

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, JOSEPH BUEDL, 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 (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from R-6 to R-1 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 filling 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 a filling station.

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

I, or we, agree to pay expenses of above re-classification 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.

THE AMERICAN OIL COMPANY
Contract purchaser
Address P.O. Box 507
Baltimore 3, Maryland
Joseph Buedl (THE AMERICAN OIL COMPANY)
D.M. KREBS Petitioner's Attorney
Address P.O. Box 507, Baltimore 3, Md.
Legal Owner
Address 1316 Stonebridge Court
Towson, Maryland
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of February, 1965, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of March, 1965, at 11:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 9, 1965
FROM: George E. Gornall, Director
SUBJECT: # 65-254-RX, R-6 to R-1, with a Special Exception for a Filling Station.
Southeast corner of Eastern Avenue and Stuart Street. Being the property of Joseph Buedl.
15th District
HEARING: Monday, March 22, 1965 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

Although we feel that present zoning of the subject parcels is incorrect, we believe that reclassification as here proposed would worsen, rather than better, the present situation.

At present, the residences behind Eastern Avenue's frontage benefit from a residential approach, even though use potentials along this approach are more intense because of the B.L. zoning. This situation has been examined in preparing the Composite Guide-plan and it has been decided to recommend realistic transitional zoning for the Eastern Avenue frontage rather than to encourage the marginal strip commercial development which history has shown to be so detrimental. R. A. zoning, in accordance with the Planning Board's stated policy, is the transitional classification we recommend. However, an office building, which could be developed in the R.A. Zone with a special exception, could also be built upon the subject property under its present B.L. classification.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that James E. Dyer, the petitioner, having no error in the zoning map.

the above Re-classification should be had; and it further appearing that James E. Dyer, the petitioner, have met the requirements of Section 50A.1 of the Baltimore County Zoning Regulations.

A Special Exception for a filling station should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of March, 1965, that the herein described property or area should be and the same is hereby reclassified; from R-6 to R-1.

and, and/or a Special Exception for a filling station should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of February, 1965, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a filling station; and/or the Special Exception for a filling station be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

March 1, 1965
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

D. H. Krebs, Esq.
P.O. Box 507
Baltimore, Maryland 21203

Special Exception for
Gasoline service
SUBJECT: station located SE/Cor
Eastern Ave and Stuart St for
Joseph Buedl, 15th District

The Zoning Advisory Committee has reviewed the subject petition makes the following comments:

STATE ROADS COMMISSION: If the Zoning Commissioner should see fit to grant the Special Exception, it is subject to the approval of the State Roads Commission.

BUREAU OF ENGINEERING: This bureau will submit comments with regard to road widening and entrance locations at a later date.

OFFICE OF PLANNING AND ZONING: It is suggested that if at all possible the aerial trash bin be relocated from the rear of the building which is adjacent to the rear of residential dwelling and that the area between the rear of the building and the rear property line not be paved.

The line which is located on the rear property of the gas station adjacent to the side of an existing one and half story frame dwelling should be of such a type that will not reflect light onto this residential structure.

The following members had no comment to offer:

Board of Education
Fire Department
Health Department
Industrial Commission
Traffic Department
Buildings Department

cc: Jack Dwyer: State Roads Commission
George Reiser: Bureau of Engineering
Albert Quinsky: Office of Planning and Zoning

Yours very truly,

James E. Dyer
Chief of Permit and
Petition Processing

JAMES CROCKETT ASSOCIATES

CONSULTING ENGINEERS - LAND SURVEYORS

8483 MARYLAND AVENUE

BALTIMORE, MARYLAND 21210

DESCRIPTION OF PROPERTY

AT 701-705 EASTERN AVENUE

BEGINNING FOR THE SAME at the corner formed by the intersection of the southeast side of Eastern Avenue, 80 feet wide, with the northeast side of Stuart Street, 50 feet wide, as shown on the Revised Plat of the Property of Taylor Land Company, recorded among the Land Records of Baltimore County in Plat Book W.L.M. No. 9 page 74; thence leaving said point of beginning and running with and binding along said southeast side of Eastern Avenue, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, North 62 degrees 51 minutes 30 seconds East 150.00 feet to the division line between Lot Nos. 29 and 30 Block "B" Section "E" as shown on the beforementioned plat; thence leaving said southeast side of Eastern Avenue and binding along said division line South 27 degrees 08 minutes 10 seconds East 145.00 feet to intersect the northwest side of a 10-foot alley there situate; thence running with and binding along said northwest side of said alley with the use thereof in common, South 62 degrees 51 minutes 30 seconds West 150.00 feet to intersect the beforementioned northeast side of Stuart Street; thence running with and binding along said northeast side of Stuart Street North 27 degrees 08 minutes 10 seconds West 145.00 feet to the point of beginning; containing 21,750 square feet.

BEING Lot Nos. 30, 31, and 32 Block "B" Section "E" as shown on the beforementioned Plat of Property of Taylor Land Company.

BEING and comprising all that land described in the following two Deeds recorded among the Land Records of Baltimore County:

(1) Ruth Crenning, Executrix of Myrna A. Crenning, widow, to Joseph Buedel, Theresa B. Marshall and Anna T. Marshall, dated March 10, 1950,

BRANCH OFFICE IN ASSOCIATION WITH HARFORD SURVEY ASSOCIATES • BEL AIR • MARYLAND

March 1, 1965

D. H. Krebs, Esq.

P.O. Box 507

Baltimore 3, BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Maryland

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
16th day of February, 1965

Owner Name: Joseph Buedel

Reviewed by: John G. Rose

JOHN G. ROSE
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

For: Joseph Buedel
P.O. Box 507
Baltimore 3, Md. 21203

Invoice: 3-145 453 • 28574 TIP-

EXPIRY TO ADVERTISE: 03-01

QUANTITY: 01

ADVERTISING AND POSTING OF PROPERTY FOR Joseph Buedel

03-01-01

PAID - 03-01-01

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701-705 EASTERN AVENUE

and recorded in Liber T.B.S. No. 1818 page 539, and (2) James V. Guy and Margaret Guy to George E. Eagle and Blanche E. Eagle, his wife, dated November 30, 1939 and recorded in Liber C.W.B. Jr. No. 1089 page 30.

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INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 3-4-65
Posted for: Hearing March 22-65 AT 1:00 P.M.
Petitioner: Joseph Buedel
Location of property: SE/Cor. of Eastern Avenue and Stuart St.
Location of sign: On Eastern Ave. north of Stuart St. and on Stuart St. at the end of the house
Remarks: and yard & from the rd.
Posted by: Robert J. Buedel Date of return: 3-13-65

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION—15TH DISTRICT

ZONING: From R 6 to B.L. Zone.
Petition for Special Exception for a Filling Station.

LOCATION: Southeast corner of Eastern Avenue and Stuart Street.
DATE & TIME: Monday, March 22, 1965 at 1:00 P.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for Special Exception for Filling Station.

All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same at the corner formed by the intersection of the southeast side of Eastern Avenue, 10 feet wide, with the northeast side of Stuart Street, 10 feet wide, as shown on the Revised Plat of the Property of Taylor Land Company, recorded among the Records of Baltimore County, Plat Book W.H.M. No. 8, page 70, thence leaving said point of beginning and running with and binding along said southeast side of Eastern Avenue, referring all courses to the true meridian as established by the Baltimore County Metropolitan Triangulation, North 62 degrees 51 minutes 10 seconds East 145.00 feet to the division line between Lot Nos. 29 and 30 Block "B" Section "E" as shown on the beforementioned plat; thence leaving said southeast side of Eastern Avenue and binding along said division line South 27 degrees 03 minutes 10 seconds East 145.00 feet to intersect the northwest side of a 10-foot alley there situated; thence running with and binding along said northwest side of said alley with the use thereof in common, South 62 degrees 51 minutes 10 seconds West 150.00 feet to intersect the beforementioned northeast side of Stuart Street; thence running with and binding along said northeast side of Stuart Street North 27 degrees 03 minutes 10 seconds West 145.00 feet to the point of beginning, containing 21,750 square feet, being Lot Nos. 29, 30, 31, and 32 Block "B" Section "E" as shown on the beforementioned Plat of Property of Taylor Land Company.

Being and comprising all that land described in the following two Deeds of Baltimore County:
(1) Ruth Crenning, Executrix to Myrna A. Crenning, widow, to Joseph Rudell, Theresa B. Marshall and Anna T. Marshall, dated March 10, 1910, and recorded in Liber T.B.S. No. 1818 page 539, and (2) James W. Guy and Margaret Guy to George E. Engle and Blanche E. Engle, his wife, dated November 10, 1917, and recorded in Liber C.W.B. Jr. No. 1089, page 30. Saving and excepting from the reclassification that portion which is presently zoned B.L.
Being the property of Joseph Rudell, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, March 22, 1965 at 1:00 P.M. Public Hearing Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County.

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CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1965.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week, on successive weeks before the 22nd day of March, 1965, the first publication appearing on the 5th day of March 1965.

THE JEFFERSONIAN,

L. L. Smith
Manager.

Cost of Advertisement, \$...

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

15th DISTRICT
From R 6 to B.L. Zone.

ZONING: Petition for Special

Exception for a Filling Station.
LOCATION: Southeast corner of Eastern Avenue and Stuart Street.

DATE: TIME: MONDAY, March 22, 1965 at 1:00 P.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Petition for Special Exception for Filling Station, Present Zoning R 6 proposed Zoning B.L.

All that parcel of land in the Fifteenth District of Baltimore County.

BEGINNING FOR THE SAME at the corner formed by the intersection of the southeast side of Eastern Avenue, 10 feet wide with the northeast side of Stuart Street, 10 feet wide as shown on the Revised Plat of

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By Order of
JOHN G. ROSE,
Zoning Commissioner
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD., March 5, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "Joseph Rudell" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 22nd day of March 1965; that is to say, the same was inserted in the issues of 3-2-65

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price

15 JULY
FRANK DWELLING

1 1/2 STORY
FRAME DWELLING

Zoning File # 65-254
Approved Plan.
5/12/65

66-254 RX-03 F-1

