

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

Know all men, Charles T. Shue & Laura E. Shue, legal owners of the property situated in the Ninth Election District of Baltimore County and described as follows:

Beginning for the same at the southwest corner of Loch Haven Boulevard and Yakona Road, and running thence and binding on the southerly side of Yakona Road north 87 degrees 23 minutes west 200 feet, thence south 24 degrees 24 minutes west 200.01 feet, thence south 74 degrees 24 minutes east 207.63 feet to the westernmost side of Loch Haven Boulevard, thence northerly binding on said side of said Boulevard, 116.33 feet to the place of beginning.

All that parcel of land in the Ninth District of Baltimore County, on the southeast corner of Loch Haven Boulevard and Yakona Road, thence southerly and binding on the west side of Loch Haven Boulevard 116.33 feet; thence north 74 degrees 24 minutes W. 207.63 feet; thence S. 24° 24' E. 200.01 feet to the place of beginning. The property is described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "R-1 Residential Zone" to an "R-2 Commercial Zone."

Reasons for Re-Classification: Approved Commercial Use.

Size and height of building: front _____ feet; depth _____ feet; height _____ feet.
Front and side setbacks 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. Shue
Laura E. Shue
Legal Owner
Address: 1691 Yakona Road
Towson 2, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of March 1955, 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's Bldg., in Towson, Baltimore County, on the 6th day of April 1955, at 1:00 o'clock P. M.

Robert B. Hamill
Zoning Commissioner of Baltimore County
(over)

Receipt sent to Mr. Smith

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 3-22-55
Posted for: *Charles T. Shue & Laura E. Shue*
Petitioner: *Charles T. Shue & Laura E. Shue*
Location of property: *S.W. cor. of Loch Haven Blvd. & Yakona Rd. Block 5, T. 2, S. 24° 24' E. 200.01 feet to the place of beginning. The property is described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "R-1 Residential Zone" to an "R-2 Commercial Zone."*
Remarks: *George E. Hammond*
Posted by: *George E. Hammond* Date of return: 3-24-55

CERTIFICATE OF PUBLICATION

TOWSON MD., March 23 1955

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 5th day of April 1955, the first publication appearing on the 18 day of March 1955.

THE UNION NEWS

Manager

Pursuant to the advertisement, posting of property, and public hearing on the above petition and upon completing a thorough study of the area in question and the testimony at the hearing for this property reclassification, it is the opinion of the Deputy Zoning Commissioner, that this reclassification should be granted in part as it will not be detrimental to the health, safety, morals and general welfare of the community involved.

This reclassification is not only a natural extension to a highly commercial area but is also the opinion of Judge John B. Gontrom, in the matter of Walter J. Shue, Jr. vs. the Board of Zoning Appeals, for Mildred F. Underwood vs. the Board of Zoning Appeals of Baltimore County, October 26, 1954, in the Circuit Court for Baltimore County, that this parcel is not suitable for residential purposes.

Judge Gontrom stated that, "it is impossible to conceive why anyone would put a house upon the unimproved portion of the property in question," (property of Walter J. Shue, Jr. vs. the Board of Zoning Appeals), "or upon the vacant property across the way on Loch Haven Boulevard," (property belonging to Charles T. Shue and wife), "in the present transitional condition of that community."

It is also felt by the Baltimore County Planning Commission that this location is a natural and logical extension for a Business Zone and is supported by the action they have taken by recommending this parcel be reclassified on their land use maps for the Ninth Election District of Baltimore County.

Therefore, I have this 27 day of April, 1955, in compliance with the Revised Regulations and Restrictions, granted this reclassification in PART from an R-2 Zone to an R-1 Zone. The portion being granted is as described in this order:

Southwest corner of Loch Haven Boulevard and Yakona Road; thence southerly and binding on the west side of Loch Haven Boulevard 116.33 feet; thence north 74 degrees 24 minutes west 133 feet; thence northerly 116 feet to the south side of Yakona Road; thence easterly and binding on the south side of Yakona Road 133 feet to the place of beginning. The remaining portion of said property shall remain as R-2 Zone.

Any plans for building, off street parking, etc., are to be subject to the approval of the Department of Public Works and the Baltimore County Planning Commission.

Robert B. Hamill
Deputy Zoning Commissioner of Baltimore County.

Zoning Commissioner of Baltimore County

Approved: MAY 1 1955
Date: MAY 19 1955
County Commissioners of Baltimore County
By: *Robert B. Hamill*
Com.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____

The above reclassification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____ 19____, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from _____ zone to a _____ zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

The above reclassification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ 19____, 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 a _____ zone.

Zoning Commissioner of Baltimore County

Approved: MAY 1 1955
Date: MAY 19 1955
County Commissioners of Baltimore County
By: *Robert B. Hamill*
Com.

March 23, 1955

\$25.00

RECEIVED of Charles T. Shue, petitioner, the sum of Twenty Five (\$25.00) Dollars, being cost of petition for Re-classification, advertising and posting property, southwest corner of Loch Haven Boulevard and Yakona Road, 9th District, Baltimore County, Maryland.

Zoning Commissioner of Baltimore County

HEARD:

Wednesday, April 6, 1955

at 1:00 p.m.

Richard Dilling
Towson, Maryland

PAID
MAY 1955
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

