RECD APR 26 1949

IN THE MATTER OF BEWIRE

PRESENTING WOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "E"
COMMERCIAL ZONE AND SPECIAL PERMITS CHARLES H. DOING FOR TWO GASOLINE STATIONS N/S OF TAYLOR AVENUE, BETWEEN COMPENS AND BEVERLY AVENUES - 9TH DISTRICT OF

MICHAEL F. FETERS AND HELEN S. FETERS, Petitioners BALTIMORE COUNTY

Please dismiss the above captioned Appeal filed in this matter

Mr. Commissioners on August 7, 1948.

BALTIMORE COUNTY

Attorneys for Protestants

ZONING COMMISSIONES

מון בנים ורוווכם

ORNERED by the Coming Commissioner of Bultimore County this 13th day of May that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning

Commissioner of Baltimore County, keryland, on the 7th day of ___June ___. 19-8. at 10:00 o'clock

RECD AUG 7 1948

TH THE MATTER OF: PETITION FOR REGLASSIFICATION

FROM AN "A" RESIDENCE FORE TO AN "E" CONSTRUCTAL ZONE AND SPECIAL PERMITS FOR TWO GASOLINE SERVICE STATIONS - N.S. TAYLOR AVENUE ESTWEEN COMPENS AND SEVERLY AVENUES., 9th DISTRICT OF BALTI-AVERUES., 9th DISTRICT OF HALTI-MORE COUNTY, MICHAEL F. AND HELEN S. FETTERS, FETTICINERS

BALTIMORE COUNTY MARYTAND

REPORE

CHARLES H. DOING

ZONTING COMMISSIONER OF

......

ORDER FOR APPEAL

Please enter an Appeal to the Board of Zoning Appeals for Bultimore County on behalf of the Hillendale Community Association of Bultimore County, Inc., Forold L. Albright, Austin Sauerwein and Ralph Shaffer, from the Order of the Zoning Commissioner of Baltimore heretofore passed in the above captioned cause on July 30, 1940, and transmit all papers and records incident thereto to the said Board of Zoning Appeals.

> Anactor Dressian rney for Patitioners

Taylor 9th

Ave.

WICKOLITY-

DENER - Michael F. & Helen S. Peters

DATE RECEIVED - Way 26, 1948

DATE OF HEPLY - June 4, 1948

Because the proposed use would be an expansion of the existing shopping facilities in what is the beginning of a logically located local shopping center, reclassification of this property for conserval shopping use seems to be reasonable, but there should be some provision uses for offstreet parking and for future widening of both Taylor Amenue of Oddichejh Bosi.

Taylor Avenue should be at least 70 feet wide at this location. In connection with a new housing (evelopment in bits vicinity only 60 feet was required recently, but midditional width is desirable because of the traiffic congestion that tends to occur in a local shopping center. Oakleigh Read should be at least 60 feet wide.

There is a question as to whether the addition of two more gasoline service stations, making a total of four in the center of this potential shopping district would have a tendency to interfere with its best development. Some of the more recent soning ordinances do not permit filling stations at all in the smaller, local type of sub-

- Janewan Dies

Charles H. Doing Christian H. Kahl Nathan L. Smith William W. MacVicar

1, :

1209-F

#9

RE: PETITION FOR RECLASSIFICATION FROM AN "A" AUSIDENCE ZONE TO AN "RE COMMERCIAL ZONE AND REFELIAL PRANTS FOR TWO ADMILLES ESTITION NATIONS - ILS. Toylor Ave., between Ouymen & Beverly Ave., 9th District of Baltimore County - Michael Y, and Helen S. Feters,

you begin on printing for realestimation of the entire parcel of lead described bereinfor men may be address can be used to consequently and secondly described, in each printing to use the property limity and secondly described, in each partial, for each of the constant of the constant

described partiet for associate was a state and a second partied parcel for gasoline service should be demied, since the erection of a gasoline service strike at this leastion would create a traffic hazard, therefore:

It is this Dad day of Assess . John Common by the Zening Consessioner of Railtance Condity Unit the Aforesaid retition for reclassification as aforesaid and special permit, to use the firstly described parcel for geneline service station, be and the same are bareby greated and the special permit to use the secondly described parcel for geneline service station, be and the same is here-

Zono to an "E" Commercial Zone, subject, however, to the provision of at least two and one-half square feet of off-street parking for every men foot of store area, as shown on the plat filed with the Zoning

The above reclassification is granted from an "A" Residence

Petitioners.

Date: april 29, 1949

1209

7-R-1-

FETITION FOR (1) ZONING RECLASSIFICATION (2) SPECIAL PERMIT

To the Zoning Commissioner of Baltitore County

I, or we. Michael F. & Helen S. Peters Legal Owner_S of property situate in Baltimore County, State of Maryland, and further known as Lets Mos. 257-256-277-258-279-260-261-262-263-264-265-266-267-268-269 and 270 Plat of Westmoreland Fruit Farms

hereby potition (1) that the moning status of the above described preperty be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "E" Commercial Zong; and (2) for a Special Permit, under said Zoning Law and Zoning Regulations of Baltkore Genuty, to use the Astrof described property.

Lots 357-254-277-255-landles Station - size why277-887157high

for Lots 257-254-277-180-11es Station-size why2074-87157high

for Lots 257-256-257-277-180-11es Station-size why207457 high

apartments above stores 2001-507-2001

apartments above stores 2001-507-2001

apartments above stores 2001-507-2001

I, or we, agree to pay expenses of the above reclassification and Special Permit, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the Zoning Regulations and Rostrictions of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

3019 Independence Street Baltimbre, 18, Md.

John Al. Dhonean

atty s

August 9, 1948

RECEIVED of Smalkin & Hessian, Attorneys for The Billendale Community Association of Belt imore County, Inc., et al, the sum of Twenty Two (\$22.00) Dollars, being cost of appeal to the Board of Moning Appeals of Baltimore County from the Order of the Zoning Cormissioner pessed on July 30, 1948 in the matter of petition for reclassification and special permit for gasoline service station, north side of Taylor Avenue between Cowpens and Beverly Roads, 9th District.

Zoning Commissioner

PAID

PETITION FOR ZONING RECLASSIFICATION #1209

LOCATION - Baltimore County, State of Maryland, lots Nos. 255-256-257-258-259-260-261-365-263-265-265-265-265-267-269 and 270, plat of Westcoreland Pruit Parss, Beverly Avenue and Taylor Avenue

PRESENT ZONINO - "A" Residence

PROPOSED ZONING - "E" Commercial

Walcolm H. Dill. Director Baltimore County Planning Commission

RECEIVED of Michael P. Peters, et al, the sum of Twenty Three (\$23.00) Dollars, being cost of patition for

reclassification, advertising and posting of property, north side of Taylor Avenue, Estween Deverly and Compens Aves., 9th District of Beltimore County.

Bearing: Monday, June 7, 1948 at 10:00 a.m.

\$23.00

Zoning Commissioner

Hey 15, 1948

PETITION FOR 15 ZONING RE-CLASSIFICATION, 12, SPECIAL PERSIT-STH DISTRICT.

Pursuant to petition filed with the Coning Campiagemer of Baltimore Churchy for change or reclassification com an "A" Reardency Lone to an "E Commercial Zone of the entire parcel at ground bereinafter and for Special Page milt to use the firstly and secondly deserious parcels bereinsfeer described for diagnism Service Stations, the Zon-ng Commissioner of Baltimere County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Zening to the Rickerd Building, Towson, Baltimore County, Maryland,

On Monday, June 7, 1948.

determine whether or not the following mentioned and described proparty should be changed or reclassified and should be reased or recincelled and shother or not Special Fermit should be granted, if reclassified the caties parce; to be for approved componered; me and the firstly and secondly described parcels to be used for than line Service Station), to wit: For change of soning recimulation from "A" Hesidance Zone by E. Commercial Zone-Entire Parcel: At the norteast corner of Table, and Cowpens County, thence easterly, all with north aide of Taylor Avinue, 19310 ft. to the northwest corner of Taylor and Beyselv Avenues and binding on the west seds of Barrely Avenue 126.56 ft and on the east olde of Cowpone Avenue nel. Heing property as shown on plat sies with the Ecolog Department. First Parch | for Grantine Service protes Station Dituate at the north-Ant corner of Inches and Company aids of Taylor Avenue, 18.14 ft, and binding on the sant side of Cowpens Av see, their fe Being Lots Nos. 255 to fit. Inci. Second Purcel for Gasoline Service.

Station: Situate at the norti west cornee of Taxior and Beverly Avenues, fronting westerly, on the north side of Vaying Avenue | be ft. and bilding on the west dde of Severty Bood 170.26 ft. Being Lote New 280 to 270, Incl. By Order of Cham, E. Dellyd. Loning Commissioner of

maltimore County.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY. That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and rublished in Towson, Baltimore County, Md., once in cash THE JEFFERSONIAN. Manager

Cost of Advertisement, &...

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

1209-5

District Ommercialy Hasoline Service State Posted for: Ommercialy Hosoline Service State Petitioner: Michael F Jeters & received Location of property: M. S. of Farfor are between Location of Signs: # Devery are Location of Signs: # Devery are fraglow are Location of Signs: # Devery are the morth of the fraglow are to Remarked as In Cowley are #3 a good women of Remarked as In Cowley are #3 a good women of Posted by marketale Hartside Date of return: Many 24/4		Pate of Posting Mu	124/48
Petitioner: Michael & Jefers & we between Location of property: n & of fayfor are between Location of Signs: 1 significantly are fayfor are Location of Signs: 1 significantly are for fayfor are 200 2 signs: 1 significantly are \$3 significantly are 200 2 significantly Coupling are \$3 significantly are 24/4	et 9	Gasoline Service	Station
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Location of Signs on the morth dead of angul n w comer of	when yough corner	of confination and	200
Let east of Cowper +'s may 24/1	sion of signs on the north	are to sign n wcome	~7
Remarks - Date of Date of	fut east of Courter	Til : Date of return: - Mas	7 24/45
Posted W - Harrifalling Carles	Trylor farification Ga	rhier .	V

#1209 20 FOOT ALLEY 150 PROPOSED STORES PROPOSED 150 SERVICE STATION! PARKING 76 t -- 15' RESERVED FOR WIDERING OF TARIOR PVENUE AVENUE TAYLOR PROPOSED COMMERCIAL FIREM BELONGING TO MR MICHAEL PETERS

LOCATED IN

9" DIST. BALTO. CO. MD. LOTS Nº 255 TO 270 MCL "WEST MORE LAND FRUIT FARMS"

SCALE 1-40 JULY 8,1442 DOLLENBERG BROS. SURVEYORS & CIVIL ENGINE. DUNGAN BLDG TOWSON, MD

Brak 193 File 476