

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
ROLLINGWOOD CENTER, INC.

For a Special Exception
To the Zoning Commissioner of Baltimore County

HUBSON-VAN OIL COMPANY, INC.

RESOLVE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Contract
Purchaser

herely 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 gasoline service station.

All that parcel of land in the First District of Baltimore County on
the Northwest corner of Baltimore National Pike and Commonwealth Avenue; thence
running westerly and binding on the North side of Baltimore National Pike 124.74
feet; thence North 11 degrees 40 minutes East 77 feet; thence South 76 degrees
11 minutes East 114.43 feet to the West side of Commonwealth Avenue; thence
Southerly and binding on the West side of Commonwealth Avenue 45.30 feet to the
place of beginning.

Hudson-Van Oil Co.
Contract Purchaser

Samuel P. Popson
PRES. ROLLINGWOOD CENTER
1901
Legal Owner

SEP 17 REC'D

#4510-X

MAP
#1-B
"X"

10/11/58

Legal Owner

RE: PETITION FOR SPECIAL EXCEPTION
FOR GASOLINE SERVICE STATION -
N.W. Cor. Baltimore National
Pike and Commonwealth Ave., 1st
Dist., Rollingwood Center, Inc.,
Petitioner - Hudson Van Oil
Company, Contract Purchaser

#4510-X

MAP
#1-B
"X"

No. 4510-X

Pursuant to the advertisement, posting of property and
public hearing on the above petition to use the property described
therein for a gasoline 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.

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, restrict and regulations as may be deemed necessary
or advisable for the protection of surrounding neighborhood properties.

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 residen-
tial premises.

405.2 Pump islands shall be located not less than 12 feet from
the street right-of-way lines. 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.

September 30, 1958

\$60.00

RECEIVED OF Thomas F. Dempsey, attorney for petitioner,
Rollingwood Center, Inc., the sum of Forty Dollars (\$40.00) to
cover cost of petition, advertising and posting property signs
on the Northwest corner of Baltimore National Pike and Commonwealth
Avenue.

Thank you.

Zoning Commissioner
of Baltimore County

REMARKS

Wednesday, October 22, 1958
at 1:00 P. M.

Room 103
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
SEP 10 1958
COMPTROLLER'S OFFICE

01600-140120

ORDERED BY the Zoning Commissioner of Baltimore

County this 17th day of September, 19 58

that the subject matter of this petition be ordered and 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 22nd
day of October, 19 58, at 1 o'clock
P. M.

Zoning Commissioner
of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

From: Office of Planning
To: Mr. Wallace H. Adams, Zoning Commissioner
Subject: Zoning Petition #4510-X, Special
Exception for Gasoline Service Station,
Northwest corner of Baltimore National
Pike and Commonwealth Ave.,
1st District.
Hearings Oct. 22, 1958 (2:00 P.M.)

Advisory Recommendation:

From the point of view of land-use planning, we find nothing undesirable in this
proposed extension of the area of a Gasoline Service Station site. The additional
portion appears to be more suitably situated in its location than the corner site
originally granted - the addition is not at the edge of commercial zoning but is
bounded by a commercial zone on both sides of its frontage.

We also note that our recommendations for comprehensive rezoning this part of the
1st District will show continuous B-1 zoning along the North frontage of Baltimore
National Pike between Alexander Ave. and Windsor Lane. This proposed B-1 zone
extends toward only 300 ft. from the frontage line along the site of the original
corner site. However, from the filling station site, because Howard Park lies behind this tract, the
proposed B-1 zone extends inward to a depth of some 600 to 500 ft.

If the subject Petition is granted, we request that the Special Exception be
conditional to our approval of a detailed plan for site development.

GHS/TH

#4510-X

105.3 Repairs - Only minor and emergency repairs and
customary 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 involves considerable noise, dust,
paint or lacquer spray mist, or other objectionable
characteristics.

105.4 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 emergencies.

105.5 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 any time.

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 exception exists.

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

It is this 22nd day of October, 1958, by the

Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
Special Exception be and the same is hereby granted, subject, however,
to compliance with the aforesaid restrictions.

Deputy Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 1st Date of Posting: 10-8-58
Posted for: Special Exception for Gasoline Service Station
Petitioner: Rollingwood Center, Inc.
Location of property: N.W. corner of Baltimore National Pike and Commonwealth Ave.
Location of signs: Northwest corner of Baltimore National Pike and Commonwealth Ave.
Remarks: See above
Posted by: George H. Hummel Date of return: 10-9-58

