

PETITION FOR ZONING REDISTRICTING AND SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

LOCH LOMOND, 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 that the zoning status of the herein described property be redistricted, pursuant to the Zoning Law of Baltimore County, from Un-districted to a C.N.S. District district for the following reasons:

Under the provisions of Bill No. 40, effective May 8, 1967, a C.N.S. District is applicable to the subject premises.

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 Automotive Service Station

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above redistricting 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.

LOCH LOMOND, INC.
By William A. Adelson, President, Legal Owner
Address: c/o M. William Adelson
1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of August, 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 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 21st day of September, 1967, at 10:00 o'clock.

John G. Rose
Zoning Commissioner of Baltimore County

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

M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore, Maryland 21202

Subject: Petition for C.N.S. District
Exception for Automotive Service
Station, located on NW Corner
Belair Rd. and Glen Park Road,
for Loch Lomond, Inc.,
11th District
(Item 3, August 22nd, 1967)

Dear Mr. Adelson:

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

BUREAU OF ENGINEERING:
Water - Existing 12" water in Glen Park Rd.
Sewer - Existing 8" sanitary sewer in Belair Road
Adequacy of existing utilities to be determined by developer or his engineer.

STATE ROADS COMMISSION: Upon walking from the plan the radius of the curve return into Glen Park Road, it was found to indicate 20'; however, following the distance in the field it was found to be 30' - therefore the plan must be revised prior to the hearing. Petitioner subject to State Roads approval and permit.

HEALTH DEPARTMENT: Since utilities are available to the site, this department to offer.

BUREAU OF TRAFFIC ENGINEERING: Since the petitioner's plans appear to comply with the entrance requirements of Bill 40, this office will have no comment.

ZONING ADMINISTRATION DIVISION: A hearing date will be assigned this petition; however, it is recommended that the petitioner's engineer revise the plans in accordance with the State Roads Commission comment prior to the hearing.
(Item 3 of the hearing notes which refers to Glade Avenue) should also be revised.

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 Commissioner's hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Fire Prevention
Building Engineer
Board of Education

Very truly yours,

John G. Rose
John G. Rose, Principal
Zoning Technician

cc: Carlisle Brown-Bur. of Engr.
John Myers-State Roads Commission, William Greenwalt-Health Dept.,
C. Richard Moore-Traffic Engr.

RE: PETITION FOR REDISTRICTING
AND SPECIAL EXCEPTION for an
Automotive Service Station
NW corner Belair Road and
Glen Park Road,
11th District
Loch Lomond, Inc.,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 68-70-RX

ORDER OF DISMISSAL

Petition of Loch Lomond, Inc. for redistricting from undistricted to a C.N.S. District, and a special exception for an Automotive Service Station on property located at the northwest corner of Belair Road and Glen Park Road, in the Eleventh Election District of Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on March 26, 1968 and prior to the conclusion of said hearing, the attorney for the petitioner-appellant dismissed the appeal taken on behalf of the petitioner in the above entitled matter.

It is hereby ORDERED this 9th day of May, 1968 that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

Walter A. Reiter, Jr.

#68-70-RX

It is ORDERED by the Zoning Commissioner of Baltimore County this 17th day of November, 1967, that the herein described property or area should be and the same is Re-Districted from undistricted to a C.N.S. District and a special exception for an Automotive Service Station, should be and the same is granted from and after the date of this Order.

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

John G. Rose
Zoning Commissioner
of Baltimore County

DATE: 11/17/67
BY: J.C. Harris, Clerk

#68-70-RX

MAP
4-C
NORTH-
EASTERN
AREA
"X"
C.N.S. DIST.

RE: Petition for Re-Districting
and Special Exception for
Automotive Service Station
NW Cor. Bel Air & Glen
Park Roads, 11th Dist.,
Loch Lomond, Inc.,
Petitioner

BEFORE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 68-70-RX

Pursuant to the advertisement, posting of property and public hearing on the within petition and it appearing that the petitioner has complied with the requirements of Sections 259, 2-B; 495, 2-B-2 and also 495, 3 for Re-Districting property, in the above matter, to a C. N. S. District, and the Re-Districting should be had; and it further appearing that by reason of meeting the requirements of the aforesaid Sections, a special exception for an Automotive Service Station should be granted.

In accordance with Section 495, 4-B, the Zoning Commissioner requires that the special exception requested by the petitioner shall comply strictly with the recommendations of the Director of the Office of Planning and Zoning and the Director of Traffic Engineering, as set forth in Memo dated November 1, 1967, as follows:

1. That the proposed service have an access pattern that is integrated with the overall plan of parking and interior circulation of the shopping center itself. This means that two access drives should be required to match the first aisle south of the main entrance from Bel Air Road and first aisle north of and parallel to Glen Park Road. A new aisle should be created in the parking lot itself westerly from the proposed service station site.
2. Inasmuch as integration of the service station with the rest of the center would allow it to utilize other means of access from Glen Park Road, we recommend that the entrance shown on Glen Park Road not be allowed and that a landscaped area be provided there. This recommendation, would minimize possible adverse effects of the service station on residences fronting on Glen Park Road. Low screening should be provided also for the shopping center lot between the service station and the entrance on Glen Park Road.

DATE: 11/17/67
BY: J.C. Harris, Clerk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 8, 1967

FROM: George E. Gavrellis, Director

SUBJECT: Petition #68-70-RX. Redistricting from Undistricted to a C.N.S. District. Special Exception for an Automotive Service Station. Northwest corner of Belair and Glen Park Roads. Being the property of Loch Lomond, Inc.

11th District

HEARING: Thursday, September 21, 1967 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for creation of a C.N.S. District together with a Special Exception for an automotive service station. It has the following advisory comments to make with respect to pertinent planning factors:

1. In connection with its making of comprehensive recommendations for application of district, the Planning Board has designated the shopping center at Belair and Glen Park Roads as a neighborhood shopping district (C.N.S.). The Planning Board is expected to adopt a final report on its district recommendations in September and transmit those recommendations to the County Council for legislative action.
2. From a planning viewpoint, the C.N.S. designation indicates that the site is generally suited for automotive service station purposes subject to the tests required for Special Exception. The staff makes no comment as to whether or not additional automotive service station facilities are needed here; it notes that the petitioner must show evidence of the probability of a reasonable public need for a service station. Our land use recommendations as of June indicate that there were no abandoned stations within a mile radius but that there are six stations already in existence.
3. The site plan appears to comply with the development standards now required of automotive service station with the possible exception of light standards adjacent to Glen Park Road. It is to be noted that, if the service station were more fundamentally integrated with the rest of the shopping center by reducing the number of access points - perhaps one on Belair Road, the present regulations would allow the facility as a matter of right under the provisions of Section 495.2-A-1.

GC:hm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 1, 1967

FROM: George E. Gavrellis and Eugene Clifford

SUBJECT: Petition #68-70-RX

In response to your memorandum requesting our joint recommendation regarding access driveways for a service station on the subject property, we recommend the following:

1. That the proposed service station have an access pattern that is integrated with the overall plan of parking and interior circulation of the shopping center itself. This means that two access drives should be required to match the first aisle south of the main entrance from Belair Road and first aisle north of and parallel to Glen Park Road. A new aisle should be created in the parking lot itself westerly from the proposed service station site.
2. Inasmuch as integration of the service station with the rest of the center would allow it to utilize other means of access from Glen Park Road, we recommend that the entrance shown on Glen Park Road not be allowed and that a landscaped area be provided there. This recommendation, would minimize possible adverse effects of the service station on residences fronting on Glen Park Road. Low screening should be provided also for the shopping center lot between the service station and the entrance on Glen Park Road.

George E. Gavrellis
Office of Planning and Zoning
Eugene Clifford
Director
Department of Traffic Engineering

DATE: 11/17/67
BY: J.C. Harris, Clerk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 8, 1967

FROM: George E. Gavrelli, Director

SUBJECT: Petition #68-70-RX, Re: Relinquishing from Undistricted to a C.N.S. District, Special Exception for an Automotive Service Station, Northwest corner of Belair and Glen Park Roads, Being the Property of Loch Lomond, Inc.

11th District

HEARING: Thursday, September 21, 1967 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for creation of a C.N.S. District together with a Special Exception for an automotive service station. It has the following advisory comments to make with respect to pertinent planning factors:

- In connection with its making of comprehensive recommendations for application of districts, the Planning Board has designated the shopping center at Belair and Glen Park Roads as a neighborhood shopping district (C.N.S.). The Planning Board is expected to adopt a final report on its district recommendations in September and transmit these recommendations to the County Council for legislative action.
- From a planning viewpoint, the C.N.S. designation indicates that the site is generally suited for automotive service station purposes, subject to the tests required for Special Exception. The staff makes no comment as to whether or not additional automotive service station facilities are needed here; it notes that the petitioners must show evidence of the probability of a reasonable public need for a service station. Our land use recommendations as of June indicate that there were no standard stations within a mile radius but that there are six stations already in existence.
- The site plan appears to comply with the development standards now required of automotive service stations with the possible exception of light standards adjacent to Glen Park Road. It is to be noted that, if the service station were more fundamentally integrated with the rest of the shopping center by reducing the number of access points - perhaps one on Belair Road, the present regulations would allow the facility as a matter of right under the provisions of Section 405.2, A-1.

GEG:ms

MICROFILMED

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
305 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description of Filling Station Site
Belair and Glen Park Roads
Northwest Shopping Center

July 30, 1967

Beginning for the same at an iron pin set at a point on the northwest side of Belair Road, 60 feet wide, northeasterly 151.13 feet from the intersection formed by the northwest side of Belair Road 50 feet wide and the northeast side of Glen Park Road 38 feet wide, said point of beginning being also on the first or South 41° 57' 32" West 450.03 foot line in that parcel of land described in a deed dated April 16, 1958 from Purdy and McPherson, Inc. to Pacesetter Construction Company and recorded among the Land Records of Baltimore County in Liber G.L.B. 3335 folio 241 at a distance of 225.90 feet from the beginning of said first line and running thence binding on part of said first line and binding also on the northwest side of said Belair Road South 41° 57' 32" West 136.13 feet to an iron pin, thence leaving the northwest side of said Belair Road South 86° 57' 32" West 21.21 feet to an iron pin on the northeast side of Glen Park Road, 38 feet wide, thence binding on the northeast side of said Glen Park Road 58 feet wide, thence North 58° 02' 28" West 23.03 feet to an iron pin, thence leaving the northeast side of said Glen Park Road and running for times of division the two following courses and distances viz: first North 41° 57' 32" East 151.13 feet to an iron pin and second South 48° 02' 28" East 100.00 feet to the place of beginning.

Containing 15,000 sq. feet of land more or less.

Being part of that parcel of land described in a deed dated April 16, 1958 from Purdy and McPherson, Inc. to Pacesetter Construction Company and recorded among the Land Records of Baltimore County in Liber G.L.B. 3335, folio 241.

The above described parcel of land being subject to a variable Right-of-Way along the northeast side of Belair Road for an existing sanitary sewer as shown on Baltimore County Right-of-Way Plan #57-020-37.

MICROFILMED

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
305 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description of Commercial Area
Perry Hall Estates

July 30, 1967

Beginning for the same at a point on the east side of Dundas Road at the southwest corner of Lot #5 Block J, coordinates of said point of beginning being North 43°11'22" East 3305.41 feet, all as shown on a plat entitled: "Block J, Perry Hall Estates" dated June 21, 1961 and recorded among the Land Records of Baltimore County in Plat Book W.J.R. 27, folio 109 and running thence binding on the south and southeast sides of said Lot #5 the two following courses and distances, viz: first South 76° 11' 01" East 126.27 feet, and second North 46° 15' 02" East 107.20 feet to intersect the third or South 41° 54' 38" East 215.62 foot line of the land described in a deed dated April 16, 1958 from H. P. & N. Incorporated to Pacesetter Construction Company and filed among the Land Records of Baltimore County in Liber G.L.B. #3335 folio 236 at a point distant 90.00 feet from the beginning of said third line and running thence binding on the remainder of said third line and all of the fourth through eighth lines in said deed the six following courses and distances, viz: first South 41° 44' 30" East 124.62 feet, second South 18° 11' 20" West 57.44 feet, third South 46° 50' 18" East 328.36 feet to intersect the northwest side of Belair Road 60 feet wide, fourth binding on the northwest side of said Belair Road South 41° 57' 32" West 30.15 feet, fifth leaving said Belair Road North 48° 02' 28" West 199.34 feet, and sixth South 41° 57' 32" West 115.09 feet to intersect the last or South 51° 5' 51" East 1521.09 foot line of the land described in a deed dated April 16, 1958 from Purdy and McPherson, Inc. to Pacesetter Construction Company and filed among the Land Records of Baltimore County in Liber G.L.B. 3335 folio 241 at a point distant 1321.09 feet from the beginning of said last line and running thence binding on the remainder of said last line

MICROFILMED

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
305 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description of Commercial Area
Perry Hall Estates

July 30, 1967

South 51° 57' 31" East 260.60 feet to the northwest side of said Belair Road, thence binding on the northwest side of said Belair Road and on part of the first or South 41° 57' 32" West 450.03 feet of the land in said last mentioned deed South 41° 57' 32" West 364.03 feet, thence leaving said Belair Road South 86° 57' 32" West 21.21 feet to the northeast side of Glen Park Road as widened to 38 feet, thence binding on the northeast side of said Glen Park Road 58 feet wide, thence following courses and distances, viz: first North 46° 02' 28" West 237.22 feet, second along a curve to the right with a radius of 412.39 feet for an arc distance of 202.13 feet said curve being subtended by a chord bearing North 23° 34' 30" West 200.12 feet, and third North 19° 56' 40" West 193.36 feet, thence North 23° 03' 20" East 21.21 feet to the southeast side of Dundas Road 50 feet wide, thence binding on the southeast and east side of said Dundas Road the two following courses and distances, viz: first North 70° 03' 20" East 63.75 feet, and second along a curve to the left with a radius of 280.00 feet for an arc distance of 215.93 feet, said curve being subtended by a chord bearing North 41° 54' 10" East 207.35 feet to the place of beginning.

Containing 6.312 acres of land more or less.

For title see the three following deeds:

- H.P. & N. Incorporated to Pacesetter Construction Company dated April 16, 1958, and filed among the Land Records of Baltimore County in Liber G.L.B. 3335 folio 236.
- Purdy and McPherson, Inc. to Pacesetter Construction Company dated April 15, 1958 and filed among the Land Records of Baltimore County in Liber G.L.B. 3335 folio 241.
- Pacesetter Construction Company to Kiberry Holding Company dated April 16, 1958 and filed among the Land Records of Baltimore County in Liber G.L.B. 3335 folio 238.

MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE: 9/11/67

TO: M. William Adams, Esq.,
1055 Maryland National Bank Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS	TOTAL AMOUNT
1	Cost of appeal - Loch Lomond, Inc. Petitioner No. 68-70-RX	\$70.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE: 9/11/67

TO: Robert C. Levin,
8403 Loch Raven Blvd.,
Baltimore, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS	TOTAL AMOUNT
1	Cost of posting property - Loch Lomond, Inc. No. 68-70-RX	\$10.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE: 9/11/67

TO: T. L. Lomond, Inc.,
8403 Loch Raven Blvd.,
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS	TOTAL AMOUNT
1	Petition for Relinquishing and Special Exception #68-70-RX	\$0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE: 9/11/67

TO: Loch Lomond, Inc.,
8403 Loch Raven Blvd.,
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS	TOTAL AMOUNT
1	Advertising and posting of property #68-70-RX	\$150.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

TO: M. William Adams, Esq.,
1055 Maryland National Bank Building
Towson, Maryland 21204

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

Your petition has been received and accepted for filing this _____ day of _____ 1967

John G. Rose,
Zoning Commissioner

Petitioner: Loch Lomond, Inc.

Petitioner's Attorney: M. William Adams, Esq.

Reviewed by: _____
Chairman of Advisory Com.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th

Date of Posting: 9/11/67

Posted for: George E. Gavrelli, Director

Petitioner: Loch Lomond, Inc.

Location of property: Northwest corner of Belair and Glen Park Roads, Being the Property of Loch Lomond, Inc.

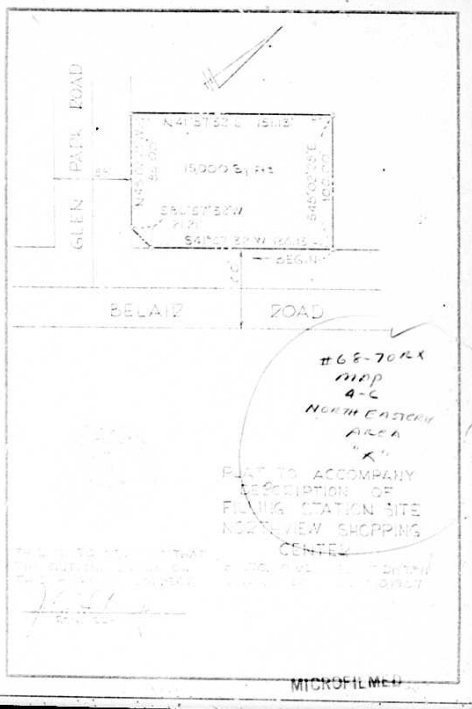
Location of Sign: East side of Dundas Road at intersection of Belair Road

Number of Signs: 2

Posted by: _____

Date of return: 9/21/67

MICROFILMED



MICROFILMED

THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

September 4, 1907

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

was inserted in THE BALTIMORE COUNTY, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 4th day of Sept., 1907, that is to say the same was inserted in the issues of

August 31, 1907.

THE BALTIMORE COUNTY

By Paul J. Morgan

Editor and Manager

A. M.

graves 27° 53' East 123.00 feet line of the land described in a deed dated April 16, 1904 from Purdy and McPherson, Inc. to Pacesetter Construction Company and recorded among the Land Records of Baltimore County in Liber G.L.R. 3335 folio 281 at a distance of 225.00 feet from the beginning of said first line and running thence leading on part of said first line and leading also on the northeast side of said Belair Road South 41° 40' 30" West 156.13 feet to an iron pin, thence leaving the northeast side of said Belair Road South 86 degrees 57° 32' West 21.21 feet to an iron pin on the northeast side of Glen Park Road, 58 feet wide, thence leading on the northeast side of said Glen Park Road 18 degrees 02° 59' West 53.00 feet to an iron pin, thence leaving the northeast side of said Glen Park Road and running for lines of division the two following courses and distances viz: First North 41 degrees 57° 32' East 152.13 feet to an iron pin and second South 88 degrees 02° 29' East 100.00 feet to the place of beginning. Containing 13,000 sq. feet of land more or less.

Being part of that parcel of land described in a deed dated April 16, 1904 from Purdy and McPherson, Inc. to Pacesetter Construction Company and recorded among the Land Records of Baltimore County in Liber G.L.R. 3335, folio 281.

The above described parcel of land being subject to a variable right-of-way along the northeast side of Belair Road for an existing sanitary sewer as shown on Baltimore County Right-of-Way Plat #27-4226-27, Commercial Area beginning for the same at a point on the east side of Dundas Road at the southwest corner of Lot #1 Block 2, coordinates of said point of beginning being North 4311.22 feet and East 1309.11 feet, all as shown on a plat entitled "Block 2, Perry Hall Estate" dated June 21, 1901 and recorded among the Land Records of Baltimore County in Liber G.L.R. 27, folio 189 and running thence leading on the south and southeast sides of said Lot #1 the two following courses and distances, viz: First South 76 degrees 13° 30' East 125.27 feet, and second North 46 degrees 15° 02' East 107.20 feet to intersect the third or South 41 degrees 41° 30' East 216.62 feet line of the land described in a deed dated April 16, 1904 from M.P. & N., Incorporated to Pacesetter Construction Company and filed among the Land Records of Baltimore County in Liber G.L.R. 3335 folio 281, a point distant 90.90 feet from the beginning of said third line and running thence leading on the eighth line in said deed the six following courses and distances, viz: First South 41 degrees 41° 30' East 124.62 feet, second South 18 degrees 11° 54' West 47.44 feet, third South 46 degrees 56° 18' East 328.36 feet to intersect the northeast side of Belair Road 68 feet wide, fourth leading on the northeast side of said Belair Road South 41 degrees 41° 30' West 50.15 feet, fifth leaving said Belair Road South 48 degrees 02° 29' West 156.26 feet, and sixth South 41 degrees 41° 30' West 115.93 feet to intersect the last or South 21 degrees

1. M.P. & N., Incorporated to Pacesetter Construction Company dated April 15, 1904, and filed among the Land Records of Baltimore County in Liber G.L.R. 3335 folio 281, 2. Purdy and McPherson, Inc. to Pacesetter Construction Company dated April 15, 1904, and filed among the Land Records of Baltimore County in Liber G.L.R. 3335 folio 281, 3. Pacesetter Construction Company to Hilberry Holding Company dated April 16, 1904, and filed among the Land Records of Baltimore County in Liber G.L.R. 3335 folio 281, being the property of Loch Limited, Inc., as shown on a plat filed with the Zoning Department, Hearing Date: Thursday, September 21, 1907 at 10:00 A.M. Public Hearing Room 1108 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER, OF BALTIMORE COUNTY, Aug. 31,

PETITION FOR REDISTRIBUTION AND A SPECIAL EXCEPTION VIA EJECTA

ZONING: From Unincorporated to a C.N.S. District Petition for Special Exception for an Automotive Service Station.

LOCATION: Northeast corner of Belair Road and Glen Park Road. DATE & TIME: THURSDAY, SEPTEMBER 21, 1907 at 10:00 A.M. PUBLIC HEARING: Room 1108 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the petition of John G. Rose, Zoning Commissioner of Baltimore County, for a special exception for an automotive service station, on the premises of said petitioner, located at the northeast corner of Belair Road and Glen Park Road, on the 21st day of September, 1907, at 10:00 A.M.

Being part of the same as an iron pin, thence leading on the northeast side of said Belair Road South 41° 40' 30" West 156.13 feet to an iron pin, thence leaving the northeast side of said Belair Road South 86 degrees 57° 32' West 21.21 feet to an iron pin on the northeast side of Glen Park Road, 58 feet wide, thence leading on the northeast side of said Glen Park Road 18 degrees 02° 59' West 53.00 feet to an iron pin, thence leaving the northeast side of said Glen Park Road and running for lines of division the two following courses and distances viz: First North 41 degrees 57° 32' East 152.13 feet to an iron pin and second South 88 degrees 02° 29' East 100.00 feet to the place of beginning. Containing 13,000 sq. feet of land more or less.

Being part of that parcel of land described in a deed dated April 16, 1904 from Purdy and McPherson, Inc. to Pacesetter Construction Company and recorded among the Land Records of Baltimore County in Liber G.L.R. 3335 folio 281 at a distance of 225.00 feet from the beginning of said first line and running thence leading on part of said first line and leading also on the northeast side of said Belair Road South 41° 40' 30" West 156.13 feet to an iron pin, thence leaving the northeast side of said Belair Road South 86 degrees 57° 32' West 21.21 feet to an iron pin on the northeast side of Glen Park Road, 58 feet wide, thence leading on the northeast side of said Glen Park Road 18 degrees 02° 59' West 53.00 feet to an iron pin, thence leaving the northeast side of said Glen Park Road and running for lines of division the two following courses and distances viz: First North 41 degrees 57° 32' East 152.13 feet to an iron pin and second South 88 degrees 02° 29' East 100.00 feet to the place of beginning. Containing 13,000 sq. feet of land more or less.

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CERTIFICATE OF PUBLICATION

TOWSON, MD., August 21st, 1907.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1000 lines, consecutive weeks before the 21st day of September, 1907, the first publication appearing on the 21st day of August, 1907.

THE JEFFERSONIAN,

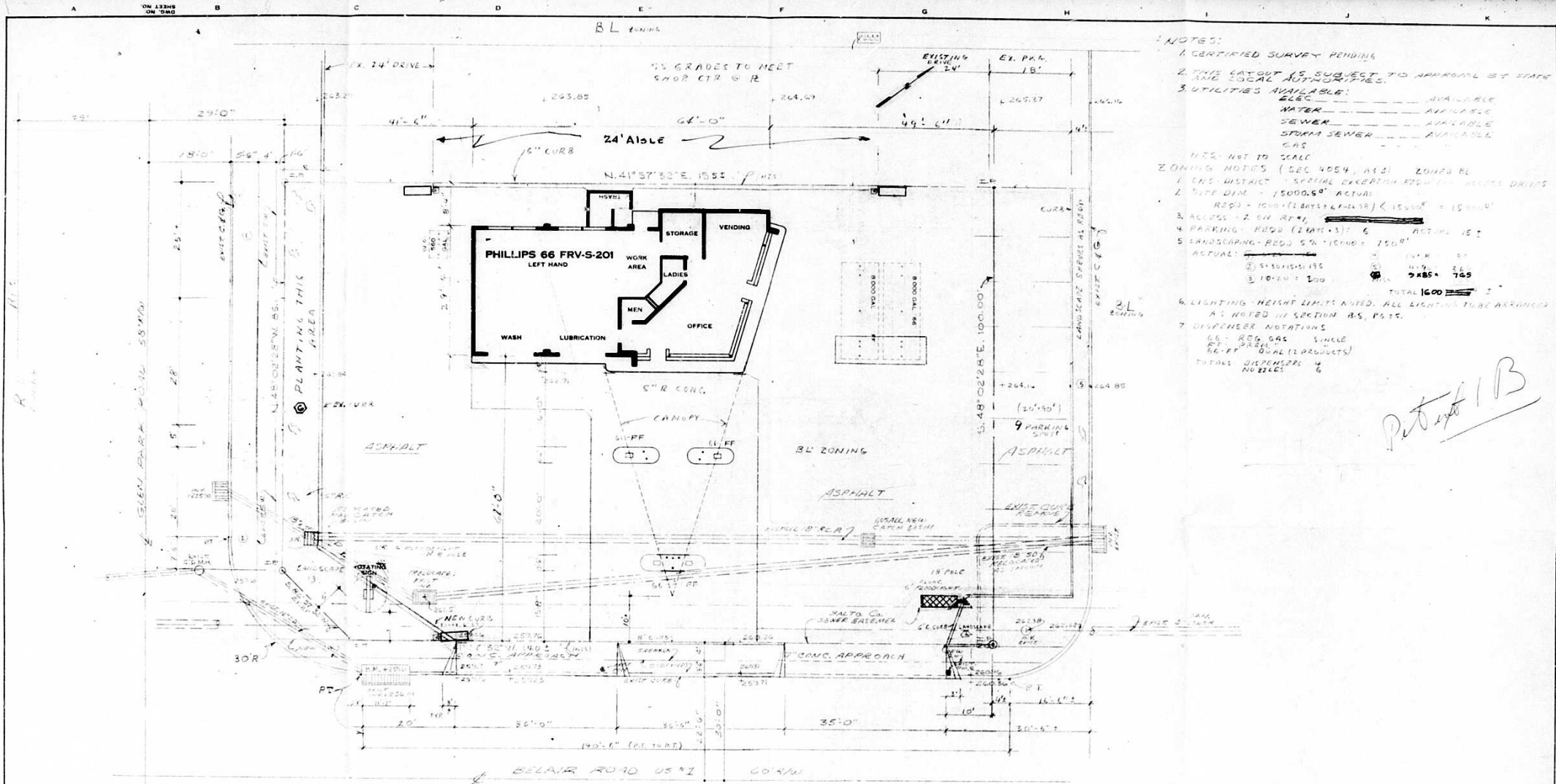
By Paul J. Morgan

Cost of Advertisement, \$.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Posted for: Paul J. Morgan
Petitioner: Paul J. Morgan
Location of property: N.W. Corner Belair & Glen Park Roads
Location of Signs: 2 1/2 Belair about 50' N.W. of Glen Park on Belair Rd. 1 1/2 Belair about 50' on Glen Park Rd. N.W. of Belair Rd.
Remarks:
Posted by: Paul J. Morgan
Date of return: Jan. 5th 1908



- NOTES:
1. CERTIFIED SURVEY PENDING
 2. THIS LAYOUT IS SUBJECT TO APPROVAL BY STATE AND LOCAL AUTHORITIES.
 3. UTILITIES AVAILABLE:
 - ELEC. _____ AVAILABLE
 - WATER _____ AVAILABLE
 - SEWER _____ AVAILABLE
 - STORM SEWER _____ AVAILABLE
 - GAS _____
 4. NOT TO SCALE
 5. ZONING NOTES (SEC 4054, A10) ZONED BL
 - 1. C.D. DISTRICT - SPECIAL EXCEPTION FROM THE ABOVE DRIVES
 - 2. SITE DIM. - 15000.50' ACTUAL
 - 3. ACCESS - 12' ON RT. - 15000.50' ACTUAL
 - 4. PARKING - REQ. (2141.3) 6 ACTUAL 15
 - 5. LANDSCAPING - REQ. 5% (1500) 1500 ACTUAL 15
 6. LIGHTING - HEIGHT LIMITED. ALL LIGHTING TO BE ARRANGED AS NOTED IN SECTION AS, P.15.
 7. DISPENSER NOTATIONS
 - 10. REG. GAS SINGLE
 - 20. REG. GAS DUAL (2 PRODUCTS)
 - TOTALS DISPENSERS 4
 - NO. BAYS 4

Put Sept 1 B

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John E. Gaudin
DATE 3/26/68
FOR ENTRANCE LOCATIONS AND CONNECTIONS TO NORTHVIEW SHOPPING CENTER AS REQUIRED BY ZONING COMMISSIONERS' ORDER OF NOVEMBER 17, 1967. *ggj*

APPROVED
MAR 26 1968
BUREAU OF TRAFFIC ENGINEERING
John J. Duff

-B-L ZONING-

NO.	REVISION	BY	CHKD.	DATE	APPROVED
1	REVISION TO PLAN	RS	RS	3/26/68	
2	REVISION TO PLAN	RS	RS	3/26/68	
3	REVISION TO PLAN	RS	RS	3/26/68	
4	CHANGE APPROACHES	RS	RS	3/26/68	

FOR BIDS
FOR APPR.
FOR CONST.

PHILLIPS PETROLEUM CO.
BARTLESVILLE, OKLA. - MA.
PLOT PLAN
15000.50' BUILT 50' STR.
15000.50' BUILT 50' STR.
15000.50' BUILT 50' STR.

DATE
SCALE 3/26/68
DRAWN
CHECKED
APPROVED

The map is a technical site plan for a residential project. It features several key roads: Dundawan Road running horizontally across the top, Loch Lomond Road curving along the left side, and Belair Road running horizontally across the bottom. A vertical road on the left is labeled 'GLEN PARK ROAD' and another on the right is 'PARK ROAD'. The central portion of the map is divided into numerous rectangular lots, many of which are numbered or lettered, such as '20 PA', '20 BS', '13 PA', and '16 PA'. Some lots have additional markings like '27-38T' or '27-39T'. In the lower right quadrant, there is a larger rectangular area labeled 'EXISTING DWELLING'. The map is densely annotated with survey data, including bearings (e.g., N 10° 15' E), distances (e.g., 100.00, 150.00), and lot areas (e.g., 1.00, 1.50). There are also labels for 'EASEMENT', 'UTILITY EASEMENT', and 'PLANTING'. The overall layout suggests a planned subdivision of land.

PLOT PLAN
PERRY HALL ESTATES
SHOPPING CENTER

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
503 ALLEGHENY AVE.
DUNEDIN, MONTGOMERY

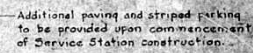
LEGEND

EXISTING GROUND SURVIVAL TILES

PROPOSED GRADE SURVIVAL TILES

PACKING LOT EXISTING SURVIVAL TILES

303



REVISÉ

REG NO. 2380