

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~the petitioner has met all requirements of Section 502.1 of the Baltimore County Zoning Regulations, a special exception should be granted for a filling station.~~

~~the above reclassification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of February, 1965, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and or the Special Exception for _____ be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above reclassification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1965, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

OFFICE OF PLANNING AND ZONING
Inter-Office Correspondence

Date: Feb. 9, 1965

To: Mr. John G. Rose, Zoning Commissioner
From: George E. Gavett, Director

Subject: 65-224-X - Petition for Special Exception for a Filling Station. Southeast side of Eastern Avenue 93.91 feet from Stemmers Run Road. Being the property of Mercantile-Safe Deposit and Trust Company.

15th DISTRICT

HEARING: Wednesday, February 24, 1965 (1:00 P. M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comment:

It is understood that the Mars Estates Apartments to the rear of the subject property are undergoing extensive remodeling. In view of this improvement, it would seem incumbent on the County to mitigate, to the extent possible, the effects of commercial encroachment. Therefore, it is suggested that if the Special Exception is granted, conditions be attached to require the following:

- That the back of the subject property as well as the back of the property on which the existing service station is situated be effectively screened from the adjacent alley.
- That no access be allowed between the filling station and the alley.
- That the projecting entrance way on the back of the existing structure be re-oriented so that entrance will be from the northeast (where the proposed improvements are to be located).
- That the entrances to Eastern Boulevard be reduced to two; in so doing, the corner entrance at Eastern Boulevard and Stemmers Run Road should be moved to the northeast.
- That the tire rack be located at the rear of the property.
- That the existing poster boards be removed; it is the policy of this office that no two special exception uses be permitted concurrently on the same site.

Mr. J. T. Korny
Mercantile-Safe Deposit & Trust Co.
13 South Street
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this _____ day of _____, 1965.

JOHN G. ROSE
Zoning Commissioner

Owners Name: Mercantile-Safe Deposit & Trust Co.

Reviewed by: _____

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Re: Lot fronting 100' on S.E. side Eastern Blvd. 1, or we, Mercantile-Safe Deposit & Trust Co., of the property situated 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 a _____ zone; for the following reasons:

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 _____

Property is to be posted and advertised as prescribed by Zoning Regulations. William T. Biermann & Florence C. Biermann, contract purchasers, 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, with respect to the herein described property.

Contract purchaser _____
Address _____

ATTEST: _____
Trust Officer _____
WITNESS: _____
MERCANTILE-SAFE DEPOSIT AND TRUST COMPANY
BY: _____
Vice President _____

SUCCESSOR TRUSTEES REVEALED BY Ephraim Mact
ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 1965, 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 _____, 1965, at 1:00 o'clock

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: _____
Petitioner: _____
Location of property: _____
Location of Signs: _____
Remarks: _____
Posted by: _____
Date of return: _____

Mr. J. T. Korny
Mercantile-Safe Deposit & Trust Co.
13 South Street
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this _____ day of _____, 1965.

JOHN G. ROSE
Zoning Commissioner

Owners Name: Mercantile-Safe Deposit & Trust Co.

Reviewed by: _____

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
181 ALLEGHANY AVENUE
TOWSON, MD. 21204
VALLEY 8-6880

BEGINNING for the same at a point on the Southeast side of Eastern Avenue, 100 feet wide, as shown on State Roads Commission of Maryland Plate #4777 and 4778 at the end of the fourth or North 30 degrees 11 minutes 48 seconds West 70 feet more or less line of that tract of land which by deed dated June 14, 1949 and recorded among the Land Records of Baltimore County in Liber T.B.S. #1759 folio 43 etc. was conveyed by Annie Machi et al to Wm. T. Biermann et al, thence binding on the said Southeast side of Eastern Avenue and running reversely with and binding on part of the first or South 51 degrees 48 minutes 12 seconds West 1160.31 foot line of that tract of land firstly described in a deed dated April 23, 1942 and recorded among the Land Records of Baltimore County in Liber C.N.K. #1223 folio 351 etc., was conveyed by Title Holding Company, et al, to The City Real Estate Company North 51 degrees 48 minutes 12 seconds East 100.00 feet, thence for a line of division South 30 degrees 11 minutes 48 seconds East 79.41 feet to intersect the fourth or North 51 degrees 16 minutes 05 seconds East 1214.45 foot line of the hereto secondly described conveyance and to the Northwest side of an alley 15 feet wide there situate, thence running reversely with and binding on part of said fourth line and binding on the said Northwest side of said alley with the use thereof in common with others South 51 degrees 16 minutes 05 seconds West 100.00 feet to the beginning of said fourth line of the hereto firstly described conveyance, thence running with and binding on said fourth line North 30 degrees 11 minutes 48 seconds West 79.54 feet to the place of beginning.

CONTAINING 0.182 Acres of land more or less.

Said point of beginning also being South 51 degrees 48 minutes 12 seconds West 93.91 feet from the intersection of Stemmers Run Road & Eastern Boulevard.

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 28514	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 1/24/65	
COURT HOUSE		TOWSON 4, MARYLAND		BILLED BY: Zoning Department of Balto. Co.	
To: William Biermann		503 Surrey Road		Towson, Md.	
DEPOSIT TO ACCOUNT NO. 01-622		QUANTITY		TOTAL AMOUNT	
Petition for Special Exception for Mercantile-Safe Deposit & Trust Co.		65-224-X		36.00	
PAID - Baltimore County, Md. - Office of Finance		1-2965 4626		28514 TIP - 50.00	
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		No. 28576	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 3/1/65	
COURT HOUSE		TOWSON 4, MARYLAND		BILLED BY: Zoning Department of Balto. Co.	
To: William I. Biermann		503 Surrey Drive		Towson, Md.	
DEPOSIT TO ACCOUNT NO. 01-622		QUANTITY		TOTAL AMOUNT	
Advertising and posting of property for Mercantile-Safe Deposit & Trust		65-224-X		68.00	
PAID - Baltimore County, Md. - Office of Finance		3-145 851		28576 TIP - 50.00	
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.	

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
181 ALLEGHANY AVENUE
TOWSON, MD. 21204
VALLEY 8-6880

BEING part of that tract of land which by deed dated March 1, 1947 and recorded among the Land Records of Baltimore County in Liber J.W.D. #1506 folio 89 etc. was conveyed by The City Real Estate Company to Annie Machi, et al.

1/6/65

PETITION FOR SPECIAL
EXCEPTION - 15TH DISTRICT
ZONING: Petition for Special
Exception for a Filling Station
LOCATION: Southeast side of
Eastern Avenue 93.91 feet from
Stemmers Run Road.
DATE & TIME: Wednesday, February 24, 1965, at 1:00 P.M.
PUBLIC HEARING: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 5, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on _____ day of _____, 1965, the first publication appearing on the 5th day of February, 1965.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$ _____

**PETITION FOR
SPECIAL EXCEPTION
15th DISTRICT**

ZONING: Petition for Special Exception for a Filling Station.
LOCATION: Southeast side of Eastern Avenue 93.91 feet from Stemmers Run Road.

DATE & TIME: WEDNESDAY, FEBRUARY 24, 1965 at 1:00 P.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 Regulation of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Filling Station.

All that parcel of land in the Fifteenth District of Baltimore County.

BEGINNING for the same at a point on the Southeast side of Eastern Avenue, 150 feet wide, as shown on State Roads Commission of Maryland Plats No. 4777 and 4778 at the end of the fourth or North 38 degrees 11 minutes 48 seconds West 78 foot more or less line of that tract of land which by deed added June 14, 1949 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1759 folio 43 etc. was conveyed by Annie Macht et al to Wm. T. Biermann et al, thence binding on the said Southeast side of Eastern Avenue and running reversely with and binding on part of the first or South 51 degrees 48 minutes 12 seconds West 1160.31 foot line of that tract of land firstly described in a deed dated April 23, 1942 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1223 folio 351 etc., was conveyed by Title Holding Company, et al, to The City Real Estate Company North 51 degrees 48 minutes 12 seconds East 100.00 feet, thence for a line of division South 38 degrees 11 minutes 48 seconds East 78.61 feet to intersect the fourth or North 51 degrees 16 minutes 05 seconds East 1216.45 foot line of the herein secondly described conveyance and to the Northwest side of an alley 15 feet there situate, thence running reversely with and binding on part of said fourth line and binding on the said Northwest side of said alley with the use thereof in common with others South 51 degrees 16 minutes 05 seconds West 100.00 feet to the beginning of said fourth line of the herein firstly described conveyance, thence running with and binding on said fourth line North 38 degrees 11 minutes 48 seconds West 79.54 feet to the place of beginning.

CONTAINING 0.182 Acres of land more or less.

Said point of beginning also being South 51 degrees 48 minutes 12 seconds West 93.91 feet from the intersection of Stemmers Run Road and Eastern Boulevard.

BEING part of that tract of land which by deed dated March 1, 1947 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1586 folio 59 etc. was conveyed by The City Real Estate Company to Annie Macht, et al.

Being the property of Mercantile-Safe Deposit and Trust Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, February 24, 1965 at 1:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD.,

February 8,

19 65

THIS IS TO CERTIFY, that the annexed advertisement of

"Mercantile Safe Deposit and Trust Co."

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week

for 1 successive weeks before the

2nd day of February 19 65; that is to say,

the same was inserted in the issues of 2-3-65

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price

RESIDENTIAL PROPERTY
R/G

RESIDENTIAL PROPERTY
R/G

RESIDENTIAL PROPERTY
R/G

CONCRETE ALLEY

CONCRETE ALLEY

AREA OF SPECIAL EXCEPTION APPLICATION
ZONED
B/L

Blacktop Paving
5" Crushed Stone Base
2" Topping

BLACK TOP
5" Base ch
2" Topping

EXISTING SERVICE STATION
B/L

Exist.
BLACK TOP

Driscoll

BLACK TOP

¹ DRIVEWAY ²

EXISTING
STORE
B/L

FOR YARD INTERIOR
DETAIL of CURB
No. Scale

(R) Proposed 2nd Island with Mushroom & triple spots. Connection into existing storage E.H. 7-19-51

44.00 = Existing Grades
45.00 = Proposed New Grades.

Rev. #2 - Redrawn showing proposed
County requirements

Rev. #3 PROPOSED SERVICE STATION ADDITIONS H-5-65 JWB

SHELL OIL COMPANY, INC.
NEW YORK, N. Y. - BALTIMORE DIVISION

PROP. SERVICE STATION ADDITIONS
EASTERN BLVD. & STEMMERS
RUN ROAD BALTO. CO. MD

SCALE: 1"=10' DATE: 8/22/14
DRAWN: W. J. J.
CHECKED:
APPROVED:

Proposed Additions:

- 4 - 4,000 gal. U.G. Tanks
- 1 - Pump Island
- 2 - Pumps
- 1 - Entrance
- Additional Yard Area
- 2 - Floodlights

15TH ELECTION DISTRICT
0.182 AC ±
ZONING B/L
SCALE 1"=10'

EASTERN BLVD.

To Essex & Baltimore.

Exist. Conc. $\frac{0}{10}$ Payment