

63-39 KA
MHP
#9
SEC-3
XA

RE: PETITION FOR SPECIAL EXCEPTION
FOR SALE AND INSTALLATION OF
AUTOMOBILE ACCESSORIES AND
SERVICING ATTENDANT THEREON -
S.W. Loch Raven Boulevard
688' to N. Taylor Ave., 9th Dist.,
Taylor Avenue Development Corp.,
Petitioner
BALTIMORE COUNTY
No. 63-39-X

The petitioner in the above entitled matter has requested a special exception for the sale and installation of automobile accessories and servicing attendant thereon on property on the southwest side of Loch Raven Boulevard 688 feet southwest of Taylor Avenue, in the Ninth District of Baltimore County.

The petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, therefore, the special exception should be granted.

It is this 31st day of October, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that a special exception is hereby granted, subject to the terms of a stipulation signed by the Taylor Avenue Development Corporation and Calvert Savings & Loan Association, Inc., and is made a part hereof.

[Signature]
Zoning Commissioner of
Baltimore County

TAYLOR AVENUE DEVELOPMENT CORP. 5922-X
OF BALTIMORE COUNTY, MD. 21204
63-39

PETITION FOR ZONING RECLASSIFICATION #5922-X AND/OR SPECIAL EXCEPTION 63-39

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

K. W. Taylor, Ave. Development Corporation
Legal owner, of the property situated in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition the Zoning Commissioner of Baltimore County for a special exception to the Zoning Regulations of Baltimore County, to use the herein described property, for sale and installation of automobile accessories and servicing attendant thereon.

See Attached Description

ORDERED for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for sale and installation of automobile accessories and servicing attendant thereon.

Property is to be posted and advertised as prescribed 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.

TAYLOR AVENUE DEVELOPMENT CORPORATION
By *[Signature]*
Vice-President Legal Owner

Contract purchaser

Address

Baltimore 2, Maryland

Address 10 Light Street-2

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of October, 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 throughout 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 the 10th day of August, 1963, at 1:00 o'clock P. M.



Zoning Commissioner of Baltimore County

(over)

[Signature]
new hearing date
10:00 AM 10/23/63

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner Date: October 11, 1963

FROM: Mr. George E. Gervais, Deputy Director

SUBJECT: 5922-X Special Exception for Sale and Installation of Automobile accessories and servicing attendant thereon. Southwest side of Loch Raven Boulevard 688 feet Southwest of Taylor Avenue, being property of Taylor Avenue Development.

9th District

HEARING: Monday, October 21, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed (it believes) the subject petition in connection with the proposal for the erection of a building for Rayco. The staff has had several discussions with the petitioner or his representatives and believes that a site plan overcoming the deficiencies of the plan presented earlier will be available by the time of the hearing.

stood and agreed that neither petitioner nor Lessees has any right, power or discretion to locate the storesaid utility pole, the location of which is within the sole authority and discretion of the Baltimore Gas and Electric Company.

10. That the aforesaid stipulations, in the discretion of the Zoning Commissioner, may be included in such order as the Zoning Commissioner may provide affecting the grant of a special exception herein.

11. That in consideration of the foregoing, Calvert Savings & Loan Association, Inc., hereby agrees to withdraw its protest lodged in the above-entitled proceedings, and hereby waives its right to appeal, either directly or indirectly, from any order of the Zoning Commissioner granting the special exception prayed for.

TAYLOR AVENUE DEVELOPMENT COMPANY

By *[Signature]*
General Partner

[Signature]
Weinberg and Green
Attorneys for Petitioner and Lessees

[Signature]
James R. Kelley
Romeo Garella
LESSEES

CALVERT SAVINGS AND LOAN ASSOCIATION, INC.

By *[Signature]*
Harvey D. Rosenthal
Executive Vice-President

[Signature]
Sidney B. Needle
Attorney for Protestants

PROTESTANT



Description of Property Zoned B.L., requesting Special Exception for Garage

May 7, 1963

Beginning for the same at a point on the Northwest side of Loch Raven Boulevard 90.00 feet wide, said point of beginning being distant 688 feet more or less, measured Southwesterly along said northwesterly side of Loch Raven Boulevard from the centerline of Taylor Avenue, said point of beginning being the beginning of the second parcel of land described in a deed from The Fiduciary Company to Taylor Avenue Development Corporation, dated October 10, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3941, folio 407, and running thence binding on part of the first line of said deed North 62° 38' 52" West 190.00 feet, thence for a line of division North 28° 39' 50" East 103.08 feet to intersect the Southwest side of a right-of-way 54.00 feet wide, and to intersect the third line of said deed at a point distant 20.65 feet from the beginning of said third line, thence binding on the remainder of said third line, and all of the fourth and fifth lines of said deed, and binding on the southwest side of said 54.00 foot right-of-way, with the use thereof in common with others, the three following courses and distances viz: first South 62° 38' 52" East 146.00 feet, second South 16° 59' 31" East 48.93 feet, and third South 62° 38' 52" East 9.00 feet to intersect the said northwest side of Loch Raven Boulevard, thence binding on said northwest side of Loch Raven Boulevard, South 28° 39' 50" West 68.08 feet to the place of beginning.

Containing 0.464 acres of land more or less.

Being part of the second parcel of land described in said deed from the Fiduciary Company to Taylor Avenue Development Corporation, dated October 10, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3941, folio 407.

setback line shall be aligned at a 90 degree angle to the aforesaid common boundary proceeding in a northerly direction, and shall not necessarily be parallel to the existing curb line of Loch Raven Boulevard.

4. That the Lessees shall not permit parking of motor vehicles or the storage of any materials between the proposed Rayco building and the common boundary line between the property of Petitioner and Protestants.

5. That the Lessees shall store within the building to be constructed on the premises, all trash and waste materials accumulated in the course of their business operation, until such trash and waste materials shall be removed from the premises.

6. That the Petitioner and Lessees shall locate the Rayco sign on the subject premises, so that the back plane of said sign shall be in line with the aforesaid thirty (30) foot setback line; said sign shall be located at a point in such alignment, between the building and the northern boundary of the Rayco lot.

7. That the area around the cooling unit serving the proposed Rayco building shall be appropriately landscaped, in such manner as the Protestants and Petitioner shall agree.

8. That the south wall of said proposed Rayco building shall be constructed with Baltimore concrete plank, 2-1/4" x 3-5/8" x 16", white Bermuda stone units, or their equivalent.

9. That Petitioner will provide or cause to be provided, underground connection of the lines for electric service between the utility pole of the Baltimore Gas and Electric Company and the proposed Rayco building. However, it is under-

PETITION FOR SPECIAL EXCEPTION

9th District

RE: Petition for Special Exception for Sale and Installation of Automobile accessories and servicing attendant thereon. Southwest side of Loch Raven Boulevard 688 feet Southwest of Taylor Avenue. WEDNESDAY, OCTOBER 21, 1963 at 1:00 P.M. Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County, will hold a public hearing. Concerning all that parcel of land in the Ninth District of Baltimore County

BY ORDER OF
JOHN G. ROSS
ZONING COMMISSIONER OF
BALTIMORE COUNTY

IN THE MATTER : BEFORE THE
OF : ZONING COMMISSIONER
TAYLOR AVENUE DEVELOPMENT : OF
CORPORATION : BALTIMORE COUNTY
: No. 5922-X-63-39

STIPULATION

Taylor Avenue Development Company, a limited partnership of the State of Maryland, Petitioner, and James Rehrey and Romeo Garella, Lessees, by Roger K. Garfink and Weinberg and Green, their attorneys, and Calvert Savings & Loan Association, Inc., a body corporate, Protestants, by Sidney B. Needle, its attorney, represent and stipulate as follows:

1. That on June 13, 1963, Taylor Avenue Development Corporation, a body corporate, the original Petitioner in these proceedings, granted, conveyed and assigned to the Petitioner herein, property lying between the southwest side of Taylor Avenue and the northwest side of Loch Raven Boulevard, including the premises affected by these proceedings.

2. That James Rehrey and Romeo Garella are the Lessees of Petitioner and will occupy the subject premises as franchised dealers of Rayco Mfg. Co., a division of The B. F. Goodrich Company.

3. That the setback line of the proposed Rayco building, which building is shown on the Plot Plan filed in these proceedings as an exhibit of the Petitioner, shall be thirty (30) feet from the curb line existing on the northwest side of Loch Raven Boulevard, measured in a westerly direction along the common boundary line between the Petitioner and Protestants; said



Calvert Savings & Loan Assoc.
W.J.B. 3804 Folio 446
Zoned B.L.
Existing use Bank

Existing 10' S.R.C. P.W. (storm drain)

N 28° 32' 50" E - 103.08'

1 2 3 4 5 6 7 8

9 10 11 12 13

14 15 16 17 18 19 20 21 22 23 24

25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

105.3'

45.0'

PROPOSED RAY CO. BUILDING

PROPOSED BIG BOY DRIVE-IN

PROPOSED BIG BOY DRIVE-IN

PROPOSED BIG BOY DRIVE-IN

PROPOSED BIG BOY DRIVE-IN

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ENTRANCE ROAD

Taylor Avenue Dev Corp.
R.R.G. 29 Folio 24
Zoned B.L.
Existing use Vacant

Area of Property ----- 0.464 Ac.
Existing use of Property ----- Vacant
Proposed use of Property ----- garage
Present Zoning ----- B.L.
Required Parking ----- 24 spaces
Parking Provided ----- 24 spaces

Walter F. Knox
L.M. & L.M. 899-108
Zoned B.L.
Existing use Drive-in Restaurant

#5922-X

63-39

MAP

#9

SEC. 3-C

XA

S 28° 32' 50" W - 103.08'

105.3'

45.0'

PROPOSED RAY CO. BUILDING

PROPOSED BIG BOY DRIVE-IN

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PROPOSED BIG BOY DRIVE-IN

PROPOSED BIG BOY DRIVE-IN

To & Taylor Avenue 688'

LOCH

RAVEN

BLVD.

GEORGE WILLIAM STEPHENS JR & ASSOC.
ENGINEERS
303 Alleghany Avenue
Towson 6, Maryland

PLAT SHOWING
PROPERTY ZONED B.L.
REQUESTING SPECIAL EXCEPTION
FOR
GARAGE
BALTIMORE CO., MD ELECTION DISTRICT 9
SCALE 1" = 50'
MAY 7, 1963

PLEASANT

TAYLOR

AVENUE

LOCH

RAVEN

BOULEVARD

For site to surface to proposed
big day there and place as prepared
by design of Surface Inc.

Wing 100' x 100' long
in accordance with the
plans and specifications
submitted and approved

100' x 100' long
in accordance with the
plans and specifications
submitted and approved

LOCATION PLAN
SCALE 1" = 50'



ANDREW VS SUBJECT TO BE RE-ALIGNMENT OF
GRADES, PERMITTING VERTICAL CONNECTION
BETWEEN THE CALVERT SAVERS & LOW
ASSOCIATION MEETING AREA AND LAND
OWNED BY THE TAYLOR AVENUE DEVELOPMENT
COMPANY AS IS SHOWN ON THIS PLAN

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY Staff Staff
DATE 10/13/63

LOCATION PLAN AND EAVINGS, DETAIL

TAYLOR AVENUE DEVELOPMENT CORPORATION

DATE	REVISION	BY	FOR
10/13/63	Revised Planning Commission	Staff	Staff
10/13/63	Revised Planning Commission	Staff	Staff
10/13/63	Revised Planning Commission	Staff	Staff
10/13/63	Revised Planning Commission	Staff	Staff
10/13/63	Revised Planning Commission	Staff	Staff
10/13/63	Revised Planning Commission	Staff	Staff
10/13/63	Revised Planning Commission	Staff	Staff
10/13/63	Revised Planning Commission	Staff	Staff
10/13/63	Revised Planning Commission	Staff	Staff
10/13/63	Revised Planning Commission	Staff	Staff

SITE ENGINEER
George W. Stephens, Inc.
Tombor 4, Maryland

DETAIL PLAN - TAYLOR AVENUE

8-2 gaudin 10/13/63

PLEASANT
PLAINS
ROAD

TAYLOR

LOCATION PLAN
Scale 1"=50'

BOULEVARD

GOUCHIE

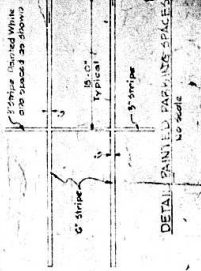
TYPE A CURB
No Scale

STATE OF CALIFORNIA
COUNTY OF BUTTE
No Scale

DETAIL - INTERMITTENT CURB

TYPICAL SIDE WALK SECTION
(Adjacent to Road, Show Blue
at Top, Red and Green)

SECTION
No Scale



STANDARD SIDE WALK SECTION
No Scale