

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Katie Magruder Winchester, of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition (1) that the Commission of Baltimore County be directed to reclassify the property from its present zoning of SEC-2-A to the zoning of L-100, Baltimore County, and (2) that the Commission be directed to grant a special exception for the use of the property as a gasoline service station.

SEEKING A SPECIAL EXCEPTION FOR THE USE OF THE PROPERTY AS A GASOLINE SERVICE STATION.

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: Gasoline Filling Station.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above mentioned special exception advertising, posting, etc., upon filing of this petition, and further agree to and shall be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Katie Magruder Winchester
Katie Magruder Winchester

Contract purchaser Legal Owner

Address 111 W. Chesapeake Avenue Address 111 W. Chesapeake Avenue

John G. Rose John G. Rose

President's Attorney

Address 111 W. Chesapeake Avenue

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of December, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of March, 1964, at 10:30 o'clock A.M.

John G. Rose
Zoning Commissioner of Baltimore County

3/4/63

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5789-X

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for a Gasoline Service Station, : COUNTY BOARD OF APPEALS
NE Corner of Frederick Road and : OF
St. Timothy's Lane : 5789-X
First District : BALTIMORE COUNTY : MAP
Katie Magruder Winchester, : #1
Petitioner : No. 5789-X : SEC-2-A
: : : : XA

OPINION

This is a petition for special exception for a gasoline service station on the northeast corner of Frederick Road and St. Timothy's Lane in the First District of Baltimore County.

The subject property has been zoned "B-L" for a number of years, and was retained in the "B-L" classification by the County Council upon the adoption of the land use map for the First District on April 5, 1960. The property has a frontage of 165 feet on Frederick Road, and a depth of 92 feet.

Testimony was to the effect that almost directly across the street is the Tall House restaurant and cafe, a Gino Drive-In hamburger establishment, a used car lot, and that the entire area surrounding the proposed station is of a business character.

The Board is unanimous in its opinion that the use of the property for a gasoline service station as proposed would be a suitable use.

The Board is cognizant of possible hazardous conditions that could result from additional traffic entering and leaving the station from St. Timothy's Lane and it is, therefore, restricting the use of the property to ingress and egress from Frederick Road.

It is, therefore, the unanimous opinion of the Board that the special exception for a gasoline service station is hereby granted subject to the following provisions:

1. Petitioners' exhibit No. 2 be adhered to with regard to a retaining wall at the rear of the property, as well as to grading of the boundaries of the property
2. That there be no ingress or egress from St. Timothy's Lane, and that the western boundary of the property on St. Timothy's Lane be added in its entirety as shown on petitioners' exhibit No. 2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner Date: February 28, 1963
FROM: Mr. Vladimir Wahbe, Executive Director
Redevelopment & Rehabilitation Commission
SUBJECT: PETITION FOR SPECIAL EXCEPTION FOR SERVICE STATION
NORTHEAST CORNER FREDERICK ROAD AND ST. TIMOTHY'S LANE

The following are the comments of the Redevelopment & Rehabilitation Commission on the request for a special exception to construct a gasoline service station at the northeast corner of Frederick Road and St. Timothy's Lane.

1. The construction of a gasoline service station in this location will restrict future planning in the Catonsville Urban Renewal Area as designated by the County Planning Board on May 24, 1962.
2. All commonly accepted land use standards restrict the construction of service stations within 300 feet of a church, school or other place of public assembly.
3. Vehicular traffic generated by a service station at this location will impede the flow of through traffic on Frederick Road, a major thoroughfare. No service lane exists to facilitate ingress and egress traffic from the service stations already in operation on this busy roadway. Because there are so many roadside businesses along Frederick Road, pedestrian circulation is obstructed.

Vladimir Wahbe
Executive Director



MICROFILMED

OFFICE OF
THE BALTIMORE COUNTEAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
February 18, 1963.

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, beginning before the 18th day of February, 1963, that is to say the same was inserted in the issues of

February 18, 1963.
THE BALTIMORE COUNTEAN

Paul J. Morgan
Editor and Manager

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Paul J. Morgan
Editor and Manager

MICROFILMED

PETITION FOR A ZONING SPECIAL EXCEPTION FOR GASOLINE FILLING STATION. Petitioner for Gasoline Filling Station. LOCATION: Northeast corner of Frederick Road and St. Timothy's Lane. DATE & TIME: WEDNESDAY, MARCH 6, 1963 at 10:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations 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 at a point set on the North side of Frederick Road, and point being situated 165 feet Easterly from the intersection formed by the North side of Frederick Road and the East side of St. Timothy's Lane, and point of beginning being also the beginning point of a deed dated July 26th, 1956, and recorded among the Land Records of Baltimore County in Liber W.P.C. 633 folio 399; thence bearing and place of beginning and running and being to the North side of Frederick Road as now surveyed South 74 degrees 03 minutes 53 seconds East 165 feet to the point of curve in the line with a westerly 40.37, having a third second curve South 38 degrees 38 minutes 36.5 seconds East 92.00 feet to the East side of St. Timothy's Lane and running North 74 degrees 03 minutes 53 seconds East 165.00 feet to the place of beginning. Being the property of Katie Magruder Winchester, as shown on plat filed with the Zoning Department. BY ORDER OF JOHN G. ROSE ZONING COMMISSIONER OF BALTIMORE COUNTY. Feb. 15

PETITION FOR A ZONING SPECIAL EXCEPTION FOR GASOLINE FILLING STATION. Petitioner for Gasoline Filling Station. LOCATION: Northeast corner of Frederick Road and St. Timothy's Lane. DATE & TIME: WEDNESDAY, MARCH 6, 1963 at 10:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations 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 at a point set on the North side of Frederick Road, and point being situated 165 feet Easterly from the intersection formed by the North side of Frederick Road and the East side of St. Timothy's Lane, and point of beginning being also the beginning point of a deed dated July 26th, 1956, and recorded among the Land Records of Baltimore County in Liber W.P.C. 633 folio 399; thence bearing and place of beginning and running and being to the North side of Frederick Road as now surveyed South 74 degrees 03 minutes 53 seconds East 165 feet to the point of curve in the line with a westerly 40.37, having a third second curve South 38 degrees 38 minutes 36.5 seconds East 92.00 feet to the East side of St. Timothy's Lane and running North 74 degrees 03 minutes 53 seconds East 165.00 feet to the place of beginning. Being the property of Katie Magruder Winchester, as shown on plat filed with the Zoning Department. BY ORDER OF JOHN G. ROSE ZONING COMMISSIONER OF BALTIMORE COUNTY. Feb. 15

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 16538

DATE 1/2/63

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLANDTO: J. Francis Ford, Esq.,
731 Munsey Building
Baltimore 2, Md.BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Maryland

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Cost of appeal in matter of property of Katie M. Winchester No. 5789	\$70.00
	4-363 0930 * * * TEL--	70.00
	MICROFILMED	

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.

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

No. 15396

DATE 12/28/62

TO: J. Francis Ford, Esq.,
731 Munsey Building
Baltimore 2, Md.BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Petition for Special Exception for Katie M. Winchester	50.00
	12-28-62 4048 * * * TEL--	50.00
	MICROFILMED	

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.

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

No. 16470

DATE 1/2/63

TO: Messrs. Hogan & Ford
731 Munsey Building
Baltimore 1, Md.BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for Katie M. Winchester #5789-X	33.31
	3-163 0184 * * * TEL--	33.31
	3-163 0184 * * * TEL--	33.31
	MICROFILMED	

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.

NOTATION FOR A ZONING SPECIAL
EXCEPTION—1ST DISTRICT

ZONING: Petition for Special Exception
for Classroom Building Station.
LOCATION: Northwest corner of Frederick
Road and St. Timothy's Lane.
DATE AND TIME: Wednesday, March 6,
1963 at 10:30 A.M.
PUBLIC HEARING: Room 108, County
Office Building, 111 W. Chesapeake Ave.,
Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations 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 at a point on the North side of Frederick Road, and measuring thence 145 feet Easterly from the intersection formed by the North side of Frederick Road and the East side of St. Timothy's Lane, i.e., point of beginning thence also the beginning shall be a dead end July 28th, 1962, and thence along the East side of Frederick Road to the East side of St. Timothy's Lane, i.e., point of beginning thence leaving said place of beginning and running and bounding on the North side of Frederick Road as now surveyed South 74 degrees 02 minutes 23 seconds West 124.82 feet to the point of curve to the right with a Radius of 22.00 feet Northwesterly 40.79 feet to a point of tangency and distance of North 29 degrees 38 minutes 04 seconds West 36.16 feet to a point on the East side of St. Timothy's Lane 26 feet wider than the existing and bounding on the East side of St. Timothy's Lane North 13 degrees 21 minutes 46 seconds West 48.82 feet thence along the East side of St. Timothy's Lane and running North 74 degrees 02 minutes 23 seconds East 145.00 feet; thence South 12 degrees 21 minutes 46 seconds East 32.08 feet to the place of beginning.

Being the property of Katie M. Winchester, as shown on plat plan filed with the Zoning Department.

By Order: JOHN G. ROSE
Zoning Commissioner of Baltimore County.

5789

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 10, 1963.

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 successive weeks before the day of March, 1963, the first publication appearing on the day of March, 1963.

THE JEFFERSONIAN,

Frank Strickland
Manager.

Cost of Advertisement, \$.....

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Date of Posting: 2-17-63
Posted for: Special Exception for Classroom Building Station
Petitioner: Katie M. Winchester
Location of property: N.E. corner of Frederick Rd. & St. Timothy's Lane
Location of Signs: on Frederick Rd. & St. Timothy's Lane
Remarks: J. G. Rose
Posted by: J. G. Rose
Signature
Date of return: 2-21-63

MICROFILMED

SHRUBBERY & PLANTER LITES					
AREA	0	1	2	3	4
RIGHT WING WALL	2	4	2	2	2
LEFT WING WALL	2	4	2	2	2

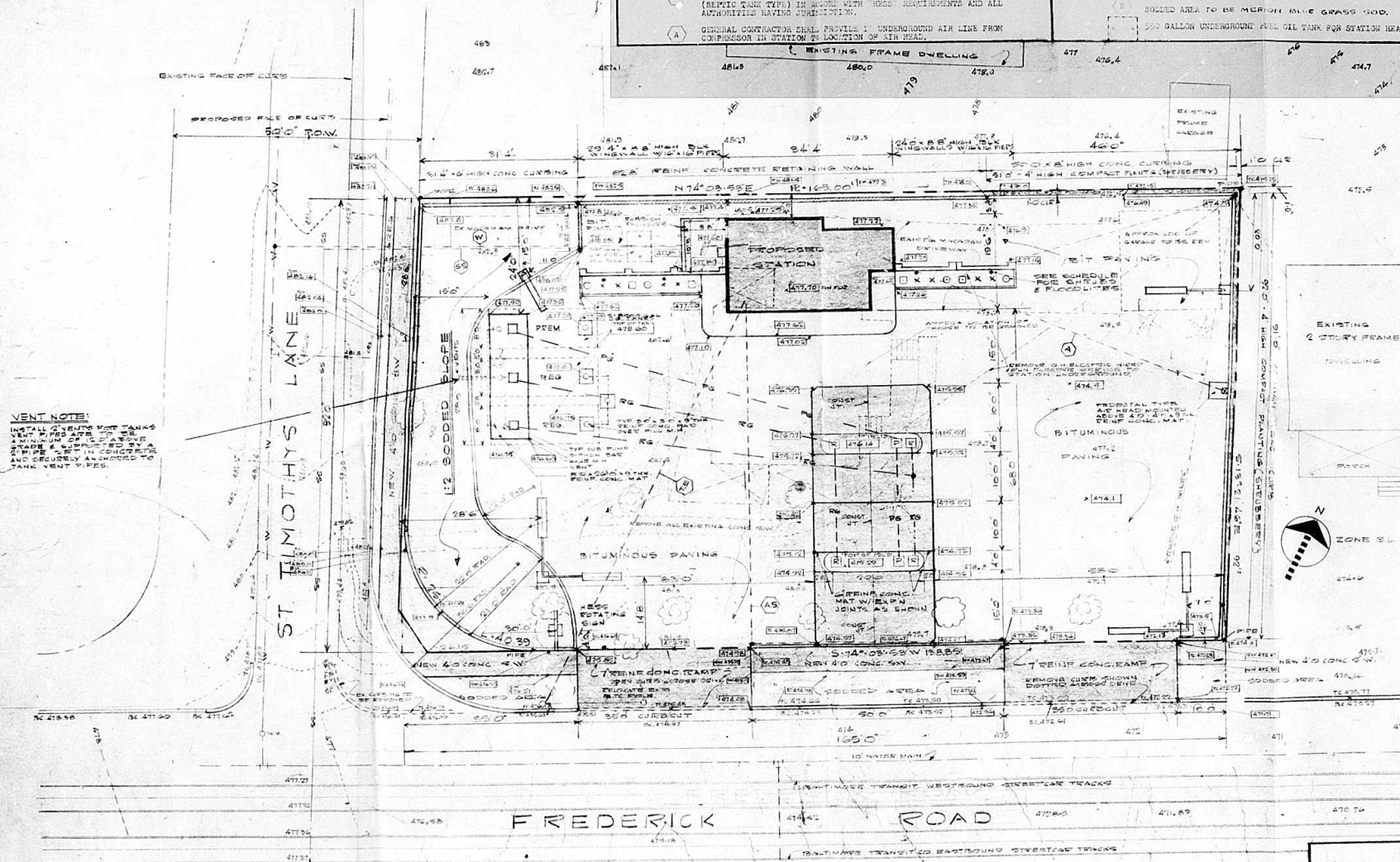
GENERAL NOTES

- GENERAL CONTRACTOR SHALL RUN 1/2" GALVANIZED CONDUIT AS SHOWN UNDERGROUND TO SERVICE ALL LIGHTING SYSTEMS. 1/2" GALVANIZED CONDUIT SHALL BE RUN UP FOR CONTINUITY OF CONDUIT AND TERMINATIONS SHALL BE MADE BY SPLICING UP TO 1/2" RIGID AND RIGID.
- GENERAL CONTRACTOR SHALL PROVIDE STATION WITH UNDERGROUND TELEPHONE AND ELECTRIC SERVICE FROM NEAREST UTILITY POLE.
- GENERAL CONTRACTOR SHALL PROVIDE STATION WITH 1" WATER SERVICE LINE FROM AVAILABLE MAIN OR IN THE ABSENCE OF THIS, BE RESPONSIBLE FOR A COMPLETE INDIVIDUAL WATER SUPPLY SYSTEM (WELL) IN ACCORD WITH "HES" REQUIREMENTS AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- GENERAL CONTRACTOR SHALL PROVIDE STATION WITH SANITARY SEWERAGE DISPOSAL CONNECTION FROM MAIN OR IN THE ABSENCE OF THIS, BE RESPONSIBLE FOR A COMPLETE INDIVIDUAL SANITARY DISPOSAL SYSTEM (SEPTIC TANK TYPE) IN ACCORD WITH "HES" REQUIREMENTS AND ALL AUTHORITIES HAVING JURISDICTION.
- GENERAL CONTRACTOR SHALL PROVIDE 1" UNDERGROUND AIR LINE FROM COMPRESSOR IN STATION TO LOCATION OF AIR HEAD.

GENERAL NOTES

- HIGH CEDAR STORM FENCE ALL ROUNDED (SEE STANDARD DETAIL SHEET).
- HIGHWAY GUARD RAIL. (SEE STANDARD DETAIL SHEET). ATHELEX STEEL COMPANY, OF CHICAGO.
- PLAIN ROUND POLE FLOODLIGHT 1/2" 0' x 2' 0' CONCRETE BASE. 3" 0' DIA. POLE FLOODLIGHT, (DOUBLE AND SINGLE AS MAY BE INDICATED) WITH 2' 0' x 2' 0' CONCRETE BASE.
- AREA SHOWN CROSS HATCHED SHALL BE COVERED WITH 3" OF 3/4" CLEANED CRUSHED STONE.
- SOLID AREA TO BE MENTION MAINTENANCE GRASS 500.
- 500 GALLON UNDERGROUND FUEL OIL TANK FOR STATION HEATING.

VICINITY MAP
SCALE 1"=100'



VENT NOTE:
INSTALL 2" ENDS FOR TANKS
WITH 1/2" DIA. TO BE
MINIMUM OF 2" ABOVE
GRADE & SUPPORTED BY A
PIPE SET IN CONCRETE
AND SECURELY ANCHORED TO
TANK VENT PIPES.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 8/2/78

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 8/2/78
SUBJECT TO FINAL APPROVAL OF DETAILS
OF WORKING FOR ST. TIMOTHY'S LANE

DEMOLITION NOTES:

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING STRUCTURES, UTILITIES, AND OTHER OBSTRUCTIONS TO THE PROPOSED STATION. ALL REMOVAL SHALL BE DONE IN ACCORDANCE WITH THE "HES" REQUIREMENTS AND ALL OTHER AUTHORITIES HAVING JURISDICTION. A MINIMUM DEPTH OF 18" SHALL BE MAINTAINED BEFORE PROCEEDING WITH ANY OTHER WORK.

PLOT-PLAN

FREDERICK ROAD
(MARYLAND STATE ROUTE 144)

JOB NO.	DATE	DESCRIPTION
100	8/2/78	ADD 2" ENDS FOR TANKS WITH 1/2" DIA. TO BE MINIMUM OF 2" ABOVE GRADE & SUPPORTED BY A PIPE SET IN CONCRETE AND SECURELY ANCHORED TO TANK VENT PIPES.
101	8/2/78	VENT NOTE ADDED PER BUILDING DEPT.
102	8/2/78	REMOVE EXISTING DEMOLITION NOTE & ADD NEW DEMOLITION LINES IN 1/2" DIA.
103	8/2/78	REMOVE ALL ITEMS UP TO TIMOTHY LANE, REMOVE EXISTING FRAME ON ST. TIMOTHY LANE, REMOVE GRADES W/ NEW EXTENDED CURE, NEW TANK, MODIFY 2" ENDS FOR TANKS ADD 1/2" DIA. PLANT, ADD 1/2" DIA. INTERSECTION - ADD 1/2" DIA. SCHEDULE
104	8/2/78	EXISTING 2" PROPOSED 2" ENDS FOR TANKS
105	8/2/78	EXISTING 2" PROPOSED 2" ENDS FOR TANKS



JOB	SERVICE STATION	REVISIONS
LOCATION	FREDERICK RD. CATONSVILLE, BALTIMORE CITY, MARYLAND	DATE: 8/2/78
OWNER	HESSE OIL CHEMICAL CORP. STATE ST. PERTH AMBOY, N.J.	JOB NO. MD-13
DESIGNED BY	KATZ & METSKY	SHEET 1 OF 10
CHECKED BY	ARCHITECTS	
DATE	8/2/78	