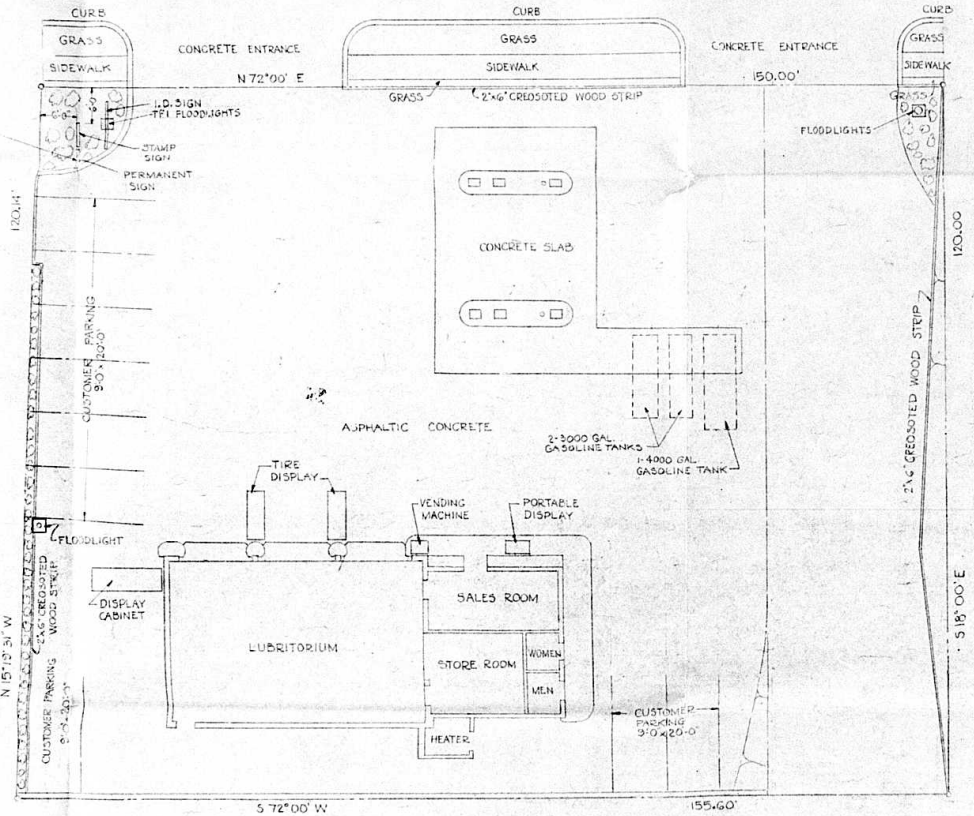
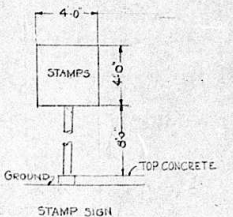
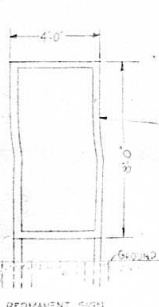


RIDGELY

ROAD



- ANCILLARY USES
1. VEHICLE REPAIR SERVICES
  2. SALE OF CIGARETTES, CANDY, SOFT DRINKS & OTHER ITEMS FROM VENDING MACHINES
  3. TIRE SALE & INSTALLATION
  4. SALE OF SMALL AUTO PARTS AND ACCESSORIES
  5. LAWN MOWER SALES & REPAIRS
  6. CHRISTMAS TREE SALES
  7. MINOR ACCESSORY USES
  8. LANDSCAPING LOW GROWING SHRUBBERY 5% 322 SQ. FT.

**PLANS APPROVED**  
 OFFICE OF PLANNING & ZONING  
 BY *James E. Dyer*  
 DATE 4/27/70

EXISTING ZONE PL  
 " DISTRICT CCC  
 AREA OF TRAC 18,436 SQ. FT.  
 CUSTOMER PARKING SPACES - 9

SERVICE STATION  
 AT  
 BALTIMORE COUNTY, MD.  
 DIVISION AVE & RIDGELY RD.  
 THE ATLANTIC REFINING COMPANY  
 KEY HIGHWAY & LAWRENCE ST. BALTIMORE, MD.  
 SCALE: 1" = 10'-0"

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 1, 1970

County Office Building  
 111 W. Calverton Ave.  
 Towson, Md. 21286  
 410-333-6666

Atlantic Richfield Company  
 Products Division  
 Post Office 1889  
 Baltimore, Maryland 21203

Attest Mr. J. F. Coloma

RE: Atlantic Service Station  
 Division Avenue & Ridgely Rd.

Dear Miss

The enclosed site plan approved by this office on April 27, 1970 is to be posted in the service station within the next thirty (30) days, or in the case of new stations, thirty (30) days after the station has opened.

This plan indicates the permitted ancillary uses, screening, landscaping and parking requirements, as well as the number, location and area of permitted signs.

Sign permits must be obtained for each sign erected on the site.

The site must be maintained in accordance with this plan at all times.

If you or the operator have any questions concerning this matter, please feel free to contact us at any time.

Very truly yours,

*James E. Dyer*  
 JAMES E. DYER  
 Zoning Supervisor

Enclosure(s)

cc: Mr. Wilbert Richardson  
 Chief Zoning Inspector  
 Complaints Division

RE: PETITION FOR SPECIAL EXCEPTION FOR GASOLINE SERVICE STATION  
 S. S. Ridgely Road and East Side of Division Street, 8th District - Hillcrest Properties, Inc. - Sibroc Corporation, Cont. Par.

MR. JOHN G. ROSE, ZONING COMMISSIONER  
 OF  
 BALTIMORE COUNTY  
 No. 587-X

The petitioner, in the above entitled matter, seeks a special exception for a gasoline service station to be located on property on the south side of Ridgely Road and east side of Division Street, in the Eighth District of Baltimore County.

Testimony indicated that the petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, therefore the special exception should be granted.

The granting of the special exception is subject to plan approved by the Office of Planning and Zoning on July 12, 1963, a copy of which is attached hereto together with a copy of comments of George E. Carroll, Deputy Director of the Office of Planning and Zoning, dated July 12, 1963.

In addition to any other use of the property involving the plaintiff of any type of structure, vending machines, etc., the petitioner must first submit a plan to the Office of Planning and Zoning for approval before said vending machines, tire racks, etc. may be installed on the subject property.

It is this 12th day of July, 1963, by the Zoning Commissioner of Baltimore County, that the special exception for a gasoline service station should be and the same is hereby granted from and after the date of this order, subject, however, to compliance to the above conditions.

*John G. Rose*  
 Zoning Commissioner of Baltimore County

#587-XA  
 63-4-XA  
 MAP #9  
 SEC.3-C  
 XA

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
 A Maryland Corporation,  
 I, or we, HILLCREST PROPERTIES, 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 property be reclassified as "X" or "X-C"

that the property be rezoned as "X" or "X-C"

This petition is hereby extended for sixty (60) days from this date (April 8, 1963), without prejudice.

Hillcrest Properties, Inc.  
 By John G. Rose, Zoning Commissioner  
 Attached Description  
 XXXXX for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a Modern Gasoline Filling Station  
 as more particularly described and shown on the attached Plans.

Property is 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 as adopted pursuant to the Zoning Law of Baltimore County.

**STRANCO CORPORATION**  
 THE ATLANTIC REFINING COMPANY  
 BY: J. H. Leach, Contract purchaser  
 Address: P.O. Box 1075, Baltimore 3, Md.  
Robert C. Kemp, Its Vice President, Legal Owner  
 Address: 510 2110 Mathieson Building, Baltimore 2, Maryland.

ORDERED BY THE Zoning Commissioner of Baltimore County, this 12th day of April, 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper 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 106, County Office Building in Towson, Baltimore County, on the 3rd day of July, 1963, at 11:00 o'clock A.M.

*John G. Rose*  
 Zoning Commissioner of Baltimore County

#587-X  
 63-4-X  
 MAP #9  
 SEC.3-C  
 X  
 4/2/63  
 XA

Maryland  
 Surveying and  
 #587-X Engineering Co., Inc.  
 63-4-X

100 N. CALVERT STREET  
 Baltimore 2, Maryland  
 Phone: MILBURY 5-0497 - 040  
 ROBTRENT  
 Maryland - New York  
 Pennsylvania - Delaware

October 22nd, 1962

DESCRIPTION  
 Ridgely Road and Division Avenue

BEGINNING for the same at a stone set at the intersection of the South side of Ridgely Road and the East side of Division Avenue, said point of beginning being also the beginning point in the Second Parcel of a deed dated February 23rd, 1955, was conveyed from William F. Sprinkle and wife to Ray B. Lushan and wife; thence leaving said place of beginning and running and binding on the South side of Ridgely Road North 72 degrees 00 minutes East 150.00 feet to a pipe; thence leaving the South side of Ridgely Road and running South 18 degrees 00 minutes East 120.00 feet to a pipe; thence for a new line of Division South 72 degrees 00 minutes West 155.60 feet to a pipe set on the East line of the Towson-Cockeysville Railroad (now abandoned) which is also the East side of Division Avenue; thence running and binding on the East side of Division Avenue North 15 degrees 15 minutes 31 seconds West as now surveyed 120.14 feet to the place of beginning.

Containing 0.421 Acres ±

Subject to a 30-foot Right-of-Way with the use thereof in common with others, binding and parallel to the South 18 degrees 00 minutes East 120 ft. line in the above deed, and as called for in deed recorded G.L.B. 3214, folio 211.

Signed this 22 day of Oct. 1962  
*John G. Rose*

SCALE: 1" = 100 ft.  
 File No. 176-32  
 Revised 11/2/62

BALTIMORE COUNTY, MARYLAND  
 INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 11, 1963

FROM: Mr. George E. Carroll, Deputy Director

SUBJECT: Petition #587-X, Special Exception for Filling Station, Southeast of Ridgely Road and East side of Division Street, being property of Hillcrest Properties, Inc., 8th District

The staff of the Office of Planning and Zoning has reviewed an amended plan for the subject petition. The amended plan provides screening along the Division Street boundary of the property and moves the sign from the westerly to the easterly side of the proposed service station frontage. The plans as submitted, with changes indicated in red, are satisfactory and are approved. Inasmuch as the writer will be on vacation, the plan marked in red is officially approved by this office, pending submittal of revised prints of the site plan.

*George E. Carroll*  
 Deputy Director

REvised Plan Received 7/12/63

#587-XA  
 63-4-XA  
 MAP #9  
 SEC.3-C  
 XA

BALTIMORE COUNTY, MARYLAND  
 INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 25, 1963

FROM: Gilbert M. Nelson

SUBJECT: Zoning for Service Station at southeast corner of intersection of Ridgely Road, Kurtz Avenue, & Division Street

The principal problem in this case is the type of intersection which is composed of Kurtz Avenue and Division Street entering Ridgely Road from the south. The traffic anticipated to be generated by this gas station though not considered to be large would aggravate traffic conditions at what is a very poor type of intersection.

It is understood that the Board of Education owns the right of way. If Division Street could be closed in this area, two real advantages would accrue. First, the rear property line of Lutherville Elementary School would be protected from what could become high speed traffic movement, and also the intersection would become more controllable.

If the foregoing could be accomplished, the existence of the gas station would not be a considerable problem.

*Gilbert M. Nelson*  
 Acting Chief  
 Division of Traffic Engineering

#587-XA  
 63-4-XA  
 MAP #9  
 SEC.3-C  
 XA

BALTIMORE COUNTY, MARYLAND  
 INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 21, 1963

FROM: Mr. George E. Carroll, Deputy Director

SUBJECT: #587-X, Petition for Special Exception for Filling Station, Southeast of Ridgely Road and East side of Division Street, being property of Hillcrest Properties, Inc., 8th District

REARID: Wednesday, July 3, 1963 (11:00 A.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 comments to make with respect to pertinent planning factors:

- The subject property is part of a commercial complex whose business zoning was created and/or affirmed by the 8th District Zoning Map. Active commercial use does occur across Ridgely Road and to the east. \$411 additional commercial development is proposed immediately to the south. The Planning staff believes that development of the subject property for service station purposes is not inconsistent with the use potentials now permitted here.
- At the same time, the Planning staff notes a vast difference in location and in existing use potentials between the subject property and a vacant property which had sought commercial zoning and Special Exception for gasoline service station. As noted above, the subject property is sited for commercial purposes. Separating the commercial zoning on the south side of Ridgely Road from adjacent residential development is a finger of publicly-owned land which is part of the Lutherville Elementary School site. This provides a logical and appropriate stopping point for commercial zoning here.
- Since the subject property is at the edge of the commercial zone and is visually contiguous to residential development, the Planning staff suggests that extra special care be given to provide proper transition between the two kinds of zones. The Planning staff requests, therefore, that a 30-foot buffer strip be provided along the westerly boundary of the property (which is to be the planned right-of-way of Division Avenue) and that evergreen screen planting be placed thereon. The screen planting should be dense on the rearmost 70 feet of the property.
- Other minor refinements in the site plan may be required. Other restrictions on the use or development of the property may arise out of the hearing. If the Special Exception is granted it should be granted subject to approval of final plans by the appropriate County agencies.

#587-X  
 63-4-X  
 MAP #9  
 SEC.3-C  
 X  
 6/2/63

Board of Education of Baltimore County  
 WILLIAM S. BARTORIUS  
 SUPERINTENDENT OF SCHOOLS  
 TELMOND, MESSING  
 NIGBURTH MANOR  
 Tolson 4, Maryland  
 April 26, 1963

Mr. John G. Rose, Zoning Commissioner  
 Office of Planning & Zoning  
 111 West Chesapeake Avenue  
 Towson 4, Maryland

Dear Mr. Rose:

It has come to our attention that the Hillcrest Properties, Inc. has petitioned for a special exception for a gas station on the southeast corner of Ridgely Road and Division Avenue in Lutherville. The petitioner has also indicated that he would like access to Division Avenue.

At the time the Lutherville School site was acquired this Board of Education. At a recent meeting of the Joint Site Selection Committee, the Traffic Division of the Baltimore County Police recommended that the street piece of Division Avenue between Ridgely Road and North Avenue be closed to through traffic due to the hazardous intersection of Ridgely Road, Kurtz Avenue and Division Avenue. This standing that the recommendation will be made to the Board of Education regarding the closing of this street.

In view of this study, it is our opinion that the access requested to above should not be granted.

Sincerely yours,  
*Joshua R. Wheeler*  
 Joshua R. Wheeler  
 Assistant Superintendent  
 in Administration

JRW:vr  
 cc: Mr. Ransome

#587-X  
 63-4-X

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

No. 17890  
 DATE 7/1/63

TO: Hillcrest Properties, Inc.  
 2200 N. Howard Street  
 Baltimore 17, Md.

BILLED To: Planning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$11.61
01682	Advertising and posting of your property #587-X		31.61
			1.61

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. 15453  
 DATE 7/12/63

TO: Nathan Pata, Esq.  
 2110 Mathieson Building  
 Baltimore 2, Md.

BILLED To: Planning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00
01682	Petition for Special Exception for Hillcrest Properties, Inc.		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.

PETITION FOR SPECIAL EXCEPTION  
8TH DISTRICT

ZONING: Petition for Special Exception  
for Filling Station  
LOCATION: South side of Ridgely Road  
and East side of Division Street  
DATE & TIME: Wednesday, July 3, 1963  
at 11:00 A.M.  
PUBLIC HEARING: Room 108, County  
Office Building, 111 W. Chesapeake Ave-  
nue, 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 Eighth District of  
Baltimore County:

Beginning for the same at a stone set  
at the intersection of the South side of  
Ridgely Road and the East side of Division  
Avenue, said point of beginning being also  
the beginning point in the Second Parcel  
of a deed dated February 23rd, 1955, was  
conveyed from William F. Sprinkle and  
wife to Ray B. Lanhan and wife; thence  
leaving said place of beginning and run-  
ning and binding on the South side of  
Ridgely Road North 72 degrees 00 minutes  
East 150.00 feet to a pipe; thence leaving  
the South side of Ridgely Road and run-  
ning South 18 degrees 00 minutes East  
120.00 feet to a pipe; thence for a new  
line of division South 72 degrees 00 min-  
utes West 155.60 feet to a pipe set on the  
East line of the Towson-Cockeysville Rail-  
road (now abandoned) which is also the  
East side of Division Avenue; thence run-  
ning and binding on the East side of Divi-  
sion Avenue North 15 degrees 19 minutes  
31 seconds West as now surveyed 120.14  
feet to the place of beginning.

Containing 0.421 Acres.

Subject to a 30-foot Right-of-Way with  
the use thereof in common with others,  
binding and parallel to the South 18 de-  
grees 00 second East 120 ft. line in the  
above deed, and as called for in deed re-  
corded G.L.B. 3214 folio 211.

Being the property of Hillcrest Prop-  
erties, Inc., a Maryland Corporation, as  
shown on plat plan filed with the Zoning  
Department.

By order of

JOHN G. ROSE,  
Zoning Commissioner of  
Baltimore County.

June 14.

5887

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 14, 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~~  
~~at~~ ~~1 time~~ ~~successive weeks~~ before the ~~3rd~~  
day of ~~July~~, 1963, the ~~last~~ publication  
appearing on the ~~14th~~ day of ~~June~~  
1963.

THE JEFFERSONIAN

*Leak Struthers*  
Manager.

Cost of Advertisement, \$-----

PETITION FOR  
SPECIAL EXCEPTION  
8th District

ZONING: Petition for Special  
Exception for Filling Station  
LOCATION: South side of  
Ridgely Road and East side  
of Division Street  
DATE & TIME: WEDNESDAY,  
JULY 3, 1963 at 11:00 A.M.  
PUBLIC HEARING: Room 108,  
County Office Building, 111  
W. Chesapeake Avenue, Tow-  
son, Maryland.

The Zoning Commissioner of  
Baltimore County, by authority  
of the Zoning Act and Regula-  
tions of Baltimore County, will  
hold a public hearing:  
Concerning all that parcel of  
land in the Eighth District of  
Baltimore County:

Beginning for the same at a  
stone set at the intersection  
of the South side of Ridgely  
Road and the East side of Divi-  
sion Avenue, said point of be-  
ginning being also the begin-  
ning point in the Second Parcel  
of a deed dated February 23rd  
1955, was conveyed from Wil-  
liam F. Sprinkle and wife to  
Ray B. Lanhan and wife;  
thence leaving said place of  
beginning and running and  
binding on the South side of  
Ridgely Road North 72 degrees  
00 minutes East 150.00 feet to  
a pipe; thence leaving the  
South side of Ridgely Road  
and running South 18 degrees  
00 minutes East 120.00 feet  
to a pipe; thence for a new line  
of division South 72 degrees 00  
minutes West 155.60 feet to a  
pipe set on the East line of  
the Towson-Cockeysville Rail-  
road (now abandoned) which  
is also the East side of Division  
Avenue; thence running and  
binding on the East side of  
Division Avenue North 15 de-  
grees 19 minutes 31 seconds  
West as now surveyed 120.14  
feet to the place of beginning.  
Containing 0.421 Acres plus.  
Subject to a 30-foot Right-of-  
Way with the use thereof in  
common with others, binding  
and parallel to the South 18 de-  
grees 00 second East 120 ft.  
line in the above deed, and as  
called for in deed recorded  
G.L.B. 3214 folio 211.

Being the property of Hill-  
crest Properties, Inc. a Mary-  
land Corporation, as shown on  
plat plan filed with the Zoning  
Department.  
By Order of  
JOHN G. ROSE  
Zoning Commissioner of  
Baltimore County.  
6-13-1t.

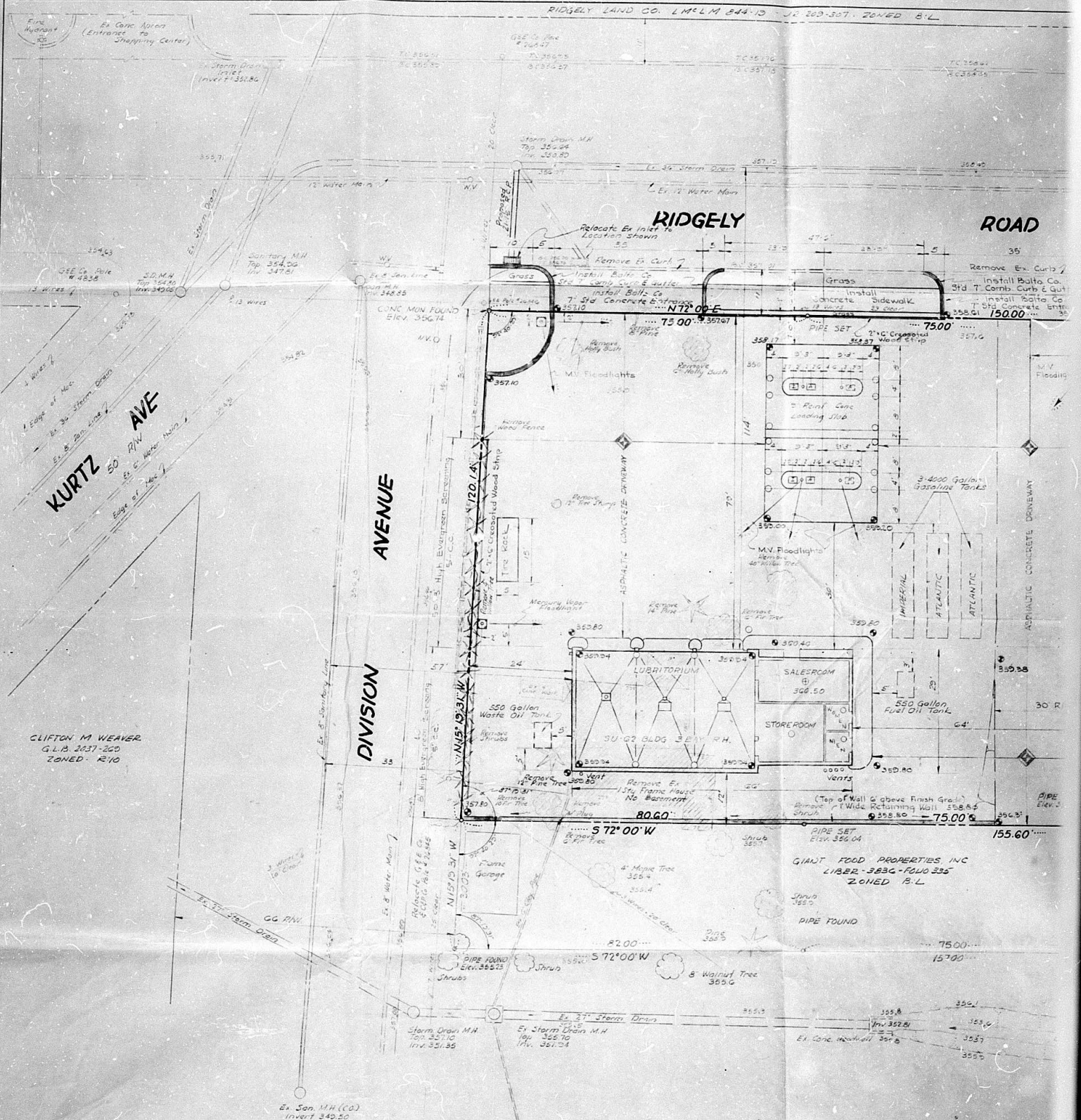
CERTIFICATE OF PUBLICATION

TOWSON, MD., 13th June 19 63.

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 ~~one~~ successive weeks before the  
~~3rd~~ day of ~~July~~ 19 ~~63~~, the first  
publication appearing on the ~~13th~~ day of  
~~June~~ 19 ~~63~~.

THE COUNTY NEWS WEEK

*W. J. Keyser*  
Manager

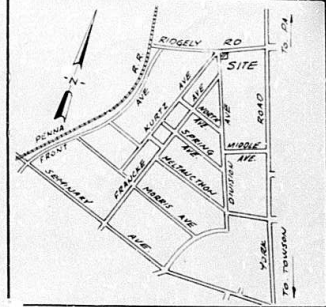


CLIFTON M. WEAVER  
G.L.B. 2437-260  
ZONED R-10

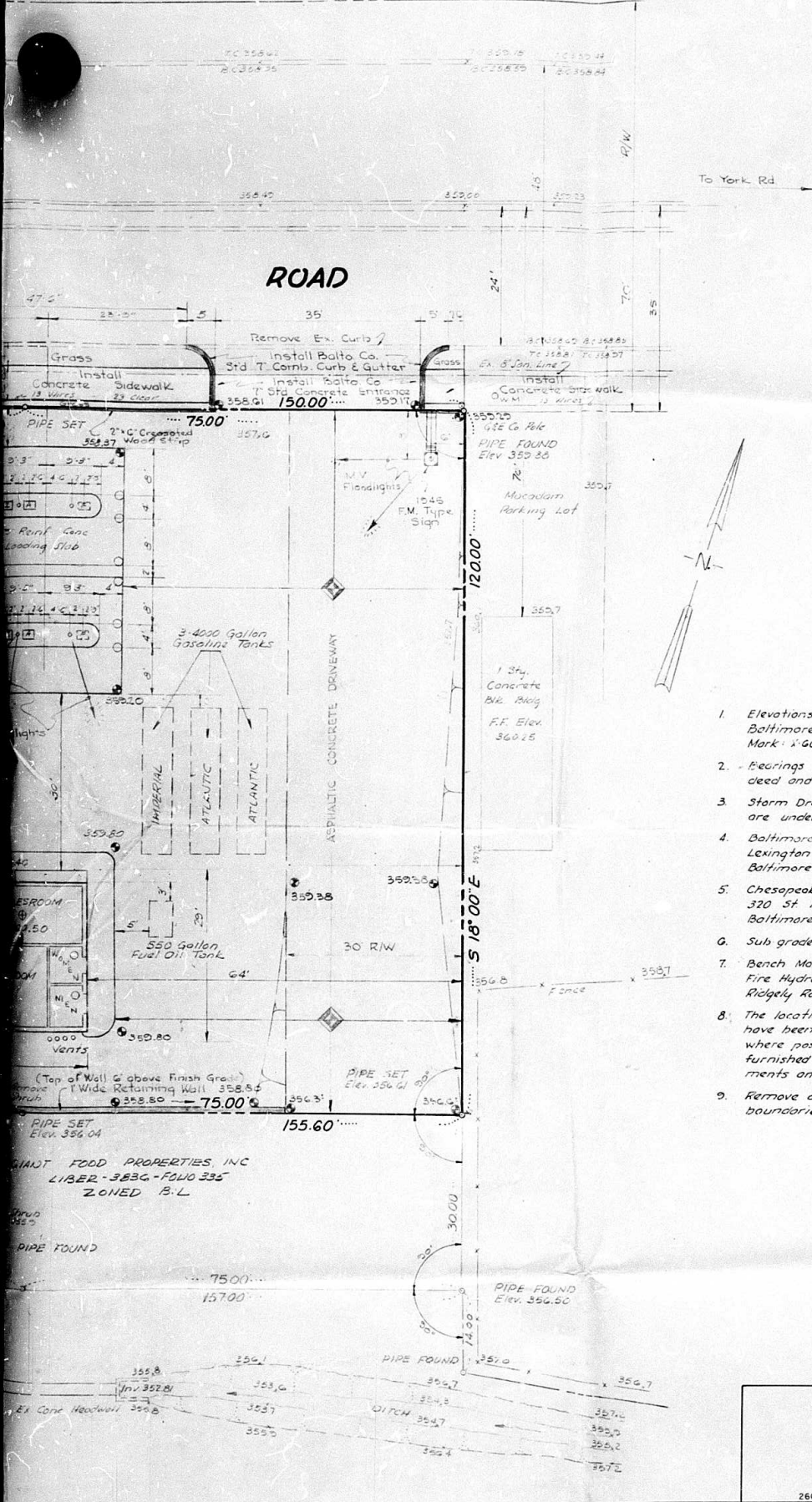
GIANT FOOD PROPERTIES, INC.  
LIBER-383G-FOUO 335  
ZONED B.L.

REVISIONS
2/4/11, 05 J.L.M.

**ENGINEER'S CERTIFICATION**  
 I HEREBY CERTIFY THAT I HAVE SURVEYED THIS PLAN AND THAT MARKERS ARE IN PLACE AS DESIGNATED AND NO ENCROACHMENTS ACROSS THE PROPERTY EXCEPT AS SHOWN HEREON.  
 DATE 7/3/43  
 J. ROBERT CASSELL, P.E. & L.S.



VICINITY MAP  
SCALE 1" = 1000'



GILBERT & ANNIE M. HARMAN  
GLE 203-135  
ZONED B.L.

**GENERAL NOTES**

- Elevations as shown hereon are based on Baltimore County Metropolitan District Bench Mark X-666, Elevation 370.00
- Bearings as shown hereon are taken from deed and are based on magnetic north
- Storm Drains, Sanitary Lines and Water Mains are under the jurisdiction of Baltimore County.
- Baltimore Gas & Electric Company Lexington and Liberty Streets Baltimore 2, Md. Le. 2-8000
- Chesapeake & Potomac Telephone Co. 320 St. Paul Place Baltimore 2, Md. Le. 3-2000
- Sub grade soil bearing value: 4 Tons/sq. ft.
- Bench Mark Set on south flange bolt of Fire Hydrant. Located on the north side of Riggely Road, West of Kurtz Ave. Elev. 356.77.
- 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 and companies operating the same.
- Remove all trees, building and etc. within boundaries of property.

GIANT FOOD PROPERTIES, INC  
LIBER-583G-FOUND 335  
ZONED B.L.

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *[Signature]*  
DATE: *[Date]*  
*[Signature]*

SERVICE STATION  
SE. CORNER DIVISION AVE. & RIGGELY ROAD  
BALTIMORE COUNTY, MARYLAND  
FOR  
SIBARCO CORP.  
THE ATLANTIC REFINING CO., AGENT  
ENGINEERING & CONSTRUCTION DEPT.  
260 S. BROAD ST. PHILADELPHIA, PENNSYLVANIA

APPROVED	DATE	SCALE	PREPARED BY
JUST. MGR.		1" = 10'	MARYLAND SURVEYING & ENGINEERING COMPANY INC.
REG. MGR.		AUTH. NO.	1300 N. CALVERT ST.
OPER. MGR.		DRWG. NO.	BALTIMORE 2, MARYLAND
RE. MGR.		A.R.C.D.S. DRWG. NO.	
		DRWG. BY	M.L.M.
		DATE	July 3, 1963
		FILE NO.	1764-32

REVISIONS  
11.03 J.L.M.

**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: 7/3/63  
*[Signature]*  
J. ROBERT CASSELL, P.E. & L.S. MD. #1857

