

5569-X PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edward G. Pickett, 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 none to an none 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 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 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.

Contract purchaser: Edward G. Pickett
Address: 11 FRED. RD.
Petitioner's Attorney: ELIOTT CITY, MD.
Protetant's Attorney: ELIOTT CITY, MD.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of April, 1962, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of June, 1962, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

TELEPHONE VALLEY 3-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

To: Pickett Realty Co.
11 Frederick Rd.
Ellicott City, Md.

BILLED BY: Zoning Department of Baltimore County

No. 12835

DATE 6/1/62

QUANTITY	DEPOSIT TO ACCOUNT NO.	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	01622	Advertising and posting to your property	81.50
			81.50

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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 1st

Date of Posting: 5-16-62

Posted for: Special Exception for Gasoline Service Station

Petitioner: Edward G. Pickett

Location of property: 11 Frederick Rd. and Cella Ave. etc.

Location of Sign: Northwest Corner of Frederick Rd. and Cella Ave. etc.

Remarks: None

Posted by: George R. Hummel

Date of return: 5-12-62

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

the above described property should be reclassified, from none to none

a Special Exception for a Gasoline Service Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of June, 1962, that the above reclassification be and the same is hereby granted.

That none 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 State Road Commission, Division of Land Development and the Office of Planning and Zoning.

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 7th day of June, 1962, that the above reclassification be and the same is hereby granted and that the above described property or area be and the same is hereby continued as and to remain a none and/or the Special Exception for none be and the same is hereby granted.

Zoning Commissioner of Baltimore County

MICROFILMED

TELEPHONE VALLEY 3-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

To: Mr. Edward G. Pickett
11 Frederick Rd.
Baltimore, Md.

BILLED BY: Zoning Department of Baltimore County

No. 11577

DATE 6/1/62

QUANTITY	DEPOSIT TO ACCOUNT NO.	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	01622	Petition for Special Exception for Gas Station	50.00
			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.

DESCRIPTION OF PREMISES AS OBTAINED ON AMERICAN OIL COMPANY PLAT PLAN NO. 24-325

- (1) North 05° 50' 55" East 41.93' to a 7/8" O.D. I.P. now set at the intersection of the reverse extension of the 4th or North 65° 30' East 82.5' line of the 1062/170 deed, thence running to the beginning of the said 4th line and continuing on the same bearing on and with all of the said 4th line
- (2) North 70° 20' East for a total distance of 91.61' to a 7/8" O.D. I.P. now set at the end thereof, thence running with and binding on all of the 5th line of the 1062/170 deed.
- (3) South 45° 01' East 59.15' to a 7/8" O.D. I.P. now set at the beginning of the 7th or North 65° 30' East line of the land conveyed from Robertson to Pickett by deed dated 2/20/1922 and recorded among the Land Records of Baltimore County in Liber 2095 Folio 47, thence
- (4) South 24° 52' 10" East 35.83' to a 7/8" O.D. I.P. now set at the point of intersection with the S.R.C. R/W line forming the northwest side of Westchester Avenue as established by the S.R.C. R/W Plat No. 24180, thence binding on the said S.R.C. R/W line and running partly thru the land of Pickett described in the 2095/47 deed and partly thru the land conveyed from Greenberg to Pickett by deed dated 3/27/1932 and recorded among the Land Records of Baltimore County in Liber 2095 Folio 51
- (5) South 50° 03' 47" East 78.63' to the intersection with the S.R.C. R/W line forming the northeast side of Maryland Route 144 as established by the S.R.C. R/W Plat No. 24180, thence binding on the said S.R.C. R/W line and running partly thru the land of Pickett and partly thru the land of Greenberg
- (6) by a 556.53' radius curve to the left for an arc distance of 118.37', subtended by the chord North 45° 07' 07" West 118.15', to the point of beginning, as now surveyed

CONTAINING 14,700.39 square feet or 0.3375 acres of land, more or less. BEING a part of that land conveyed by Beatie H. France et. al. to Norman E. Mosley and wife by deed 1062/170; a part of that land conveyed by Harrison H. Robertson, Jr. to Mary V. and Edward G. Pickett, Jr. by deed 2095/47; and a part of that land which was conveyed by James F. Greenberg to Mary V. and Edward G. Pickett, Jr. by deed 2095/51.

Eugene F. Raphael Date

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 25, 1962

FROM: Mr. George R. Garverlin, Deputy Director

SUBJECT: 5569-X Special Exception for Gasoline Service Station. Northeast corner of Frederick and Cella Avenues. Being property of Edward Pickett.

1st District

HEARING: Wednesday, June 6, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to make - If granted, it is requested that the granting be conditioned upon final approval of site plans by this office and the Traffic Engineer.

GB:bm



5569-X

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

THE HERALD - ARGUS

CATONSVILLE, MD.

No. 1 Newburg Avenue

May 21, 1962.

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 consecutive week/ before the 11st day of May, 1962, that is to say the same was inserted in the issues of

May 18, 1962.

THE BALTIMORE COUNTIAN

By: Paul S. Morgan
Editor and Manager

REASONING for the same at a 7/8" outside diameter from pipe now set at a point in the land conveyed from France to Mosley by deed dated 5/5/1932 and recorded among the Land Records of Baltimore County in Liber 1062 Folio 170, said point of beginning being also the point of intersection of the Maryland State Road Commission R/W line forming the northeast corner of Maryland Route 144 and Cella Avenue both lines being as established by the S.R.C. R/W Plat No. 24180, thence binding on the said S.R.C. R/W line and running partly thru the land of Pickett described in the 2095/47 deed and partly thru the land conveyed from Greenberg to Pickett by deed dated 3/27/1932 and recorded among the Land Records of Baltimore County in Liber 2095 Folio 51

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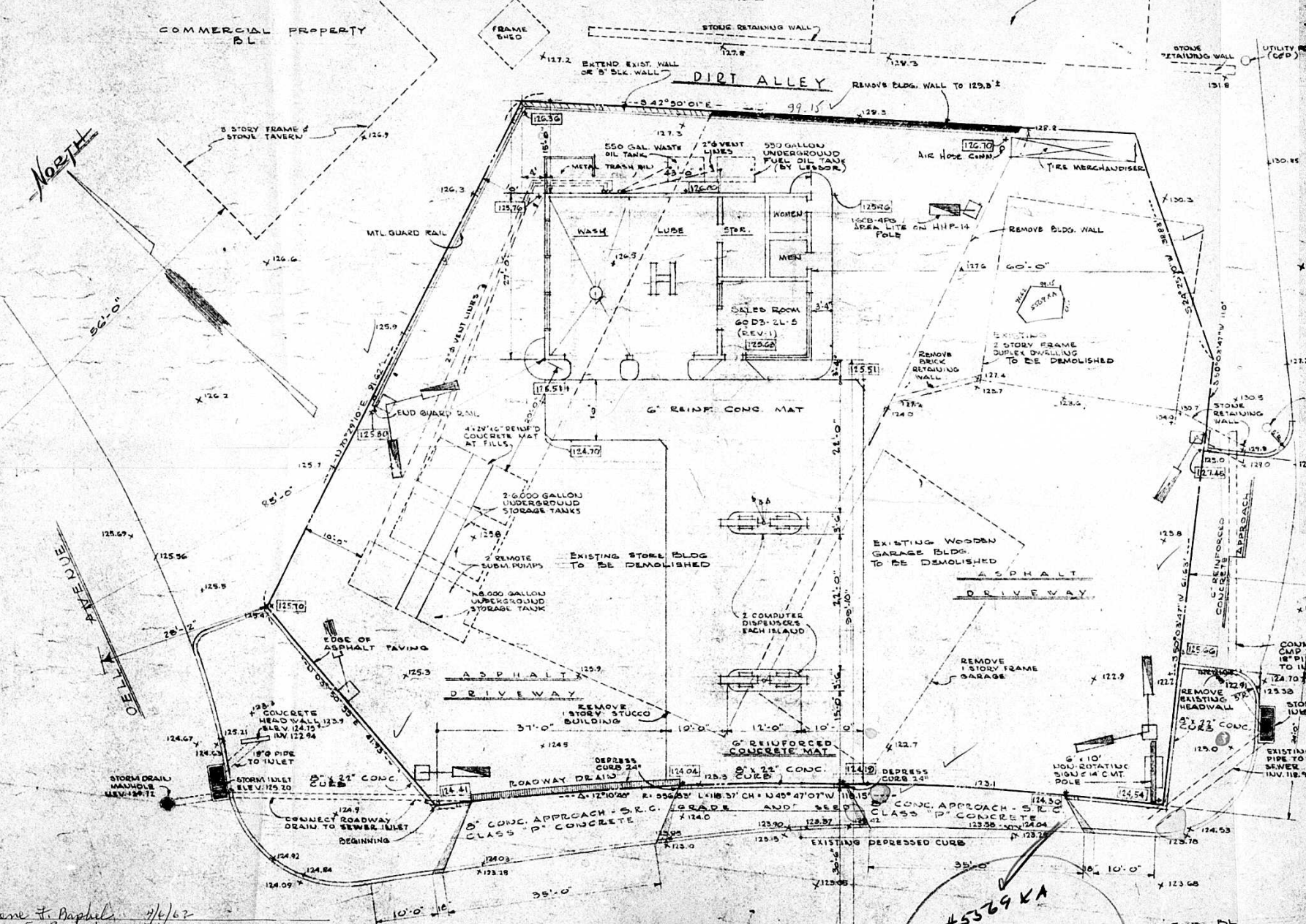
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Being the property of Edward G. Pickett, as shown on plat plan filed with the Zoning Department.

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

May 18



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 1973 EDITION, AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, 1973 EDITION, PUBLISHED BY THE MARYLAND DEPARTMENT OF TRANSPORTATION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.

5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND EXCAVATION MATERIAL.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.

9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND EXCAVATION MATERIAL.

Engine F. Bopfel 7/1/67
 Eugene F. Bopfel Date



#5329 KA
 MAP
 #1
 SEC. 2-A

PROPERTY ZONE BL
 1ST ELECTION DISTRICT
 PROPERTY 3.75 ACRES

WESTCHESTER AVENUE

AMERICAN OIL COMPANY PRODUCED LTC2 MARYLAND ROUTE 144 AT OLLA AVENUE WESTCHESTER AVENUE BALTIMORE COUNTY, MD. (6093-21-5)	
SCALE 1" = 10'-0" DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: 7/1/67	BALTIMORE REGION BALTIMORE DISTRICT PROJECT NO. 324,000 DATE: 7-1-67 NO. PA 1326