

ATTORNEYS AT LAW
180 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773TELEPHONE 410/332-8600
WASHINGTON AREA 800/470-7400
FACSIMILE 410/332-86021986 LITTLE PATENT PARKWAY
COLUMBIA, MARYLAND 21044-3506
410/740-6300

FILE NUMBER

October 1, 1996

Mr. Arnold Jablon, Director
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204Re: Zoning Case No. 66-199X
33 East Padonia Road, Timonium, Maryland 21093

Dear Mr. Jablon:

I represent Padonia Village, Inc. which acquired title to 33 East Padonia Road by Deed from Shell Oil Company, dated July 24, 1996, and recorded among the Land Records of Baltimore County in Liber S.M. No. 11725, folio 81, copy of which is enclosed. The Petition of Towik Realty, Inc. to use the subject property for a gasoline filling station was granted by the zoning commissioner on March 17, 1996, in zoning case number 66-199X (See then map #8, Section 3-D-NW-15A). Following grant of this special exception, a three-bay service station was erected and used by Atlantic Richfield and then by Shell Oil Company until August 31, 1996. On or before that date, the dealer vacated the property and surrendered its lease. Shell Oil Company then removed all tanks and has completed or is about to complete its environmental cleanup pursuant to State and Federal laws relating to hazardous material.

This will serve to advise that Padonia Village, Inc. has no intent in any way to utilize the special exception granted in Zoning Case No. 66-199X on March 17, 1996, and, accordingly, is abandoning the gasoline filling station use on the subject property. In short, Padonia Village, Inc. has abandoned such special exception use, and will no longer utilize the special exception previously granted for the gasoline filling station, now referred to as a fuel service station.

If you need any other or further evidence of the abandonment of all right to use the subject property for a gasoline filling station or fuel service station purposes, please advise.

Yours very truly,
Eugene P. Smith

October 8, 1996

8th Election District

Dear Mr. Smith:

Thank you for the above notification of abandonment. This notice will be documented in the appropriate zoning records for case #66-199X.

Very truly yours,
John L. Davis
Planner II, Zoning Review

JLD:rye

cc: zoning case #66-199-X

ATTORNEYS AT LAW
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If you need any other or further evidence of the abandonment of all right to use the subject property for a gasoline filling station or fuel service station purposes, please advise.

Yours very truly,
Eugene P. Smith

179422-D-13 35bby:1/01/97/pag
Enclosure

THIS DEED Made this 24th day of July, 1996, by and between SHELL OIL COMPANY a body corporate of the State of Delaware, party of the first part, Grantor, and PADONIA VILLAGE, INC., a corporation of the State of Maryland, party of the second part, Grantee

WITNESSETH that in consideration of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$30,000.00), receipt whereof is hereby acknowledged, the said SHELL OIL COMPANY does hereby grant and convey unto the said PADONIA VILLAGE, INC., its successors and assigns, in fee simple, all that certain lot or parcel of land with the buildings and improvements thereon, situate in the Eighth District of Baltimore County in the State of Maryland, being more particularly bounded and described in accordance with the survey made by Mann-Talley Engineers & Surveyors, Inc. of Wilmington, Delaware, dated September 5, 1985, as follows, to wit:

BEGINNING for the same at a point set on the 11th line of a Deed dated January 11, 1963, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4099, folio 251, from the Maryland Title Guarantee Company to Towik Realty, Inc., said point being 170.05 feet from the beginning of said line, and being also on the South side of Padonia Road as shown on Baltimore County Right of Way Plats H.R.W. 59-251-1 & 3, said point also being 152.39 feet from the beginning of the 9th line in a Deed dated March 18, 1965, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4435, folio 543, from Riggs Building Corporation to Towik Realty, Inc., the 9th and 11th lines in the respective Deeds being one and the same; thence leaving the said point of beginning and running and binding on the South side of Padonia Road as shown on the above-mentioned Baltimore County Right of Way Plats H.R.W. 59-251-1 & 3, as now surveyed, courses referred to Baltimore County Traverse Stations, by a curve to the right, having a radius of 822.47 feet, an arc distance of 148.93 feet, in a northeasterly direction, having a chord bearing and distance of North 83 degrees 18 minutes 49 seconds East 148.73

feet to a corner for lands nor or formerly of Towik Realty, Inc. (existing iron pipe), thence thereby and leaving the south side of Padonia Road and running for new lines of division, the three (3) following described courses and distances: (1) South 6 degrees 41 minutes 52 seconds East 93.93 feet to a point (existing iron bar); (2) South 89 degrees 43 minutes 45 seconds West 133.39 feet to a point set on the above-mentioned 9th and 11th lines, thence by the same course South 89 degrees 43 minutes 45 seconds West 16.61 feet to a point (set nail in paving); and (3) North 6 degrees 41 minutes 52 seconds West 77.14 feet to the said South side of Padonia Road (set iron pipe), thence binding on the said South side of Padonia Road by a curve to the right, with a radius of 822.47 feet, an arc distance of 0.33 feet, in a northeasterly direction, having a chord bearing and distance of North 78 degrees 05 minutes 29 seconds East 0.33 feet to the place of BEGINNING, containing within said described metas and bounds 0.300 acres of land, more or less.

TOGETHER with all right, title and interest of the Grantor in and to any land lying in the bed of any street, avenue, road, highway or alley abutting or adjoining the above-described premises, to the centerline thereof, and also,

TOGETHER with the easement rights and privileges conveyed by Towik Realty, Inc. to Darmad Corporation by Deed dated March 18, 1967, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4734, folio 219

BEING the same lands and premises, which Atlantic Richfield Company, a Delaware corporation by Deed dated October 15, 1985, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 7029, folio 375, conveyed to SHELL OIL COMPANY, a Delaware corporation, in fee.

BY the execution of this Deed the party of the first part hereby certifies under the penalties of perjury that the actual consideration paid or to be paid

including the amount of any Mortgage or Deed of Trust outstanding is as hereinbefore set forth.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every rights, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining, including particularly, but not by way of limitation, the following: all rights to use and enjoy all roads, rights of ways and easements, appurtenances to the above-described land and premises.

TO HAVE AND TO HOLD, the said described lot or parcel of ground and premises above-described and mentioned and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, to the proper use and benefit of the said PADONIA VILLAGE, INC., its successors and assigns, in fee simple, subject to the restriction that the sale of gasoline will not be permitted on the property for a term of twenty-five (25) years from the date hereof.

AND the Grantor, party of the first part, hereby covenants that it, has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property granted; and that it will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said Grantor, the day and year first above written.

ATTEST:

Assistant Secretary

SHELL OIL COMPANY

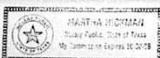
G. W. Hadley, Manager
Corporate Real Estate
Shell Services Company
as agent for Shell Oil Company



STATE OF TEXAS, COUNTY OF HARRIS, TO WIT:

I HEREBY CERTIFY, that on this 24th day of July, 1996, before me, the subscribed, a Notary Public of the State of Texas, personally appeared, G. W. Hadley, Manager, Corporate Real Estate, Shell Services Company, as agent for Shell Oil Company, a Delaware corporation, and that he as such Manager, Corporate Real Estate, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by himself as such Manager, Corporate Real Estate.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.



Martha A. Hickman
Notary Public

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEARS OF MARYLAND.

AFTER RECORDATION RETURN TO:
COMMONWEALTH LAND TITLE
INSURANCE COMPANY
401 E. Pratt Street
Suite 1524
Baltimore, Maryland 21201
File No. 1980222

0011725 005

State of Maryland Land Instrument Intake Sheet
Baltimore City & County: Chesapeake

Information provided is for the use of the Clerk of the Circuit Court, State Department of Assessments and Taxation, and County Finance Office only.
(Type or Print in Black Ink Only - All Copies Must Be Legible)
Check Box (C) Additional Intake Form is Attached

1. Type(s) of Instruments	Deed	Mortgage	Other	Other
2. Conveyance Type	Deed of Trust	Lease	Unimproved Sale	Multi-Rel. Accounts
Check Box	Arms-Length (1)	Arms-Length (2)	Arms-Length (3)	Length Sale (4)
3. Tax Exemptions (If Applicable)	Recordation	State Transfer	County Transfer	Other
4. Consideration Amount	Purchase Price/Consideration	Any New Mortgage	Balance of Existing Mortgage	Other
5. Fees	Recording Charge	Notary Fee	State Recording Tax	State Transfer Tax
6. Description of Property	SDAT requires submission of all applicable information	A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(a)(3)(b)	Partial Conveyance? Yes	No
7. Transferred From	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
8. Transferred To	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
9. Other Names to be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
10. Contact/Mail Information	Name: <u>Don Francis</u>	Address: <u>PO Box 328, Timonium, MD 21094</u>	Phone: <u>410-552-0000</u>	Return Address Provided
11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information	Assessment Use Only - Do Not Write Below This Line	Terminal Verification	Assessment Verification
Assessment Information	Assessment Use Only - Do Not Write Below This Line	Terminal Verification	Assessment Verification	Assessment Use Only - Do Not Write Below This Line

ORDER RECEIVED FOR FILING

DATE 3/24/66

BY J. G. Howell

RE: PETITION FOR SPECIAL EXCEPTION:
For Filling Station -
5 1/2 Padonia Road 600 E. of
York Road, 8th District -
Towik Realty, Inc., Petitioner -
Sibarco, Cont. Pur.

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-199-X

MAP
#8
SEC. 3-D
NW-15A
"X"

The petitioner has requested a special exception for a gasoline filling station on the south side of Padonia Road 600 feet east of York Road, in the Eighth District of Baltimore County.

As the petitioner has complied with all requirements of Section 502.1 of the Baltimore County Zoning Regulations a special exception should be granted.

It is this 17th day of March, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that a special exception for a gasoline filling station should be and the same is granted, from and after the date of this Order, provided that Towik Realty, Inc., its heirs and assigns, shall comply strictly with Section 405.1 of said Regulations in that the gasoline filling station shall not be used for the following:

1. Storing of school buses shall not be permitted for any portion of the day.
2. Rental trucks and rental trailers shall not be stored or rented from the subject property.
3. No used cars or wrecked cars shall be stored on the subject property.
4. No advertising displays shall be permitted on the outside of the 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 gasoline filling station at the time a building permit shall be 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.

Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Charles D. Wheeler
Building Engineer
FROM: J. G. Howell
Office of Planning and Zoning
SUBJECT: Correction of Length, Area, & Volume on
Application Form #217-66 (Building Permit #79928)

The applicant, Mr. James L. Larkin, brought to my attention his error in filling out the subject application. The plot plan that accompanied this application was approved by this office and placed in Zoning Petition File #66-199. Both the application and the plan were approved by this office on April 28, 1966. Furthermore, the yard setbacks as shown on the application correspond to those on the approved plan, and the approved plan shows a three bay station 59 feet in length. Therefore, this office is approving the corrections noted in red on the application form.

The approval of the aforementioned correction by this office is not to be construed to be anything more than approval of a dimensional correction on an application.

J. G. Howell
PLANNING III

cc: Zoning Petition File #66-199
Building Application File #217-66

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Towik Realty, Inc., legal owner... 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:

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... purposes.

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.

Sibarco: Towik Realty, Inc.
James L. Larkin, Cont. Purchaser By W. T. Biermann, V.P., Legal Owner
Address: 1600 York Road, Towson, Md. 21204
Address: 1600 York Road, Towson, Md. 21204
Address: 1600 York Road, Towson, Md. 21204
Address: 1600 York Road, Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this... day of... 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 property be posted, and 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... day of March, 1966, at 2:00 o'clock P.M.



(over)

February 16, 1966

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

W. Lee Thomas
Campbell Building
Towson, Maryland 21204
SUBJECT: Special Exception Filing Site
For Towik Realty, Inc.
Located Padonia Rd E of York
8th District
(Item 7, February 5, 1966)

Dear Sir:

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

BUREAU OF ENGINEERING: A Public Works Agreement has been executed between Towik and Baltimore County for construction of water, sewer, drains and roads which will serve this site. The agreement was made for the Padonia Shopping Plaza of which this site is a part.

BUREAU OF TRAFFIC ENGINEERING: This bureau will review and make any necessary comment at a later date.

PROJECT PLANNING DIVISION: This bureau will review and make any necessary comments at a later date.

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 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau-Plans Review
Health Department
Buildings Department
Board of Education
Industrial Development Commission
State Roads Commission

Very truly yours,

James E. Howell
JAMES E. HOWELL, Principal
Zoning Technician

cc: Mr. Carlyle Brown-Bureau of Engineering
Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. Albert Quinby-Project Planning Division

DESCRIPTION OF PART OF PROPERTY OF TOWIK REALTY, INC.
ATLANTIC REFINING COMPANY

Beginning for the same at a point on the south side of Padonia Road, said point of beginning being distant 54.50 feet westerly measured along the said south side from a P.C.C. opposite centerline Station 75 + 10.57 as shown on Baltimore County Highway Right of Way Plat No. 59-251-3 said point of beginning being also distant 600 feet more or less easterly measured along the said south side of Padonia Road from the east side of York Road running thence for lines of division the three following courses and distances viz: first, South 6 degrees 39 minutes 49 seconds East 93.43 feet; second, South 89 degrees 45 minutes 53 seconds West 150.00 feet and third, North 6 degrees 39 minutes 49 seconds West 77.14 feet to the south side of said Padonia Road, running thence binding on the south side of said Padonia Road by a line curving to the right with a radius of 822.47 feet for a distance of 149.26 feet said curve being subtended by a chord bearing North 81 degrees 20 minutes 11 seconds East 149.05 feet to the point of beginning.

Being part of that parcel of land as described in a deed from Riggs Building Corporation to Towik Realty, Inc. dated March 18, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4435, folio 543.

Being also part of that parcel of land as described in a deed from The Maryland Title Guarantee Company to Towik Realty, Inc. dated January 11, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4099, folio 251.

Subject to slope easements as shown on Baltimore County Highway Right of Way Plats No. 59-251-1 and No. 59-251-3.

W. Lee Thomas
Campbell Building
Towson, Maryland 21204

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
8th day of February, 1966

Petitioner Towik Realty, Inc.

Petitioner's Attorney W. Lee Thomas Reviewed by James E. Howell
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Towik Realty Co.
1600 York Rd.
Towson, Md., Towson, Md.

REPORT TO ACCOUNT NO. 66-622
QUANTITY 1
DETAILS UPPER SECTION RETURN WITH YOUR REMITTANCE

QUANTITY	DETAILS UPPER SECTION RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$22.00
1	Petition for Special Exception #66-199-X	50.00
		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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 4, 1966
FROM: Mr. George E. Gavrellis, Director of Planning
SUBJECT: Petition #66-199-X. "South side of Padonia Road 600 feet East of York Road. Petition for Special Exception for Filling Station." Towik Realty, Inc. - Petitioners.
8th District
HEARING: Wednesday, March 16, 1966. (2:00)

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

1. The petitioner, with others, is also requesting a filling station for another site within these land holdings, under Petition #66-178-X. In commenting on that petition, we said "Among the alternative criteria that this office has used for many years in determining its position regarding a filling station case is whether the proposed station would be sited internally within a shopping center. It is our recommendation that any filling station on this property be sited entirely within the Padonia Shopping Center. Unlike the filling station requested under that petition, the present proposal would essentially meet the criterion stated.
2. Since there are details of the petitioner's plan that are not quite satisfactory, we request that site plan be made subject to our approval should the petition be granted.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Mr. George E. Gavrellis, Director of Planning
Campbell Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 66-622
QUANTITY 1
DETAILS UPPER SECTION RETURN WITH YOUR REMITTANCE

QUANTITY	DETAILS UPPER SECTION RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$22.00
1	Advertising and posting of property for Towik Realty Co. #66-199-X	54.75
		54.75

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.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Posted for: George E. Gavrellis, Director of Planning
Petitioner: Towik Realty, Inc.
Location of property: 5 1/2 Padonia Rd. E. of York Rd.
Location of Signs: 5 1/2 Padonia Rd. E. of York Rd.
Remarks: See petition #66-199-X
Posted by: George E. Gavrellis, Director of Planning
Date of return: 3/24/66

Road, said point of beginning being distant 54.50 feet westerly measured along the said south side from a P.C.C. opposite centerline Station 75 plus 10.57 as shown on Baltimore County Highway Right of Way Plat No. 59-251-3 said point of beginning being also distant 600 feet more or less easterly measured along the said South side of Padonia Road from the east side of York Road running thence for lines of division the three following courses and distances viz: first, South 6 degrees 39 minutes 49 seconds East 93.93 feet; second, South 89 degrees 46 minutes 03 seconds West 150.00 feet and third, North 6 degrees 39 minutes 49 seconds West 77.14 feet to the south side of said Padonia Road, running thence binding on the south side said Padonia Road by a line curving to the right with a radius of 822.47 feet for a distance of 149.26 feet said curve being subtended by a chord bearing North 83 degrees 20 minutes 11 seconds East 149.05 feet to the point of beginning.

Being part of that parcel of land as described in a deed from Riggs Building Corporation to Towik Realty, Inc. dated March 18, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4435, folio 543. Being also part of that parcel of land as described in a deed from The Maryland Title Guarantee Company to Towik Realty, Inc. dated January 11, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. 4099, folio 251.

Subject to slope easements as shown on Baltimore County Highway Right of Way Plats No. 59-251-1 and No. 59-251-3. Being the property of Towik Realty, Inc. as shown on plat plan filed with Zoning Department.

Hearing Date: Wednesday, March 16, 1966 at 2:00 P.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.

Feb. 24.

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Roisterstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

February 28, 1966.

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, Mary-
land, once a week for One ~~successive~~ weeks before
the 28th day of February, 1966, that is to say
the same was inserted in the issues of

February 24, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager R.M.

ORIGINAL

PETITION FOR SPECIAL EXCEP-
TION--8TH DISTRICT

ZONING: Petition for Special Ex-
ception for Filling Station.
LOCATION: South side of Padonia
Road 600 feet East of York Road.
DATE & TIME: Wednesday, March
16, 1966 at 2:00 P.M.
PUBLIC HEARING: Room 108, Coun-
ty Office Building, 111 W. Chesa-
peake Avenue, Towson, Maryland.

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

Petition for Special Exception for
Filling Station.

All that parcel of land in the
Eighth District of Baltimore County,
Beginning for the same at a point
on the south side of Padonia Road,
said point of beginning being dis-
tant 54.50 feet westerly measured
along the said south side from a
P.C.C. opposite centerline Station
75 - 10.57 as shown on Baltimore
County Highway Right of Way Plat
No. 59-251-3 said point of beginning
being also distant 600 feet more or
less easterly measured along the
said south side of Padonia Road
from the east side of York Road
running thence for lines of division
the three following courses and dis-
tances viz: first, South 6 degrees
39 minutes 49 seconds East 93.93
feet; second, South 89 degrees 46
minutes 03 seconds West 150.00 feet
and third, North 6 degrees 39 min-
utes 49 seconds West 77.14 feet to
the south side of Padonia Road,
running thence binding on the south
side of said Padonia Road by a line
curving to the right with a radius
of 822.47 feet for a distance of
149.26 feet said curve being sub-
tended by a chord bearing North
83 degrees 20 minutes 11 seconds
East 149.05 feet to the point of
beginning.

Being part of that parcel of land
as described in a deed from Riggs
Building Corporation to Towik Real-
ty, Inc. dated March 18, 1965 and
recorded among the Land Records
of Baltimore County in Liber R.R.G.
4435, folio 543.

Being also part of that parcel of
land as described in a deed from
The Maryland Title Guarantee Com-
pany to Towik Realty, Inc. dated
January 11, 1963 and recorded
among the Land Records of Bal-
timore County in Liber R.R.G. 4099,
folio 251.

Subject to slope easements as
shown on Baltimore County High-
way Right of Way Plats No. 59-251-1
and No. 59-251-3.

Being the property of Towik Real-
ty, Inc. as shown on plat plan filed
with the Zoning Department.

Hearing Date: Wednesday, March
16, 1966 at 2:00 P.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.

Feb. 24.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 24, 1966.

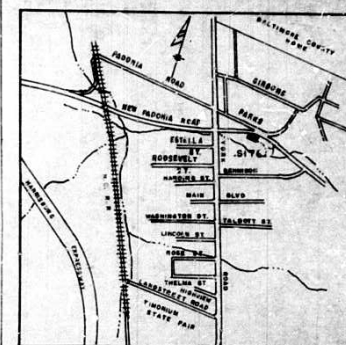
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once a week~~
at 1 time ~~successive weeks~~ before the 16th
day of March, 1966, the first publication
appearing on the 24th day of February
1966.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

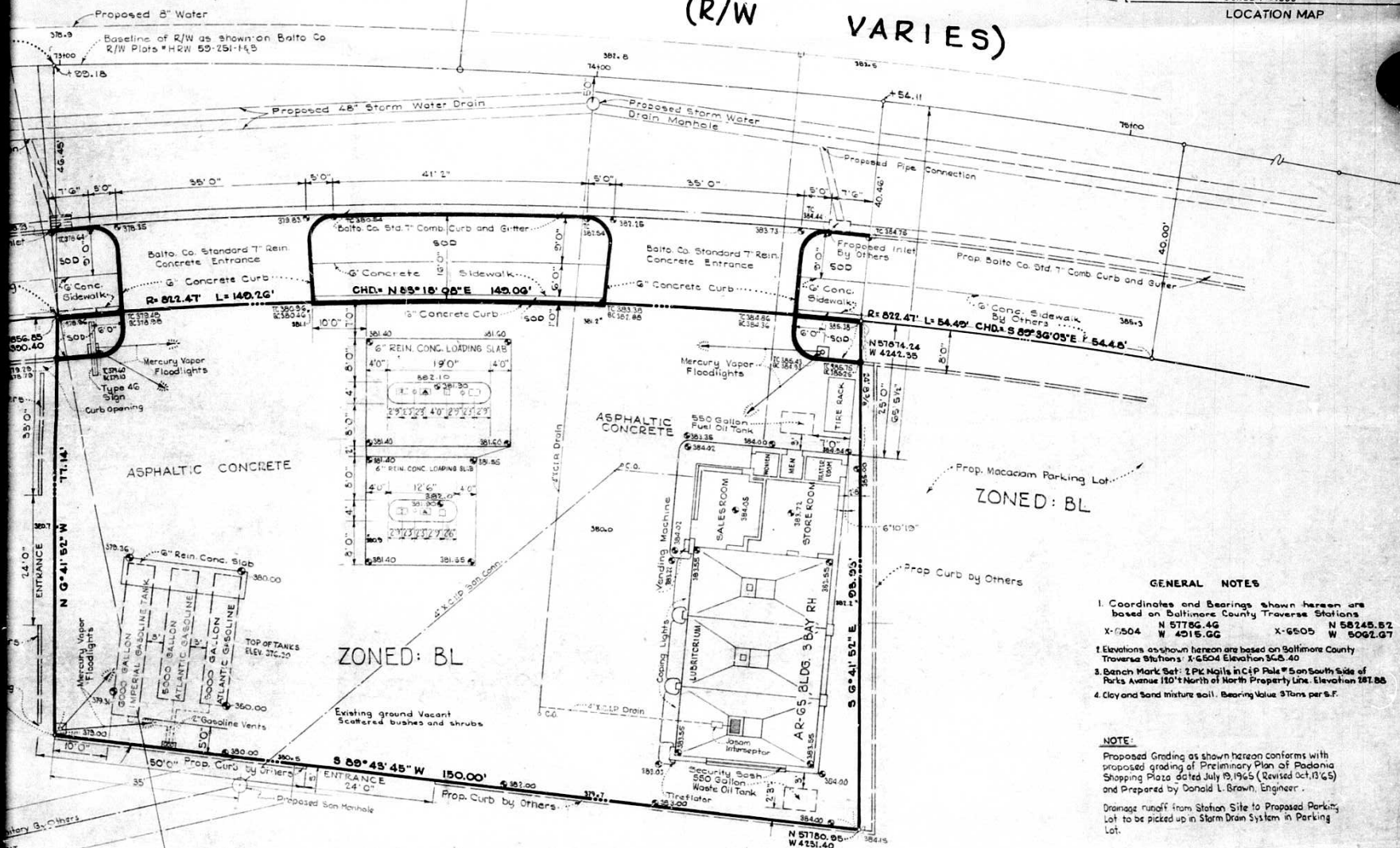
Sta. 71+00 - 79+74.00
 $\Delta = 43^{\circ}42'03''$
 $D = 5^{\circ}00'00''$
 $R = 1145.92'$
 $T = 459.50'$
 $L = 874.00'$
 $E = 88.69'$



LOCATION MAP

(PROPOSED) R O A D

(R/W VARIES)



1. Coordinates and Bearings shown herein are based on Baltimore County Traverse Stations

X-6504	N 5778G.46	X-6505	N 5824S.52
	W 4215G.66		W 5067G.07

2. Elevations shown herein are based on Baltimore County Traverse Stations: X-6504 Elevation 365.40

3. Bench Mark Set: 2 PK Nails in C&P Lot #5 on South Side of Parks Avenue 100' North of North Property Line. Elevation 187.88

4. Clay and Sand mixture soil. Bearing Value 370ms per S.F.

Proposed Grading as shown hereon conforms with proposed grading of Preliminary Plan of Padonia Shopping Plaza dated July 19, 1965 (Revised Oct. 13, 1965) and Prepared by Donald L. Brown, Engineer.

Drainage runoff from Station Site to Proposed Parking Lot to be picked up in Storm Drain System in Parking Lot.

Area: 13,086.03 Sq Ft; 0.3004 Ac.
Exist. Use: Vacant
Proposed Use: Service Station
Exist Zoning: BL
Proposed Zoning: BL with Special Exception

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: ALL
DATE: 7/28/66

SERVICE STATION
SOUTH SIDE PADONIA ROAD 500'± EAST OF YORK ROAD
BALTIMORE COUNTY, MARYLAND DISTRICT NO. 8

COBIA CORP.

THE ATLANTIC REFINING CO AGENT
ENGINEERING & CONSTRUCTION DEPT
206 S BROAD STREET PHILADELPHIA PENNSYLVANIA

SITE PLAN

APPROVED _____		DATE _____		206 S. BROAD STREET PHILADELPHIA PENNSYLVANIA	
DIST MGR _____		CHECKED BY _____		SITE PLAN	
REG MGR _____		SCALE 1" = 10'		PREPARED BY: MARYLAND SURVEYING AND ENGINEERING CO., INC. 1701 NORTH CALVERT STREET BALTIMORE MARYLAND 21202 M: 3-0405	
OPER MGR _____		AUTH NO _____			
		DRWG NO _____			
RE MGR _____		A.R.CO S DRWG NO _____		DATE JAN. 24, 1966	
				FILE 1TG4-TG	

