

Mobil Oil Company,  
3165 Patridge Road,  
Baltimore 26, Maryland

March 29, 1962

Re: Special Exception for Gasoline  
Service Station - Reisterstown  
Road and Chestnut Hill Lane,  
14th Dist., Case No. 1732

Attn: Mr. W. A. Bunnell,  
Real Estate Representative

Dear Mr. Bunnell:

In reply to your letter of March 23, 1962  
requesting an extension of the special exception granted  
in the above matter, please be advised that an extension  
was granted on May 6, 1961 and ending May 6, 1962.

Section 502.3 of the Zoning Regulations provides  
as follows:

"Any Special Exception which has not been  
utilized within a period of one year from  
the date of issue, or any Special Exception  
which was granted before the date of the  
adoption of these Regulations and which  
has not been utilized within a period of  
one year after such date, shall be void  
unless an action request from the  
petitioners, the Zoning Commissioner grants  
an extension, provided, however, that not  
more than one such extension, for a period  
of one year, may be granted."

Under the above action you are not entitled  
to a further extension of the special exception.

Very truly yours

Zoning Commissioner

H. FRED COOPER & RUTH COOPER  
REAL ESTATE REPRESENTATIVE  
207 WASHINGTON AVENUE  
TOWSON, BALTIMORE, MD. 21286

ATTACHED  
MAP #4  
SECTION 1-D  
BL-X

RE: PETITION FOR RECLASSIFICATION  
AND SPECIAL EXCEPTION FOR  
GASOLINE SERVICE STATION -  
N. E. Side Reisterstown Road  
and N. W. Side Chestnut Hill  
Lane, 14th District - N. Fred  
Cooper and E. Ruth Cooper,  
Petitioners

REPORT  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY

The property which is the subject matter of this petition  
is located about 1 1/2 miles southeast of Reisterstown at the intersection  
of the northeast side of Reisterstown Road with Chestnut Hill Lane.  
It is proposed that a reclassification from an "R-1" Zone to a "M-1"  
Zone with a special exception for a gasoline service station be allowed.

Testimony on behalf of the applicant indicated that  
there are no service stations on this side of Reisterstown Road from the  
center of Reisterstown to Owings Mills, a distance of about 1 1/2 miles.  
Sight distances in both directions on Reisterstown Road are more than  
adequate, and the traffic flow is rendered less complicated by the fact  
that Chestnut Hill Lane dead-ends at the northeast side of that artery.  
Then uncontradicted testimony was offered to offset that the subject  
property was merely, and would not be suited to residential use without  
prohibitively expensive filling.

Residential growth in the area has been substantial  
and the neighborhood has rapidly changed from rural to suburban. There  
is, unquestionably, a need for this type facility in the area. The need  
is best illustrated by the appearance of many residents of the area as  
proponents of this petition and the complete lack of any protest by  
nearby residential owners.

#4732 AX  
MAP  
#4  
SECTION 1-D  
BL-X

9708 AX



Mobil Oil Company

A Division of Socony Mobil Oil Company, Inc.

March 23, 1962

Mr. John G. Rose,  
Zoning Commissioner  
County of Baltimore  
Towson, Maryland

SE-222  
Reisterstown Road &  
Chestnut Hill Lane  
Reisterstown, Maryland

Dear Mr. Rose:

This Company completed purchase on May 5, 1961 of the proposed  
gasoline service station at the above location from  
N. Fred Cooper and wife, with the deed recorded May 5, 1961 in  
deed book 3937, Page 455. On May 29, 1961, a contract covering  
the proposed construction was entered into with Valley  
Construction Company.

When Valley Construction Company went in to grade the lot and  
excavate for building foundations, it was discovered  
that the soil for a considerable depth was of such nature  
that it would not bear the weight of the building. After  
making considerable soil tests, it was found necessary to  
remove a considerable quantity of dirt and to refill with  
sea soil. Our Engineer felt most strongly that the sea  
fill should be allowed to settle and our construction contract  
with the Valley Construction Company was terminated.

The Special Exception expires May 6, 1962. The building  
permit (No. 51816) issued March 2, 1961 has expired and  
Baltimore County authorities have declined to renew this  
permit. We should appreciate your extension of the Special  
Exception for an additional year, since it is our plan to  
construct the station.

Very truly yours,

W. A. Bunnell  
Real Estate Representative

WAB:mf



Socony Mobil Oil Company, Inc.,  
3214 North Charles Street  
Baltimore 12, Maryland

May 6, 1961

Re: Petition for Special Exception  
for Gasoline Service Station -  
N. E. Side Reisterstown Road and  
N. W. Side Chestnut Hill Lane,  
14th Dist., N. Fred Cooper and  
E. Ruth Cooper, Petitioners

Dear Mr. Bunnell:

Your letter of April 27, 1961 requesting an  
extension of the special exception, in the above matter, approved  
by the County Council of Baltimore County on May 6, 1961, has been  
extended for a period of one year beginning May 6, 1961 and ending  
May 6, 1962.

Very truly yours

Zoning Commissioner



Socony Mobil Oil Company, Inc.

1515 N. CHARLES STREET, BALTIMORE 12, MD.

April 27, 1961

Mr. John G. Rose, Zoning Commissioner  
County of Baltimore  
Towson, Maryland

SE-222  
Reisterstown Road and  
Chestnut Hill Lane  
Reisterstown, Maryland

Dear Mr. Rose:

In May 1960 you granted Special Exception for a gasoline  
service station at this location.

Percolation tests on the site proved unsatisfactory for  
use of a septic field and it became necessary to arrange  
with the County to tie into its pumping station some  
250' to the North. By the time rights of way were secured,  
plans for forced pumping and final County approval  
secured for our sewer connection, the one year life of  
the Special Exception has very nearly expired.

It is our intention to let a contract forthwith for  
construction of the service station and we would appreciate  
your extension of the Special Exception for an additional  
year.

Very truly yours,

W. A. Bunnell  
Real Estate Representative

WAB:mf

5/6/60

October 5, 1959

Mr. Wilkie H. Adams  
Zoning Commissioner  
County Office Building  
Towson 4, Maryland

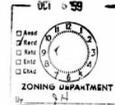
Re: Petition for Reclassification and  
Special Exception for Gasoline  
Service Station - Reisterstown Road  
and Chestnut Hill Ave., 4th District -  
N. Fred Cooper and E. Ruth Cooper,  
Petitioners

Mr. Commissioner:

Please enter an appeal to the Board of Appeals from the  
Order of the Zoning Commissioner dated September 29, 1959 in the  
above application for reclassification and special exception, and  
forward transcript of record to the Board of Appeals.

J. Temple Smith  
Attorney for Petitioners

Smith and Bolton  
Attorneys for Petitioners  
207 Washington Avenue  
Towson 4, Maryland



Mr. George E. Gervais presented for the Office of Planning.  
He objected to the reasoning on the grounds that there was adequate commercial  
zoning in the area and that it would amount to spot zoning as a  
departure from the comprehensive plan for the area.

In the Board's opinion there has been a substantial  
change in the character of the neighborhood such as would justify reclassification  
nevertheless, there is a need for the facility sought, the subject  
property is not suitable for use as a residence, and traffic conditions  
are compatible. We are also impressed that not only was there not a single  
resident protesting, but many nearby neighbors appeared in favor of the  
applicant. Since the use sought will not be detrimental to the health,  
safety or general welfare of the locality, the reclassification and  
special exception are granted, subject, however, to the following conditions  
and restrictions:

- No repairs or overhauls, except the minor work  
usually done in residential area gasoline service  
stations, will be permitted.
- The property will be screened with shrubbery at  
the northwest and northeast borders.
- Lights will be directed on the subject property  
so as not to cause annoyance to neighboring  
residents.

Any appeal from this decision must be in accordance  
with Rule No. 110.1 (b) of the Rules of Practice and Procedure of the  
Court of Appeals of Maryland.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Date: March 14, 1960

Charles H. Stubbins  
John J. Gyles

#4732 RK

ORDERED by the Zoning Commissioner of Baltimore County  
this 22nd day of July, 1959,

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 26th day of  
August, 1959, at 2:00 o'clock  
P. M.

Zoning Commissioner  
of Baltimore County

Upon hearing on the above petition (1) for reclassification  
of the property described therein from an "R-1" Zone to a  
"M-1" Zone and (2) for a special exception to use said property  
for a gasoline service station, from the facts presented at the  
hearing it is evident that there have been no changes in the  
character of the neighborhood to warrant the requested change  
or proof of an error at the time of the adoption of the zoning  
map.

For the above reasons the reclassification and special  
exception should be denied.

It is, therefore, this 29th day of September, 1959,  
by the Zoning Commissioner of Baltimore County, ORDERED that the  
reclassification and special exception aforesaid should be and the  
same are hereby denied.

William H. Adams  
Zoning Commissioner  
of Baltimore County

It is this 6th day of May, 1961 by the Zoning Commissioner  
of Baltimore County, ORDERED that the aforesaid special exception  
approved by the County Council of Baltimore County on May 6, 1960,  
has been extended for a period of one year beginning May 6, 1960  
and ending May 6, 1962.

Zoning Commissioner

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

To the Zoning Commissioner of Baltimore County:

I, or we, M. FRED COOPER and E. RUTH COOPER Legal Owners  
of that lot of ground situated on the northeast corner of Reisterstown  
Road and Chestnut Hill Lane, in the Fourth Election District of Baltimore  
County, State of Maryland  
herby petition (1) that the zoning status of the above described  
property be reclassified, pursuant to the Zoning Law of Baltimore  
County, from an R 10 Zone to an B 1 Zone; and  
(2) for a Special Exception, under said Zoning Law and Zoning Regu-  
lations of Baltimore County, to use the above described property,  
for a gasoline filling station

All that parcel of land in the Fourth District of Baltimore County,  
beginning for the same at the point of intersection of the Northeast side of  
the Reisterstown Road & the Northwest side of Chestnut Hill Lane; thence running  
and binding to the Northwest side of Chestnut Hill Lane, on a curve having a  
radius of 25 feet for a distance of 354.2 feet; thence continuing to bind on  
the Northwest side of said lane North 43 degrees 17 minutes 35 seconds East  
150.84 feet; thence running (or lines of division North 43 degrees 39 minutes  
35 seconds East 175.15 feet and South 43 degrees 17 minutes 35 seconds West  
175.0 feet to the Northeast side of the Reisterstown Road; thence running and  
binding on the Northeast side of said road South 43 degrees 39 minutes 35 seconds  
East 151.00 feet to the place of beginning.

J Temple Smith Legal Owner  
E. Ruth Cooper Legal Owner  
207 Washington Avenue  
Towson 4, Md.  
Reisterstown, Maryland  
Address

# 4732 RX  
MAP  
#4  
Sec. 1-D  
BL-X  
9/21/59  
5

ZONING DEPARTMENT  
OF BALTIMORE COUNTY  
PETITION FOR  
ZONING RECLASSIFICATION  
AND SPECIAL EXCEPTION  
IN THE DISTRICT

Pursuant to petition filed with  
this County for change of re-  
classification from R 10 Zone to a  
B 1 Zone and a Special Excep-  
tion to use the property con-  
sidered for Gasoline Serv-  
ice Station, the Zoning Com-  
missioner of Baltimore County,  
pursuant to the Zoning Act and  
Regulations of Baltimore County,  
will hold a public hearing in Room  
106, County Office Building, 111  
Washington Avenue, Towson,  
Md. on Wednesday, August 26, 1959  
at 10:00 A.M.

On Wednesday, August 26, 1959  
to determine whether or not the  
following petitioned and described  
property should be changed in re-  
classification and whether a Special  
Exception for Gasoline Service Sta-  
tion should be granted to wit:

All that parcel of land in the  
Fourth District of Baltimore Coun-  
ty, beginning for the same at the  
intersection of the Northwest  
side of the Reisterstown  
Road and the Northwest side of  
Chestnut Hill Lane; thence running  
and binding on the Northwest  
side of Chestnut Hill Lane, on a curve  
having a radius of 25 feet for a  
distance of 354.2 feet; thence con-  
tinuing to bind on the Northwest  
side of said lane North 43 de-  
grees 17 minutes 35 seconds East  
150.84 feet; thence running (or  
lines of division North 43 degrees  
39 minutes 35 seconds East 175.15  
feet and South 43 degrees 17 min-  
utes 35 seconds West 175.0 feet  
to the Northeast side of the Re-  
isterstown Road; thence running  
and binding on the Northeast side  
of said road South 43 degrees 39  
minutes 35 seconds East 151.00 feet  
to the point of beginning, as shown  
on the plan filed with the Zoning  
Department being property of M.  
Fred Cooper and E. Ruth Cooper.

BY ORDER OF  
WILFRED H. ADAMS  
Zoning Commissioner  
of BALTIMORE COUNTY

OFFICE 9/15/59 4732

**THE BALTIMORE COUNTY**  
THE COMMUNITY NEWS THE HERALD-ARGUS THE COMMUNITY PRESS  
Reisterstown, Md. Catonsville, Md. Dundalk, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.  
August 15, 19 59.

THIS IS TO CERTIFY, that the annexed advertisement of  
Wilfred 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 15th day of August, 1959, that is to say  
the same was inserted in the issues of  
August 7 - 14, 1959.

**THE BALTIMORE COUNTIAN**  
By Paul J. Morgan  
Editor and Manager.

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 4th Date of Posting 8-13-59 # 4732  
Posted for City of Baltimore  
Petitioner: M. Fred Cooper & E. Ruth Cooper  
Location of property Intersection of R 10 & S 1 of Reisterstown Rd. & the  
W.S.S. of Chestnut Hill Lane  
Location of signs on both sides of Reisterstown Rd. and Chestnut  
side of Chestnut Hill Lane  
Remarks: See 14-59  
Posted by George R. Deming Date of return: 8-14-59

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. CHESAUT HILL LANE  
TOWSON 4, MARYLAND  
410 2-3000

**NOTICE OF HEARING**

M. Fred Cooper  
Chestnut Hill Lane  
Reisterstown, Md.

Re: R 10/ a Reisterstown Rd. & NW of Chestnut  
Hill Lane-4th District  
M. Fred Cooper-Petitioner

TIME: 10:00 P.M.  
DATE: Wednesday, August 26, 1959  
PLACE: Room 106, County Office Building, 111 W. Chesapeake Street  
Towson, Maryland

Zoning Commissioner  
of Baltimore County

**RECEIPT**

PAID - Baltimore County, Md. - 700.00

RECEIVED of: Smith & Hutton  
LOCATION OF PROPERTY: 111 W. Chesapeake Street, Towson, Md.  
AMOUNT: \$70.00

01022 \$ 43.00

Zoning Commissioner  
of Baltimore County

Notice  
82647  
2 PM  
Filed  
JUL 22 1959

August 18, 1959

J. Temple Smith  
207 Washington Avenue  
Towson 4, Maryland

Re: Northeast corner of Reisterstown  
Road & Chestnut Hill Lane  
M. Fred Cooper & E. Ruth Cooper,  
Petitioners

Dear Sirs:

Received of Smith and Hutton, 207 Washington Avenue,  
\$1.75 due for additional advertising of the above captioned  
property.

Thank you.

PAID - Baltimore County, Md. - Office of Finance

8-1859 4575 • • TIL - 375  
8-1859 4575 • • TIL - 375

Wilfred H. Adams  
Zoning Commissioner  
of Baltimore County

October 6, 1959

\$50.00

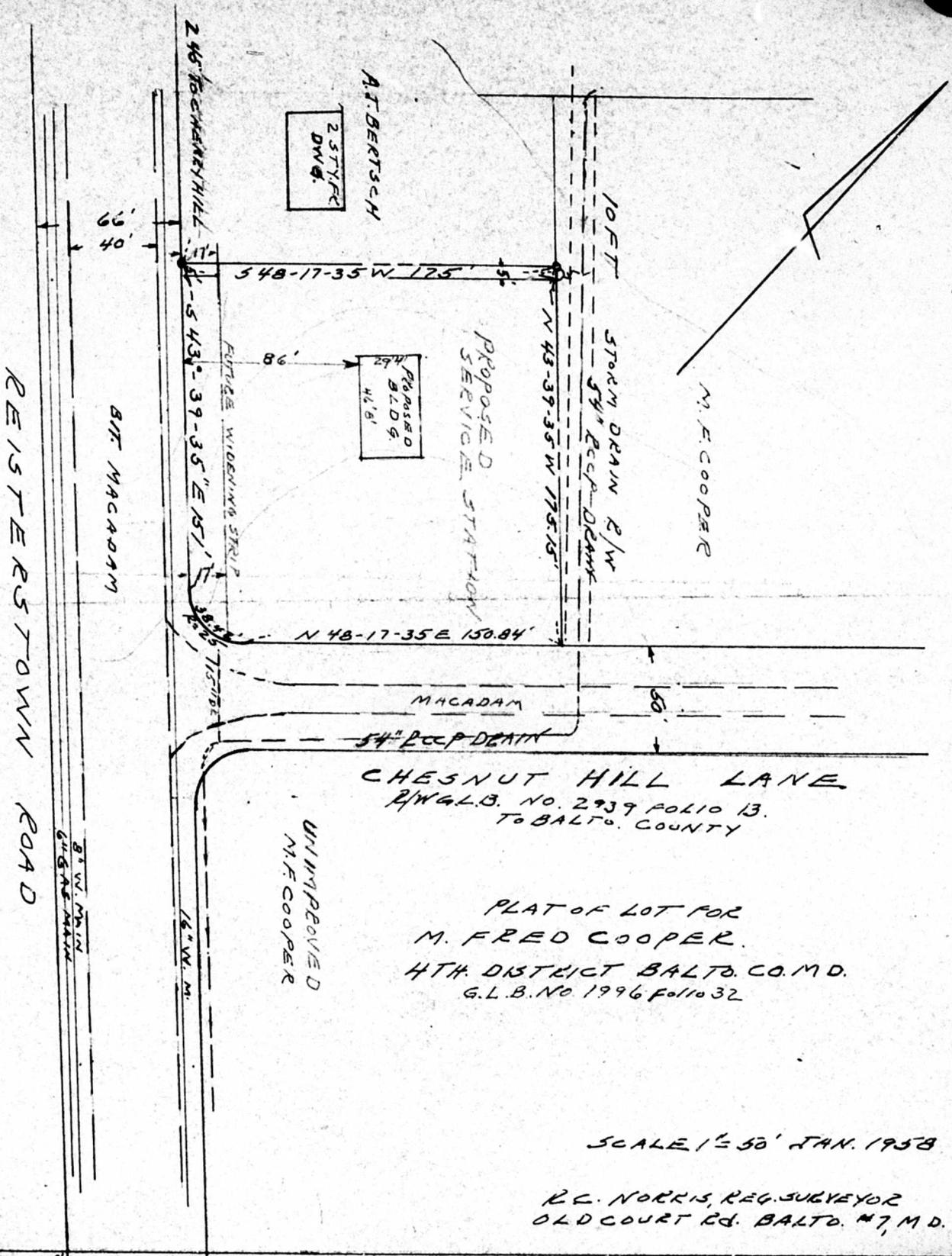
RECEIVED of Smith & Hutton, Attorneys for M. Fred  
Cooper and E. Ruth Cooper, petitioners, the sum of Fifty  
(\$50.00) Dollars, being cost of appeal to the County Board  
of Appeals from the decision of the Zoning Commissioner  
denying reclassification of property at the intersection of  
Reisterstown Road and Chestnut Hill Avenue, 4th District.

Zoning Commissioner  
of Baltimore County

PAID - Baltimore County, Md. - Office of Finance

011622 10-659 6500 • • TIL + 5000  
10-659 6500 • • TIL + 5000





CHESNUT HILL LANE  
 R/W G.L.B. No. 2939 FOLIO 13.  
 TO BALTO. COUNTY

PLAT OF LOT FOR  
 M. FRED COOPER.  
 4TH DISTRICT BALTO. CO. M.D.  
 G.L.B. No. 1996 FOLIO 32

SCALE 1" = 50' JAN. 1958

R.C. NORRIS, REG. SURVEYOR  
 OLD COURT ED. BALTO. #7, M.D.

