

PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENCE ZONE TO AN "M" COMMERCIAL ZONE AND SPECIAL PERMIT FOR GASOLINE SERVICE STATION - S. T. Cox, Joppa Road and Virginia Ave., 9th District - Edw. H. Shuman and Clara M. Emma, Petitioners

Upon hearing on petition (1) for reclassification of the parcel of land described therein from an "A" Residence Zone to an "M" Commercial Zone and (2) for a Special Permit to use said property for a gasoline service station, and it appearing that by reason of location, being situated at the southeast corner of Joppa Road and Virginia Avenue, Townes, Ninth District, in a section which is zoned "A" residential, it is the opinion of the Acting Zoning Commissioner of Baltimore County that the granting of same would be an indication of not only "spot zoning" but improper zoning.

Joppa Road on the south side, from York Road to the west side of Delaware Avenue is zoned "M" Commercial and the south side of Joppa Road from Delaware Avenue to Virginia Avenue is zoned "A" residential, also the south side of Joppa Road east of Virginia Avenue is zoned "A" residential.

In view of the fact that the southeast corner of Joppa Road and Virginia Avenue is zoned "A" residential, there is no apparent reason why this area should be by-passed and then extend the commercial area easterly from the southeast corner of Joppa Road and Virginia Avenue. This petition being a little premature should be denied.

It is this 12th day of March, 1953, ORDERED by the Acting Zoning Commissioner of Baltimore County, that the aforesaid petition, the first for reclassification, from an "A" Residence Zone to an "M" Commercial Zone and the second, for a special permit for a gasoline service station, be and the same are hereby denied and the property remains an "A" Residence Zone.

W. Charles Hummelt
Acting Zoning Commissioner
of Baltimore County

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

To the Zoning Commissioner of Baltimore County:

I, or we, E. R. SHUMAN and C. M. EMMA Legal Owner
of a parcel of land in Townes, Maryland, more particularly described as: beginning at a point formed by the intersection of the center line of Joppa Road and the easterly side of Virginia Avenue and proceeding along the center line of Joppa Road (1) S 89° 29' E 131.5' to a point on the westerly side of a 12' alley, then along the westerly side of the 12' alley (2) S 2° 48' W 121.0' to a point, then (3) N 69° 10' W 139.2' to the easterly side of Virginia Avenue, then along the easterly side of Virginia Avenue (4) N 5° 21' E 154.75' to the point of beginning.
I hereby petition (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence Zone to an "M" 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 Service 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.

E. R. Shuman
Edward R. Shuman
Legal Owner

Clara M. Emma
Legal Owner

Respectfully Submitted
Witness

*3/19/53
10. m.*

*o/c
3/20*

ORDERED by the Zoning Commissioner of Baltimore County this 19th day of January, 1953, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly as revised, and that a public hearing, thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 9th day of February, 1953, at 1:00 o'clock P.M.

Zoning Commissioner
of Baltimore County

January 19, 1953

823-10

RECEIVED of Pifer & Harbury, Attorney for Edward R. and Clara M. Emma, the sum of Twenty Three (\$23.00) Dollars, being cost of petition for reclassification and special permit for property Joppa Road and the easterly side of Virginia Avenue, 9th District of Baltimore County.

PAID
JAN 20 1953
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
George B. Hummelt
Zoning Commissioner

Hearing:
Monday, February 9, 1953
at 1:00 P.M.
Room 201 of the Parkland Building
Townes, Maryland

FILED FEB 2 1953

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 30, 1953.

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~~ ~~XXXXXX~~ before the 24th day of February, 1953, the first publication appearing on the 23rd day of January, 1953.

IN 53

THE JEFFERSONIAN,
George B. Hummelt
Manager.

Cost of Advertisement, \$.....

THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. before the 24th day of February, 1953, the first publication appearing on the 23rd day of January, 1953. The cost of advertisement is \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townes, Maryland

#2471

District 9th Date of Posting 1-28-53

Posters: Edward R. Shuman & Clara M. Emma

Location of property: southeast corner of Joppa Road and Virginia Avenue, 9th District, Baltimore County, Maryland

Remarks: George B. Hummelt

Posted by George B. Hummelt Date of return 1-28-53

**NO PLAT
IN
THIS FOLDER**