

PETITION FOR ZONING RECLASSIFICATION AND SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The Atlantic Refining Company and
Samuel J. Schleisner, 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 (that the zoning commission of Baltimore County should reclassify the property from its present zoning to a Special Exception for a Gasoline Service Station.)

(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, gasoline service station.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I or we, agree to pay expenses of above reclassification 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.

The Atlantic Refining Company
By: *James L. Smith*
Contract purchaser
Address: P.O. Box 1895, Balto., 3

Samuel J. Schleisner
Legal Owner
Address: c/o Box P.O. Box 1895 Balto., 3

Richard C. Murray
Petitioner's Attorney
Address: *Jefferson Building* 14362

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of January, 1962, 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 106, County Office Building in Towson, Baltimore County, on the 11th day of March, 1962, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *9th* Date of Posting: *2-21-62*
Posted for: *Special Exception, Gasoline Service Station*
Petitioner: *The Atlantic Refining Co. & Samuel J. Schleisner*
Location of property: *W side of York Road at N.E.S. of Joppa Road*
Location of Sign: *Northwest corner of York Road and Joppa Road*

Remarks: *George R. Hammond*
Printed by: *George R. Hammond* Date of return: *2-23-62*

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the locality involved 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 19th day of March, 1962, that the herein described property be reclassified from its present zoning to a Special Exception for a Gasoline Service Station. The same is hereby reclassified from its present zoning to a Special Exception for a Gasoline Service Station. The same is hereby reclassified from its present zoning to a Special Exception for a Gasoline Service Station. The same is hereby reclassified from its present zoning to a Special Exception for a Gasoline Service Station.

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

the above reclassification 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 March, 1962, that the above reclassification 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 and/or the Special Exception for and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John P. Hote, Zoning Commissioner Date: March 1, 1962
FROM: Mr. George H. Gavrilis, Zoning Commissioner
SUBJECT: #5504-1. Special Exception for Gasoline Service Station. Westside of York Road and the Northeast side of Joppa Road. Being property of Samuel J. Schleisner.

9th District
HEARD: Wednesday, March 14, 1962 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception and has the following advisory comment to make with respect to pertinent planning factors.

- If granted, the granting should be conditioned upon final approval of site plans by the Office of Planning and the Department of Public Works. Specific provision should be made in the order for the establishment of a five (5) foot widening along the Joppa Road frontage of the property.

GB:mas



December 14, 1967

Mr. Edward H. Pollard
c/o Atlantic Station
Joppa & York Road
Baltimore, Maryland 21204

Dear Mr. Pollard:

This office is approving an application for a fence permit #21697.

You will note on the enclosed drawing you have stated "For customer's use only". If there is any question pertaining to this, please contact me at 823-3000, extension 792.

Very truly yours,

WILHELM A. RAFFEL,
Senior Zoning Inspector

AAR:jd

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 22, 1962.

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, Md., once in each of the successive weeks before the 14th day of March, 1962, the first publication appearing on the 22nd day of February 1962.

The COUNTY Paper, Inc.

Manager:

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 22, 1962.

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 the successive weeks before the 14th day of March, 1962, the first publication appearing on the 23rd day of February 1962.

THE JEFFERSONIAN,
Lead Article
Manager.

Cost of Advertisement, \$.

PETITION FOR ZONING SPECIAL EXCEPTION-210 DISTRICT

ZONING: Petition for Special Exception for Gasoline Service Station.

LOCATION: West side of York Road and North side of Joppa Road, being property of Samuel J. Schleisner, located on the West side of York Road, North 23 degrees 22 minutes 11 seconds East 11 seconds West 76.15 feet; thence South 49 degrees 55 minutes 49 seconds East 61.5 feet; thence South 37 degrees 37 minutes 11 seconds East 81.96 feet; thence South 58 degrees 17 minutes 11 seconds East 33.00 feet; thence South 55 degrees 10 minutes 48 seconds East 177.81 feet; thence South 52 degrees 37 minutes 19 seconds East 35.19 feet, to the place of beginning.

By order of JAMES C. KONE, Zoning Commissioner of Baltimore County.

Feb. 22.

Maryland Surveying and Engineering Co., Inc.

120 N. CALVERT STREET
Baltimore 2, Maryland
Phone: MUrray 3-6469, 3-6470
REGISTERED
Maryland - New York
Pennsylvania - Delaware
January 17, 1962

DESCRIPTION OF ENTIRE TRACT FOR ATLANTIC REFINING COMPANY

BEGINNING for the same at the intersection of the West side of York Road and Northeast side of Joppa Road thence leaving said place of beginning and running and blinding on the West side of York Road North 31 degrees 29 minutes 11 seconds West 282.00 ft. thence leaving the West side of York Road and running South 59 degrees 01 minute 49 seconds West 28.05 ft., thence South 30 degrees 00 minutes 11 seconds East 24.75 ft.; thence South 33 degrees 42 minutes 49 seconds West 27.72 ft.; thence North 52 degrees 08 minutes 11 seconds West 76.15 ft.; thence South 49 degrees 55 minutes 49 seconds West 61.5 ft.; thence South 37 degrees 37 minutes 11 seconds East 81.96 ft., to the Northeast side of Joppa Road thence running and blinding on the Northeast side of Joppa Road the Four (4) following courses and distances South 60 degrees 25 minutes 11 seconds East 81.96 ft.; thence South 58 degrees 17 minutes 11 seconds East 33.00 ft.; thence South 55 degrees 10 minutes 48 seconds East 177.81 ft.; thence South 52 degrees 37 minutes 19 seconds East 35.19 ft., to the place of beginning.

Subject to an existing easement.



Signed This 17th day of January, 1962
Robert Cassell

SCALE: ft. = 1 inch.
File No.

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

To: Messrs. Smith & Harrison,
The Jefferson Building
Towson 4, Md.

DEBIT TO ACCOUNT NO. 01-622

QUANTITY: DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Cost of advertising and posting property of The Atlantic Refining Co. No. 5504-1 \$27.50

3-266 1471 * * * TIL- 750

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.

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

To: Messrs. Smith & Harrison
The Jefferson Building
Towson 4, Md.

DEBIT TO ACCOUNT NO. 01-622

QUANTITY: DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Special Exception for Samuel J. Schleisner \$50.00

2-166 382 * * * TIL- 5000

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.

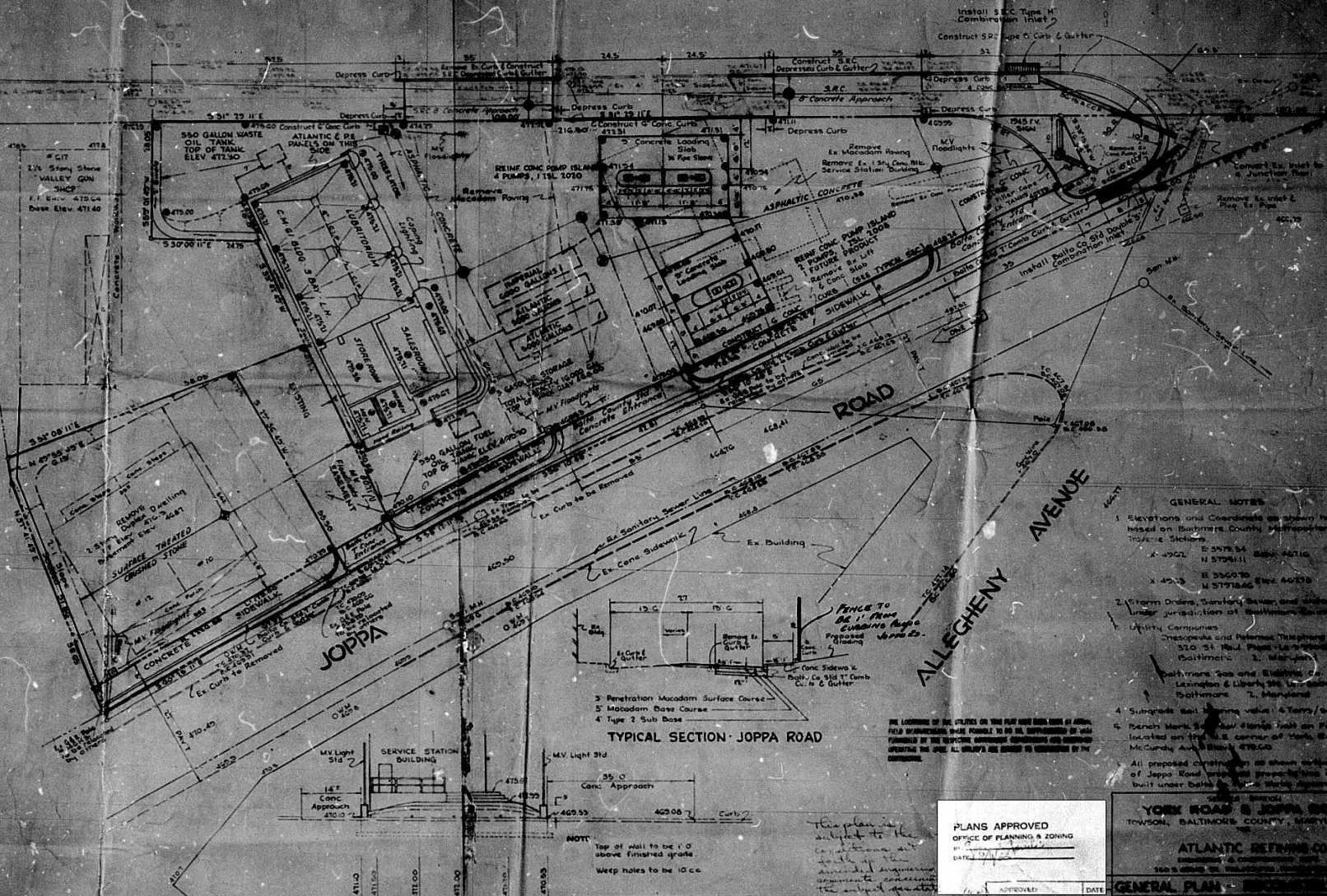
YORK

ROAD

U.S.

RTE.

11



This property & all adjacent property is zoned B-M



BALTIMORE'S CERTIFICATION
I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the plans and specifications shown herein and that the same are in accordance with the laws and regulations of the State of Maryland, and that the same are in accordance with the laws and regulations of the City of Baltimore, and that the same are in accordance with the laws and regulations of the County of Baltimore.

PROFILE - PROPOSED RETAINING WALL
(TOP OF WALL ELEVATIONS SHOWN)

TYPICAL SECTION - JOPPA ROAD

THE LOCATION OF THE UTILITIES ON THIS PLAN ARE BASED ON RECORD FIELD SURVEYS AND ARE SUBJECT TO FIELD VERIFICATION. THE UTILITIES SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OF THE UTILITIES. THE UTILITIES SHOWN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OF THE UTILITIES.

This plan is subject to the conditions set forth in the approved engineering documents and specifications.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 10/1/65

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OFFICE OF PLANNING & ZONING
DATE: 10/1/65



- GENERAL NOTES**
- Elevations and Coordinates as shown herein are based on Baltimore County Meridian Datum. Traverse Station: X-4952, E 5307.54, N 5708.11, X-4953, E 5307.07, N 5718.66.
 - Storm Drains, Sanitary Sewers, and other works under jurisdiction of Baltimore County.
 - Utility Companies: Chesapeake and Potomac Telephone Co., 510 St. Paul Place - Baltimore 1, Maryland; Baltimore Gas and Electric Co., Lexington & Liberty Sts. - Baltimore 1, Maryland.
 - Subgrade Soil Bearing value: 4 Tons/sq ft.
 - Penetration Macadam Surface Course: 5 Macadam Base Course, 4 Type 2 Sub Base.
 - All proposed construction as shown on this plan is to be built under Baltimore County Ordinance No. 10-10-65.

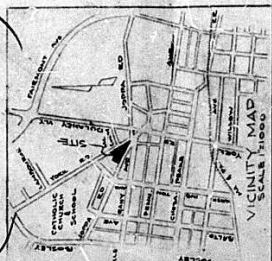
YORK ROAD & JOPPA ROAD
TOWSON, BALTIMORE COUNTY, MARYLAND
ATLANTIC REFINING CO.
160 S. GARDEN ST. BALTIMORE, MD.

GENERAL PLAN - RECOMMENDED	
CHECKED BY	SCALE
DATE	1" = 10'
BY	DATE
OFFICE	DATE
DATE	DATE

75471, 75472, 75473, 75474

RTF:

471.21 £ 471.50 £



This property & all adjacent property is zoned B-M

ENGINEER'S CERTIFICATION.

To all parties interested in title premises surveyed. I hereby certify that I have surveyed the property as shown hereon and that markers either were found in place or were newly set in place either on or across the property lines except as shown hereon.

A Robert Campbell
A Robert Campbell, Esq.
DATE 7/11/02

PROFILE : PROPOSED RETAINING WALL
(TOP OF WALL ELEVATIONS SHOWN)

Top of Wall to be 1'-0" above finished grade.

Weirp holes to be 10' c.c.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY M. J. [Signature]
DATE 8-13-93
BY [Signature]
ZONING COMMISSIONER
DATE 8-13-93