

1 COMPASS ROAD
93-081-Z

Limited Exemption

Plan Date: 5/20/93

Comments Due: 6/18/93

Comments Date: 6/9/93

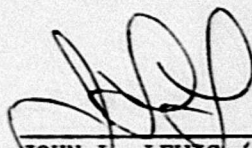
Comments Completed: 6/10/93

The plan has been reviewed by the staff at this level of detail and not enough basic information has been supplied to determine general compliance with the Baltimore County Zoning Regulations. The following comments are generalized for the limited exemption and they do not identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. The following comments will be up-dated and, if necessary, supplemented when the following information has been supplied to this office and included on the plan:

History: Provide a complete zoning history by case number on the plan including the date of the last order, what was requested, granted or denied and listing and indicating compliance with any restrictions including, but not necessarily limited to, case numbers 4362-RX and 93-157-SPHXA. The order must be documented verbatim on the plan to include such details as the service bays and restriction #4, etc. Provide complete plan sets to agree with the approved plans (Petitioner's Exhibits 1 and 2) as documented in the Zoning Commissioner's Order. Once complete sets of plans are provided, this office can undertake the requested limited exemption review.

Provide a copy of these comments with revised sets of plans.

Any requests for further information from the Zoning Office must include a reference to the limited exemption file #93-081-Z and written correspondence or revised plans must be accompanied by a copy of these comments.



JOHN L. LEWIS
Planner II

JLL:scj

cc: #4362-RX
#93-157-SPHXA

PETITION FOR (1) ZONING RECLASSIFICATION (2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, C. Curtis Morgan Legal Owner of
land at the southeast corner of Martin Boulevard and Compass
Road, Victory Villa, 15th District, Baltimore County, Md.

As described below and outlined in red
on attached plat
hereby petition (1) that the zoning status of the above described
property be reclassified, pursuant to the Zoning Law of Baltimore
County, from an R-6 Zone to an BR Zone; and
(2) for a Special Exception, under said Zoning Law and Zoning Regu-
lations of Baltimore County, to use the above described property,
(as colored blue on the attached plat)
for a gasoline service station

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassi-
fication and Special Exception, advertising, posting, etc., upon
filing of this petition, and further agree to and are to be bound
by the Zoning Regulations and Restrictions of Baltimore County, adopted
pursuant to the Zoning Law for Baltimore County.

Abraham Margland
Address

Both parcels of land in the Fifteenth District of Baltimore County.

PARCEL 1 - From R-6 Zone to BR - Beginning for the same on the Southeast corner
of Martin Boulevard and Compass Road; thence Southerly and binding on the South
side of Martin Boulevard 160 feet; thence South 5 degrees 13 minutes West 54.99
feet; thence South 15 degrees 13 minutes West 70.83 feet; thence South 59 degrees
59 minutes West 70.33 feet; thence South 36 degrees 24 minutes West 90.28 feet;
thence North 55 degrees 41 minutes West 113.43 feet to the West side of Compass
Road; thence Northerly and binding on the West side of Compass Road 260 feet to
the place of beginning.

PARCEL 2 - Gasoline Service Station - Beginning for the same on the Southeast
corner of Martin Boulevard and Compass Road; thence Southerly and binding on the
South side of Martin Boulevard 130 feet; thence South 26 degrees 57 minutes
West 213 feet; thence North 55 degrees 47 minutes West 113.57 feet to the West
side of Compass Road; thence Northerly and binding on the West side of Compass
Road 260 feet to the place of beginning.

February 11, 1958

\$13.00

RECEIVED of M. C. Woodward, for petitioner, C. Curtis
Morgan, the sum of Forty-three Dollars (\$43.00), being cost of
petition, advertising and posting property situate on the South-
east corner of Martin Boulevard and Compass Road.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED

Wednesday, March 5, 1958
at 1:00 P. M.
Room 108
County Office Building
131 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
FEB 11 1958
COMPTROLLER'S OFFICE

PETITION FOR (1) ZONING RECLASSIFICATION (2) SPECIAL EXCEPTION

To the Zoning Commissioner of Baltimore County:

I, or we, C. Curtis Morgan Legal Owner of
land at the southwest corner of Martin Boulevard and Compass
Road, Victory Villa, 15th District, Baltimore County, Md.

As described below and outlined in red
on attached plat
hereby petition (1) that the zoning status of the above described
property be reclassified, pursuant to the Zoning Law of Baltimore
County, from an R-6 Zone to an BR Zone; and
(2) for a Special Exception, under said Zoning Law and Zoning Regu-
lations of Baltimore County, to use the above described property,
(as colored blue on the attached plat)
for a gasoline service station

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassi-
fication and Special Exception, advertising, posting, etc., upon

"Beginning at a point in the southerly line of Martin Boulevard
and running thence S83°19'30"E 82.5 feet to the easterly line
of Compass Road; thence S80°07'W along Compass Road 224.70 feet;
thence S80°46'52"E 112.03 feet; thence N56°57'W, parallel to Com-
pass Road, 250 feet, more or less, to the southerly line of Mar-
tin Boulevard; thence binding on said southerly line of Martin
Boulevard, on the arc of a circle whose radius is 5504.6 feet,
86 feet, more or less, to point of beginning."

This petition was presented by Petitioner #4256 of Sept. 2, 1957,
praying an R-6a classification. That petition was withdrawn because
of strong neighborhood opposition. Alternative plans for the use of
the land have not been thoroughly explored with the Victory Villa
Improvement Association, Inc., representing the neighborhood, and
this petition is submitted with their approval.

3455-10, M.

JAN 20 REC'D

March 4, 1958

\$13.00

RECEIVED of M. C. Woodward, for petitioner, C. Curtis
Morgan, the sum of Three Dollars (\$3.00), to cover cost of
advertising the property situate on the Southwest corner of
Martin Boulevard and Compass Road, 15th District of Baltimore
County.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
MAR 4 1958
COMPTROLLER'S OFFICE

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 2-21-58
Posted for Gasoline Service Station on R-6 Zone
Petitioner: C. Curtis Morgan
Location of property: S. E. Corner of Martin Blvd. & Compass Rd.
Location of Signs: South East Corner of Martin Blvd. & Compass Rd.
Remarks: George A. Woodward
Posted by George A. Woodward Date of return: 2-21-58

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

From GEORGE A. WOODWARD March 4, 1958

Subject Zoning Petition #4256-XX
Reclassification & Special Exception
Service Station
S.E. Corner Martin Boulevard and Compass Road
District 15

Any order granting this requested zoning should include
restriction as to the use of the proposed buffer area.
The description of use of the area to be retained includes
the proposed buffer area.

Development plans for the entire site must be approved
prior to release of any permits.

George A. Woodward
Chief - Permit Section
Division of Land Development

CR:LS

cc: Mr. Stirling (Planning)

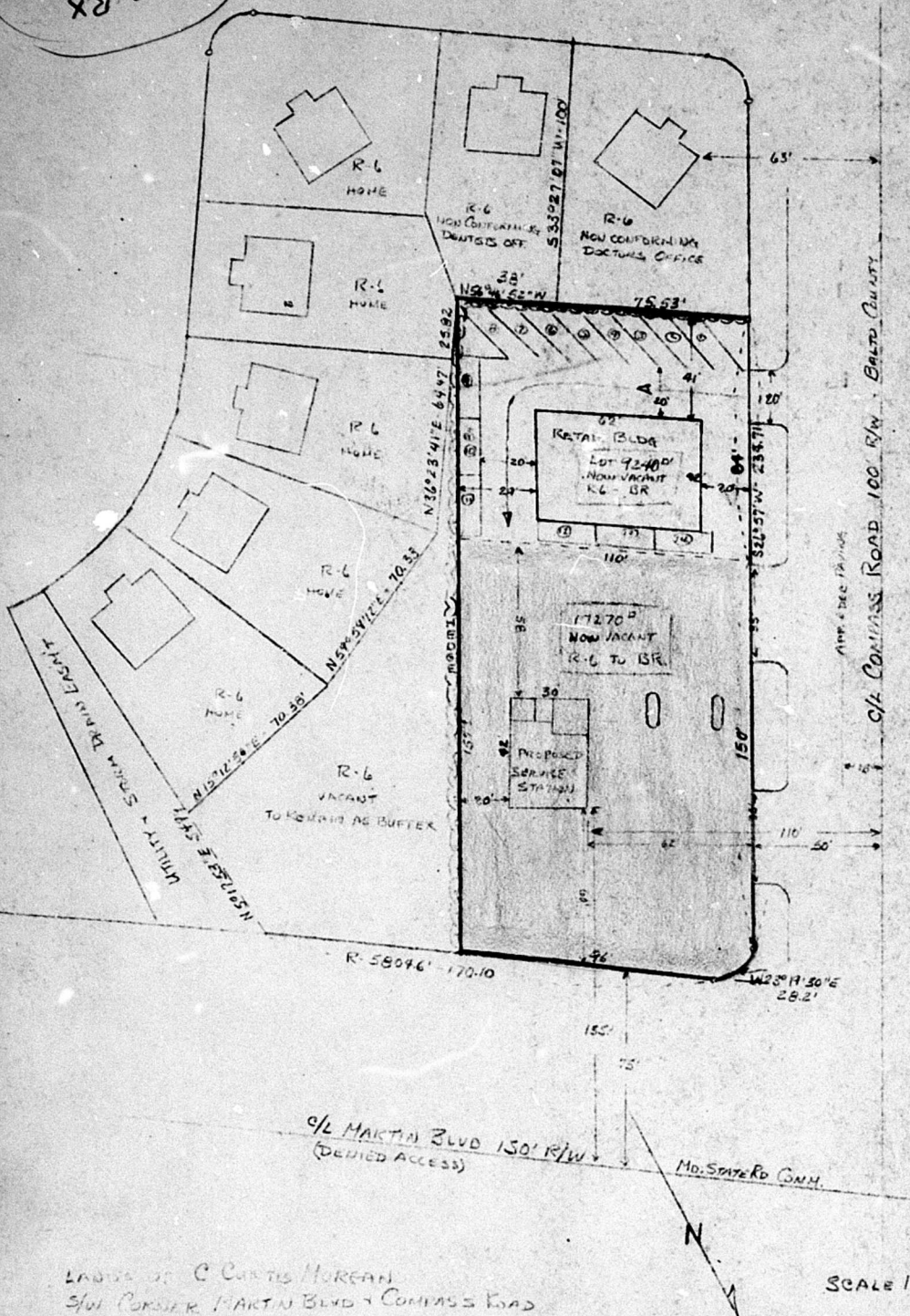
Order D 770 Reg H 384-
7846

Certificate of Publication

ESSEX, MD., Feb. 18, 1958
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 5th day of
March, 1958, the first publication
appearing on the 13th day of February.

THE EASTERN ENTERPRISE, INC.
William A. Schickel
off. Manager

FUSELAGE A/E



LADIES OF C. CURTIS MORGAN
S/W CORNER MARTIN BLVD & COMMERCE ROAD
VICTORY VILLA - 15th DISTRICT
BALTIMORE COUNTY MD
R-6 TO R-8, SP. EX. FOR GAS S/S.
RAS 12-23-57

SCALE 1" = 50'

