

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a filling station (gasoline-drive-in-service station).

See Attached Description

Property is to be assessed and advertised as above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

SHARROD CORPORATION
The Atlantic Refining Company, Agent
By: *James O. Sharro*
Contract Purchaser
Address: P.O. Box 1892
Baltimore 3, Maryland

THE JOHNS CORPORATION
By: *John S. Johns*
Contract Purchaser
Address: 901 Lake Drive
Baltimore 17, Maryland
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of September, 1962, at 2:30 o'clock.

By: *John S. Johns*
Zoning Commissioner of Baltimore County.
(over)

or lacquer spray mist, or other objectionable characteristics.

MOS-4 - STORAGE AND PARKING - No continuous storage or continuous parking of vehicles is permitted outside of a building when the station is closed for business, except for emergency.

MOS-5 - STORAGE OF INFLAMMABLE LIQUIDS - See Regulations in Baltimore County Building Code.

It is further ORDERED that the granting of the

special exception is subject to compliance with Section 413.2-f - SIGNS, which provides as follows:

Business signs (not exceeding three on any premises) may be used if limited to a total area of 100 square feet in Business Zones, and 200 square feet in M.L. and M.H. Zones.

It is also further ORDERED that the site plans for the development of said property shall be subject to the approval of the State Roads Commission, Office of Planning and Zoning and the Division of Land Development.

This special exception is granted and it is emphasized that the Baltimore County Zoning Regulations apply to the present petitioner, his heirs, assigns and lessees.

By: *John S. Johns*
Zoning Commissioner of Baltimore County

Maryland
Surveying and
Engineering Co., Inc.

DESCRIPTION OF 1704 REISTERSTOWN RD.
FOR ZONING

BEGINNING for the same at a pipe set in the second line, as described from J. L. Hirsch to the Jobar Corporation dated December 29, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3942 folio 345, said point of beginning being situated North 51 degrees 02 minutes 00 seconds East 109.67 feet from the beginning of said second line in the above mentioned deed; thence leaving said point of beginning and the above mentioned second line and running the four (4) following courses and distances for new lines of division: North 36 degrees 07 minutes 00 seconds West 112.00 feet to a pipe there set; thence North 51 degrees 02 minutes 00 seconds East 82.00 feet to a pipe there set; thence North 7 degrees 20 minutes 00 seconds East 177.20 feet from the center line of Village Road extended to intersect the Northwest side of Reisterstown Road, thence running and blinding on the Northwest side of Reisterstown Road and running reversely on said third line South 36 degrees 07 minutes 00 seconds East 150 feet to a pipe set at the end of the second line in the deed from J. L. Hirsch to the Jobar Corporation; thence leaving the Northwest side of Reisterstown Road and running reversely on the above mentioned second line South 51 degrees 02 minutes 00 seconds West 140.00 feet to the place of beginning.



SCALE - ft. - 1 inch
File No. 1764-27

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Posted for: Special Exception for Gas Station
Petitioner: J. L. Hirsch, Gas Station
Location of property: W. side of Reisterstown Rd. 177.20 ft. S. of Village Road, etc.
Location of signs: W. side of Reisterstown Rd. 25 ft. S. of Village Road
Remarks: By: *George P. Hummel*
Posted by: *George P. Hummel*
Date of return: 9-6-62

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 11, 1962
FROM: Mr. George E. Gervais, Deputy Director
SUBJECT: 5642-X, Special Exception for Gasoline Station, Westside of Reisterstown Road 177.20 feet Southeast of Village Road, being property of Jobar Corporation.
Re District
REMARKS: Wednesday, September 26, 1962 (2:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for gasoline service station. It has the following advisory comments to make with respect to pertinent planning factors:

- The subject property is part of a larger tract which is supposed to be subdivided by sale or lease into two or more tracts. Neither the Planning staff nor any other County agency has processed the subdivision plan to a point where the overall plan of development including an access plan for the entirety of the property can be approved.
- In connection with its role of approving development plans, this office has voiced grave concern concerning the ability of Reisterstown Road to absorb safely continued non commercial development until such time as the comprehensive scheme for handling commercial traffic together with through traffic has been developed for that portion of Reisterstown Road extending northerly from Mayhew Lane to the Beltway.
- This office has been in contact and held meetings with representatives of the State Roads Commission and the Traffic Engineer as well as the Department of Public Works. There is unanimous accord that Reisterstown Road should be planned to accommodate the kinds of traffic and the specific traffic movements which are foreseen here. Several schemes have been studied and discussed, but as yet no final conclusions have been reached. All schemes involve extensive widening and channelization along Reisterstown Road together with service roads.
- The Planning staff believes that any decision with respect to a service station for the subject property should be withheld for a reasonable period of time pending concurrence by the State and the County with respect to the specific traffic treatment of Reisterstown Road. As implied above the site plan for the subject property are not satisfactory nor can the provisions of Section 502.1 of the Regulations be complied with until the site plan is related to an approved plan for the subdivision of the subject property tied in with an overall plan for improving this portion of Reisterstown Road.

Gervais



Mr. R. L. Nelson
Operations Supervisor
Shore Corporation
P. O. Box 1892
Baltimore 3, Maryland

Dear Mr. Nelson:

This office is in receipt of the revised general plan and found that it is acceptable to the State Roads Commission.

However, this will not be in a position to issue a permit until such time as the zoning becomes final and the plat is recorded.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

By: John L. Durr
Asst. Development Engineer

JLD/mb

CC: Mr. George A. Heier
Mr. George Gervais
Mr. William Balaban
Mr. John G. Rose
Mr. Joseph Soley
Senator James A. Pise

RECEIVED
OCT 24 1962
BUREAU OF LAND DEVELOPMENT

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 21, 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., on September 21, 1962, at least once a week before the 26th day of September, 1962, the first publication appearing on the 21st day of September, 1962.

THE JEFFERSONIAN

By: *Frank J. Morgan*
Manager

Cost of Advertisement, \$.....

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

TO: William S. Balaban, Esq.
21 N. Park Ave.
Towson 4, Md.

By: *John L. Durr*
Zoning Department
of Baltimore County

No. 12944
DATE 7/20/62

QUANTITY	DETAILS	AMOUNT
1	Petition for Special Exception for Jobar Corp.	\$0.00

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.

RE: PETITION FOR SPECIAL EXCEPTION
FOR GASOLINE SERVICE STATION -
W. S. Reisterstown Road 177.20
feet S. E. Village Road - 3rd
District - The Jobar Corp.,
Petitioner - Shores Corp.,
Contract Purchaser

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5642-X

Pursuant to the advertisement, posting of property and public hearing on the above petition to use the property described therein for a gasoline service station, and it appearing that by reason of location, the safety, health and the general welfare of the locality involved are not being detrimentally affected, the special exception should be granted, therefore:

It is this 21st day of October, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception, be and the same is hereby granted, subject, however, to compliance with the following restrictions and Section 405 of the Zoning Regulations governing the operation of service stations:

MOS-1 - LIGHTING - All lighting installations shall be such and so arranged as not to increase traffic hazards or to cause direct or glaring reflection into residential premises.

MOS-2 - PUMP ISLANDS shall be located not less than 12 feet from the street right-of-way line. The Zoning Commissioner, however, before granting any special exception hereunder, shall consult with the Office of Planning and Zoning regarding any proposed future street right-of-way widening at such location.

MOS-3 - REPAIRS - Only minor and emergency repairs and customary services such as tire and chain service are permitted outside of a building. Body or fender repairs or repainting shall not be considered as emergency repairs, and in no case shall work be done outside which involves considerable noise, dust, paint

OFFICE OF
THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD - ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

September 25, 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, Maryland, once a week for One Week, on the 25th day of September, 1962, that is to say the same was inserted in the issues of

September 21, 1962.
THE BALTIMORE COUNTEAN

By: *Paul J. Morgan*
Editor and Manager

TELEPHONE
VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 15441

DATE **2/16/63**

TO: **William S. Baldwin, Esq.**
24. W. Penn. Ave.
Towson 4, Md.

BILLED BY: **Zoning Department of**
Baltimore County

01622

DEPOSIT TO ACCOUNT NO.

TOTAL AMOUNT
\$75.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
—	Advertising and posting of property for Jobar Corp. 0562	75.00 —
3	1-16-63 4440 • • • TXI.-	75.00

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.

APPROVED
PLANS
5642

Existing Right of
To Baltimore City
9 Miles

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: J S [Signature] 11/20/65
DATE: 11/20/65 Submitted to SDC Approval

SITE PLAN
FOR
the JOBAR CORP.
2530 LINDEN AVE.
BALTIMORE 17, MARYLAND



REVISION	RENTLAND ROSSIGNOL AND SPOONER CO. INC. 1300 NORTH CALVERT STREET BALTIMORE 5, MARYLAND
11-18-61 J.C.M.	
OWN. DATA	
CNR.	
APP.	SCALE 1" = 10'

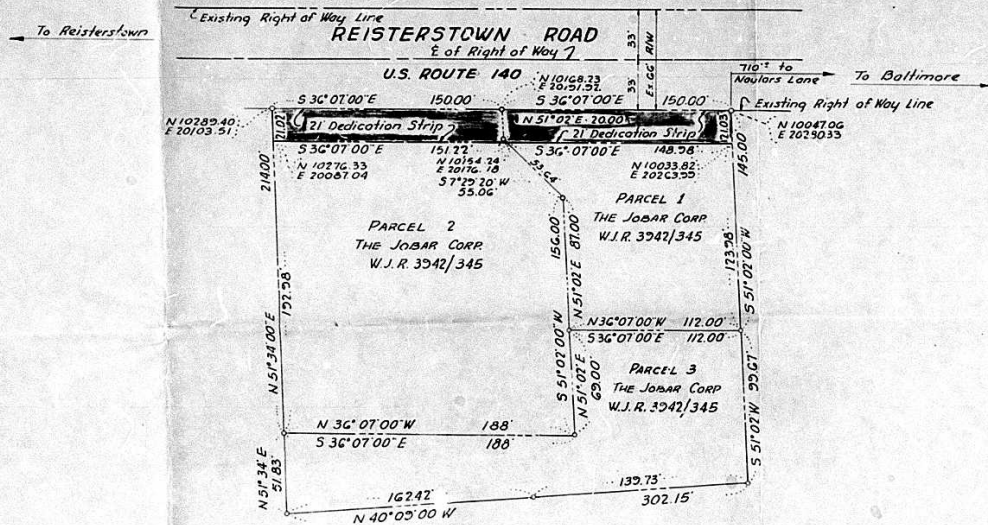
Albert Hutzler Property
Zoned: B.L.

NOTE: Pump islands & curbing are shown in accordance with Md. S.R.C. approval by letter dated October 22, 1962. Initial construction shown solid, future pump island & curbs shown dashed.

Area between Existing Right of Way Line &
Proposed Right of Way Line to be dedicated
to public use AT NO COST. *20.00*

Line to be dedicated
COST.

LEGEND FOR DRAINAGE STRUCTURES:
DRAINAGE STRUCTURES CALLED FOR IN THE DEED OR DEEDS TO THE STATE OF MARYLAND TO THE USE OF THE STATE ROAD COMMISSION ARE PLANNED AT APPROXIMATELY THE FOLLOWING STATION LOCATIONS: (1) CREEVEY HILL CREEK BRIDGE RESERVES ARE PLANNED TO LOCATE OR LATER MOVE SAID DRAINAGE STRUCTURES NOT MORE THAN TWENTY-FIVE (25) FEET, PLUS OR MINUS, FROM SAID DESIGNATED STATIONS.



APPROVED
RENS
5642

Area dedicated to Public use 6002 sq. ft., shown thus.

LOCATED IN *BALTIMORE* COUNTY

PREPARED BY

MARYLAND SURVEYING AND ENGINEERING CO., INC.
1300 NORTH CALVERT STREET
BALTIMORE 2, MARYLAND

REVISIONS

STATE ROADS COMMISSION
OF MARYLAND
REISTERSTOWN ROAD - U.S. ROUTE 140

SCALE: 1" = 50'
ISSUED November 29 1962

CONTRACT No.

RIGHT OF WAY ENGINEERS

PLAT No.

