

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, George E. Garvelis, Director, legal owners, of the property situated in Baltimore County and 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 R-6 zone to an SEC-2A zone, for the following reasons:

- (a) Error in Map
- (b) Change in Neighborhood

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 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.

Contract purchaser George E. Garvelis Address 701 W. Washington St.  
Legal Owner George E. Garvelis Address 3007 Hammonds Ferry Rd.  
Petitioner's Attorney John E. Ciocone Address 121 W. Susquehanna Road  
Owner George E. Garvelis Address 3007 Hammonds Ferry Rd.

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of March, 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 11th day of May, 1965, at 10:00 o'clock A.M.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 23, 1965

FROM: George E. Garvelis, Director

SUBJECT: Petition #65-316-RX. "R-6 to B-L with a Special Exception for a Filling Station." Northeast corner of Hammonds Ferry Road and Edna Avenue. Being the property of George E. Garvelis, et al."

13th District

HEARING: Tuesday, May 11, 1965 (10:00 A.M.)

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

- The Thirteenth District Comprehensive Rezoning Map classified the subject property as R-6. Recent re-examination of the Thirteenth District plan has confirmed our opinion that R-6 zoning was, and is, correct. Although there have been some changes to the Thirteenth District Plan - as there have been on other plans - we can regard the subject proposal only as an assault upon the plan's generally sound basis.
- Granting of Petition #65-155-RX permitted the construction of a filling station diagonally across from the subject property. This change, however, in no way should justify further rezoning. We see little logic in the argument that the reclassification of one corner demands reclassification of other corners of the same intersection. Although this has often happened in Baltimore County, it has only served to demonstrate by and large what a disruptive, eye-sore-producing effect such zoning has.
- We seriously doubt that there is any public need for another filling station at the intersection of Hammonds Ferry Road and Edna Avenue. In any event, if the zoning is to be granted, then the special exception should not be permitted until the proposed "shopping center" is constructed. The station should then be better integrated with the shopping center than is indicated by the petitioner's plat. Among other things, the number of access points to the commercial development as shown on the plat should be reduced and adjusted to work with an acceptable plan for the property in its entirety.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioner has complied with all requirements of Section 502.1 of the Baltimore County Zoning Regulations and sufficient change in the area.

the above Reclassification should be had; and it further appearing that the petitioner has complied with all requirements of Section 502.1 of the Baltimore County Zoning Regulations

a Special Exception for a Filling Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1965, that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to a B-L zone, and no Special Exception for a Filling Station should be and the same is granted, from and after the date of this order, subject to approval of the site plan for the development of said property by the Bureau of Public Services and the Office of Planning & Zoning.

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 16th day of March, 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 R-6 zone, and/or the Special Exception for Filling Station be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

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

Frank E. Ciocone, Esq.  
121 W. Susquehanna Road  
Towson, Maryland 21204

Reclassification From  
R-6 to B-L and Special  
SUBJECT: Exception for Filling  
Station for H. E. Florlage et al  
located NW/Cor of Hammonds Ferry  
and Edna Avenue, 13th District

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

OFFICE OF PLANNING AND ZONING: Mr. Albert V. Quinby, Chief, Project Planning Division will review the site and submit comments at a later date.

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

BUREAU OF ENGINEERING: Utilities Water - Existing 16" in Hammonds Ferry Rd. existing 8" in Edna Avenue. Sanitary Sewer - Existing 12" in Hammonds Ferry Road existing 8" in Edna Avenue.

ROADS - The alignment and width of Hammonds Ferry Rd. and Edna Ave. shown on this plat appear to agree with the design of the Baltimore County Bureau of Engineering for this intersection.

Adequacy of water and sewer to be determined by the developer or his engineer

The following members had no comment to offer:

Board of Education  
Fire Bureau  
Health Department  
Industrial Commission  
Building Department  
State Roads Commission

cc: Albert V. Quinby - Office of Planning and Zoning  
Richard Moore - Traffic Engineering  
Carlyle Brown - Bureau of Engineering

Yours very truly,

John G. Rose  
Chief of Permit and  
Petition Processing

LESTER MATZ, P. E.  
JOHN C. CHILDS, L. S.  
Associates  
Engineers - Surveyors - Site Planners  
1020 Council Ridge Rd., Towson, Md. 21204  
823 - 0900

### DESCRIPTION

1.7346 ACRE PARCEL, NORTHEAST CORNER OF  
HAMMONDS FERRY ROAD AND EDNA AVENUE,  
THIRTEENTH ELECTION DISTRICT, BALTIMORE  
COUNTY, MARYLAND.

Present Zoning: R-6  
Proposed Zoning: B-L

Beginning for the same at the intersection of the northeast side of Hammonds Ferry Road and the north side of a forty foot avenue, now known as Edna Avenue, shown on the plat of "Edna Terrace" recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 3, Page 24, and running thence, binding on the northeast side of said Hammonds Ferry Road, the two following courses and distances: (1) N. 47° 04' 45" W - 243.74 feet, and (2) N. 28° 54' 15" W - 94.83 feet, thence leaving said Hammonds Ferry Road, (3) N. 86° 52' 05" E - 173.31 feet, (4) S. 35° 56' 50" E - 58.17 feet, (5) N. 71° 55' 15" E - 200.06 feet, and (6) S. 04° 04' 25" E - 261.06 feet to a point on the north side of Edna Avenue herein referred to, and thence binding thereon, (7) S. 85° 55' 35" W - 193.30 feet to the place of beginning.

HGW/jc

J.O. #56003

2/26/65

Water Supply  
Sewerage  
Drainage  
Highways  
Streets  
Public Utilities  
Investigations  
Recreation  
65-316-RX  
MAP  
#13  
SEC-2-A  
33A  
SW-6-C  
BL-X  
4/26/65



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

No. 30520

DATE 4/20/65

TO: Frank E. Ciocone, Esq.  
121 W. Susquehanna Ave.  
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY 1

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification & Special Exception for Geo. Paisley, et al

#65-316-RX

PAID - Baltimore County, Md. - Office of Finance

4-2065 37-0 • 30520 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. 30666

DATE 4/29/65

TO: Commonwealth Realty Corp.  
301 Washington Street  
Baltimore

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY 1

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Geo. Paisley, et al

#65-316-RX

PAID - Baltimore County, Md. - Office of Finance

6-1065 65-0 • 30666 TIP - 78.50

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.

LESTER MATZ, P. E.  
JOHN C. CHILDS, L. S.  
Associates  
Engineers - Surveyors - Site Planners  
1020 Council Ridge Rd., Towson, Md. 21204  
823 - 0900

### DESCRIPTION

0.4584 ACRE PARCEL, NORTHEAST CORNER OF  
HAMMONDS FERRY ROAD AND EDNA AVENUE, THIRTEENTH  
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at the intersection of the northeast side of Hammonds Ferry Road and the north side of a forty foot avenue, now known as Edna Avenue, shown on the plat of "Edna Terrace" recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 3, Page 24, and running thence, binding on said northeast side of Hammonds Ferry Road, the two following courses and distances: (1) N. 47° 04' 45" W - 176.34 feet, thence leaving said Hammonds Ferry Road, (2) N. 85° 43' 47" E - 172.50 feet, and (3) S. 36° 58' 15" E - 154.29 feet to a point on the north side of Edna Avenue herein referred to, and thence, binding thereon (4) S. 85° 55' 35" W - 136.02 feet to the place of beginning.

Containing 0.4584 of an acre of land.

HGW/jc

J.O. #5003

2/25/65



Frank E. Ciocone, Esq.  
121 W. Susquehanna Road  
Towson, Md. 21204

March 30, 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

16th day of March, 1965

1965

JOHN G. ROSE

Zoning Commissioner

Owners Name: George E. Garvelis, et al

Reviewed by: James E. Byrnes

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 13<sup>th</sup>

Posted for: Richard E. Paisley, et al

Petitioner: George E. Garvelis, et al

Location of property: NE/Cor of Hammonds Ferry Rd. & Edna Ave.

Location of Signs: East of 3007 (2 signs) and 3011 (2 signs)

Remarks: 4 signs

Filed by: James E. Byrnes

Signature: James E. Byrnes

Date of return: April 29, 1965

PETITION FOR  
RECLASSIFICATION AND SPECIAL  
EXCEPTION  
13th DISTRICT

ZONING: From R-4 to B.L. Zone.  
Petition for Special Exception for  
Filling Station.

LOCATION: Northeast corner of  
Hammonds Ferry Road and Edna  
Avenue.

DATE & TIME: Tuesday, May 11,  
1965 at 10:00 A.M.

PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of  
Baltimore County, will hold a public  
hearing:

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

Present Zoning: R-4.

Proposed Zoning: B.L.

Beginning for the same at the  
intersection of the northeast side  
of Hammonds Ferry Road and the  
north side of a forty foot avenue,  
now known as Edna Avenue, shown  
on the plat of "Edna Terrace"  
recorded among the Land Records  
of Baltimore County in Plat Book  
W.P.C. No. 3, Page 24, and running  
thence, binding on the northeast  
side of said Hammonds Ferry Road,  
the two following courses and dis-  
tances: (1) N. 47° 04' 45" W.-  
143.74 feet, and (2) N. 28° 04' 15"  
W.-94.83 feet, thence leaving said  
Hammonds Ferry Road, (3) S. 85°  
55' 00" E.-172.50 feet, (4) S.  
25° 35' 15" E.-172.50 feet, (5) N.  
71° 25' 15" E.-200.06 feet, and  
(6) S. 04° 04' 25" E.-261.06 feet  
to a point on the north side of  
Edna Avenue herein referred to,  
and thence binding thereon, (7) S.  
85° 55' 15" W.-136.02 feet to the  
place of beginning, 1.7346 Acres.

FOR SPECIAL EXCEPTION

Beginning for the same at the  
intersection of the northeast side  
of Hammonds Ferry Road and the  
north side of a forty foot avenue,  
now known as Edna Avenue, shown  
on the plat of "Edna Terrace"  
recorded among the Land Records  
of Baltimore County in Plat Book  
W.P.C. No. 3, Page 24, and running  
thence, binding on said northeast  
side of Hammonds Ferry Road,  
(1) N. 47° 04' 45" W.-176.34 feet,  
thence leaving said Hammonds  
Ferry Road and running for new  
lines of division the two following  
courses and distances: (2) N. 85°  
45' 47" E.-172.50 feet, and (3)  
S. 85° 55' 15" E.-172.50 feet to a  
point on the north side of Edna  
Avenue herein referred to, and  
thence binding thereon, (4) S. 85°  
55' 35" W.-136.02 feet to the place  
of beginning.

Containing 0.4584 of an acre of  
land.

Being the property of George L.  
Paisley, et al as shown on plat plan  
filed with the Zoning Department.  
Hearing Date: Tuesday, May 11,  
1965 at 10:00 A.M.

Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Md.

By order of

JOHN G. ROSE

Zoning Commissioner of

Baltimore County.

April 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 21, 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., once in each  
of 11 successive weeks before the 11th  
day of May, 1965, the first publication  
appearing on the 22nd day of April  
1965.

THE JEFFERSONIAN,

G. Frank Strickland  
Manager.

Cost of Advertisement, \$.....

PETITION FOR  
RECLASSIFICATION AND  
SPECIAL EXCEPTION

13th DISTRICT

ZONING: From R-4 to B.L.  
Zone.

Petition for Special Exception  
for Filling Station.

LOCATION: Northeast corner of  
Hammonds Ferry Road and  
Edna Avenue.

DATE & TIME: TUESDAY,  
MAY 11, 1965 at 10:00 A.M.

PUBLIC HEARING: Room 106,  
County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland.

The Zoning Commissioner of  
Baltimore County, by author-  
ity of the Zoning Act and Re-  
gulations of Baltimore County,  
will hold a public hearing:

All that parcel of land in the  
Thirteenth District of Balti-  
more County

Present Zoning: R-6

Proposed Zoning: B.L.

Beginning for the same at  
the intersection of the north-  
east side of Hammonds Ferry  
Road and the north side of a  
forty foot avenue, now known  
as Edna Avenue, shown on the  
plat of "Edna Terrace" re-  
corded among the Land Rec-  
ords of Baltimore County in  
Plat Book W.P.C. No. 3, Page  
24, and running thence, bind-  
ing on the northeast side of  
said Hammonds Ferry Road,  
the two following courses and  
distances: (1) North 47 de-  
grees 04 minutes 45 seconds  
West-243.74 feet and (2)  
North 28 degrees 04 minutes  
15 seconds West-94.83 feet,  
thence leaving said Hammonds  
Ferry Road, (3) North 85 de-  
grees 55 minutes 05 seconds  
East-172.51 feet, (4) South  
35 degrees 56 minutes 50  
seconds East-58.17 feet, (5)  
North 71 degrees 55 minutes  
15 seconds East-200.06 feet,  
and (6) South 04 degrees 04  
minutes 25 seconds East-  
261.06 feet to a point on the  
north side of Edna Avenue  
herein referred to, and thence  
binding thereon, (7) South 85  
degree 55 minutes 35 seconds  
West-136.02 feet to the place  
of beginning, 1.7346 acres.

FOR SPECIAL EXCEPTION

Beginning for the same at  
the intersection of the north-  
east side of Hammonds Ferry  
Road and the north side of a  
forty foot avenue, now known  
as Edna Avenue, shown on the  
plat of "Edna Terrace" re-  
corded among the Land Rec-  
ords of Baltimore County in  
Plat Book W.P.C. No. 3, Page  
24, and running thence, bind-  
ing on said northeast side of  
Hammonds Ferry Road, (1)  
North 47 degrees 04 minutes  
45 seconds West-176.34 feet,  
thence leaving said Hammonds  
Ferry Road and running for  
new lines of division the two  
following courses and dis-  
tances: (2) North 85 degrees  
43 minutes 47 seconds East-  
172.50 feet, and (3) South 36  
degrees 58 minutes 15 seconds  
E-172.29 feet to a point on  
the north side of Edna Avenue  
herein referred to, and thence,  
binding thereon (4) South 85  
degrees 55 minutes 35 sec-  
onds West-136.02 feet to the  
place of beginning.

Containing 0.4584 of an acre of  
land.

Being the property of George  
L. Paisley, et al as shown on  
plat plan filed with the Zoning  
Department.

Hearing Date: Tuesday, May  
11, 1965 at 10:00 A.M.

Public Hearing: Room 106,  
County Office Building, 111  
A. Chesapeake Avenue, Tow-  
son, Maryland.

By Order of

John G. Rose

Zoning Commissioner of

Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 22, 1965

THIS IS TO CERTIFY, That the annexed advertisement was  
published in THE TIMES, a weekly newspaper printed and pub-  
lished in Baltimore County, Md., once in each of 11  
successive weeks before the 11th  
day of May, 1965, the first publication  
appearing on the 22nd day of April  
1965.

THE TIMES,

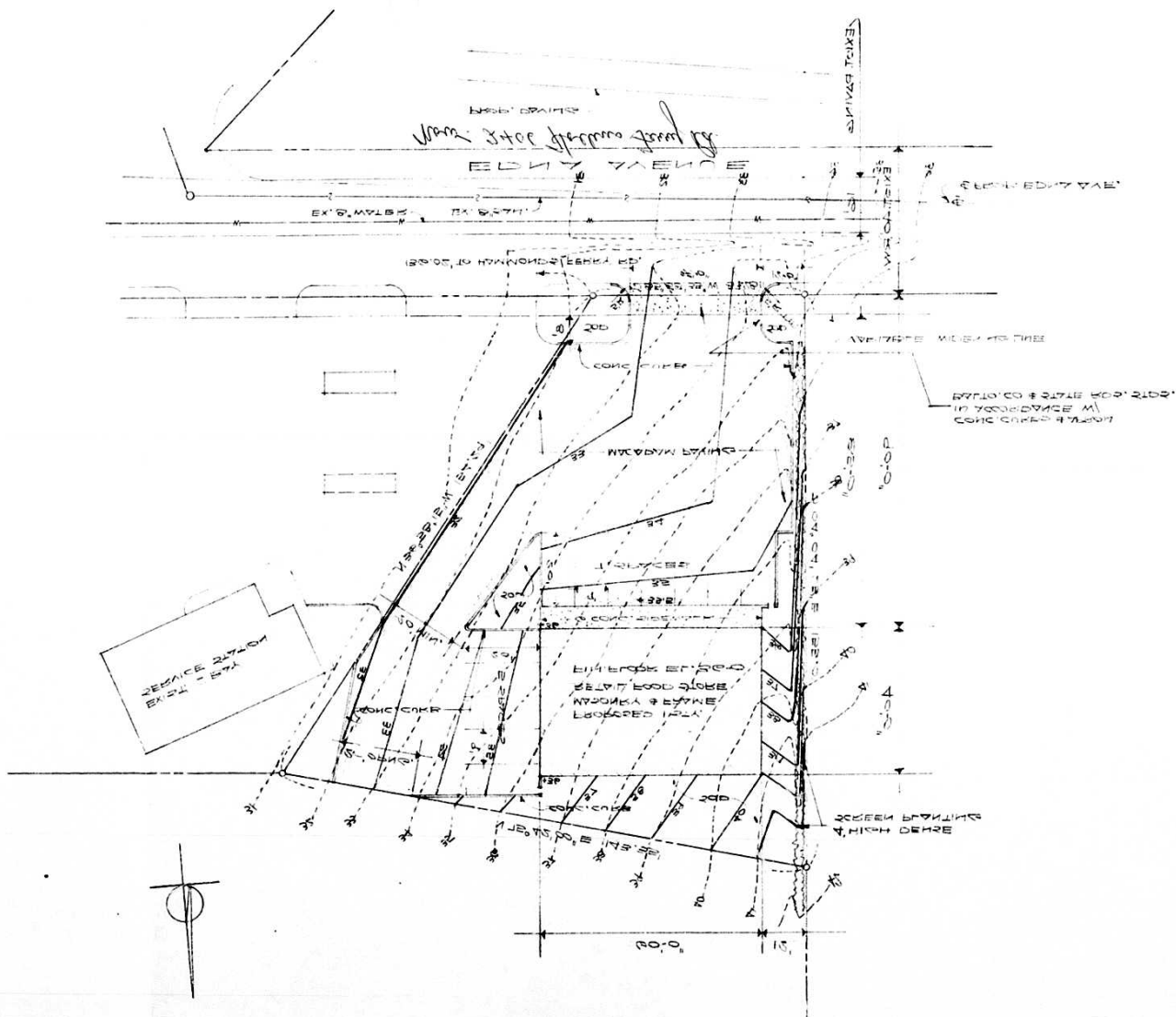
John A. Martin  
Manager.

Cost of Advertisement, \$ 30.00

Purchase Order AB783  
Requisition No. M419

0.2500 TOTAL VACKED

SCALE 1"=50.0'  
SITE PLAN



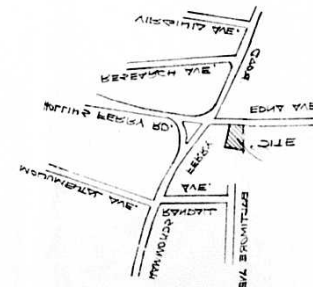
|                                                                                                     |       |          |              |
|-----------------------------------------------------------------------------------------------------|-------|----------|--------------|
|                                                                                                     | DATE  | 1-2-1950 | 0001         |
|                                                                                                     | BY    | AS NOTED | CONSTRUCTION |
|                                                                                                     | SCALE | 1"=50.0' | DIFFERENTIAL |
| DIVISION OF INVESTIGATION<br>UNITED STATES DEPARTMENT OF JUSTICE<br>FEDERAL BUREAU OF INVESTIGATION |       |          |              |

REJECTION DIST. IS  
BALTIMORE CO. MARYLAND  
EAST OF HARRISON STREET RD.  
NORTH SIDE OF EDMUND AVENUE  
PROPOSED DETAIL FOOD STORE

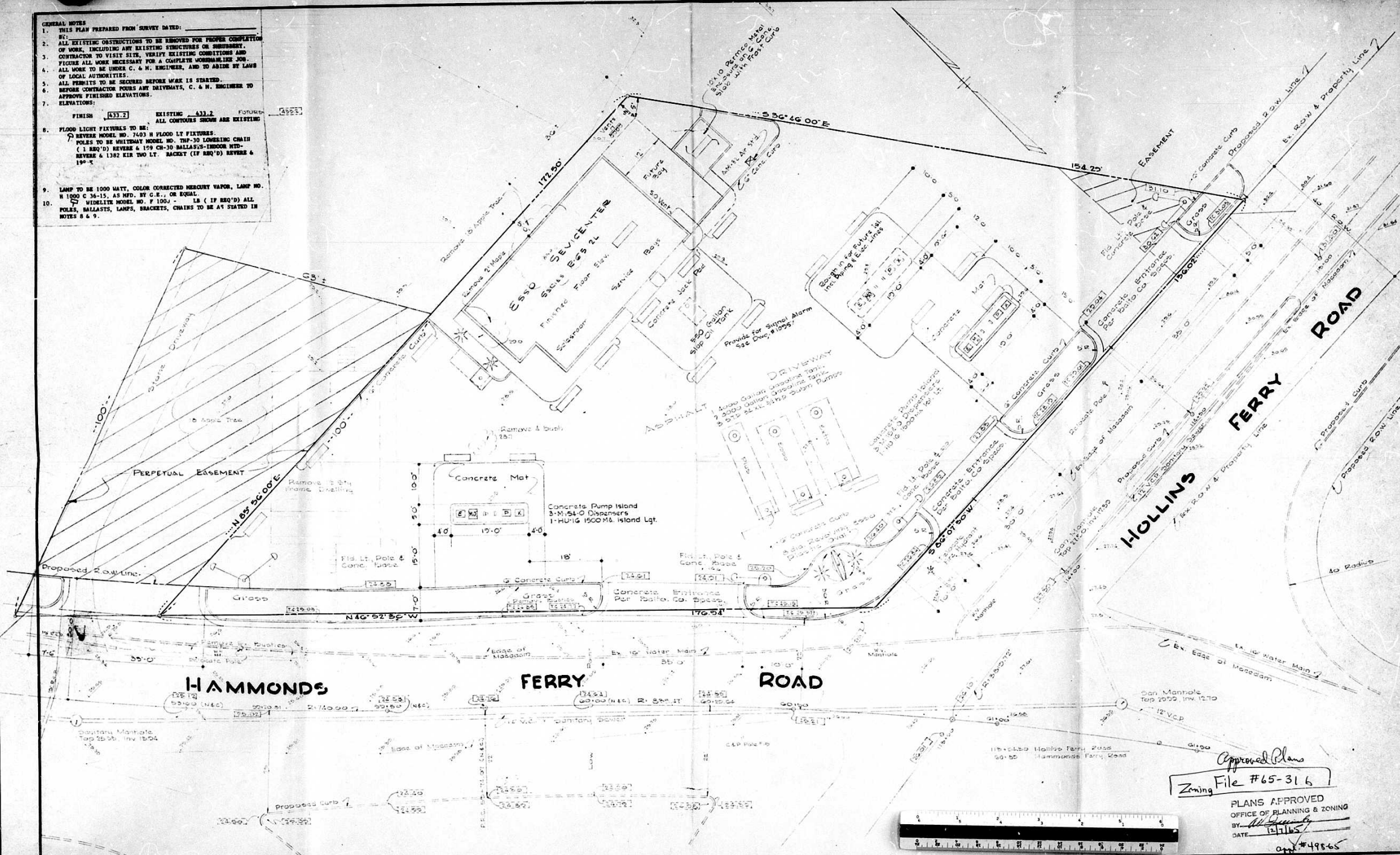
HINDSIGHT CONSTRUCTION

DATE 1/1/50  
BY [Signature]  
OFFICE OF ENGINEERING  
PLANS APPROVED

SCALE 1"=500'  
VICINITY PLAN



- GENERAL NOTES
1. THIS PLAN PREPARED FROM SURVEY DATED: 10/1/65
  2. ALL EXISTING OBSTRUCTIONS TO BE REMOVED FOR PROPER COMPLETION OF WORK, INCLUDING ANY EXISTING STRUCTURES OR SHEDDING.
  3. CONTRACTOR TO VISIT SITE, VERIFY EXISTING CONDITIONS AND FIGURE ALL WORK NECESSARY FOR A COMPLETE WORKMANLIKE JOB.
  4. ALL WORK TO BE UNDER C. & M. ENGINEER, AND TO ABIDE BY LAWS OF LOCAL AUTHORITIES.
  5. ALL PERMITS TO BE SECURED BEFORE WORK IS STARTED.
  6. BEFORE CONTRACTOR POORS ANY DRIVEWAYS, C. & M. ENGINEER TO APPROVE FINISHED ELEVATIONS.
  7. ELEVATIONS:
- FINISH 433.2 EXISTING 433.2
8. FLOOD LIGHT FIXTURES TO BE:
- REVERSE MODEL NO. 7403 H FLOOD LT FIXTURES
  - POLES TO BE WIDELITE MODEL NO. 710-30 TOWERING CHAIN
  - (1 180" D) REVERSE & 159 CH-30 BALLASTS-5-INDOOR HTD-REVERSE & 1382 KIR TWO LT. RACKET (17 800" D) REVERSE & 190" X
9. LAMP TO BE 1000 WATT, COLOR CORRECTED MERCURY VAPOR, LAMP NO. H 1000 C 36-15, AS MTD. BY G.E., OR EQUAL.
10. WIDELITE MODEL NO. F 1001 - LB (17 800" D) ALL POLES, BALLASTS, LAMPS, BRACKETS, CHAINS TO BE AS STATED IN NOTES 8 & 9.



THIS BLUEPRINT IS LOANED TO YOU  
AND MUST BE RETURNED WHEN IT HAS  
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS:  
Relocate Islands & Entr. on Hamm Ferry Rd. 11/24/65 PM  
Relocate Bldg. Dec 15, 1965 PM

REVISIONS:

HUMBLE OIL & REFINING CO.  
7720 YORK ROAD  
TOWSON, MARYLAND 21204

PROPOSED  
SERVICE STATION

Drawn J.L. Mathias  
Checked by J.L. Mathias  
By J.L. Mathias  
Scale 1" = 10'

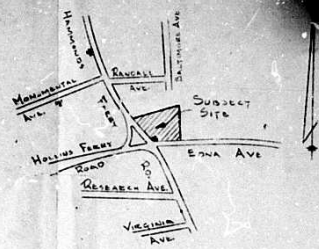
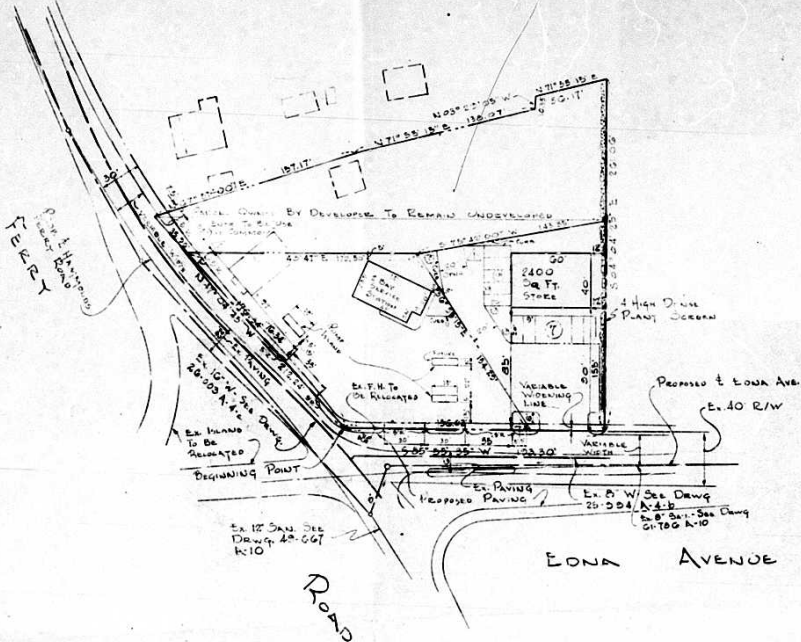
PLOT PLAN  
ACCOUNT #10812  
Hammonds Ferry & Hollis Ferry Rd  
Baltimore Co., Maryland

DATE: Oct 7, 65  
FILE  
SHEET  
BY  
1250-15

Approved Plans  
Zoning File #65-316

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: [Signature]  
DATE: 11/11/65  
am #49565

HAMMONDS  
(EX. R/W VEHICLE)  
FERRY



LOCATION PLAN  
SCALE: 1"=500'

GENERAL NOTES:

1. TOTAL AREA OF TRACT EQUALS 1.5540 ACRES.
2. PRESENT ZONING OF TRACT "B-1" & "B-2" SPECIAL EXCEPTION THE GAS STATION.
3. PROPOSED USE OF TRACT RETAIL STORE & GAS STATION.
4. FLOOD AREA OF RETAIL STORE EQUALS 1100 SQ. FT.
5. REQUIRED OFF-STREET PARKING (2000) UNIT, EQUALS 12.
6. PROPOSED OFF-STREET PARKING (2000) UNIT, EQUALS 12.
7. EXISTING STRUCTURES ON TRACT OWNED BY DEVELOPER SHALL BE REMOVED.
8. FOR FINAL SITE PLAN OF GAS STATION SEE DRAFT BY HAMMONDS & ASSOCIATES.

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *Al. G. [Signature]*  
DATE: 12/1/63

SITE PLAN  
OF

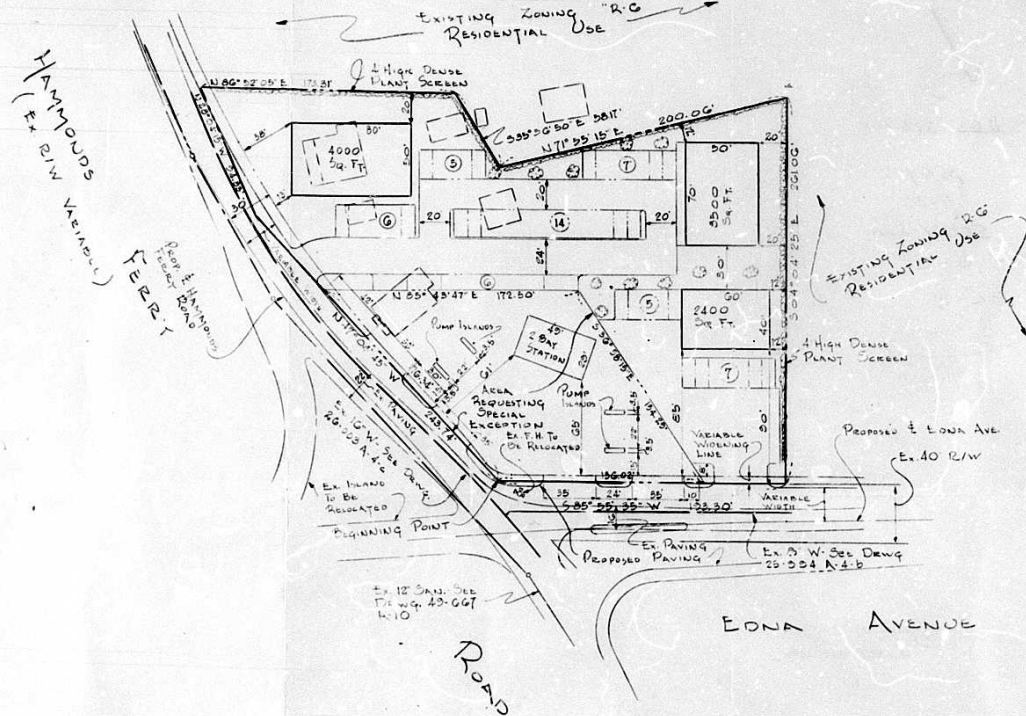
NE CORNER E. 40 AVE. & HAMMONDS FERRY RD.  
ELECTION DISTRICT 13  
BALTIMORE CO., MD.  
SCALE: 1"=50'

DEVELOPER  
COMMONWEALTH TRUST CO. OF WILMINGTON, DEL.  
ATTN: MR. GEO. H. MINTON  
P.O. Box 1044, BALTO. MD. 21203

MATZ, CHILDS & ASSOCIATES  
1420 BOWEN ST. BALTO. MD.  
65003 RLS PL

| REVISION                | DATE     |
|-------------------------|----------|
| 1. 2000 UNIT, EQUALS 12 | 11/21/63 |





LOCATION PLAN  
SCALE: 1"=500'

MAP  
#13  
SEC. 2A83-A  
SW-6-C  
BL-K

### GENERAL NOTES

1. TOTAL AREA OF TRACT EQUALS 1.7346 ACRES
2. PRESENT ZONING OF TRACT "R.C."
3. PRESENT USE OF TRACT "RESIDENTIAL" & "NO USE"
4. PROPOSED ZONING OF TRACT "BL" WITH SPECIAL EXCEPTION
5. PROPOSED USE OF TRACT SHOPPING CENTER & GAS STATION
6. TOTAL FLOOR AREA OF BUILDINGS EQUALS 3,000 SQ. FT.
7. REQUIRED OFF-STREET PARKING (0.10) EQUALS 50 UNITS
8. PROPOSED OFF-STREET PARKING (0.20) EQUALS 100 UNITS
9. EXISTING STRUCTURES ON SITE TO BE REMOVED
10. INTERSECTION OF HAMMONDS FERRY RD., EDNA AVE. & HOLLIS FERRY RD. UNDER DESIGN BY HIGHWAY DESIGN SECTION, BALTO. CO. DEPT. OF ENGINEERING.

### PLAT TO ACCOMPANY PETITION FOR

RECLASSIFICATION & SPECIAL EXCEPTION OF PROPERTY

AT  
NE CORNER EDNA AVE. & HAMMONDS FERRY RD.

ELECTION DISTRICT 13  
SCALE: 1"=50'

BALTIMORE CO., MD.  
MARCH 1, 1965

