

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Severn River Const. Co., legal owner... 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone, for the following reasons:

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Gas Service Stations.

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 of Baltimore County.

Contract purchaser
Address: 2 West University Pkwy.
BALTIMORE, MD.

Petitioner's Attorney

Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____ October, 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 held before the Zoning

Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore

County, on the _____ day of _____, 1961, at _____ o'clock

P. M.

Notary Public in and for Baltimore County, Maryland

By _____

Notary Public in and for Baltimore County, Maryland

By _____

Notary Public in and for Baltimore County, Maryland

By _____

Notary Public in and for Baltimore County, Maryland

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Notary Public in and for Baltimore County, Maryland

By _____

Notary Public in and for Baltimore County, Maryland

By _____

RE: PETITION FOR SPECIAL EXCEPTION
FOR GASOLINE SERVICE STATIONS -
S. S. Perring Parkway; N.S. of
Baltimore County Line and
S. and W. Sides of McLean
Boulevard, 9th District -
Severn River Construction Co.,
Petitioner

BEFORE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 5436-X

Pursuant to the advertisement, posting of property and public hearing on the above petition, the petitioner has asked for four (4) service stations and he has met the requirements of Section 502.1 of the Zoning Regulations.

On March 16, 1961 the right-of-way along easements, sanitary sewers, etc., were approved by Mr. Albert D. Kiltzbach. On January 29, 1962 Mr. David H. Fisher, Chief Engineer for the State Roads Commission, approved requirements for a one-way access only into the property preliminarily discussed with the Severn River Construction Company and the State Roads Commission. On February 6, 1962 the Office of Planning and Zoning, by Mr. Gavrilis, approved the petitioner's plan.

The approval by Mr. Kiltzbach is marked "A" and "A-1"; approval of Mr. David H. Fisher, Chief Engineer of the State Roads Commission is marked "B"; the amended descriptions of Knecht & Human, professional engineers, are made a part and parcel of the petition and marked "C" and plan approved by George E. Gavrilis, February 6, 1962, is marked "D".

These exhibits are attached to and made a part hereof.

For the above reasons the special exception should be granted.

It is this _____ day of February, 1962, by the Zoning Commissioner of Baltimore County ORDERED that the above petition is hereby granted, subject, to approval of the State Roads Commission and the Division of Land Development of Baltimore County.

It is this _____ day of February, 1963, by the Zoning Commissioner of Baltimore County ORDERED that the above special exception is extended for a period of five (5) years beginning February 6, 1963 and ending February 5, 1968.

Zoning Commissioner of Baltimore County



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE 1, MD.

January 11, 1962

Mr. John G. Rose
Zoning Commissioner
Baltimore County Office of
Planning and Zoning
111 W. Chesapeake Avenue
Towson 4, Maryland

Dear Mr. Rose:

Reference is made to your letter of January 3, 1962, advising that the Severn River Construction Company has proposed that two gasoline service stations be constructed along the southeast side of Perring Parkway near the City-County Line, and your request that you be advised as to whether the plan for these proposed improvements as submitted by the Severn River Construction Company is in accord with plans of the State Roads Commission for Perring Parkway.

As you possibly know, Perring Parkway was initiated by Baltimore County as a County highway and was subsequently taken over by the State Roads Commission. Since assuming responsibility for this road, the State Roads Commission has determined that in order to properly handle the volume of traffic which can be anticipated to be using this highway, that vehicular denial of access, except at public road intersections, is necessary. The establishment of vehicular denial access along Perring Parkway between the City-County Line and Baltimore County Beltway would of course preclude access from Perring Parkway to adjacent properties such as the proposed filling stations.

It is requested, therefore, that any approval for commercial development adjacent to Perring Parkway be based upon access being available from adjacent streets or properties rather than from the Perring Parkway.

Present programming for construction of Perring Parkway proposes that the section from Taylor Avenue to the Baltimore County Beltway be advertised for receipt of bids in late summer or early fall of 1962. Construction of the section from Taylor Avenue to the City-County Line would be programmed at a later date to conform with programming of Perring Parkway by Baltimore City within the City.

Except for the denial of vehicular access feature, the plan submitted by the Severn River Construction Company is generally in accordance as to right of way line with present plans of the State Roads Commission.

Very truly yours,

David H. Fisher
Chief Engineer

DHF:S

KNECHT & HUMAN

LANDSCAPE ARCHITECTS AND ENGINEERS

1528 YORK ROAD • LUTHERVILLE • MARYLAND • 21789

February 6, 1962

DESCRIPTIONS OF PROPOSED LOTS #1, #2, #3 & #4 FOR FILLING STATIONS VICINITY OF PERRING PARKWAY AND McLEAN BLVD., 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the FIRST thereof at the point of intersection of the Northern Boundary of Baltimore City with the south side of proposed Perring Parkway 60 feet to the right of base line (Radius = 1909.86 feet) of right-of-way as established by the State Roads Commission at Sta. 0 + 54.67, said point of beginning being North 90°-00'-00" East 685.40 feet from the intersection of the Northern Boundary of Baltimore City with the west side of McLean Blvd., 80 feet wide, and running thence with the south side of proposed Perring Parkway the following three courses and distances: North 43°-29'-43" East 43.89 feet to a point 60 feet to the right of said base line at Sta. 1 + 00, North 48°-02'-13" East 96.88 feet to a point 60 feet to the right of said base line at Sta. 2 + 00, and North 52°-14'-14" East 73.19 feet to a point being South 52°-14'-14" West 23.88 feet from a point 60 feet to the right of said base line at Sta. 3 + 00; thence 110.88 feet binding on an arc curving to the right with a radius of 185.00 feet; thence 150.37 feet binding on an arc curving to the left with a radius of 300.00 feet; thence South 00°-00'-00" East 84.77 feet to a point on the Northern Boundary of Baltimore City; thence binding on said Boundary Line North 50°-00'-00" West 411.0 feet to the point of beginning;

Containing for the FIRST thereof 40,791 square feet of land, more or less.

Beginning for the SECOND thereof at a point at the end of the third line of the above described first parcel and running thence with the south side of proposed Perring Parkway the following three courses and distances: North 52°-14'-14" East 63.55 feet to a point 68 feet to the right of base line (Radius = 1909.86 feet) of right-of-way as established by the State Roads Commission at Sta. 3 + 00, of said base line at Sta. 4 + 50, and North 57°-13'-30" East 178.14 feet to a point 70 feet to the right of said base line at Sta. 6 + 19.41; thence North 20°-12'-10" West 55.99 feet to a point on the fifth line of the above described first parcel; thence reversely on said fifth line 83.19 feet binding on an arc curving to the right with a radius of 300.00 feet; thence reversely with the fourth line of said first parcel 110.88 feet binding on an arc curving to the left with a radius of 185.00 feet to the point of beginning;

Containing for the SECOND thereof 24,108 square feet of land, more or less.

Beginning for the THIRD thereof at the point of intersection of the Northern Boundary of Baltimore City with the west side of McLean Blvd., 80 feet wide, and running thence with the said west side of McLean Blvd. the two following courses and distances: 15.63 feet binding on an arc curving to the left with a radius of 960.00 feet, and North 55°-59'-44" West 11.00 feet; thence South 64°-00'-13" West

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 30, 1961

THIS IS TO CERTIFY, That the annexed advertisement

was published in The County Paper, Inc., a weekly newspaper, printed and published in Towson, Baltimore County,

and once in each of _____ successive weeks before the

_____ day of _____, 1961, the first

publication appearing on the _____ day of

November, 1961.

The County Paper, Inc.

Manager

KNECHT & HUMAN

LANDSCAPE ARCHITECTS AND ENGINEERS

1528 YORK ROAD • LUTHERVILLE • MARYLAND • 21789

February 6, 1962

Descriptions of Four Filling Stations vicinity of Perring Parkway and McLean Blvd. (Continued)

86.00 feet to a point; thence 140.82 feet binding on an arc curving to the right with a radius of 300 feet to the point of intersection of the fifth and sixth lines of the above described first parcel; thence with the sixth line of said first parcel South 00°-00'-00" East 84.77 feet to a point on the Northern Boundary of Baltimore City; thence binding on said Boundary Line North 50°-00'-00" East 274.34 feet to the point of beginning;

Containing for the THIRD thereof 27,225 square feet of land, more or less.

Beginning for the FOURTH thereof at the point of intersection of the Northern Boundary of Baltimore City being also the north side of Perring Parkway 60 feet wide, with the east side of McLean Blvd., 80 feet wide, and running thence with said Boundary Line in common with the said north side of Perring Parkway North 90°-00'-00" East 108.00 feet to a point; thence North 19°-14'-50" West 176.34 feet to a point; thence South 68°-02'-22" West 149.28 feet to a point on the east side of said McLean Blvd.; thence with said east side 117.30 feet binding on an arc curving to the right with a radius of 1040.00 feet to the point of beginning;

Containing for the FOURTH thereof 21,701 square feet of land, more or less.

With the above described four parcels being portions of the entire tract of land conveyed from Glenn F. Gall and Wife to the Severn River Construction Company by deed dated July 20, 1964, and recorded among the Land Records of Baltimore County in Liber C.L.R. 2541 at folio 322.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 11-29-61

Posted for: Special Exception, Gasoline Service Stations

Petitioner: Severn River Construction Co.

Location of property: 550 Perring Parkway, N. of City-County Line, Baltimore County, Md.

Location of signs: At intersection of Perring Parkway and McLean Blvd., Baltimore County, Md.

Posted by: George B. Rose Date of return: 11-30-61

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 9, 1961

FROM: Mr. George E. Gavrilis, Deputy Director

SUBJECT: #5436-X, Special Exception for Gasoline Service Stations, Southeast of Perring Parkway & North side of Baltimore County Line and Northside of Baltimore County Line and the East and West side of McLean Blvd., Being property of Severn River Const. Co., 9th District

REMARKS: Wednesday, December 20, 1961 (3:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to make:

- The Four (4) gas stations are proposed by the petitioner to be located here as part of a larger commercial development. An overall subdivision in which the location of the vehicular access and interior circulation for this property has never been approved by the State or County agencies responsible for such approval. Until such overall plan review shall have been made and approvals shall have been given, the Planning staff considers the petition to be premature. It is quite possible that final approval by the State and the County will require major adjustments in the areas described and requested for the Special Exception. These facts were brought to the attention of the petitioner who, nevertheless, insisted on proceeding with the petition.
- It is to be noted also, that no definite schedule has been made by the State for the construction of Perring Parkway. It may be improved in a year, or two years, or five years. The petition again is premature for the proposed service stations on Perring Parkway. Note the difficulties encountered by the County, the developers, and the neighbors with respect to the gas stations on Flaminio Road wherein improvements to the road were made some three to four years after the granting of the Special Exception for that gas station.
- Regardless of the aspects of timeliness noted above, the Planning staff does not consider that the petition as presented will satisfy the conditions for Special Exceptions as required in Section 502.1 of the Zoning Regulations. Commercial development including gasoline service stations which locate adjacent to major roadways wherein limited degrees of access controlled are planned have a responsibility to provide a safe and proper access in order to avoid traffic hazard and congestion. Such would be the case here if the gas stations on Perring Parkway were to have separate and independent access to that road or if the gas stations on McLean Boulevard were not integrated into an overall plan for the development of the entire commercial property. A service road device is necessary for the assurance of safe and proper access to Perring Parkway for the triangular parcel of land formed by the city line, Perring Parkway, and McLean Boulevard.

5436

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 1, 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., on each of 1 time successive weeks before the 20th day of December, 1961, the last publication appearing on the 1st day of December 1961.

THE JEFFERSONIAN

Samuel H. Smith
Manager.

Cost of Advertisement, \$

PETITION FOR ZONING EXCEPTION - 9TH DISTRICT

ZONING: Petition for Special Exception for Gas Service Stations.
LOCATION: East side of Perring Parkway and the North side of Baltimore City, Baltimore County Line and North side of Baltimore City and Baltimore County Line and East and West side of McClean Boulevard.
DATE AND TIME: Wednesday, December 20, 1961 at 3:00 P.M.
PUBLIC HEARING: Room 108, 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 Ninth District of Baltimore County.

Beginning for the FIRST thereof at the point of intersection of the Northern Boundary of Baltimore City with the south side of proposed Perring Parkway 60 feet to the right of Sta. 0 plus 54.67, said point of beginning being North 90°-00'-00" West 685.46 feet to the intersection of the Northern Boundary of Baltimore City with the west side of McClean Blvd., 80 feet wide, and running thence with the south side of proposed Perring Parkway the following three courses and distances: North 43°-29'-42" East 42.89 feet to a point 60 feet to the right of Sta. 1 plus 00, North 46°-52'-15" East 96.82 feet to a point 62 feet to the right of Sta. 2 plus 00, and North 22°-14'-14" East 60.00 feet to a point being South 32°-14'-14" West 36.77 feet from a point 68 feet to the right of Sta. 3 plus 00; thence South 55°-56'-54" East 145.43 feet to a point; thence South 34°-03'-06" West 64.38 feet to a point on the Northern Boundary of Baltimore City; thence binding on said Boundary Line North 90°-00'-00" West 232.64 feet to the point of beginning;

Containing for the First thereof 20,961 square feet of land, more or less.

Beginning for the SECOND thereof at a point at the end of the third line of the above described first parcel, and running thence with the fourth line of the above described first parcel South 55°-56'-54" East 145.43 feet to a point; thence North 53°-13'-42" East 128.60 feet to a point; thence North 36°-46'-18" West 138.60 feet to a point on the south side of proposed Perring Parkway being South 53°-13'-42" West 5.46 feet from a point 70 feet to the right of Station 4 plus 50; thence with the south side of proposed Perring Parkway the following two courses and distances; South 53°-13'-42" West 139.00 feet to a point 68 feet to the right of Sta. 3 plus 00 and South 52°-14'-14" West 36.77 feet to the point of beginning;

Containing for the SECOND thereof 20,962 square feet of land, more or less.

Beginning for the THIRD thereof at the point of intersection of the Northern Boundary of Baltimore City with the west side of McClean Blvd., 80 feet wide, and running thence with the said west side of McClean Blvd. 153.63 feet binding on an arc curving to the left with a radius of 90.00 feet; thence continuing along said west side North 25°-59'-44" West 26.00 feet to a point; thence South 64°-00'-16" West 147.50 feet to a point; thence South 00°-00'-00" West 96.21 feet to the Northern Boundary of Baltimore City; thence binding on said Boundary Line North 90°-00'-00" East 197.37 feet to the point of beginning;

Containing for the THIRD thereof 22,691 square feet of land, more or less.

Beginning for the FOURTH thereof at the point of intersection of the Northern Boundary of Baltimore City being also the north side of Perring Manor Road, 50 feet wide, with the east side of McClean Blvd., 80 feet wide, and running thence with said boundary line and said north side of Perring Manor Road North 90°-00'-00" East 158.00 feet to a point; thence North 19°-14'-50" West 176.34 feet to a point; thence South 68°-02'-22" West 148.28 feet to a point on the east side of said McClean Blvd.; thence with said east side 117.30 feet binding on an arc curving to the right with a radius of 194.0 feet to the point of beginning;

Containing for the Fourth thereof 21,701 square feet of land, more or less.

With the above described four parcels being portions of the entire tract of land conveyed from Glenn F. Gall and Wife to the Severn River Construction Company by deed dated July 20, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2541 at folio 32.

Being the property of Severn River Construction Company, as shown on plat plan filed with the Zoning Department.

By order of
JOHN G. ROSE,
ZONING COMMISSIONER OF
BALTIMORE COUNTY.

Dec. 1.

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

No. 8155

DATE 10/4/61

BILLED BY: Zoning Department of
Baltimore County

TO: Severn River Construction Co.
2 W. University Parkway
Balto. 18, Md.

01622		TOTAL AMOUNT
		\$50.00
DEPOSIT TO ACCOUNT NO.		COST
QUANTITY		50.00
Petition for Special Exception for your property		
PAID - Baltimore County - Special Revenue		
10-401 20000 0 0 * TEL -		50.00

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.



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE 1, MD.

(MAILING ADDRESS-P.O. BOX 717, BALTIMORE 3, MD.)

January 29, 1962

Mr. John G. Rose
Zoning Commissioner
Baltimore County Office of
Planning and Zoning
111 West Chesapeake Avenue
Towson 4, Maryland

Dear Mr. Rose:

Reference is made to my letter of January 11, 1962 relative to a proposal by the Severn River Construction Company to construct two gasoline service stations along the southeast side of Perring Parkway near the City-County Line.

I had advised you that the State Roads Commission had established vehicular denial of access along Perring Parkway between the City-County Line and the Baltimore County Beltway. This policy of denial of vehicular access has been further reviewed by the Commission and after due consideration it has been determined that an entrance access will be authorized along the southeast side of Perring Parkway between the City-County Line and McLean Boulevard. The requirements for this one-way access (entrance only) into the property has been preliminarily discussed with the Severn River Construction Company. The development of property adjacent to the southeast side of Perring Parkway between the City-County Line and Perring Parkway should be subject to the approval by the State Roads Commission of the engineering details of the entrance from Perring Parkway into the property.

Very truly yours,

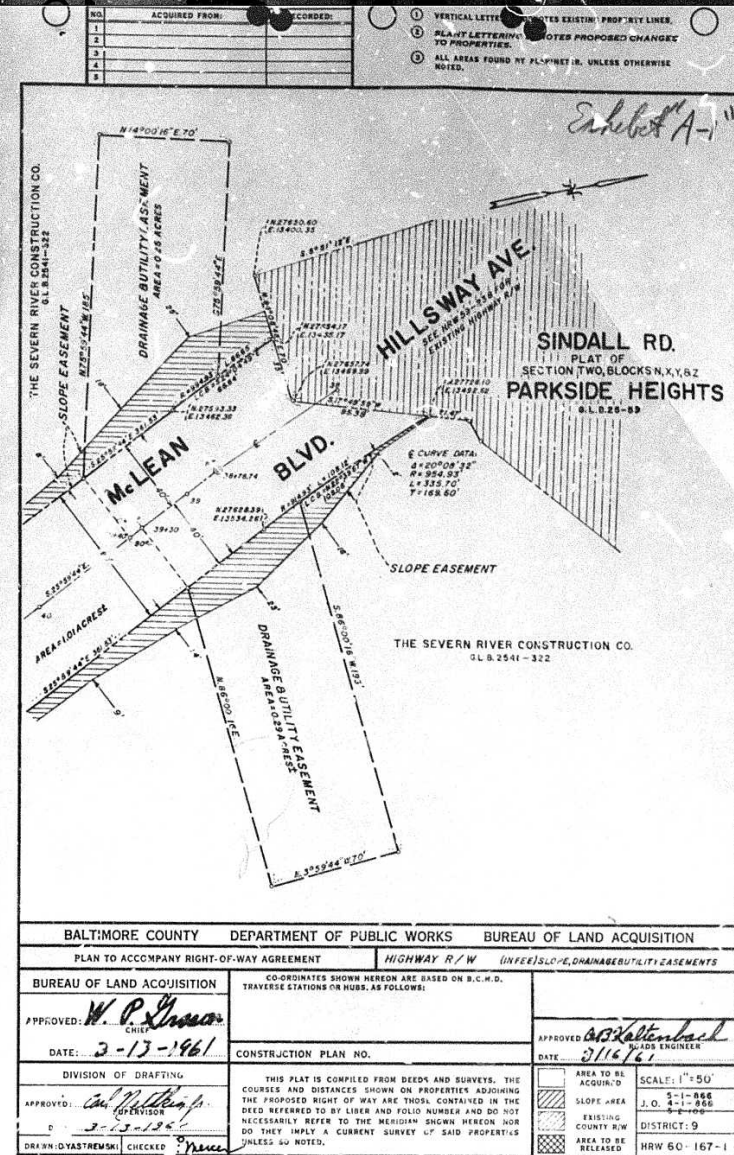
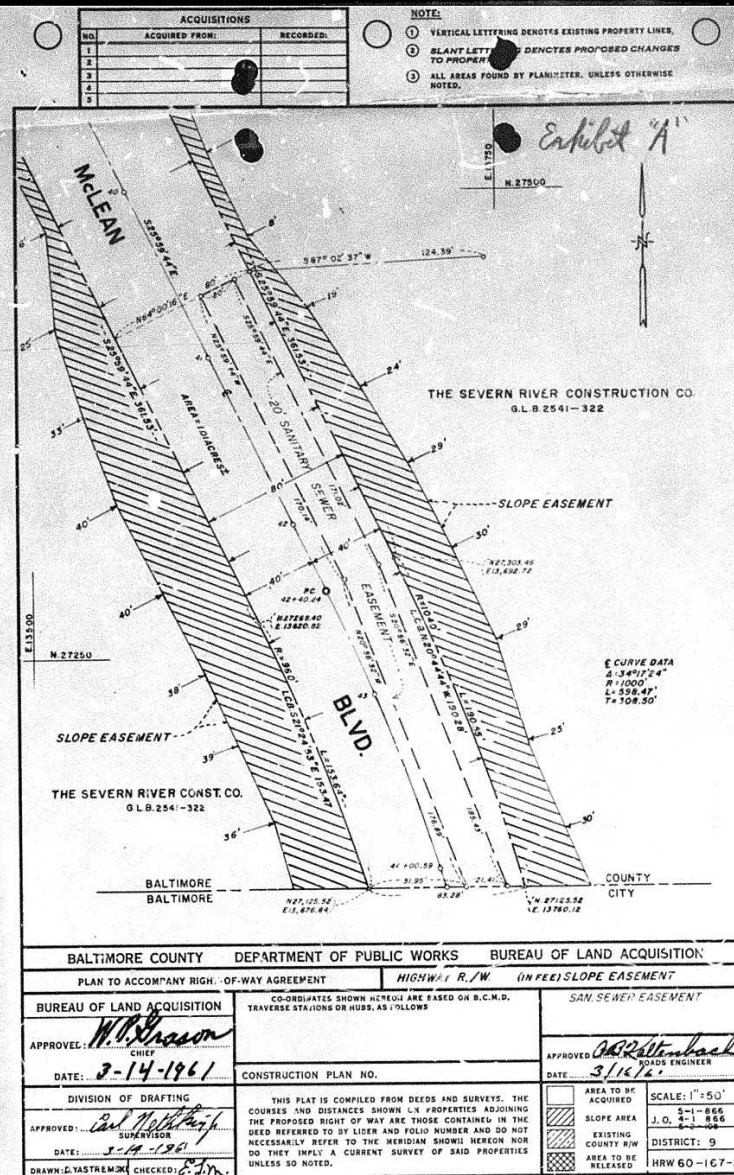
David H. Fisher
Chief Engineer

DHF:ak

cc: Severn River Construction Company
Mr. Charles Lee

DIVISION OF ENGINEERING
DAVID H. FISHER
CHIEF ENGINEER
WALTER C. MORRIS
DEPUTY CHIEF ENGINEER
CORDY A. GOLDBERG
ASST. CHIEF ENGINEER
DESIGN
D. GATES CHAIRMAN
ASST. CHIEF ENGINEER
MAINTENANCE AND
OPERATIONS

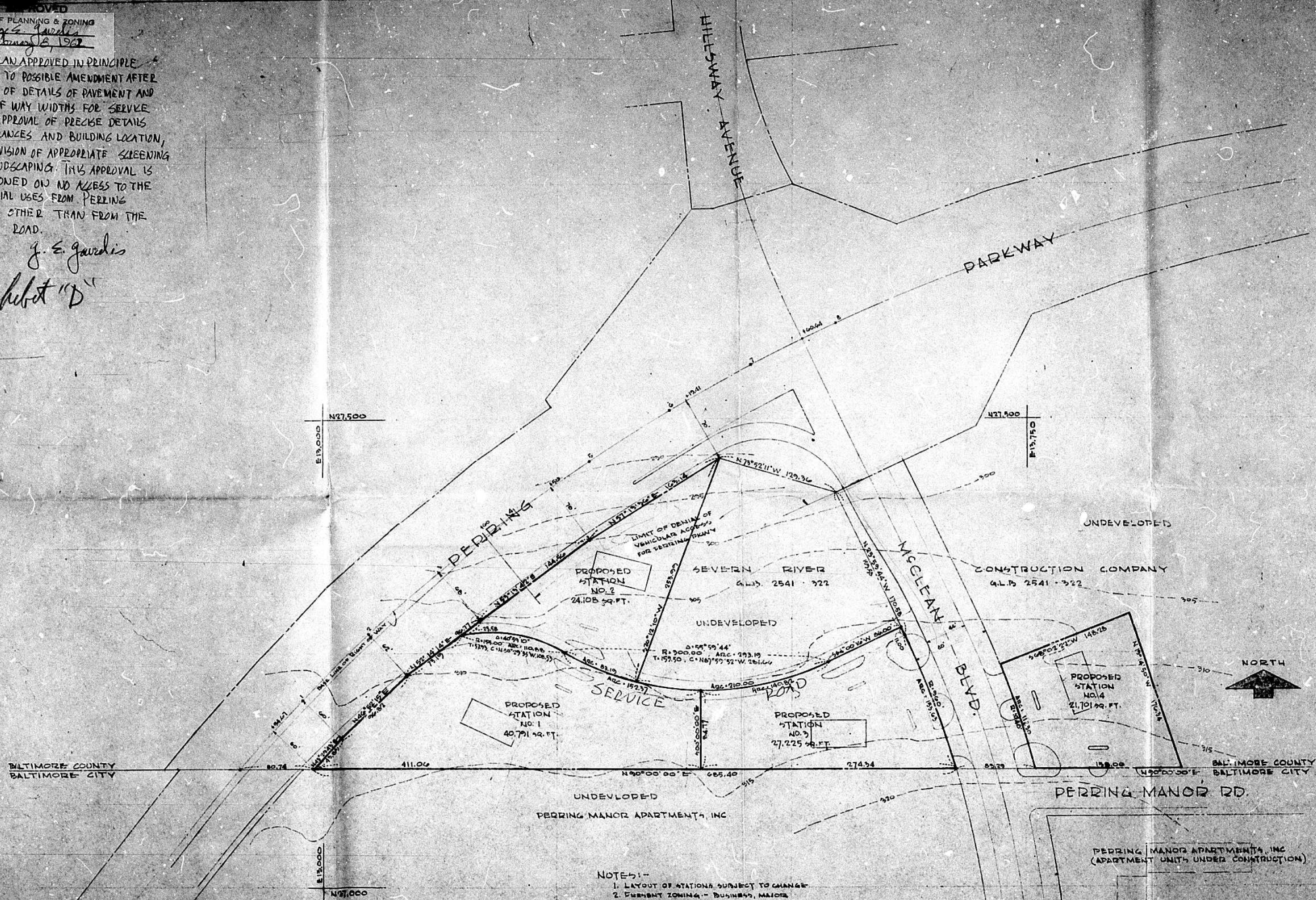
JAN 30 '62 AM



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: J. E. GARDNER
DATE: FEBRUARY 9, 1962

SITE PLAN APPROVED IN PRINCIPLE
SUBJECT TO POSSIBLE AMENDMENT AFTER
REVIEW OF DETAILS OF PAVEMENT AND
RIGHT OF WAY WIDTHS FOR SERVICE
ROAD, APPROVAL OF PRECISE DETAILS
OF ENTRANCES AND BUILDING LOCATION,
AND PROVISION OF APPROPRIATE SCREENING
AND LANDSCAPING. THIS APPROVAL IS
CONDITIONED ON NO ACCESS TO THE
PARKWAY OTHER THAN FROM THE
SERVICE ROAD.

J. E. Gardner
Exhibit "D"



PRELIMINARY SUBDIVISION PLAT FOR 4 FILLING STATIONS
VICINITY OF PERRING PARKWAY AND MCCLEAN BLVD.
NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
SEVERN RIVER CONSTRUCTION COMPANY
ENGINEER & DEVELOPER, 234 UNIVERSITY PARK, BALTIMORE 15, MARYLAND
KNECHT & LUDMAN, LANDSCAPE ARCHITECTS & ENGINEERS, 1534 YORK RD., LUTHERVILLE, MD.
SCALE: 1"=50'
SEPTEMBER 26, 1961, REVISED FEBRUARY 9, 1962

