#5894-X, 63-11-XA

MAP #114-4A

XA

5894-X
63-11-X

Re: Petition for Special Exception for Gasoline Service Station - S. S. Joppa Road 166.61 feet E. of Bel Air Road, 11th District - Perry Hall Center, Inc., Petitioner

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY No. 5894-X

Pursuant to the advertisement, posting of property and public hearing on the above petition, the petitioner requested a special exception for a gasoline service station on the south side of Joppa Road 166.61 feet east of Bel Air Road in the Eleventh District of Baltimore County.

The 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.

Paragraph 2 of the comments of Mr. George E. Gavrelis, Deputy Director of Planning, must be complied with strictly as follows:

"It appears that certain details concerning the location of entrances and patterns of circulation need clarification. Channelization definitely is required inside the shopping center in order to provide for safe and orderly movement of shopping center and service station traffic. If granted, the granting should be conditioned upon approval of plans by the Planning staff."

It is this 14th day of July, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception should be and the same is granted from and after the date of this Order subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

5894-X

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 11th Date of Posting 6/20/63

Posted for: Hearing Wed. July 10, 63 at 11:00 AM

Petitioner: Perry Hall Center Inc.

Location of property: S/S New Joppa Rd. 166' E of Bel Air Rd.

Location of Signs: On 7" from Perry Hall Sign 15' from Joppa Rd. Sign close to parking Lot, Sign facing Joppa Rd.

Remarks: Sign was said this was Correct Checked with the office

Posted by Robert F. Gaul Sr. Signature Date of return: 6/21/63

TELEPHONE VALLEY 3-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 19200

DATE 7/12/63

To: Eugene P. Smith, Esq.
SW. William Adelson, Esq.
Baltimore 2, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT $26.96 / COST
—	Advertising and posting of property for Perry Hall Center, Inc. #5894-X-63-11	26.96 —
	PAID — Baltimore County, Md. — Office of Finance 7-1263 1285 * * * * TRL —	2696

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.

5894-X
63-11-X

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, (We) PERRY HALL CENTER, 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 classified, pursuant to the Zoning Law of Baltimore County, from an [illegible] zone to an [illegible] zone; (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a filling station

MAP #114-4A "X" 7/1/63

See Attached Description

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

M. William Adelson
1035 Maryland National Bank Building
Baltimore 2, Maryland
Petitioner's Attorney

PERRY HALL CENTER, INC.
By: James Schaefer Vice President
8403 Bel Air Road
Legal Owner
Address c/o M. William Adelson, Esq.
1035 Maryland National Bank Bldg.
Baltimore 2, Maryland
By: Eugene P. Smith Attorney
1708 Fidelity Bldg.-2

ORDERED By the Zoning Commissioner of Baltimore County this 17th day of May, 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 MAY 17 '63 16th day of July, 1963 at 11:00 o'clock A. M.

John G. Rose
Zoning Commissioner of Baltimore County.

(over)

OFFICE OF PLANNING & ZONING

11:00 A 7/10/63 1 cap

EXHIBIT A

#5894-X 63-11-X

MAP #114-4A "X" 7/1/63

Description of Lot Covered by Petition for Special Exception for Filling Station

All that lot of ground situate in Baltimore County, Maryland, and described as follows:

BEGINNING for the same at the beginning point of the 15 acre parcel conveyed by William J. Schaefer and Viola S. Schaefer, his wife, to Perry Hall Center, Inc. by deed dated May 21, 1957, and recorded among the Land Records of Baltimore County in Liber G.L.B. 3161, folio 456, said point being on the south side of New Joppa Road located 164.61 feet easterly from the intersection formed by the extensions of the southeast side of Belair Road and the south side of New Joppa Road, as laid out 70 feet wide, running thence binding on said south side of New Joppa Road and on part of the first line of the property conveyed to Perry Hall Center, Inc. S 69° - 45' 55" E 162.95 feet, thence for lines of division the three following courses and distance: S 20° - 14' 05" W 127.50 feet, N 82° 19' 24" W 166.94 feet and N 20° 14' 05" E 163.80 feet to the place of beginning. Containing 0.545 acres of land, more or less.

W. H. Primrose.

TELEPHONE VALLEY 3-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 17778

DATE 5/29/63

To: Eugene P. Smith, Esq.
SW. William Adelson, Esq.
1035 Maryland National Bank Building
Baltimore 2, 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 Perry Hall Center, Inc.	50.00 —
	PAID — Baltimore County, Md. — Office of Finance 5-1763 0582 * * * PP —	5000

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#5894-X 63-11-X

TO Mr. John G. Rose, Zoning Commissioner Date June 27, 1963

FROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #5894-X, Special Exception for a Filling Station. South side of New Joppa Road 166.61 feet East of Belair Road. Being property of Perry Hall Center, Inc.

11th District

HEARING: Wednesday, July 10, 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. It has the following advisory comments to make with respect to pertinent planning factors:

1. The Planning staff is in accord with the concept of creating service stations which are related to and integrated with shopping center facilities. It has no adverse comment to make concerning the Special Exception as such.

2. However, it appears that certain details concerning the location of entrances and patterns of circulation need clarification. Channelization definitely is required inside the shopping center in order to provide for safe and orderly movement of shopping center and service station traffic. If granted, the granting should be conditioned upon approval of plans by the Planning staff.

GEG:bms

PETITION FOR SPECIAL EXCEPTION 11th District

ZONING: Petition for Special Exception for a Filling Station

LOCATION: South side of New Joppa Road 164.61 feet East of Belair Road

DATE AND TIME: WEDNESDAY, JULY 10, 1963 at 11:00 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:

Petitioning all that parcel of land in the Eleventh District of Baltimore County.

Beginning for the same at the beginning point of the 15 acre parcel conveyed by William J. Schaefer and Viola S. Schaefer, his wife, to Perry Hall Center, Inc. by deed dated May 21, 1957, and recorded among the Land Records of Baltimore County in Liber G.L.B. 3161, folio 456, said point being on the south side of New Joppa Road located 164.61 feet easterly from the intersection formed by the extensions of the southeast side of Belair Road and the south side of New Joppa Road, as laid out 70 feet wide, running thence binding on said south side of New Joppa Road and on part of the first line of the property conveyed to Perry Hall Center, Inc. S 69° - 45' 55" E 162.95 feet, thence for lines of division the three following courses and distance: S 20° - 14' 05" W 127.50 feet, N 82° 19' 24" W 166.94 feet and N 20° 14' 05" E 163.80 feet to the place of beginning. Containing 0.545 acres of land, more or less.

Being the property of Perry Hall Center, Inc. as shown on plat plan filed with the Zoning Department.

By Order of WILLIAM E. HAMM JR. Zoning Commissioner of Baltimore County

6-20-11

5894-X

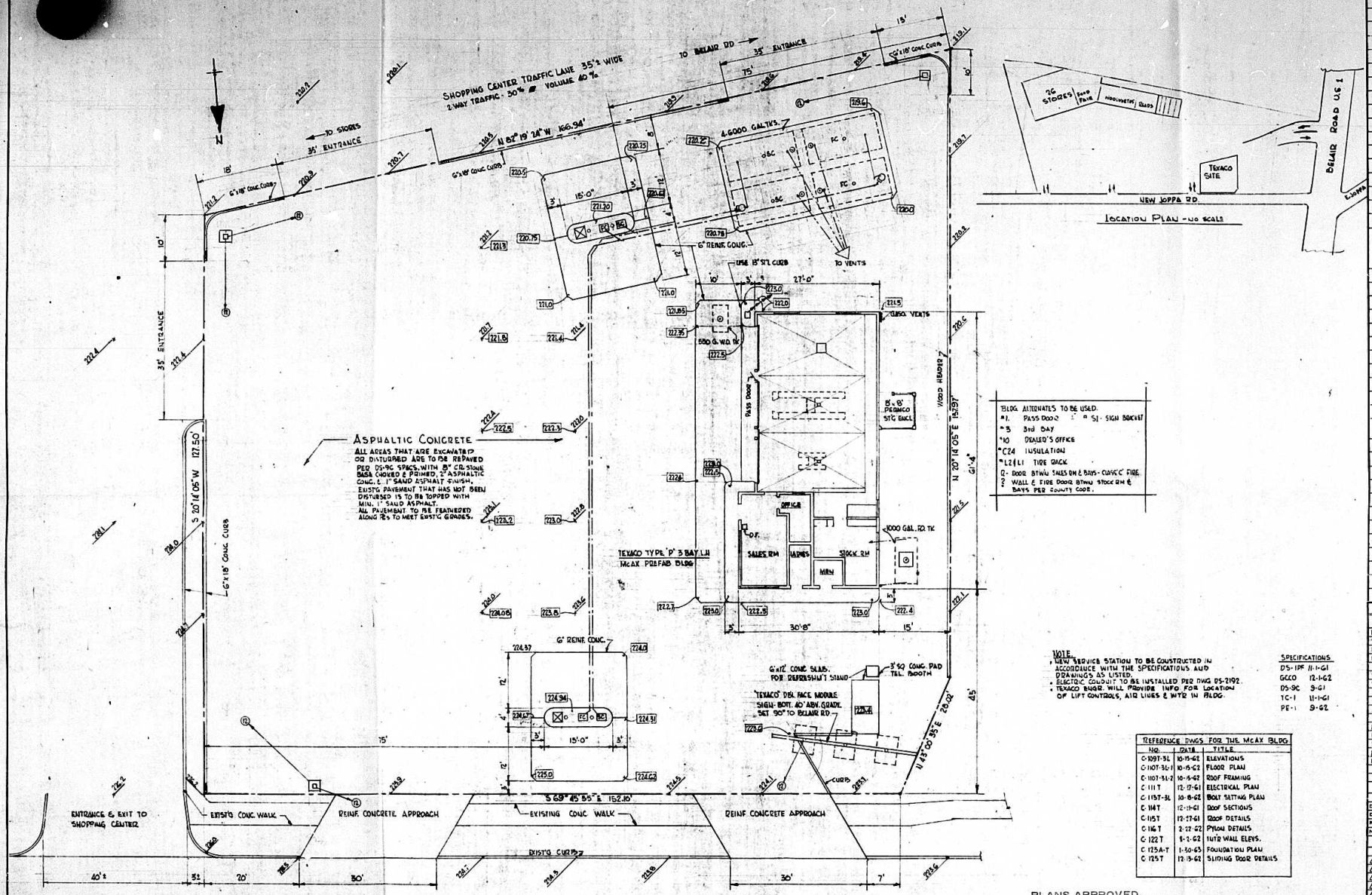
CERTIFICATE OF PUBLICATION

TOWSON, MD., 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 10th day of July 19 63, the first publication appearing on the 20th day of June 19 63.

THE COUNTY NEWS WEEK

W. A. Kilgus
Manager



LOCATION PLAN - no scale

BLDG. ALTERNATES TO BE USED.
#1. PASS DOOR
#3 3rd BAY
#10 DEALER'S OFFICE
*C24 INSULATION
*L2 & L1 TIRE RACK
Ω - DOOR BTWN SALES RM & BAYS - CLASS 'C' FIRE WALL & FIRE DOOR BTWN STOCK RM & BAYS PER COUNTY CODE.
? - 8'SQ SIGN SOCKET

NOTE
1. NEW SERVICE STATION TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS AS LISTED.
2. ELECTRIC CONDUIT TO BE INSTALLED PER DWG DS-2192.
3. TEXACO BLDR. WILL PROVIDE INFO. FOR LOCATION OF LIFT CONTROLS, AIR LINES & WTR IN BLDG.

SPECIFICATIONS

DS-1PF	11-1-61
GCCO	12-1-62
DS-9C	9-61
TC-1	11-1-61
PE-1	9-62

REFERENCE DWGS FOR THE MCAX BLDG

NO.	DATE	TITLE
C-1097-SL	10-15-62	ELEVATIONS
C-1107-SL-1	10-15-62	FLOOR PLAN
C-1107-SL-2	10-15-62	ROOF FRAMING
C-1117	12-17-61	ELECTRICAL PLAN
C-1157-SL	10-15-62	BOLT SETTING PLAN
C-1147	12-11-61	ROOF SECTIONS
C-1157	12-17-61	ROOF DETAILS
C-1167	2-22-62	PYLON DETAILS
C-1227	8-2-62	1417 WALL ELEVS.
C-1254-T	1-30-63	FOUNDATION PLAN
C-1257	12-15-62	SLIDING DOOR DETAILS

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY _____ PLANNING
DATE Nov 14 1962
BY _____ ZONING COMMISSIONER
DATE Nov 14 1962

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY _____
DATE 11/04/63

PERRY HALL SHOPPING CENTER

SYMBOL	DESCRIPTION	No. REQUIRED
	BANJO POLE & SIGN	
	OFFSET BANJO POLE AND SIGN	
	ISLAND LIGHT 12' L.O. 15' L.O.	2
	ISLANDER WITH AIR	
W	ISLANDER WITH AIR & WATER	
	MERCURY VAPOR APPROACH LIGHT	
	FLOODLIGHT POLE	
	AIR STAND REEL TYPE	1
	AIR GAUGE WALL TYPE	
	AIR & WATER WELL	
	AIR WELL	
	ISLAND LIGHT POLE	4
A W	ISLAND LIGHT POLE WITH AIR-WATER	
	CONCRETE PUMP ISLAND 15' L.O. 12' L.O.	2
FC 80	INDICATE PRODUCT ELEC. COMPUTING GASOLINE PUMP	
FC 80 / 85	INDICATE PRODUCT COMPUTING DISPENSER	2 FC 2 SC
HP	SUBMERSIBLE PUMP	2
	UNDER GROUND TANKS 6000 GAL. GASOLINE	4
	4000 GAL. FUEL OIL 550 GAL. WASTE OIL	1
	OIL DISPLAY CABINET	2
	GAUGE BOX	4
	FILL BOX	6
NONE	IMPACT CHECK VALVE	
	VENT CAP	
	AIR COMPRESSOR ___ H.P.	1
	NON ROTATING AUTO LIFT ROLL-ON TYPE	1
	NON ROTATING AUTO LIFT FRAME CONTACT TYPE	1
	REGISTERED REST RM. SIGN ON FLOODLIGHT POLE	
	REGISTERED REST RM. SIGN AND SPECIAL POLE	
	WATER HOSE BIBB	
A	FIRE EXTINGUISHERS SIZE 15# DRY CHEM.	2
	FENCE OR GUARD RAIL TYPE	
	FILL LINES FROM FILL BOXES TO TANKS	
	1½" GASOL. VENT LINES FROM TANKS 1½" F.O.	
	2" GASOL. GASOLINE LINES FROM TANKS TO DISPENSERS 1½ F.O.	
	WATER LINE	
	4" SEWAGE & DRAINAGE LINES	
T	TELEPHONE LINE	
	ELECTRIC LIGHT AND POWER	
	3/4" COMPRESSED AIR LINES	
150	EXISTING ELEVATIONS	
151.0	FINAL REQUIRED ELEVATIONS	

REFERENCE DRAWINGS & SPECIFICATIONS

SPEC. OR DWG. NO.	LAST REV. DATE	TITLE
PSL	8-15-62	FLOOD PLAN & FOUNDATIONS
PSL-01	5-1-63	ELEVATIONS
PSL-02	8-15-62	SECTIONS
PSL-03	5-15-62	ROOF FRAMING PLAN & DETAILS
PSL-04	5-22-62	DETAILS & LINTEL SCHEDULE
DS-3155	5-14-63	DETAILS
DS-2180	12-18-61	28' TEXACO SIGN
DS-8179	10-15-61	SHELVING
DS-3114	3-15-63	LIGHTING & ELECTRICAL
DS-9351	4-4-61	MISC. DETAILS - PUMP ISLANDS
DS-9180	4-16-63	HEATING & VENTILATION
DS-2195-1	3-2-62	MODULE SIGN
DS-2195-2	3-2-62	EJECTION DETAILS - MODULE SIGN
DS-1063	4-17-61	LUBE EQUIPT.
DS-2192	11-16-62	OIL PIPING
DS-2887	4-7-61	ILLUM. PYLON SIGN.

APPROVAL RECORD

	DATE	BY
DIVISION OFFICE	9/14/62	W. H. Bauer Jr.
DIVISION OFFICE	9/14/62	D. W. Klemstad
REGIONAL OFFICE		
NEW YORK OFFICE		

REVISION RECORD

DATE	BY	DESCRIPTION
1 12-26-62	DWF	REV. TKS TO 6000 GAL - BLDG. TO BLOCK
2 8-9-63	DWF	GRADED & FINALIZED
3 10-31-63	DWF	CHANGED BLDG FROM BLOCK TO MCAX
4 11-15-63	DWF	ADDED CONC. CURB & WOOD HEADER

TEXACO INC.
DOMESTIC SALES DEPARTMENT
BALTIMORE SALES DIVISION

PERRY HALL, MD 1855
NEW JOPPA RD NO. BELAIR RD.
GENERAL ARRANGEMENT PLAN

SCALE 1"=10' DATE 1-30-63
DRAWN BY DWF TRACED BY
CHECKED BY
APPROVED

No BA-3021