

RE: PETITION FOR ZONING
REDISTRICTING, SPECIAL
EXCEPTION FOR EXTENSION
OF EXISTING AUTOMOTIVE
SERVICE STATION AND
VARIANCES TO ZONING
REGULATIONS - S/E Cor.
Eastern Ave. & Island
Point Road, 15th District -
Rosalie E. Doing, John
& Eleanor D. Weidemeyer,
Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 68-51-RXA

The petitioner has requested a redistricting from an undistricted district to an I. M. district. An I. M. district, industrial major, may be applied to certain areas individually containing 100 acres or more of land zoned for industrial or semi-industrial use. The subject property is zoned B, R, and, therefore, conforms to the requirements. This property is not divided by an Express-way or Free-way. Section 405, 2-B reads as follows: "On an individual site in an I. M. district, but not in an I. M. zone, and with no direct access to an arterial street other than a Class I Motorway".

The petitioner has requested that the Zoning Commissioner avail himself of the discretionary powers set forth in Section 405, 10-A so that the subject property may have an entrance to a roadway other than a Class I Commercial Motorway.

The Baltimore County Council declared a moratorium on gasoline service stations for a period of time. This moratorium was declared illegal by the Circuit Court of Baltimore County and the Maryland Court of Appeals. The Baltimore County Council then passed Bill No. 49 which became effective May 8, 1967, however the essential portions of the Bill have not been enacted to create districts and Class I and Class II Commercial Motorways. All of this has greatly delayed property owners on existing contracts, uses, leases, etc. Since the County Council has given the Zoning Commissioner these discretionary powers, it is believed that it is right and proper to permit the petitioner to proceed before the County Council designates Class I and Class II Commercial Motorways.

It should also be pointed out that an Automotive Service Station already exists on the property and the owner is desirous of placing a better and more modern station on the old site, plus an expansion onto an adjoining adjacent site.

Maryland
Surveying and
Engineering Co., Inc.

ZONING DESCRIPTION
FOR SPECIAL EXCEPTION AND SETBACK VARIANCE
SOUTH SIDE EASTERN AVENUE - 15th DISTRICT OF BACK RIVER

Beginning for the same at a point on the South Right of Way Line of Eastern Avenue, said point being situated Northeastly, 106.47 feet from the point formed by the intersection of the Southerly Right of Way Line of Eastern Avenue and the Easterly Right of Way Line of Island Point Road, said point being also situated Westerly 165 feet more or less from the Back River Bridge, said point being also the point of beginning described in a Zoning Petition dated August 10, 1955 for Charles H. Doing (The Texas Co.) filed among the records of the Baltimore County Zoning Office as number 3587-X; thence leaving the point of beginning and binding on the South Side of Eastern Avenue, N 59° 31' 11" E, 25 feet; thence leaving the South Side of Eastern Avenue and running S 30° 28' 49" W, 137.76 feet to the center of Old Eastern Avenue; thence binding in the center of Old Eastern Avenue by a curve to the right Southwestly, 25.03 feet, said curve having a radius of 230.87 feet and a chord bearing and distance of S 62° 23' 25" W, 25.03 feet; thence leaving the center of Old Eastern Avenue and binding reversely on the East Side of the aforementioned Zoning Petition, N 30° 28' 49" W, 137.76 feet to the place of beginning. Containing 0.079 Acres, more or less.



Signed This 25th day of July, 1967
J. Robert Russell

SCALE - ft. - 1 inch
File No. 1924-2

Maryland
Surveying and
Engineering Co., Inc.

ZONING DESCRIPTION
EXISTING SPECIAL EXCEPTION

Beginning for the same at the point formed by the intersection of the Southerly Right of Way Line of Eastern Avenue and the Easterly Right of Way Line of Island Point Road, said point of beginning being situated Westerly 270 feet more or less from the Back River Bridge, said point being also situated 50 feet eight inches from, and at right angle to, the Maryland State Roads Commission "Baseline of Right-of-Way" station 116 + 50 as shown on State Roads Commission Plat #13608; thence leaving the said point of beginning and binding on the Southerly Side of Eastern Avenue on a curve to the left Northeastly, 37.78 feet, said curve having a radius of 4638.33 feet and a chord bearing and distance of N 59° 45' 11" E, 37.78 feet; thence still binding on the Southerly Right of Way Line of Eastern Avenue N 59° 31' 11" E, 68.65 feet; thence leaving the Southerly Side of Eastern Avenue and running S 30° 28' 49" W, 137.76 feet to the center of Old Eastern Avenue; thence binding in the center of Old Eastern Avenue on a curve to the right Southwestly, 121.35 feet, said curve having a radius of 520.87 feet and a chord bearing and distance of S 70° 28' 28" W, 121.08 feet; thence leaving the center of Old Eastern Avenue and running N 11° 48' 30" W, 16.44 feet to a point on the Easterly Right of Way Line of Island Point Road; thence binding on the Easterly Right of Way Line of Island Point Road the three following courses and distances: N 52° 07' 54" W, 25.00 feet; N 29° 30' 49" W, 59.00 feet; and N 13° 38' 02" E, 22.62 feet to the place of beginning. Containing 15,255.44 square feet. (0.350 Acres)



Signed This 26th day of June, 1967
J. Robert Russell

SCALE - ft. - 1 inch
File No. 1924-2

PETITION FOR ZONING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Rosalie E. Doing, Widow and John Weidemeyer and
I, or we, ELEANOR D. Weidemeyer, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto, hereby petition (1) that the zoning status of the herein described property be changed from its present zoning to the Zoning Law of Baltimore County, from an Undistricted District to the following reasons:

For approval of Amended Plans of Automotive Service Station on area covered by existing Special Exception as well as the requested Special Exception for extension of existing Automotive Service Station, (1) request variance from these regulations to permit existing service station entrances to be utilized; (2) request variance to permit a waiver of the requirement of these regulations directing that there be "at least one waiting space in line" at each fuel servicing space; (3) request a variance from these regulations to permit a setback of five (5) feet on the east side of said property line in lieu of the thirty (30) foot setback required in a B, R. Zone, and a setback of six and one half (6 1/2) feet on the rear or south property line in lieu of the required thirty (30) foot setback required in a B, R. Zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for extension of existing Automotive Service Station, and to permit a waiver of the requirement of these regulations directing that there be "at least one waiting space in line" at each fuel servicing space; and to permit a setback of five (5) feet on the east side of said property line in lieu of the thirty (30) foot setback required in a B, R. Zone, and to permit a setback of six and one half (6 1/2) feet on the rear or south property line in lieu of the required thirty (30) foot setback required in a B, R. Zone.

Property is to be posted and advertised in accordance with the Zoning Regulations of Baltimore County. I, or we, agree to pay expenses of above advertisement 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.

Address: _____
Contract purchaser: _____
Address: _____
Petitioner's Attorney: _____
Protestant's Attorney: _____
James D. Nolan
Address 204 N. Pennsylvania Avenue, 21204
VA-3-7000

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of July, 1967, 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 25th day of August, 1967, at 2:00 o'clock P.M.

By _____
Zoning Commissioner of Baltimore County

Maryland
Surveying and
Engineering Co., Inc.

ZONING DESCRIPTION
ENTIRE PARCEL

Beginning for the same at the point formed by the intersection of the Southerly Right of Way Line of Eastern Avenue and the Easterly Right of Way Line of Island Point Road, said point of beginning being situated Westerly 270 feet more or less from the Back River Bridge, said point being also situated 50 feet eight inches from, and at right angle to, the Maryland State Roads Commission "Baseline of Right-of-Way" station 116 + 50 as shown on State Roads Commission Plat #13608; thence leaving the said point of beginning and binding on the Southerly Side of Eastern Avenue on a curve to the left Northeastly, 37.78 feet, said curve having a radius of 4638.33 feet and a chord bearing and distance of N 59° 45' 11" E, 37.78 feet; thence still binding on the Southerly Right of Way Line of Eastern Avenue N 59° 31' 11" E, 68.65 feet; thence leaving the Southerly Side of Eastern Avenue and running S 30° 28' 49" W, 137.76 feet to the center of Old Eastern Avenue; thence binding in the center of Old Eastern Avenue on a curve to the right Southwestly, 121.35 feet, said curve having a radius of 520.87 feet and a chord bearing and distance of S 70° 28' 28" W, 121.08 feet; thence leaving the center of Old Eastern Avenue and running N 11° 48' 30" W, 16.44 feet to a point on the Easterly Right of Way Line of Island Point Road; thence binding on the Easterly Right of Way Line of Island Point Road the three following courses and distances: N 52° 07' 54" W, 25.00 feet; N 29° 30' 49" W, 59.00 feet; and N 13° 38' 02" E, 22.62 feet to the place of beginning. Containing 18,717.60 square feet. (0.429 Acres)



Signed This 26th day of June, 1967
J. Robert Russell

SCALE - ft. - 1 inch
File No. 1924-2

PETITION FOR REDISTRICTING, SPECIAL EXCEPTION AND VARIANCES

15th DISTRICT
ZONING: From Undistricted to a I.M. District.
LOCATION: Southeast corner of Eastern Avenue and Island Point Road.
DATE & TIME: WEDNESDAY, AUGUST 30, 1967 at 2:00 P.M.
PUBLIC HEARING: Room 106, 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:

From Undistricted to a I.M. District.
Petition for Special Exception for extension of Existing Automotive Service Station.
Petition for Variance to permit existing service station entrances to be utilized; and to permit a waiver of the requirement of these regulations directing that there be "at least one waiting space in line" at each fuel servicing space; and to permit a setback of five (5) feet on the east side of said property line in lieu of the thirty (30) foot setback required in a B, R. Zone, and to permit a setback of six and one half (6 1/2) feet on the rear or south property line in lieu of the required thirty (30) foot setback required in a B, R. Zone.

The Zoning Regulation to be exempted as follows:
Section 405, 10-Additional Provisions
Section 405, 2-B: - side and rear yards - 30 feet.
All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Rosalie E. Doing, et al as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, August 30, 1967 at 2:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY OR JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 18, 1967
FROM: George E. Gavett, Director of Planning

SUBJECT: Petition #68-51-RXA. Southeast corner of Eastern Avenue and Island Point Road. Petition for Undistricted to a I.M. District. Petition for Special Exception for Automotive Service Station. Petition for Variance requesting existing service station entrances to be utilized; and to permit a waiver of the requirement of the regulations directing that there be "at least one waiting space in line" at each fuel servicing space; and to permit a setback of five (5) feet on the east side of said property line in lieu of the thirty (30) foot setback; and to permit a setback of six and one half (6 1/2) feet on the rear or south property line in lieu of the required thirty (30) foot setback.

5th District
HEARING: Wednesday, August 30, 1967. (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for creation of I.M. districting together with a Special Exception for extension of an automotive service station with variances. It has the following advisory comments to make with respect to pertinent planning factors:

- In connection with making recommendations for comprehensive allocation of Districts throughout the County, the Planning Board has indicated the appropriateness of I.M. districting here as part of a complex extending northerly across Eastern Avenue. As such, we voice no objection to the I.M. districting request.
- The subject property had been occupied by a service station. In light of the districting recommendation, we voice no objection to the concept of a Special Exception here.
- The subject comment from State and County traffic agencies, we voice no objection to the variances requested on entrance. The extent of the variance requested on waiting space is unclear. It is no-doubt, however, that the waiting space deficiency appears to be a problem only for the pump island closest to Eastern Avenue. The Planning staff voices no objection regarding the 20 foot side setback on the office and storage building. It recommends, however, that the 6 1/2 foot rear yard be increased to no less than 15 feet. This would allow more room for landscaping, privacy, and the like.
- The planning staff believes also that paving has been extended too close to the right-of-way of Old Eastern Avenue. In accordance with the requirements for landscaping, that paved area should be reduced and landscaping provided. The plan as presented does not designate landscaping as required by the Zoning Regulations.

GEG:bms



Area Realty, Inc.

TOWER BUILDING, BALTIMORE CITY, MARYLAND 21202 AREA CODE 301 634-2110

August 20, 1967

Mr John C. Rose
Zoning Commissioner
Baltimore County Office Building
Baltimore County Maryland

Subject: Zoning Petition 66-51-BKA - For the operation of a Thornton Oil Company Service Station at the corner of Eastern Ave & Island Point Rd - Hearing August 30 th 1967

Dear Mr Rose,
Please be advised in keeping with your request at the above subject hearing we submit the attached data in support of the subject Zoning.

- (1) General History of Property
- (2) Marketing Data
- (3) Answers to Sec. 405.3 of Bill 40
- (4) History of The Thornton Oil Company of Kentucky Inc.

Sincerely Yours

James E. Cumbest Jr.
James E. Cumbest Jr. - Vice-Pres
AREA REALTY INC.
TOWER BUILDING BALTO MD 21202
(Agent for the Petitioners)

GENERAL HISTORY THORNTON OIL COMPANY

Known As Eastern Ave and Island Point Rd - Petition 66-51-BKA

Type of Site- Corner Location having two entrances on Eastern Ave and One entrance on Island Point Rd.

Existing Zoning: Service Station

Purposed use: Service Station to be remodelled into a new modern Station

History of Site:

Said property was purchased by Charles H. Doling in 1955 from the State of Maryland. Mr Doling then had same reconed to SM with exception for Service Station. Whereupon the Texaco Oil Co. leased said site and constructed the existing improvements.

Texaco Oil Co. leased same until 1967 at which time their lease expired.

Thornton Oil Co signed a purchase contract of sale after Texaco's lease expired on March 15, 1967.

Thornton Oil Co. to up grade the location for their type of Station and plans to remodel existing improvements and rebuild the location into a new most modern center, for public use at a cost of \$150,000

Said plans were put into effect at a engineering cost of \$75,000.00 Whereupon same was submitted to the Baltimore County Office of Planning.

After four revisions of the plot plan, favorable comments were received back from all Departments, with the provision that the few remaining problems could be worked out through reasoning. Thus the Thornton Oil Co retained Mr James Nelson Attorney and Petition 66-51- BKA was filed with a request for said petition to be granted

It must be noted that the Thornton Oil Company has made every effort to cooperate regardless of cost and has obtained under their final plot plan the best possible design for a Service Station on the subject site.

It must also be noted that said plan calls for 10% landscaping were sec. 405.3-B-2 only calls for 5%

The Thornton Oil Co. as of right under existing zoning could operate a Service Station on said site as it stands now, but they wish to improve the location and up-grade the area for general Public use.

James E. Cumbest Jr
AREA REALTY INC.
BALTO MD 21202
(Agent for the Petitioners)

Marketing Data

Essex Area- District 15 Balto County Maryland

Reason of Report: To show reasonable public need for a New Service Station at the corner of Eastern Ave and Island Point Rd in regard to Bill-40- Sec. 405.3 -B

Information used in said report:

- (1) Chamber of Commerce of Metropolitan Balto.
- (2) Balto County 1966 Annual Statistical Report
- (3) Prepared by the Balto County Office of Planning
- (4) Maryland State Roads (1967 Traffic Report)

REPORT

1. Population- 75,000 Now ----- By 1970- 187,500
2. Households- 26,700 ----- Income per Household- \$7,950.00
3. Buying Power- 168 million per year
4. Labor Force - 27,200
5. Employment in area- 15,200 people work in this Area
6. Retail sales in area per year - 65 million
7. Note: The buying power of the area per population is 64 million with retail sales at 65 million, this shows that of the total buying power 40% is spent right in the area.
8. Cars Owned- 28,500 - 1.2 Cars per Family
9. Traffic Count per day at subject site- 39,200 = 1,186,000 per month.
10. Note: this Car count will constantly increase as the general area population increases, as shown in item (1). Also the location of the site is such that it will be included in the business growth into the major shopping area of Essex. Said area will stay un congested due to the fact that all remaining land around said site is owned by State of Maryland, Baltimore County, City of Balto. (see plot plan of area herein attached)

All Traffic entering the major shopping district of Essex from the west must go past the existing site before they cross the Bridge into Essex, therefore this is the only ideal location for a Modern Service Station. Whereas if 75% of the traffic purchase at this site the new Thornton Oil Company operation, a greater very nature of the Thornton Oil Company operation, a greater business will be done than heretofore stated (note type of operation is covered in detail under history of the Thornton Oil Co.)

The above information when fully considered shows a need for a Service Station on the subject site and that same is ideal for such a business.

It must be noted also that there are no closed stations with in a 1 mile of the site, but there are closed Stations with in 1 mile of same. The heretofore Marketing Data shows clearly that the population, buying power, and Cars per Family create a need for the business in there. The reason location with no room for expansion. Delays our owner just will not stop in

at sites that are in the heart of a congested shopping district, such as the area's of the closed stations. They will go on to more modern locations that will give better service, and this is what the subject site will be when fully completed.

James E. Cumbest Jr
Area REALTY INC.
TOWER BUILDING BALTO MD 21202

Petitioners Answers to Bill-40-Sec. 405.3

1. Be detrimental to health, safety, or general welfare of the locality.

Not Area is now completely in use as Industrial and Commercial. Plus climate has become more industrial rather than less since 1955 and there are no large areas of home development with in 1 mile of the site.

2. Tend to create congestion in Roads, Streets, Alleys.

Not

3. Create a hazard of Fire, Panic, or other dangers.

Not Property is surrounded by Mount Dam which is owned by County, State, and City which will not be used for development.

4. Interfere with provisions for schools, parks, water, sewerage, transportation or public requirements, or improvements.

Not None planned in the area of the site.

5. Interfere with adequate light and air.

Not

6. Favorable Comments have been obtained by

- (a) Department of public works
- (b) Building Engineers Office
- (c) Bureau of Traffic Engineering
- (d) Fire Bureau
- (e) Office of Planning
- (f) State Roads Commission

James E. Cumbest Jr - Vice-Pres
AREA REALTY INC.
TOWER BUILDING BALTO MD 21202
(Agent for the Petitioners)

GENERAL HISTORY THORNTON OIL COMPANY

1. Said company operates under the trade name of Pay-Less

2. None office New Albany Indiana with district managers in each Area

3. Said Firm is a Independent Company founded in 1959 by Mr James H. Thornton

4. Mr Thornton has in 17 years from the ownership of one Station advanced to a personal ownership of 168 Stations from Canada to Florida.

5. Type of Operations of the most clean and modern design.

(see Plot and Picture)
Said Stations are devoted to the sale of Gasoline and Oil. They do not do any other work what so ever.
No Trailer rentals - No repair work - No storage of cars etc.
These said interest is in the selling of the highest volume of Gas & Oil possible, with quick easy service to the customer.

6. The Thornton Oil Company does not lease any one of their Locations out They are operated by the Company.

7. Attendants used in each location are taken from the labor force of said area.

8. The growth of said Company has been most stable do to their type of management, and in 17 years has not closed one Station.

9. Being a Independent Company, the Thornton Oil Company buys it's product on the open market at the best price possible and the passes said savings on to it's customers in a lower sales price. Therefore said operation is the same as any other discount store- be it Furniture, Food, or clothing.

10. It is the feeling of the Thornton Oil Company that they come to Balto County with a excellent record and a most modern service to the Public. existing and add new jobs and service to the General Public.

The Thornton Oil Company will Own and operate at the new Stations in the Balto Area, therefore it is felt that all problems caused or created by larger firms can not and should not be reflected to their method of business.

James E. Cumbest Jr - Vice-Pres
AREA REALTY INC.
TOWER BUILDING BALTO MD 21202
(Agent for the Petitioners)

SUMMARY OF DATA

We sincerely believe that with the herein data being presented and our efforts under our petition 66-51-BKA, Reed, Cause, and a workable plan has been shown.

We feel in addition, the following must be considered as reasons also to the granting of the heretofore petition.

1. Just use
2. Present use and zoning
3. Local Area is Industrial and Commercial
4. Type of operation is the best for location
5. If zoning is not granted the property owner will be denied their rights to land value under present zoning use, for which they have paid tax's on since 1955.

The property owners widow will suffer under hardship, as to income which she has ever right to expect from said property

Bearing the heretofore in mind, plus all other data submitted, it is our firm opinion that Petition 66-51- BKA is justified. We respectfully request that the Zoning Commissioner of Balto County render decision in the Petitioners favor

Sincerely Yours

James E. Cumbest Jr.
James E. Cumbest Jr - Vice-Pres
AREA REALTY INC.
TOWER BUILDING BALTO MD 21202
(Agent for the Petitioners)

Mr John C. Rose
Zoning Comm. Balto County
Data on Petition 66-51-BKA
Thornton Oil Co. Service Station
Eastern Ave & Island Point Rd

Approved by
James E. Cumbest Jr



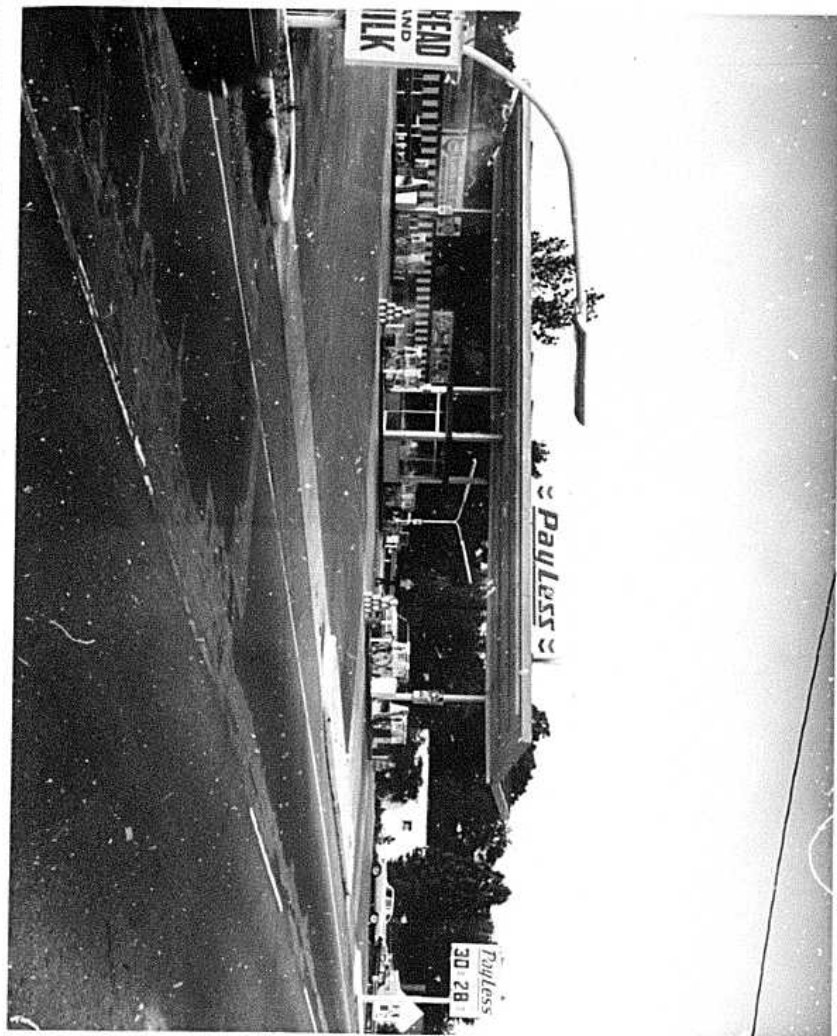
Area Realty, Inc.

TOWER BUILDING, BALTIMORE, MD.
21202

JAMES E. GURBEST
VICE-PRESIDENT

OFFICE:
A/C 301 539-0110

RESIDENCE:
A/C 301 426-1703



53 stations - broken 4 miles
 14 closed
 4 repaired

Martin Blvd. 19

Lyndon Ave.

- 4 American
- 4 Atlantic 1 closed
- 4 Citgo - 1 closed
- 2 Crown
- 5 Esso
- 2 Flying A - 1 closed
- 3 Gulf 1 boarded
- 3 Mobil 1 boarded
- 2 Phillips 66 1 closed
- 1 Savon
- 7 Shell 1 abandoned
- 5 Sinclair 1 closed
- 3 Sunoco 1 closed
- 4 Texaco 1 boarded
- 1 Unbranded
- 3 Unknown (Converted)

Old East Ave.

Back Rd. River Neck Rd.

Phillips
 Ave.
 Riverside Dr.
 12

Ave.
 12

Ave.
 12

Ave.
 12

Ave.
 12

Ave.
 12

#68-512XA

BACK

River

Texaco abandoned 2

2

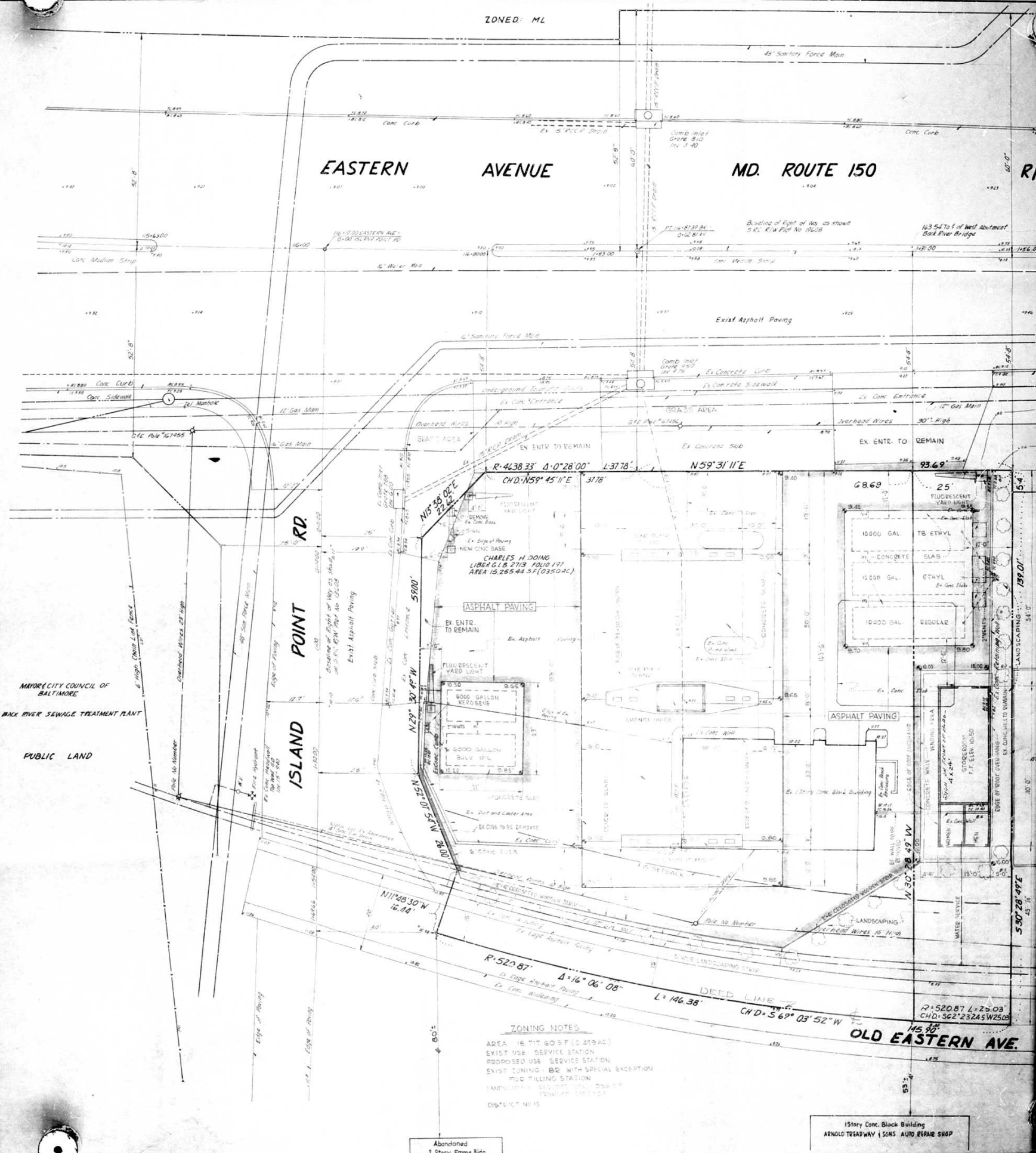
Ave.

ZONED: ML

EASTERN AVENUE

MD. ROUTE 150

R/



ZONING NOTES

AREA 15,717.60 SF (0.359 AC)
 EXIST USE: SERVICE STATION
 PROPOSED USE: SERVICE STATION
 EXIST ZONING: BR WITH SPECIAL EXCEPTION
 PROPOSED ZONING: BR WITH SPECIAL EXCEPTION
 DISTRICT NO. 15

1 Story Conc. Block Building
 ARNOLD TREADWAY (SONS) AUTO REPAIR SHOP

AVENUE

R/W VARIES



LOCATION MAP
Scale 1" = Approx 5 NM

PLANS APPROVED
OFFICE OF PLANNING & ZONING

STATE ROADS COMM. OF MARYLAND
LIBER CHK. 1187 FOLIO 77
ZONED: BR

NOTES

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON U.S. COAST AND GEODETIC SURVEY STATIONS. (BALTO ID VALUES)
- CAL JAN 91.12 N090.51 LINE JAN 91.14 N132.50
1.56161.00 0.84761.72
2. ELEVATIONS SHOWN ARE BASED ON U.S. COAST AND GEODETIC SURVEY BENCH MARK 44+70. 1986.00. GEODETIC BENCH SET AT HEIGHT OF BENCH. 500 FT. BENCH ELEV. 500.00. BENCH ELEVATION. 12.35C
3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION. THEREFORE, THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
4. THE LINES AND GRADES OF THE PROPOSED ROAD SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
5. UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
WALTON PARK ST. BALTIMORE, MD 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LEXINGTON STREETS, BALTIMORE, MD 21202

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY _____ PLANNING
DATE _____
BY *[Signature]*
ZONING COMMISSIONER
DATE *11-13-67*

SITE PLAN

SE. COR. EASTERN AVE., MD. RTE. 150 1/2 ISLAND POINT RD.
DISTRICT NO. 15 BALTIMORE COUNTY MARYLAND

FOR
THORNTON OIL COMPANY
426 BANK STREET
NEW ALBANY INDIANA 47150

MARYLAND SURVEYING AND ENGINEERING CO., INC.
1701 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202
MV. 5-0469

DRN. <i>A. COPIAL</i>		DATE <i>4/13/94</i>
CHK.		
APP.	SCAL 	FILE <i>HYA</i>

ZONING NOTES

AREA : 15,717.60 S.F. (0.429 AC.)
EXIST. USE : SERVICE STATION
PROPOSED USE : SERVICE STATION
EXIST. ZONING : B2 WITH SPECIAL EXCEPTION
FOR FILLING STATION
LANDSCAPING : REQUIRED (5%) : 856 S.F.
PROVIDED : 2102 S.F.
DISTRICT NO 15

1 Story Conc. Block Building
ARNOLD TREADWAY & SONS AUTO REPAIR SHOP

REVISION	
DATE	BY
01/10/00	GRF

DRN. <i>A. COPIAL</i>		DATE <i>4/13/94</i>
CHK.		
APP.	SCAL 	FILE <i>HYA</i>

AREA REALTY, INC.

23 COURT AVE
ELICOTT CITY
465-6833

410 TOWER BLDG
GOLDEN RING
BALTIMORE CITY
839-0180

ROUTE 150

NEAREST SERVICE STATION

STATE

NEAREST SERVICE STATION

STATE

DUMP
& STORAGE

COMMERCIAL GARAGE

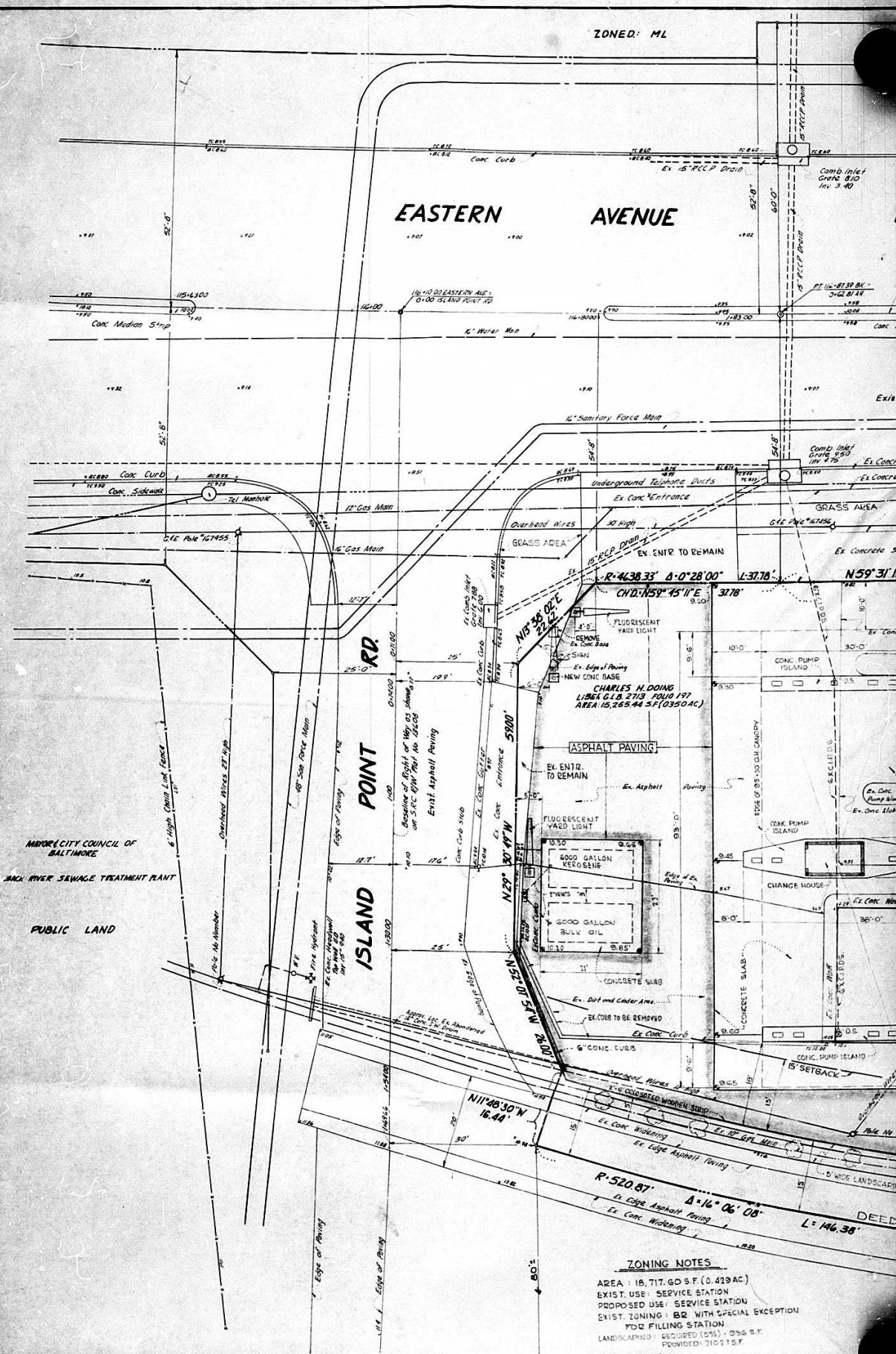
WUNK YARD
TRUCK
STORAGE

NEAREST STATION ON EACH SIDE
IS APPROX 1 MILE AWAY AND
NOT ON THE SAME SIDE OF ROAD



ZONED: ML

EASTERN AVENUE



ZONING NOTES

AREA: 15,717.60 S.F. (0.429 AC)
 EXIST. USE: SERVICE STATION
 PROPOSED USE: SERVICE STATION
 EXIST. ZONING: R2 WITH SPECIAL EXCEPTION
 FOR FILLING STATION
 LANDSCAPING: REQUIRED (5%) - 356 S.F.
 PROVIDED: 210 S.F.
 DISTRICT NO. 15



Abandoned
 2 Story Frame Bldg.

ZONE: ML

AVENUE

CHARLES ALDING
W 61.8 213 1900 197
1.15 25.44 51 (2350AC)

ALT PAVING

CONCRETE SLAB

CONCRETE SLAB

CONCRETE SLAB

CONCRETE SLAB

CONCRETE SLAB

CONCRETE SLAB

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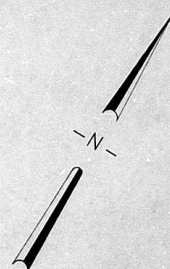
EXIST. ZONING: ML
PROPOSED ZONING: B2 WITH SPECIAL EXCEPTION
FOR FILLING STATION
LANDSCAPING: REQUIRED (25%) - 25% S.F.
PROVIDED: 210.21 S.F.

DISTRICT NO. 15

1 Story Conc. Block Building
ARNOLD TREADWAY (SONS) AUTO REPAIR SHOP



LOCATION MAP
Scale 1" = Approx. 0.1 MI



S.R.C. Building

STATE ROADS COMM. OF MARYLAND
LIBER CHK 187 FOLIO 77
26'ED BR

- NOTES
- COORDINATES AND "EARS" SHOWN ARE BASED ON U.S. COAST AND GEODETIC SURVEY STATIONS (BALTO. CO. VALUES)
CAF JAS 1934 N1901.54 LINE JAS 1934 N1504.30
CAF JAS 1934 N1901.54 LINE JAS 1934 N1504.30
 - ELEVATIONS SHOWN ARE BASED ON U.S. COAST AND GEODETIC SURVEY BENCH MARK NO. 10, 1950. BENCH MARK SET IN WEST END OF BRIDGE OVER BACK STREET, SOUTH SIDE OF ROAD. ELEVATION: 12.376.
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 - THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
 - UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
LENDING & LIBERTY STREETS, BALTIMORE, MD. 21202

AREA REALTY, INC.

29 COURT AVE.
ELICOTT CITY.
465-6833

410 TOWER BLDG.
BALTIMORE CITY
539-0110

SITE PLAN

S.E. COR. EASTERN AVE. & MD. RTE 1301 ISLAND POINT RD.
DISTRICT NO. 15 BALTIMORE COUNTY MARYLAND
FOR
THORNTON OIL COMPANY
416 BANK STREET
NEW ALBANY INDIANA 47150
MARYLAND SURVEYING AND ENGINEERING CO., INC.
1701 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202
M.U. 5-0469

DATE: 10/1/77
SCALE: 1" = 10'

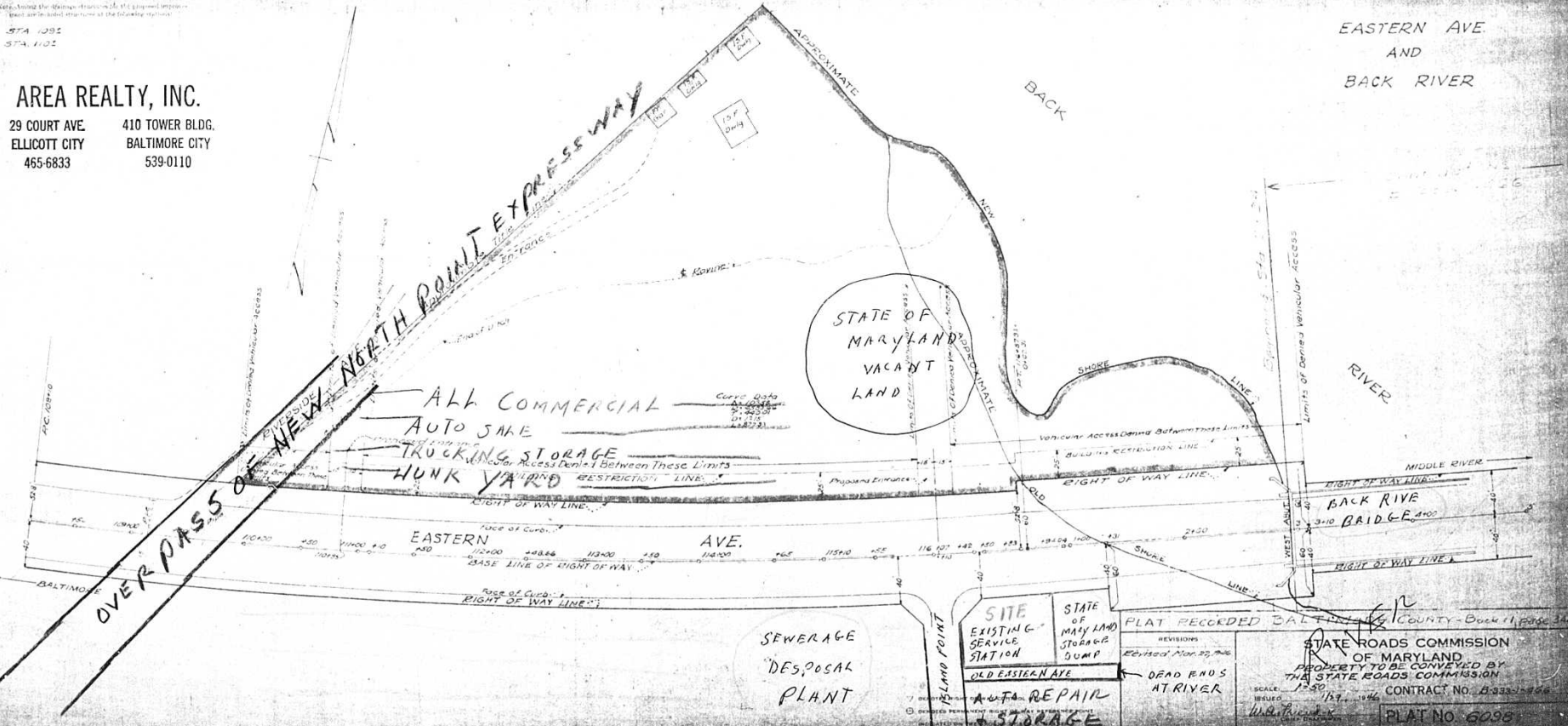
STA 1082
STA 1102

AREA REALTY, INC.

29 COURT AVE.
ELLICOTT CITY
465-6833

410 TOWER BLDG.
BALTIMORE CITY
539-0110

EASTERN AVE
AND
BACK RIVER



PLAT RECORDED BALTIMORE COUNTY - Book 11, page 340	
REVISIONS Revised Nov 22, 1966	STATE ROADS COMMISSION OF MARYLAND PROPERTY TO BE CONVEYED BY THE STATE ROADS COMMISSION SCALE: 1"=50' 1/2"=100' W.B. TAYLOR
CONTRACT NO. 03333-1-806	
PLAT NO. 6098	