

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Canton Company of Baltimore, 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 \_\_\_\_\_ zone to an \_\_\_\_\_ zone; 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 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.

Shall fill Company, Canton Company of Baltimore, Inc. Petitioner's Attorney. Kenneth C. Peacock, Contractor purchaser. Kenneth C. Peacock, Petitioner's Attorney. Address Campbell Bldg., Towson 4, Maryland.

ORDERED BY THE Zoning Commissioner of Baltimore County, this 26th day of October, 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 Commission of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 27th day of February, 1963, at 10:00 o'clock A. M.

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 location, being in a commercial zone, the safety, health and general welfare of the locality involved not being detrimentally affected,

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

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County this 27th day of February, 1963, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED to remain a \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of \_\_\_\_\_

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1963, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED to remain a \_\_\_\_\_ zone; and/or the Special Exception for \_\_\_\_\_ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

DESCRIPTION OF LAND FOR APPLICATION FOR SPECIAL EXCEPTION

All that parcel of land situated in the Fifteenth Election District of Baltimore County and described as follows:

BEGINNING at the intersection of the southeast side of Baltimore Street, 60 feet wide, with the southerly Right of Way Line of the North Point Boulevard as shown on the Plat No. 5018 of the State Roads Commission of Maryland; thence, binding on said Right of Way Line North 83 degrees, 27 minutes, 53 seconds East, 87,865 feet to the Southeasternmost Right of Way Line of North Point Boulevard, 150 feet wide, as shown on State Roads Commission of Maryland Plat No. 5013 at a point located 75 feet southeasterly, measured at right angles, from Station 409 + 60 on the Base Line of Right of Way Line of North Point Boulevard, 150 feet wide, South 70 degrees, 12 minutes East 176,235 feet to a point; thence South 29 degrees, 10 minutes, 30 seconds West 127,338 feet to a point; thence North, 70 degrees, 12 minutes West 263,317 feet to a point in the Southeast side of Baltimore Street, 60 feet wide; thence Northwesterly along the Southeast side of Baltimore Street, North 50 degrees, 27 minutes, 30 seconds East 110,882 feet to the point and place of beginning.

The courses in the above description are referred to the True Meridian established by the Topographical Survey Commission of Baltimore City.

January 24, 1963

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts TOWSON 4, MARYLAND To: Messrs. Fractor, Hoyston & Mueller Billed by: Zoning Department of Baltimore County

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 25, 1963 FROM: Mr. George E. Garveris, Deputy Director SUBJECT: #7183-X, Special Exception for a Gas Station. Northeast side of Old North Point Road 161.83 feet Northwest of Pratt Street. Being property of Canton Company of Baltimore. 15th District

REAR: Wednesday, February 27, 1963 (10:00 A.M.)

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

- 1. Commercial zoning for the subject tract was established by the Patapsco Neck Zoning Map. The subject property is part of a large tract owned by the Canton Company. The plan for the gasoline service station is not in complete accord with the thinking of the County agencies concerning access from and width of adjoining streets and highways. Sufficient discussion was taken place however, to indicate that these details can be worked out if Special Exception is granted conditionally upon the site planning approval. Adequate consideration has not been given by the County agencies with respect to subsequent use of other portions of the commercially-zoned property owned by the Canton Company and to what extent provision should be made for a coordinated plan of circulation. This will be resolved prior to approval of site plans by this office.

GD:bas

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose Date: November 27, 1962 FROM: Walter J. Addison SUBJECT: Property of the Canton Company of Baltimore, northeast side of Old North Point Road 162 feet northwest of Pratt Street (Baltimore Avenue), 15th District, proposed zoning and petition for Special Exception for Gas Station

This property was discussed as item 5 on the agenda of the November 16, 1962 meeting of the Zoning Advisory Committee.

Previous discussions concerning rezoning and/or use of a large tract of property to the southwest of Baltimore Avenue and North Point Road resulted in the plans to utilize that portion of Baltimore Avenue between North Point Road and North Point Boulevard.

Use of the subject site should be predicated on having right-turn ins and outs only. This is to say that no median opening should be provided on the Baltimore Avenue side as well as on North Point Boulevard.

Walter J. Addison, Chief Division of Traffic Engineering

WJA:QDN:ach

CERTIFICATE OF PUBLICATION

TOWSON, MD. \_\_\_\_\_, 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., 6068 in each of \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1962, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1962.

THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$ \_\_\_\_\_

CERTIFICATE OF POSTING ZONING DEPARTMENT BALTIMORE COUNTY Towson, Maryland

District: 1523 Date of Posting: 2/12/63 Posted for: Hearings Wed Feb 27, 63 Petitioner: Kenneth C. Peacock, Son of Baltimore Location of property: NE 1/4 of 600 West Point Rd. 161.83 A.C. of 241, 242, 243, 244 Location of Signs: 161.83 ft. NW corner of 600 West Point Rd. and Baltimore Ave. NE 1/4 of 600 West Point Rd. 161.83 ft. NW corner of 600 West Point Rd. and Baltimore Ave. Remarks: See attached plat

Posted by: Robert L. Smith Signature Date of return: 2/12/63

CERTIFICATE OF PUBLICATION

TOWSON, MD. \_\_\_\_\_, Feb. 19 62

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 \_\_\_\_\_ successive weeks before the \_\_\_\_\_ 27th day of February, 19 62, the first publication appearing on the \_\_\_\_\_ 7th day of Feb., 19 62.

THE COUNTY NEWS WEEK Manager

PETITION FOR SPECIAL EXCEPTION

ANNOUNCING: Petition for Special Exception for a Gas Station. 161.83 feet Northwest of Pratt Street. Being property of Canton Company of Baltimore. 15th District.

HEARING: Hearing on the above petition will be held before the Zoning Commission of Baltimore County, in Room 105, County Office Building in Towson, Baltimore County, on the 27th day of February, 1963, at 10:00 o'clock A. M.

NOTICE: The notice in the above description is referred to the True Meridian established by the Topographical Survey Commission of Baltimore City.

The courses in the above description are referred to the True Meridian established by the Topographical Survey Commission of Baltimore City.

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CHD 11.6756, 19.74"  
L 7.77' ARC 77°  
R 3.5710"



100' FROM PUMPING STATION  
R. JANUARY 2008

PRESENT ZONING: OR  
EXISTING USE: VACANT

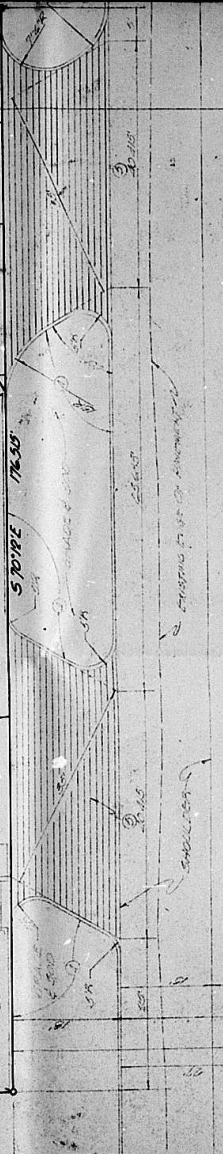
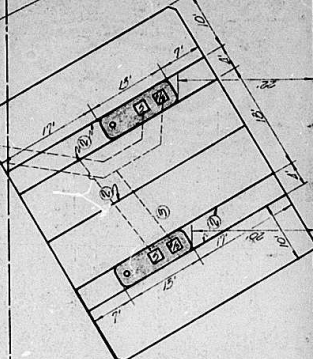
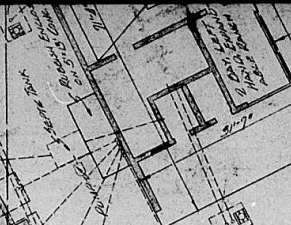
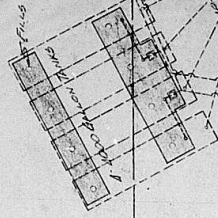
N 70° 12' W 322.317'

522.61'

519.830' W

5' ZONING 41c

PRESENT ZONING: OR  
EXISTING USE: VACANT



537' FROM 2008 (2008-05)

PRESENT ZONING: OR  
EXISTING USE: VACANT



NOT SCALE (GRAPHIC)

SE NORTH DONT COLLEIARD