

TELEPHONE
SARATOGA 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 9-6666

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 14.37 feet to a pipe there; 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; 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

RE: PETITION FOR RECLASSIFICATION
from an "R-6" Zone to a "B-1" Zone and
Special Exception for Gasoline
Service Station - S.E. Side
Taylor Ave. & Beverly Ave.,
9th Dist., Louis Foudos and
Caroline Foudos, Petitioners -
No. 63-46

The petitioners have requested a reclassification from
"R-6" Zone to a "B-1" Zone on the subject property.

Notwithstanding by the petitioners and upon consideration of
the old Ninth District Map, old map gives a clear picture of the
situation as it now exists on Taylor Avenue and the proposed
Parkway which is now under construction at this very site. The
petitioners are requesting a change from "R-6" to "B-1" which is
the rezoning property enough to warrant a reclassification to
any other zone.

The Office of Planning and Zoning, through Mr.
George E. Cavellie, Deputy Director of the Office of Planning,
has reviewed the petition 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 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.

For this above reasons the reclassification and
special exception should be denied.

On this 15th day of August, 1963, by the
Zoning Commissioner of Baltimore County, (MINOR) that the above
reclassification and special exception be and the same is hereby
granted, subject to the following conditions: That the petitioner
shall be bound by the zoning regulations and restrictions of Baltimore
County adopted pursuant to the Zoning Law for Baltimore County.

By the Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 8/15/63
Posted for: HEARING held 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: ABST. PLACING TAYLOR AVE
used by Robert Caswell Signature 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: ABST. PLACING TAYLOR AVE
used by Robert Caswell Signature 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	TOTAL AMOUNT \$97.00
DEPOSIT TO ACCOUNT NO.	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
QUANTITY		
Advertising and posting of property for Louis Peters		\$75.00 -
#63-16		
	4-2863 3 C 6 6 * * * 111 -	\$7.00
3		

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		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT DUES
QUANTITY		Cost of appeal in the matter of property of Louis Poodon No. 13-66 PAID Baltimore County, Md. - Office of Finance 4-1653 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 B. 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
	FID - 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
NY District

ZONING: From R-1 to B.U.L.
Zone Petition for Special Exem-
ption for Gaudine Service Station

LOCATION: Southeast side of
Taylor and Beverly Avenues,
TOWNSHIP WHEATLAND, MD.
August 28, 1963 at 10:30 A.M.

PUBLIC HEARING: August 29, 1963
County Office Building, 111 W.
Cherrydale Avenue, Towson,
Maryland

The Zoning Commission 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 Sur-
vey Line of Taylor Avenue and
Beverly Avenue, Baltimore County
Commission Right-of-Way Plat
dated January 1, 1962 and shown
as lots 17 and 18, Block 10, Sub-
#4729 dated February, 1961, and
all parcels lying 32.7 feet north of
Station 58 + 21 on the above
platted plans, said point being
also situated on the following
corner and distances South 58

THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Restonville, Md

THE HERALD - ARGUS
Catonville, Md

THE COMMUNITY PRESS:
Danville, Va

No. 1 Newburg Avenue
CATONSVILLE, 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 COUNTESS, 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 sent in the issues of

SUCCESSOR: WEISS-BRODER
1963, that is to say

August 9, 1963.

PETITION FOR
 RECLASSIFICATION
 AND SPECIAL EXEMPTION
 NO. 68 DISTRICT
 ZONING: From R-1 to B-1
 Zone Petition for Special Exem-
 ption for Gasoline Service Station
 LOCATION: Southeast side of
 Taylor and Beverly Avenue
 DATE & TIME: WEDNESDAY,
 AUGUST 28, 1963 at 10:30 A.M.
 PUBLIC HEARING ROOM: No. 1
 Courthouse Office Building, 115
 Chicago Avenue, Towson,
 Maryland
 The Zoning Commission of
 Baltimore County, by authority of
 Zoning Act and Ordinance
 of Baltimore County, will hold a
 public hearing on this petition
 concerning all that parcel of
 land, known as North District of
 Baltimore County, containing
 a plot over the now High-
 Road, 200 feet wide, and
 25500 sq. ft. of land, more
 or less, bounded by Taylor
 and Beverly Avenue, and
 points being 37.27 feet radial in
 area of 1219 sq. ft. of the
 mentioned parcel, and said point
 being situated on the following
 courses and distances: South 28
 degrees 47 minutes 20 seconds
 East 38.15 feet and South 11
 degrees 12 minutes 50 seconds
 West 10.25 feet from the inter-
 section formed by the Southeast
 side of Taylor Avenue 40 feet
 wide and the Southeast side
 of Beverly Avenue 40 feet
 wide, as shown on the record
 plat of Waterfronted & Paul
 Francis, recorded August 2nd and 10th

[illegible]

