

4376-EX
#4376A
NEW MAP #9
BL-X
3/11/58
PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL EXCEPTION
To the Zoning Commissioner of Baltimore County:
I, or we, H. Edwin Peters & Louise W. Peters Legal Owners
OF THE PROPERTY KNOWN AS 6301 N. CHARLES
All that parcel of land in the Ninth District of Baltimore County on the
East side of Charles Street Avenue, beginning 735 feet North of Hadden Avenue;
thence Northerly and thence on the East side of Charles Street Avenue 150
feet with a rectangular depth Easterly of 135 feet.
County, from an RESIDENTIAL ZONE to an Business Location; and
(2) For a Special Exception, under said Zoning Law and Zoning Regu-
lations of Baltimore County, to use the above described property,
for GASOLINE SERVICE STATION
Property to be posted as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above reclassi-
fication and 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.
Wm. J. Peters H. Edwin Peters
Wm. J. Peters Louise Peters
Legal Owner
No 3 Baltimore Ave
Address
Tumball & Brewster
3/24/58
12/2/58
FEB 24 1958

4376-A
MAP 4
STREET (EAST SIDE AND SOUTH OF BELLOMAN AVENUE)
IN WOODBORN HIGHLANDS, LOT #11 & 12
BEGINNING ON CHARLES STREET, WITH AN APPROXIMATE
DEPT. 345 FEET
hereby petition (1) that the zoning status of the above described
property be reclassified, pursuant to the Zoning Law of Baltimore
County, from an RESIDENTIAL ZONE, to an Business Location; and
(2) For a Special Exception, under said Zoning Law and Zoning Regu-
lations of Baltimore County, to use the above described property,
for GASOLINE SERVICE STATION
Property to be posted as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above reclassi-
fication and 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.
Wm. J. Peters H. Edwin Peters
Wm. J. Peters Louise Peters
Legal Owner
No 3 Baltimore Ave
Address
Tumball & Brewster
FEB 24 1958

4376
PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR GAS-
OLINE SERVICE STATION, E.S.
Charles Street Avenue, 735' N. Hadden
Avenue, 9th District
W. Edwin Peters and Lenore W.
Peters, Petitioners
BEFORE THE ZONING
COMMISSIONER OF
BALTIMORE COUNTY
No. 4376 RX
APPEAL
Mr. Commissioner:
Please enter an appeal from your Order in the above
entitled matter, dated March 26th, 1958, denying the reclassification
and special exception, and forward all papers to the Board of Appeals
of Baltimore County.
John Grason Tumball
John Grason Tumball
24 W. Penna. Ave.
Towson 4, Maryland
Attorney for Petitioners
FEB 24 1958

COMMISSIONER MEMORANDUM
JOHN B. FULTON
ZONING COMMISSIONER
PAUL J. BAILEY
CLERK
LAWRENCE S. CLARKE
TOWSON 4, MD.
WILLIAM M. DUNN
BALTIMORE, MD.
STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PACIFIC STREET
BALTIMORE 1, MD.
(HALLING BETWEEN P.O. BOX 10 BALTIMORE 6, MD.)
October 26, 1958
RE: Zoning Petition 54707-RX
R-10 Zone to an R-4 Zone
Special Exception
East side of Charles Street Avenue
(Route 139) 637' North of Maryland
and Pennsylvania Railroad
Dear Mr. Adams:
This office has reviewed the subject petition and has no objection to the
change or Special Exception, however, if the zoning Commissioner should see
fit to grant the petition, it is requested that the plans for agree and
increase be made subject to the approval of the State Roads Commission.
Thank you for your cooperation.
Very truly yours,
Edward D. Reilly
Development Engineer
BY: John L. Duerr
Asst. Development Engineer
312/58

RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR
GASOLINE SERVICE STATION *
E. S. Charles St. Ave., 735'
N. Hadden Ave., 9th District -
W. Edwin Peters and Lenore W. -
Peters, - Petitioners
BALTIMORE COUNTY
No. 4376-RX
Upon hearing on the above petition (1) for reclassification
from an "R-10" Zone to a "B-1" Zone and (2) for a special exception for
a gasoline service station, it was disclosed at the hearing before the
Zoning Commissioner that an Order was passed by the County Commissioners
of Baltimore County granting a reclassification of property on the
east side of Charles Street Avenue from an "A" Residence Zone to an
"B" Commercial Zone, subject to an agreement dated April 29, 1940
between William J. Wiesand and Louise K. Wiesand, his wife, and
William T. Cochran and Nina C. Cochran, his wife, and recorded in
the Land Records of Baltimore County, stating that "the northernmost
69 feet of the property described in petition No. 18 shall be subject
to the use only of the existing bill-board until such time as it is
sold and then only to be used for residential purposes in accordance
with the above agreement."
The petitioner failed to show that the character of the
neighborhood had changed sufficiently to warrant the reclassification
or that an error was made when the Zoning Map was adopted on November
14, 1955.
For the above reasons it is the opinion of the Zoning
Commissioner that the petition for reclassification and special
exception should be denied.

4376-EX
It is this 24th day of March, 1958, by the
Zoning Commissioner of Baltimore County, ORDERED that the above petition
for reclassification from an "R-10" Zone to a "B-1" Zone and a special
exception for a gasoline service station, is hereby denied and that the
above described property or area be and the same is hereby continued as
and to remain an "R-10" Zone.
William J. Peters
Zoning Commissioner of
Baltimore County
FEB 24 1958

4376
April 7, 1958
\$50.00
RECEIVED of Tumball & Brewster, attorneys for Petitioners,
the sum of Fifty (\$50.00) Dollars, being cost of appeal to the
County Board of Appeals from the decision of the Zoning Commissioner
denying
the reclassification and special exception for gasoline service
station, east side of Charles Street Avenue 735' north of Hadden
Avenue, 9th District.
Zoning Commissioner
RECEIVED
APR 8 - 1958
COMPTROLLER'S OFFICE
01622

March 10, 1958
\$40.00
RECEIVED of Herman M. Carter, for petitioners, H. Edwin
Peters, the sum of Forty Dollars (\$40.00), being cost of petition,
advertising and posting property signs on the East of Charles
Street Avenue, beginning 735 feet North of Hadden Avenue, 9th
District of Baltimore County,
Thank you.
Zoning Commissioner
of Baltimore County
RECEIVED
MAR 1 1958
COMPTROLLER'S OFFICE
01622-RX.02

ZONING DEPARTMENT OF BALTIMORE
COUNTY
PETITION FOR ZONING RECLASSIFICATION
AND SPECIAL EXCEPTION—
9TH DISTRICT.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for change of reclassification from an R-6 Zone to a B-1 Zone and a Special Exception for a Gasoline Service Station, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a special hearing in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

On Monday, March 24, 1958
At 10:00 A. M.

to determine whether or not the following mentioned and described property should be changed or reclassified and whether a Special Exception for a Gasoline Service Station should be granted to wit:

All that parcel of land in the Ninth District of Baltimore County on the East side of Charles Street Avenue, beginning 735 feet North of Hadden Avenue, thence northerly and binding on the East side of Charles Street Avenue 150 feet with a rectangular depth easterly of 155 feet, as shown on plat plan filed with the Zoning Department, being property of H. Edwin and Lenore W. Peters.

By Order of

WILSIE H. ADAMS,
Zoning Commissioner of
Baltimore County.

Mar. 7-14.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 14, 1958

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~xxxxxx~~ xx 2 times ~~xxxxxx~~ before the 24th day of March, 1958, the first publication appearing on the 7th day of March 1958.

THE JEFFERSONIAN,

Frank Strickland
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#4376

District 9th

Date of Posting 3-12-58

Posted for: An R-6 Zone to an B-1 Zone + Gasoline Service Station

Petitioner: H. Edwin + Lenore W. Peters

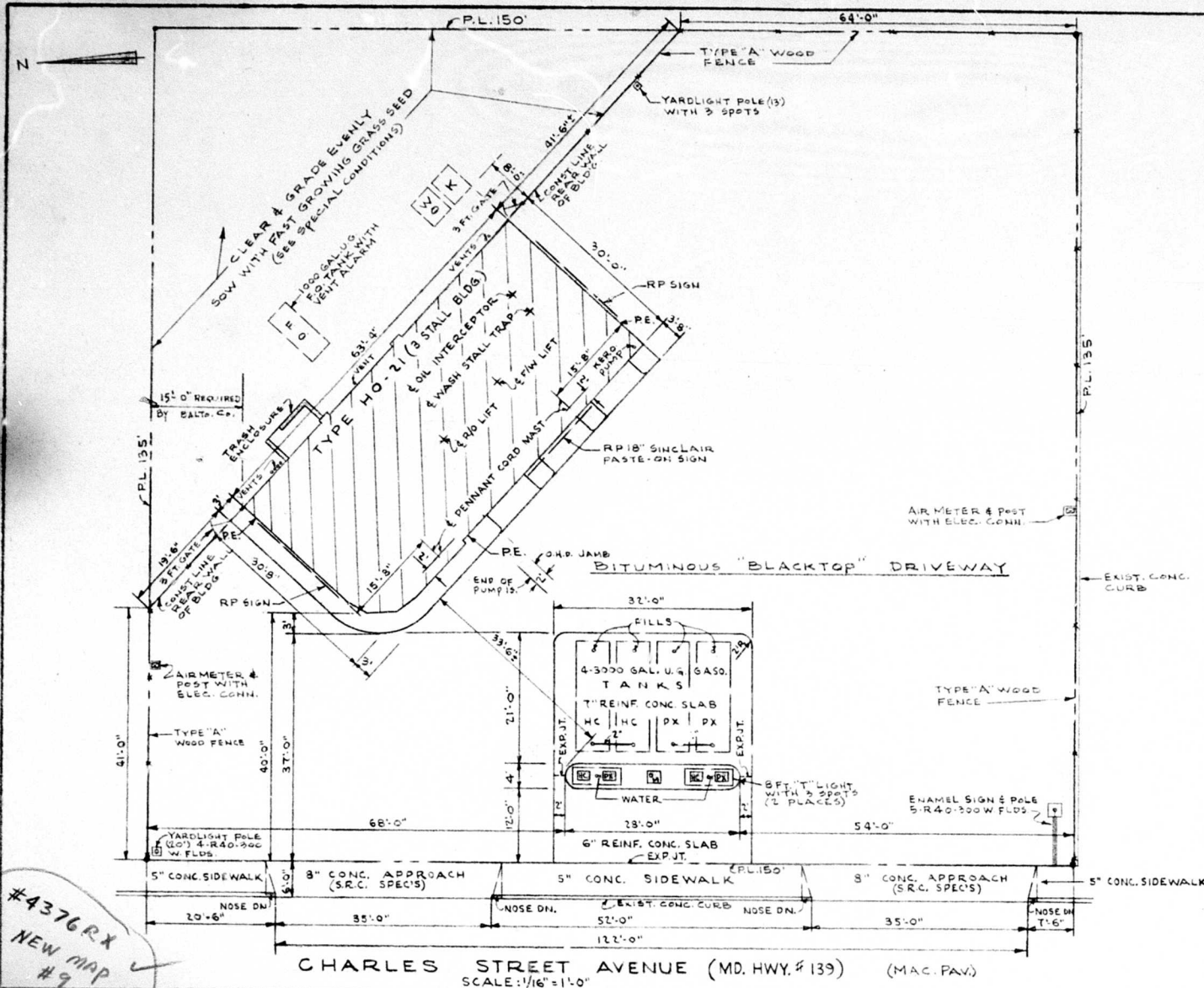
Location of property: E/S of Charles Street Avenue, beg. 735 ft. N. of Hadden Avenue, etc. See Plat. Known as 6301 North Charles Street Avenue.

Location of Signs: Posted on property, known as 6301 North Charles Street Avenue.

Remarks:

Posted by George R. Hummel
Signature

Date of return: 3-13-58



DRAWINGS & SPECS.	LAST REV. DATE	TITLE
LB. SPECS.	8-5-55	STD. SPECS. PAGES 1 TO 8
PAINT	7-1-57	PAINT PRICE LIST - 1 PAGE
	2-12-58	SPECIAL CONDITIONS 3 - PAGES
LB-1	2-12-58	SUGGESTED LAYOUT SKETCH
HO-21-1	2-25-57	PLANS, ELEVATIONS, ETC.
" " - 2	2-25-57	DETAILS
LB-3	6-18-56	YARD DETAILS
HO-21-4	2-25-57	SHELVING
" " - A	2-25-57	ADDITIONAL FACILITIES A1-23-4-7
" " - P2	6-18-56	PORCELAIN ENAMEL FACING
SK-359	2-3-54	R.P. SIGN
SK-606	6-10-56	GASO. TANK INSTALLATION
DO-1	6-15-57	TYPE "A" WOOD FENCE MODIFIED
SK-354	2-3-54	BRACING DETAILS 5-2-24 SIGN
SK-634	1-23-57	U.G. TANK SPECS. A & B
SK-635	1-23-57	U.G. TANK SPECS. C

THIS LAYOUT BASED UPON:

1. SKETCH & OTHER PERTINENT DATA IN R.E. FILE.

NOTES

1. NO SURVEY AVAILABLE AS OF 2/12/58. GRADES TO BE FURNISHED AT A LATER DATE.

LEGEND

- EXIST. GRADE SHOWN THUS: EL. 00.0
FINISHED GRADE SHOWN THUS: 000
[F] - OIL MERCHANDISER

SUGGESTED LAYOUT SKETCH

WOODBROOK HIGHLANDS BALTIMORE CO. MD.
E. S. CHARLES ST. AVE (MD HWY. NO. 139)
APPROX 400 FT. SOUTH OF BELLONA AVE.

SINCLAIR REFINING COMPANY
10 LIGHT STREET
BALTIMORE 3, MD.

SHERWOOD DIVISION - OPERATIONS DEPARTMENT

DATE	DRAWN	CHECKED	APP'D	DWG. NO.
2-12-58	N E S.			LB-1