PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#5863-X
OLD MAP #9 "X"A 5/14/63

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald L. Foreman, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an ____ 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 Drive-In 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.

Donald L. Foreman
Legal Owner

Longview Incorporated
Contract purchaser

Address 508 Surrey Road
Timonium, Md.

Address 2208 E. Joppa Road

Kenneth E. Proctor
Petitioner's Attorney

Address Towson, Md.

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of March, 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 29th day of May, 1963, at 2:00 o'clock P. M.

MAR 11 '63
OFFICE OF PLANNING & ZONING

Zoning Commissioner of Baltimore County

(over)

5863-X
S/S of Joppa Rd. & W/S of Audrey Ave.
5th

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 a Gasoline service station, should be granted.

the above re-classification should be had; and it further appearing that by reason of ____

a Special Exception for a ____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of May, 1963, that the herein described property or area should be and the same is hereby reclassified from a ____ zone to a ____ zone; and/or a Special Exception for a Gasoline Service Station should be and the same is granted, from and after the date of this order, subject, however, to approval of the site plan, particularly as to ____, by the State Roads Commission, the Office of Planning and Zoning and by the Bureau of Public Services, particularly as to Storm drainage.

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 ____

the above re-classification 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 ____, 196__, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a ____ zone, and/or the Special Exception for ____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Maryland Surveying and Engineering Co., Inc.

1100 N. CALVERT STREET
Baltimore 2, Maryland
Phone: MUlberry 5-0469 - 0470

REGISTERED
Maryland - New York
Pennsylvania - Delaware

#5863-X
OLD MAP #9 "X"A 5/14/63

March 6th, 1963

Description of 2208 Joppa Road

BEGINNING for the same at the intersection formed by the North side of Joppa Road and the West side of Audrey Avenue; thence leaving said place of beginning and running and binding on the West side of Audrey Avenue North 37 degrees 30 minutes East 214.34 feet; thence leaving the West side of Audrey Avenue and running North 52 degrees 30 minutes West 185.0 feet; thence South 37 degrees 30 minutes West 159.99 feet to a point on the North side of Joppa Road; thence running and binding on the North side of Joppa Road South 88 degrees 45 minutes East 229.40 feet to the place of beginning.

Being known as Lot No. 2 as shown on the Plat of Joppa Park and recorded among the Land Records of Baltimore County in Plat Book W.P.C. 5, folio 85.

SCALE ____ inch
File No. ____

Signed This 6 day of March 1963
J. Robert Haskell

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date May 14, 1963

FROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #5863-X, Special Exception for Drive-In Service Station. North side of Joppa Road and West side of Audrey Avenue. Being property of Donald Foreman.

2th District

HEARING: Wednesday, May 29, 1963 (2:00 P.M.)

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

1. In light of the commercial character of this portion of Joppa Road, the Planning staff finds it difficult to agrue against a service station here. If granted, the granting should be conditioned upon final approval of a site plan by the appropriate County agencies.

GEG:bms

INVOICE

TELEPHONE VALLEY 3-3000

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

No. 16489
DATE 5/8/63

To: Longview Inc.
508 Surrey Road
Timonium, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT $50.00 COST
—	Petition for Special Exception for Donald Foreman	50.00 —
	#5863-X	
	PAID — Baltimore County, Md. — Office of Finance	
	5-863 6182 * * * TIL —	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.

5863

CERTIFICATE OF PUBLICATION

PETITION FOR A ZONING SPECIAL EXCEPTION—5TH DISTRICT

ZONING: Petition for Special Exception, S/S of Joppa Road and W/S of Audrey Avenue
LOCATION: North side of Joppa Road and East side of Audrey Avenue
DATE & TIME: Wednesday, May 29, 1963 at 2:00 P.M.
PUBLIC HEARING: Room 541, 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 Ninth District of Baltimore County.

Beginning for the same at the intersection formed by the North side of Joppa Road and the West side of Audrey Avenue; thence leaving said place of beginning and running and binding on the West side of Audrey Avenue North 37 degrees 30 minutes East 214.34 feet; thence leaving the West side of Audrey Avenue and running North 52 degrees 30 minutes West 185.0 feet; thence South 37 degrees 30 minutes West 159.99 feet to a point on the North side of Joppa Road; thence running and binding on the North side of Joppa Road South 88 degrees 45 minutes East 229.40 feet to the place of beginning.

Being known as Lot No. 2 as shown on the Plat of Joppa Park and recorded among the Land Records of Baltimore County in Plat Book W.P.C. 5, folio 85.

Being the property of Donald Foreman and East Towne, as shown on plat plan filed with the Zoning Department.

By Order Of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County

May 10.

TOWSON, MD., May 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 ~~1 time~~ successive weeks before the 29th day of May 19 63, the first publication appearing on the 10th day of May 1963.

THE JEFFERSONIAN,
Frank Mentzer
Manager.

Cost of Advertisement, $ ____

#5863-X

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 5/10/63
Posted for: HEARING WED MAY 29 63 AT 2:00 P.M.
Petitioner: Donald Foreman
Location of property: N/S of JOPPA RD. AND THE W/S of AUDREY AVE
Location of Signs: OPPOSING JOPPA RD. APP. 50' FROM W. PROPERTY INSIDE OF WHITE PICKET FENCE AND APP. 10 FT.
Remarks: FROM DRIVEWAY PROPERTY #2208 JOPPA RD.
Posted by Charles L. Bull Signature Date of return 5/16/63

INVOICE

TELEPHONE VALLEY 3-3000

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

No. 17800
DATE 5/24/63

To: Messrs. Proctor, Royston & Mueller
Campbell Building
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT $25.50 COST
—	Advertising and posting of property for Donald Foreman	25.50 —
	#5863-X	
	PAID — Baltimore County, Md. — Office of Finance	
	5-2463 6974 * * * TIL —	25.50

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.

GENERAL NOTES

1. Elevations as shown hereon are based on Baltimore Co. Metropolitan District Bench Mark. x-1442, Elev. 416.08
2. Coordinates and Bearings as shown hereon are based on Baltimore County Metropolitan District Traverse Stations:
   X 1440 N 36,772.81 E 22885.36 — X-1442 N 36610.99 E 21310.06
3. Bench Mark Set: Cross Cut in bottom concrete step, side entrance to 6302 Audrey Ave. Elevation 402.47
4. Sub grade Soil Bearing Value, 4 Tons per Square foot.
5. Sanitary Sewer, Storm Drain and Water Mains are under the jurisdiction of Baltimore County.
6. Utility Companies:
   Baltimore Gas & Electric Co. Lexington & Liberty Streets Balto. 2, Md. LE 5-8000
   Chesapeake & Potomac Telephone Co. 320 St. Paul Place Baltimore 2, Md. LE 5-9300
7. The location of the utilities shown on this plat have been made by actual field measurements where possible to do so, supplemented by data furnished by the respective government departments or companies operating the same.
8. Contains 18,235 sq. ft. (0.418 Ac.), including 3,653 sq. ft. (0.084 Ac.) map widening.

VICINITY MAP
SCALE 1" = 1000'

SET 403.75 727.33 CG4.18

Pipe Found

100.00'

Pipe Found

200.00'

REFER 58.55'

REFER

Nail & Cap in 18" Oak Tree

5'±0

Nail & Cap in 16" Fig Tree

S 58°38'56" E

182.30'

CHARLES H. DEISE & WIFE
L. M.G.L. M. 878 - 409
ZONED: P.C.
LOT 3 - JOPPA PARK
W.P.C. 5-85

Ex. Garage to be Removed

Vent

Vents

Proposed Building 27' x 46'

350 Gallon Fuel Oil Tank

Salesroom F.F. 408.67

LOT 2, JOPPA PARK
W.P.C. 5-85

3-4000 Gallon Gasoline Tanks

2:1 Slope Seeded

Conc. Post and Wire Fence 4'0" high

Mercury Vapor Floodlights

Proposed Pump Island

Proposed Pump Island

Mercury Vapor Floodlights

6" Conc. Curb

6" Conc. Curb

185.00'

Point of Beginning

IRON PIN SET ELEV. 408.41 N 36701.26 E 21822.17

S 44° 35' 30" W 185.00

N 31° 21' 04" E 227.57

225.28

Grass

Sign

Entrance

6" Concrete Sidewalk

Grass

Pole to be relocated by others

Balto. Co. Std. 7" Combi. Curb and Gutter

78'

232.72'

35'

4" Gas Line

12" Water Main

Edge of Ex. Macadam

Center Line of Ex. & Prop. Right of Way

Center Line of E. Roadway

JOPPA ROAD

(Formerly Md. Rte. 148)

(Good Condition)

Edge of Ex. Macadam

20" Gas Line (Natural)

Proposed Future Curb

E. B. Sanitary Sewer

Guy Pole

PIPE SET ELEV. 407.16 N 36677.80 E 21807.62

Ft. Clearance

V.C.P. Sanitary Sewer

Inv. 396.67

Sign 149 407.77

Inv. 395.82

Inv. 395.86

To Old Harford Road

EX. 40 R/W

10

ZONED: B.L.

SAYBURN MOTORS (Auto Repairs & Body Shop) 1 Story Brick

1½ Story Frame Dwg. Ex. Elev. 419.97 Cellar Elev. 410.27

8" Ø Ex. Water Main

Ex. Edge of Macadam

Ex. Center Line of E. Edge of Road

Ex. 8" C.I. Sanitary Sewer

Ex. Water Main

Ex. Center Line of E. Edge of Road

Ex. Wires to Crosswire

Fire Hydrant 240'± from Joppa Rd.

PROPOSED EXISTING 50' R/W

10'

Proposed Future Curb

Proposed Future Sidewalk

AUDREY AVENUE

Ex. Edge of Macadam

Ex. Edge of Macadam

Ex. 6" Conc. Sidewalk

Ex. Concrete Curb & Gutter

H. J. WEBER, ETAL
G.L.B. 2286 - 89
ZONED B.L.
LOT 19 - JOPPA PARK
W.P.C. 5-85

R=30'

Proposed Future Curb

SERVICE STATION
2208 JOPPA RD & AUDREY AVE
BALTIMORE COUNTY CARNEY, MARYLAND
FOR
SIBARCO CORP.
THE ATLANTIC REFINING CO., AGENT
ENGINEERING & CONSTRUCTION
260 S. BROAD ST. PHILA.

"ZONING" PLAN

APPROVED	DATE
DIST. MGR.	
C. E. MGR.	
OPER. MGR.	
REG. MGR.	

REVISIONS

ENGINEER'S CERTIFICATION

I **HEREBY** CERTIFY THAT I HAVE SURVEYED THIS **PROPERTY** AND THAT MARKERS ARE IN PLACE AS DESIGNATED. THERE **ARE** NO ENCROACHMENTS ACROSS THE PROPERTY LINES **EXCEPT** AS SHOWN HEREON.

DATE J. ROBERT CASSELL, P.E. & L.S. MD. #1857

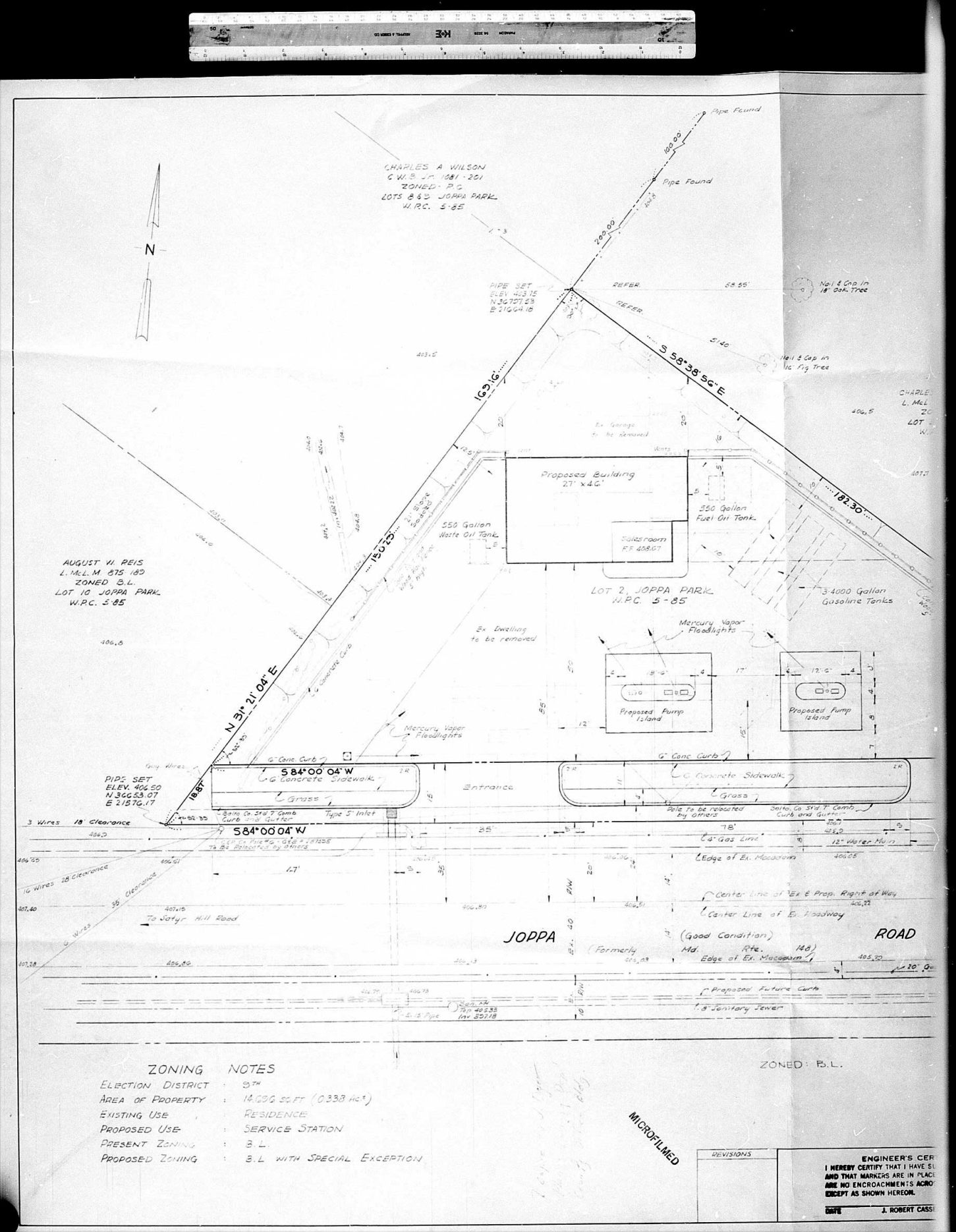
SEAL — STATE OF MARYLAND — J. ROBERT CASSELL — No. 1857 — REGISTERED — PROFESSIONAL ENGINEER AND LAND SURVEYOR

CK. BY.
SCALE 1" = 10'
AUTH. NO.
DWG. NO.
A.P.C. DWG. NO.

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

DATE April, 1963

M.S.E.Co. FILE NO. 17C4-37



ZONING NOTES

ELECTION DISTRICT	:	9TH
AREA OF PROPERTY	:	14,000 SQ.FT. (0.338 AC.±)
EXISTING USE	:	RESIDENCE
PROPOSED USE	:	SERVICE STATION
PRESENT ZONING	:	B.L.
PROPOSED ZONING	:	B.L. WITH SPECIAL EXCEPTION

MICROFILMED

REVISIONS

ENGINEER'S CER
I HEREBY CERTIFY THAT I HAVE SU
AND THAT MARKERS ARE IN PLACE
ARE NO ENCROACHMENTS ACRO
EXCEPT AS SHOWN HEREON.

DATE J. ROBERT CASSE