

Diary: *1-2-3* Date of Posting: *1-2-3*
 Posted for: *Carlson - 6 zone to area 3 - zone 4 - partial house station*
 Position: *Carlson, Minnesota, Co.*
 Location of property: *1/4 of section 4 - 1/4 of section 4*
see also
 Location of Sign: *middle of corner of meadow area and security shot*
 Remarks: _____
 Posted by: *Henry R. Hummel* Date of return: *1-3-58*

ORDER

For the reasons set forth in the Opinion filed herein, it is this 2nd day of December, 1958, by the Circuit Court for Baltimore County, ORDERED that the reclassification and special exception are hereby granted and the decision of the COURT BOARD OF APPEALS OF BALTIMORE COUNTY is hereby reversed.

True Copy Test
WALTER J. RASMUSSEN, Clerk
Per: *W. S. Allen*
Deputy Clerk

ORDER

For the reasons set forth in the foregoing Opinion, it is this 4th day of October, 1958, by the County Board of Appeals, ORDERED that the reclassification and special exception petitioned for be and the same is hereby denied.

COUNTY BOARD OF APPEAL
OF BALTIMORE COUNTY

Agnes J. Agnew
Charles L. Lumbard Jr.
"Melba" K. K. K. K.

THE COMMUNITY NEWS
Reisterstown, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD-ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD

May 3, 1958

THIS IS TO CERTIFY, that the annexed advertisement of
Wileis 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 3rd day of May 1956, that is to say
 the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

**ZONING DEPARTMENT OF
BALTIMORE COUNTY
PETITION FOR ZONING
RECLASSIFICATION AND
SPECIAL EXCEPTION**

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an R-1 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 106, County Office Building, 1101 W. Chesapeake Avenue, Towson, Maryland.

THIS IS TO CERTIFY, that the annexed advertisement of
Wills 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 3rd day of May 1958, that is to say
the same was inserted in the issues of
April 25, May 2, 1958.
THE BALTIMORE COUNTIAN
By *Paul J. Morgan*
Editor and Manager.

RE: PETITION FOR RECLASSIFICATION : BEFORE
FROM AN R-5 Zone to a D.L. Zone :
and Special Exception for :
Caroline Service Station - NE. : DEPUTY ZONING COMMISSIONER
cor. of Security Blvd. & Mt. :
Vernon Dr. - 1st. District : OF BALTIMORE COUNTY
Anlusa Investment Company, : #4412-MX
Petitioner :

At a public hearing held July 1st 1958, the petitioner requested that the subject property be reclassified from an "R.6" Zone to a "B.1" Zone and further petitioned that a special exception for a Gasoline Service Station be granted.

The petitioner presented proof of a great change in the vicinity of his property since the original zoning.

After examining the official Zoning Map for the First District of Baltimore County and after visiting the property personally, it would appear that the only reason this property is not now zoned for some commercial use is that the property now being considered and the property to the west are owned by different people. The petitioner requests that his property, lying between an "M-1" classification and a drainage ditch, be zoned "B-1".

The petitioner's request for reclassification from an "R.6" Zone to a "B.L." Zone is granted.

The special exception for use as a Gasoline Service Station is subject to Section 502.2 of the Baltimore County Zoning Regulations, which Section authorizes the Zoning Commissioner to impose such conditions, restrictions or regulations as may be deemed necessary or advisable for the protection of surrounding neighborhood properties.

RE: PETITION FOR RECLASSIFICATION
FROM AN "R-6" ZONE to a "B-1"
ZONE and SPECIAL EXCEPTION FOR
GASOLINE SERVICE STATION -
W.E. Cox, Security Blvd. and
Mt. Vernon Drive, 1st District -
Anlase Investment Company,
Petitioner.

OPINION

This petition seeks a reclassification from an "H-C" Zone to a "B-L" Zone along with a special exception for a gasoline service station at the above location.

The timeliness of this appeal is contested by the petitioner, who contends that the mere preparation of a receipt by the Office of the Zoning Commissioner, such receipt being admittedly prepared before the expiration of the time allowed for appeal, is not in compliance with Section 500.10 of the Zoning Regulations. Since the receipt was in the file within the time allowed and contained the same information that a formal request for appeal would contain, and since the costs of appeal were paid in time, we hold that Section 500.10 has been substantially complied with and the Board will, therefore, maintain the appeal.

The subject property is approximately 1,000 feet to the east of the now partially erected Social Security Building, and is located on the opposite or north side of Security Boulevard, a dual highway in process of construction. The intersecting street, Mt. Vernon Drive, is in the planning stage and exists only on paper. A residential development, zoned "R-6" lies approximately 500 feet to the northeast.

- 2 -

This Order directs strict compliance with the following Baltimore County Zoning Regulations:

Section 405.1 - Filling Stations

Lighting - All lighting installations shall be such and be so arranged as not to increase traffic hazards or to cause direct or glaring reflection into residential premises.

405.2

Pump islands shall be located not less than 12 feet from the street right-of-way line. The Zoning Commissioner, however, before granting any Special Exception hereunder shall consult with the office of Planning regarding any proposed future street right-of-way widening at such location.

h05.3

Repairs - Only minor and emergency repairs and customer services such as tire and chain service are permitted outside of a building. Body or fender repairs or repainting shall not be considered as emergency repairs, and in no case shall work be done outside which involve considerable noise, dust, paint or lacquer spray mist.

1.06 1

Storage and parking - No continuous storage or continuous parking of vehicles is permitted outside of a building when the station is closed for business, except for emergency.

405.5

Storage of inflammable liquids - See regulations in Baltimore County Building Code.

This Order also directs that no automobiles, trucks or trailers of any kind shall be stored on the premises for sale or rental at anytime.

This Order also directs strict compliance with Section 413 of the Baltimore County Zoning Regulations which sets forth the rules concerning signs.

A copy of this Order must be retained by the petitioner, his heirs and assigns for so long as the special execution exists.

- 3 -

The lessee, owner and the operator of the Gasoline Service Station are all subject to this Order, be they one and the same or different parties.

A copy of the Order will be posted on the premises for inspection by the Zoning Department of Baltimore County.

It is this 18th day of July, 1958, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition should be and the same is hereby granted; the first for reclassification from an "R.6" Zone to a "B.L." Zone and, second, for a special exception for a Gasoline Service Station.


Deputy Zoning Commissioner
of Baltimore County

2012 RK

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

To the Zoning Commissioner of Baltimore County:

In re: ANLUSA INVESTMENT COMPANY Legal Owner

All that tract of land in the Second Election District of Baltimore County, described as follows:

BEGINNING for the same at a point in the 15th or North 41 degrees 39 minutes East 1048 foot line of that tract of land which by deed dated May 29, 1962, and recorded among the Land Records of Baltimore County in Liber O.L.R. No. 2186 folio 427 Ac., was conveyed by Fidelity Trust Co. to Nathan H. Shalleen, said point being 287.9 feet South 41 degrees 38 minutes 27 seconds West from the end of said line as now surveyed, thence running reversely with and binding on a part of said 15th line South 41 degrees 38 minutes 27 seconds West 126 feet to the easternmost side of Meadow Avenue as proposed to be laid out the easternmost side of Meadow Avenue as proposed on the Easternmost side of said Meadow Avenue as proposed to be laid out the two following courses and distances Southerly by a line curving to the West with a radius of 565 feet for a distance of 131.51 feet and South 3 degrees 07 minutes 44 seconds West 74.6 feet to a point on the Northernmost side of Security Boulevard, thence running with and binding on the Northernmost side of said boulevard the two following courses and distances South 35 degrees 35 minutes 43 seconds East 76.73 feet and Easterly by a line curving to the North with a radius of 2740 feet for a distance of 181.00 feet to the Northernmost side of a storm drainage easement thence running with and running on the Northernmost side of said storm drainage easement North 0 degrees 38 minutes 44 seconds West 110 feet, thence continuing the same course North 0 degrees 38 minutes 44 seconds West 165 feet, thence North 72 degrees 21 minutes 12 seconds West 71.61 feet to the place of beginning. Containing 0.669 acres of land, more or less.

ANLUSA INVESTMENT COMPANY

By Howard J. Hess
Legal Owner President

4021 N. Rogers Avenue
Baltimore 6, Md.
Address

7/16/58
H.A.M.

Notified
C. J. HESSIAN

VH-7 5400

APR 14 REC'D

herby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an RG Zone to an RL 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.

ANLUSA INVESTMENT COMPANY

By Howard J. Hess
Legal Owner President

4021 N. Rogers Avenue
Baltimore 6, Md.
Address

7/16/58
H.A.M.

Notified
C. J. HESSIAN

VH-7 5400

APR 14 REC'D

ORDERED BY the Zoning Commissioner of Baltimore County this 14th day of April, 19 58, 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 406964, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 16th day of July, 19 58, at 11 o'clock A.M.

Zoning Commissioner
of Baltimore County

November 20, 1958

\$13.00

RECEIVED of James A. Fine, counsel for Petitioner, Anlusa Investment Company, the sum of Thirteen (\$13.00) Dollars being cost of verified copy of petition and other papers filed in the matter of reclassification of property on Northeast corner of Security Boulevard and Meadow Avenue, 1st District.

Zoning Commissioner

RECEIVED
NOV 21 1958

COMPTROLLER'S OFFICE

01622-4 13.00

July 25, 1958

\$50.00

RECEIVED of Frank M. Wessely, the sum of Fifty Dollars (\$50.00) to cover cost of appeal filed in the case of Anlusa Investment Co. for Reclassification and Special Exception of the property situate on the Northeast corner of Security Boulevard and Mt. Vernon Drive, 1st District of Baltimore County.

Zoning Commissioner
of Baltimore County

RECEIVED
JUL 25 1958

COMPTROLLER'S OFFICE

01622-4 50.00

July 16, 1958

\$31.00

RECEIVED of James A. Fine, Esquire, for petitioner, the sum of Thirty-one (\$31.00) dollars, being cost of petition, advertising and posting property situate on the Northeast corner of Security Boulevard and Meadow Avenue - 1st District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
JUL 16 1958
COMPTROLLER'S OFFICE

01622-4 31.00

