

1939

RE: PETITION FOR RECLASSIFICATION FROM AN
"A" RESIDENCE ZONE TO AN "E" COMMERCIAL
ZONE AND A SPECIAL PERMIT FOR GASOLINE
FILLING STATION, SOUTHWEST CORNER LOCH
RAVEN BLVD. AND YAKOMA ROAD, 9TH DISTRICT-
CHARLES T. SHUE, ET AL - PETITIONERS

The property in question is located in the same area as the property of Henry Underwood, et al and Walter J. Simms, et al being directly across the Boulevard from said properties. The properties of said Henry Underwood, et al and Walter J. Simms, et al, were the subject of a petition for reclassification from an "A" Residence Zone to an "E" Commercial Zone in December, 1949, said petitions having been denied by the Zoning Commissioner on January 6, 1950. The report of the Baltimore County Planning Commission at that time stated that Yakoma Road appeared to be the logical stopping point for commercialization, there being no further neighborhood need. Since that time, a gasoline service station has been erected at the northeast corner of Loch Raven Blvd. and Yakoma Road, a Special Permit has been granted for a service station on Joppa Road, 200 feet east of Loch Raven Blvd. and a filling station is under construction in the Ridgely Shopping Center area. In addition to the foregoing there now exists in the immediate neighborhood on Joppa Road and on Loch Raven Blvd., six filling stations, which seem sufficient to satisfy the need for some time to come.

As to the need for further commercialization, it is apparent that no need exists at this time. The Ridgely Shopping Center consisting of a food market, retail stores and a service station together with ample parking space and comprising 2.7 acres of land is almost complete. In addition, several stores in the commercial area on the Boulevard, south of Joppa Road are now vacant.

The fact that no need has been shown, that the area south of Yakoma Road is improved with very substantial homes, and that the continuing of the commercial southward would only add to the parking and traffic problems already prevalent in this area, it is the opinion of the Zoning Commissioner that the granting of this petition for reclassification and the special permit would be detrimental to the health, safety and general welfare of the community and should be denied.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of March, 1951, that the above petition be and the same is hereby denied and that the above described property or area should be and the same is hereby continued as and to remain an "A" Residence Zone.

Charles T. Shue
Zoning Commissioner of
Baltimore County.

PETITION FOR (1) ZONING RECLASSIFICATION
(2) SPECIAL PERMIT

To the Zoning Commissioner of Baltimore County:

I, or we, Charles T. Shue and Laura E. Shue Legal Owners,
of the parcel of ground mentioned in the description

attached hereto

All that parcel of land in the 9th District of Balto. Co., at the southwest corner of Loch Raven Boulevard and Yakoma Road, fronting 146.33 feet on the westernmost side of Loch Raven Boulevard and binding 200 feet on the southernmost side of Yakoma Road. Being lot No. 63 on plat of Ridgely

property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "E" Commercial Zone; and
(2) for a Special Permit, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for a gasoline filling station

Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above reclassification and Special Permit, 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.

Charles T. Shue
Laura E. Shue

Charles T. Shue
Charles T. Shue

Laura E. Shue
Legal Owners
Laura E. Shue

1591 Yakoma Rd
Address

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting Mar 9/51
Posted for: A to E Gas Station
Petitioner: Charles T. Shue
Location of property: S.W. cor of Loch Raven Boulevard & Yakoma Road
Location of Signs: S.W. cor of Loch Raven Boulevard & Yakoma Road
Remarks: Harry E. Hartside Date of return: Mar 9/51
Posted by: Harry E. Hartside Signature

March 8, 1951

\$23.00

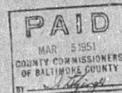
RECEIVED of Dan Brewster, Attorney for Chas. T. Shue, et al, petitioners, the sum of Twenty Three (\$23.00) Dollars, being cost of petition for reclassification, advertising and posting of property, southwest corner of Loch Raven Boulevard and Yakoma Road, 9th District of Baltimore County.

Zoning Commissioner

Hearings:

Monday, March 19, 1951

at 10:00 a.m.



YAKONA RD.

BOULEVARD

60'

50'

LOCH RAVEN

200

LOT

63

207.63

146.33

180.81

LOT 63

PLAT #1

RIDGELENGTH.