

42584-5

TO: REGISTRAR OF LOCH RAVEN VILLAGE :
 INC., ETC. :
 H. B. Campbell :
 J. W. Sullivan :
 M. J. Tolson :
 BOARD OF ZONING APPEALS, ETC. :
 BALTIMORE COUNTY :

IN THE CIRCUIT COURT
 FOR BALTIMORE COUNTY

RE: PETITION FOR A SPECIAL PERMIT FOR GASOLINE SERVICE STATION - E. S. LOCH RAVEN BOULEVARD, North of Taylor Ave., 9th District, Edgewood Homes, Inc., Petitioner

OPINION OF THE BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

This is an appeal by Edgewood Homes, Inc. from an Order of the Zoning Commissioner of Baltimore County dated May 21, 1953, denying a special permit for a gasoline service station in regard to the property described in said petition.

The case came on for hearing before the Board, testimony was taken, and counsel heard.

The property which is the subject of this petition is a tract of land 128.27 feet on the East side of the Loch Raven Boulevard with a maximum depth of 123.16 feet on the North side and 121.88 feet on the South side, being approximately 380 feet North of the American Oil Company Service Station located on the Northeast corner of Loch Raven Boulevard and Taylor Avenue.

From the examination of the Zoning Map of Baltimore County and from the testimony in this case and also from the examination of the property in question by the members of the Board of Zoning Appeals, it is apparent that there has been considerable change in conditions since original zoning went into effect in Baltimore County. The property in question is located on a wide boulevard carrying considerable traffic during certain periods of the day. There was testimony that State Road's propose to change Loch Raven Boulevard into two 34-ft. lanes with a 10 ft. medium strip.

Some of the protestants objected to the special permit on the grounds that it would be dangerous for traffic entering and leaving the filling station, but the Board feels that the traffic light at Taylor Avenue and Loch Raven Boulevard would adequately regulate the traffic flow and would materially tend

to reduce any traffic hazard. This property is already zoned commercial, and the establishment of most any business would tend to increase traffic; and it is not believed that the existence of a gasoline filling station would be any more serious than certain other types of commercial enterprises. There are already two other stations in the immediate neighborhood on Loch Raven Boulevard, as well as considerable amount of property which has been reclassified for commercial use and some classified "R" Residential. It is noted that all four corners of Loch Raven Boulevard and Taylor Avenue are operated by commercial enterprises, two corners of which are gasoline service stations. The Southeast corner has approximately 10 acres of commercial land. According to the testimony of the petitioner a shopping center will be erected 500 ft. along Taylor Avenue with a depth of 500 ft., with entrance also from Loch Raven Boulevard. The subject property would be a part of this center facing Loch Raven Boulevard.

The Board is of the opinion that the granting of this special permit would not be detrimental to the health, safety, and general welfare of the community and for reasons above stated will pass its order granting ~~Edgewood~~ permit upon the following provisions and conditions, namely:

1. That the petitioner provide for screening with evergreens on the North side and on the East side of the property towards the existing dwellings.
2. That the lights should be so arranged so as not to shine on the adjacent dwellings.

The action of the Board of Zoning Appeals in the above-entitled matter hereby is affirmed.

John S. Denton, Judge

January 27, 1954

9 3 1/2 x 11 1/2 Edgewood Homes, Inc., 9th District, Loch Raven Boulevard, Baltimore County, Md.

H. B. Campbell
 Chairman
J. W. Sullivan
 Secretary

FILED MAY 27 1953

PETITION FOR A SPECIAL PERMIT FOR :
 GASOLINE SERVICE STATION - E. S. :
 LOCH RAVEN BOULEVARD, NORTH OF :
 TAYLOR AVE., 9TH DISTRICT :
 EDGWOOD HOMES, INC., PETITIONER :
 BALTIMORE COUNTY

ORDERED by the Zoning Commissioner of Baltimore County this 25th day of April 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 aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 6th day of May 1953, at 1:00 o'clock P. M.

MR. COMMISSIONER:
 Please file an appeal to the Zoning Board of Appeals of Baltimore County in the above entitled case.
A. Robin Thomas
 Attorney for Petitioner

Charles H. Denny
 Zoning Commissioner
 of Baltimore County

Upon hearing on petition for special permit to use the property described therein for a gasoline service station and it appearing that: 1, there was no need shown for an additional station, there being 11 within 1 1/2 miles; 2, the site of the proposed station is at a sharp curve in the road and on a steep grade and 3, the exits from this station onto Loch Raven Boulevard during rush hours would be extremely dangerous and would create congestion in the roads, the special permit petitioned should be denied, therefore:

It is this 27th day of May, 1953, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid special permit be and the same is hereby denied.

Charles H. Denny
 Zoning Commissioner
 of Baltimore County

PETITION FOR SPECIAL PERMIT
 IN THE MATTER OF :
 Petition of :
 Edgewood Homes, Inc., :
 ZONING COMMISSIONER :
 OF BALTIMORE COUNTY :
 For a Special Permit :
 To The Zoning Commissioner of Baltimore County

Edgewood Homes, Incorporated Legal Owner
 Contract Purchaser

Whereby petition for a Special Permit, Under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, accessible to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now or to be erected thereon) hereinafter described for Gasoline Service

Southeast side of Loch Raven Boulevard, 9th District of Baltimore County, beginning 171 feet northeast of Taylor Ave., thence northeasterly on the southeast side of Loch Raven Boulevard, 128.27 feet; thence South 62 degrees 39 minutes East 123.16 feet; thence South 39 degrees 08 minutes West 121.88 feet and thence North 62 degrees 39 minutes West 121.88 feet to beginning.

Contract Purchaser :
 Legal Owner :
 Address :
 Address :

-3-

H. B. Campbell
 Chairman
J. W. Sullivan
 Secretary
Carl F. Tolson
 Board of Zoning Appeals of
 Baltimore County

DESCRIPTION OF PROPERTY ON THE EAST SIDE OF LOCH RAVEN BOULEVARD NORTH OF TAYLOR AVENUE IN THE NINTH ELECTION DISTRICT OF BALTIMORE COUNTY, FOR WHICH SPECIAL PERMIT FOR GASOLINE STATION IS SOUGHT.

Beginning for the same on the southeast right-of-way line of Loch Raven Boulevard at the end of the fourth line of the third parcel of land excepted from the deed from the Fiduciary Company et al to Calvert Land Company, Inc. by deed dated November 5, 1945 filed among the Land Records of Baltimore County in Liber R.J.S. 1421 Folio 221, and running thence northeasterly binding on the said southeast right-of-way of Loch Raven Boulevard, 60 feet wide, along a curve to the right with a radius of 2516.58 feet for a distance of 128.77 feet, said curve being subtended by a chord bearing North 38° 33' 58" East 128.25 feet to a point 500 feet northeast of the northeast side of Taylor Avenue, thence leaving Loch Raven Boulevard and running parallel to said Taylor Avenue South 62° 39' 50" East 123.16 feet to intersect the northeast side of a 30 foot Service Drive as shown on a plat entitled: "Blocks 8, 9 and 10 Loch Raven Village" dated December 12, 1951 recorded among the Land Records of Baltimore County in Plat Book G.L.E. 17 Folio 106, thence southeasterly binding on the northeast side of said Service Drive along a curve to the left with a radius of 2396.58 feet for a distance of 128.53 feet, said curve being subtended by a chord bearing South 39° 08' 12" West 128.51 feet to intersect the fifth line of the first hereinmentioned third parcel, and running thence and binding reversely on part of said fifth line as now surveyed North 62° 39' 50" West 121.88 feet to the point of beginning.

Containing 0.354 acres more or less.

PETITION FOR SPECIAL PERMIT

To the Zoning Commissioner of Baltimore County:

EDGEWOOD HOMES, INC., Legal Owner of all that tract of land described on the attached sheet, said land being situated on the East side of Loch Raven Boulevard North of Taylor Avenue, in the Ninth Election District of Baltimore County, Maryland, hereby petitions for a Special Permit, under said Zoning Law and Zoning Regulations of Baltimore County, to use the above described property, for a Gasoline Station.

Property to be posted as prescribed by Zoning Regulations.

We agree to pay expenses of the above 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.

TEST: EDGEWOOD HOMES, INC.
Mary Louise Rogers by *James M. Gordon*
 Legal Owner President
 c/o A. Gordon Boone, Attorney
 Towson, Maryland

5/14/52
10/7/51

See 2221-103

2568-S

APR 24 P.M.
CERTIFICATE OF PUBLICATION
 TOWSON, MD. 108-2
 THIS IS TO CERTIFY That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the 6 day of May 1952, the first publication appearing on the 17 day of April 1952.
 The UNION NEWS
H. T. Ferguson
 Manager, B

APRIL 20, 1952
 RECEIVED of James Dormant the sum of Twenty (\$20.00) Dollars, being cost of petition for a special permit, advertising and posting property, southeast side of Loch Raven Boulevard, 371 feet northeast of Taylor Avenue, 9th District.
 Zoning Commissioner
 Hearing:
 Wednesday, May 6, 1952
 at 1:00 p.m.
 was sent of
 Edward E. G. G.
 Towson, Md.
PAID
 APR 20 53
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY
 BY *James M. Gordon*

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 District... 9th Date of Posting... 4-22-53
 Posted for... Special Permit for a Gasoline Service Station
 Petitioner: Edgewood Homes, Inc.
 Location of property S. E. S. of Loch Raven Blvd. by 371 ft. on E. side of 3rd line N. E. S. of Taylor Ave. on N. E. S. of Taylor Ave. by 371 ft. on E. side of 3rd line N. E. S. of Taylor Ave. by 371 ft. on E. side of 3rd line N. E. S. of Taylor Ave.
 Location of Sign at N. E. S. of Taylor Ave. on N. E. S. of Loch Raven Blvd.
 Remarks:
 Posted by Roger K. Hummel Date of return... 4-22-53

May 28, 1953
 RECEIVED of A. Gordon Boone, Attorney for Edgewood Homes, Inc., petitioner, the sum of Twenty Two (\$22.00) Dollars being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner denying the special permit for a gasoline service station on the east side of Loch Raven Boulevard, north of Taylor Avenue, 9th District.
 Zoning Commissioner
PAID
 MAY 28 53
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY
 BY *H. T. Ferguson*

August 21, 1953
 RECEIVED of Cyril R. Murphy, Jr., Esquire, the sum of \$0.20 being cost of certified copies of petition and other papers filed in the matter of special permit for gasoline service station, east side of Loch Raven Boulevard North of Taylor Avenue, 9th District of Baltimore County.
 Zoning Commissioner
PAID
 AUG 21
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY
 BY *H. T. Ferguson*



BLVD.

LOCH RAVEN

LOCH RAVEN

LOCH RAVEN

LOCH RAVEN

VILLAGE

EX DWELLINGS

GLEN GARY RD.

EX DWELLINGS

ALLEY

PROP DWGS.

CLYDE BANK RD.

PROP DWGS.

ALLEY

RESERVATION
Trees & Screen Planting

PROPOSED
PARKING
STATION

40 FT.

SERVICE DRIVE

Trees & Screen Planting

Trees & Screen Planting

1

2

3

4

5

6

7

8

9

6,400 Sq. ft.

2,400 Sq. ft.

.

2,400 Sq. ft.

14,400 Sq. ft.

2,400 Sq. ft.

10

11

12

13

2,400 Sq. ft.

14

4,800 Sq. ft.

15

PARKING AREA

475 CARS

AMACO
SERVICE
STA.

EXIST
PARKING
STATION

TAYLOR AVENUE

EX PAVING

AVENUE

SERVICE AREA

LOCH RAVEN SCHOOL

GEORGE WILLIAM STEPHENS, JUNIOR
AND ASSOCIATES
Engineers and Landscape Architects
TOWSON - MARYLAND



LOCH RAVEN VILLAGE
SHOPPING CENTER
PLOT PLAN
BALTIMORE COUNTY, MD.
SCALE 1" = 50 FT. MAY, 1952

