PETITION FOR ZONING RE-CLASSIFICATION #64-150 X AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Westeril

I, or we, OLD COURT PLAZA. INC. legal owner. of the property situate in Baltimore ARPA County and which is described in the description and plat attached hereto and made a part hereof, 6/12/64

See Attached Description

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 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

HESS OIL & CHEMICAL CORPORATION OLD COURT PLAZA, INC. H By- Daniel Mer

Contract purchaser Wice President Address _6200 Pennington Avenue

Address 1217 Fidelity Building Baltimore, Maryland 21201 Baltimore, Maryland 21226

Petitioner's Attorney
Kenneth C. Proctor
Address & aphol 1 Building
Towson, Maryland 21204

of April 1964, 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, Baltimor

County, on the 22nd pp.27.64 . . . June June 1964 at 1:00 o'clock ***

Zoging Commissioner of Baltimore County.

TELEPHONE

BALT_MORE COUNTY, MAIC LAND OFFICE OF FINANCE Division of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND

No. 23044 DAT 6/18/64

| DEPOSIT TO A | CCOUNT NO. 08-622 | 657.60 | | | | |
|--------------|---|--------|--|--|--|--|
| QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE | | | | | |
| - | Advertising and posting of preparty for Old Court Plans, Inn. | 57.00 | | | | |
| | K\$-180-E | | | | | |
| | FAD-remedian ended | | | | | |
| | 6-1864 >570 • 23044 HP- | 57.00 | | | | |
| | 6-1864 5570 • 23044 TIP- | 57.00 | | | | |
| | | 1 | | | | |
| | 9 | V | | | | |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE

| Pursuant to | the advertisement, pos | ting of property, and | public hearing on the | above petition a |
|--|--|--|--|--|
| | by reason oflogate | | | |
| | 2.1 of the Beltimo | | | |
| i | | | | |
| | | | | |
| | | | | |
| the alone flector | Marikas should be be | iyandi itrladiniyay | maring that the reason | rat |
| | | | | |
| | | | | |
| | | | | |
| | on for aEilling | | | |
| | ED by the Zoning Con | | | |
| | | | | |
| | ecial Exception for a | | | |
| | | | | |
| | d after the date of thi | | | |
| | s Commission, Baro | au of Public Ser | vices and the Offi | ce of Planni |
| and Zoning. | | 3 | | ulus |
| Pursuant to t | the advertisement, pos | Dep ting of property and | ty Zoning Commiss public hearing on t | sioner the above retin |
| | hat by reason of | | | |
| | | | | |
| | | | | • |
| | | | | |
| | | | | |
| the above re-class | ification should NOT I | BE HAD, and/or th | Special Exception | should NOT I |
| GRANTED. | | | | |
| | | | | |
| of DENIED and that to remain a | ED by the Zoning Com- 196, that the above described p | roperty or area be a | fication be and the nd the same is hereby or the Special Excepti | same is here continued as a on for |
| of DENIED and that to remain a | the above described p | the above re-classi roperty or area be a | fication be and the nd the same is hereby or the Special Excepti | same is here continued as a on for |
| of DENIED and that to remain a | the above described p | the above re-classi property or area be a zone; and/ | fication be and the nd the same is hereby or the Special Excepti | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi property or area be a zone; and/ | fication be and the nd the same is hereby or the Special Excepti be and the same is | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi property or area be a zone; and/ | fication be and the nd the same is hereby or the Special Excepti be and the same is | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi roperty or area be a zone; and// Zonir | neation be and the ind the same is hereby or the Special Exception be and the same is generally the same in the same is generally the same in the same is generally the same in the same in the same in the same in the same is generally the same in th | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi roperty or area be a zone; and// Zonir | neation be and the ind the same is hereby or the Special Exception be and the same is generally the same in the same is generally the same in the same is generally the same in the same in the same in the same in the same is generally the same in th | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi property or area be a zone; and/ | neation be and the ind the same is hereby or the Special Exception be and the same is generally the same in the same is generally the same in the same is generally the same in the same in the same in the same in the same is generally the same in th | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi roperty or area be a zone; and// Zonir | neation be and the ind the same is hereby or the Special Exception be and the same is generally | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi roperty or area be a zone; and// Zonir | neation be and the ind the same is hereby or the Special Exception be and the same is generally | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi roperty or area be a zone; and// Zonir | neation be and the ind the same is hereby or the Special Exception be and the same is generally | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi roperty or area be a zone; and// Zonir | neation be and the ind the same is hereby or the Special Exception be and the same is generally | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi roperty or area be a zone; and// Zonir | neation be and the ind the same is hereby or the Special Exception be and the same is generally | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi roperty or area be a zone; and// Zonir | neation be and the ind the same is hereby or the Special Exception be and the same is generally | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi roperty or area be a zone; and// Zonir | neation be and the ind the same is hereby or the Special Exception be and the same is generally | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi roperty or area be a zone; and// Zonir | neation be and the ind the same is hereby or the Special Exception be and the same is generally | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi roperty or area be a zone; and// Zonir | neation be and the ind the same is hereby or the Special Exception be and the same is generally | same is here continued as a ion for hereby DENIE |
| of DENIED and that to remain a | the above described p | the above re-classi roperty or area be a zone; and// Zonir | neation be and the ind the same is hereby or the Special Exception be and the same is generally | same is here continued as as on for |
| of DENIED and that to remain a to remain a | , 196, that the above described p | the above re-classification reports of area be a respect to a read to a respect to | recition to and the name in breedy in the Special Exceedy in the Special Exceedy in the Special Exceedy in the Special Exceedy in the Special Exceeding to the Special Exceeding Special Exceedi | same is here continued as as on for. hereby DENIE continued to the contin |
| of DENIED and that to remain a to remain a | , 196, that the above described p | the above re-classification area to a respect to a read to a respect to a read to a respect to a read to a | rection be and the find in the same is hereby the find the same is hereby the find the same is the same is a Commissioner of the Commissioner of t | same is here continued as as on for. hereby DENIE skimore County |
| ef. DENIED and that to remain a | , 196, that the above described p | the above re-classification reports of area be a respect to a read to a respect to | rection be and the find in the same is hereby the find the same is hereby the find the same is the same is a Commissioner of the Commissioner of t | same is here continued as as on for. hereby DENIE skimore County |
| of DENIED and that to remain a to remain b NELL, NELSON & BG CONVEYING EMBARY MED A. SECTION AS BG MED A. SECTION AS BC MED A. SE | NAMAKET PROPERTY OF THE PROPER | the above re-classification reports of area be a respect to a read to a respect to | rection be and the find in the same is hereby the find the same is hereby the find the same is the same is a Commissioner of the Commissioner of t | same is here continued as as on for. hereby DENIE skimore County |
| of DENIED and that to remain a to remain b NELL, NELSON & BG CONVEYING EMBARY MED A. SECTION AS BG MED A. SECTION AS BC MED A. SE | NAMAKET PROPERTY OF THE PROPER | the above re-classification reports of area be a respect to a read to a respect to | rection be and the find in the same is hereby the find the same is hereby the find the same is the same is a Commissioner of the Commissioner of t | same is here continued as as on for. hereby DENIE skimore County |
| of DENIED and that to remain a to remain b NELL, NELSON & BG CONVEYING EMBARY MED A. SECTION AS BG MED A. SECTION AS BC MED A. SE | , 196, that the above described p | the above re-classification reports of area be a respect to a read to a respect to | rection be and the find in the same is hereby the find the same is hereby the find the same is the same is a Commissioner of the Commissioner of t | same is here continued as as on for. hereby DENIE skimore County |
| of DENIED and that to remain a to remain a Construction as Bosonian and the Construction as Bosonian and Construction as Bosonian as Bosoni | NAMARDT PROPERTY OF THE PROPER | the above re-classification reports of area be a respect to a read to a respect to | rectain the and the hard the same is hereby the first the same is hereby the same is hereby the same is the special Execution to the special Execu | same is here continued as at on for |
| of DENIED and that to remain a | INITIALIZED PARTIES OF THE PROPERTY OF THE PRO | the above re-classification reports of area be a respect to a read to a respect to | rectain the and the hard the same is hereby the first the same is hereby the same is hereby the same is the special Execution to the special Execu | same is here continued as at on for |
| of DENIED and that to remain a | IDM. that the above described p | the above re-classification reports of area be a respect to a read to a respect to | rectain the and the hard the same is hereby the first the same is hereby the same is hereby the same is the special Execution to the special Execu | same is here continued as at on for |
| of. DENIED and that to remain a to remain a Construction as Bostonian and Construction as Bostonian and Construction and Construction as Bostonian and Construction as Bostonian and Construction as Bostonian and Construction as Bostonian and Construction and Constructio | NAMADIT PAGE STATE OF THE STATE | the above re-classification reports of area be a respect to a read to a respect to | rectation be and the hand the same in breath probability of the Special Exceedy in the Special Exceedy in the Special Exceedy in the Special Exceeding the Breath Probability of the Special Exceeding | same is here continued as at on for |
| of DENIED and that to remain a | NAMADIT PAGE STATE OF THE STATE | MICROFIL | rectation the and the hand the same is hereby the first been by the Special Exercise be and the same is a second of the special Exercise be and the same is a second of the special Exercise of the sp | same is here continued as as on for. hereby DENIE continued to the contin |

| | TIME TAKEN | DIRECTION | | | | FREE TIME | |
|--------------------|---------------------|-----------|------|-----|-----|-------------------|--|
| DATE | | (1) | (2) | (3) | (4) | | |
| Mon. April 27,1964 | 7:50 AM - 8:30 A.M. | 14 | 217 | 10 | 403 | 3 19 mig. 21sec. | |
| | 4:30RM5430P.M. | 86 | 644 | '10 | 419 | 1 9 min. 54sec | |
| Fri - May 1,1964 | 719 0 KM- 8190 KMJ | 17 | 238 | 7 | 514 | @ 18 eir. 42 sec. | |
| | ALPOPIA - SCHORM | 114 | 716 | 99 | 467 | 1 Juin 14 sec | |
| | Macking Willer | 212 | 4:51 | 146 | 558 | | |
| 524. May 2,1964 | TIPOPM-MICORN. | 216 | 546 | 192 | 437 | | |

| | TIME TAKEN | DIRECTION | | | | FREE TIME | |
|--------------------|---------------------|-----------|-----|-----|-----|------------------|--|
| DATE | | (1) | (2) | (3) | (4) | 1.000 | |
| Thurs June 18,1964 | 7:30 AM - 8:50 AM | 12. | 178 | 19 | 787 | @ 22 min. lb sec | |
| | 4:30 P.M5170 P.M. | 97 | 677 | 61 | | @ 8 min. 474cc | |
| Fri. Jone 19,1964 | 7:30 AM - 8:30 AM. | 15 | 262 | 12 | 476 | @ 21 min. 3550 | |
| | 4:30 ZM - 5:30 A.M. | 86 | 694 | 74 | 499 | 1 8 min. 21400 | |
| | 7:50 KM8:30 KM. | | 516 | 195 | 612 | | |
| C. J. Nov. 20 1014 | 1100 MM Z100 FM. | | 574 | 172 | 516 | | |

TELEPHONE

ev HOL

DATE 3/17/64

BALTMORE COUNTY, MARYLAND OFFICE OF FINANCE

DATE 1/27/64

Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND



JAMES S. SPAMER & ASSOCIATES

#64-180× Property of Meas 011 & Chemical Corp. me_1-1120 Wester PREA All that piece or parcel of lind situate, lyine and being in the Se Election District of Baltimore Sounty, Paryland and described as follows

> Containing 0.5333 acres of land one or less.
>
> Be or less.
>
> Being a part of the parcel of and which by deed dated June, 1960 and recorded among the ind Records of Baltimore Coun-in Liber W.J.R. No. 3715, fo

No. 23356

to Sc 1.2.0 "Sectioning for the area is a price on the corrected side of 'Arrivan' boats' of 'Gallange' and 'Livry' word' in them on the large of the strain of the stra

Containing 0.5333 acres of land more or less.

Deling a part of the percel of land which by deed dated June 20, 1960 and recorded among the Land Records of Salidares Jounty in their V.1.4. No. 3715, fello 272 was conveyed by Chert E. Whom and wife to Cld South Clark.

* PED: "cine opposite a point dintant 187.48 feet northwesterly from the internation of the centerlines of Old Court Wood and Elberty R oad







CERTIFICATE OF PUBLICATION

TOWSON, MD. June 5, 19 64 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed at 1 time secondar reads before the 22nd day of June , 19.64, the first publication appearing on the 5th day of James S. Leant JEBARSONIAN.

Cost of Advertisement, \$___

OFFICE

THE BALTIMORE COUNTIAN

No. I Nawhura Avenue CATONSVILLE MD

June 9, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week: suppossive weeks before the 9th day of June. 1964 , that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Morgany Editor and Manager R h.

4-180-X

CERTIFICATE OF POSTING NG DEPARTMENT OF BALTIMORE COUNTY

| District 2 nd | - 44 | Date of Po | une 6 196 |
|--|------------|-----------------|------------------|
| Posted for Itle Exception Petitioner Ded Court p | 1 - GH5 | STATION | <u>U</u> |
| Petitioner: Use Court | daya | nc. | |
| Location of property: 385 N. Inl. | of interes | tim gold la | utled 4 debuty k |
| Liberty Rd | of old Con | t Rd on i | vert pede of |
| Remarks: | | | J |
| Posted by Strate | ······ | Data of return: | une 11 1964 |

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

June 12, 1964

To Mr. John G. Rose, Zoning Commissioner PROM Mr. George E. Gavrelis, Director

SUBJECT 661-180-K. Special Exception for a Filling Station. 385 feet Northwest of the intersection of Old Court and Liberty Reads. Being property of Old Court Plans Inc.

2nd District

HEARTNG

MONDAY, JUNE 22, 1964

(1:00 PJ

#64-180 X

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

1. The subject petition is part of a larger tract which was zoned for commercial purposes under Petition No. 1417h. As filed, the proposed service station is being planned by the petitioner in a vacuum with no consideration apparents ly being given to access and circulation patterns for the entire commercial tract. Commercial subdivision is taking place. Approvals have not been given by the County for that subdivision. The plan as filed is unsatisfactory. The gasoline station is premature pending the resolution of subdivision and access patterns for the larger commercial tract.

GEG: bms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date May 20, 1964

FROM Mr. George E. Gavrelis, Acting Director

SUBJECT Request for a Special Exception for a Service Station. Ol Court Plaza Inc., Hess Oil. Southerly side of Liberty Road 385 feet N.W. of Intersection of Old Court Road.

#64-180X

WESTERH

Sc (. 2-B

----ARCA

I have reviewed the proposed petition for a gasoline service station at the subject location. It appears that the proposed service station is part of a larger tract which was zoned for commercial purposes under Petition No. hh7h. Since a Special Exception is being requested and since commercial subdivision is apparently taking place, it is requested that an overall plan for access and circulation for the entire tract be worked out and approved by the State and the County prior to any action on the Special Exception.

In order to attain the overall plan, it is requested that the subject petition be withdrawn and refiled after an overall plan for the entire tract has been worked out. Failure to process the proposed service station in concert with an overall plan of access for the major tract would have serious and negative effects on the appropriateness of the service station here.

cc: Mr. Kenneth Proctor



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

| то | Mr. Charles B. Wheeler | DateNovember 18. 1964 | 1. |
|---------|--|--|----|
| FROM | Office of Law | 1.1964 -00 | |
| SUBJECT | Petition for Review and Appeal Hess Oil & Chemical Corporat | 1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1. | |
| | 6200 Pennington Avenue Baltimore 26, Maryland | 364-6 | |

After extended consultation with Mr. George Gavrelis, it is believed that Baltimore County, Maryland has no legal standing to deny the permit in the above matter. Although it is acknowledged that there may be some conflict with the Subdivision Regulations of Baltimore County, it seems that the petitioner, Hess Oil & Chemical Corporation, is not the developer, as such, of the tract of land in question. Since Hess purchased this property some time ago from the original developer, it would not be equitable nor practicable to withhold the permit in question due to the refusal of the original developer to adhere to the Baltimore County Subdivision Regulations.

The granting of this permit, however, should in no way be implied or construed as permitting the developer of the entire tract to proceed with his applications for building permits when made unless strict compliance is made with the aforesaid Subdivision Regulations.

For the above reasons I have decided not to contest the aforementioned Petition for Review and Appeal, and request that the building permit in question be issued immediately.

County Solicitor

ESM: mgl

cc: Mr. George Gavrelis

