

REC'D APR 26 1949

IN THE MATTER OF :
 PETITION FOR RECLASSIFICATION FROM :
 AN "A" RESIDENCE ZONE TO AN "B" :
 COMMERCIAL ZONE AND SPECIAL PERMITS :
 FOR TWO GASOLINE STATIONS 2 1/2 OF :
 TAYLOR AVENUE, BETWEEN COWPENS AND :
 BEVERLY AVENUE - 9TH DISTRICT OF :
 BALTIMORE COUNTY, :
 MICHAEL F. PETERS AND :
 HELEN S. PETERS, :
 Petitioners :
 BALTIMORE COUNTY

Mr. Commissioner
 Please dismiss the above captioned Appeal filed in this matter
 on August 7, 1948.

Samuel H. Weiss
 Attorneys for Petitioners

REC'D AUG 7 1948

IN THE MATTER OF :
 PETITION FOR RECLASSIFICATION :
 FROM AN "A" RESIDENCE ZONE TO :
 AN "B" COMMERCIAL ZONE AND :
 SPECIAL PERMITS FOR TWO GASOLINE :
 SERVICE STATIONS - 2 1/2 TAYLOR :
 AVENUE BETWEEN COWPENS AND BEVERLY :
 AVENUE - 9TH DISTRICT OF BALTI- :
 MORE COUNTY, MICHAEL F. AND :
 HELEN S. PETERS, PETITIONERS :
 BALTIMORE COUNTY :
 HANSLAND

ORDER FOR APPEAL

Mr. Commissioner:
 Please enter an Appeal to the Board of Zoning Appeals for
 Baltimore County on behalf of the Hillendale Community Association of Balti-
 more County, Inc., F. W. L. Albright, Austin Souverein and Ralph Shaffer,
 from the Order of the Zoning Commissioner of Baltimore heretofore passed in
 the above captioned case on July 30, 1948, and transmit all papers and records
 incident thereto to the said Board of Zoning Appeals.

Samuel H. Weiss
 Attorney for Petitioners

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE
 ZONE TO AN "B" COMMERCIAL ZONE AND SPECIAL PERMITS
 FOR TWO GASOLINE SERVICE STATIONS - 2 1/2 Taylor Ave.,
 between Cowpens & Beverly Aves., 9th District of
 Baltimore County - Michael F. and Helen S. Peters,
 Petitioners.

Upon hearing on petition for reclassification of the entire
 parcel of land described therein from an "A" Residence Zone to an "B"
 Commercial Zone and for Special Permits to use the property firstly
 and secondly described, in said petition, for gasoline service
 stations, and it appearing by reason of location that the petition
 for reclassification as aforesaid and special permit to use the firstly
 described parcel for gasoline service station should be granted and
 Special Permit to use the secondly described parcel for gasoline
 service should be denied, since the erection of a gasoline service
 station at this location would create a traffic hazard, therefore:

It is this 2nd day of August, 1948 (ORDERED
 by the Zoning Commissioner of Baltimore County that the aforesaid
 petition for reclassification as aforesaid and special permit, to use
 the firstly described parcel for gasoline service station, be and the
 same are hereby granted and the special permit to use the secondly
 described parcel for gasoline service station, be and the same is here-
 by denied.

The above reclassification is granted from an "A" Residence
 Zone to an "B" Commercial Zone, subject, however, to the provision of
 at least two and one-half square feet of off-street parking for every
 one foot of store area, as shown on the plat filed with the Zoning
 Department.

Charles H. H. H.
 Zoning Commissioner
 of Baltimore County

Approved: County Commissioners
 of Baltimore County

By *C. H. H. H.*
 President.

Date: *April 19, 1949*

1209
 1209-R

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

To the Zoning Commissioner of Baltimore 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 Lots Nos. 255-256-257-258-259-260-261-
 262-263-264-265-266-267-268-269 and 270 Plat of Westmoreland
 Fruit Farms

herby petition (1) that the zoning status of the above described
 property be reclassified, pursuant to the Zoning Law of Baltimore
 County, from an "A" Residence Zone to an "B" Commercial Zone; and

(2) for a Special Permit, under said Zoning Law and Zoning Regu-
 lations of Baltimore County, to use the above described property
 Lots 255-256-257-258-Gasoline Station - size 4 1/2 x 27'-4'-15" high
 for Lots 262-263-264-265-266-Gasoline Station - size 4 1/2 x 15' high
 Lots 259-260-261-262-263-264-265-two story business center with
 apartments above stores 200' x 200' x 20'
 Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expense of the above reclassi-
 fication 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 Restrictions of Baltimore County, adopted
 pursuant to the Zoning Law for Baltimore County.

Michael F. Peters
Helen S. Peters
 Legal Owners

3019 Independence Street
 Address
 Baltimore, 18, Md.

John A. L. Duncan
for P. Peters

att'y's

for P. Peters

ORDERED by the Zoning Commissioner of Baltimore

County this 13th day of May, 1948.
 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 held in the office of the Zoning
 Commissioner of Baltimore County, Maryland, on the 7th
 day of June, 1948, at 10:00 o'clock
 A.M.

Zoning Commissioner
 of Baltimore County

PETITION FOR ZONING RECLASSIFICATION #1209

LOCATION - Baltimore County, State of Maryland; lots Nos. 255-256-257-258-259-
 260-261-262-263-264-265-266-267-268-269 and 270, plat of Westmoreland
 Fruit Farms, Beverly Avenue and Taylor Avenue

OWNER - Michael F. & Helen S. Peters

PURPOSED ZONING - "A" Residence

DATE RECEIVED - May 26, 1948

PURPOSED ZONING - "B" Commercial

DATE OF MEET - 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; reclassifi-
 cation of this property for commercial shopping use seems to be reasonable, but
 there should be some provision made for off-street parking and for future widening
 of both Taylor Avenue and Oakleigh Road.

Taylor Avenue should be at least 70 feet wide at this location. In connection with
 a new housing development in this vicinity only 60 feet was required recently, but
 additional width is desirable because of the traffic congestion that tends to occur
 in a local shopping center. Oakleigh Road 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 zoning
 ordinances do not permit filling stations at all in the smaller, local type of sub-
 urban shopping district.

Samuel H. Weiss
 Samuel H. Weiss, Director
 Baltimore County Planning Commission

cc: Charles H. Doing
 Christian H. Hall
 Robert L. Smith
 William W. MacVicar

May 12, 1948

\$23.00

RECEIVED of Michael F. Peters, et al, the sum of
 Twenty Three (\$23.00) Dollars, being cost of petition for
 reclassification, advertising and posting of property,
 north side of Taylor Avenue, between Cowpens and
 Aves., 9th District of Baltimore County.

Hearing:

Monday, June 7, 1948

at 10:00 a.m.

Zoning Commissioner

PAID
 MAY 15 1948
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY

August 9, 1948

\$22.00

RECEIVED of Samkin & Hession, Attorneys for
 The Hillendale Community Association of Baltimore
 County, Inc., et al, the sum of Twenty Two (\$22.00)
 Dollars, being cost of appeal to the Board of Zoning
 Appeals of Baltimore County from the Order of the
 Zoning Commissioner passed 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 (1) ZONING RE-CLASSIFICATION; (2) SPECIAL PERMIT—9TH DISTRICT.

Forward to petition filed with the Zoning Commissioner of Baltimore County for change or reclassification from an "A" Residence Zone to an "B" Commercial Zone of the entire parcel of ground hereinafter and for special Permit to use the first and second described parcels hereinafter described for Gasoline Service Stations, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in the Zoning Office, in the Richard Building, Towson, Baltimore County, Maryland.

On Monday, June 7, 1948.

At 10:00 A. M. to determine whether or not the following mentioned and described property should be changed or reclassified and whether or not Special Permit should be granted. (If reclassified the entire parcel to be for approved commercial use and the first and second described parcels to be used for Gasoline Service Stations), to wit:

For change of zoning reclassification from "A" Residence Zone to "B" Commercial Zone—Entire Parcel: At the northeast corner of Taylor and Cowpens Avenues, 9th District of Baltimore County, thence easterly, 124.4 ft. to the north side of Taylor Avenue, 124.4 ft. to the southwest corner of Taylor and Beverly Avenues and thence on the west side of Beverly Avenue, 124.4 ft. and on the east side of Cowpens Avenue, 124.4 ft. Being Lots Nos. 255 to 278, Inc. Being property as shown on plan filed with the Zoning Department.

First Parcel for Gasoline Service Station: Situate at the northeast corner of Taylor and Cowpens Avenues, fronting westerly on the north side of Taylor Avenue, 124.4 ft. and thence on the east side of Cowpens Avenue, 124.4 ft. Being Lots Nos. 255 to 278, Inc.

Second Parcel for Gasoline Service Station: Situate at the north west corner of Taylor and Beverly Avenues, fronting westerly on the north side of Taylor Avenue, 124.4 ft. and thence on the west side of Beverly Avenue, 124.4 ft. Being Lots Nos. 245 to 278, Inc.

By Order of CHAS. H. BOLING, Zoning Commissioner of Baltimore County.

May 14-24.

CERTIFICATE OF PUBLICATION

TOWSON, MD.

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 2 times successive weeks before the 7th day of June 1948, the first publication appearing on the 31st day of May 1948.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

Date of Posting

District

Posted for:

Petitioner:

Location of property:

Location of Signs:

Remarks:

Posted by:

Date of return:

1209-5

May 24/48

9

Commercial Gasoline Service Stations

Michael F. Peters & wife

N S of Taylor Ave between Cowpen & Beverly Ave

#1 sign corner of Cowpen & Taylor Ave

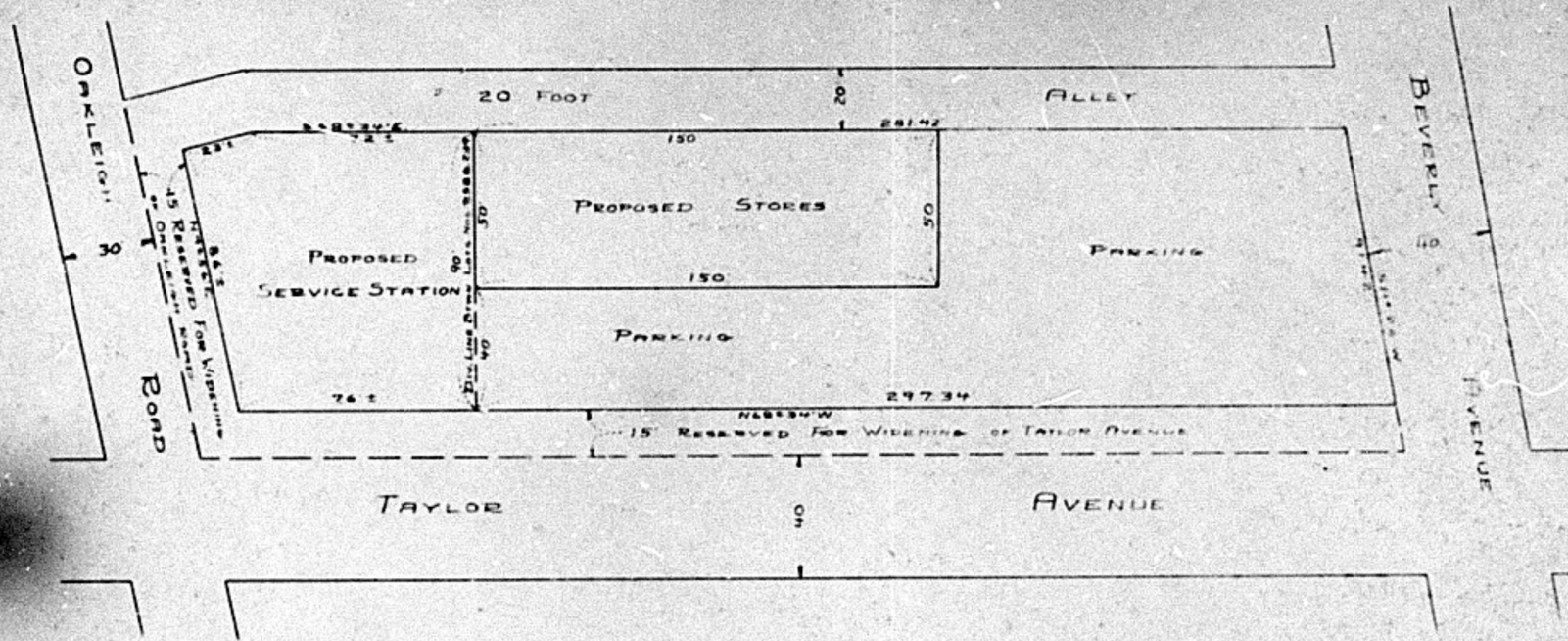
#2 sign on the north side of Taylor Ave 200

#3 sign N W corner of Taylor & Beverly Ave

Signature Harry E. Garside

May 24/48

#1209
MAP
#9



PROPOSED COMMERCIAL AREA
BELONGING TO
MR MICHAEL PETERS
LOCATED IN
9TH DIST. BALTO. CO. MD
LOTS NOS 255 TO 270 INCL. "WESTMORELAND FRUIT FARMS"

Book 193 File 476

SCALE 1"=40' JULY 8, 1942
DOLLENBERG BROS.
SURVEYORS & CIVIL ENGRS.
DUNCAN BLDG TOWSON, MD