

The Hon. G. Walter Tyrie, Jr.,
County Councilman,
County Office Building
Towson, Md.

Dear Mr. Tyrie:

In reference to Zoning File No. 5656-X, property known as the southwest corner of Eastern Boulevard and Woodland Avenue, I would like to request that this property be considered for C. N. S. districting.

At present my property is zoned and I have a special exception for a gasoline station which is about to expire. I am unable to use the special exception until I get my property districted.

Please consider this as my request for consideration at your council meeting pertaining to the adoption of the district maps.

Any assistance you can give me will be greatly appreciated.

Very truly yours

Carroll A. Frederick
Carroll A. Frederick
3317 Eastern Boulevard,
Baltimore, Maryland 21220

JAMES CROCKETT ASSOCIATES
Consulting Engineers - Land Surveyors
520 West 34th Street
Baltimore 11, Maryland

DESCRIPTION OF PROPERTY, 20 CORNER EASTERN BLVD. AND WOODLAND AVE. REMOVED, BALTIMORE COUNTY, MARYLAND.

BEHINDING FOR THE SAME at the intersection of the southeast side of Eastern Boulevard, 50 feet wide, and the southwest side of Woodland Avenue, 50 feet wide; thence running and binding on the Southwest side of Woodland Avenue, and referring the following courses to the True Meridian as established by the Baltimore County Metropolitan District, South 06 degrees 01 minutes East 135.30 feet to the center of a 20-foot alley; thence running with and binding on the center of said alley, with the use thereof in common with others, South 04 degrees 25 minutes West 151.50 feet; thence leaving the center of said alley and running for a line of division North 05 degrees 35 minutes West 134.90 feet to the southeast side of the aforementioned Eastern Boulevard; thence running and binding on the southeast side of Eastern Boulevard North 04 degrees 16 minutes East 150.47 feet to the place of beginning; containing 0.463 acres of land.

Being part of that tract of land which by deed dated September 7, 1945 was conveyed by William W. Lingerfelder to Carroll A. Frederick and Ruth A. Frederick and recorded among the Land Records of Baltimore County in Liber R.J.S. 1465, Folio 165.

JUNE 27, 1962



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 28, 1962

FROM: Mr. George E. Garrelis, Deputy Director

SUBJECT: 5656-X, Special Exception for a Gasoline Station, Southeast corner of Eastern Boulevard and Woodland Avenues. Being property of Carroll Frederick.

15th District

HEARING: Monday, October 8, 1962 (11:00 A.M.)

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

- The staff will offer no comment pro or con with respect to the Special Exception as such. If granted, the granting should be conditioned upon final approval of a site plan and the execution of a public works agreement covering the necessary improvements on Woodland Avenue. The plan should be revised to provide for a landscaped area to provide screening for the adjacent residential area. The screened area should extend across the width of the property southerly from the rear of the building to the adjacent alley.

OB:shs



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., once in each of 11 successive weeks before the 21st day of September, 1962, the first publication appearing on the 21st day of September, 1962.

THE JEFFERSONIAN,
Frank M. Smith
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15th Date of Posting: 9-20-62

Posted for: Special Exception for Gas Station

Petitioner: Carroll A. Frederick

Location of property: S.E. corner of Eastern Blvd. and Woodland Avenue.

Location of Signs: Southwest corner of Eastern Blvd. and Woodland Avenue.

Remarks: By *George E. Garrelis*

Posted by: *George E. Garrelis* Date of return: 9-21-62

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Carroll A. Frederick and Ruth A. Frederick, legal 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 that the zoning of the above described property be reclassified from... to... for the following reasons:

See Attached Description

Property 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. We agree to pay expenses of above mentioned 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.

American Oil Contract purchaser Address: 3317 Eastern Blvd., Towson, Md.
Carroll A. Frederick Legal Owner Address: 3317 Eastern Blvd., Towson, Md.

George E. Garrelis Protestant's Attorney Address: 3317 Eastern Blvd., Towson, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of September, 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 108, County Office Building in Towson, Baltimore County, on the 8th day of October, 1962, at 11:00 A.M.



TELEPHONE VALLEY 3-3000	BALTIMORE COUNTY, MARYLAND	INVOICE	No. 12951
	OFFICE OF FINANCE	DATE 7/25/62	
	Division of Collection and Receipts		
	COURT HOUSE		
	TOWSON 4, MARYLAND		
TO: Ruth Frederick 3317 Eastern Blvd. Baltimore, Md.	BILLED Zoning Department of Baltimore County		
DEPOSIT TO ACCOUNT NO. 0122	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	QUANTITY	TOTAL AMOUNT
QUANTITY			
1	Petition for Special Exception for Gas Station	50.00	50.00
3	Advertising and posting of your property	30.50	30.50
			80.50
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.			

TELEPHONE VALLEY 3-3000	BALTIMORE COUNTY, MARYLAND	INVOICE	No. 14197
	OFFICE OF FINANCE	DATE 10/8/62	
	Division of Collection and Receipts		
	COURT HOUSE		
	TOWSON 4, MARYLAND		
TO: Mr. Carroll A. Frederick 3317 Eastern Blvd. Baltimore, Md.	BILLED Zoning Department of Baltimore County		
DEPOSIT TO ACCOUNT NO. 0122	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	QUANTITY	TOTAL AMOUNT
QUANTITY			
1	Advertising and posting of your property	30.50	30.50
			30.50
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.			

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 gasoline service station... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of October, 1962, that the herein described property be reclassified from... to... for the following reasons:

It is this 21st day of November, 1964, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception granted on October 8, 1962, be and the same is extended for a period of two (2) years beginning October 8, 1964 and ending October 8, 1966.

Carroll A. Frederick
Zoning Commissioner of Baltimore County

It is this 12th day of August, 1966, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception granted on October 8, 1962, be and the same is extended for a final period of one (1) year beginning October 8, 1966, and ending October 8, 1967.

Carroll A. Frederick
Deputy Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., 21st Sept. 1962.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 11 successive weeks before the 21st day of September, 1962, the first publication appearing on the 21st day of September, 1962.

THE COUNTY NEWS WEEK
W. J. Hagan
Manager.

RECOMMENDATION OF MARYLAND STATE ROADS COMMISSION DEVELOPMENT ENGINEERING SECTION

BALTIMORE COUNTY ZONING MAP AMENDMENT PETITION

Petition No. 5656-X Map No. _____ Date: October 3, 1962

Applicant: Carroll A. Frederick

Applicant's Address: Eastern Avenue (Route 150) and Woodland Avenue

Owner: Same

Owner's Address: Same

Requested Change: ~~XXXX~~ Special Exception XX

Public Hearing: Date: Monday, October 8, 1962 Time: 11:00 A. M.

Location of Property: Southeast corner of Eastern Avenue (Route 150) and Woodland Avenue

Maryland State Roads Commission's comments are as indicated: Date: October 3, 1962

 No comment, as there are no State Highways involved.

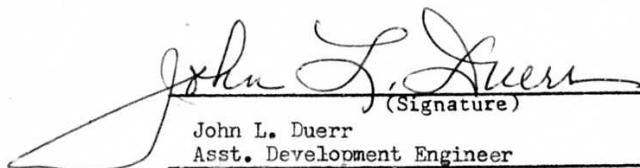
 Property NOT affected by any present tentative proposed Maryland State Roads Commission highway improvement plans.

 Property affected by present tentative proposed Maryland State Roads Commission highway improvement plans, as denoted on the attached plan.

 X Construction and operation of any proposed commercial enterprise on this property generating vehicular ingress and egress to the State Highway will be subject to Maryland State Roads Commission entrance permit requirements.

Remarks: _____

JLD/ntb


(Signature)
John L. Duerr
Asst. Development Engineer
(Title)



Apartment House

Existing Use: Residential
Exist. Zoning: M.L.

20' ALLEY

58° 25' W 1915'

WOODLAND AVENUE

EASTERN BOULEVARD

MD RTE 150

PROPOSED
SEWER
STATION

Area of Property - 20,396.78^{sq}

Existing Use: Unimproved
Exist. Zoning: M.L.

Slope not to exceed 2%
and to be stabilized by
seeding

Prop. Entrance
Prop. Sewer

Prop. Entrance
Prop. Sewer

Prop. Entrance
Prop. Sewer

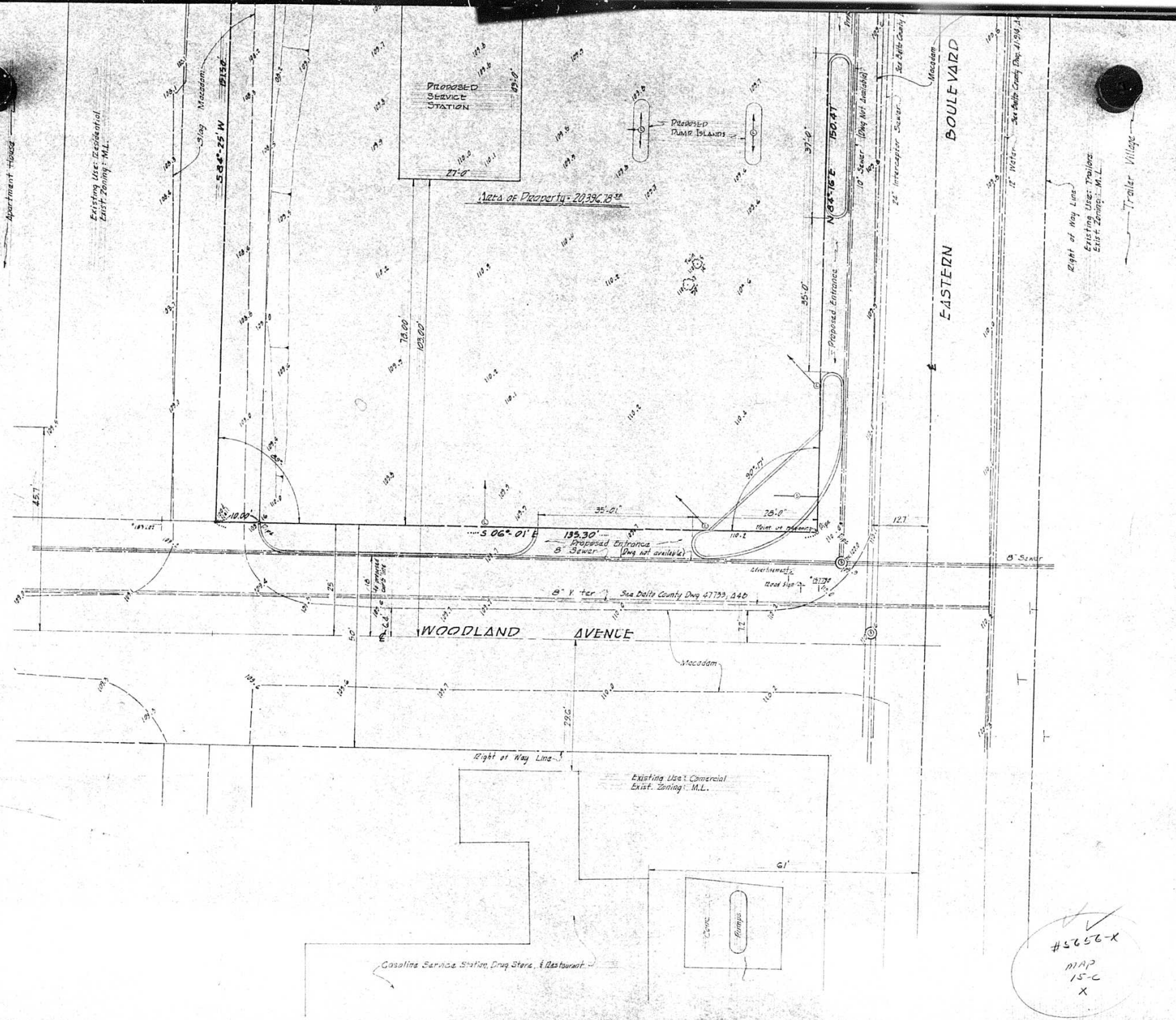
Prop. Entrance
Prop. Sewer

Prop. Entrance
Prop. Sewer

Prop. Entrance
Prop. Sewer

Right of Way Line
Existing Use: Trailers
Exist. Zoning: M.L.

Trailer Village



GENERAL DATA:
 1. 15th Election District
 2. Scale of drawing: 1" = 10'
 3. Existing zoning: M.L. Zone, Manufacturing light
 4. Area of property: 20,396.78 sq. ft. ± 2460 ac.
 5. No off-street parking required.
 6. No existing buildings on this tract.

LEGEND:
 ○ Light Standard & Direction of Light, 9' high.
 ⊙ Light Standard & Direction of Light, 14' high.
 ⊙ Sign.



JAMES CROCKETT ASSOCIATES
 CONSULTING ENGINEERS - LAND SURVEYORS
 320 WEST 24th STREET
 BALTIMORE 11, MARYLAND
 DEPOSIT 5/2/62

PLOT PLAN
CARROLL A. FREDERICK PROPERTY
 EASTERN BOULEVARD & WOODLAND AVENUE
 BENCHES, BALTIMORE, CL... LAND
 SCALE: 1" = 10' JULY 23, 1962

#5656-X
 MAP
 15-C
 X