

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY,
NUMBER 4, INC.

I, or we, **SAVON GAS STATIONS, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an **R-A** zone to an **BL-XV** zone.

B-1. none, for the following reason:

1. Error in original land-use map.
2. Change in neighborhood since adoption of original land-use map.

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 **a gasoline service station.**

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

Contract purchaser
Address: **SAVON GAS STATIONS, NUMBER 4, INC.**
Harry Waller, President
Petitioner's Attorney
Address: **406 Jefferson Building**
Baltimore, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this **1st** day of **September**, 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on **October 1, 1963**, at **10:00** o'clock A.M.

Zoning Commissioner of Baltimore County

Description of the Property of
Harry Waller, et ux to be rezoned
from **R-A** to **BL-XV**.

September 23, 1963

Beginning for the same at the corner formed by the intersection of the southeast right-of-way line of Edmondson Avenue Extended, also known as Baltimore National Pike, 150 feet wide, as shown on Plat No. 3935, Contract No. B-336-1-426 of State Roads Commission of Maryland, dated October 5, 1939, and revised December 2, 1940 with the northwest side of Melvin Avenue, 40 feet wide, as shown on the Plat of "McDonough Heights" recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 5, folio 69 and running thence binding on the northwest side of Melvin Avenue, south 17 degrees 51' 30" West 157.75 feet to the division line between Lot No. 67 and Lot No. 68 in Block B as shown on said Plat of "McDonough Heights", thence binding on said division line, north 72° 08' 30" West 100.00 feet to the corner of Lots Nos. 25, 26, 67 and 68, thence binding on the division line between Lots Nos. 25 and 24 and Lots Nos. 68 and 69 and parallel with Melvin Avenue south 17° 51' 30" West 40.00 feet to the corner of Lots Nos. 23, 24, 69 and 70, thence binding on the division line between Lot No. 23 and Lot No. 24, north 72° 08' 30" West 100.00 feet to the southeast side of Gaither Avenue, 40 feet wide, as shown on said Plat of "McDonough Heights", thence binding on the south side of Gaither Avenue, North 17° 51' 30" East 92.11 feet to said southeast right-of-way line of Edmondson Avenue Extended, also known as Baltimore National Pike, and thence binding on said right-of-way line north 80° 01' East 226.18 feet to the place of beginning.

Containing 0.574 acres of land more or less.

The courses in the above description are referred to the Magnetic Meridian of the State Roads Commission Survey as shown on Plat No. 3935, Contract No. B-336-1-426.

Description of Part of the Property of
Harry Waller et ux, Request for Special
Exception for Service Station

September 23, 1963

Beginning for the same at the southeast corner of Baltimore National Pike 150 feet wide and Melvin Avenue 40 feet wide, said point of beginning being the beginning of that tract of land conveyed by Donald M. Tydesman et al to Harry Waller, et ux by deed dated November 24, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2599, folio 221, and running thence binding on the west side of said Melvin Avenue and binding on the first line of said deed South 17° 51' 30" West 157.75 feet, thence North 72° 08' 30" West binding for part of the distance on the said deed, in all 200.00 feet to intersect the east side of Gaither Avenue 40 feet wide, and to intersect the fifth line of said deed at a point distant 40.00 feet from the beginning of said fifth line, thence binding on the remainder of said fifth line and binding on said east side of Gaither Avenue, North 17° 51' 30" East 52.11 feet, to intersect the south side of said Baltimore National Pike, thence binding on said south side of Baltimore National Pike North 80° 01' East 226.18 feet to the place of beginning.

Containing 0.482 acres of land more or less.

The courses in the above description are referred to the Magnetic Meridian of the State Roads Commission Survey as shown on Plat No. 3935, Contract No. B-336-1-426.

Being that parcel of land conveyed by Donald M. Tydesman, et al, to Harry Waller et ux, by deed dated November 24, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2599, folio 221.

Description of the Property of
Harry Waller, et ux to be rezoned
from **R-A** to **BL-XV**.

September 23, 1963
Sheet 2

Being and comprising all of Lots Nos. 24, 25, 26, 27, 63, 64, 65, 66 and 67 and that portion of Lots Nos. 28, 29, 30, 31, 60, 61 and 62 in Block B as shown on said Plat of "McDonough Heights" remaining south east of the southeast right-of-way line of Edmondson Avenue Extended as shown on said State Roads Commission of Maryland, Plat No. 3935, Contract No. B-336-1-426.

Being that parcel of land conveyed by Donald M. Tydesman, et al to Harry Waller et ux, by deed dated November 24, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2599, folio 221.

Description of Part of the Property of
Harry Waller et ux, Request for Special
Exception for Service Garage

September 23, 1963

Beginning for the same at a point on the east side of Gaither Avenue 40 feet wide, said point of beginning being distant 92.11 feet, measured southerly along said east side of Gaither Avenue from the south side of Baltimore National Pike 150 feet wide, said point of beginning being the end of the fourth or North 72° 08' 30" West 100.00 foot line of the land conveyed by Donald M. Tydesman et al to Harry Waller, et ux, dated November 24, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2599, folio 221, and running thence binding on part of the fifth line of said deed, and binding on said east side of Gaither Avenue, North 17° 51' 30" East 40.00 feet, thence for a line of division South 72° 08' 30" East 100.00 feet to the end of the second line of said deed, thence binding on the third and fourth lines of said deed the two following courses and distances viz: first South 17° 51' 30" West 40.00 feet and second North 72° 08' 30" West 100.00 feet to the place of beginning.

Containing 0.092 acres of land more or less.

The courses in the above description are referred to the Magnetic Meridian of the State Roads Commission Survey as shown on Plat No. 3935, Contract No. B-336-1-426.

Being that parcel of land conveyed by Donald M. Tydesman, et al to Harry Waller et ux, by deed dated November 24, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2599, folio 221.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: **Mrs. John G. Rose, Zoning Commissioner** Date: **November 5, 1963**

FROM: **George E. Saville, Deputy Director**

SUBJECT: **BL-XV, R-A to R-M Zoning, Petition for Special Exceptions for Gasoline Service Station and a Service Station. Variance to permit 0 foot side yards instead of the required 10 feet; and to permit 0 foot rear yard instead of the required 20 feet. South side of Baltimore National Pike 92.11 feet East of Gaither Avenue. Being property of Savon Gas Station.**

1st District

RECEIVED: **Wednesday, November 20, 1963 (10:00 A.M.)**

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-A to R-M zoning, together with Special Exceptions for a gasoline service station and service garage. In light of the fact that the gasoline station now is there, the Planning staff is not in a position to make adverse comment with respect thereto. The proposed area requested for the service garage - we understand for car rental purposes - it is too tight and is not well organized within the context of the gasoline service station itself.

GEH:mas

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**IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.**

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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., November 6, 1963.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published at Baltimore County, Md., once in each of one successive weeks before the 25th day of November, 1963, the first publication day of October, 1963.

THE TIMES.

John M. Martin
Manager
John M. Martin (S.)
Cost of Advertisement \$ 68.50
Purchase Order T 2395
Requisition No. N 1090

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Purchase Order T 2395
Requisition No. N 1090

CENTER LINE OF BALTIMORE NATIONAL PIKE (150' WIDE) ← US ROUTE 40

← TO FREDERICK —
— TO BALTIMORE →

EDGE OF PAVING

EXIST. RA
VACANT

GAITHER AVENUE

PROPERTY LINE

PROPERTY LINE

MELVIN AVENUE

EXIST. RA
VACANT

0.462 Ac. ±

0.092 Ac. ±
SERVICE GARAGE

EXIST. RA
VACANT

EXIST. RA
VACANT

REQUESTED VARIANCES
① SIDEYARD - 0' INSTEAD OF 10'
② REAR YARD - 0' INSTEAD OF 20'

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
383 ALLEGANY AVE.
TOWSON 4, MARYLAND

MICROFILMED

SAVON GAS STATION NO. 4

BALTO. CO. MD.
SCALE: 1" = 20'

ELECT. DIST. NO. 1
SEPT. 25, 1963.

#63-MIRV
MNP
#1
SEC. 2-A

GAS FILLING STATION
LOTS NO 24 & 67 • BLOCK B
MCDONOUGH HEIGHTS
FOR

