

5751-XA MAP 15-B 11/17/63 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Salvo Realty, Inc., 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from Residential Single-Family to Special Exception for a Gasoline Service Station, 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 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 zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address
Petitioner's Attorney
Address

ORDERED By the Zoning Commissioner of Baltimore County, this 15th day of November, 1963, 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 196, County Office Building in Towson, Baltimore County, on the 23rd day of January, 1964, at 2:00 o'clock.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15-B Date of Posting 1-3-63
Posted for Special Exception for Gasoline Service Station
Petitioner: Salvo Realty, Inc.
Location of property: Southwest side of Back River Neck Road opposite Howard Avenue
Location of Signs: Southwest side of Back River Neck Road opposite Howard Avenue
Remarks:
Posted by George R. Harnett Date of return 1-4-63

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COUNT HOUSE TOWSON 4, MARYLAND No. 15465 DATE: 1/23/63

TO: Cash	BILLED BY: Zoning Department of Baltimore County		
DEPOSIT TO ACCOUNT NO. 01622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT \$10.50
QUANTITY	ADVERTISING AND POSTING OF PROPERTY FOR SALVO REALTY		COST 10.50
	1-2563 4924 * * * TIP-		0.50

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.

a Special Exception for a Gasoline Service Station should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of November, 1963, that the above re-classification 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 Special Exception for a Gasoline Service Station and/or the Special Exception for gasoline service station be and the same is hereby granted.

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, the above re-classification should NOT BE GRANTED, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of November, 1963, that the above re-classification 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 Special Exception for a Gasoline Service Station and/or the Special Exception for gasoline service station 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 COUNT HOUSE TOWSON 4, MARYLAND No. 15314 DATE: 1/15/62

TO: Robert J. Rosales, Esq., 809 Eastern Blvd., Baltimore 21, Md.

DEPOSIT TO ACCOUNT NO. 01622	QUANTITY	PETITION FOR SPECIAL EXCEPTION FOR GAS STATION	50.00
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE			
TOTAL AMOUNT			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 Land to be leased by Cities Service Oil Company

November 9, 1962

Beginning for the same at a point on the Southwest side of Back River Neck Road as proposed to be laid out 60.00 feet wide, said point of beginning being distant South 37° 20' 12" East 144.87 feet from a second point, said second point being on the East or North 42° East 1141.4 feet line of the land conveyed by Louis B. Williar et al to Salvo Realty, Inc., by deed dated August 8, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3738, folio 569, at a point distant 1113.95 feet from the beginning of said last line, and running thence for lines of division the four following courses and distances viz: first South 53° 23' 29" West 100.00 feet, second South 35° 50' 29" East 150.00 feet to intersect the Northwest side of an entrance driveway 54.00 feet wide leading to Countrv Ridge Shopping Center, third binding on the Northwest side of said entrance driveway with the right-of-use thereof in common with others, North 55° 12' 10" East 89.87 feet, and fourth continuing to bind on the Northwest side of said driveway, Northeastly along a curve to the left with a radius of 20.00 feet for a distance of 10.61 feet, said curve being subtended by a chord bearing North 40° 00' 35" East 10.48 feet to intersect the said Southwest side of Back River Neck Road as proposed to be laid out 60.00 feet wide, thence binding on said Southwest side of Back River Neck Road as proposed to be laid out 60.00 feet wide, Northwestly along a curve to the left with a radius of 5699.58 feet for a distance of 150.43 feet, said curve being subtended by a chord bearing North 35° 51' 09" West 150.42 feet to the place of beginning.

Containing 0.349 acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 11, 1963
FROM: Mr. George M. Garcello, Deputy Director
SUBJECT: Special Exception for Gasoline Service Station, Southwest side of Back River Neck Road opposite Howard Avenue. Being property of Salvo Realty Company.
15th District
HEARD: Wednesday, January 23, 1963 (2:00 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 comment to make with respect to pertinent planning factors:

- Inasmuch as the subject property is part of a larger tract zoned for commercial purposes and efforts are being made to coordinate the proposed service station within the context of an overall plan for the entire tract, the Planning staff has no adverse comment to make on special exception as such. However, the site plan reviewed by the Planning staff is not one which could be finally approved. It should be revised to comply with the agreements reached at an earlier conference with representatives of the Planning staff.

The property owner is informed that only one additional entrance will be approved for the balance of the frontage along Back River Neck Road northerly from the proposed service station.



Description of land to be leased by Cities Service Oil Company

November 9, 1962
Sheet 2

- Being parts of the two following deeds:
- Deed from Louis B. Williar et al to Salvo Realty, Inc., dated August 8, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3738, folio 569.
 - Deed from Catherine M. Bennies to Salvo Realty, Inc. dated August 22, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3749, folio 132.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4th Jan., 1963... 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 and... successive weeks before the... 23rd day of January, 1963... the first publication appearing on the... 21st... day of... 1963... 15 63.

THE COUNTY NEWS WEEK

W. H. Rogers
Manager



- NOTES:
- 1- ALL PAINTED LINES SHALL BE 3" WIDE AND APPROVED YELLOW TRAFFIC PAINT SHALL BE USED.
 - 2- ALL PARKING SPACES 9' WIDE X 20' DEEP UNLESS OTHERWISE NOTED.
 - 3- SEE SHEET A-B FOR SITE DETAILS, PROFILES AND TYPICAL SECTIONS.
 - 4- SEED, FERTILIZE, & TOPSOIL ALL UNPAVED AREAS WITHIN LIMITS OF THIS CONTRACT.

		REVISIONS DRAWN BY CHECKED BY DATE		BY DATE		NO. 231 DATE 21 SEPT. 62	
COUNTRY RIDGE SHOPPING CENTER BACK RIVER NECK ROAD, ESSEX BALTIMORE COUNTY, MARYLAND		MACLEANE & CHENING ARCHITECTS - ENGINEERS 131 NORTH ALICE STREET VESPERHACH, VA.		A-1A 1 0'		LAYOUT PLAN	

