

4406-RX  
PETITION FOR RECLASSIFICATION  
FROM "B-6" Zone to "B-1" Zone  
Zone and Special Exception for: DEPUTY ZONING COMMISSIONER  
Gasoline Service Station  
Etc. cor. Baltimore National  
Pike & Winters Lane - 1st.  
Dist. - Marshall Barber, et al  
Petitioner

Upon hearing on the above petition (1) for a Reclassification from an R-6 Zone to a B-1 Zone and (2) for a Special Exception to use said property for a Gasoline Service Station, and it appearing that by reason of location, being an extension of an existing B-1 Zone, the granting of which will not be detrimental to the health, safety and general welfare of the locality, therefore, the Reclassification should be had.  
That portion of the petition for a Special Exception, requesting a rear drive-in and off street parking should be denied.

ORDER

It is this 11th day of May, 1958, by the Deputy Zoning Commissioner for Baltimore County ORDERED that the aforesaid petition; first, for Reclassification from an R-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 approval of plans for the construction of the Service Station, also plans for the ingress and egress subject to approval of the Office of Planning and the State Roads Commission.

George A. Lewis  
Deputy Zoning Commissioner  
of Baltimore County

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

4406  
District: 1st Date of Posting: May 12, 1958  
Posted for: George A. Lewis  
Petitioner: Marshall Barber, Margaret Barber and Rolling Woods Center, Inc.  
Location of property: 1/4 Cor. Baltimore National Pike and Winters Lane, 1st Dist. Baltimore National Pike  
Location of Signs: On the property, between 5722 Baltimore National Pike  
Remarks: None  
Posted by: George A. Lewis Date of return: May 12, 1958

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

4406RX  
From: George A. Lewis May 6, 1958  
To: Wilsie H. Adams  
Subject: Zoning Petition #4406-RX  
Petition for Zoning Reclassification  
and Special Exception - Gasoline Service Station  
N/E Corner Baltimore National Pike and Winters Lane  
District 1

This office has the following comments on the referenced petition:

- 1) Winters Lane must be widened to a 60' right of way with a 36' street.
- 2) Lincoln Avenue must be widened to a 50' right of way with a 30' street.
- 3) Channelization as shown on submitted plat is subject to State Roads Commission and Baltimore County approval.

This office also questions the use of a service station special exception property for a parking lot as indicated on the northeast corner of this parcel.

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

CH:lis

cc: Mr. Stirling (Planning)

STATE OF MARYLAND  
STATE ROADS COMMISSION  
108 EAST LEHIGH STREET  
BALTIMORE 3, MD.  
MAY 3, 1958

DEVELOPMENT ENGINEERING DIVISION  
EMORL BUILDING - 20 HOPKINS PLACE  
BALTIMORE 1, MARYLAND

Mr. Wilsie H. Adams, Zoning Commissioner  
Baltimore County Office Building  
Towson 4, Maryland

Re: Zoning Petition #4406RX  
R-6 to B-1 and Special Exception For  
A Gasoline Service Station  
N/E Corner Baltimore National Pike, Route 40  
and Winters Lane

Dear Mr. Adams:

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

Presently existing at this intersection is an Ice Cream Drive In Stand and the entrance and exit to the McDonald Drive In Theatre. As a result of a recent zoning reclassification, plans are being prepared to develop that portion of land lying between Route 40 and the theatre parking lot into a large scale hotel.

With the existing use and the use already approved and in the planning stage an undesirable traffic condition is being created at the subject intersection which the requested reclassification would only increase.

This particular location is situated at the terminus of the proposed interchange between the Baltimore County Highway and the Baltimore National Pike, Route 40, and to add additional traffic movements to an already undesirable condition, would create an extremely hazardous condition.

This office therefore requests that the request for reclassification be denied.

Thank you for your cooperation.

Very truly yours,  
C. Stuart Kinville  
Development Engineer

By: Edward D. Kelly  
Asst. Development Engineer

cc: Mr. E. C. Chesney  
Mr. O. H. Stirling

INTER-OFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC SAFETY  
Baltimore County, Maryland  
Towson 4, Maryland

4406  
TO: Mr. Wilsie H. Adams, Zoning Commissioner  
FROM: Mr. Walter J. Addison  
SUBJECT: Zoning Petition No. 4406-RX, Reclassification from R-6 to B-1 and a Special Exception for a Gasoline Service Station

This petition has been reviewed from the standpoint of traffic safety and the effect on a safe and orderly movement of traffic. After considering the facts outlined below, it is the opinion of this office that the location of a gas station on this site would be highly undesirable.

According to the latest information available from the State Roads Commission, a ramp of the interchange of the Baltimore County Beltway with the Baltimore National Pike will terminate at Lincoln Avenue, immediately east of this location. The proposed ramp and the Baltimore National Pike are both roadways of a high-speed design. Since the point of termination of this ramp presents a conflict of movement between two high-speed movements of traffic, the further introduction of vehicles entering and leaving a service station at this point would create a definite traffic hazard. While the State Roads Commission has not denied access on the property in question, it would appear that the intent of this permission of access is to allow access to private property by the existing users, but should not be construed to indicate the desirability of traffic entering and leaving a commercial driveway.

In light of these facts, it is requested that the request for this petition be denied.

WJA:ach

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

To the Zoning Commissioner of Baltimore County:  
I, or we, Marshall Barber, Margaret Barber and  
Rolling Woods Center, Incorporated

All that parcel of land in the 1st District of Baltimore County on the northeast corner of Baltimore National Pike and Winters Lane, thence running Easterly and binding on the North side of Baltimore National Pike 136.50 feet to the West side of Lincoln Avenue; thence Northerly and binding on the West side of Lincoln Avenue 10.50 feet; thence South 72 degrees 30 minutes West 164.50 feet to the East side of Winters Lane; thence Southerly and binding on the East side of Winters Lane 115.65 feet to the place of beginning.

(2) For a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Gasoline Service Station

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification 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.

Marshall Barber  
Margaret Barber  
Rolling Woods Center, Incorporated  
By: Marshall Barber  
Marshall Barber  
Rolling Woods Center, Incorporated  
504 Winters Lane, Catonsville,  
Address Baltimore County, Md.

LEGAL OWNERS

Marshall Barber  
Margaret Barber  
Rolling Woods Center, Incorporated  
504 Winters Lane, Catonsville,  
Address Baltimore County, Md.

5/7/58  
11A-M

APR 8 1958

STATE OF MARYLAND  
STATE ROADS COMMISSION  
108 EAST LEHIGH STREET  
BALTIMORE 3, MD.  
MAY 1, 1958

Mr. Wilsie H. Adams, Zoning Commissioner  
Baltimore County Office Building  
Towson 4, Maryland

Re: Zoning Petition #4406RX  
R-6 to B-1 and Special Exception For  
A Gasoline Service Station  
N/E Corner Baltimore National Pike, Route 40  
and Winters Lane

Dear Mr. Adams:

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With the existing use and the use already approved and in the planning stage an undesirable traffic condition is being created at the subject intersection which the requested reclassification could only increase.

This particular location is situated at the terminus of the proposed interchange between the Baltimore County Beltway and the Baltimore National Pike, Route 40, and to add additional traffic movements to an already undesirable condition, would create an extremely hazardous condition.

This office therefore requests that the request for reclassification be denied.

Thank you for your cooperation.

Very truly yours,  
C. Stuart Kinville  
Development Engineer

By: Edward D. Kelly  
Asst. Development Engineer

cc: Mr. E. C. Chesney  
Mr. O. H. Stirling

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

To the Zoning Commissioner of Baltimore County:  
I, or we, Marshall Barber, Margaret Barber and  
Rolling Woods Center, Incorporated

have submitted (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 B-1 Zone; and

(2) For a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for Gasoline Service Station

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification 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.

Marshall Barber  
Margaret Barber  
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5/7/58  
11A-M

APR 8 1958

OFFICE OF PLANNING  
Inter-Office Correspondence

4406RX  
From: Bruce A. Watts May 6, 1958  
To: Wilsie H. Adams, Zoning Commissioner  
Subject: Zoning Petition #4406-RX Reclassification  
from R-6 to B-1 and a Special Exception for  
a Gasoline Service Station. Northeast corner  
of Baltimore National Pike and Winters Lane,  
1st District hearing Wednesday May 7, 1958 (10:00) AM.

It is our understanding that a portion of the northeast corner of the Lincoln National Pike and Winters Lane was zoned commercial on the original zoning map of the 1st election district. This office is in accord with the proposal for a B-1 zone on the subject tract but wishes to withhold any favorable comments regarding the proposed service station for the following reasons:

1. There appear to be serious traffic implications at this location relating to the existing drive-in at this location in addition to the recently approved hotel immediately to the west of the subject tract.
2. We feel that there also may be a conflict with the traffic pattern with regard to the proposed Baltimore County Beltway interchange with Baltimore National Pike. We understand that a representative from the State Roads Commission will comment on this.

April 14, 1958

\$40.00

RECEIVED of Wardell Barber, Margaret Barber and  
Rolling Woods Center, Inc., the sum of Forty Dollars (\$40.00),  
being cost of petition, advertising and posting property  
situate on the Northeast corner of Baltimore National Pike  
and Winters Lane.

Thank you.

Zoning Commissioner  
of Baltimore County

RECEIVED

APR 14 1958

COMPTROLLER'S OFFICE

HEARING:

Wednesday, May 7, 1958  
at 10:00 A. M.

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

01022-24003 ag

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

Pursuant to petition filed with the Zoning Commission of Baltimore County for change or reclassification from a R-6 Zone to a B-1 Zone and a Special Exception to use the property hereinafter described for a Gasoline 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 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland:

On Wednesday, May 7, 1958, at 10:00 A. M. to determine whether or not the following mentioned and described property should be changed or reclassified and whether a Special Exception for a Gasoline Service Station should be granted to wit:

All that parcel of land in the First District of Baltimore County on the Northeast corner of Baltimore National Pike and Winters Lane; thence running Easterly and binding on the North side of Baltimore National Pike 198.92 feet to the West side of Lincoln Avenue; thence Northerly and binding on the West side of Lincoln Avenue 48.55 feet; thence North 72 degrees 38 minutes West 186.47 feet to the East side of Winters Lane; thence Southerly and binding on the East side of Winters Lane 145.65 feet to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of Wardell Barber, Margaret Barber and Rolling Woods Center, Inc.

By Order of  
Wilsie H. Adams  
Zoning Commissioner  
of Baltimore County  
Apr. 18-25.

OFFICE OF  
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS  
Reisterstown, Md.

THE HERALD - ARGUS  
Catonsville, Md.

THE COMMUNITY PRESS  
Dundalk, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

April 24, 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, Mary-  
land, once a week for 2 successive weeks before  
the 24th day of April, 1958, that is to say  
the time was inserted in the issues of

April 18 and 25, 1958

THE BALTIMORE COUNTIAN

By Paul J. Morgan  
Editor and Manager

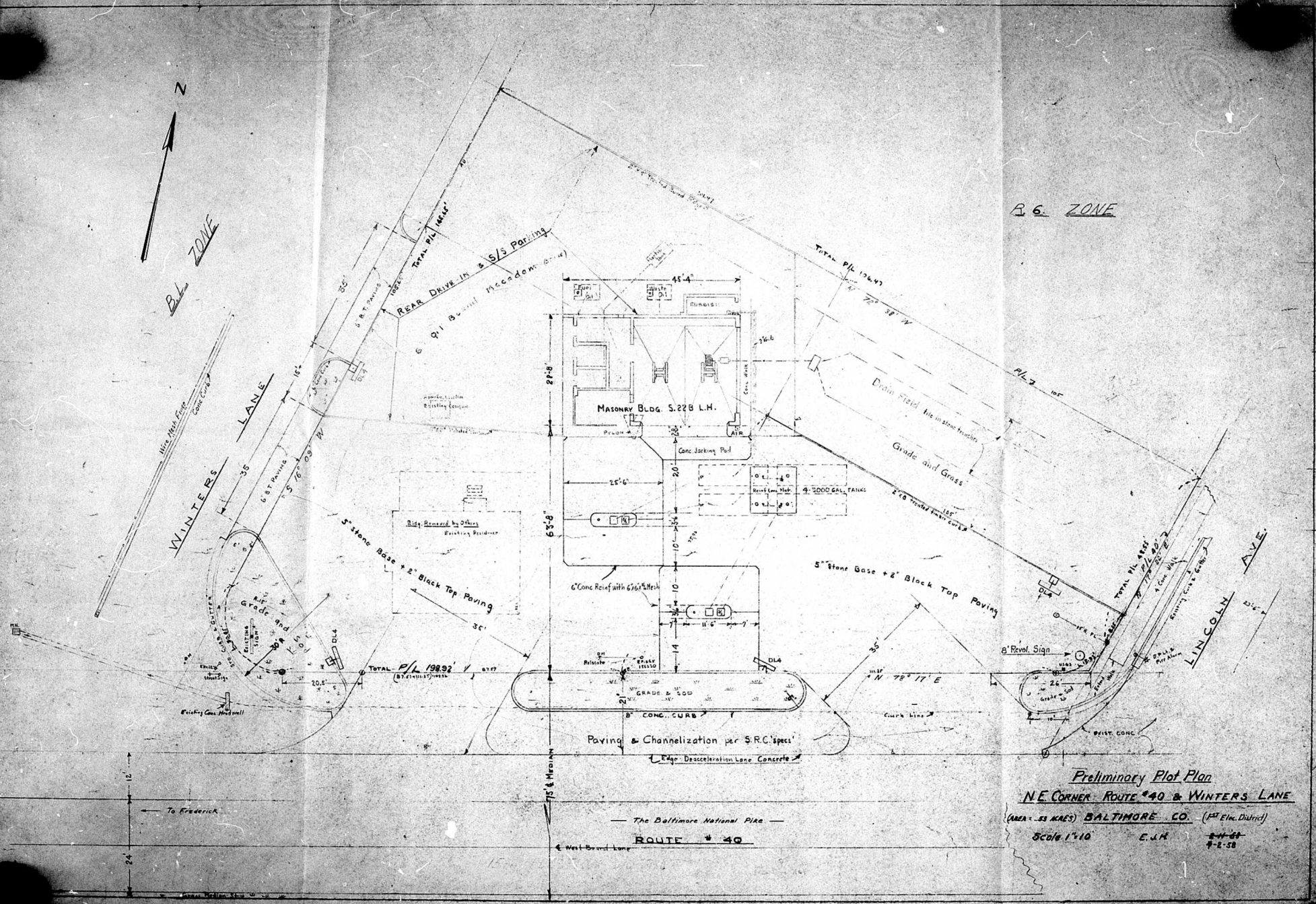


B.L. ZONE

B.G. ZONE

WINTERS LANE

LINCOLN AVE.



*Preliminary Plot Plan*  
**NE CORNER ROUTE #40 & WINTERS LANE**  
 (AREA = 53 ACRES) **BALTIMORE CO.** (1st Elec. District)  
 SCALE 1"=10' E.J.H. 8-11-58  
 8-2-58

