

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

The property in question was the subject of a petition for reclassification from an "A" Residence Zone to an "E" Commercial Zone in December, 1949, said petition having been denied by the Zoning Commissioner on January 5, 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 needs. 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 foot 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 20th 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.

Caroline G. Hall
Zoning Commissioner of
Baltimore County.

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

To the Zoning Commissioner of Baltimore County:

I, or we, Walter Simms and Irene Simms Legal Owner, s
of the parcel of ground mentioned in the description
appended hereto

At the southeastermost corner of Loch Raven Boulevard and Yakoma Road, 9th District of Balto. Co., fronting 101.5 feet on the eastermost side of Loch Raven Boulevard and binding 101.48 feet on the southermost side of Yakoma Road. Being lot 200 on plat 1 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.

A. Dine *Walter J. Simms*
Walter J. Simms
Walter J. Simms
Irene E. Simms
8611 Loch Raven Blvd.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

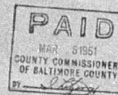
District 9 Date of Posting Mar 9/51
Posted for: Auto & Gas Station
Petitioner: Walter J. Simms
Location of property: SE cor of Loch Raven Boul & Yakoma Road
Location of Sign: SE cor of Loch Raven Boul & Yakoma Road
Remarks: _____ Date of return: Mar 9/51
Posted by: Harry E. Lantid Signature

March 5, 1951

\$23.00
RECEIVED of Don Brewster, Attorney for
Walter J. Sims, et al, petitioners, the sum of twenty
Three (\$23.00) Dollars, being cost of petition for
Reclassification and special permit, advertising and
posting property, Northeasternmost corner of Loch Raven
Boulevard and Yakoma Road, 9th District of Baltimore
County.

Zoning Commissioner

Hearing:
Monday, March 19, 1951
at 10:00 a.m.



YAKONA

ROAD.

N 23° W 191.42'

S

101.45'

S 15° E 112.50'

U

Chord N 5° 06' 51" E 104.26'
R = 2,112.91' L = 100.23'

53° 51' W 110.60'

Chord N 80° 25' 14" W - 174.64'

R = 2,372.80' L = 184.69'

WHITE OAK AVE.

LOCH

RAVEN

BLVD.

15.77'

ALLEY