

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:-

I, or we, Hal H. and Gene E. Osborn

Legal owner(s) of the property situate

In Baltimore County, 11th Election District, State of Maryland,
1825 Burton Ave. 1/2 mile east of Intersect off Joppa

(See Attached Sheet for Description)

All that parcel of land in the Eleventh District of Baltimore County, on the east side of Burton Avenue, beginning 139 feet south of Joppa Road, thence southerly and binding on the east side of Burton Avenue 56.5 feet; thence south 72 degrees 22 minutes east 123.92 feet; thence north 17 degrees 35 minutes east 60 feet; thence north 72 degrees 22 minutes west 123.92 feet to place of beginning. Being property of Hal H. and Gene E. Osborn as shown on the plat plan filed with the Buildings and Zoning Department.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "R-1" Residence zone to an "R-2" Residence zone.

Reasons for Re-Classification: Apartment

Size and height of building: front 58 feet; depth 48 feet; height 18 feet.
Front and side set backs of building from street lines: front 72 feet; side 15.8 feet; rear 16.6 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.

Hal H. Osborn
Gene E. Osborn
Legal Owner

Address: 1825 Burton Ave., Balt., Md.

ORDERED: By The Zoning Commissioner of Baltimore County, this 5th day of October, 1953, 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 Richard Bldg., in Towson, Baltimore County, on the 14th day of November, 1953, at 1:30 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

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

the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County this 10th day of November, 1953, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from "R-1" Residence zone to "R-2" Residence zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of "location being in an area exclusively zoned for cottages; there are no sanitary facilities available; also the width of Burton Avenue is too narrow to accommodate additional traffic which would cause congestion and create a traffic hazard, the granting of which would be "spot zoning"

the above re-classification should NOT be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 10th day of November, 1953, 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 as "R-1" Residence zone.

Approved _____
County Commissioners of Baltimore County
Date _____ By _____ President

PETITION FOR ZONING RECLASSIFICATION

#2762

Location - E. & W. Burton Ave., 100' S. of Joppa Rd., 11th Dist.

Owner - Hal H. and Gene E. Osborn

Present Zoning - "R-1" Residence Proposed Zoning - "R-2" Residence

1. This property lies within an area residentially zoned exclusively for single family cottages (except for a very few spots of commercial zoning located near the lines to the petitioner's land). From the start, then, it appears that this request for apartment rezoning, if approved, would represent "spot zoning." Supplementing the above, it is to be noted that:

a. There are no sanitary sewer mains in the area at the present time; therefore, the lot area may be too restrictive for a septic tank system to accommodate more than one family's residence. (Further information on this point may be obtained from the Metropolitan District Office.)

b. The right-of-way of Burton Street is narrow (25' or 30') suggesting that higher density residential development should not be encouraged here without provision for a wider street.

c. From the plot plan submitted, there seems to be insufficient distances between buildings for proper light and air access and inadequate sideyards and back yard to satisfactorily serve for more than one family in this residential setting.

2. The Planning Commission staff, therefore, respectfully recommends that this petition be denied.

Lee Unruh

11-2-53

O.K. MHD

CERTIFICATE OF POSTING BUILDING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#2762

Date of Posting: 10-21-53
Posted by: *Carl P. Gaudin, Jr. & Carl S. Gaudin, Jr.*
Petitioner: *Hal H. Osborn & Gene E. Osborn*
Location of property: *East side of Burton Avenue 12.5 ft. South of Joppa Road*
Location of sign: *East side of Burton Avenue 12.5 ft. South of Joppa Road*
Remarks: *None*
Posted by: *Blayne R. Howard*
Date of return: 11-22-53

FILED OCT 27 1953

2762

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 23, 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. ~~on~~ on ~~the~~ the ~~14th~~ 14th day of November, 1953, the first publication appearing on the 14th day of October, 1953.

THE JEFFERSONIAN
H. S. Smith
Manager

Cost of Advertisement, \$ _____

October 21, 1953

\$60.00

RECEIVED OF Hal E. Osborn, the son of Henry (800-00) Dollars, being cost of petition for Re-classification, advertising and posting property east side of Burton Avenue, 11th District Baltimore County, Maryland.

Building Department

Building
Wednesday, November 4, 1953
at 1:30 p.m.
Richard Building,
Towson, Md.

PAID
OCT 21 '53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
By *Ed. E. E.*

