



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 3, 1998

Thomas J. Dolina, Esquire
Bodie, Nagle, Dolina, Smith & Hobbs
21 West Susquehanna Avenue
Towson, Maryland 21204-5279

Dear Mr. Dolina:

RE: 501 Mace Avenue, Zoning Case 80-17-X & 65-267-X, 15th Election District

In response to your letter of November 25, 1998, the following has been determined.

The above property is currently classified B. M. - A. S. (Business Major - Automotive Services) as per the Baltimore County map # NE 2-G (copy enclosed).

The permitted uses of a B.M. zone are listed in Section 233 of the Baltimore County Zoning Regulations (BCZR)(copy enclosed).

Finally, our records are showing two zoning cases regarding the subject property. The first (65-267-X) was a special exception for a gasoline station (granted) and the second (80-17-X) was also a special exception for a service garage/upholstering shop (also granted). However, in 1997 a request was made that past special exceptions be abandoned, which was accepted (copy enclosed). The property was also sighted for a zoning violation (case 98-1460), but the case was closed on February 5, 1998.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "R. David Duvall".

R. David Duvall
Drafting Technician II
Zoning Review

RDD:cjs

Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Fred A. Mueller legal owners, 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 reasons:

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.

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 County.

SHELL OIL COMPANY

Lessee
Address 5831 York Rd.
Baltimore, Md. 21212 (ID 3-3900)

Address 507 Mace Avenue
Baltimore, Md. 21221

Phone
John G. Seiland - 825-2907
Petitioner's Attorney

Protestant's Attorney

Address 202 W. Pennsylvania Ave.-21204

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of February, 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 5th day of April, 1965, at 10:30 o'clock A.M.



RE: PETITION FOR SPECIAL EXCEPTION
FOR A FILLING STATION
NE corner of Mace and Gerries
Avenue - 15th District
Fred A. Mueller-Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-267-X

The petitioners seek a Special Exception to use their property for a Gasoline Service Station.

The requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the safety, health, and general welfare of the locality involved not being detrimentally affected, the Special Exception should be granted, subject, however, to the following restrictions:

- (1) Hours of operation shall be restricted from 7:00 A.M. to 10:00 P.M.
- (2) All lights and signs should be so erected as to not reflect on neighboring residential properties.
- (3) Parking of commercial vehicles on the premises is prohibited.
- (4) No major mechanical or body work shall be permitted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12 day of April, 1965, that a Special Exception for a Gasoline Service Station, subject to the aforementioned restrictions, should be and the same is granted, from and after the date of this order, and further subject to approval of the storm drainage plan by the Bureau of Engineering and the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
EDWARD D. HARDESTY
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION
FOR A FILLING STATION
NE corner of Mace and Gerries
Avenue - 15th District
Fred A. Mueller-Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-267-X

ORDERED ORDER

It is Ordered this 25 day of May, 1965,

by the Deputy Zoning Commissioner of Baltimore County that restriction (1) of the original Order dated April 12, 1965 be and the same is hereby amended to read:

- (1) Hours of operation shall be restricted from 8:00 A.M. to 11:00 P.M.

Edward D. Hardesty
EDWARD D. HARDESTY
Deputy Zoning Commissioner of
Baltimore County

BEGINNING for the same at a point in the southeasternmost right-of-way line of Mace Avenue (36' wide) at the distance of 37.5', measured northwesterly from the center of Gerries Avenue, (45' wide) said point of beginning being also in the 1st or 15th line of the land which by deed dated July 23, 1964 and recorded among the Land Records of Baltimore County in Liber 4370, Folio 371, was conveyed by Jerome Jay Karpis and Helen Karpis, his wife, and Leon Abramson and Lilliane Abramson, his wife, to Fred A. Mueller and Caroline C. Mueller, his wife, at the distance of 20.00' from the beginning of said 1st line, running thence on the southeasternmost right-of-way line of Mace Avenue and binding on a part of the 1st line in the aforesaid deed, as now surveyed, N19°30'10"E 115.00', thence leaving Mace Avenue and running for lines of division, the two following courses and distances, viz: (1) S70°29'50"E 135.00'; (2) N19°30'10"W 130.00' to the northeasternmost right-of-way line of Gerries Avenue as shown on Baltimore County Bureau of Land Acquisition Plat NW 58-137 recorded among the Land Records of Baltimore County in Liber 438 3437, Folio 235, running thence on the northeasternmost right-of-way line of Gerries Avenue and on the southeasternmost right-of-way line of Mace Avenue, as shown on the aforesaid plat, the two following courses and distances, as now surveyed: (1) N79°29'50"W 120.00'; (2) by a curve to the right with a radius of 15.00' for a distance of 23.56' (the chord of said arc being N25°29'50"W 21.21') to the place of beginning.

CONTAINING 0.4018 acres of land more or less.

BEING part of the land which by deed dated July 23, 1964 and recorded among the Land Records of Baltimore County in Liber 4370, Folio 371, was conveyed by Jerome Jay Karpis and Helen Karpis, his wife, and Leon Abramson and Lilliane Abramson, his wife, to Fred A. Mueller and Caroline C. Mueller, his wife.

INTER-OFFICE CORRESPONDENCE DIVISION OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson 4, Maryland

Date: March 8, 1965

TO: Mr. James E. Dyer
FROM: C. Richard Moore
SUBJECT: Item 3 - ZAC - February 23, 1965
Fred A. Mueller Property
Mace & Gerries Avenues

Review of the subject tract dated November 11, 1964 results in the following comment:

The entrance on Gerries Avenue should be moved back 60' from Mace Avenue to allow proper channelized movement of traffic and access to the signal detector if, in the future the intersection is signalized. The enclosed sketch indicates the path the vehicle will take under the existing proposal and with the entrance moved back.

C. Richard Moore
C. Richard Moore, Engineer IV
Bureau of Traffic Engineering

CRM:mr
Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 19, 1965
FROM: George E. Gavrelis, Director
SUBJECT: Petition #65-267-X. "Special Exception for a Filling Station. Northeast corner of Mace and Gerries Avenues. Being the property of Fred A. Mueller and Caroline C. Mueller

15th District

HEARING: Monday, April 5th, 1964 (10:30 A.M.)

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

1. In view of the fact that all but one of the sides of the subject tract are adjacent to residential properties, we question the desirability of locating "yet another filling station" here.
2. The site under consideration is part of a larger tract for which no overall development plan has been submitted to be processed by the County. We are thus not in a position to determine how well the petitioner's site plan will fit in with the future development of property on the north side.
3. If the petition is to be granted, extraordinary measures should be taken to assure whatever degree of neighborhood compatibility is possible. More specifically the requirements should include a ten-foot planting and screening strip along Gerries Avenue (the entrance on Gerries Avenue to be removed), and creation of a landscaped "island" between the two entrances on Mace Avenue.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON 4, MARYLAND

John G. Seiland, Esq.
202 W. Pennsylvania Avenue
Towson, Maryland 21204

Special Exception for
Filling station for
SUBJECT: Fred A. Mueller located
NE/C of Mace and Gerries Avenue
15th District

The Zoning Advisory Committee has reviewed the subject petition makes the following comments:

TRAFFIC ENGINEERING: Will review and submit at a later date.

OFFICE OF PLANNING AND ZONING: If the petitioner has not acquired a permit for filling, this should be done immediately. The method of providing for the storm drain at the property adjacent to the existing residential structure should be indicated prior to the hearing. It is suggested that the petitioner engineer contact the Bureau of Engineering for requirements pertaining to this storm drain. This office strongly questions the feasibility and/or desirability of the future access on the rear of the gas station adjacent to the residential structure. Care should be taken that all lighting will be so arranged to reflect light away from the residential properties.

The following members had no comment to offer:

Bureau of Engineering
Board of Education
Fire Department
Health Department
Industrial Commission
Buildings Department
State Roads Commission

cc: Richard Moore: Traffic Engineering
Albert Quinby: Office of Planning and Zoning

Yours very truly,

James E. Dyer
JAMES E. DYER
Chief of Permit and
Petition Processing

SUBJECT to the slope easements taken in conjunction with the widening of Gerries Avenue as set forth in the aforesaid deed filed among the Land Records of Baltimore County in Liber 438 3437, Folio 235, and shown on the aforesaid Bureau of Land Acquisition Plat NW 58-137.

Augustine J. Miller
Augustine J. Miller 21391

John G. Rose, Esq.
260 W. Penna. Ave.
Towson, Md. 21204

March 9, 1965

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

24th day of February, 1965

Owners Name: Fred E. Mueller

Reviewed by: [Signature]

[Signature]
JOHN G. ROSE
Zoning Commissioner

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 154 Date of Posting: 3-18-65
Posted for: Henry M. Gail S-65 47-12134 A-21
Petitioner: Fred E. Mueller
Location of property: NE corner of Main Ave. and
Location of Signs: 2 signs on Main Ave. & 2 signs on Gail St. 18
Remarks: [unclear]
Posted by: [Signature] Date of return: 3-24-65

PETITION FOR SPECIAL
EXEMPTION
15th DISTRICT

ZONING: Petition for Special
Exemption for a Filling Station.
LOCATION: Northeast corner
of Main and Gerris Avenues.
DATE & TIME: MONDAY,
APRIL 5, 1965 at 10:00 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.

Proposed Zoning: B-1.
Petitioner: Fred E. Mueller.
All that parcel of land in the Fifteenth District of Baltimore County.

BEING: For the same at a point in the southeast corner of right-of-way line of Main Avenue (50' wide) at the distance of 37.5' measured northeasterly from the center of Gerris Avenue (40' wide) said point of beginning being also in the 1st or 150' line of the land which by deed dated July 23, 1964 and recorded among the Land Records of Baltimore County in Liber RBO 4370, Folio 371, was conveyed by Jerome Jay Karpa and Helen Karpa, his wife, and Leon Abramson and Lillane Abramson, his wife, to Fred A. Mueller, and Coraline C. Mueller, his wife, at the distance of 20.00' from the beginning of said 1st line, running thence on the southeast corner right-of-way line of Main Avenue and blinding on a part of the 1st line is the aforesaid deed, as now surveyed, N19° 30' 10" E 115.00', thence leaving Main Avenue and running for lines of division, the two following courses and distances, viz: (1) 57.0 degrees 29° 50' E 135.00'; (2) 51.9 degrees 30° 10" W 120.00' to the northeastern right-of-way of Gerris Avenue as shown on Acquisition Plat NW 58-137 recorded among the Land Records of Baltimore County in Liber GLB 2437, Folio 235, running thence on the northeastern right-of-way line of Gerris Avenue and on the southeastern right-of-way line of Main Avenue, as shown on the aforesaid plat, the two following courses and distances, as now surveyed: (1) 37.0 degrees 29° 50' W 130.00'; (2) by a curve to the right with a radius of 15.00' for a distance of 25.50' (the chord of said arc being N35° 29' 50" W 21.21') to the place of beginning.

CONTAINING 0.4018 acres of land more or less.

BEING: part of the land which by deed dated July 23, 1964 and recorded among the Land Records of Baltimore County in Liber RBO 4370, Folio 371, was conveyed by Jerome Jay Karpa and Helen Karpa, his wife, and Leon Abramson and Lillane Abramson, his wife, to Fred A. Mueller, and Coraline C. Mueller, his wife.

SUBJECT to the slope easements taken in conjunction with the widening of Gerris Avenue as set forth in the aforesaid deed filed among the Land Records of Baltimore County in Liber GLB 2437, Folio 235, and shown on the aforesaid Bureau of Land Acquisition Plat NW 58-137.

Being the property of Fred A. Mueller and Coraline C. Mueller as shown on plat plan filed with the Zoning Department, April 5, 1965 at 10:00 A.M.

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

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. March 17, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "Fred A. Mueller" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 16th day of March 1965; that is to say, the same was inserted in the issues of 3-17-65

Shromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

PETITION FOR SPECIAL
EXEMPTION
15th DISTRICT

ZONING: Petition for Special
Exemption for a Filling Station.
LOCATION: Northeast corner
of Main and Gerris Avenues.
DATE & TIME: MONDAY,
APRIL 5, 1965 at 10:00 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.

Proposed Zoning: B-1.
Petitioner: Fred E. Mueller.
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Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 19, 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. 8000-10-2000 before the 11th day of April 1965, the first publication appearing on the 19th day of March 1965.

THE JEFFERSONIAN,
S. L. [Signature]
Manager.

Cost of Advertisement, \$.

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

No. 28604

DATE 3/24/65

RECEIVED BY: [Signature]
Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
65-482		\$60.75
Advertising and posting of property for Fred A. Mueller		60.75
PAID - Baltimore County, Md. - Office of Finance		60.75
3-265 1700 • 28604 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
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 28661

DATE 4/5/65

RECEIVED BY: [Signature]
Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
65-482		\$60.75
Advertising and posting of property for Fred A. Mueller		60.75
PAID - Baltimore County, Md. - Office of Finance		60.75
3-265 2863 • 28661 TIP-		60.75

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.

PROPERTY

PROPOSED 45' 0" R.O.W.

EXISTING 40'-0" ROAD
R.O.W.

Notes: SIGN, POND ISLANDS, BUILDING
TO BE MOVED BACK TO ACCOMMODATE
FUTURE RIGHT-OF-WAY.

REFERENCE DRAWINGS:

LEGEND:

1000 EXISTING GRADE
975 PROPOSED GRADE

A) 6" 4 TUBE FLUOR N/B DAVIT ARM ON 12' POLE

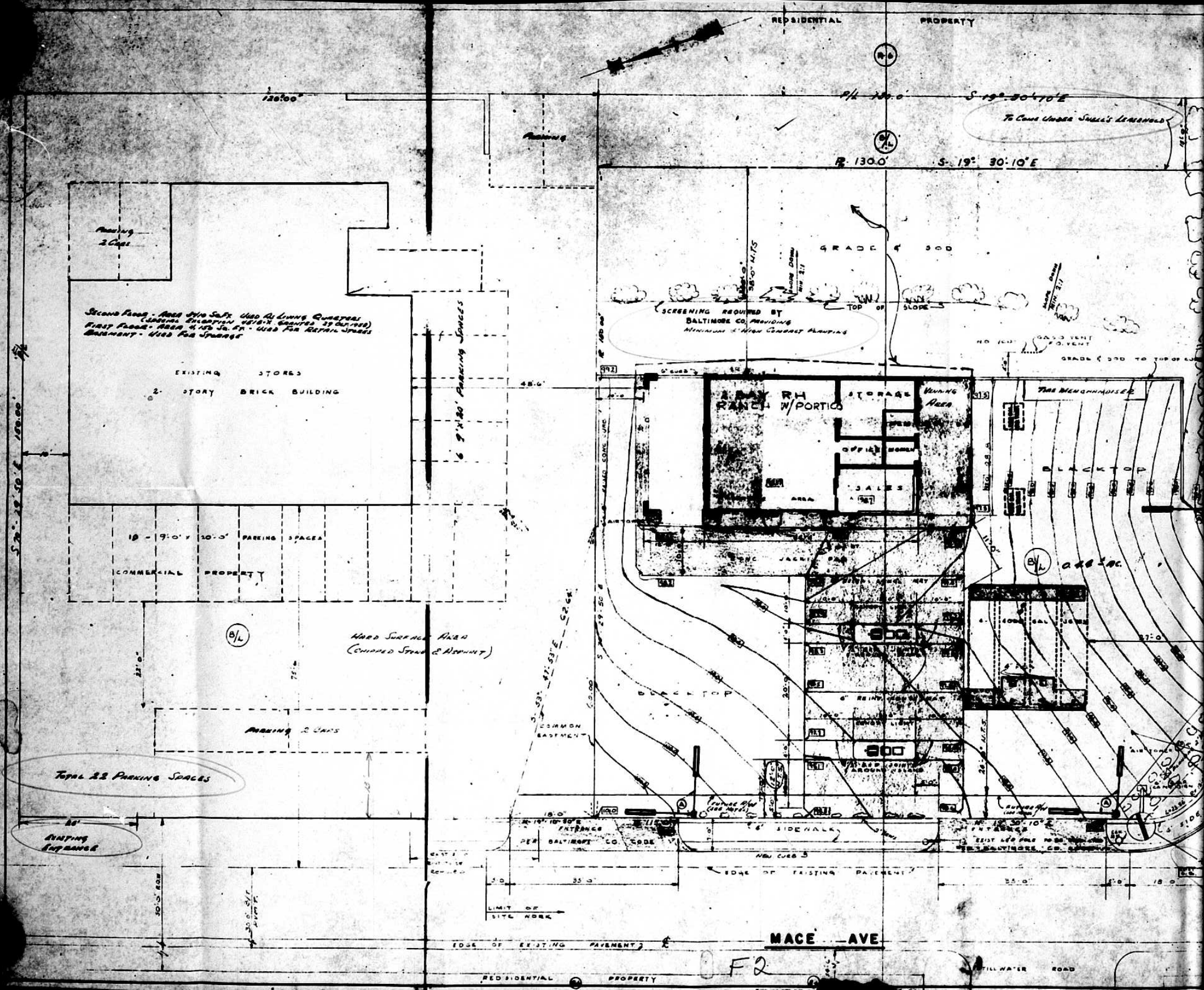
Zoning File # 65-267
Approved Plan

SCALE FT.

PRELIMINARY PLOT PLAN NOT TO BE USED
FOR CONSTRUCTION

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY W. Quinby
DATE 8/15/85

1	2	3	4	5	6	7	8	9	10	11	12
NO. DATE BY C/O <i>Receiving Receipt</i> DESCRIPTION											
SHELL OIL COMPANY 41-70 MAIN ST. FLUSHING, L. I. N. Y. TEL. MICHOBY 3-4880											
PLOT PLAN MADE AVE. GERRIES BALTIMORE CO. 15TH ELECTION DISTRICT											
SCALE 1" = 10'-0"						CHECK APPD.					
DATE 6-16-68						APPROVED					
DRAWN BY <i>W. J.</i>						D-6513					
CHECKED BY <i>E.L.S.</i>											



GERRIES AVE.

Vehicle Stopped

Vehicle ①

VEN. STOPPED ②

VEN. BLOCKED

STILL WATER RD.

MACE AVE.

✓
65-267X

