

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John G. and Florence H. Diehlman, 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 for a Special Exception for a gasoline service station

See Attached Description

MAKE for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... a gasoline service station.

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.

City Service Oil Company
 Contract purchaser
 Address: P.O. Box 6816, Towson Plaza
 Towson 1, Maryland

Address: Edmondson & Dutton Aves.
 Catonsville, 28, Maryland

Robert J. Romadka
 Petitioner's Attorney

Address: 821 Eastern Ave.
 #21, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day of October, 1961, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers 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 24th day of November, 1961, at 2:30 o'clock P.M.



Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioner has met the requirements of Section 502.1 of the Zoning Regulations of Baltimore County,

a Special Exception for a gasoline service station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th

day of December, 1961, that the herein described property or use should be

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, however, to approval of the site

plan by the Division of Land Development and the Office of Planning and Zoning.

The site plan and all permits must be approved by the Zoning Commissioner.

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 24th day of October, 1961, 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 residential zone; and/or the Special Exception for... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 17, 1961

FROM: Mr. George E. Garveris, Deputy Director

SUBJECT: #5416-X. Special Exception for Gasoline Service Station, Southeast corner of Edmondson and Dutton Avenues. Being property of John and Florence H. Diehlman.

1st District

HEARING: Wednesday, November 29, 1961 (2:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception allowing a gasoline service station. It has no comment pro or con on the service station as such. If granted, the granting should be conditioned upon approval by the county, of site plans which would consider the necessity and extent of possible widening for Dutton Avenue, final location of ingress and egress, and provision and method of possible screening.

OBG:ims



PETITION FOR ZONING SPECIAL EXCEPTION

1st DISTRICT

ZONING: Petition for Special Exception for Gasoline Service Station.

LOCATION: Southeast corner of Edmondson and Dutton Avenues.

DATE AND TIME: WEDNESDAY, NOVEMBER 29, 1961 at 2:30 P.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 First District of Baltimore County.

Beginning for the same at a point marked "1" and situate on the southernmost right-of-way line of Edmondson Avenue, and point of beginning being located 87.63 feet easterly from the southeastern corner of the intersection of Edmondson Avenue and Dutton Avenue as now laid out; thence South 13 degrees 21 minutes East 35.19 feet to a P.K. Nelli; thence South 22 degrees 21 minutes East 77.70 feet to a pipe; thence South 16 degrees 29 minutes West 10.04 feet to a pipe; thence South 22 degrees 34 minutes West 78.40 feet to a pipe; thence North 34 degrees 43 minutes West 121.41 feet to the southeastern right of way line of Dutton Avenue as now laid out; thence North 03 degrees 15 minutes East 45 seconds West 17 feet to a point thence North 14 degrees 05 minutes East 10.87 feet to the southeasternmost corner of the intersection of Edmondson Avenue and Dutton Avenue as now laid out; thence bearing on and continuing in a southeasterly direction along the southeasternmost right of way line of Edmondson Avenue North 74 degrees 41 minutes East 38.88 feet to a point; thence southeasterly bearing on said right of way line by a line curving to the right with a radius of 1024.46 feet, which arc is subtended by a chord bearing North 78 degrees 20 minutes East 15.74 feet to the place of beginning.

Field land being owned on the north by Edmondson Avenue on the East by the land of John Diehlman and Florence H. Diehlman, his wife, on the South side and West by the Baltimore Transit Company and on the West by Dutton Avenue.

Being the property of John G. and Florence H. Diehlman, as shown on plat filed with the Zoning Department.

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

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

Riverdown, Md

THE COMMUNITY PRESS

Dundalk, Md.

THE HERALD - ARGUS

Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

November 13, 1961.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One 366 weeks before the 13th day of November, 1961, that is to say the same was inserted in the issues of

November 10, 1961.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

Editor and Manager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

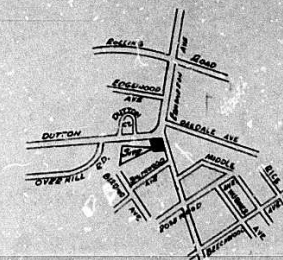
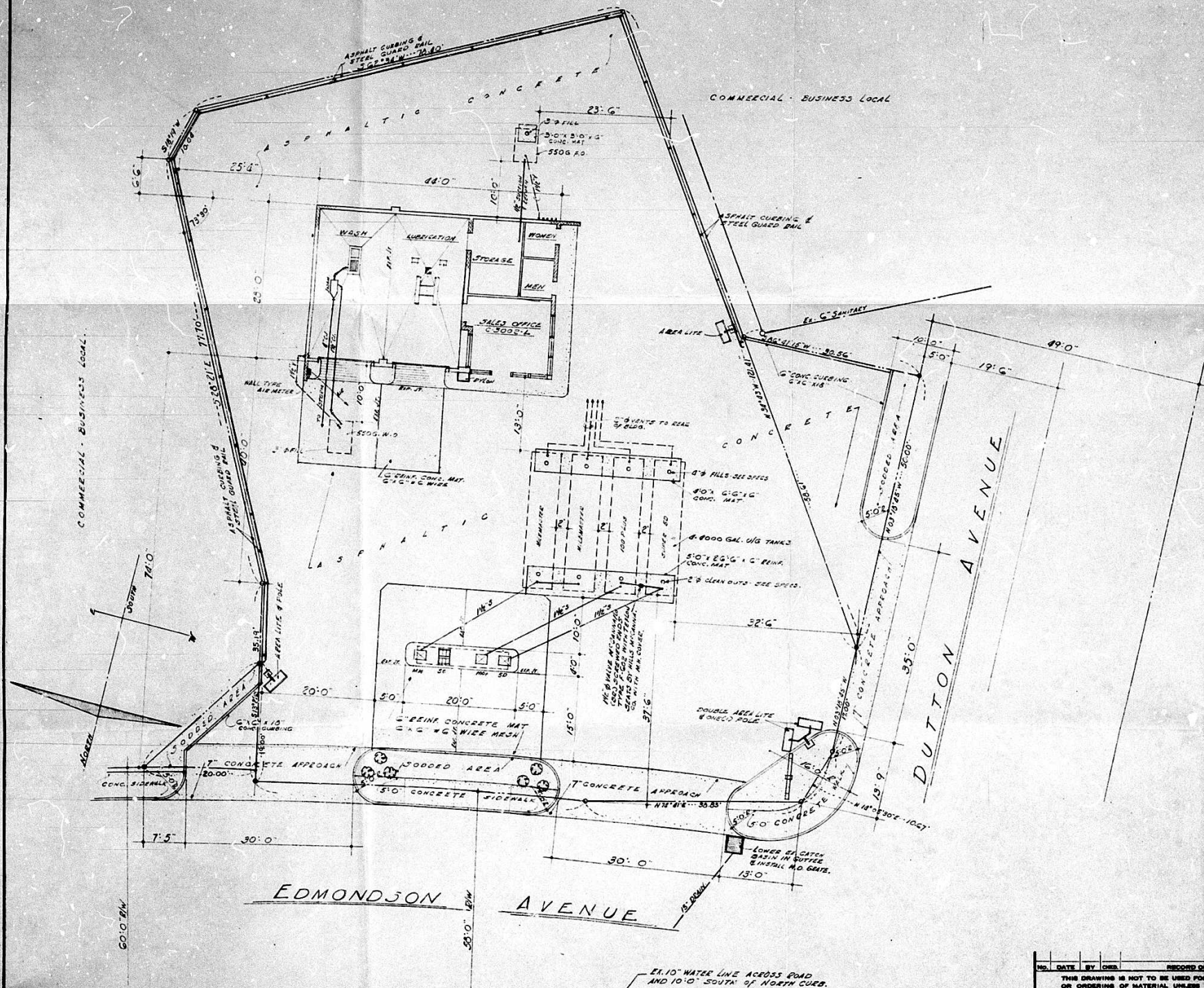
District: 1st Date of Posting: 11-8-61
 Posted for: Special Exception Gasoline Station
 Petitioner: John G. and Florence H. Diehlman
 Location of property: Southeast corner of Edmondson and Dutton Avenues
 Location of Sign: Southeast corner of Edmondson and Dutton Avenues
 Remarks:
 Posted by: Harvey R. Hammett Date of return: 11-9-61

TELEPHONE VALLEY 3-3000		BALTIMORE COUNTY, MARYLAND		No. 9748	
INVOICE		OFFICE OF FINANCE		DATE 11/29/61	
Division of Collection and Receipts		COURT HOUSE		TOWSON 4, MARYLAND	
To:	Robert J. Romadka, Esq. 521 Eastern Ave. Baltimore, 21, Md.	BILLED BY:	Zoning Department of Baltimore County		
DEPOSIT TO ACCOUNT NO.	01622	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	\$55.00
			Advertising and posting of property for John G. Diehlman	COST	55.00
					55.00

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.

TELEPHONE VALLEY 3-3000		BALTIMORE COUNTY, MARYLAND		No. 8217	
INVOICE		OFFICE OF FINANCE		DATE 10/30/61	
Division of Collection and Receipts		COURT HOUSE		TOWSON 4, MARYLAND	
To:	City Service Oil Company P.O. Box 6816 Towson Plaza Towson 1, Md.	BILLED BY:	Zoning Department of Baltimore County		
DEPOSIT TO ACCOUNT NO.	01622	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	\$90.00
			Petition for Special Exception for John G. Diehlman	COST	90.00
					90.00

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.



VICINITY MAP
Scale: 1"=300'

#5416-XA

AREA OF PROPERTY - 18,400'

NOTE:
ALL EXISTING BUILDINGS ON PROPERTY TO BE REMOVED.

112 ELECTION DISTRICT.

CITIES SERVICE OIL COMPANY
BALTIMORE DIVISION
TWO(2) BAY SERVICE STATION
EDMONDSON & DUTTON AVES
BALTIMORE COUNTY, MD.

DATE 9-29-61	NO.
SCALE 1"=10'-0"	14-03-111
DESIGN BY J. J. BROWN	
PREP BY	

NO.	DATE	BY	CHK.	RECORD OF REVISIONS

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR ORDERING OF MATERIAL UNLESS IT IS APPROVED.