

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "F" COMMERCIAL ZONE - S. W. Cor. Loch Raven Boulevard and Yakona Road, 9th District - Charles T. and Laura E. Sims, Petitioners

The property which is the subject of this petition is located at the southwest corner of Loch Raven Boulevard and Yakona Road, Hyattsville, in the Ninth District. The property fronts 126.33 feet on Loch Raven Boulevard and 200 feet on Yakona Road.

The Board of Zoning Appeals of Baltimore County in a recent Order denying the petition of Walter J. Sims and wife and Henry V. Underwood for reclassification of property at the southeast corner of Loch Raven Boulevard and Yakona Road, stated as follows:

"The Board very carefully reviewed the testimony in this case and checked the zoning maps, as well as viewing the property and surrounding neighborhood considered in the petition for this reclassification. It was also noted that this property was subject to two prior petitions, both of which were denied.

There is no evidence in this case of any change or conditions justifying the reclassification and furthermore, there is no need shown for additional commercialization in this area. It is clear that there is adequate commercial property in the neighborhood, and should there be a need for additional commercial property, it is the opinion of the Board that the petitioners' land is not well adapted for such use as the area south of Yakona Road is improved with substantial residences and well kept and attractive homes. Yakona Road appears to be the logical stopping point for commercialization and the Board will pass its order denying the reclassification."

It appears from the foregoing that the same reasons for denying the reclassification of the Sims and Underwood properties apply to the property in question. It is the opinion of the Zoning Commissioner of Baltimore County that Yakona Road is the proper stopping point for commercialization on Loch Raven Boulevard.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of February, 1952, that the above petition 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 an "A" Residence Zone.

Charles T. Sims
Zoning Commissioner
of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

his wife
Law vs. Charles T. Sims & Laura E. Sims, legal owners, of the property situate at the southwest corner of Loch Raven Boulevard and Yakona Road in the Ninth Election District of Baltimore County, Maryland. For further description of property see plat attached.

ALL that parcel of land in the 9th District of Baltimore County at the southwest corner of Loch Raven Blvd. and Yakona Road, thence running southerly and binding on the west side of Loch Raven Blvd. 126.33 feet, thence North 74° 24' West 207.63 feet, thence North 15° 36' East 120.21 feet to the south side of Yakona Road, thence easterly and binding on the south side of Yakona Road 200' to place of beginning. Being Lot #63 on plat of Ridgeleigh.

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an A Residential zone to an F Commercial zone.

Reasons for Re-Classification: Subject property because of its proximity to F Commercial zoned property has no value as residential, but on contrary would have great value as commercial location, there being a need for additional commercial space in the area.

Approved Commercial Use

Size and height of building: front 120. f. feet; depth 80. feet; height. feet.
Front and side set backs of building from street lines: front. feet, side. feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, 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. Sims
Laura E. Sims
Legal Owner

Address 1691 Yakona Road, Towson, A.

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of October, 1952, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Becker Bldg. in Towson, Baltimore County, on the 19th day of November, 1952, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Posted for: 31st day of Feb. to an "F" Commercial Zone
Petitioner: Charles T. & Laura E. Sims
Location of property: S.W. Cor. Loch Raven Blvd. & Yakona Rd. Baltimore County, Maryland
Location of signs: S.W. Cor. of Loch Raven Blvd. & Yakona Rd.
Remarks: George R. Hummel
Date of return: 10-27-52

FILED NOV 3 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 31, 1952

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~XXXXXX~~ ~~times~~ ~~XXXXXX~~ before the 10th day of November, 1952, the first publication appearing on the 24th day of October, 1952.

THE JEFFERSONIAN,
H. B. Smith
Manager

Cost of Advertisement, \$.

October 31, 1952

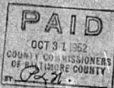
\$20.00

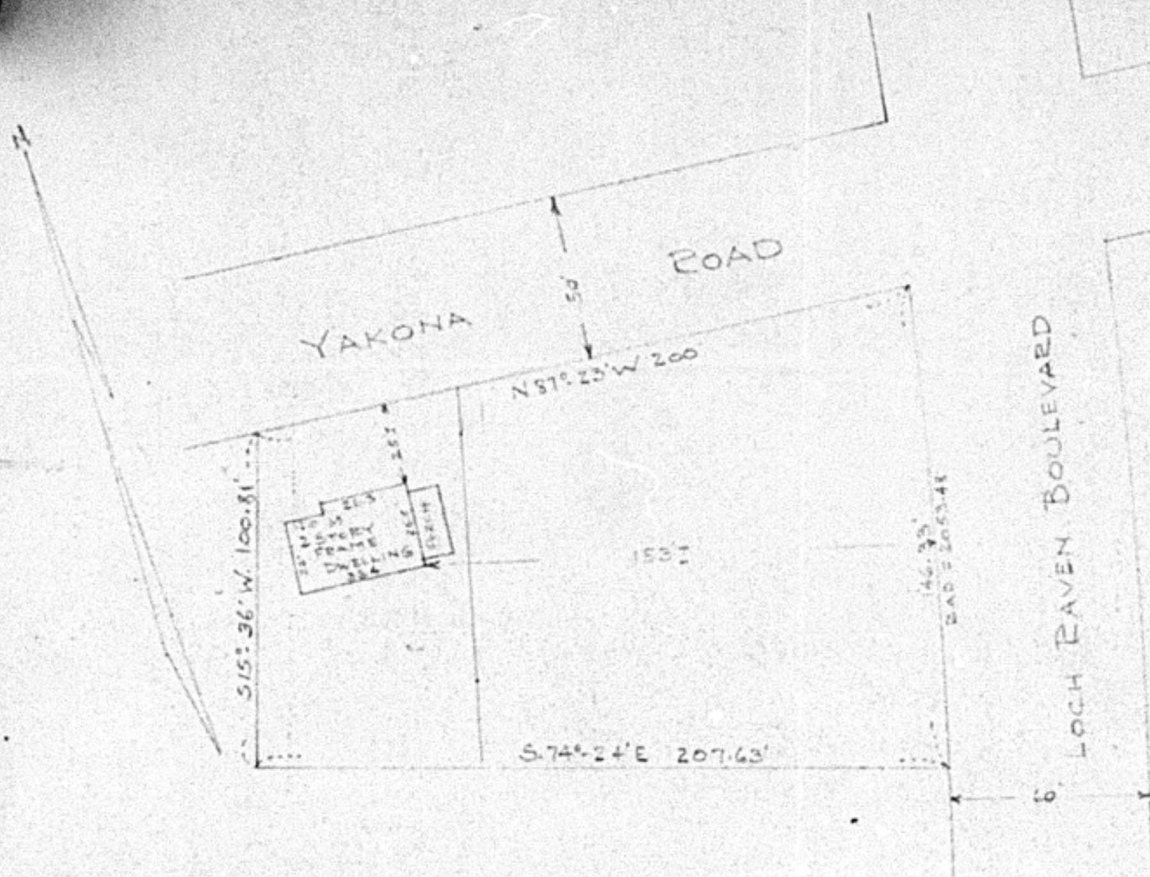
RECEIVED of H. Anthony Mueller, Attorney the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property S. W. corner Loch Raven Boulevard and Yakona Road, 9th District of Baltimore County.

Zoning Commissioner

Hearings

November 10, 1952
at 12:00 P. M.
Room 201 of the Rackford Building
Towson, Maryland





PLAT OF LOT No 63
 PLAT No I RIDGELEIGH
 PLAT BOOK L M N O-127
 9TH DISTRICT BALTO. CO. MD.

SCALE = 1" = 40' AUGUST 7, 1952
 DOLLENBERG BROTHERS
 SURVEYORS & CIVIL ENGINEERS
 709 WASHINGTON AVE TOWSON MD.

