#4383-X

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

GARDEN CONSTRUCTION CORP. :

MAP #1-B "X" 3/18/58

For a Special Exception

To the Zoning Commissioner of Baltimore County

Garden Construction Corp. Legal Owner

Eno Sturdevant Assoc. Contract Purchaser

hereby 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 Service Station

All that parcel of land in the First District of Baltimore County on the east side of Gwynn Oak Avenue, beginning 396 feet south of Dogwood Road; thence southerly and binding on the east side of Gwynn Oak Avenue 174.97 feet; thence south 84 degrees 12 minutes east 200 feet; thence north 51 degrees 51 minutes east 178.54 feet; thence north 64 degrees 19 minutes west 270.34 feet to the place of beginning.

Garden Construction Corp.
Legal Owner

Eno Sturdevant Assoc.
Contract Purchaser

Address

By Order of

3/26/58 10 A.M.

4383-X

ORDERED BY the Zoning Commissioner of Baltimore County this 24th day of February, 1958, 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 26th day of March, 1958, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County

Upon hearing on the above petition for a special exception to use the property described therein for a Service Station, and it appearing that by reason of location, the safety, health and the general welfare of the community not being detrimentally affected, the special exception should be granted, therefore:

It is this 2nd day of April, 1958, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a special exception for a Service Station be and the same is hereby granted, subject, however, to approval of complete development plans, including adequate screening, by the Office of Planning of Baltimore County.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF PUBLIC SERVICES
Inter-Office Correspondence

From George E. Lewis March 26, 1958

To Wilsie H. Adams

Subject Zoning Petition #4383-X
Special Exception for Service Station
E/S Gwynn Oak Avenue 396' S of Dogwood Road
District 1

Any zoning of this property should include the following:

1) Zoning is subject to approval by Bureau of Engineering of flood plain area for Dead Run and Bead Run Branch. Description of the zoned area shall be subject to change upon completion of this study.

2) This site shall be limited to two entrances from Gwynn Oak Avenue.

George E. Lewis
Chief - Permit Section
Division of Land Development

GEL:ls

cc: Mr. Stirling (Planning)

OFFICE OF PLANNING
Inter-Office Correspondence

From Bruce A. Watts March 26, 1958

To Wilsie H. Adams

Subject Zoning Petition #4383-X, Special Exception for a Service Station.
East side of Gwynn Oak Avenue, 396 ft. south of Dogwood Road. 1st District.

Hearing: Wed. March 26, 1958 1:00 P.M.

This office wishes to submit the following comments.

Since the time of reclassification to a B-L zone was granted for the subject site, the property to the west of Gwynn Oak Avenue has been reclassified to R-6 and is to be used for a high school site. Also the property contiguous to, and to the south of, said tract has been approved for a gasoline service station. The two adjoining tracts have become an isolated commercial zone and need careful consideration regarding their development.

Under the circumstances, this office would like to recommend that;

1 - If the special exception is granted, it be subject to the submission of a development plan for approval by the Office of Planning and Bureau of Land Development.

2 - Special attention be given to the requirement of adequate screening so that the isolated commercial zone will provide a reasonable visual buffer. This is especially needed since the area as presently barren of trees or other natural screening.

3 - Emphasis be placed on the consideration of special relationships between the adjoining service stations.

BAW/ih

February 24, 1958

$40.00

RECEIVED of Garden Construction Corp., petitioner, the sum of Forty Dollars ($40.00), being cost of petition, advertising and posting property on Gwynn Oak Avenue, Second District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED FEB 24 1958 COMPTROLLER'S OFFICE

01.622-$40.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#4383

District 1st Date of Posting 3-12-58

Posted for: Special Exception for Service Station

Petitioner: Garden Construction Company

Location of property: E/S of Gwynn Oak Avenue, 396 ft. S. of Dogwood Road 1st Dist.

Location of Signs: East side of Gwynn Oak Avenue 403 ft. South of Dogwood Road

Remarks:

Posted by George E. Hammond Date of return: 3-13-58
Signature

ZONING DEPARTMENT OF BALTIMORE COUNTY
PETITION FOR SPECIAL EXCEPTION
1st DISTRICT

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for a Special Exception to use the property hereinafter described for a Service Station, 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, March 26, 1958 at 1:00 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 First District of Baltimore County on the East side of Gwynn Oak Avenue, beginning 396 feet south of Dogwood Road; thence southerly and binding on the east side of Gwynn Oak Avenue 174.97 feet; thence south 84 degrees 12 minutes east 200 feet; thence north 51 degrees 51 minutes east 178.54 feet; thence north 64 degrees 19 minutes west 270.34 feet to the place of beginning; as shown on plat plans filed with the Zoning Department, being proper y of Garden Construction Company.

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

March 7-14

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Reisterstown, Md. *THE COMMUNITY PRESS* Dundalk, Md.
THE HERALD-ARGUS Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

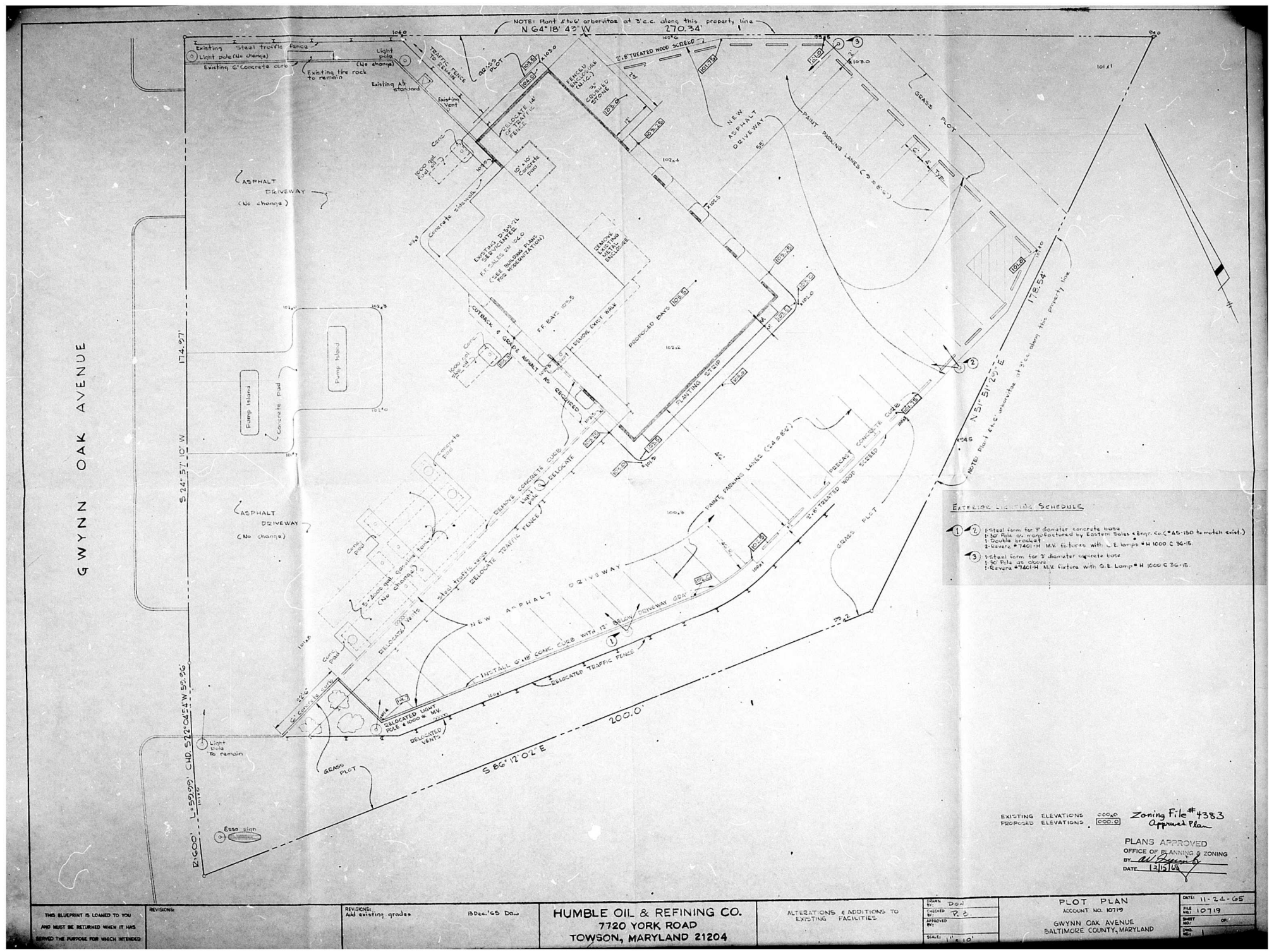
March 15, 1958

THIS IS TO CERTIFY, that the annexed advertisement of Wilsie H. Adams, Zoning Commissioner of Baltimore County

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 15th day of March, 1958, that is to say the same was inserted in the issues of March 7 - 14, 1958.

THE BALTIMORE COUNTIAN

By Paul J. Morgan Jr.
Editor and Manager.



EXTERIOR LIGHTING SCHEDULE

(1) (2) 1-Steel form for 9" diameter concrete base
1-30' Pole as manufactured by Eastern Sales & Engr. Co. (C*A5-180 to match exist.)
1-Double bracket
2-Revere #7401-H M.V. fixtures with G.E. lamps #H 1000 C 36-15.

(3) 1-Steel form for 9" diameter concrete base
1-30' Pole as above
1-Revere #7401-H M.V. fixture with G.E. Lamp #H 1000 C 36-15.

EXISTING ELEVATIONS 000.0
PROPOSED ELEVATIONS 000.0

Zoning File #4383
Approved Plan

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [signature]
DATE: 12/15/65

THIS BLUEPRINT IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS:

REVISIONS: Add existing grades — 13 Dec. '65 Dow

HUMBLE OIL & REFINING CO.
7720 YORK ROAD
TOWSON, MARYLAND 21204

ALTERATIONS & ADDITIONS TO EXISTING FACILITIES

DRAWN BY: DOW
CHECKED BY: R.S.
APPROVED BY:
SCALE: 1" = 10'

PLOT PLAN
ACCOUNT NO. 10719
GWYNN OAK AVENUE
BALTIMORE COUNTY, MARYLAND

DATE: 11-24-65
FILE NO.: 10719
SHEET NO.: OF:
DWG. NO.: