

ORDER RECEIVED FOR FILING

DATE 3/12/66

BY J. G. ROSE

ADMINISTRATIVE ASSISTANT

#66-189-X
#1
SW-1-H
"X"

RE: PETITION FOR SPECIAL EXCEPTION
3/3 Baltimore National Pike 3960'
W of Rolling Road - 1st District
John J. Geremko

DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
66-189-X

The Petitioner seeks a Special Exception for a filling station. The proposed site is on a tract which is located between the Howard County line and Rolling Road in Baltimore County, and there are no other filling stations at this time located on the 3/3 of Route 10 in this particular section.

The requirements of Section 500.1 of the Baltimore County Zoning Regulations have been met.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of March, 1966, that a Special Exception for a filling station should be and the same is granted, from and after the date of this Order, subject, however, to the following restrictions:

1. That the gasoline filling station shall not be used for the storing of school buses for any portion of the day.
2. Rental trucks and rental trailers shall not be stored or rented from the subject premises.
3. No used cars or wrecked cars shall be stored on the property.
4. No advertising displays shall be permitted on the outside of the filling station building without prior approval of the Zoning Commissioner.
5. No vending machines shall be permitted on the property except such as are approved by the Office of Planning and Zoning on the final construction and building plans for the station at the time a building permit is issued.

The site plan for the development of said property is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hickey
Deputy Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Gavrelis, Director of Planning
SUBJECT: Petition #66-189-X, "South side of Baltimore National Pike 3960' W of Rolling Road. Petition for Special Exception for Filling Station."

1st District
HEARING: Monday, February 28, 1966. (11:00 A.M.)

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

1. There are already at least fifteen filling stations established on the Baltimore National Pike between the city line and the Howard County line. From a planning viewpoint, this would appear to be a more than adequate number, particularly in light of the fact that travel patterns in this vicinity will change considerably when Interstate Route 70-N is opened.
2. Most of the existing service stations - no matter what their adverse effects are - do serve the populations of residential developments. The filling station requested under this petition, however, seems to have no relation to a residential service area. In view of this and the foregoing points, we question that the filling station is needed.
3. We believe that the public interest would be far better served if the subject property were developed with industry, utilizing the potentials of the ML zone, rather than used for a purpose whose effect upon the public interest is, at best, controversial.

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, JOHN J. GEREMKO, and legal owners 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

No 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 _____ 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.

Contract purchaser
Address: 1910 Russell Street
Baltimore, Maryland 21230

Legal Owner
Address: 217 Hawthorne Road
Baltimore, Maryland 21210

William L. Jacob, Petitioner's Attorney
Address: First Nat'l Bank Bldg.
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of January, 1966, 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 106, County Office Building in Towson, Baltimore County, on the 28th day of February, 1966, at 11:00 o'clock A.M.

(over)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

William L. Jacob, Esquire
First National Bank Building
Towson, Maryland 21204

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
BUREAU OF HIGHWAYS
The Baltimore National Pike is a State Road.
Water - existing 30" water in Baltimore National Pike, however, service to this site would require a 12" extension from the existing stub 830' west of this site.
Sewer - existing sanitary sewer approximately 1000 feet west of this site crossing the Baltimore National Pike.
Adequacy of existing utilities to be determined by developer or his engineer.

STATE ROAD CONSTRUCTION: Front curb must be 15 ft. from edge of travel roadway. Entrances subject to State Roads Commission approval.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning to the Zoning Commissioner's hearing.

The following members had no comment to offer:

- Fire Bureau - Plans Review
- Health Department
- Industrial Development Commission
- Board of Education
- Buildings Department
- Bureau of Traffic Engineering
- Office of Planning and Zoning

Very truly yours,

James E. Hays, Principal Zoning Technician

cc: Mr. Carlisle Brown - Bureau of Engineering
Mr. John Myers - State Roads Commission

MULLER, RAPHEL & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS - LAND SURVEYORS - SURVEY CONSULTANTS
201-208 COURTLAND AVENUE, TOWSON, MARYLAND 21204
928-3018 - 928-1231

ZONING DESCRIPTION

BEGINNING for the same at a point on the south side of the Baltimore National Pike measured northwesterly 3960' more or less from the intersection formed by the west side of Rolling Road and the south side of the Baltimore National Pike, said point of beginning being also at the end of the 2nd line of the land which by deed dated August 19, 1960 and recorded among the Land Records of Baltimore County in Liber WJR 3742, Folio 448, was conveyed by Doyle-Dickey Post No. 163 Veterans of Foreign Wars of the United States, Incorporated to John J. Geremko and wife, running thence and binding on the south side of the Baltimore National Pike, as now surveyed, by a curve to the right with a radius of 7714.44' for a distance of 200.00', thence leaving the south side of the Baltimore National Pike and the deed, as now surveyed, the three following courses and distances:
(1) S26°07'20"W 216.88'; (2) S78°44'00"E 201.63'; (3) N26°07'20"E 120.32' to the place of beginning.

CONTAINING 0.75 acres of land more or less.
BEING all of the land which by deed dated August 19, 1960 and recorded among the Land Records of Baltimore County in Liber WJR 3742, Folio 448, was conveyed by Doyle-Dickey Post No. 163 Veterans of Foreign Wars of the United States Incorporated to John J. Geremko and wife.

A. J. Muller
#1391

SURVEY - LOTS - FARMS - TOPOGRAPHY - LOCATION - CONTRACTORS SERVICE - SUBDIVISION DESIGN AND LAYOUT - ROADS - SANITARY SEWERS - STORM DRAIN - WATER - ZONING PLATS, DESCRIPTIONS AND TESTIMONY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 35756

DATE 2/24/66

To: William L. Jacob, Esq.
First National Bank Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-422	QUANTITY	TOTAL AMOUNT
Petition for Special Exception for John J. Geremko	1	\$6.00
Advertising and posting of property for John J. Geremko	1	\$6.00
2-366 1-43	35756 IIP-	5600

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.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 35795

DATE 2/24/66

To: William L. Jacob, Esq.
First National Bank Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-422	QUANTITY	TOTAL AMOUNT
Advertising and posting of property for John J. Geremko	1	\$6.00
2-2865 9-72	35795 IIP-	5600

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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

January 27, 1966

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
VA. 2000

George E. Gavrelis
Director

John G. Rose
Deputy Commissioner

William L. Jacob, Esquire
First National Bank Building
Towson, Maryland 21204

Dear Sirs:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 days nor more than 90 days after the date on the filing certificate will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 353.

Very truly yours,

James E. Hays, Principal Zoning Technician

JED:ylb

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 25th day of January, 1966.

John G. Rose
Zoning Commissioner

Petitioner John J. Geremko

Petitioner's Attorney William L. Jacob Reviewed by James E. Hays, Chairman of Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: Feb 12, 1966
Posted for: James E. Hays, Principal Zoning Technician
Petitioner: John J. Geremko
Location of property: 3960' W of Rolling Rd.
Location of Sign: 3960' W of Rolling Rd.
Remarks: J. E. Hays
Posted by: J. E. Hays Date of return: Feb 17, 1966

PETITION FOR SPECIAL EXCEPTION 1st DISTRICT

ZONING: Petition for Special Exception for a Filling Station.
LOCATION: South side of Baltimore National Pike 3.66 miles west of Rolling Road.
DATE & TIME: MONDAY, FEBRUARY 28, 1966 at 11:00 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.

Petition for Special Exception for Filling Station.
All that piece of land in the First District of Baltimore County.

BEGINNING for the same at a point on the south side of the Baltimore National Pike measured northwesterly 2960' more or less from the intersection of the west side of Rolling Road and the south side of the Baltimore National Pike, said point of beginning being also at the end of the 2nd line of the land which by deed dated August 19, 1960 and recorded among the Land Records of Baltimore County in Liber WJ 2712, Folio 448, was conveyed by Doyle-Hickey Post No. 163 Veterans of Foreign Wars of the United States, Incorporated to John J. Germonio and wife, running thence and bounding on the south side of the Baltimore National Pike as now surveyed, by a curve to the right with a radius of 7714.41' for a distance of 280.00', thence leaving the

OFFICE OF BALTIMORE COUNTY

THE HERALD - ARGUS
Catonville, Md.

CATONVILLE, MD.

February 14, 1966.

CERTIFY, that the annexed advertisement of the Baltimore County, Maryland, papers published in Baltimore County, Maryland, for One successive week before the 14th day of February, 1966, that is to say

THE BALTIMORE COUNTIAN, a group of papers published in Baltimore County, Maryland, for One successive week before the 14th day of February, 1966, that is to say

February 10, 1966.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager, THE

PETITION FOR SPECIAL EXCEP TIONS-1ST DISTRICT

ZONING: Petition for Special Exception for a Filling Station.
LOCATION: South side of Baltimore National Pike 3.66 miles west of Rolling Road.
DATE & TIME: MONDAY, FEBRUARY 28, 1966 at 11:00 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.

Petition for Special Exception for Filling Station.
All that parcel of land in the First District of Baltimore County.

BEGINNING for the same at a point on the south side of the Baltimore National Pike measured northwesterly 2960' more or less from the intersection of the west side of Rolling Road and the south side of the Baltimore National Pike, said point of beginning being also at the end of the 2nd line of the land which by deed dated August 19, 1960 and recorded among the Land Records of Baltimore County in Liber WJ 2712, Folio 448, was conveyed by Doyle-Hickey Post No. 163 Veterans of Foreign Wars of the United States, Incorporated to John J. Germonio and wife, running thence and bounding on the south side of the Baltimore National Pike as now surveyed, by a curve to the right with a radius of 7714.41' for a distance of 280.00', thence leaving the

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 10, 1966.

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 the 10th day of February, 1966, the first publication appearing on the 10th day of February, 1966.

THE JEFFERSONIAN

L. L. Smith
Manager.

Cost of Advertisement, \$.....

...you'll like

MONTGOMERY WARE

SOME ITEMS LISTED
NEW, USED, DAMAGED &
DEMONSTRATORS
ALL FULLY GUARANTEED

CLEAR AND

1960 and recorded among the Land Records of Baltimore County in Liber WJ 2712, Folio 448, was conveyed by Doyle-Hickey Post No. 163 Veterans of Foreign Wars of the United States, Incorporated to John J. Germonio and wife, running thence and bounding on the south side of the Baltimore National Pike as now surveyed, by a curve to the right with a radius of 7714.41' for a distance of 280.00', thence leaving the

OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Reisterstown, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

February 14, 1966.

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

was inserted in THE BALTIMORE COUNTIAN, a group of these weekly newspapers published in Baltimore County, Maryland, once a week for One successive week before the 14th day of February, 1966, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager, THE

Hand-drawn site plan for a proposed building on a 1-acre lot. The plan shows a rectangular building footprint with a canteen area, surrounded by parking spaces. Key features include:

- Top Boundary:** EX. 30' WATER
- Top Road:** BALTIMORE NATIONAL PIKE
- Horizontal Line:** STATION
- Diagonal Road:** 3960'± TO ROLLING RD.
- Left Boundary:** 100'± TO STATION
- Right Boundary:** 100'± TO ROLLING RD.
- Building Footprint:** A rectangular structure with a canteen area (28' x 63') and a parking area (45' x 85').
- Diagonal Line:** S 26° 07' 20" W / 201.32' (left side) and N 26° 07' 20" E / 201.32' (right side).
- Bottom Boundary:** 4' HIGH COMPACT PLANTING, S 78° 44' 00" E 201.63', E 30' R/W.
- Bottom Area:** PUBLIC LAND (BRAGG SCHOOL)
- Other Labels:** ML (Multiple Locations), CANTINEEN, AIR, TIRES, VETERINARY.



PLAT TO ACCOMPANY ZONING PETITION
1ST ELECT. DIST. BALTO. CO., MD.
SCALE: 1"=50' NOV. 16, 1965

#66-189X

map

✱

SEC. 2-A

SW-1-H

"X"



