

IN THE MATTER OF
PETITION OF
ROBERT E. SHOOK AND
SARA M. SHOOK, his wife,
Owners
and
MORILL OIL COMPANY, LESSEES

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5337-Special
Hearing

Pursuant to the advertisement, posting of property and public hearing on the above property for the purpose of ascertaining correct zoning boundaries of the "B-1" Zone and the "B-2" Zone at or near the southern extremity of the petitioners' property so that said zoning boundaries shall conform to those granted by the Zoning Commissioner for the special exception granted on the petition heretofore filed as No. 5208-X and to conform to the apparent intention of the County Commissioners of Baltimore County in the adoption of the official zoning map, and it appearing from the testimony that the true location of the southern extremity of the "B-1" Zone should coincide with the southern boundary of the petitioners' property, and it further appearing that the official description on the official land use map for said subject property is in error, therefore:

It is this 26th day of July, 1961, by the Zoning Commissioner of Baltimore County, ORDERED that the correct description of that portion of the "B-1" zone lying at the southeasterly corner of York and Margate Roads as described as 8-B-1 and 9-B-5 and 9-B-13 in the resolution and description of the boundaries of zoning districts, be and it is hereby determined to be as follows:

5337-SPH

ROBERT E. SHOOK & SARA M. SHOOK,
P/O of York Rd. & E/C of Margate Rd.
#5337-SPH

5337-SPH

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8-B-1 - Beginning for the same at a point in the center line of York Road, said point in the center line thereof being located 100 feet southeasterly measured along said center line from its intersection with the center line of Bellona Avenue; thence running and binding along the center line of York Road in a southeasterly direction 50 feet more or less to intersect the division line between the 8th and 9th Election Districts of Baltimore County (as the same existed in the year 1956); thence running and binding along the division line between the 8th and 9th Election Districts of Baltimore County in a northeasterly direction 270 feet more or less to intersect a line drawn parallel to and at the distance of 210 feet northeast measured at right angles from the center line of York Road; thence running and binding along said parallel line as drawn in a northeasterly direction 265 feet to a point; thence running at right angles to said last mentioned line in a southeasterly direction 395 feet more or less to intersect a line drawn parallel to and at the distance of 185 feet southeast measured at right angles from the center line of York Road; thence running and binding along said last mentioned parallel line as drawn in a southeasterly direction 260 feet more or less to a point on the South side of Gent Avenue, said point on the South side of Gent Avenue being located at the distance of 450 feet Northeast measured along the South side thereof from the intersection with the Northeast side of Division Avenue; thence running and binding along the South side of Gent Avenue 85 feet more or less Northeasterly to where the said South side thereof is intersected by the North side of Bellona Avenue; thence running and binding along the North side of Bellona Avenue in a southeasterly direction 50 feet to a point; thence running in a southeasterly direction across said Bellona Avenue 90 feet to a point, said point being 120 feet Southeasterly measured at right angles from a point in the center line of Gent Avenue, said point in the center line of Gent Avenue being measured 110 feet Southeasterly along the center line thereof from its intersection with the center line of York Road; thence running in a Northeasterly direction 130 feet to the place of beginning.

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9-B-5 - Beginning for the same at a point on the boundary line between the 8th and 9th Election Districts of Baltimore County (as the same existed in the year 1956), said point on said boundary line being located at the distance of 80 feet measured Northeasterly along said line from its intersection with the center line of York Road; thence running and binding on said boundary line in a Northeasterly direction 120 feet more or less to intersect a line drawn parallel to and at the distance of 210 feet northeast measured at right angles from the center line of York Road; thence running and binding along said parallel line as drawn in a Southeasterly direction 190 feet more or less to intersect North 63 degrees 22 minutes East 201.92 feet line as shown on a plat entitled "Flat One Subdivision Part of Section One York Manor", said plat being recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 23 folio 135; thence running and binding along said last mentioned line reversely South 63 degrees 22 minutes West and by a line drawn in prolongation of said line from the beginning thereof in a Southeasterly direction 210 feet more or less to intersect the center line of York Road; thence running and binding along the center line of York Road in a Northeasterly direction 40 feet more or less to the division line between the 8th and 9th Election Districts of Baltimore County; thence running and binding along the said division line in a Northeasterly direction 80 feet to the place of beginning.

9-B-13 - Beginning at a point in the center line of York Road where said Road is intersected by the prolongation of the South side of Thornhill Road in a Westerly direction to intersect the center line of the York Road; thence running and binding along the center line of York Road in a Northerly direction 840 feet more or less to intersect a line drawn South 63 degrees 22 minutes East from the Northwest corner of Lot No. 1 Block B as shown on a plat entitled "Flat One Subdivision Part of Section One York Manor", said plat being recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 23 folio 135; thence running and binding along said line as drawn North 63 degrees 22 minutes East 32 feet more or less to intersect the Northwest corner of Lot No. 1 Block B as shown on the aforesaid plat; thence running and binding along the outline of aforesaid plat and along the rear lot line of Lot No. 1 Block B and a part

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of the rear lot line of Lot No. 2 Block B as shown on the aforesaid plat for a part North 63 degrees 22 minutes East 177 feet more or less to intersect a line drawn parallel to and at the distance of 210 feet measured Northeasterly at right angles from the center line of York Road; thence running and binding along said parallel line as drawn in a Northeasterly direction 190 feet more or less to intersect the division line between the 8th and 9th Election Districts of Baltimore County (as the same existed in the year 1956); thence running and binding on said division line in a northeasterly direction 1880 feet more or less to the center line of Pot Spring Branch; thence running and binding along the center line of said Pot Spring Branch in a southeasterly direction 1467 feet to a point; thence running South 21 degrees 29 minutes 30 seconds West 111.2 feet to the northeast corner of Flat 3 Section 3 of Bridgeview recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 19 folio 55, said point being also the northwest corner of the Flat of Sheldahl Hills recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 20 folio 137; thence running and binding along the westernmost outline of said plat in a southeasterly direction 1035.77 feet to the North side of Seminary Avenue; thence continuing to run said last mentioned course in a southeasterly direction 215 feet to a point; thence by a line drawn parallel to and at the distance of 160 feet measured southerly at right angles from the South side of Seminary Avenue in a northeasterly direction for the distance of 410 feet more or less to intersect a line drawn parallel to and at the distance of 170 feet measured westerly at right angles from the center line of the proposed extension of Clarendon Road in a southerly direction; thence running and binding on said line in a southerly direction for the distance of 3735 feet to intersect a line drawn parallel to and at the distance of 210 feet measured northeasterly at right angles from the center line of Delaney Valley Road; thence running and binding on said line in a southeasterly direction for the distance of 280 feet to the North side of the Baltimore County Beltway; thence running and binding along the northerly

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and easterly direction 9350 feet more or less to intersect the center line of Bellona Avenue; thence running and binding along the center line of Bellona Avenue in a northeasterly direction 1700 feet more or less to intersect the center line of Seminary Avenue; thence running and binding along the center line of Seminary Avenue in an easterly direction 1300 feet more or less to a point, said point being located at the distance of 390 feet westerly measured along the center of Seminary Avenue from its intersection with the center line of York Road; thence running in a southeasterly direction 1490 feet to a point, said point being located at the distance of 168 feet northerly measured at right angles from a point on the North side of Othridge Road, said point on the North side of Othridge Road being located at the distance of 330 feet westerly measured along the North side of Othridge Road from its intersection with the East side of York Road; thence running on a line drawn parallel to and at the distance of 168 feet northerly measured at right angles to the North side of Othridge Road in a southeasterly direction 370 feet to a point; thence running at right angles to said last mentioned line in a southeasterly direction 358 feet to a point; thence running parallel to and at the distance of 190 feet southerly measured at right angles from the center line of Othridge Road in an easterly direction 690 feet to the center line of the York Road; thence running and binding on the center line of York Road in a northerly direction 1165 feet to a point; thence running at right angles to said last mentioned line in a northeasterly direction 403.62 feet to a point; thence running parallel to and at the distance of 403.62 feet easterly measured at right angles from the center line of the York Road in a southeasterly direction 190 feet to a point; thence running at right angles to said last mentioned line in a northeasterly direction 310 feet to a point; thence by a line drawn parallel to and at the distance of 713.62 feet easterly measured at right angles from the center line of the York Road in a northerly direction 470 feet to a point, said point being located at the distance of 11.1 feet measured southerly from the South side of Seminary Avenue; thence running parallel to and at the distance of 194 feet southerly measured at right angles from the South side of Seminary Avenue in a southeasterly direction 390 feet to a point; thence continuing to run parallel to and at the distance of 15

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southerly measured at right angles from the South side of Seminary Avenue in a southeasterly direction 170 feet to a point, said point being located at the distance of 150 feet easterly measured at right angles from the East side of York Road; thence running parallel to and at the distance of 150 feet easterly measured at right angles from the East side of York Road in a northeasterly direction 150 feet to the South side of Seminary Avenue; thence continuing to run parallel to and at the distance of 150 feet easterly measured at right angles from the East side of York Road in a Northeasterly direction 300 feet more or less to the South side of Thornhill Road; thence running and binding on the South side of Thornhill Road in a southeasterly direction 173 feet more or less to the place of beginning.

It is further ORDERED that the Order of the Zoning Commissioner passed on February 9, 1961 on the petition for a special exception for gasoline service station No. 5208-X, be and the same is hereby affirmed subject to all conditions noted therein.

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District 8th Date of Posting 7-11-61
Posted for Special Hearing to Correct Description
Petitioner Robert E. Shook & Sara M. Shook
Location of property South side of York Rd. and S. of Margate Road
Location of Sign South side of Margate Road, Sept. South of York Road
Remarks See Map
Posted by James R. Hummel Date of return 7-12-61

IN THE MATTER OF :
PETITION OF :
ROBERT E. SHOCK and :
EDNA M. SHOCK, his wife, Owners :
and :
MOBIL OIL COMPANY, Lessee :

: : : : :

PETITION FOR A SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Petition of Robert E. Shock, Edna M. Shock,
his wife, Owners, and Mobil Oil Company, Lessee,
respectfully represents:

FIRST: That by Order of the Zoning Commissioner
of Baltimore County passed on February 9, 1961, a Special
Exception was granted for the use of a gasoline service
station at the Southeast corner of York Road and
Margate Road on the
land fully and particularly described by metes and bounds
and shown on the plats filed with the Petition for Special
Exception (Case No. 5204-X).

SECOND: That before the preparation of said Petition
for Special Exception, the Petitioners and their agents,
servants and employees visited the Office of the Zoning
Commissioner to determine the zoning status of the land in
question; that various employees of the Zoning Department
exhibited one or more plats which indicated that said property
was then zoned "B-R"; that it now appears that the "Official
Plats" and the "Official Descriptions" indicate that the
southernmost portion of said property measuring 62 feet in
width is actually zoned "R-6", although there has been
conducted a business enterprise on said property since before
zoning commenced in Baltimore County.

THIRD: That at the time of the various hearings
conducted by the County Commissioners of Baltimore County

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pertaining to the adoption of the Land Use Maps and the
Official Zoning Maps, Robert E. Shock, one of your
Petitioners, directly and through counsel attended said
hearings and was assured at the final hearing that the
southernmost portion of said property, on which there was
a commercial establishment, was actually included in the
"B-R" zone; that at or about that time a copy paper
tracing was delivered to the said Robert E. Shock by his
attorney of his land which was to have been included in
said "B-R" zone.

FOURTH: That since the granting of the Special
Exception for the use of this property as a gasoline
service station, the conflict and apparent errors on the
Plats in the Office of Planning and Zoning have resulted
in confusion as to the validity of the zoning and as to
the validity of the building permit issued or to be issued
for the construction of said gasoline service station,
all of which can operate to the great detriment and expense
of your Petitioners.

WHEREFORE your Petitioners pray:

1. For a Special Hearing under the zoning laws and
regulations of Baltimore County for the purpose of ascertain-
ing the correct zoning boundaries of the "B-R" zone and the
"R-6" zone at or near the southern extremity of the Petitioners'
property so that said zoning boundaries shall conform to
those granted by the Zoning Commissioner for the Special
Exception granted on Petition heretofore filed as No. 5204-X
and to conform to the apparent intention of the County
Commissioners of Baltimore County for the adoption of the
Official Zoning Map.

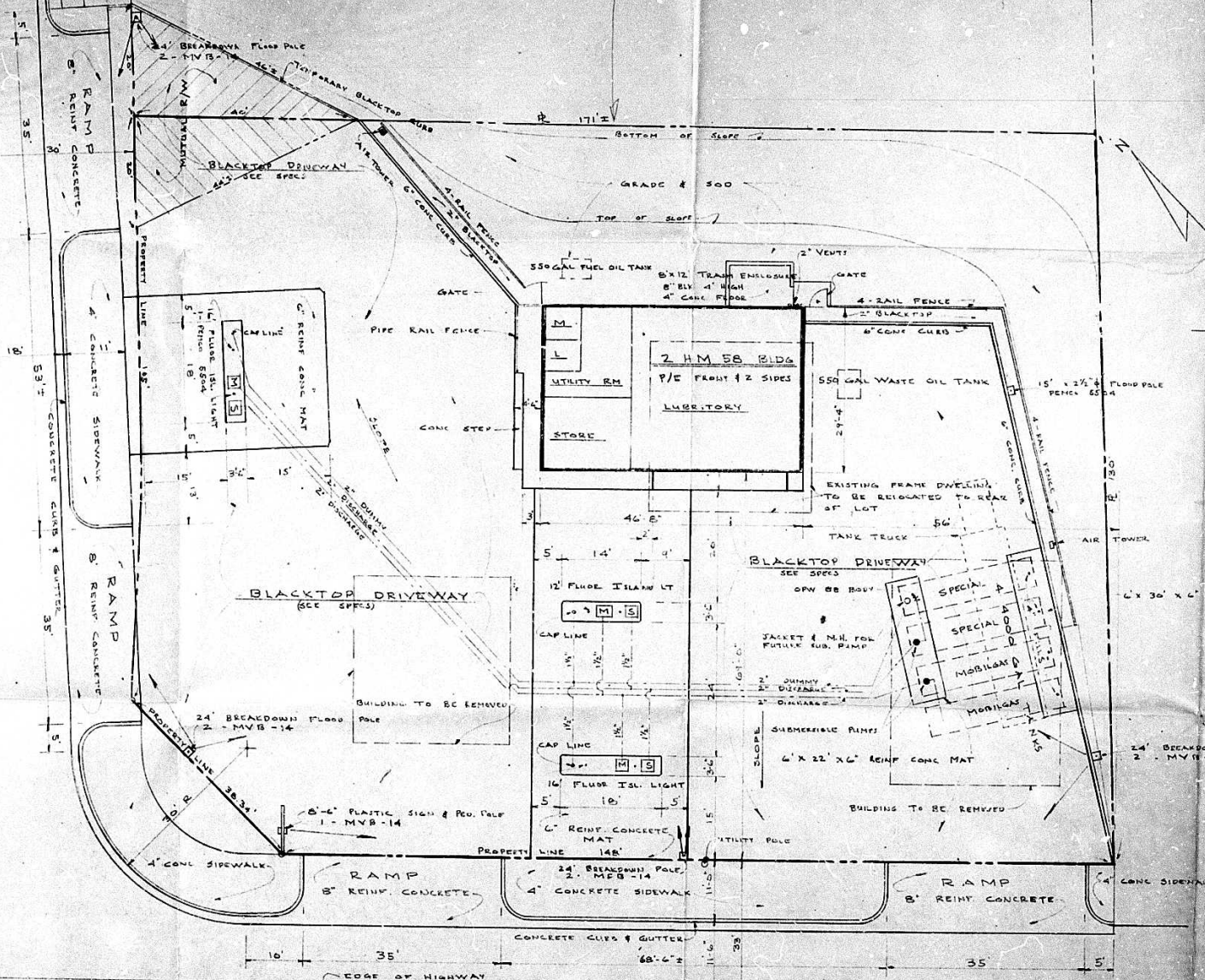
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2. And for such other and further relief as
the nature of their cause may require.

AND AS IN DUTY BOUND etc.

Robert E. Shock
Edna M. Shock - Owners
Mobil Oil Company - Lessee
By Clinton F. Pitts
ATTORNEY FOR PETITIONERS
Jenifer Building
Towson 4, Maryland
Valley 3- 2300

MARGATE ROAD
10% TRAFFIC



OVERALL PLAN
1" = 30' (SHOWING ENTIRE PROPERTY)

#5204-X

ONE STORY
DWELLING

APPROVED FOR FILING
Reviewed By: *[Signature]*
Date: 11/20/60

PLOT PLAN

NO.	REVISIONS	DATE	BY	CHK
1	PROPERTY LINE & DRIVEWAY	10/1/60	J.M.	J.M.

SOCONY MOBIL OIL COMPANY, INC. PHILADELPHIA, PA. 1914 N. C. BALTIMORE, MD.	
PROPOSED SERVICE STATION YORK & MARGATE RDS TOWSON, MD.	
DRAWN BY: EGN CHECKED BY: BRC SCALE: 1" = 10' DATE: 9/27/60	567 SHEET NUMBER 1 of 1