

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
Gasoline Service Station
 For a Special Exception
 To the Zoning Commissioner of Baltimore County

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

ROLAND P. WAY Legal Owner
GEORGE C. FISHER Contract Purchaser

herby 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 1963, 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 Gasoline Service Station (as per attached plans)

All that parcel of land in the Elsworth District of Baltimore County on the East side of Belair Road, beginning 500 feet North of New Cut Road; thence Northerly and thence on the East side of Belair Road 250 feet with a rectangular depth Saterly of 150 feet.

George C. Fisher Contract Purchaser
Roland P. Way Legal Owner

AUG 18 1958

ORDERED BY the Zoning Commissioner of Baltimore

County this 16th day of August, 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 1st day of October, 19 58, at 3 o'clock P. M.

Zoning Commissioner
 of Baltimore County

Upon hearing on petition for a special exception to use the property herein described for a Gasoline Service Station, and it appearing that by reason of location, being a commercial zone, the said petition should be granted.

A special exception for the above mentioned property was granted in October 15, 1954, but has since expired. There have been no changes in the general vicinity to create a traffic hazard, therefore:
 It is this 16th day of October, 1958, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for a special exception, be and the same is hereby granted and that the property described therein be used for a gasoline service station, provided, however, that the setback for the service building to be erected, and the setbacks for the gasoline pumps, shall be subject to the approval of the State Roads Commission.

William H. Adams
 Zoning Commissioner
 of Baltimore County

\$40.00

RECEIVED of George C. Fisher for petitioner, Roland P. Way, the sum of Forty Dollars (\$40.00), being cost of petition, advertising and posting property situate on the East side of Belair Road, 500 feet North of New Cut Road.

Thank you.

Zoning Commissioner
 of Baltimore County

Witness

01622 - \$40.00

RECEIVED
 AUG 18 1958
 COMPTROLLER'S OFFICE
 By Wmf

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11th Date of Posting 9-17-58
 Posted for Special Exception for Gasoline Service Station
 Petitioner: Roland P. Way
 Location of property: 1/2 of Belair Road, 500 ft. N. of New Cut Road
 Location of sign: East side of Belair Road, 625 ft. N. of New Cut Road
 Remarks: See Plat
 Posted by George R. Hummel Date of return 9-18-58

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 10, 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, at a time before the 1st day of October, 1958, the first publication appearing on the 12th day of September, 1958.

THE JEFFERSONIAN
Frank Thurston
 Manager

Cost of Advertisement, \$.....

OFFICE OF PLANNING Inter-Office Correspondence

From Office of Planning October 1, 1958
 To William H. Adams, Zoning Commissioner
 Subject Zoning Petition #406-X. Special Exception for Gasoline Service Station. East side of Bel Air Road, beginning 500 ft. North of New Cut Road. 11th District.
 Hearings Oct. 1, 1958 (3:00 P.M.)

Advisory Recommendation:

Bel Air Road, where the tract fronts it, slopes in a long grade to Little Campswood Falls. On both sides of the road, land character is largely rural, but roadside business is already established at two points in the vicinity.

From most points of view, a Filling Station appears suitable, since the site already is zoned for commercial use and there is no matter of general character contrary to establishing a Filling Station in the location.

However, Traffic Safety can be a leading factor in this location, due to the road gradient. We cannot comment in this regard since the exact location of the site can make a great difference. The distance given from New Cut Road - 500 ft. - may or may not be a rough estimate. We recommend careful consideration of traffic safety - turning movements and sight distances - on site, with the site bounds demonstrated.

Further, we request the zoning be subject to our approval of site plans, particularly because of both the traffic factor, and the absence of topographical data on the plat presented.

03/11



NOTE

INSTALL SANITARY & WASH STALL DISPOSAL SYSTEM IN THIS AREA IN ACCORDANCE WITH LOCAL & STATE REGULATIONS. THE LESSEES TO BE RESPONSIBLE FOR THE ADEQUACY FOR PROPER & CONTINUOUS OPERATION FOR SERVICE STATION PUMPS.

CLEAR & GRADE EVENLY
SOW WITH FAST GROWING GRASS SEED

NOTE
THIS PLAN PREPARED WITHOUT
BENEFIT OF A TOPOGRAPHICAL SURVEY.

LEGEND

Oil Merchandiser

500' NEW CUT Rd
(QUESTIONABLE)

SCALE: 1/8" = 1'-0"

SUGGESTED LAYOUT SKETCH				
KINGSVILLE - BALTO. COUNTY - MD.				
EAST SIDE U.S. HWY. NO. 1 (BELAIR RD.)				
500 FT. NORTH OF NEW CUT ROAD				
SINCLAIR REFINING COMPANY				
10 LIGHT STREET				
BALTIMORE 3, MD.				
SHERWOOD DIVISION - OPERATIONS DEPARTMENT				
DATE	DRAWN	CHECKED	APPROVED	DWG. NO.
8-13-58	W.B.S.	W.B.S.	W.B.S.	LD-1