

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donallan N. Loges, 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, for the following reasons:

To permit modernization of existing service station building by converting same to a ranch style building and by adding an additional service bay and storage room.
Proposed improvements will increase size of building in excess of the 25% allowable expansion for a non-conforming use, under existing Baltimore County Zoning Regulations.

See attached description

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 re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Donallan N. Loges
Legal Owner
Address: 3631 Langrehr Road
Baltimore, Maryland 21207
Protestant's Attorney
Frank T. Ciombi, 121 W.
Susquehanna Ave.
Balto., Md. 21204
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of April, 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 had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 11th day of May, 1966, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

Frank T. Ciombi, Esquire
121 W. Susquehanna Avenue
Towson, Maryland 21204
Special Exception - Filling Station for Donallan N. Loges Located 3631 Langrehr Road and Langrehr Road, 2nd District (Item 2, April 12, 1966)

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

STATE BOARD COMMENTS: Concrete curbing must be constructed along the right of way line of Liberty Road and between the existing entrances.

REMARKS OF INTERESTING:
Sewer - Existing 6" sewer in both Langrehr and Liberty Roads.
Water - Existing 12" water in Liberty Road and existing 8" in Langrehr Road.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Langrehr Road is to be developed as a minimum 34' road on a 50' right of way.
Liberty Road is a State Road.
Storm Drain - It appears that a closed storm drain system will be necessary to convey drainage along the rear of this property and across Langrehr Road.

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
Industrial Development Commission
Board of Education
Buildings Department
Bureau of Traffic Engineering
Office of Planning and Zoning

Very truly yours,

James E. Davis
James E. Davis, Principal
Zoning Technician

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

JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
2453 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218

DESCRIPTION OF PROPERTY AT THE NORTHWEST CORNER OF LIBERTY ROAD AND LANGREHR ROAD ZONED BUSINESS LOCAL FOR WHICH SPECIAL EXCEPTION FOR SERVICE STATION IS REQUESTED

BEGINNING FOR THE SAME at the corner formed by the intersection of "X" the northeast side of Liberty Road, 66 feet wide, with the northwest side of Langrehr Road, 30 feet wide, as shown on the Revised Plat 4/21/66 Section "A" "Lagathia", recorded among the Land Records of Baltimore County in Plat Book W.M.M. No. 9 page 15; thence leaving said point of beginning and running with and binding along said northeast side of Liberty Road, referring all courses to the true meridian as established for the Baltimore County Metropolitan District, North 65 degrees 14 minutes 30 seconds West 225.00 feet to the division line between lots 4 and 5 as shown on the beforementioned plat; thence leaving said northwest side of Liberty Road and running with and binding along said division line between lots 4 and 5 North 24 degrees 45 minutes 30 seconds East 150.00 feet to the southwesterly outline of lot 15 as shown on said plat; thence running with and binding along a part of said southwesterly outline of lot 35 and along all of the southwesterly outline of lot 79 of said plat, in all South 65 degrees 14 minutes 30 seconds East 225.00 feet to intersect the beforementioned northwest side of Langrehr Road; thence running with and binding along said northwest side of Langrehr Road South 24 degrees 45 minutes 30 seconds West 150.00 feet to the point of beginning; containing 33,750 square feet of land.

BRANCH OFFICE: 25 WEST COURTLAND STREET • BELAIR • MARYLAND • TELEPHONE 8-8368

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: April 29, 1966
Posted for: Special Exception for Filling Station
Petitioner: Donallan N. Loges
Location of property: 3631 Langrehr Road, Baltimore, Md.
Location of Signs: at intersection of Liberty Road and Langrehr Road
Remarks: See above
Posted by: James E. Davis Date of return: April 29, 1966

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 29, 1966
FROM: Mr. George E. Gavelis, Director of Planning
SUBJECT: "Petition #66-247-X. Northeast corner of Liberty & Langrehr Roads. Pet. for Special Exception for Filling Station. Donallan N. Loges - Petitioner."
2nd District
HEARING: Wednesday, May 11, 1966. (10:30 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and, since this service station already occupies the subject property, will offer no comment on the special exception request. We do request, however, that the site plan be made subject to our approval in order that we may assure an adequate provision of parking, landscaping, etc.

DESCRIPTION OF PROPERTY AT THE NORTHWEST CORNER OF LIBERTY ROAD AND LANGREHR ROAD ZONED BUSINESS LOCAL FOR WHICH SPECIAL EXCEPTION FOR SERVICE STATION IS REQUESTED

BEING and comprising lots Five, Six, Seven, Eight, Nine, Ten, Eleven, Twelve, and Thirteen as shown on the beforementioned plat of "Lagathia".
This description is written for zoning purposes only and is not intended for use in conveyance of property.

APR: F
3 21 66
1366



James E. Davis
3-22-66

Frank T. Ciombi, Esquire
121 W. Susquehanna Avenue
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
5th day of April, 1966.

Petitioner: Donallan N. Loges

Petitioner's Attorney Frank T. Ciombi Reviewed by James E. Davis
Chairman of Advisory Committee

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 38638
DATE 5/23/66

TO: Donallan N. Loges
Frank T. Ciombi, Esq.
121 W. Susquehanna Ave.
Towson Md. 21204
BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for Donallan N. Loges	\$62.50
1	#66-247-X	
		\$62.50

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.

RE: PETITION FOR SPECIAL EXCEPTION
For Gasoline Filling Station -
1111 Cor. Liberty Road and Langrehr
Road, 2nd District
Donallan N. Loges and A. Marie
Loges, Petitioners

MAP
2-B
WESTERN
AREA
NW-C-G
"X"
NW-C-G
"X"

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-247-X

The petitioners have requested a special exception for a gasoline filling station at the northeast corner of Liberty and Langrehr Roads in the Second District of Baltimore County.

As the petitioners have complied with all the requirements of Section 102.1 of the Baltimore County Zoning Regulations the special exception should be granted.
It is this 12th day of May, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that a special exception for a gasoline filling station should be and the same is hereby granted, from and after the date of this Order, provided that Donallan N. Loges and A. Marie Loges, their heirs and assigns, shall comply strictly with Section 405.1 of said Regulations, in that the gasoline filling station will not be used for any of the following:

1. Storage 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 premises.
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.

James E. Davis
Zoning Commissioner of Baltimore County

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 37656
DATE 3/31/66

TO: John G. Crislin
6707 Coral Road
Baltimore, Md. 21207
BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Donallan N. Loges	\$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.

PETITION FOR SPECIAL EXCEP- TION—2ND DISTRICT

BOUND: Petition for Special
Exception for a Filling Station.

LOCATION: Northeast corner of Lib-
erty Road and Langrehr Road.

DATE & TIME: Wednesday, May 11,
1966 at 10:00 A.M.

PUBLIC HEARING: Room 108, 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 Bal-
timore County, will hold a public
hearing.

Petition for Special Exception for
a Filling Station.

All that parcel of land in the
second district of Baltimore County;

Beginning for the corner at the
corner formed by the intersection
of the northeast side of Liberty
Road, 54 feet wide, with the north-
west side of Langrehr Road, 30 feet
wide, as shown on the Revised plat
entitled "La Plancha," recorded among
the Land Records of Baltimore
County in Plat Book W.12, No. 9,
page 1; thence bearing said point
of beginning and running with
and binding along said northeast
side of Liberty Road, containing an
area of 1.12 acres, more or less,
as shown in the same number of
said plat, to the intersection of the
northwest side of Liberty Road, 54
feet wide, with the northwest side
of Langrehr Road, 30 feet wide, as
shown on said plat, thence running
with and binding along a part of
said southwest side of the northwest-
east side of said plat, to the
intersection of the northwest side
of Langrehr Road, 30 feet wide, with
the northwest side of Liberty Road,
54 feet wide, as shown on said plat,
thence running with and binding
along said southwest side of the
northwest side of said plat, to the
point of beginning, containing 11,750
square feet of land.

being and comprising lots Five,
Six, Seven, Eight, Nine, Ten, Eleven,
Twelve, and Thirteen as shown on
the aforementioned plat of "La
Plancha";

being the property of Douglas
N. Lupo and A. Marie Lupo, as
shown on plat plan filed with the
Zoning Department.

Hearing Date: Wednesday, May
11, 1966 at 10:00 A.M.

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

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.

Apr. 11.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 21, 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., since its
successive weeks before the 11th
day of May, 1966, the first publication
appearing on the 21st day of April,
1966.

THE JEFFERSONIAN,

L. L. Lupo
Manager.

Cost of Advertisement, \$.....

PETITION FOR SPECIAL EXCEPTION

2nd DISTRICT

ZONING: Petition for Special
Exception for a Filling Station.

LOCATION: Northeast corner
of Liberty Road and Langrehr
Road.

DATE & TIME: Wednesday,
May 11, 1966 at 10:00 A.M.

PUBLIC HEARING: Room 108,
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.

Petition for Special Exception
for a Filling Station.

All that parcel of land in the Sec-
ond District of Baltimore County;

Beginning for the corner at the
corner formed by the intersec-
tion of the northeast side of
Liberty Road, 54 feet wide,
with the northwest side of
Langrehr Road, 30 feet wide, as
shown on the Revised plat Section
"A" "La Plancha," recorded among
the Land Records of Baltimore
County in Plat Book W.12, No. 9,
page 1; thence bearing said
point of beginning and running
with and binding along said north-
east side of Liberty Road, refer-
ring to course to the true meri-
dian as established for the Bal-
timore County Metropolitan Dis-
trict, North 63 degrees 14 m., more
or less, East 22.50 feet to the
division line between lots 4 and 5
as shown on the aforementioned
plat; thence bearing said northeast
side of Liberty Road and running
with and binding along said di-
vision line between lots 4 and 5
North 24 degrees 45 minutes 30
seconds East 100.00 feet to the
southwesterly outline of lot 35
as shown on said plat; thence
running with and binding along a
part of said southwesterly out-
line of lot 35 and along all of the
southwesterly outline of lot 78 of
said plat, to the South 65 degrees
14 minutes 30 seconds East 223.00
feet to intersect the afore-
mentioned northwest side of Lang-
rehr Road; thence running with
and binding along said northwest
side of Langrehr Road South 24
degrees 45 minutes 30 seconds
West 150.00 feet to the point of
beginning, containing 32,750
square feet of land.

being and comprising lots
Five, Six, Seven, Eight, Nine, Ten,
Eleven, Twelve, and Thirteen as
shown on the aforementioned plat
of "La Plancha";

being the property of Douglas
N. Lupo and A. Marie Lupo,
as shown on plat plan filed with
the Zoning Department.

Hearing Date: Wednesday, May
11, 1966 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.

April 21.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

April 25, 1966.

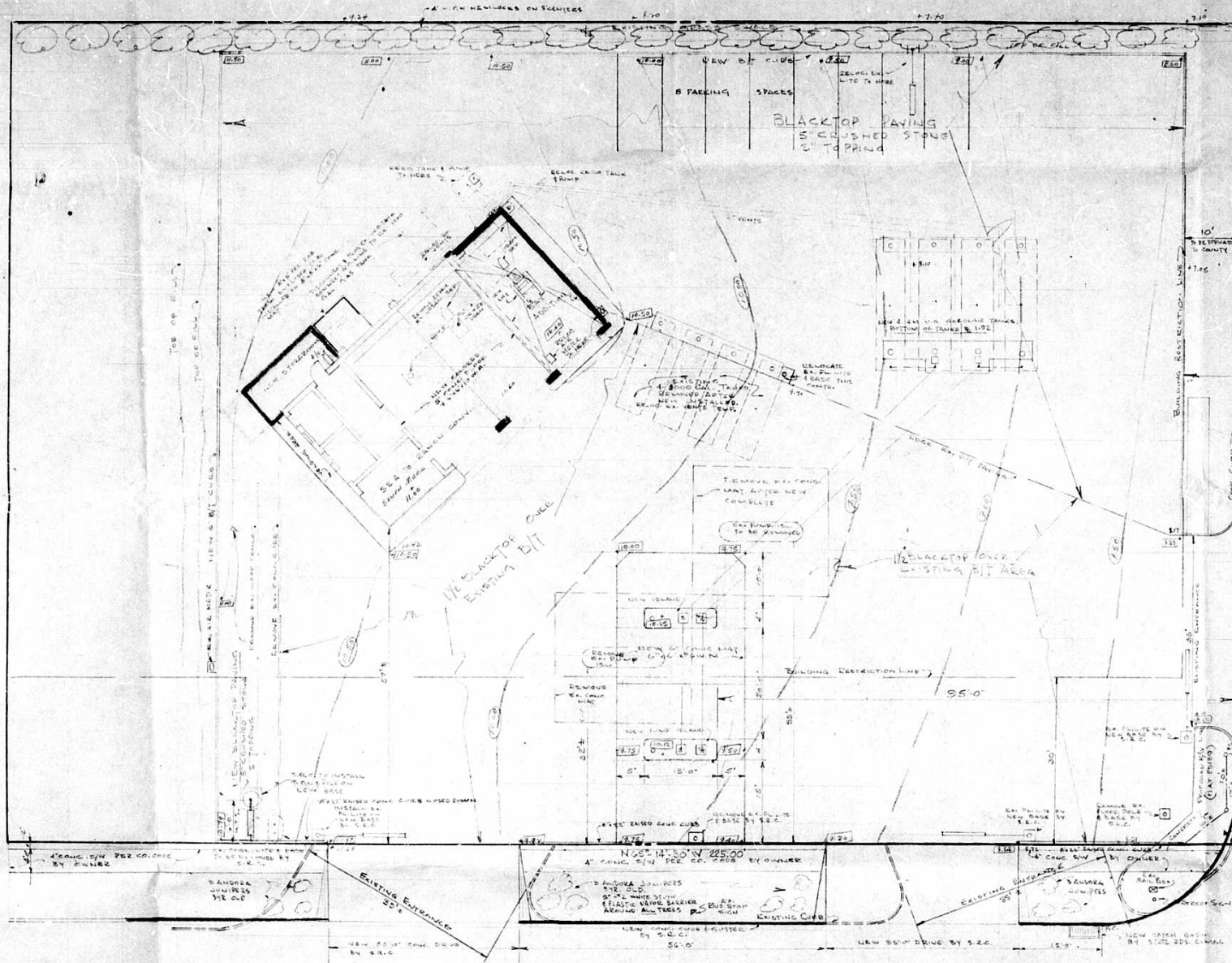
THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

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 25th day of April, 1966, that is to say
the same was inserted in the issues of

April 21, 1966.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager A. J.



NOTES:

1. REVIEW EX. CANOPY LIFES (L) ON NEW 7'0" HIGH DAVIT POLES.
2. NEW PUMP/TANK INSTALLATION TO BE COMPLETE & ACCEPTED BY SHELL ENGINEER PRIOR TO REMOVAL OF EX. TANKS & TANKS.
3. EXISTING GASOLINE TANKS TO BECOME CONTRACTOR'S PROPERTY.
4. STATE RES. COMM. TO PROVIDE FOR ALL PAVING OUTSIDE PROPERTY W/IN 10' LIBERTY RD. ALSO TO PROVIDE RELOCATION OF FLOOD LINES, SIGN, HOLES & BASES AS NOTED.
5. CONTRACTOR TO KEEP DEALER IN BUSINESS AT ALL TIMES W/ MIN. INTERUPTION.
6. W.D. S.E.C. WIDENING LIBERTY RD.

GRADE NOTE:

- 5.10' EX. ST. GRADE
- 10.50' FINISHED GRADE
- ROUGH MARK- EX. ST. OFFICE FLOOR.

NO.	DATE	BY	DESCRIPTION	APPR.
1	5-11-65	ADDN. CONC. SIDEWALK		
2	5-11-65	REPAIR TO PARK G. SIDE		
3	5-11-65	REPAIR TO PARK G. SIDE		
4	5-11-65	REPAIR TO PARK G. SIDE		

SHELL OIL COMPANY
EASTERN MARKETING REGION

PROPOSED RANCH CONVERSION
LIBERTY & LANGREND RD.
ROCKDALE, MD.

SCALE 1"=10.0'	D'T. MOR. APPR.
DATE 5-21-65	REGIONAL APPR.
DRAWN BY J.E. STANLEY	D-51004-3
CHECKED BY	

LIBERTY ROAD (No. 26)

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY J.E. STANLEY
DATE 5-21-65

Zoning #66-247
Reg. No. 92-67



BD 6524-1