning was and still is that we are opposed to a granting of a Special Exception for a gasoline service station on this site."

and further: comments - Mr. Gavrelis - page 56: "The substance of our comments to the Zoning Commissioner were as follows: 'The placement of a gasoline service station 250 feet south of Edgemoor Road would be, in fact, an intrusion of an active commercial-use site into a residential area. It is contrary to our concept of developing this commercial site in a manner resulting in the maximum protection for the abutting residential properties. The Office of Planning in its subdivision approval for the overall tract would recommend that the projection of commercially zoned land extending to Timonium Road be utilized only for access to the proposed center, for parking and most important, for screening and buffering to achieve an orderly transition from commercial to residential use.'"

and further: comments - Mr. Gavrelis - page 62: "I would like to point out, however, that this is part of larger commercial development which would require plan approval by Baltimore County."

and further: comments - Mr. Kaufman, member of the Board, page 93: "You do realize that if a Special Exception were granted, this Board would have the right to make certain restrictions. I will speak as an individual, and I would also say that the record will show that the Board, in granting any Special Exception for a gasoline station anywhere close to a residential area, has completely outlawed repairing of any kind in a gas station. Now, did you realize that this Board has that power to restrict the uses of a gas station?"

and further: comments - Mr. Earl Frank Sadler, page 123: "The location of the proposed gasoline service station, as I said before is about two to three hundred feet from my home. I am on a downgrade from this location. Now even though the lights will probably, as has been stated before, be directed toward the ground, they will be directly in the rear of my home, and I feel that this definitely is detrimental to my health and welfare."

Now, Mr. Wheeler, all of the above comments I am sure were made in good faith and are true. Before any permit for construction is granted to the petitioners for the use of this ground for the service station, we the undersigned wish the consideration of reviewing same for the purpose of seeing that all restrictions are adhered to in the building plans and are made part of such plans so that if such is not the case in the future, the burden of demanding adherence is on the County and not the residents of this community.

- 4 -

Mr. Charles Wheeler

January 18, 1961

We also feel that the permit should not be granted until the plans for the entire tract of land have been approved and with some justification that such plans are firm.

You may contact any of the undersigned with reference to this letter and we would be most happy to be available at your convenience for a personal discussion. We the undersigned are property owners in the immediate area of the service station.

Cordially yours,

Louis W. Miller
Louis W. Miller
44 Timonium Road
Timonium, Maryland

02-2-3444
C-3-8000-10-24

CC: Mr. John Rose, Zoning Commissioner
Mr. Malcolm Dill, Director of Planning
File - Haverford Community Association, Timonium, Maryland

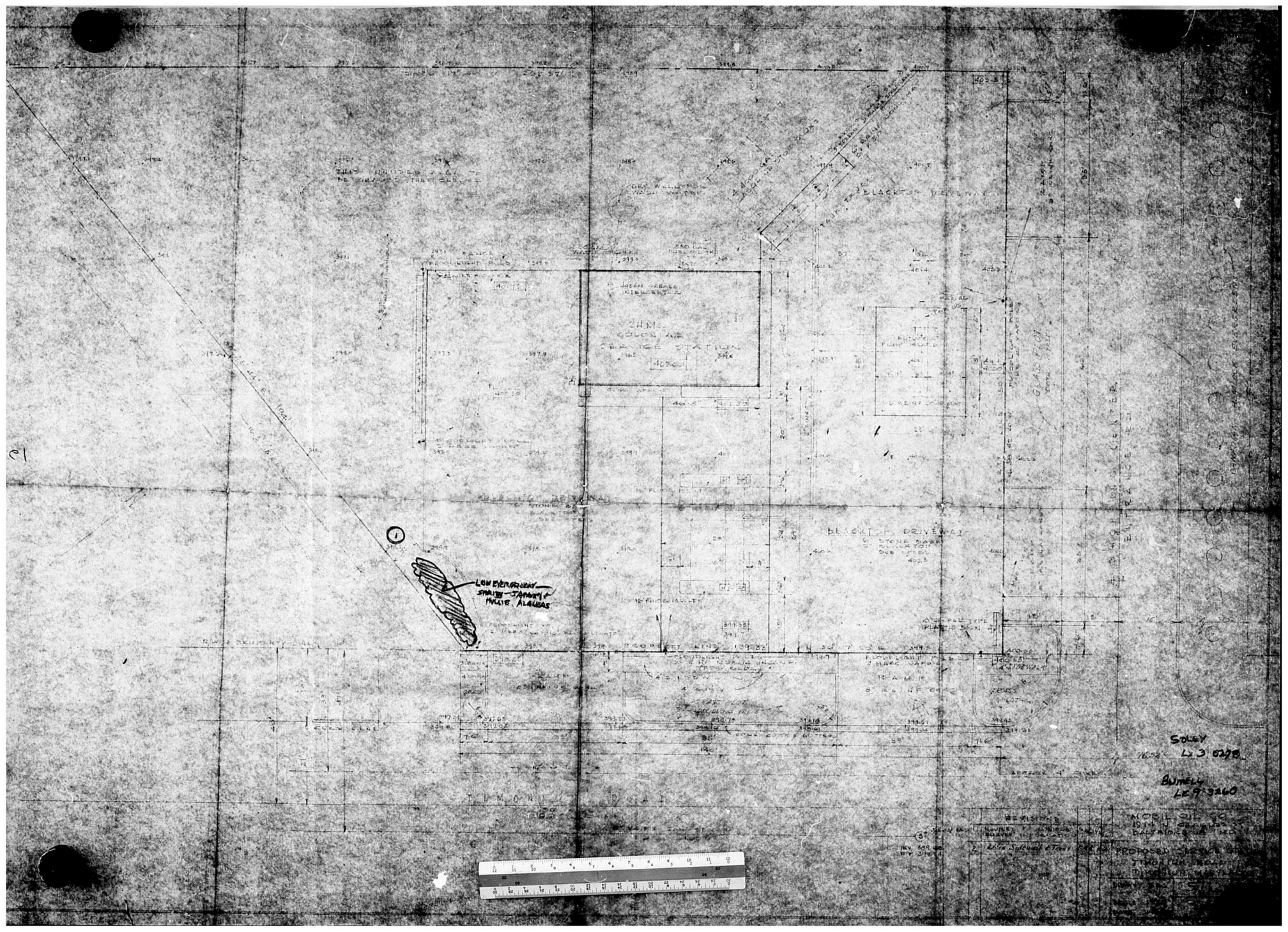
Thomas E. Watson, Jr.
Thomas E. Watson, Jr.
122 Timonium Road
Timonium, Maryland

Nancy Harman
Nancy Harman
52 Timonium Road
Timonium, Maryland

James Kopelke
James Kopelke
42 Timonium Road
Timonium, Maryland

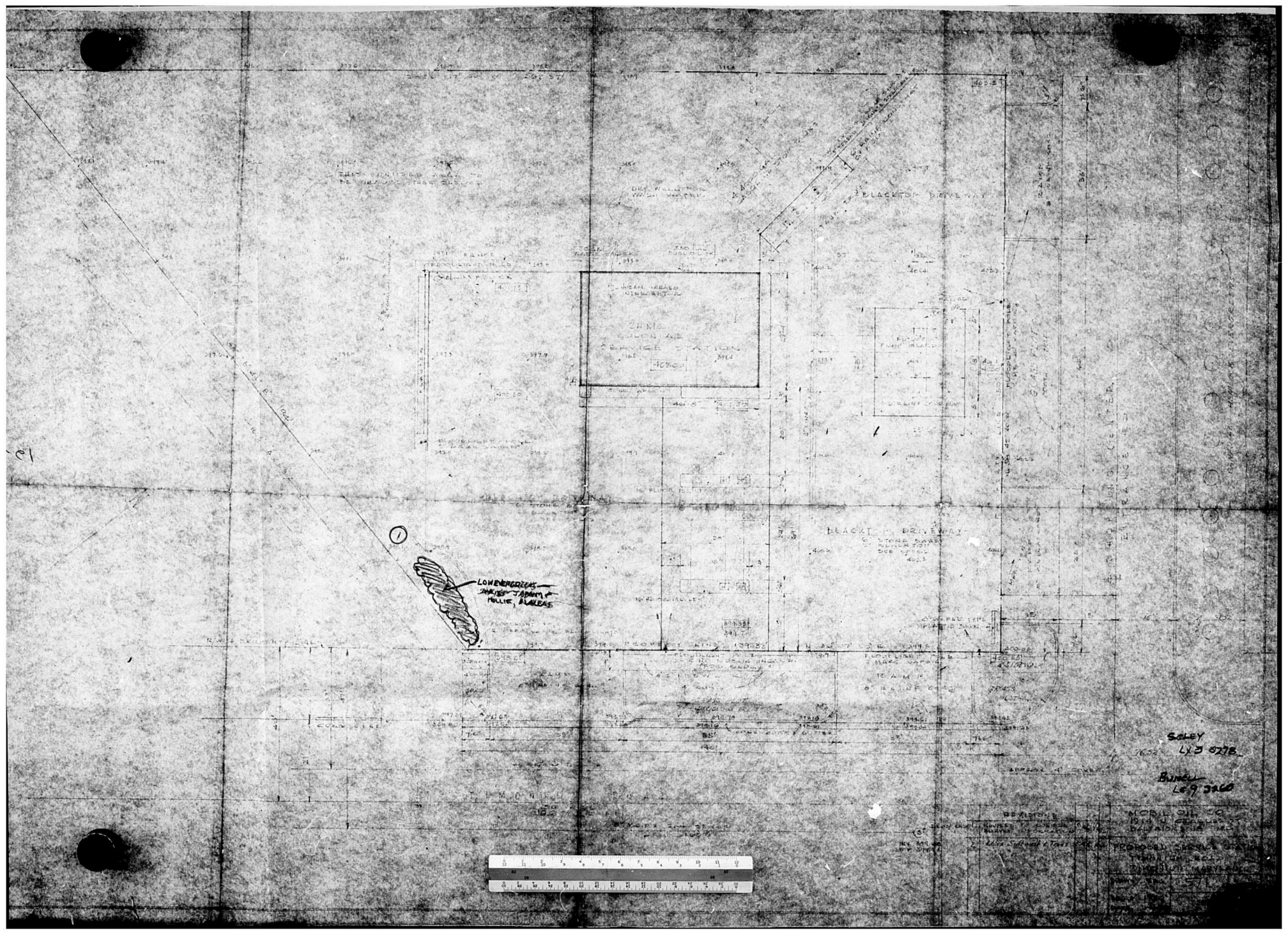
Kenneth Trail
Kenneth Trail
56 Timonium Road
Timonium, Maryland

et



REVISIONS		DATE	BY	APP'D
NO.	DESCRIPTION			
1	Initial Survey & Plan	10/1/50	J. H. Smith	J. H. Smith
2	Revised Plan	10/1/50	J. H. Smith	J. H. Smith
3	Final Plan	10/1/50	J. H. Smith	J. H. Smith

MORE ON 50	10/1/50	J. H. Smith	J. H. Smith
10/1/50	J. H. Smith	J. H. Smith	J. H. Smith
10/1/50	J. H. Smith	J. H. Smith	J. H. Smith

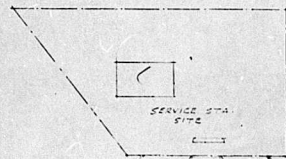


SOLEY
1672 LX3 0278

BINGU
1672 LX9 3960

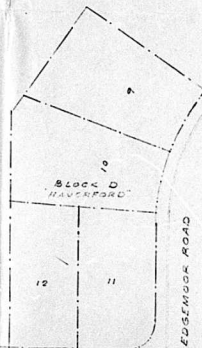
REVISIONS	MOBILE OIL CO
1. 10/1/45	10/1/45
2. 10/1/45	10/1/45
3. 10/1/45	10/1/45
4. 10/1/45	10/1/45
5. 10/1/45	10/1/45
6. 10/1/45	10/1/45
7. 10/1/45	10/1/45
8. 10/1/45	10/1/45
9. 10/1/45	10/1/45
10. 10/1/45	10/1/45

SIZE
OF
PROPOSED
TIMONIUM SHOPPING CENTER

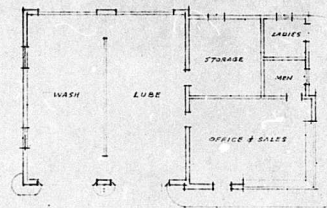


TIMONIUM ROAD

LOCATION PLAN
SCALE: 1" = 150'



EDGE MOOR ROAD



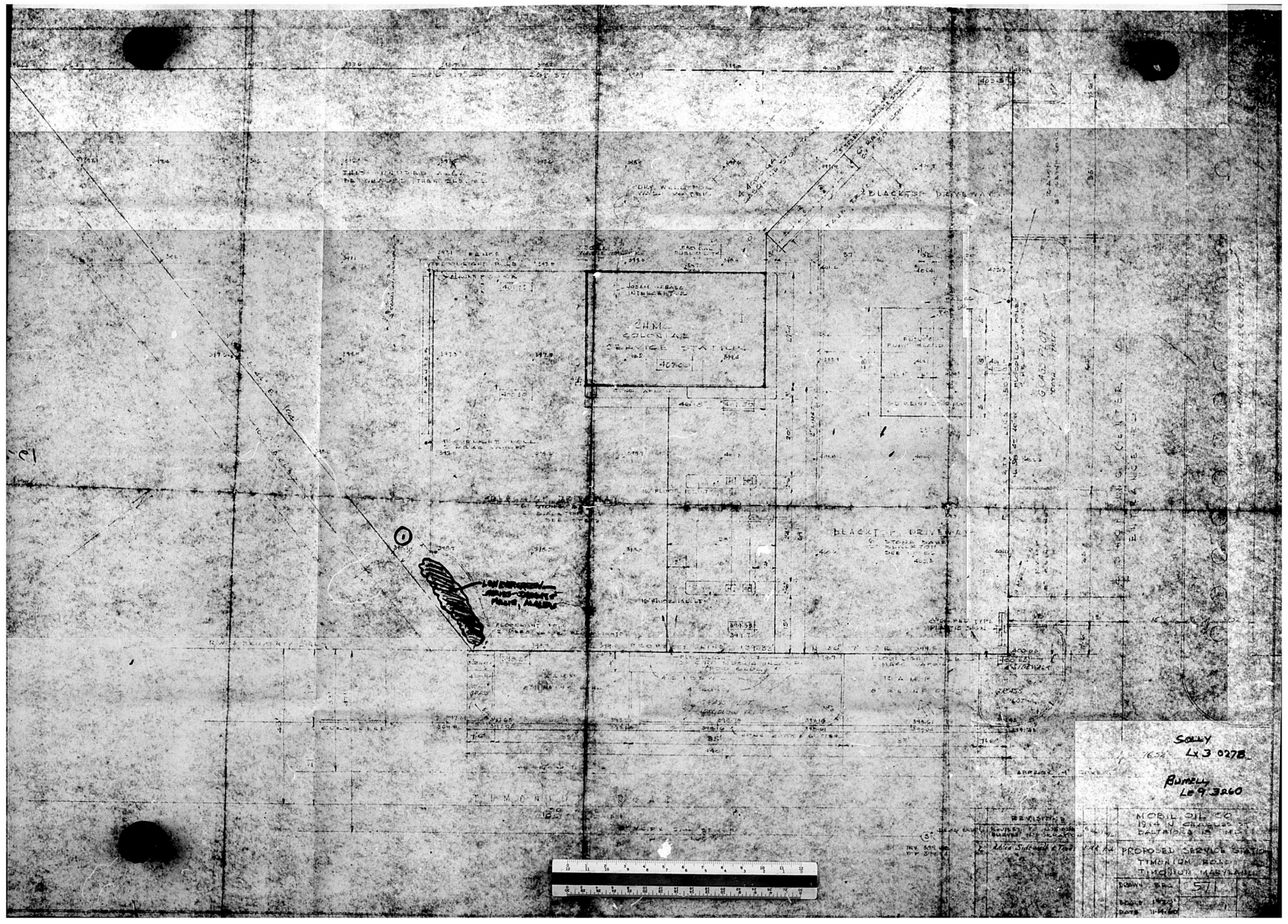
BLACK TOP PAVING

TIMONIUM ROAD

SITE PLAN
SCALE: 1" = 20.0'

PROPOSED
NEIGHBORHOOD GASOLINE SERVICE STATION
TIMONIUM RD. & EDGE MOOR RD.
TIMONIUM, MARYLAND
FOR
BRANDYWINE DEVELOPMENT CORP.
JIMMADUIT BERRY, ARCHITECT - TOWSON, MD.





SOULY
1652 43 0278
BUNELL
169 3260

NOBIL OIL CO.
1000 CHANDELIER ST.
BALTIMORE, MD. 21201

PROPOSED SERVICE STATION
TIMONUM ROAD
TIMONUM, MARYLAND

JOHN E. SOULY	571
DATE 11-23-60	

ADJACENT PROPERTY
BUSINESS LOCAL
UNIMPROVED

220' R

ADJACENT PROPERTY
R-6
EXISTING HOUSE

150' F

45'
PROPOSED
GASOLINE
SERVICE STATION
2-STALL

30'

90'

28'
PBP ISLAND

135' R

35'

ENTRANCE

EDGE OF CURB

35'

ENTRANCE

21'

CENTER LINE OF ROAD

TIMONIUM ROAD

SCALE 1"=20'

ADJACENT PROPERTY
BUSINESS LOCAL
UNIMPROVED

135' F

225' TO INTERSECTION OF EISENHOWER ROAD

375' TO Elymore

- 1) ELECTION DISTRICT - 8TH
- 2) AREA OF PROPERTY - 24,249 square feet
- 3) PRESENT ZONING - BUSINESS LOCAL
- 4) PROPOSED ZONING - BUSINESS LOCAL WITH USE PERMIT FOR SERVICE STATION
- 5) EXISTING USE OF PROPERTY - NONE
- 6) PROPOSED USE OF PROPERTY - GASOLINE SERVICE STATION

#4314 XA
NEW MAP
#8

NORTHWEST SIDE TIMONIUM ROAD AT THE SOUTHEAST PORTION OF THE TIMONIUM SHOPS CENTER SINCLAIR REFINING COMPANY 10 LIGHT STREET BALTIMORE 3, MD.				
SHERWOOD DIVISION OPERATIONS DEPARTMENT				
DATE	DRAWN	CHECKED	APPD	OWG. NO.
11/6/57	JET	FK	TWA	1



-LEGEND-

BCMD MAINS SHOWN -----

BALTIMORE CITY MAINS -----

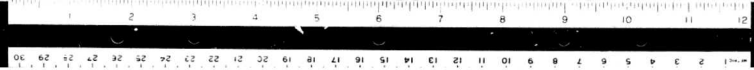
FIRE HYDRANTS SHOWN (H)

VALVES SHOWN (V)

BALTIMORE COUNTY METROPOLITAN DISTRICT
KEY MAP
WATER MAINS

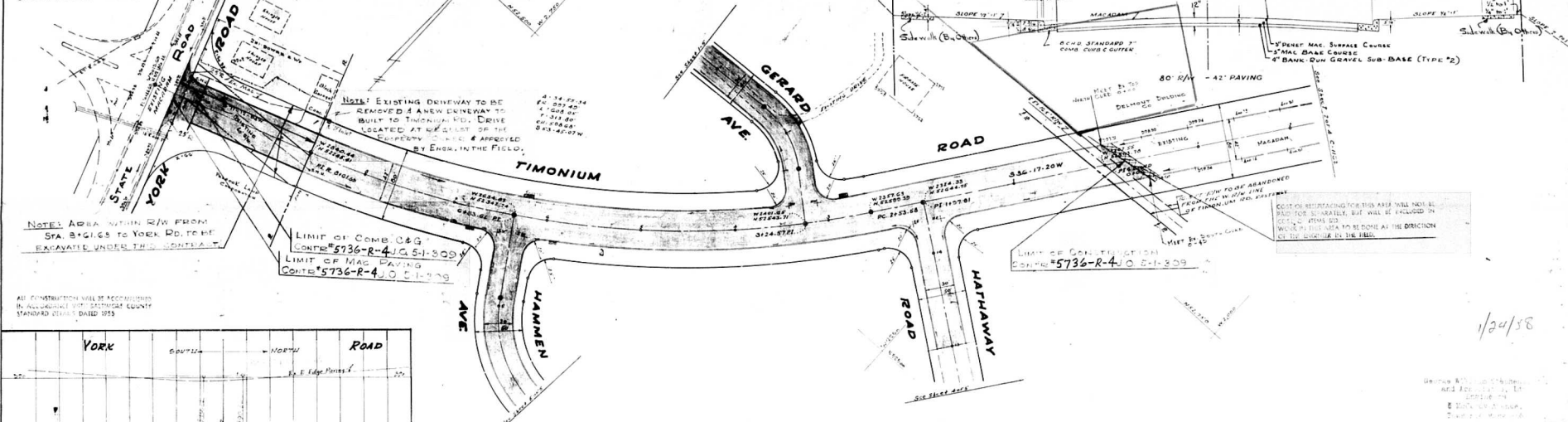
SCALE
1 IN. = 50 FT.

KEY SHEET
S
N.E.



NOT BE REIMBURSED FOR THIS AREA UNLESS NOT BE PAID FOR SEPARATELY, BUT WILL BE INCLUDED IN THE COST OF THE PROJECT. THE DIRECTION OF WORK IS INDICATED BY THE ARROW.

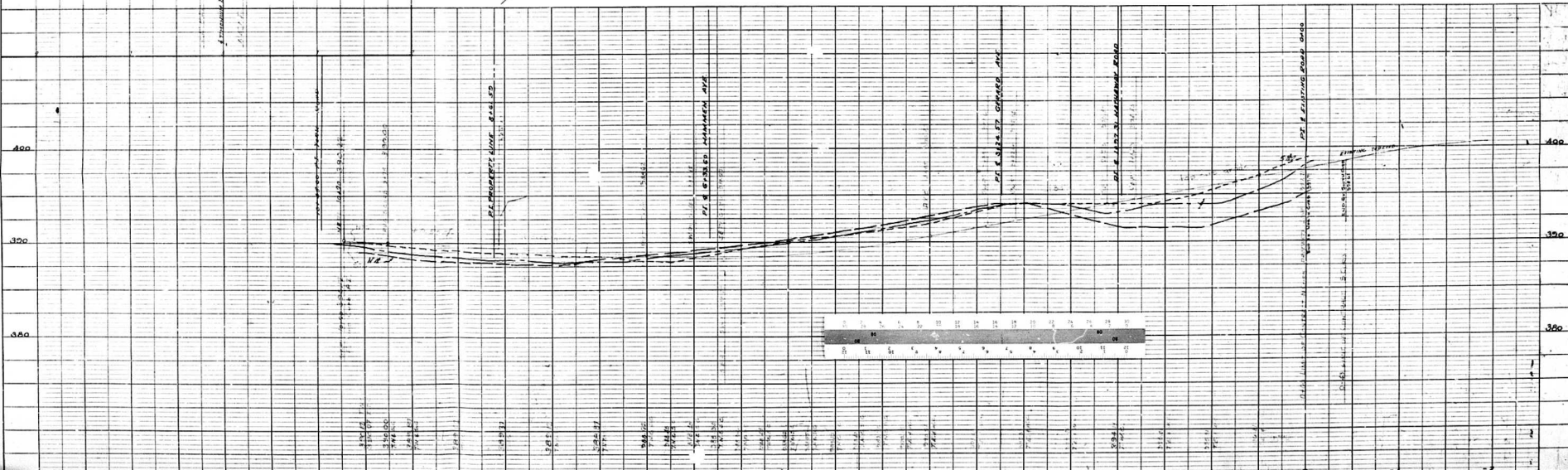
S.R.C. PERMIT # 100-264



NOTE: AREA WITHIN R/W FROM STA 45+68 TO YORK POINT TO BE EXCAVATED UNDER THE CONTRACT.

LIMIT OF COMB. C&G
CONT# 5736-R-4 J.D. 5-1-309
LIMIT OF MAC. PAVING
CONT# 5736-R-4 J.D. 5-1-309

ALL CONSTRUCTION SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR THE BALTIMORE COUNTY STANDARD SPECIFICATIONS DATED 1975.



DIVISION OF ENGINEERING APPROVED: <i>[Signature]</i> DATE: 11/26/54		DEPARTMENT OF PUBLIC WORKS APPROVED: <i>[Signature]</i> DATE: 11/26/54		BALTIMORE COUNTY - DEPARTMENT OF PUBLIC WORKS - DIVISION OF ENGINEERING TIMONIUM ROAD		DISTRICT NO. 8 SUBDIVISION YORKSHIRE		SCALE: 1" = 40' HORIZ. 1" = 5' VERT. DATE: 11/26/54 REVISION: 1 BY: <i>[Signature]</i> CONTRACT: C-1416	
---	--	--	--	---	--	---	--	---	--

→ NORTH. 3/10 - 6 E. 7 Prokored

