

It is this 26th day of August, 1959, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception granted September 19, 1958, be and the same is hereby extended for a period of one year beginning September 19, 1959 and expiring September 19, 1960.

William H. Adams
Zoning Commissioner of
Baltimore County

RECEIVED
Zoning Department
Baltimore County
August 26, 1958

4489 *

RE: PETITION FOR SPECIAL EXCEPTION FOR Gasoline Service Station - SW cor. of Harford Rd. & Lingens Ave. - 9th District - Mildred M. Manns, Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

4489-X

Upon hearing on the above petition for a special exception to operate a Gasoline Service Station on the property described therein, and it appearing that by reason of location, the safety, health and the general welfare of the community not being detrimentally affected, the said special exception should be granted, subject, however, to the following restrictions, authorized by Section 502.1 of the Baltimore County Zoning Regulations.

1. Plans must be approved by the Baltimore County Office of Planning, Land Development and the State Roads Commission of Maryland.
2. There must be strict compliance with Section 113 pertaining to signs. There must be strict compliance with Section 405 pertaining to parking stations.
3. No trucks or trailers may be stored on the premises at any time for the purpose of sale or rental.

The aforesaid applies equally to the owner, lessee or operator of the gasoline service station.

A copy of this Order must be kept on the gasoline service station premises available for inspection by the Zoning Department.

William H. Adams
Zoning Commissioner
of Baltimore County

DATE: September 19, 1958

(OVER)

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF MILDRED M. MANNES

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

For a Special Exception

To The Zoning Commissioner of Baltimore County

MILDRED M. MANNES Legal Owner

ALFRED S. OCKO 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 A GASOLINE SALES AND SERVICE STATION

All that parcel of land in the Ninth District of Baltimore County on the Southeasternmost corner of Harford Road and Lingens Avenue; thence Southerly and binding on the West side of Harford Road 250 feet with a rectangular depth Westerly of 150 feet and binding on the South side of Lingens Avenue.

Alfred S. Ocko
Contract Purchaser

Mildred Mannes
Legal Owner

Alfred S. Ocko
1634 Rockledge Rd.
Baltimore 21, Md.
MC 4-1632

9/17/58
3:00 PM

AUG 14 1958

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

From: DEBORAH A. JAMES
To: MILDRED M. MANNES
Subject: Zoning Petition #4489-X
Special Exception for Gasoline Service Station
SW Cor Harford Rd & Lingens Ave
District 9

September 17, 1958

This office has the following comments on the referenced petition:

- 1) Lingens Avenue must be widened and improved adjacent to this site to a minimum of a 50' right of way with a 30' street. Actual right of way required from this site cannot be determined until proper plans and detail are submitted on the site.
- 2) Plans as submitted do not give sufficient detail for comment. However, the channelization as shown is not approved.
- 3) If zoning is granted, it is requested that it be made subject to approval of plans by the Office of Planning and the Division of Land Development.

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

GR:s

cc: Mr. Stirling (Planning)

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 8, 1958

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each week, successive weeks, for the 27th day of September, 1958, the first publication appearing on the 23rd day of August 1958.

THE JEFFERSONIAN,
Frank Stuetgen
Manager

Cost of Advertisement, \$

ZONING DEPARTMENT OF BALTIMORE COUNTY
PETITION FOR SPECIAL EXCEPTION
ITS ORDER

Permitted to publish and with the Board of Commissioners of Baltimore County and the State Roads Commission of Maryland, the Board of Commissioners of Baltimore County, by authority of the Board of Commissioners of Baltimore County, do hereby order that the said special exception be granted, subject to the following restrictions, authorized by Section 502.1 of the Baltimore County Zoning Regulations, on September 17, 1958.

1. Plans must be approved by the Baltimore County Office of Planning, Land Development and the State Roads Commission of Maryland.

2. There must be strict compliance with Section 113 pertaining to signs. There must be strict compliance with Section 405 pertaining to parking stations.

3. No trucks or trailers may be stored on the premises at any time for the purpose of sale or rental.

The aforesaid applies equally to the owner, lessee or operator of the gasoline service station.

A copy of this Order must be kept on the gasoline service station premises available for inspection by the Zoning Department.

By Order of: WILFRED H. ADAMS
Zoning Commissioner of Baltimore County

AUG 26 1958

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 9-8-58

Posted for: Special Exception for Gasoline Service Station

Petitioner: Mildred M. Mannes

Location of property: SW corner of Harford Road and Lingens Avenue

Location of Signs: Southwest corner of Harford Road and Lingens Avenue

Remarks: *George R. Lewis*

Posted by: *George R. Lewis* Date of return: 9-4-58

August 26, 1958

\$10.00

RECEIVED OF Alfred S. Ocko, for petitioner, Mildred Mannes, the sum of Forty Dollars (\$40.00) to recover cost of petition, advertising and posting property situate on the Southeasternmost corner of Harford Road and Lingens Avenue.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
Wednesday, September 17, 1958
at 3:00 P. M.
Room 108
County Office Building
211 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
AUG 26 1958
COMPTROLLER'S OFFICE

010028400

REAR PROPERTY LINE (152')

RESIDENTIAL PROPERTY

ONE FAMILY RESIDENCE

DRAINAGE

GASOLINE TANK VENT

6" THICK REINFORCED CONCRETE COVERING THE GASOLINE TANKS

BUILDING HEIGHT 15'

DISTANCE FROM BUILDING SIDE TO PROPERTY LINE 75 TO 76 FT.

DISTANCE FROM BUILDING SIDE TO PROPERTY LINE 15 TO 16 FT.

UNDERGROUND FLOWING PIPES

BLACKTOP

BLACKTOP

6" THICK REINFORCED CONCRETE

ELECTION DISTRICT 9
PROPERTY AREA 22,400 SQ. FT.
EXISTING USE NONE
PROPOSED USE GASOLINE SERVICE STATION
PRESENT ZONING BUSINESS LOCAL
PROPOSED ZONING EXCEPTED TO OPERATE SERVICE STATION

COMMERCIAL PROPERTY
BARBER SHOP

APPROX OUTLINE OF EXISTING NEXT BUILDING

BUILDING DISTANCE FROM HARFORD RD. CENTERLINE 50 FT.

FRONT PROPERTY LINE (150')

CURB

SIDEWALK

20' TALL TELEPHONE POLE

35' ENTRANCE

HARFORD ROAD

20' TALL SIGN POST WITH ILLUMINATED SIGN

35' ENTRANCE

20' TALL FLOODLIGHT POLE

35' TALL SIGN POST WITH ILLUMINATED SIGN

15' ENTRANCE

LINGANORE AVENUE

COMMERCIAL PROPERTY

BOAT SALES AND SERVICE

BUILDING DISTANCE FROM HARFORD RD. CENTERLINE 46 FT.

75 FT.

SCALE: 1 INCH EQUALS 10 FT.

SERVICE STATION PLAN FOR A. D. CRO