

PETITION FOR RECLASSIFICATION
 From R-100 Zone to a "B-10" Zone
 Bellona Avenue, 400 feet N. Joppa
 Road, 5th Dist.
 CHARLES D. HARRINGTON and
 EDITH MCCURT HARRINGTON,
 Petitioners

BEFORE
 ZONING COMMISSIONER
 OF
 BALTIMORE COUNTY
 Petitioners

RE: PETITION FOR RECLASSIFICATION FROM AN
 "R-100" Zone to a "B-10" Zone - Bellona
 Ave., 400 feet N. Joppa Road, 5th Dist.
 Charles D. Harrington and Edith McCourt
 Harrington, Petitioners

Upon hearing on the above petition and after having
 seen the subject property, I am convinced more than ever that the
 Office of Planning was correct when it made its recommendations
 that this specific property remain residential.

The Office of Planning's opinion was further sub-
 stantiated when the Land Use Map was adopted by the Planning
 Board and forwarded to the Zoning Commissioner for approval.

The subject tract was to remain residential with a
 nonconforming use for a grocery store through the Zoning Com-
 missioner's hearing and until the Map was finally adopted December
 20, 1955 by the County Commissioners.

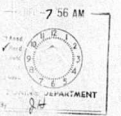
Since the petitioners failed to show any changes
 in the area since the adoption of said map and since he did not
 prove that the original zoning was erroneous, this petition should
 be denied.

It is to be noted, also, that the Department of
 Public Works has completed plans for the new alignment of Bellona
 Avenue which will pass directly through the above described property.

It is this 30th day of November, 1956, by the
 Deputy Zoning Commissioner of Baltimore County, ORDERED that the
 aforesaid 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 an "R-100" Zone.

Charles D. Harrington
 Deputy Zoning Commissioner of
 Baltimore County

James U. L. Anderson
 Attorney for Petitioners



Mr. Funk raised the question as to whether zoning large areas for R-20 lots might
 ultimately force the provision of public sewer facilities in areas where this would
 be difficult and expensive. After further discussion, it was generally agreed that
 in rural areas where provision of sewer facilities does not seem practicable, the
 amount of land zoned for R-20 lot sizes should be restricted to areas where such
 zoning is consistent with the character of existing development, but that remaining
 areas should be zoned for R-40. In areas where the provision of public sewer facilities
 at a future date seems reasonably feasible, it would be appropriate to zone for R-20
 and R-40 lot sizes where not in conflict with existing development.

Next Meeting: Tuesday, November 20th, luncheon meeting, 12:15. Public hearing Master
 Plan for Town Civic Center, 1000 P. St.

A motion for adjournment was seconded and carried.

Malcolm H. Hill,
 Secretary

MHD
 MHD

January 11, 1958

\$50.00

RECEIVED of James G.L. Anderson, Attorney for Charles
 L. Harrington, petitioners, the sum of Fifty (\$50.00) Dollars
 being cost of appeal to the Board of Appeals from the decision
 of the Zoning Commissioner rendered in the matter of property
 on west side of Bellona Avenue, 9th District.

Zoning Commissioner of
 Baltimore County

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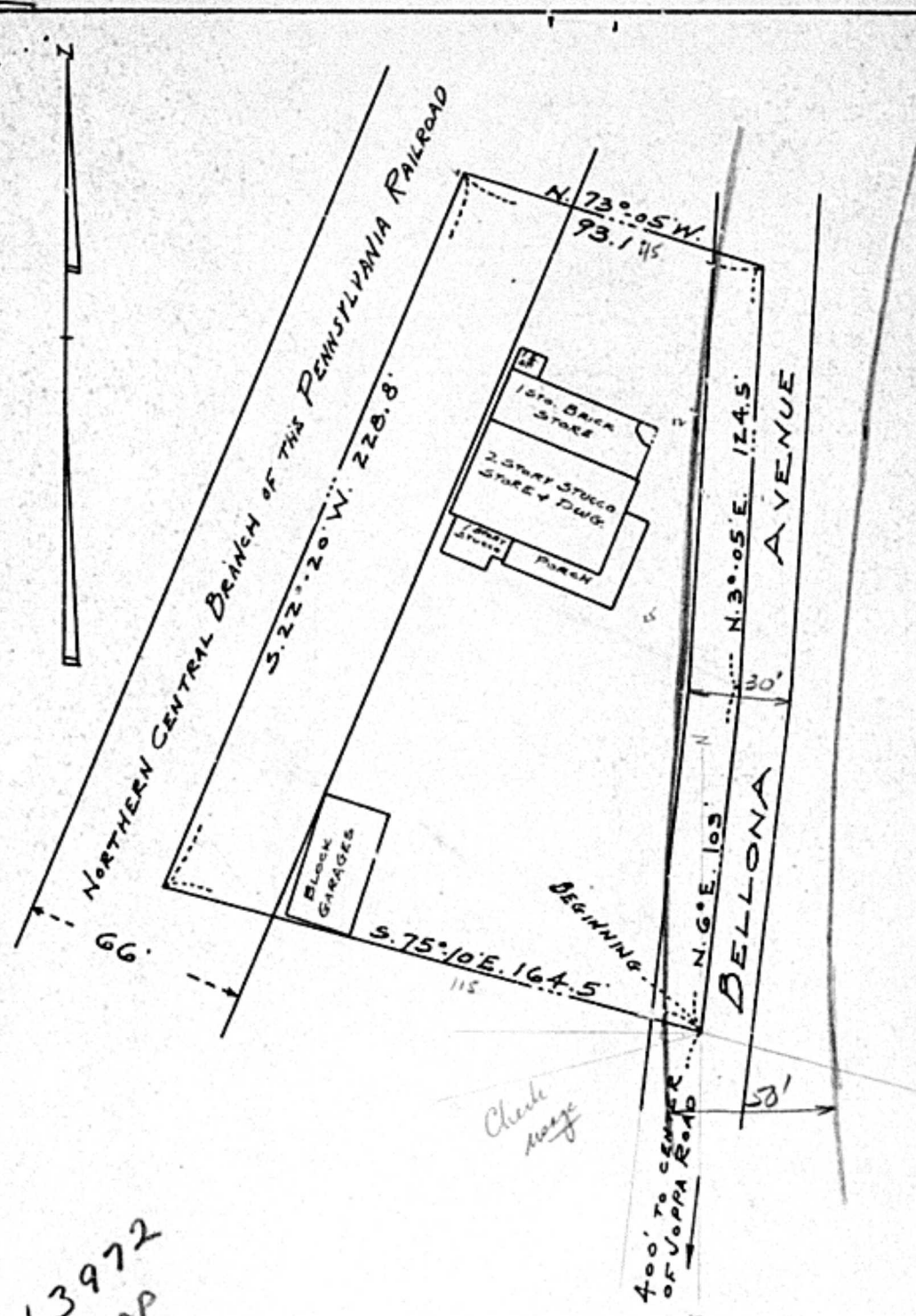
BALTIMORE COUNTY PLANNING BOARD
 Towns—1, Md.

A regular meeting of the Baltimore County Planning Board was called to order at
 2:00 P. M. on October 31, 1956, by the Chairman.
 Board Members: Messrs. Decker, Franks, Funk, Gaudreau, Griss, Peper, and Stapleton.
 Staff Members: Messrs. Dill and Stanton.

Others: Mr. Adams, Zoning Commissioner, Mr. Hammond, Solicitor's Office, and Mrs. Still.
 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 minutes of the meeting of October 17th had been
 circulated to members. Mr. Peper moved their approval. Mr. Franks seconded the
 motion and it was carried.

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#3972
 MAP #9
 STREET SHEET-3-C

PROPERTY
 OF
 CHARLES D. HARRINGTON & W.F.
 LOCATED AT
 "RIDERWOOD", 8TH DIST., BALTO. CO., MD.

SCALE: 1" = 40' OCT. 16, 1956.
 DOLLENBERG BROTHERS
 SURVEYORS & CIVIL ENGINEERS
 709 WASHINGTON AVE. TOWSON, MD.