

NO. 1 PETITION FOR SPECIAL EXCEPTION
FOR GASOLINE SERVICE STATION
S. S. Ridgely Road and East side of Division
Street, in the 8th District -
Hillcrest Properties, Inc. -
Hillcrest Properties, Inc.,
Silber Corporation, Cont. Par.

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5887-X

#5887-XA
63-4-X
MAP
#9
SEC. 3-C
XA

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 8th 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. Gervall, Deputy Director of the Office of Planning and Zoning, dated July 12, 1963.

In addition to any other use of the property involving the placing 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, ORDERED 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 stipulations.

[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Attention: Mr. James E. Dye, Jr.
FROM: Gilbert M. Nelson
SUBJECT: Zoning for Service Station
at southeast corner of
intersection of Ridgely Road,
Aurite Avenue, & Division Street

The principal problem in this case is the type of intersection which is composed of Kurtz Avenue closed in right of way. If Division Street could be 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.

[Signature]
Gilbert M. Nelson, Acting Chief
Division of Traffic Engineering

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, *[Signature]*, 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) *[Signature]* for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a *[Signature]* Gasoline Filling Station, and (2) *[Signature]* for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a *[Signature]* Gasoline Filling Station.

This petition is hereby extended for sixty (60) days from this date (April 6, 1963), without prejudice.

Hillcrest Properties, Inc.,
By *[Signature]*,
Zoning Commissioner

See Attached Description

XXXXXX for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a *[Signature]* Gasoline Filling Station, and (2) *[Signature]* for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a *[Signature]* Gasoline Filling Station.

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 for Baltimore County.

SERANCO CORPORATION

THE ATLANTIC REFINING COMPANY

By *[Signature]*,
Contract purchaser

Address: P.O. Box 1075, Baltimore 3, Md.

HILLCREST PROPERTIES, INC.

By *[Signature]*,
Its Vice President Legal Owner

Address: 510 Mathieson Building,
Baltimore 2, Maryland.

Nathan Pata, Esq.
Attorney

Address: 2110 Mathieson Building,
Baltimore 2, Maryland.

ORDERED By the Zoning Commissioner of Baltimore County, this 12th day of July, 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 had before the Zoning Commissioner of Baltimore County in Room 1006, County Office Building in Towson, Baltimore County, on the 3rd day of July, 1963, at 11:00 o'clock A.M.



(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Date: June 21, 1963
FROM: Mr. George E. Gervall, Deputy Director

SUBJECT: #5887-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

HEARING: 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 occur across Ridgely Road and to the east. Still 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 zoned for commercial purposes. Separating the commercial property is a finger of Ridgely Road from adjacent residential development in 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 6 foot buffer strip be provided alongside the westerly boundary of the property (adjacent to 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.

Maryland
Surveying and
Engineering Co., Inc.
#5887-X
63-4-X

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 land dated February 23rd, 1955, was conveyed from William P. Sprinkle and wife to Ray D. Latham and wife; thence leaving said piece 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 10 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 seconds East 120 ft. line in the above deed, and as called for in deed recorded G.L.B. 324, folio 211.



SCALE: 1" = 100'

File No. 175-4-32

Revised 11/2/62

Board of Education of Baltimore County

WILLIAM S. BARTHOLOMEW
SUPERINTENDENT OF SCHOOLS

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CLAUDE E. HILLMAN, Vice President

WILLIAM S. BARTHOLOMEW, Treasurer

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WILLIAM S. BARTHOLOMEW, Member

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, 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. Lanham 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 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 degrees 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 Hillcrest Properties, 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.

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

THE JEFFERSONIAN

Leah M. Smith
Manager.

Cost of Advertisement, \$-----

5887

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, 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. Lanham 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 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 degrees 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 Hillcrest Properties, 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.
6-13-11.

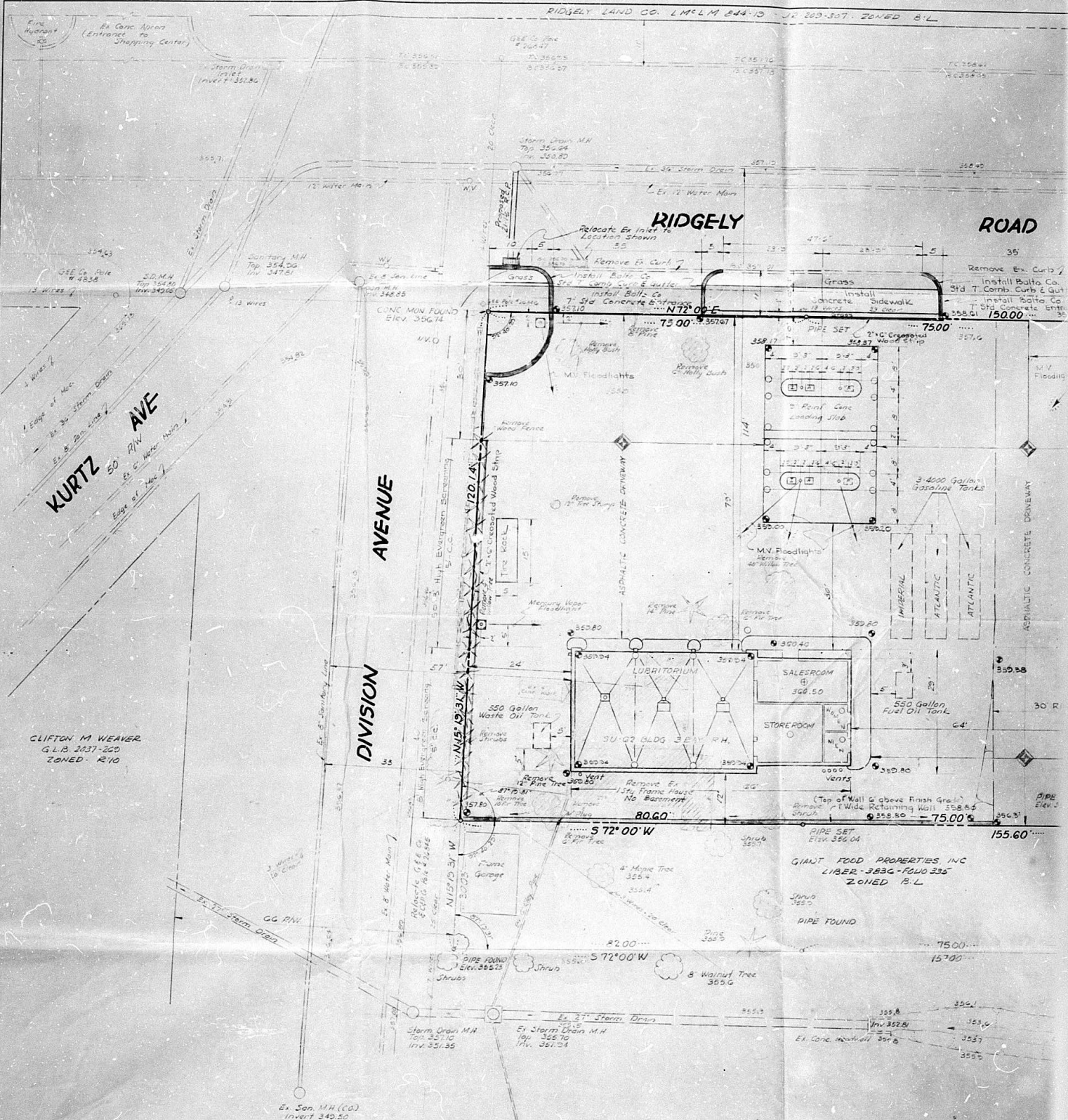
CERTIFICATE OF PUBLICATION

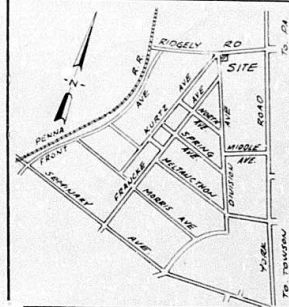
TOWSON, MD., 13th June 19 63.

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

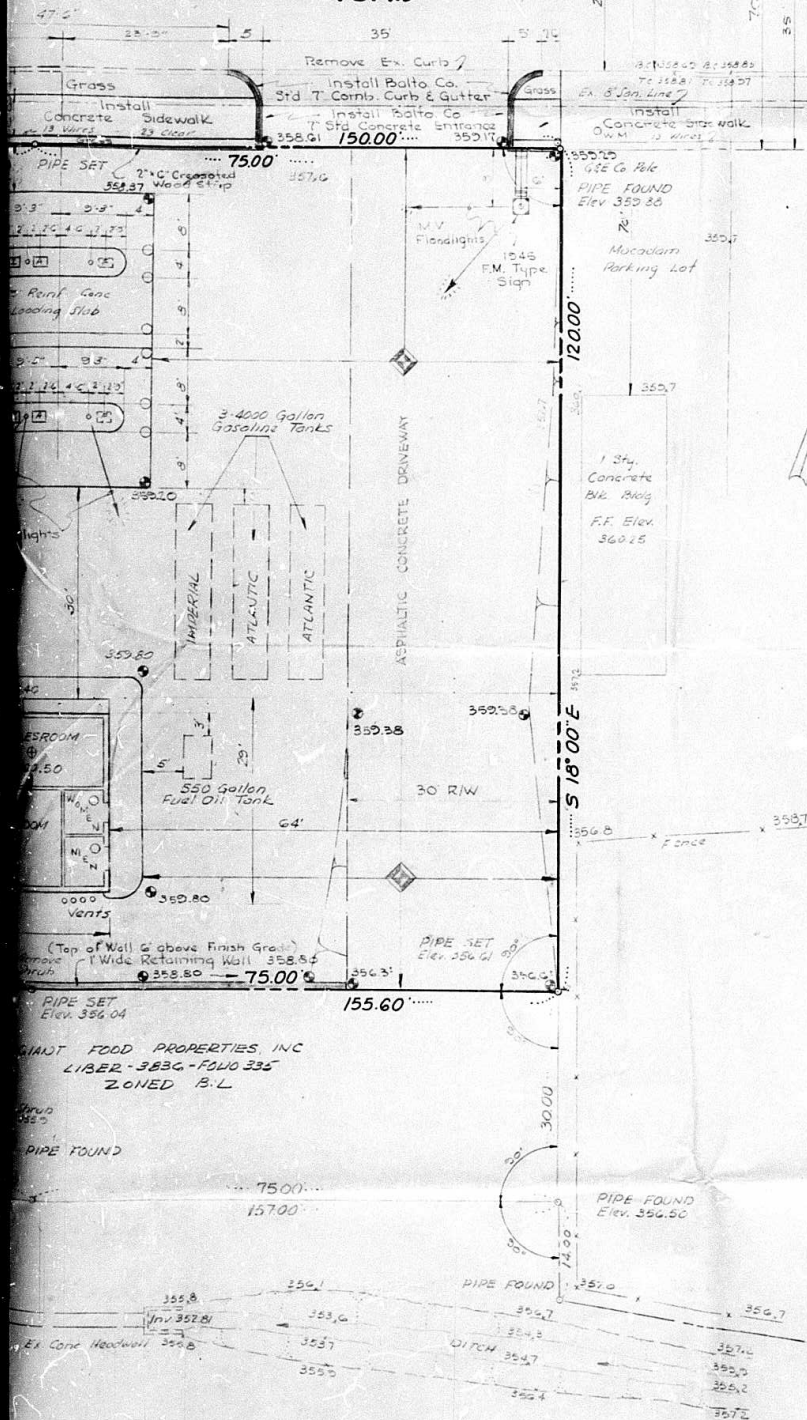
W. F. Keyser
Manager





VICINITY MAP
SCALE: 1"=1000'

ROAD



GENERAL NOTES

1. Elevations as shown hereon are based on Baltimore County Metropolitan District Bench Mark: XGGG, Elevation 370.00
2. Bearings as shown hereon are taken from deed and are based on magnetic north
3. Storm Drains, Sanitary Lines and Water Mains are under the jurisdiction of Baltimore County.
4. Baltimore Gas & Electric Company
Lexington and Liberty Streets
Baltimore 2, Md. Le. 2-8000
5. Chesapeake & Potomac Telephone Co.
320 St. Paul Place
Baltimore 2, Md. Le. 2-2200
6. Sub grade soil bearing value: 4 Tons/sq. ft.
7. Bench Mark Set: on south flange bolt of Fire Hydrant. Located on the north side of Ridgely Road; West of Kurtz Ave. Elev 356.77.
8. 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.
9. Remove all trees, building and etc. within boundaries of property.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: James E. Gaudin
DATE: 7/17/65
Revised Plans 9th

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

SITE PLAN

APPROVED _____	DATE _____	SITE PLAN	
DIST. MGR. _____	SCALE $1'' = 10'$	PREPARED BY:	
REC. MGR. _____	AUTH. NO.	MARYLAND SURVEYING & ENGINEERING COMPANY INC.	
	CWGS. NO.	1300 N CALVERT ST.	
OPER. MGR. _____	A R C O S DRWS. NO.	BALTIMORE 2, MARYLAND	
	DRWG. BY M.L.M.	DATE July 3, 1963	FILE NO. 1764-32

REVISIONS
14 11 63 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.
7/3/63 J. Robert Cassell
DATE J. ROBERT CASSELL P.E. & L.S. MD. #1857

