

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR
GASOLINE SERVICE STATION -
R.H. Cor. Baltimore National
Pike and Leslie Ave. 1st Dist.,
John H. Butler, Bernard Ashbaker
and Leslie W. Waters, Petitioners

RE: ZONING COMMISSIONER OF
BALTIMORE COUNTY
No. 4602

Upon hearing on the above petition (1) for reclassification from an "R-6" Zone to a "B-1" Zone and (2) for a special exception for a gasoline service station, from the facts presented at the hearing the subject property being adjacent to a "Business Major" Zone and is merely an extension to the commercial use, the reclassification should be granted. The requirements of the Zoning Regulations pertaining to special exceptions having been met, the special exception should also be granted.

It is the opinion of the Zoning Commissioner that the granting of the reclassification from an "R-6" Zone to a "B-1" Zone and a special exception for a gasoline service station should be granted, therefore:

It is this 15th day of April, 1959, by the Zoning Commissioner of Baltimore County ORDERED that the aforesaid petition should be granted; the first, for reclassification from an "R-6" Zone to a "B-1" Zone and, second, for a special exception to use said property for the operation of a gasoline service station, subject, however, to the submission of plans for the development of said property by the Maryland State Roads Commission.

It is this 14th day of April, 1960 by the Zoning Commissioner of Baltimore County ORDERED that the aforesaid special exception be hereby extended on your beginning April 15, 1960, and ending April 19, 1961.

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

To: GEORGE H. LEWIS, March 17, 1959
From: WILSON H. ADAMS
Subject: Zoning Petition #4602
Reclassification R-6 to B-1
1/2 Cor. Baltimore National Pike and Leslie Ave.
District 1

This office requests that zoning, if granted, be made subject to the approval of plans by the Office of Planning and the Division of Land Development.

The right of way for Leslie Avenue has been cleared through our Bureau of Land Acquisition.

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

GR:ls
cc: Planning (Mr. Stirling)

NOTICE OF ZONING PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
The Zoning Commission of Baltimore County, Maryland, is hereby notified that a petition for reclassification from an "R-6" Zone to a "B-1" Zone and for a special exception to use said property for the operation of a gasoline service station, subject, however, to the submission of plans for the development of said property by the Maryland State Roads Commission, was filed with the Zoning Commission of Baltimore County, Maryland, on the 14th day of April, 1959, at 1:00 P.M., and that the same was heard and considered by the Zoning Commission of Baltimore County, Maryland, on the 15th day of April, 1959, at 1:00 P.M., and that the same was ordered granted by the Zoning Commission of Baltimore County, Maryland, on the 15th day of April, 1959, at 1:00 P.M., and that the same was extended on your beginning April 15, 1960, and ending April 19, 1961.

OFFICE OF
THE BALTIMORE COUNTY
THE COMMUNITY NEWS
Redevelopment, Md.
THE HERALD-ARGUS
Catonsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Wilson H. Adams, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 14th day of March, 1957, that is to say the same was inserted in the issues of March 6 and 13, 1957.

THE BALTIMORE COUNTY

By Paul J. Morgan
Editor and Manager

TEXACO
INC.

PETROLEUM PRODUCTS

BALTIMORE DISTRICT
R. B. MITCHELL, DISTRICT MANAGER

200 P. URBAN AVENUE
BALTIMORE 10, MD.

April 1, 1960

Baltimore County Zoning Commissioners,
Towson 4, Maryland.

Re: 6200 Baltimore National Pike, Corner
Leslie and Cummings Avenues
First District

Gentlemen:

Your file will disclose that on April 15, 1959, a special exception for a gasoline service station was granted covering the subject property.

For reasons beyond our control, we have not been able to start construction of the station.

Therefore, we are requesting an extension of the permit for one year from April 15, 1960 to April 15, 1961.

Yours very truly,

TEXACO INC.

W. E. KRAM

LOCAL SERVICE AGENT

JEK:lpb

RECEIPT

Date: 2/13/59

RECEIVED by: Donnelly Advertising Corp. of Maryland

LOCATION OF PROPERTY: Baltimore Nat'l. Pike W. of Rolling Rd. 1st Dist.

AMOUNT: \$10.00

PAID - Baltimore County, Md. - Office of Finance

Zoning Commissioner
2-1559 6379 66 Baltimore County
4000

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

Date: January 20th, 1959

Know we, Nellie W. Waters, widow, and John Henry Butler and Bernard A. Butler, his wife, on the north side of Baltimore National Pike, being known as 6200 and 6202 Baltimore National Pike, the said property being known as 6200 Baltimore National Pike having a frontage of 117.99 feet with an even depth of 150 feet; the property known as 6202 Baltimore National Pike having a frontage of 76.83 feet on Baltimore National Pike with an even depth of 150 feet. All this parcel of land in the First District of Baltimore County on the North side of Baltimore National Pike and Leslie Avenue running westerly and of Cummings Avenue 150 feet thence westerly 192 feet to the West side of Leslie Avenue; thence southerly and binding on the East side of Leslie Avenue to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of John H. Butler, et al.

herby petition 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 a "B-1" Zone and for a special exception to use said property for the operation of a gasoline service station, subject, however, to the submission of plans for the development of said property by the Maryland State Roads Commission. The reason for the reclassification is that the property is no longer desirable as residential property.

Size and height of building: front... 50 feet; depth... 28 feet; height... 12 feet.
Front and side set backs of building from street lines: front... 75 feet; side... 10 feet.
Property to be posted as prescribed by Zoning Regulations.

We, the undersigned, agree to pay expenses of above reclassification, 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.

Nellie W. Waters, Legal Owner
John Henry Butler
Bernard A. Butler
Legal Owner
Address: 6202 Baltimore National Pike

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of February, 1959, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County in the Beckett Bldg., in Towson, Baltimore County, on the 15th day of March, 1959, at 1:00 P.M.

Attorney: J. Francis Ford, Esq.
Address: 1607 Monney Building
Baltimore 2, Md.
Telephone: Le. 9-7244 (over)
FEB 5 1959

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

Submitted to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification from an "R-6" Zone to a "B-1" Zone and a special exception to use said property for the operation of 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 on the 15th day of March, 1959, at 1:00 P.M., in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Monday, April 13, 1959
At a meeting of the Zoning Commission of Baltimore County, held at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on the 13th day of April, 1959, at 1:00 P.M., the following petition and special exception were presented and considered by the Zoning Commission of Baltimore County, Maryland, and the same were ordered granted by the Zoning Commission of Baltimore County, Maryland, on the 13th day of April, 1959, at 1:00 P.M., and that the same was extended on your beginning April 15, 1960, and ending April 19, 1961.

OFFICE OF
THE BALTIMORE COUNTY
THE COMMUNITY NEWS
Redevelopment, Md.
THE HERALD-ARGUS
Catonsville, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

April 4, 1959.

THIS IS TO CERTIFY, that the annexed advertisement of Wilson H. Adams, Zoning Commissioner of Baltimore County,

was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 4th day of April, 1959, that is to say the same was inserted in the issues of March 27 and April 3, 1959.

THE BALTIMORE COUNTY

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 3-11-59
Posted for: George H. Lewis, by Paul J. Morgan
Petitioner: Wilson H. Adams
Location of property: 1/2 Cor. Baltimore National Pike and Leslie Avenue
Location of Signs: 1/2 Cor. Baltimore National Pike and Leslie Avenue
Remarks: None
Posted by: George H. Lewis Date of return: 3-12-59



STATE OF MARYLAND
STATE ROADS COMMISSION
108 EAST CALVERT STREET
BALTIMORE 3, MD.
March 20, 1959

Re: Zoning Petition #4602
R-6 Zone to a B-1 Zone
Northeast Corner of Baltimore
National Pike (Rte. 40) and
Leslie Avenue

Dear Mr. Adams:
This office has reviewed the subject petition and has no objection to the change, however, if the Zoning Commissioner should see fit to grant the petition, it is requested that the plans for access and ingress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.
Very truly yours,
Edward D. Kelly
Development Engineer
By: John L. Duer
Asst. Development Engineer

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 4-1-59
Posted for: George H. Lewis, by Paul J. Morgan
Petitioner: Wilson H. Adams
Location of property: 1/2 Cor. Baltimore National Pike and Leslie Avenue
Location of Signs: 1/2 Cor. Baltimore National Pike and Leslie Avenue
Remarks: None
Posted by: George H. Lewis Date of return: 4-1-59

Total Area
included in p.l.t.
28,800 Sq. Ft.

PARKING AREA

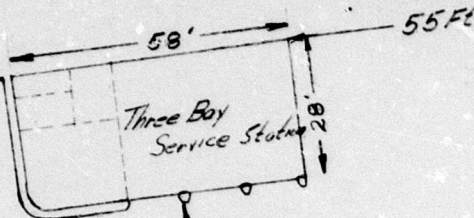
Scale 1"=30'

Existing Use - Residence
Proposed Use - Service Station

Present Zoning - Residential
Proposed Zoning - 1st Comm.

CUMMING AVE

LESLIE AVE



192 Ft.

35 Ft entrance

35 Ft entrance

edge of paved surface

U.S. Rt 40 (West)

edge of median strip

E of R/W

800 Ft to
Rolling Road

