

6-3-105

FREDERICK LAUTERBACH
5903 Carroll Street
Baltimore, Maryland 21207

Appellant

IN THE
CIRCUIT COURT

FOR
BALTIMORE COUNTY

vs.
G. MITCHELL AUSTIN
WILLIAM S. BALDWIN and
W. GILES PARKER
being and constituting the
County Board of Appeals
of Baltimore County

Appellees

Misc. Docket No. 7
Folio No. 402
File No. 3054

and
GARDEN CONSTRUCTION CORPORATION,
a body corporate of the State
of Maryland
2409 Greenmount Avenue
Baltimore, Maryland 21218

Intervening Defendant

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ANSWER TO PETITION FOR APPEAL

Garden Construction Corporation, Intervening Defendant, by
Robert L. Sullivan, Jr., John A. Pryor and Allan J. Halstead, its attorneys,
in answer to the Petition for Appeal heretofore filed in the above entitled
cause, says:

1. That it is without knowledge of the allegation contained in
paragraph "a" of said Petition, and therefore denies same.
2. That it admits that on the 17th day of October, 1963, John G.
Rose, Zoning Commissioner for Baltimore County, pursuant to a hearing held
before him, granted a Special Exception under the zoning laws of Baltimore
County for a gasoline service station at the southeast corner of Security
Boulevard and Whitehead Court, in the First Election District of Baltimore
County, in Case No. 63-105-X.
3. That it has no knowledge of the allegations contained in para-
graph "b" of said Petition, and therefore denies same.

GARDEN CONSTRUCTION CORP.
2409 Greenmount Ave.
Baltimore, Md. 21218

6-3-105-X

MAURICE W. BALDWIN
ATTORNEY AT LAW
2409 Greenmount Avenue
TOWSON, A. MARYLAND
VALLEY 8-9378

November 15, 1963

Mr. John G. Rose
Zoning Commissioner for
Baltimore County
Towson, Maryland

Re: Case No. 63105X

Dear Mr. Rose:

Please enter an appeal from your decision granting a
Special Exception for a gas service station on October 15, 1963,
and forward all necessary papers to the Board of Appeals for
Baltimore County.

Very truly yours,
Maurice W. Baldwin
Maurice W. Baldwin

188/cab

4. That it admits the allegations contained in Paragraph "a" of
said Petition.
5. That it has no knowledge of the allegations contained in para-
graph "b" of said Petition, and therefore denies same.
6. That it denies the allegations contained in paragraph "c" of
said Petition, and each and every subparagraph thereof.

WHEREFORE, your Intervening Defendant, having fully answered said
Petition for Appeal, prays that this Honorable Court dismiss the Appeal filed
by the Appellant-Petitioner and affirm the Order of the County Board of
Appeals granting the Special Exception aforesaid herein.

ROBERT L. SULLIVAN, JR.

JOHN A. PRYOR

ALLAN J. HALSTEAD
1410 Court Square Building
Baltimore, Maryland 21202
Phone 2-1122
Attorneys for Intervening Defendant

I HEREBY CERTIFY, that on this 15th day of August, 1964, a
copy of the foregoing Answer to Petition for Appeal was mailed to Fred E.
Walderop, Esquire, Masonic Building, Towson, Maryland 21204, Attorney for the
Petitioner; Edith T. Eisenhart, Secretary, County Board of Appeals of Bal-
timore County, County Office Building, Towson, Maryland 21204; and County
Solicitor, E. Scott Moore, County Office Building, Towson, Maryland 21204.

OF counsel for Intervening Defendant

- 2 -

RE: PETITION FOR SPECIAL EXCEPTION
for a Gasoline Service Station
SE corner Security Boulevard &
Whitehead Court
in District
Garden Construction Co.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 63-105-X

OPINION

This is a petition for a special exception for a gasoline service station at the
southeast corner of Security Boulevard and Whitehead Court in the First District of Baltimore
County. The subject property is part of a large tract of "M-L" on the south side of Security
Boulevard. Opposite the property is zoned "B-M", while across Whitehead Court to the
west of the property is a large tract of "B-R".

The sole contention of the petitioner was that the proposed service station
would create traffic congestion on Security Boulevard and Whitehead Court. There was
convincing testimony before the Board by a recognized traffic expert, Mr. W. Worthington
Ewell, that the present traffic is approximately 60% of the practical capacity of Security
Boulevard, and that the absolute capacity of Security Boulevard is 6,000 vehicles per hour
in each direction. He further testified that studies show that accidents at service station
locations are minimal, and that service stations themselves do not generate traffic.

The Board is convinced that this petition in no way violates any of the pro-
visions of Section 502, 1 of the Zoning Regulations relating to special exceptions.

For the reasons given above the Order of the Zoning Commissioner is hereby
affirmed, including all of the restrictions placed on the property by the Zoning Commissioner.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 15th day
of June, 1964 by the County Board of Appeals, ORDERED that the special exception
petitioned for, be and the same is hereby granted, subject to the aforementioned restrictions.

Any appeal from this decision must be in accordance with Chapter 1100,
subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

ACTING CHAIRMAN

Walter M. Joubert

Note: Mr. Austin did not sit at this hearing.

FREDERICK LAUTERBACH
5903 Carroll Street
Baltimore, Maryland 21207

Appellant

vs.

G. MITCHELL AUSTIN
WILLIAM S. BALDWIN and
W. GILES PARKER
being and constituting the
County Board of Appeals
of Baltimore County

Appellees

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

Misc. Docket No. 7
Folio No. 402
File No. 3054

MOTION TO INTERVENE AS DEFENDANT

TO THE HONORABLE, THE JUDGE OF SAID COURT:

Garden Construction Corporation, by Robert L. Sullivan,
Jr., John A. Pryor and Allan J. Halstead, its attorneys, moves,
pursuant to Rule 208a of the Maryland Rules of Procedure for
leave to intervene as Defendant, and for reason therefore, res-
pectfully represents unto Your Honor:

1. That this is an action appealing the Decision of
the County Board of Appeals of Baltimore County, which affirmed
the Order of the Zoning Commissioner of Baltimore County granting
a Special Exception for a gasoline filling station.
2. That your Movant, Garden Construction Corporation,
is the owner of the parcel of land located on the southeast cor-
ner of Security Boulevard and Whitehead Court in the first dis-
trict of Baltimore County, same being the subject property of
said Decision of the County Board of Appeals of Baltimore County
which is being appealed herein.
3. That your Movant has a vital and substantial
interest in preserving said Decision of the County Board of
Appeals of Baltimore County and the substantive rights granted
it by the action of the County Board of Appeals.

Redacted
10-24-64

4. That your Movant's intervention in this proceeding
is required to secure adequate representation of its interest,
and that it would be just and equitable to permit the Movant to
intervene in these proceedings and to interpose a defense to
this Appeal.

WHEREFORE, your Movant moves this Honorable Court to
pass its Order pursuant to Rule 208a of the Maryland Rules of
Procedure permitting it to intervene in the above entitled matter
as a Party Defendant and to file its answer to the Petition for
Appeal and to otherwise defend the same.

ROBERT L. SULLIVAN, JR.

JOHN A. PRYOR

ALLAN J. HALSTEAD
Attorney for Garden Construction
Corporation
1410 Court Square Building
Baltimore, Maryland 21202
Phone 2-1122

I HEREBY CERTIFY, that on this 15th day of August,
1964, a copy of the foregoing Motion to Intervene as Defendant
was mailed to Fred E. Walderop, Esquire, Masonic Building, Towson,
Maryland 21204, Attorney for the Petitioner; Edith T. Eisenhart,
Secretary, County Board of Appeals of Baltimore County, County
Office Building, Towson, Maryland 21204 and County Solicitor,
E. Scott Moore, County Office Building, Towson, Maryland 21204.

OF counsel for Garden Construction
Corporation

-2-

ORDER

UPON the foregoing Motion to Intervene as Defendant,
it is this 15th day of August, 1964, by the Circuit Court for
Baltimore County,

ORDERED, that Garden Construction Corporation is here-
by given leave to intervene as Defendant; that it file its
initial pleading to the Petition for Appeal from County Board
of Appeals not later than the 17th day of August, 1964, and that
counsel for Movant serve a copy of this Order upon all other
parties, pursuant to Rule 306 of the Maryland Rules of Procedure.

Walter M. Joubert
JUDGE

RE: PETITION FOR SPECIAL EXCEPTION
for a Gasoline Service Station
SE corner Security Boulevard &
Whitehead Court
in District
Garden Construction Corp.,
Petitioner

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 63-105-X

OPINION

The third paragraph of the Zoning Commissioner's Grounded
Decision, 1-1-1963, in the above matter, contains the following
language, to-wit: "The Board, in its decision, has found that there would be
no direct, but indirect, certain and substantial interference with the
operation of the existing plant. This plan will be subject to the same
conditions, unless approved by the Zoning Commissioner interpreted
into his Order."

The petitioner has filed a plan approved by the Director
of the Office of Planning and Zoning on October 16, 1964, setting a
very high risk to the existing plant. This plan will be subject to the same
conditions, unless approved by the Zoning Commissioner interpreted
into his Order.

Walter M. Joubert
JUDGE

DATE: 8-27-1964

FREDERICK LAUTERBACH
5019 Carroll Street
Baltimore, Maryland 21207

Appellant
vs.
G. MITCHELL AUSTIN
WILLIAM S. BARBER and
W. GILES PARKER
being and constituting the
County Board of Appeals
of Baltimore County

Appellees
and
GARDEN CONSTRUCTION CORPORATION,
a fully corporate of the state
of Maryland
2410 Greenmount Avenue
Baltimore, Maryland 21206
Intervening Defendant

ANSWER TO PETITION FOR APPEAL

Garden Construction Corporation, Intervening Defendant, by
Robert L. Sullivan, Jr., John A. Fryor and Allan J. Halperin, its attorneys,
in answer to the petition for appeal heretofore filed in the above entitled
cause, says:

1. That it is without knowledge of the allegations contained in
paragraph "4" of said petition, and therefore denies same.
2. That it admits that on the 17th day of October, 1964, John A.
Halperin, Zoning Commissioner for Baltimore County, pursuant to a hearing held
before him, granted a special exception under the zoning laws of Baltimore
County for a gasoline service station at the southeast corner of Security
Boulevard and Whitehead Court, in the first district of Baltimore
County, in case No. 63-105-X.
3. That it has no knowledge of the allegations contained in para-
graph "5" of said petition, and therefore denies same.

MAURICE W. BOLDWIN
Attorney at Law
Zoning Regulations
Department of Planning
Baltimore County
Baltimore, Maryland

November 11, 1964

Mr. John G. Mose
Zoning Commissioner
Baltimore County
Baltimore, Maryland

Re: Case No. 63-105-X

Dear Mr. Mose:

Please note an appeal from your decision granting a
special exception for a gas service station on October 15, 1964,
and forward all necessary papers in the above of appeals for
Baltimore County.

Very truly yours,

Maurice W. Boldwin
Maurice W. Boldwin

1001/ewb

4. That it admits the allegations contained in Paragraph "4" of
said Petition.
 5. That it has no knowledge of the allegations contained in para-
graph "5" of said Petition, and therefore denies same.
 6. That it denies the allegations contained in paragraph "6" of
said Petition, and each and every subparagraph thereof.
- WHEREFORE, your Intervening Defendant, having fully answered said
Petition for Appeal, prays that this Honorable Court dismiss the Appeal filed
by the Appellant-Petitioner and affirm the Order of the County Board of
Appeals granting the Special Exception appealed from herein.

ROBERT L. SULLIVAN, JR.

JOHN A. FRYOR

ALLAN J. HALPERIN
1410 Court Square Building
Baltimore, Maryland 21202
Phone 2-1122
Attorneys for Intervening Defendant

I HEREBY CERTIFY, that on this 15th day of August, 1964, a
copy of the foregoing Answer to Petition for Appeal was mailed to Fred E.
Waldrop, Esquire, Masonic Building, Towson, Maryland 21204, Attorney for the
Protestants; Edith T. Eisenhart, Secretary, County Board of Appeals of Bal-
timore County, County Office Building, Towson, Maryland 21204; and County
Solicitor, E. Scott Moore, County Office Building, Towson, Maryland 21204.

OF counsel for Intervening Defendant

Attorney
6-13-64

- 2 -

RE: PETITION FOR SPECIAL EXCEPTION
for a Gasoline Service Station
SE corner Security Boulevard &
Whitehead Court
in District
Garden Construction Co.,
Petitioner
vs.
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 63-105-X

OPINION

This is a petition for a special exception for a gasoline service station at the
southeast corner of Security Boulevard and Whitehead Court in the First District of Baltimore
County. The subject property is part of a large tract of "M-L" on the south side of Security
Boulevard. Opposite the property is zoned "B-M", while across Whitehead Court to the
west of the property is a large tract of "B-R".

The sole contention of the protestant was that the proposed service station
would create traffic congestion on Security Boulevard and Whitehead Court. There was
convincing testimony before the Board by a recognized traffic expert, Mr. W. Worthington
Ewell, that the present traffic is approximately 60% of the practical capacity of Security
Boulevard, and that the absolute capacity of Security Boulevard is 6,000 vehicles per hour
in each direction. He further testified that studies show that accidents at service station
locations are minimal, and that service stations themselves do not generate traffic.

The Board is convinced that this petition in no way violates any of the pro-
visions of Section 502.1 of the Zoning Regulations relating to special exceptions.

For the reasons given above the Order of the Zoning Commissioner is hereby
affirmed, including all of the restrictions placed on the property by the Zoning Commissioner.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 15th day
of June, 1964 by the County Board of Appeals, ORDERED that the special exception
petitioned for, be and the same is hereby granted, subject to the aforementioned restrictions.

Any appeal from this decision must be in accordance with Chapter 1100,
subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

ACTING CHAIRMAN

Note: Mr. Austin did not sit at this hearing.

FREDERICK LAUTERBACH
5019 Carroll Street
Baltimore, Maryland 21207
Appellant
vs.
G. MITCHELL AUSTIN
WILLIAM S. BARBER and
W. GILES PARKER
being and constituting the
County Board of Appeals
of Baltimore County
Appellees

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
Misc. Docket No. 7
Filed No. 402
Filed No. 3054

MOTION TO INTERVENE AS DEFENDANT

TO THE HONORABLE, THE JUDGE OF SAID COURT:

Garden Construction Corporation, by Robert L. Sullivan,
Jr., John A. Fryor and Allan J. Halperin, its attorneys, moves,
pursuant to Rule 208 of the Maryland Rules of Procedure for
leave to intervene as Defendant, and for reason therefore, res-
pectfully represents unto Your Honor:

1. That this is an action appealing the Decision of
the County Board of Appeals of Baltimore County, which affirmed
the Order of the Zoning Commissioner of Baltimore County granting
a Special Exception for a gasoline filling station.
2. That your Movant, Garden Construction Corporation,
is the owner of the parcel of land located on the southeast cor-
ner of Security Boulevard and Whitehead Court in the first dis-
trict of Baltimore County, same being the subject property of
said Decision of the County Board of Appeals of Baltimore County
which is being appealed herein.
3. That your Movant has a vital and substantial
interest in preserving said Decision of the County Board of
Appeals of Baltimore County and the substantive rights granted
it by the action of the County Board of Appeals.

RE: PETITION FOR SPECIAL EXCEPTION
FOR GASOLINE SERVICE STATION
S.E. Corner Security Boulevard
and Whitehead Court, 1st Dist.,
Garden Construction Corp.,
Petitioner
vs.
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 63-105-X

AMENDED ORDER

The third paragraph of the Zoning Commissioner's Order dated
October 17, 1963, in the above matter, indicated that there would be
no tires, ice machines, soft drink dispensaries, etc., placed
in the station, unless approved by the Zoning Commissioner incorporated
into his Order.

The petitioner has filed a plat approved by the Director
of the Office of Planning and Zoning on October 16, 1964, adding a
tire rack to the existing plan. This plan will be marked "Exhibit A"
and be attached hereto and made a part hereof ordered in connection
with Petition No. 63-105-X.

JOHN A. FRYOR
Attorney for Garden Construction
Corporation

Dated: Oct 27, 1964

4. That your Movant's intervention in this proceeding
is required to assure adequate representation of its interest,
and that it would be just and equitable to permit the Movant to
intervene in these proceedings and to interpose a defense to
this Appeal.

WHEREFORE, your Movant moves this Honorable Court to
pass its Order pursuant to Rule 208 of the Maryland Rules of
Procedure permitting it to intervene in the above entitled matter
as a Party Defendant and to file its answer to the Petition for
appeal and to otherwise defend the same.

ROBERT L. SULLIVAN, JR.

JOHN A. FRYOR

ALLAN J. HALPERIN
Attorney for Garden Construction
Corporation
1410 Court Square Building
Baltimore, Maryland 21202
Phone 2-1122

I HEREBY CERTIFY, that on this 17th day of August,
1964, a copy of the foregoing Motion to Intervene as Defendant
was mailed to Fred E. Waldrop, Esquire, Masonic Building, Towson,
Maryland 21204, Attorney for the Protestants; Edith T. Eisenhart,
Secretary, County Board of Appeals of Baltimore County, County
Office Building, Towson, Maryland 21204 and County Solicitor,
E. Scott Moore, County Office Building, Towson, Maryland 21204.

OF Counsel for Garden Construction
Corporation

-2-

ORDER

UPON the foregoing Motion to Intervene as Defendant,
it is this 17th day of August, 1964, by the Circuit Court for
Baltimore County.

ORDERED, that Garden Construction Corporation is here-
by given leave to intervene as Defendant; that it file its
initial pleading to the Petition for Appeal from County Board
of Appeals not later than the 17th day of August, 1964, and that
counsel for Movant serve a copy of this Order upon all other
parties, pursuant to Rule 306 of the Maryland Rules of Procedure.

JUDGE

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Where we, Garden Construction Co., 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 reason:

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 the construction of an automobile service station at the south side of Security Boulevard at the intersection with Whitehead Court. (Proposed)

Property is to be posted and advertised as provided 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.

GARDEN CONSTRUCTION CORPORATION

Charles N. Knott, President

Contract purchaser
Address: 2406 Greenmount Avenue
Baltimore 18, Maryland

Legal Owner
Address: 2406 Greenmount Avenue
Baltimore 18, Maryland

Protestant's Attorney
John A. Pryor, Baltimore 18, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1963, at 10:00 o'clock P.M.



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

To: Fred E. Wadsworth, Inc.
Hennepin Building
Towson, Md. 21284

DATE: 8/24/64

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01712		Cost of Certified Documents - No. 63-105-X Garden Construction Co. SE corner Security Blvd. & Whitehead Court 1st District	\$4.00

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.

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

To: Garden Construction Corp.
2406 Greenmount Ave.
Baltimore 18, Md.

DATE: 8/26/63

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01822		Petition for Special Exception	\$6.00

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.

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

To: Garden Construction Corp.
2406 Greenmount Ave.
Baltimore 18, Md.

DATE: 8/26/63

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.

JOSEPH D. THOMPSON, P.E., L.S.
CIVIL ENGINEERS & LAND SURVEYORS
101 SHELL BUILDING - 200 EAST TOPPA ROAD - ESTATE
TOWSON - 4 - MARYLAND - VAIL, 3-8820
PART OF PARCEL "C"
SOUTHEAST CORNER SECURITY BOULEVARD AND WHITEHEAD COURT
MEADOWS INDUSTRIAL PARK
ZONING DESCRIPTION

BEGINNING for the same on the Southernmost side of Security Boulevard (120 feet wide) at the end of the curve from Whitehead Court, the coordinates of said point being N. 3239° 47' W. 33279.13, as shown on the Plat of Meadows Industrial Park as filed among the Land Records of Baltimore County in Plat Book No. 27 folios 21 and running thence binding on the Southernmost side of Security Boulevard as shown on said Plat, Easterly by a line curving to the North with a radius of 3260 feet for a distance of 175.2 feet (the chord of said arc being South 86 degrees 35 minutes 40 seconds East 175.19 feet) thence leaving the Southernmost side of said Boulevard and running for lines of division the two following courses and distances: South 1 degree 51 minutes 56 seconds West 100.00 feet and North 86 degrees 11 minutes 47 seconds West 200.46 feet to the Easternmost side of Whitehead Court (70 feet wide) as shown on said Plat, thence binding on the Easternmost side of said Whitehead Court the three following courses and distances: Northwesterly by a line curving to the East with a radius of 310.00 feet for a distance of 59.70 feet (the chord of said arc being North 0 degrees 04 minutes 40 seconds West 59.61 feet), North 5 degrees 27 minutes 21 seconds East 15.00 feet and Northwesterly by a line curving to the East with a radius of 25.00 feet for a distance of 39.05 feet (the chord of said arc being North 50 degrees 12 minutes 02 seconds East 35.20 feet) to the place of beginning.

CONTAINING 0.4456 acres of land more or less.

JOSEPH D. THOMPSON, P.E. & L.S. 19150

9-11-63



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

To: Maurice V. Walsh, Inc.
Duncan Building
Towson 4, Maryland

DATE: 12/15/63

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01462		Case No. 63105 X	\$70.00

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.

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

To: Garden Construction Corp.
2406 Greenmount Ave.
Baltimore 18, Md.

DATE: 10/17/63

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01822		Advertising and posting of property	\$0.50

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.

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

To: Garden Construction Corp.
2406 Greenmount Ave.
Baltimore 18, Md.

DATE: 10/17/63

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.

RE: PETITION FOR SPECIAL EXCEPTION
FOR GASOLINE SERVICE STATION
S.E. Cor. Security Boulevard and
Whitehead Court, 1st District
Garden Construction Corp.,
Petitioner

BALTIMORE COUNTY
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 63-105-X

Pursuant to the advertisement, posting of property and public hearing on the above petition for a special exception to use the subject property for a gasoline service station, the petitioner having complied with the requirements of Section 501.1 of the Baltimore County Zoning Regulations, the special exception should be granted.

It is this 17th day of October 1963, by the Zoning Commissioner of Baltimore County, ORDER that 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 by the State Roads Commission, Bureau of Public Services and the Office of Planning & Zoning.

The granting of the special exception is further restricted that no tires, law machines, auto wreck disposers, with dispensers, such uses have been approved by the Zoning Commissioner, and further incorporated into this Order.

A building permit for a permanent type of building to house the foregoing shall be forwarded through the normal channels to the Zoning Commissioner at which time he will take the necessary action to grant or deny further use of the subject property.

Zoning Commissioner of Baltimore County

63-105-X
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Date of Posting: Jan. 2, 1964
Posted for: Appeal
Petitioner: Garden Construction Co.
Location of property: S.E. Cor. Security Blvd. & Whitehead Court

Location of Sign: S.E. Cor. Security Blvd. & Whitehead Court

Remarks: [Signature]
Date of return: Jan. 2, 1964

63-105-X
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Date of Posting: Sept. 28, 1963
Posted for: Petition for Special Exception for Gas Station
Petitioner: Garden Construction Co.
Location of property: S.E. Cor. Security Blvd. & Whitehead Ct.

Location of Sign: S.E. Cor. Security Blvd. & Whitehead Ct.

Remarks: [Signature]
Date of return: October 8, 1963

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Mr. John S. Rags, Zoning Commissioner
FROM: George S. Garrels, Deputy Director
SUBJECT: 63-105-X, Special Exception for Gas Station,
S.E. corner of Security Boulevard and Whitehead
Court, being property of Garden Construction Co.
1st District
Re: [Signature]
Wednesday, October 16, 1963 (1:00 P.M.)

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

1. The Planning staff has processed the subject application within the context of a combined gasoline service station and car wash operation. It has developed the best possible site plan for these facilities. The Planning staff, however, with operation should not show at the hearing that the car wash operation will not cause traffic congestion. The Planning staff should show at the hearing that there is sufficient storage space on site to accommodate peak business periods. We should show also what plan, if any, he has for handling traffic at times when his site storage area is filled.

8/2/63

8/2/63

63-105
PETITION FOR SPECIAL EXCEPTION
1st District
SUBJECT: Petition for Special Exception for Gas Station,
S.E. corner of Security Boulevard and Whitehead Court,
being property of Garden Construction Co.
1st District
DATE & TIME: WEDNESDAY, OCTOBER 16, 1963 at 1:00 P.M.
LOCATION: Southeast corner of Security Boulevard and Whitehead Court, 1st District
FUTURE HEARING: None
106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

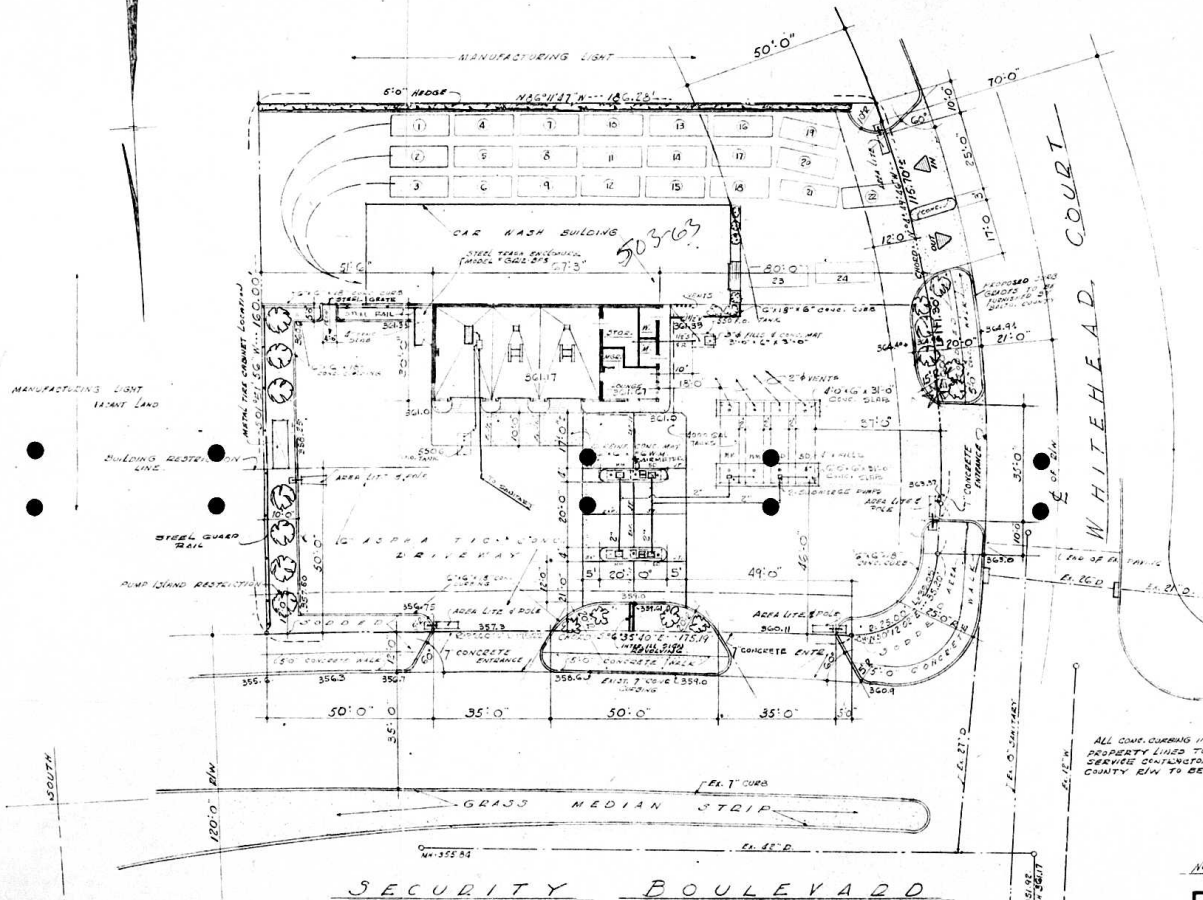
CERTIFICATE OF PUBLICATION
BALTIMORE COUNTY, Md. Sept. 26, 1963

THIS IS TO CERTIFY That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 16th day of October, 1963, the first publication appearing on the 26th day of September, 1963.

THE TIMES
John M. Martin
Manager
John M. Martin (J. M.)

Cost of Advertisement \$24.00
Publication Order # 1354
Requisition No. 3949

513-64



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

BUSINESS MAJOR
(PROPOSED CHANGING CENTER)

Exhibit "A"



ALL CURB DURING INSIDE SERVICE STATION
PROPERTY LINES TO BE INSTALLED BY CITIES
SERVICE CONTRACTOR. ALL CURBING IN BALTO.
COUNTY R/W TO BE DONE BY OWNER COUNTY CONTR.

NOTE: ALL SURVEYING AND BENCH WILL
BE INSTALLED BY CITIES.

[Signature]
JOSEPH D. THOMPSON P.E. 415, 1150, 1150, 1150
STATE OF MARYLAND
COUNTY OF BALTIMORE

PRESIDENT ZONING: MANUFACTURING LIGHT
PROPOSED ZONING: SPECIAL EXCEPTION - SERV. ST. USE.
EXIST. USE: VACANT
PROPOSED USE: SERVICE STATION
AREA OF PROPERTY: 21,500 SQ. FT.
1ST ELECTION DISTRICT

CITIES SERVICE OIL COMPANY 60 WALL ST. NEW YORK, N.Y. DIVISION - BALTIMORE	
	THREE (3) BAY SERVICE STA. SECURITY BLVD & WHITEHEAD. BALTIMORE COUNTY, MD.
DATE 3-6-63 SCALE 1" = 20'-0" DESIGNED BY [Signature] CHECKED BY [Signature] RECORD OF REVISIONS THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR ORDERING OF MATERIAL UNLESS IT IS APPROVED.	NO. 19-005-014 SHEET