I, or we, ... Charles D. and Elith McCourt Surringtongal owners. of the property situate

All the special chain middle moders, are instructed as the property under the special chain provided and in the highth bustries of Battiers Gentry beginning for the saws in the center of Balloma Avenue at a right distant loop sets Hortherly, searred along the center of Balloma Avenue for a literature of the control of the center of Balloma Avenue for a literature of the Collowing courses and distances with Newto deep control to Collowing courses and distances with Newto deep control to Collowing courses and the Collowing courses with Newto deep control to Collowing courses and the Collowing courses with Newto deep control to Collowing courses and the Collowing courses with the Collowing course with the Collowin

hereby petition that the zoning status of the above described property be	21
Zoning Law of Baltimore County, from an R-10 zone to	an D- zon
Reasons for Re-Classification:	
Size and height of building: frontfeet; depthfe	et; heightfe
Front and side set backs of building from street lines: front	feet; sidefe
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.

Chair Danington Gas melant stanneton

Address

Notity. Jam. C.L ANDERSON Thereis Lingle

Zoning Commissioner of Baltimore County

11 11 11 12 C

3972 MAP #9 (STH DIST.)

SUPPLEMENTAL CREEK

E2: PETITION FOR MECLASSIFICATION FROM an "R.10" Zone to a "B.1" Zone -Bellona Ave., hOO' North of Jopps Rd., - 6th District - Charles D. Harrington and wife, Petitioners

the Order of the Gounty Board of Appeals dated April 10, 1958, having become final by reason of the expiration of the statutory time limit without an appeal having been filed, it is hereby GERESED that the offical Loning Nop for the Eighth District of Baltiere Gounty dated November 11, 1955, be and the case is bravely mareful to show the above property as 70.1 (Desiron Loui) Instead of *8.10* (Noviential.)

COUNTY BOARD OF AFFEALS OF BALTIMORE COUNTY

Spin I agus Charles Stenbert for Mitha Norday

DATE 7/18/18

NOTE: Mr. Nathan Kaufman, Jr., did not sit in the above case.

Department O' Bublic Warks

BUREAU OF LAND DEVELOPMENT

To CHANLES L. EXTERATRICK
Subject Zoning Petation #3972
Barrington Property
Bellona Avenue
Flatrict 8

The enclosed plans indicate the proposed improvements to Bellona Avenue adjacent to the Harrington property.

The alignment shown on the 1° , 50° plan \$1 is for work which is to be accomplished in the near future. This alignment has very little affect upon this site, as shown on the plan submitted with the potition. Bowwer, Plan \$2, which is 1° 200° scale, shows the ultituder of Pallora leveme. This will be directly through the subject property and shall have to be acquired by the County.

OBORDER, LEMIS
Chief - Permit Section

#3912

COUNTY BOURD OF APPRAIS

OF BALTIMORE COUNTY

No. 3972

from "R-10" Zone to a "B-L" Zone to allow rebuilding of his store which

Hr. Harrington outlined his intentions and submitted

There was much testimony regarding the error in original

is now operating under a wallid, uncontested, nonconforming use.

extensive studies of the improvements necessary to convert the old

store to modern facilities in conformity with present day standards,

and allow proper facilities for the operation of a U. S. Post Office

which has expanded over the years from 4th Class to its present standing

soning which was made in 1955 when the New Land Use Map was adopted for

this area. Mr. Huller, who was one of the County Commissioners who

officially adopted this map, testified that this property was somed

"2" Commercial prior to 1955, this being the old classification for

"B-L" as covered by Sec. 100.3. He testified that to his personal

knowledge the Commissioners did not intend to change the land use upon

the adoption of the new map and that if this situation had come before

the Commissioners in public hearing be for one would not have changed

testified that he had no knowledge that such change in classification

its commercial status. Mr. Harrington, while not denying notification,

The petitioner in this case seeks reclassification of property

CRIals Encl.

CC: Mr. Sterling (Planning)

(103)

RS: PETITION FOR REGLASSIFICATION FRCM AN "R-10" Zonn to a "B-1" Zone - Bellona Ave., 100 feet N. Joppa Road, 6th District -Chas. D. Harrington and Edith McCourt Harrington, Petitions November 14, 1956

\$10.00

EDENIED of Charles D. Harrington, politicary, the em of Forty (80,00) dollars, being cost of potting for Soning Mechanification, advertising and posting of preparty on the West side of Ballons Avenues 200 fort North of Jopes Need, Sighth District of Baltimore County. Thunk you.

> Zoning Commissioner of Baltimore County

tri

01.623-\$15,00

NOV 1 4 1956

#3972

had been effected until he started plans for the proposed expansion.

Protostants were maniscus in their approval of the present services rendered by its, Maringian's store and Lay the explosts of objection primarily on two points - the nodern design of the proposed building and the carger of expansion of commercial sening that would depreciate the values of their substantial investment in heres in the investment protostore. The widening and reduceation of Bellom Avenue, which was an important factor in the original decision was discussed and testimory of Nr. Mill showed that while widening is still contemplated, the relocation of the residued has been shandered and the intended use of this property is not out of conferrative with proper land use. The plans substitled allow for the widening of Bellom Avenue.

The Board takes notice of the facts above recited and feels that there was substantial error in the sening of the subject property in 1955 but wishes to control fature extension of any conservals use for protection of the surrounding boss-owners she have since invested in a community unboughed by conservabilities except the subject above.

The Board grants the reclassification from "B-LD" to "B-LD" to "B-LD" to that perties of the land cowward by the petition that is situated morth of a line hid feet merth of the centerline of Jopps Read and as initicated by a red line on Petitionurs' Exhibit No. 2 and fellowing 3 feet south of the proposed stere shown on the same exhibit. Purther, to allow for off-street parking and central of congestion the Board directs that a use puratt be granted to sue the balance of the land, cowered by this potition, lying south of said red line for customers' parking subject to all previations of Soc. 1609.1 of the Begulations.

In addition the Beard directs that the following restrictions shall be observed:

The second secon

CERTIFICATE OF PUBLICATION

7972

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#3972

District S. Date of Posting //- 1-560
Posted for: Level B. - 10 Jane St. Gard. B. - Jane Date of Posting //- 1-560
Postinger: Education of recovery illustrate of gradual market of Jane St. Const. Landon of recovery illustrate of gradual market of Jane 2000 and Landon of Lando

THE SEFERSONIAN,

Meury

Mosel Ill Surple of Bellevia avenue 455 ft. Morth Jygga-Roscel Rosalo y Glerge A Jessesson L. todo a volum: 11-3-56

#3972

- All lighting of the parking area shall be directed away from any residential property and be of such intensity that it does not create a nulsance for home owners, and
- All deliveries including the U. S. Hall trucks shall be restricted to that portion of the property moth of the proposed building, and shall not use the customer parking area covered by the permit.

For the above reasons in the aforegoing Opinion, it is this _______ day of April, 1950, by the County Board of Appeals of Baltimore County, GERSEO that the aforesaid polition for reclassification from an "a-portore to a "p-19" Zone, be and the same is hereby granted in accordance with the attached copy of said Opinion and Order.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Spen I Cyns

BEFORE

ZONING COMMISSIONER

OF BALTINGER COUNTY

Please enter an appeal to the Board of Foring Appeals from the decision of the Zoning Commissioner in denying the application in the

Attorney for Petitioners

7 56 AM

7 56 AM

Mr. Funk raised the question as to whother scoing large areas for 8-30 rots may's ultimately force the provision of position sear familiar and an advantage and a state of the sear familiar and the sear familiar and the sear familiar and the search of the

Next Meeting: Tuesday, November 20th, luncheon meeting, 12:15. Public hearing Master Plan for Towson Civic Center, 3:00 p. m..

A motion for adjournment was seconded and carried.

MHD IMcB Malcolm H. Dill, Secretary RS: PETITION FOR RECLASSIFICATION FROM AN "R-10" Zone to a "B.L." Zone - Bellona Ave., 100 feet N. Joppa Road, 8th Dist. Chas. D. Harrington and Edith NeCourt Harrington, Petitioners

Upon hearing on the above potition and after having seen the subject property, I am convinced more than ever that the Cifice of Planning was correct when it mads its recommendations

that this specific property remain residential.

The Office of Flanning's opinion was further substantiated when the Land Wee Map was adopted by the Flanning Board and forwarded to the Zoning Commissions for approval.

The subject tract was to remain residential with a monomonfeming use for a grossy store through the Zening Commissioner's hearing and until the Map was finally depted December 20, 1955 by the County Countstears.

Since the petitioners failed to show any changes in the area since the adoption of said May and since he did not prove that the original soning was erroneous, this potition should be donted.

It is to be noted, also, that the Department of Public Works has completed plans for the new alignment of Bellens Aremse which will pass directly through the above described property. It is this $\frac{\partial}{\partial x^{\mu}} f^{\mu}$ day of November, 15%, by the

Deputy Zening Commissioner of Baltimere Gounty, CEDERED that the aforesaid position be and the came is hereby denied and that the above concerning property or area be and the same is hereby continued the results of PEDIO TOWN

Charles L. Hymty K

BALTINGRE COUNTY PLANNING BOARD

Towson-4, Md.

A regular meeting of the Baltimore County Plenning Board was called to order at 2:00 p. m. on October 31, 1956, by the Chairman.

Board Members: Messrs. Decker, Frantz, Funk, Gaudreau, Grim, Peper, and Stapleton. Staff Members: Messrs. Dill and Stanton.

Others: Mr. Adams, Zoning Commissioner, Mr. Haumond, Solicitor's Office, and Mrs. Stoll.

Mr. Decker introduced Mr. William E. Hammond of the County Solicitor's Office who has been assigned as counsel to the Board, and who will attend all Board meetings in the future.

Minutes of the Previous Meeting: The nimutes of the meeting of October 17th had been circulated to members. Mr. Peper moved their approval. Mr. Prants seconded the metica and it was carried.

Arbour Manor Playground Reports Nr., Dill read a report which he had prepared concerning the proposed domain on G a truct for playground purposes in the Arbour Manor substitution, including, a recommendate that the Board agrover this proposal. After the proposal of the

Platform for School latters Hr. Dill bristo. the Board oncouring a proposal that
(b Board of Bhosatton provide the services of a draftsom to work with the Office
antiers to be attention of the Board of Routston and that there had been question
concerning whether the services would be full-time or part-time, and who would be
concerning whether the services would be full-time or part-time, and who would be
concerning the services of the service

Central Towards static again with the heard of Scheation at a later necting.

Central Towards static Reports (opened on the report which had been requared by Dr. Oliver Lains on the work which he had done during the summary, had been distributed to be sufficient to the control of the contro

Retting for Commercial Coning - inclines Areum north of Jopp Reads Staff members of collined a request for consecutial soding of a small mononforming crossry story and post office on Bulloma Areume, opposite the Riderrood School. This matter had been referred for cosmet to the Board by the Zoning Arizary Committee. The Board reviewed the factory, such as narrowness and smallness of the site, Judequary of parting prope, traffic hearts, and plane for future widering of Bullulas Areumen, which they not considered in making their recommendations for soming in the 5th nothing the staff of the staff of

Publicity on Paferendem Yote for Capital Improvement Programs Mr. Decker brought to the attention of the Board the passible to oncerning the Capital Improvement Program withen had been prained and distributed in Jarge makers throughout the Country, and pointed as december of the Capital Capita

the matter to the attention of those who had undertaken its production.

Promonials for keapy industrial, fanding and Port Kryannon in the hade. River Areas: The

Chairman referred to recent publicity concerning the expansion of Neary Industrial

the end the possible developing of a channel in the Back River Area, and said that

staff shop be given to this natter. Rr. Dill cutlined the work which had been

representatives of the Raithners association of Gouvere, the Yesson Jenice Chaber

of Commerce, and the Fort Authority. He also explained the conflict which exists

between industrial plans for this part of the County, an copressay and bridge

and port expansion. In the Back River Area, it was acreed that the Riverton should

arrange a meeting with meeber of the Association of Commerce, Fort authority,

Railread Representatives, State Roads Concission, and other interested parties,

in an attempt to seek a solution to those problems.

Frogoned Horth Gross-County Expressary Nr. Dill read a letter from the Chief Engineer of the State Honda Commission to Mr. Pank, raising the question as to whether the County would take over extrain State roads which would be replaced by the proposed Horth Cross-Cogny's Expressary. There was a general discussion concerning the function and need of moin a rotte, and Mr. Pank emphasized that while this is an important of the proposed route and the state of the proposed routes and the heavily built-up section of the County, surrounding the City of Eatlairnee, After Curter discussion, Mr. Simple nowed that the Director be authorized to draft a reply to the letter stating that while the Finning Board is in farm of the proposed forth Cross-County Expressary, it feels that provision the heavily built-up parts of the County. Mr. Orin seconded the notion and it was carried.

Zoning for Residential Use in Rural treas: The Director raised a problem which occurs in several areas of the County whaps scattered developments have takes place on the for enceilal care or now, but where the nozing of large areas for over-half of development costs preclude construction of the norm sodest type of including the continuous contents of the content o

County Council of Baltimore County Maryland

Legislative Session 1958, Legislative Day No. 18

BILL No. 123

Introduced by Mr. Power (3rd), Councilman

By the County Council, August 5, 1958.

I hereby certify that this is the original Bill No. 123, which was introduced and read the first time on the above date.

By Order: William F. Mosner, Secretary

A BILL Entitled

AN ACT, to approved Zoning Reclassification No. 3972, dated April 10, 1958, and to amend the official Zoning Map of Baltimore County, pursuant to Section 532(e) of the Code of Public Local Laws of Baltimore County, 1955 Edition.

SECTION 1. Be it enacted by the County Council of Baltimore
2 County, Maryland, that Zoning Reclassification No. 3972, dated
3 April 10, 1938, reclassifying the property of Charles D. and
4 Edith Harrington from "R-10 Residential" to "Business Local"
be and the same is hereby approved, said property being situate
in the Eighth Election District of Baltimore County and more
particularly described as follows:

particularly described as follows:

BERNG all that pared clued in the Eighth District of Bailtimore County, beginning for the same in the center of Bellican Avenue at a point dataset 400 feet for Mortherly, measured as the center of Bellican Avenue for the same that the College of the County of

organization of the control of the c

1. C22
FEB 2-1580
EMPROLESS OFFICE

on west side of Bellom Avenue, 9th District.

January 31, 1958

MCCSIVAD of James C.L. Anderson, Attorney for Charles

L. Harrington, potitioner, the sum of Mifty (\$50,00) Bollars being cost of appeal to the Board of Appeals from the decision of the Zonine Commissioner rendered in the matter of property

