#5258XA

MAP
#2-B
"X"A
5/4/61

PETITION FOR ZONING ~~RE-CLASSIFICATION~~ AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

~~I, or~~ we, Nathan Holzman, Fay Holzman, Albert Kermisch, Bessie T. Kermisch, Jack Sobel & Ann Sobel legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an ______ zone to an ______ zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Gasoline Service Station (See Petition No. 5035)

Property is to be posted and advertised as prescribed by Zoning Regulations.

~~I, or~~ we, agree to pay expenses of above re-classification and/or Special Exception 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.

General Oil Sales Corporation
BY: Francis B. Burch
Attorney for Contract purchaser
Address 600 Investment Bldg.
Washington 5, D. C.

Albert Kermisch for himself and as agent for other owners
Albert Kermisch
Legal Owner s
Address 1318 W. North Avenue
Baltimore, Maryland

Francis B. Burch
Petitioner's Attorney
Address 548 Equitable Bldg.
Baltimore 2, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 1961, 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 be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of May, 1961, at 10:30 o'clock A.M.

APR 12 '61 AM
☐ Ansd
☐ Recd
☐ Retd
☐ Entd
☐ Chkd
ZONING DEPARTMENT

10:30
5/15/61

______
Zoning Commissioner of Baltimore County.

(over)

1 sign

ALBERT KERMISCH #5258-X
S.S. Liberty Road, 1640.4' from Old Court Road, 2nd Dist.

5258-X

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of ______

[illegible]; and it further appearing that by reason of location, the safety, health and the general welfare of the locality not being detrimentally affected,

a Special Exception for a Gasoline Service Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of May, 1961, [illegible] that a Special Exception for a Gasoline Service Station should be and the same is granted, from and after the date of this order, subject to compliance with Section 405 of the Zoning Regulations, and it is further ORDERED that the site plan for the development of said property shall be subject to the approval of the Office of Planning & Zoning and the Bureau of Land Development.

______
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of ______

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ______ day of ______, 196__, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a ______ zone; and/or the Special Exception for ______ be and the same is hereby DENIED.

______
Zoning Commissioner of Baltimore County

MICROFILMED

PETITION FOR ZONING SPECIAL EXCEPTION

ZONING: Special Exception for a Gasoline Service Station.
LOCATION: Southernmost side of Liberty Road, 1640.4 feet from Old Court Road.
DATE AND TIME: Monday, May 15, 1961 at 10:30 A. M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Second District of Baltimore County:

Beginning for the same at a point on the southernmost side of the Liberty Road, 1640.4 ft. from Old Court Road, measured in a westerly direction, said point being at the point of intersection of the South side of the Liberty Road, as now laid out, 66 feet wide and the eleventh line of the land described in a deed from Edwin H. Russell, et al to Albert Kermisch, et al, dated September, 1960, thence running and binding in a reverse direction on a part of said eleventh line South 32 degrees 06 minutes West 126.66 ft.; thence running South 61 degrees 23 minutes 30 seconds East 130.0 ft. to the westernmost side of a Fifty (50) Foot Drive to be opened in the future; thence running and binding on said future drive, with the use of in common, North 32 degrees 06 minutes East 126.66 ft. to the southernmost edge of the Liberty Road; thence running and binding on the South edge of the Liberty Road North 64 degrees 23 minutes 30 seconds West 130.0 ft. to the point of beginning.

Subject, however to a reservation, 1 feet in width, and lying on the South side of the last line of the land described above and the Liberty Road, for the future widening of the Liberty Road.

Being property of Albert Kermisch, as shown on plot plan filed with the Zoning Department.

By Order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.

Apr. 28.

MAY -2 '61 AM
☐ Ansd
☐ Recd
☐ Retd
☐ Entd
☐ Chkd
ZONING DEPARTMENT
By

5258

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 28, 1961

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~~ ~~of~~ 1 time ~~successive weeks~~ before the 15th day of May, 1961, the ~~first~~ publication appearing on the 28th day of April 1961.

THE JEFFERSONIAN,
Frank Struthers
Manager.

Cost of Advertisement, $______

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4701
DATE 5/8/61

TO: Allen, Burch & Allen
Attorneys
546 Equitable Building
Balto. 2, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

TOTAL AMOUNT $31.00

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY		COST
—	advertising and posting of property for Albert Kermisch	31.00

PAID — Baltimore County, Md. — Office of Finance

5--961 8890 * * * IXP— 3100
5--961 8890 * * * IXP— 3100

3

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#5258

District 2nd
Date of Posting 4-26-61
Posted for: Special Exception for Gasoline Service Station
Petitioner: Albert Kermisch, et al
Location of property: Southernmost side of Liberty Rd., 1640.4 ft. west of Old Court Road, etc. See Plat
Location of Signs: South side of Liberty Rd. 1700 ft. west of Old Court Road
Remarks:
Posted by George R. Hammel
Signature
Date of return: 4-27-61

OFFICE OF PLANNING
Inter-Office Correspondence

From George E. Gavrelis, Deputy Director
May 5, 1961
To John G. Rose, Zoning Commissioner
Subject #5258-X Special Exception for Gasoline Service Station
Liberty Road 1640 feet northerly from Old Court Road
Albert Kermisch

2nd District
5/15/61
10:30 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for gasoline service station and has the following advisory comment to make with respect to pertinent planning factors:

1. The proposed service station is part of a larger tract which recently was zoned for commercial purposes. The planning staff is satisfied that erection of a service station as requested, will not adversely effect utilization of the balance of this commercial property. However, the petitioner is notified that any further development of this property will, require approval of development plans for the entire tract.
2. Study is now being undertaken with respect to the possibilities of widening Liberty Road, adjacent to this large core of commercial zoning for the purposes of providing proper channelization and turning movements, into and out of the various commercial activities here. Those studies as yet have not reached a definite conclusion with respect to the exact amount of widening which would be required and are somewhat in conflict with current proposals by the State concerning widening of Liberty Road. Without proper provision for channelization and dual-laneing of Liberty Road adjacent to this commercial complex, traffic conditions and the movement of traffic will be difficult. If granted, it is requested that the special exception be conditioned on final approval of the site plan by the County, including mandatory provision of the necessary widenings for Liberty Road.

GEG:bc

OFFICE OF PLANNING AND ZONING
BALTIMORE COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

5-4-61

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4591
DATE 4/25/61

TO: Francis B. Burch, Esq.,
548 Equitable Bldg.,
Baltimore 2, Md.

BILLED BY: Zoning Department of
Baltimore County
113 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01.622

TOTAL AMOUNT

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

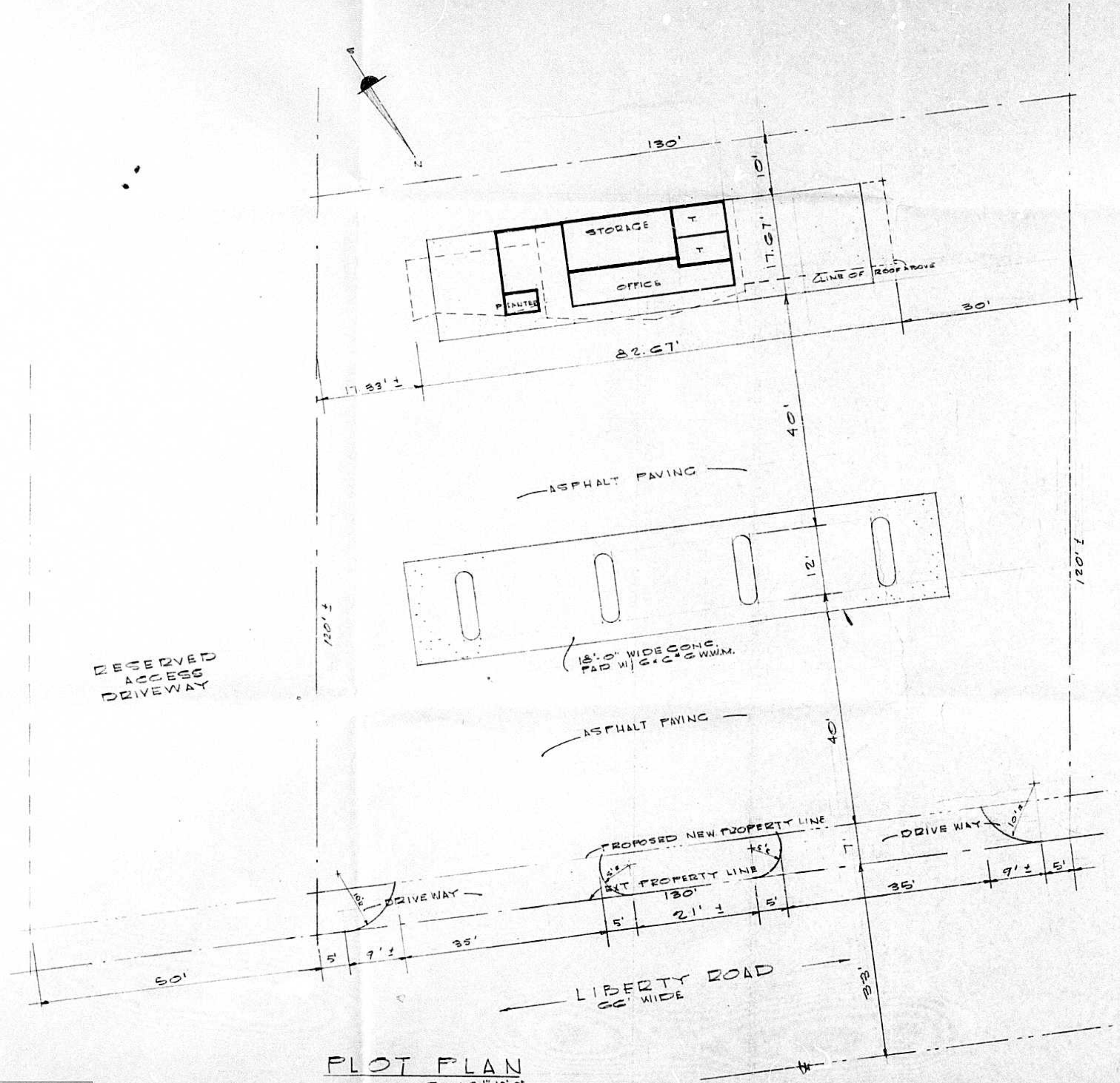
QUANTITY		COST
—	Petition for Special Exception for Gasoline Service Station #5258-X	$50.00

PAID — Baltimore County, Md. — Office of Finance

[illegible] * * * IIL= 5000

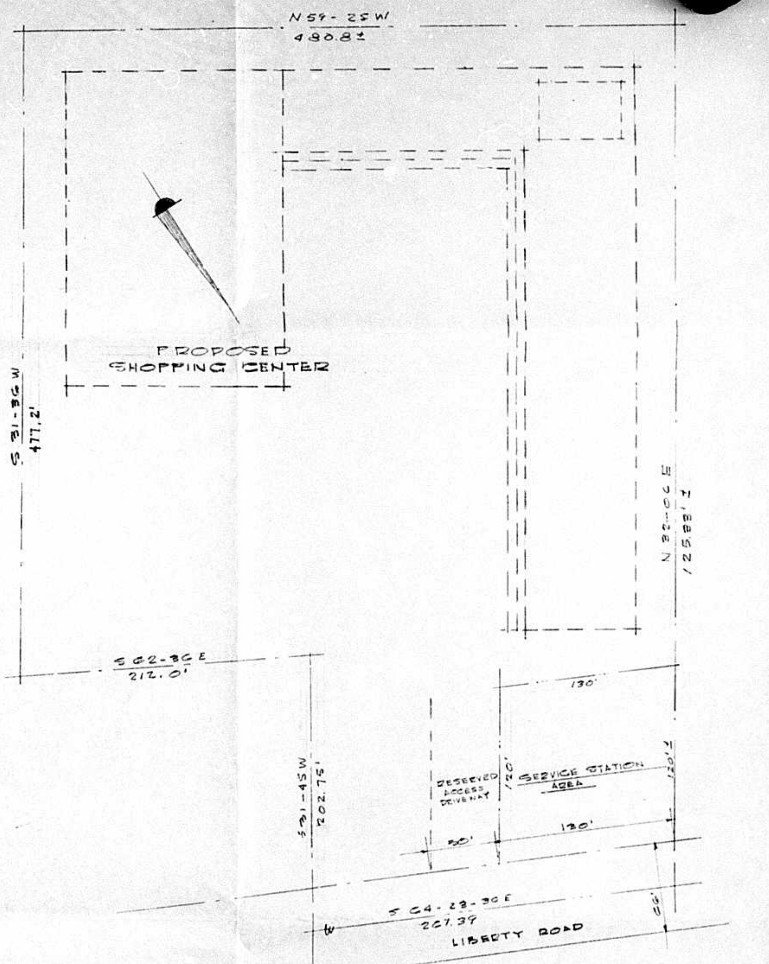
3

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLA
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



PLOT PLAN

SCALE 1"=10'-0"



SCALE 1"=50'-0"

SERVICE STATION

GENERAL OIL SALES

Frederick E. Sheridan

SHERIDAN AND BEHM ARCHITECTS
2030 N 16TH ST. ARLINGTON, VA.

983-R

HORATIO ALLISON STRUCTURAL ENGINEER
24 S PERRY ST ROCKVILLE, MD.

4-3-61

APPROVED FOR FILING
Reviewed By JA
Date 4/21/61