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RE: PETITION FOR SPECIAL EXCEPTION for Gas aline Service Station
SW/Corner Carroll Island and
Bowleys Quarter Roads
15th District
Carroll A. Frederick et al

0

BEFORE COUNTY BOARD OF APPEALS OF

> PALTIMORE COUNTY No. 5506-X

I Island &

1544

#### AMENDMENT TO OPINION

. . . . . . . . . . .

WHEREAS the Baltimore County Board of Appeals on the 18th day of December, 1962 granted the above captioned special exception for a gasoline service station on the SW/Corner Carroll Island and Bowleys Quarter Roads, and

WHEREAS the Baltimure County Board of Appeals now wishes to clarify the said order by amending the last paragraph of the said order to read as fo laws:

> For the reasons set forth in the foregoing Opinion it is this 18th day of December, 1962 by the County Board of Appeals, ORDERED that the special exception as per the description attached and amended at the time of the hearing, be and the same is hereby granted.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

> COUNTY BOARD OF APPLALS OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION for Gasoline Service State SW/Corner Carroll Is land and

COUNTY BOARD OF APPEALS OF

> BALTIMORE COUNTY No. 5506-X

### . . . . . . . OPINION

The petitioner in the instant case seeks a special exception for a gasoline ervice station on the southwest corner of Carroll Island and Bawieys Quarter Roads in the Fifteenth Election District of Baltimore County.

The petitioner owns a tract of ground running 191 feet along Carroll Island Road and 213 feet along Bowleys Quarter Road, with a depth generally of 280 feet. The property, at the present time, is zoned "Business Lacal" and is situated in a locale generally devoted to business, commercial and industrial enterprises. The petitioner purposes a two bay, six pump gasoline station to service a neighborhood which, at the present time, has limited modern automobile service facilities.

Voluminous testimony indicated to the satisfaction of the Board that a pecial exception granted in this case would not violate any of the provisions of Section 502.1 of the Baltimore County Zaning Regulations, subject to the restrictions hereinafter stated. However, the Board takes note of the unusual situation which exists on certain days during the summer months in regard to the traffic flow at this intersection. The Roard feels that this unusual situation; i.e., heavy traffic at certain hours on the week-ends, is not sufficient to violate that section of the Regulations pertaining to traffic in the above stated code. The Board is unanimous in its opinion that a special exception for a gasoline service station should be granted with the following restrictions:

- That the building must be built in the general conformity with the plans submitted at the hearing on this case, and any deviation from those plans should be approved by the Baltimare County Planning Department
- 2. That evergreens must be planted on the southern boundary of the subject property from the rear lot line in a westardly direction from Bowleys Quarter Road for a depth of 127 feet, at least Quarter Road to a depth of 12/ tee; at least five feet in heighth at the time of planting and no less than six feet apart, to shield the resi-dential property directly to the south
- 3. That all outside flood-lights shall be focused in such a manner that the glare of such flood-lights will not be focused on any of the surrounding

4. That a trash enclosure shall be built on the car of the building with a construction in conformity with the nature of the construc-

5. That the hours of said service station will be

Opening time shall not be before 7 a.m. and closing time not later than 11 p.m. with the exception that an Sunday afternoons during the months of July and August, and on Memorial Day and Labor Day, the said service station shall close at 2 p.m., and in addition, the said service station shall close addition, the said service station shall close at 2 p.m. on those legal holidays which do not fall on Sunday in the above stated months

#### ORDER

For the reasons set forth in the aforegoing Opinion, it is this 18'of December, 1962 by the County Board of Appeals, OR DERED that the special exception petitioned for, be and the same is hereby granted.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

> COUNTY BOARD OF APPEALS OF BALTIMORE COL

Taltan H Kaylinan

MAP TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Carroll After Frederick: and

I, or we\_Buth\_Auge\_Frederick: his\_My\_AttRegal owner.t of the property situate in his

County and which is described in the description and plat stateched hereto and made a pirt

bereby petition (1) that the zoning status of the herein described pro\_erty be re-classified pr #15-6 hereof, "X to the Zening Law of Baltimore County, from an

AND SPECIAL EXCEPTION

PETITION FOR ZONING RE-CLASSIFICATION #5506-X

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 ... sameline 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 roning posting, etc., upon ming a substitution of Baltimore County adopted pursuant to the Zoning Law for Baltimore

South anna Freder Address. 3317 Eastern Boulevard

Lucy John W. Hessian, III

Address Compbell Building, Towson 4, Maryland

In Pertertants February ......, 196 2, 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

required by the coming Law or, naturative County, in a seesapaper of general circulation unrougnout Baillimore County, that properly 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\_\_\_\_\_EFP.8- 82tb\_day pf\_ Morch\_

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Also

Baltimore 20, Maryland

House

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NING VERY ALMEN!

May 7, 1962

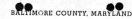
Board of Zoning Appeals for Baltimore County, County Office Building, Towson-4, Maryland.

Please enter an Appeal from the decision of the Zoning Commissioner of Baltimore County dated April 12. 1969. On an application for appeal acception was rendered on an application for appeals acception to erect a filling station at the intersection of Carroll Island Road and Borley's Quarter Road.

ALFRED F. JUNGERS

# 5506-X

BEGINNING for the same at a point, which is intended to be the nipp 15-6 centerline intersection of Carroll Island Road and Bowleys Quarter Road, said point of beginning have coordinate values North 14631.65 and East 61662.61 referred to the Baltimore County Metropolitan District Survey, running from said point of beginning and binding on or near the centerline 2 127 62 of Bowleys Quarter Road, South 11 degrees 22 minutes 24 seconds East 194.60 Seet, thence leaving said Bowleys Quarter Road, South 82 degrees 11 minutes 15 seconds West 162.55 feet and North 61 degrees 18 minutes 54 seconds East 120,12 feet to the easternmost side of a 50 foot right of way there situate, thence running and binding on the easternmost side of said right of way North 12 degrees 13 minutes 36 seconds East 200.00 feet to a point in or near the centerline of Carroll Island Road, thence running and binding on or near the centerline of Carroll Island Road, South 77 degrees 46 minutes 24 seconds East 190.00 feet to the place of beginning. Containing 1.14 acres of land,



INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Cosmissioner Date March 1, 1962

FROM Mr. Goorge E. Gavrelis, Deputy Director

SUBJECT #5506-X. Special Exception for Gasoline Service Station. Southwest corners of Carroll Island and Bowleys Quarters Roads. Being property of Carroll Frederick.

15th District

HEARING: Wednesday, March 14, 1962 (4:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject potition for Special Exception and has the follow-ing convent to make with respect to pertinent planning factors:

1. If granted, the granting should be conditioned upon completion of the widening for Carroll Island Read and Evelops Quarters Read and along the bounds of the property prior to the opening of the service station for numinose. The parties of the service station for numinose. The paring and of curb and gutter improvements will be clarified in an approved site plan. The tree and plant area to the rear of the propend station should be retained in a park like manner - this also should be a condition of the order.

GEG: bm



it appearing that by reason of.  the above Reclassification should be had; and it further appearing  a Special Exception for a.  IT IS ORDERED by the Zeeing Commissioner of Baltimore Ccu day of	that by reason of
the above Reclassification should be had; and it further appearing  a Special Exception for a	that by reason of
the above Reclassification should be had; and it further appearing a Special Exception for a IT IS ORDERED by the Zoning Commissioner of Baltimore Cou lay of 196 that the herein described p he same is hereby reclassified; from a zone one, and/or a Special Exception for a granted, from and after the date of this order.  Zoning Comm	that by reason of
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one, and/or a Special Exception for a	
ranted, from and after the date of this order.  Zoning Comm	
Pursuant to the advertisement, posting of property and public	issioner of Baltimore County
	hearing on the above petition
nd it appearing that hypersusceptot. the operation of a gasolin	service station on the
proposed site does not meet the requirements of sub-pa	cagraphy (a) and (b) of
Section 502.1 of the Zoning Regulations of Baltimore Co	ounty
	en the property of
Strakern sociesei@sation.chanid:NOT-Bib-if-Alborantor the Specia	Exception should NOT BE
RANTEC.	
IT IS ORDERED by the Zoning Commissioner of Baltimore Coun	1246 .
April	

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... a suspline merylen station.

Proctor Royaton + Mullers for Petitoners

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#5506

District. 15
Distr Date of return: 2-23-62

TELEPHONE VALLEY 3-3000

#### INVOICE

# BALTIM RE COUNTY, MARYIMND

No. 11551 DATE 3/15/62

OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE

TOWSON 4, MARYLAND

To: John W. Hessian, 3rd, Esq. Campbell Building Towson L, Md.

Baltimore County

DETACH UPPER SECTION AND RETURN WITH YOUR REMITT/ NCE	COST
	COSI
Pertising and posting of property for Carroll Frederick	32.00 -
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5-15-62 1712 · = 0 Tit 3	2.00
Market days	THE PROPERTY.
	3-1562 1712 · · · RL-

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

INVOICE

BALTIORE COUNTY, MARQAND

No. 11640

OFFICE OF FINANCE Division of Collection and Receipts

DATE 5/9/62

COURT HOUSE TOWSON 4, MARYLAND

Massrs. Proctor, Royston & Muller, Campbell Bloge, son le Mi.

BILLED BY: Office of Planning & Zoning 119 County Office Blige, Touson he Md.

DEPOSIT TO	ACCOUNT NO. 01-622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
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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.

ZONING: Petition for Special Exception for Gasoline Service Station.
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MARCH 14, 1892 AT 449 P.M.
PUBLIC HEARING Room. 165
County Office Buildow. Towson.
Maryland.
The Zoning Commissioner of BaiThe Zoning Commissioner of Baiaring:
Concerning all that n reel of land
the Fifteenth District of Baltipre County.
BEGINNING for the same at a
int, which is intended to be the
nterline intersection of Carroll

BY ORDER OF JOHN G. ROSE.

## CERTIFICATE OF PUBLICATION

February 22 .....19 .... TOWSON, MD., THIS IS TO CERTIFY, That the annexed advertiser ent was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of \_\_\_One\_\_ successive weeks before the 11th day of March 19 62 the first publication appearing on the\_\_\_\_\_ day of

> The COUNTY Paper, Inc. Manager B

TELEPHONE VALLEY 3-3000

## INVOICE BALTIMORE COUNTY, MAYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE

TOWSON 4, MARYLAND

February 19 62.

No. 10333

DATE 2/8/62

John W. Hessian, 3rd, Esq. Campbell Building Towson Is, Md.

BY Zoning Department of Baltimore County

DUNT NO. 01622	ETACH UPPER SECTION AND BETTIEN WITH YOUR	\$50.00
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IMPORTANT: MAKE CHECKS PAY! LE 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.

