

5894-X
63-11-X
MAP
#11144
X.A.
No. 5894-X

PETITION FOR SPECIAL EXCEPTION
for Gasoline Service Station -
S. & Joppa Road 164.61 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 164.61 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 500.1 of the Baltimore County Zoning Regulations, therefore, the special exception should be granted.

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

"It appears that certain details concerning the location of entrances and pattern 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.

Sealing Commissioner of
Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11-13 Date of Posting 6/20/63
Posted for Hearing Wed. July 10, 63, at 11:00 A.M.
Petitioner: Perry Hall Center, Inc.
Location of property: S. & Joppa Rd. 164.61' East of Bel Air Rd.
Location of Signs: 1" from Perry Hall Center, Inc. 164.61' East of Bel Air Rd.
Remarks: Same as above. Checked with the owner.
Posted by Robert G. Gervais Date of return 6/27/63

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

PERCY HALL CENTER, INC., legal owner of the property situate in Baltimore County and which is described in the description of the property attached hereto and made a part hereof, hereby petition that the zoning status of the above described property be reclassified from
S. & Joppa Road 164.61 feet East of Bel Air Road, 11th District -
Perry Hall Center, Inc.,
Petitioner.

See Attached Description

ORDER 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

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 adopted pursuant to the Zoning Law for Baltimore County.

PERCY HALL CENTER, INC.
Contract purchaser
M. William Adelson
1035 Maryland National Bank Building
Baltimore 2, Maryland
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of July, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, City Office Building in Towson, Baltimore County, on the 14th day of July, 1963, at 11:00 A.M.



(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Metz, Zoning Commissioner Date: June 27, 1963
FROM: Mr. George E. Gervais, Deputy Director

SUBJECT: Special Exception for a Filling Station.
South side of New Joppa Road 164.61 feet East of Bel Air 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:

- 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.
- 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.

08110m

EXHIBIT A

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. Schafer and Viola S. Schafer, 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 south east side of Bel Air Road and the south side of New Joppa Road, as laid out 70 feet wide, running thence easterly 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 166.34 feet and N 20° 14' 05" E 163.83 feet to the place of beginning. Containing 0.545 acres of land, more or less.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
No. 17778
DATE 5/7/63

TO: Eugene F. Smith, Esq.,
1035 Maryland National Bank Building,
Baltimore 2, Md.

REPORT TO ACCOUNT NO. 01622
QUANTITY 1
ATTACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for Special Exception for Perry Hall Center, Inc.

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.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204-1963
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 six successive weeks before the 10th day of July, 1963, the first publication appearing on the 22nd day of June, 1963.

THE COUNTY NEWS WEEK
W. H. P. Moore
Manager

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

No. 19206
DATE 7/12/63

TO: Eugene F. Smith, Esq.,
1035 Maryland National Bank Building,
Baltimore 2, Md.

BY: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO. 01622
QUANTITY 1
ATTACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Advertising and posting of property for Perry Hall Center, Inc.
#5894-1-63-11
26.96
7-1263 1203 * * * 711- 26.96

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.

