

RE: PETITION FOR SPECIAL EXCEPTION
FOR A GASOLINE SERVICE STATION
N. S. Fairbrook Road 36.43' W.
of Rolling Road, 1st District -
Campus Holding Company -
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5581-X

AMENDED ORDER

In want to Judge John O'Grady's Order dated
April 13, 1964, the Zoning Commissioner's Order of July 18, 1962
is amended as follows:

Requirement No. 1 set forth in the second paragraph
of said Order shall be deleted and in its place the Order shall read
"there shall be an access provided to Rolling Road subject to
approval of the Office of Planning and Zoning and the Bureau of
Public Services".

Zoning Commissioner of
Baltimore County

Date: July 18, 1962

PETITION FOR A
SPECIAL EXCEPTION
1st District
ZONING: Petition for a Special
Exception for a Gasoline
Filling Station.

LOCATION: North side of
Fairbrook Road 36.43 feet
West of Rolling Road.

DATE & TIME: WEDNESDAY,
JUNE 27, 1962 at 8:00 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 Reg-
ulations 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 as
a point on the north side of
Fairbrook Road, 70 feet wide,
at the beginning of the South
17 degrees 15' 20" East,
36.43 feet line, 60 feet from
the centerline of Rolling
Road, 70 feet wide, as shown
on the Plat of "Charles
Hamer", Section II-A, and
recorded among the Land
Records of Baltimore County,
Maryland, in Plat Book W.J.R. 28
at Folio 3; thence bearing
on the above said north
side of Fairbrook Road the
two following courses and
distances: (1) South 75 de-
grees 15' 20" East, 36.43
feet; (2) Southwesterly along
a curve to the left, having a
radius of 113.57 feet, thence
bearing through the second
tract of the land conveyed by
a Deed dated May 8, 1959
from Atlantic Gardens, Inc.
to Ralph DeChiaro as record-
ed among the above said Land
Records the four (4) follow-
ing courses and distances:
(1) North 16 degrees 04' 00"
West, 170.24 feet; (2) North
75 degrees 15' 20" East,
172.05 feet; (3) South 14 de-
grees 44' 00" East, 16.11
feet; (4) South 17 degrees 34'
25" East, 14.83 feet to the
outline of the aforementioned
Section II-A; thence bearing
on the above said north
side of Fairbrook Road the
two following courses and
distances: (1) South 17 de-
grees 34' 25" East, 34.00 feet; (2) South
28 degrees 48' 28" West,
28.23 feet to the point of
BEGINNING.

Containing 0.6429 acres of
land, more or less.
The courses in the above
description are referred to
True North as established
by the Baltimore County Metro-
politan District.
Being the property of
Campus Holding Company as
shown on plat plan filed
with the Zoning Department
by Order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County
June 8

OFFICE OF
THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD - ARBUS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

June 11, 1962.

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

was inserted in THE BALTIMORE COUNTEAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week, successively before
the 11th day of June, 1962, that is to say
the same was inserted in the issues of

THE BALTIMORE COUNTEAN

By: Paul J. Mayes
Editor and Manager

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 14, 1962
FROM: Mr. George E. Carralis, Deputy Director

SUBJECT: #5581-X. Special Exception for Gasoline Filling
Station. North side of Fairbrook Road 36.43 feet
West of Rolling Road. Being property of Campus
Holding Company.

1st District

HEARING: Wednesday, June 27, 1962 (3:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the
subject petition for Special Exception for a gasoline service
station. It has the following advisory comments to make:

1. The details of access into and out of the proposed service
station were prepared by the petitioner as a result of a
joint conference with representatives of the Department of
Public Works, the Traffic Engineering Division, and the
Planning staff. These details were predicated upon a plan
of access to the entire commercially-sited tract at the
corner of proposed Security Boulevard and Rolling Road.
The Planning staff is in accord with the provision as shown
on the plan.
2. If granted, the granting should be conditioned upon final
approval of site plans by the appropriate County agencies.



GRANTEE: CAMPUS HOLDING COMPANY
RECORDING: RECLASSIFICATION
CONTAINING: RECLASSIFIED SITE
ROLLING ROAD AND FAIRBROOK

BEGINNING for the same as a point on the north side of Fairbrook
Road, 70 feet wide, at the beginning of the South 75° 15' 20" West, 36.43
feet line, 60 feet from the centerline of Rolling Road, 70 feet wide, as
shown on the Plat of "Charles Hamer", Section II-A, and recorded among
the Land Records of Baltimore County, Maryland, in Plat Book W.J.R. 28 at
Folio 3; thence bearing on the above said north side of Fairbrook Road the
two following courses and distances: (1) South 75° 15' 20" West, 36.43 feet;
(2) Southwesterly along a curve to the left, having a radius of 113.57 feet,
for a distance of 113.57 feet; thence running through the second tract of
the land conveyed by a Deed dated May 8, 1959 from Atlantic Gardens, Inc. to
Ralph DeChiaro as recorded among the above said Land Records the four (4)
following courses and distances: (1) North 26° 04' 00" West, 170.24 feet;
(2) North 75° 15' 20" East, 172.05 feet; (3) South 14° 44' 00" East, 16.11
feet; (4) South 17° 34' 25" East, 14.83 feet to the outline of the afore-
mentioned Plat of "Charles Hamer", Section II-A; thence bearing through the
two following courses and distances: (1) South 17° 34' 25" East, 34.00 feet;
(2) South 28° 48' 28" West, 28.23 feet to the point of BEGINNING.

Containing 0.6429 acres of land, more or less.
The courses in the above description are referred to True North as
established by the Baltimore County Metropolitan District.
Kenneth A. McCord
Registered Engineer and Land Surveyor
No. 1276
Whitman, Reardon & Associates
Baltimore, Maryland



PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, the undersigned, legal owner of the property situated in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition the Zoning Commission of Baltimore County to reclassify the property from its present
classification to the following classification: _____

See Attached Description

For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for a Gasoline Filling 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.

CAMPUS HOLDING CO.
By: Anthony A. Spinzo, Vice-President

Contract purchaser
Address: 700 Fairmount Avenue
Towson 4, Maryland
Kenneth C. Proctor
Address: Campbell Bldg., Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day
of April, 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 108, County Office Building in Towson, Baltimore
County, on the 27th day of June, 1962, at 3:00 o'clock
P.M.



(over)

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. June 8, 1962.
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, Md. once in each of one
successive weeks before the 27th
day of June, 1962, the first publication
appearing on the 7th day of June
1962.

THE TIMES
Manager:
John H. Martin

Cost of Advertisement \$2,000
Purchase order - R 5599
Registration no. W 1384

INVOICE

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 11590

DATE 4/13/62

To: Messrs. Proctor, Royston & Muller
Campbell Building
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

01622

TOTAL AMOUNT	
\$50.00	

DEPOSIT TO ACCOUNT NO.

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

COST

Petition for Special Exception for Campus Holding Company

50.00

4-13-62 2940 • • • TXL • 40.00

3

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 12855

DATE **6/25/62**

TO: Messrs. Proctor, Royston & Mueller
Campbell Building
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

01622

TOTAL AMOUNT
\$53.00

DEPOSIT TO ACCOUNT NO.

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

COST

Advertising and posting of property for Campus Holding Co. #5581-X

53.00

0-25-62 3762 * * * TIL- \$3.00

3

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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#558,

Distric

Date of Posting 5-30-62

Posted for: Special Operations Gasoline Service Station Date of Posting: 5
Petitioner: Thomas H. H. H.

Petitioner: Campus Holding Company

Location of property: 715 of Fairbrook Rd. 36.43 ft. West of Rolling
Road, etc. See Map.

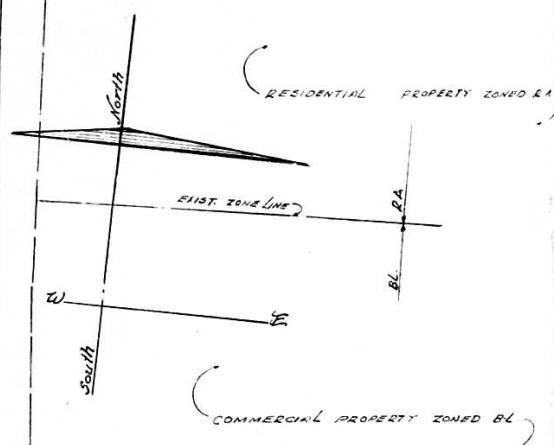
Location of Signs: Northwest Corner of Fairbrook and Rolling Roads.

Remarks

Posted by George R. Hummel
Signature

Date of return: 5-31-67

COMMERCIAL - REQUIRED TO BE COMPLETED



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: J. J. Javala
DATE: 8/16/87

Subject to Planning comments
dated 16 July 1964 — gsg

ELECTION DISTRICT N°1
SQUARE FT. AREA: 29,240
EXISTING USE: VACANT
PROPOSED USE: SERVICE STATION

				CITIES SERVICE OIL COMPANY 60 WALL ST. ENGINEERING DEPARTMENT NEW YORK, N.Y. DIVISION - BALTIMORE			
				 CITIES SERVICE		<i>Three(3) Bay Drive Thru Two(2)</i>	
						<i>Rolling Road & Fairbrook Rd.</i> <i>Baltimore County Maryland</i>	
4	7-23-64	JJA	JJA	RELOC. OLD'S. PUMP ISLANDS @ AREA LIFE. SHOWN GRADES			
3	6-24-64	JJA	JJA	REMOVE ALL INSIDE CURBING STEADILY. REMOVE EASEMENT ON FAIRBROOK RD. RE-PAVED APPROACH ON SAME. REVISED APPROACHES UP ROLLING RD.			
2	6-5-64	JJA	JPM	15' X 80' EASEMENT AREA ON ROLLING RD.			
1	6-3-64	JJA	JPM	RELOC. THE INTERSECTIONS ON ROLLING RD. & FAIRBROOK RD.			
NO. DATE BY CHKD.				RECORD OF REVISIONS			
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR ORDERING OF MATERIAL UNLESS IT IS APPROVED.							
				DATE 12-18-69 SCALE 1" = 20' 0"		DESIGN APPROVED NO.	
				DWN. BY J.A. Adams PREV. NO.		STRUCT. CHD. 19-005-045	
						SHEET	

