

TELEPHONE
BARATONA 7-8810

LOUIS B. PETERS
ATTORNEY AT LAW
CENTRAL SAVINGS BANK BUILDING
CHARLES AND LEHIGH STS.
BALTIMORE 2, MD.



Mr. John G. Rose
Office of Planning and Zoning
County Office Building
111 West Chesapeake Avenue
Towson 4, Maryland

Re: Petition for Reclassification
and Special Exception for
Gasoline Service Station - S.E.
Side Taylor Ave. and Beverly
Ave., 9th Dist., Louis Foudos and
Caroline Foudos, Petitioners -
No. 63-46

Dear Mr. Rose:

Kindly enter an appeal from your above decision
to the Board of Appeals and transmit all records
to said Board. I am enclosing herewith my check
in the amount of \$70.00 which I understand is
the fee for filing said appeal.

Thanking you, I am,

Very truly yours,

Louis B. Peters

LBP:fjd

Enc.

- That the hours of operation shall be no greater than 7 a.m. to 11 p.m.
- Flood lights shall be installed as shown on petitioner's exhibit No. 1 and all lights shall be focused on the subject property
- Screening, consisting of a solid wall or chain link fence and compact evergreens, shall be erected to separate the station from the residence to the south on Beverly Avenue. Both fence and evergreen screening shall have a minimum height of five (5) feet
- Plans for the development of this property as well as the ingress and egress locations must be approved by the Department of Planning and Zoning of Baltimore County

ORDER

For the reasons set forth in the foregoing Opinion, It is this 13th day of February, 1964, by the County Board of Appeals, ORDERED that the reclassification and special exception petitioned for, be and the same is hereby granted, subject to the aforementioned restrictions.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Chairman

Chairman

Note: Mr. Austin did not sit at this hearing.

RE: PETITION FOR RECLASSIFICATION
from an "R-6" Zone to a "B-1" Zone,
SPECIAL EXCEPTION for a Gasoline
Service Station
SE/S of Taylor Ave. and
Beverly Avenue
9th District
Louis & Caroline Foudos,
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 63-46-RX

OPINION

This is a petition for reclassification from an "R-6" Zone to a "B-1" Zone, and a special exception for a Gasoline Service Station property located on the southeast corner of Taylor Avenue and Beverly Avenue, in the Ninth District of Baltimore County. The subject tract has a frontage of 144.7 feet on Taylor Avenue and adjoins the access road to Perring Parkway. It was testified that the State Roads Commission took 18 feet along the front of the petitioner's property.

Mr. Frederick P. Klaus, Realtor, stated that there had been zoning changes on the north side of Taylor Avenue, west of Beverly Avenue since 1945. A gasoline service station is already in existence on the northwest corner of Taylor and Beverly Avenues. Perring Parkway, with a width of 140 feet, has been constructed within the past year.

The Board is unanimous in its opinion that there have been sufficient zoning changes in the neighborhood to warrant reclassification and further, that the taking of a portion of the petitioner's land for the access to Perring Parkway has made it unsuitable for continued residential use. The Board feels that Perring Parkway is a sufficient buffer and barrier to preclude the granting of further reclassifications to the east on the basis of granting the subject petition.

With regard to the request for a special exception for a Gasoline Service Station, the Board is unanimous that the granting of this special exception will not violate Section 502.1 of the Baltimore County Zoning Regulations, and therefore, grants the special exception subject to the following restrictions:

- In accepting this special exception, the petitioner agrees to limit the use of the property to the sale of gas, oil and other commodities normally found in a service station. Other uses that may be permitted in a "B-1" are prohibited.
- There may be no leasing of trucks, trailers or automobiles from this location.
- There may be no more than one vending machine located on the outside of the building.
- There may be no major repair work of any kind performed on automobiles, and by major repairs we refer to motor work, body repairs, painting, etc.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

LOUIS FOUDOS and
1 or we, CAROLINE FOUDOS, legal owners 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "R-6" zone to an "B-1" zone; for the following reasons:
To construct a gasoline station.

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... Gasoline Service Station

Property is to be posted and advertised as provided by Zoning Regulations and Ordinance 1 or we, agree to pay expenses of above reclassification 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.

Sibac Corporation.

A Delaware Corporation

Contract purchaser

Address

Louis B. Peters

Petitioner's Attorney

3 E. Lexington Street

Baltimore 4, Maryland

SA 7 - 9519

Louis B. Peters

Petitioner's Attorney

3 E. Lexington Street

Baltimore 4, Maryland

SA 7 - 9519

Louis B. Peters

Petitioner's Attorney

3 E. Lexington Street

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Baltimore 4, Maryland

SA 7 - 9519

Louis B. Peters

Petitioner's Attorney

Maryland Surveying and Engineering Co., Inc.

1100 N. CALVERT STREET
BALTIMORE 17, MARYLAND
Phone: ML 6-6600 - 40

REGISTERED
Maryland - No. 1000
Pennsylvania - Delmar

DESCRIPTION

1903 Taylor Avenue

BEGINNING for the same at a pipe set on the new Right-of-Way Line of Taylor Avenue as shown on the Maryland State Roads Commission Right-of-Way Plat #25135, dated April, 1961 and Plat #24929 dated February, 1961, said point being 32.75 feet radial to Station 50 + 21 on the above mentioned plat, said point being also situated the two following courses and distances: South 58 degrees 47 minutes 22 seconds East 26.15 feet and South 31 degrees 12 minutes 38 seconds West 10.55 feet from the intersection formed by the South-west side of Taylor Avenue 40 feet wide and the Southeast side of Beverly Avenue 40 feet wide as shown on the recorded plat of Westmoreland Fruit Farm, recorded among the Land Records of Baltimore County in Liber W.F.C. 7, folio 102; thence leaving the said point of beginning and running and binding on the new Right-of-Way Line of Taylor Avenue as shown on the Maryland State Roads Commission Right-of-Way Plat #25135 and #24929, South 58 degrees 02 minutes 06 seconds East 144.37 feet to a pipe there set; thence leaving the new Southwest side of Taylor Avenue and running and binding on the two following courses and distances as shown on the above mentioned State Roads Commission Right-of-Way Plat: South 31 degrees 57 minutes 54 seconds West 13.0 feet to a pipe and South 31 degrees 04 minutes 53 seconds East 95.0 feet to a pipe set on the East property line of Lot 35A as shown on the recorded plat of Westmoreland Fruit Farm; thence running and binding on part of the East line of Lot 35A, South 31 degrees 12 minutes 38 seconds West 55.38 feet to a pipe; thence North 58 degrees 47 minutes 22 seconds West 190.42 feet to a pipe set on the Southeast side of Beverly Avenue 40 feet wide as shown on the recorded plat of Westmoreland Fruit Farm; thence running and binding on the Southeast side of Beverly Avenue North 4 degrees 05 minutes 38 seconds East 108.81 feet to a pipe there set; thence leaving the Southeast side of Beverly Avenue and running North 63 degrees 01 minute 16 seconds East 21.55 feet to the place of beginning.

Being a part of Lots 346, 347, 348, 349, 350, 351, 352, 353, and 354 of the recorded plat of Westmoreland Fruit Farm, recorded among the Land Records of Baltimore County in Plat Book W.F.C. 7, folio 102.

Signed This 4th day of June 1963

J. Robert Caswell

SCALE

File No.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 15, 1963

FROM: Mr. George E. Cavellie, Deputy Director

SUBJECT: #5929-RX, Special Exception for Gasoline Service Station. Southeast side of Taylor and Beverly Avenues. Being property of Louis Foudos and Caroline Foudos.

9th District

HEARING: Wednesday, August 28, 1963 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B-1 and has gathered with Special Exception for a gasoline service station. It has the following advisory comment to make with respect to pertinent planning factors:

- The subject property is situated on the southerly side of Taylor Avenue. To the west, starting at Beverly Avenue, there exists a small commercial complex. To the east will be the proposed intersection with Perring Parkway. The Planning staff is of the opinion that retention of the present R-6 zoning, Parkway, is unrealistic. However, the Planning staff is recommending on the basis of its studies for comprehensive rezoning here that the area be rezoned B-1.

08/15/63

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 8/15/63
Posted for: HEARING WED. AUG. 28 - 63 AT 10:30 AM
Petitioner: LOUIS FOUDOS
Location of property: SE/S of Taylor Ave. and Beverly Ave.
Location of Sign: 10' from House and 10' from Corner
STAKES FOR NEW ROAD SIGN (2) 5' from 316 N. W. 1 SIGN
REMARKS: SEE PLACING TAYLOR AVE
Signed by: Robert Caswell Date of return: 8/16/63

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 12/1/63
Posted for: LOUIS FOUDOS et al.
Petitioner: LOUIS FOUDOS et al.
Location of property: SE/S TAYLOR AVE. & BEVERLY AVE.
Location of Sign: 10' from 7th from steps to house and 10' from Taylor from facing Taylor Ave.
REMARKS: SEE PLACING TAYLOR AVE
Signed by: Robert Caswell Date of return: 12/1/63

TELEPHONE VALLEY 3-3000	BALTIMORE COUNTY, MARYLAND	No. 19277 4/28/63
	OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND	DATE
TO: Louis B. Peters, Esq. 3 E. Lexington St. Baltimore 2, Md.	BILLED: Sending Department of Baltimore County	
	01/62	
DEPOSIT TO ACCOUNT NO.		TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for Louis Peters	57.00 -
6/3-16	PAID - General Excise Tax - Office of Finance	
	4-2863 3 C 6 6 * * * T11 -	57.00
3		
INBURY		

TELEPHONE VALLEY 3-3000		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWNSON 4, MARYLAND		No. 19916 DATE 9/13/63
TO: Louis B. Peters, Esq., Central Savings Bank Bldg., Baltimore 2, Md.		BILL TO: Sept. 12, 1963		
REPORT TO ACCOUNT NO. 01.622		TOTAL AMOUNT		
QUANTITY		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		CREDIT
Cost of appeal in the matter of property of Louis Poodon No. 13-66		PAID <i>Revenue Account, Bldg., - Office of Finance</i> 9-1653 3683 * * * TIL -		\$70.00 70.00
3				

TELEPHONE VALLEY 3-9000	INVOICE	No. 17874
BALTIMORE COUNTY, MARYLAND		DATE 6/25/63
OFFICE OF FINANCE		
Division of Collection and Receipts		
COURT HOUSE		
TOWSON 4, MARYLAND		
TO: Lewis S. Satcher Peters, Esq. 3 E. Lexington St. Baltimore 2, Md.	Baltimore County Baltimore County	
REPORT TO ACCOUNT NO. 01622		
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	UNIT AMOUNT \$50.00
	Petition for Reclassification & Special Exemption for Louis Foulds	COST \$0.00
	FWD - Baltimore County, Inc. - Office of Finance	
	6-2563 636 * * * RL-	\$0.00
3		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND NIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.		

ORIGINAL
5929

PETITION FOR
RECLASSIFICATION AND
SPECIAL EXEMPTION
100 District

ZONING: From R-1 to B in L.
Euse Festina for Special Exem-
ption for Gaudine Service Station

LOCATION: Southeast side of
Taylor and Beverly Avenues,
Section 22, Township 4N, R.
August 28, 1963 at 10:30 A.M.
PUBLIC HEARING: 10:30 A.M., 28th
County Office Building, 111 W.
Chippewa Avenue, Wesson,
Maryland

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations
of Baltimore County, will hold a
public hearing:

Concerning all that parcel of
land in the North District of Baltimore
County

BEGINNING for the same as
set out on the new Maryland
Way Line of Taylor Avenue
and as shown on the Maryland
Commission Right-of-Way Plat
dated August 1, 1961 and
#4729 dated February, 1961
and ending with 22.7 feet north of
Station 58 + 21 on the above
public plan, said point being
also situated on the following
corner and distances: South 58

OFFICE OF
THE BALTIMORE COUNTY
COMMISSIONERS

THE COMMUNITY NEWS
Restonville, Md

THE HERALD - ARGUS
Catonville, Md

THE COMMUNITY PRESS:
Dundalk, Md

No. 1 Newburg Avenue
CATONVILLE, MD

August 12, 1963.

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

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week
the 12th day of August,
the same was inserted in the issues of
August 9, 1963.

SUCCESSORS: WEISS-BRODER
1963, that is to say

**PETITION FOR
RECLASSIFICATION AND
SPECIAL EXEMPTION**
NO. 86 DISTRICT

ZONING: From R-1 to B-1.
Zone Petition for Special Exemption
for Gasoline Service Station.

LOCATION: Southeast side of
Taylor and Beverly Avenue,
DATE & TIME: WEDNESDAY,
AUGUST 28, 1963 at 8:00 A.M.
PUBLIC HEARING ROOM:
County Office Building, 110 N.
Champaigne Avenue, Townon,
Maryland

The Zoning Commission of
Baltimore County, by authority of
Zoning Act and Ordinance No. 7
of Baltimore County, will hold a public hearing
concerning all that parcel of
land known as North District of Baltimore
County, containing the same Right-of-Way
as shown on the map of the
a plan set on the new Right-of-Way
Map of Baltimore County, Maryland
dated March 1, 1962, and the lot
#2536, said Apt. #94 and Apt. #95
and the portion of the lot #2536
said point being 37.27 feet radial in
area and 12.5 feet wide from the
mentioned points, and said point
being situated on the following
courses and distances: South 28
degrees 47 minutes 20 seconds East
Rt. 34.15 feet and South 11
degrees 13 minutes 20 seconds West
10.25 feet from the intersection
hereby by the Southeast side
of Taylor Avenue 40 feet
wide at the Southeast side of
Beverly Avenue 40 feet
wide as shown on the recorded plat
of Waterfronted #1 rail Road,
recorded August 2nd and 10th 1962.

OFFICE OF THE
BALTIMORE COUNTY

THE COMMUNITY NEWS
Rutheford, NJ

THE HERALD - AUGUS
CATOWINE, MD

CATONSVILLE, MD.

August 12, 1963.

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

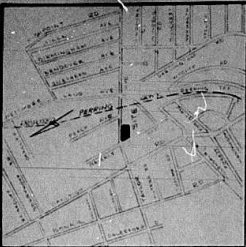
was inserted in THE BALTIMORE COUNTY, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week ~~between~~ before
the 12th day of August, 1963, that is to say
the same was inserted in the issues of

August 9, 1963.

THE BALTIMORE COUNTY

By Raul J. Morgan
Editor and Manager. BS

[illegible]



VICINITY MAP
SCALE: 1"=100'

TAYLOR

AVENUE

TO HARFORD RD

(UNDER CONSTRUCTION)

CENTER LINE PROPOSED R/W

VEHICULAR ACCESS

PT 58.79 85

LOT 847 35' LOT 848 20' LOT 849 5' LOT 850 35' LOT 851 17' LOT 852 17' LOT 853 17' LOT 854 17'

ENTRANCE 58°02'06"E

CONC SIDEWALK

ENTRANCE

CONC SIDEWALK

144.37'

MERCURY VAPOR FLOODLIGHTS

531°57'54"W 1500'

STATE ROADS COMMISSION RIGHT OF WAY

531°04'55"E

TIC CONCRETE

GALLON FUEL TANKS

550 GALLON FUEL OIL TANK

SALES/RENT 500 SQ FT

PROPOSED BUILDING 27' x 45'

POLYMER 27' x 27'

TRASH ENCLOSURE

2' HIGH EVERGREEN SCREENING 184.80'

N 58°47'22" W

LOT 264

ZONED R-6

ANNA VALDEZ/ASH

1 1/2 STORY FRAME HOUSE



PROPOSED PERRING PARKWAY INTERCHANGE

COUNTY COMMISSIONERS
BALTIMORE COUNTY
LIBER 1819 - Folio 183
ZONED R-6

NOTE Lot numbers shown refer to Westmoreland Plot Farm Sub division W.P.C. 7-102

SERVICE STATION
SE CORNER TAYLOR AVE. AND BEVERLY AVE
BALTIMORE COUNTY, MD.

SIBARCO
THE ATLANTIC REFINING CO. AGENT

ZONING - PLAN

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY
AND THAT MARKERS ARE IN PLACE AS DESIGNATED. THERE
ARE NO ENCROACHMENTS ACROSS THE PROPERTY LINES
EXCEPT AS SHOWN HEREON
6/4/53
J. Robert Caswell
DATE

REVISIONS

June 14, 53 J.M.

MARYLAND SURVEYING AND ENGINEERING CO., INC.
1300 NORTH CALVERT STREET
BALTIMORE 2, MARYLAND

DATE MAY 31, 1965

1764-40