

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, or we, Wm. G. Burice Bros., Inc. legal owner of the property situate

PANEL - 1 R-6 Zone to R-R Zone

All that parcel of land in the 11th Dist. of Baltimore County on the Southeast side of Philadelphia Road, beginning 500 feet southwest of Joppa Road; thence southwesterly and binding on the southeast side of Philadelphia Road 175 feet; thence southeasterly 180 feet; thence northeasterly 184 feet; thence northwesterly 180 feet to the place of beginning.

PANEL - 2 R-6 to M-L Zone

All that parcel of land in the 11th District of Baltimore County beginning for the same at a point 180 feet southeast of Philadelphia Road and 675 feet southwest of Joppa Road; thence southeasterly 650 feet; thence northwesterly 700 feet; thence southwesterly 304 feet to the place of beginning.

Size and height of building: front feet, depth feet, height feet.
Front and side set backs of building from street lines: front feet, side feet.
Property to be posted as provided by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

Wm. G. Burice Bros. Inc.
Henry Burice, Pres.
Legal Owner
Address *White Marsh Rd.*

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of September, 1957, 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, at Room 106 County Office Bldg. Baltimore County, on the 2nd day of October, 1957, at 11 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

September 10, 1957

\$38.00

RECEIVED of William G. Burice & Bros., Inc. the sum of thirty-eight (\$38.00) dollars, being cost of petition, posting and advertising of property situate - Southeast side of Philadelphia Road, beginning 500 feet Southwest of Joppa Road and Southwest of Philadelphia Road 180 feet and 675 feet Southwest of Joppa Road - 11th District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
Wednesday, October 2, 1957
at 11:00 a.m.
Room 106
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland

RECEIVED
SEP 10 1957
CONTROLLER'S OFFICE

01622-838.00

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County--

I, or we, Wm. G. Burice Bros., Inc. legal owner of the property situate

herby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 Zone to an M-L Zone.

Reasons for Re-Classification:

Size and height of building: front feet, depth feet, height feet.
Front and side set backs of building from street lines: front feet, side feet.
Property to be posted as provided by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, 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.

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Zoning Commissioner of Baltimore County

(over) MICROFILMED

December 2, 1957

\$14.00

RECEIVED of William J. Burice, petitioner, the sum of Fourteen Dollars (\$14.00) to cover cost of advertising the property situate on the Southeast side of Philadelphia Road 675 feet Southwest of Joppa Road, Eleventh District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
DEC 2 - 1957
CONTROLLER'S OFFICE

01622-814.00

RE: PETITION FOR RECLASSIFICATION
OF TWO PARCELS OF LAND - S.E.
Side of Phila. Road 500 feet
S.W. Joppa Road; 2nd parcel
Beg. 180' S.E. Phila. Road, and
675 ft. S.W. Joppa Road, 11th
Dist., Wm. G. Burice Bros. Inc.,
Petitioner

BEFORE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

No. 4251

Pursuant to the advertisement, posting of property and public hearing on the above petition for reclassification of two parcels of land described therein, the first parcel from an "R-6" Zone to a "B-R" Zone and the second parcel from an "R-6" Zone to a "M-L" Zone, it is the opinion of the Office of Planning as to parcel No. 1 that a 200-400' depth of the southeast frontage of Route 7 in this vicinity should be reserved for residential use with continued residential zoning. The Office of Planning is also of the opinion that it is important to hold this residential character consistently to emphasize the distinction between the frontage and the "M-L" Zone to the rear. Furthermore Pulaski Highway is so intensely commercialized that it appears to be the logical location for business - roadside zoning, in this area.

For the above reasons and also the fact that the petition is premature the reclassification of the parcel firstly described in said petition from an "R-6" Zone to a "B-R" Zone should be denied.

As to parcel No. 2, described in said petition, for reclassification from an "R-6" Zone to a "M-L" Zone, the property being located 180 feet from Route 7, and between Route 7 and the R. & O. Railroad, the granting of this parcel would be consistent with the policy of the Office of Planning, exemption a depth of 200-400' of residential frontage along the southeast side of Route 7.

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning October 1, 1957

To Mr. Willie H. Adams, Zoning Commissioner

Subject Zoning Petition #251 - 2 Parcels
Parcel I: 1/2 to 3/4, Southeast side of Philadelphia Road (S. Rt. 7), beginning 500 ft. Southwest of Joppa Rd. Approx. 3 1/2 acres.
Parcel II: 1/2 to 3/4, Interior tract bordering Southeast side of Parcel I, Approx. 2 acres, 11th District.
Hearings: Oct. 2, 1957 (11:00 A.M.)

Advisory Opinion - Land-Use

Parcel II:

(1) The proposal of M-L for the interior parcel - 180 ft. back from Md. Rt. 7 - is consistent with our policy of recommending M-L zoning between Md. Rt. 7 and the B & O Railroad in this vicinity, excepting a depth of 200 - 400 ft. of residential frontage along the Southeast side of Md. Rt. 7. Our written comments, in connection with Petitions #306, 308 and #309 for reclassification of tracts lying within the area in question, gave this recommendation and indicated the land-use factors which have led to our view, also their relation to planning for public services. Indirectly, the land fronting on the railroad, available as it is for freight spur connections, is a long term County resource, the full value of which should be secured by industrial zoning, the need for a parallel industrial access road - between Md. Rt. 7, and the B & O - is being recognized in our current planning.

(2) The portion of Parcel II which is 300 ft. x 1 mile Southeast of Md. Rt. 7, appears to be contained in or overlap the property described in Petition #3076.

Parcel I:

(3) It is still our opinion that a 200 - 400 ft. depth of the Southeast frontage of Md. Rt. 7, in this vicinity, should be reserved for residential use with continued residential zoning. We base this view on the interests of householders of existing residences, and particularly, would be a precedent which would make it difficult to maintain the residential character of the frontage. We feel it is important to hold to this residential character consistently, to emphasize the distinction between the frontage and the M-L to the rear. Furthermore, Pulaski Highway is so intensely commercialized that it appears to be the logical location for business - roadside zoning, in this area.

OS/sh

\$10.00

RECEIVED of Wm. G. Burice & Bros., Inc., the sum of Ten Dollars (\$10.00), being cost of additional advertising the property situate on the Southeast side of Philadelphia Road, beginning 500 feet Southwest of Joppa Road.

Thank you.

October 2, 1957

Zoning Commissioner of Baltimore County

01622-810.00

RECEIVED
OCT 2 - 1957
CONTROLLER'S OFFICE

trd

Towson, Maryland

Posted by Seay & Hines Date of return: 1-2-31

| trial | trial |

Manager

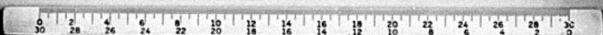
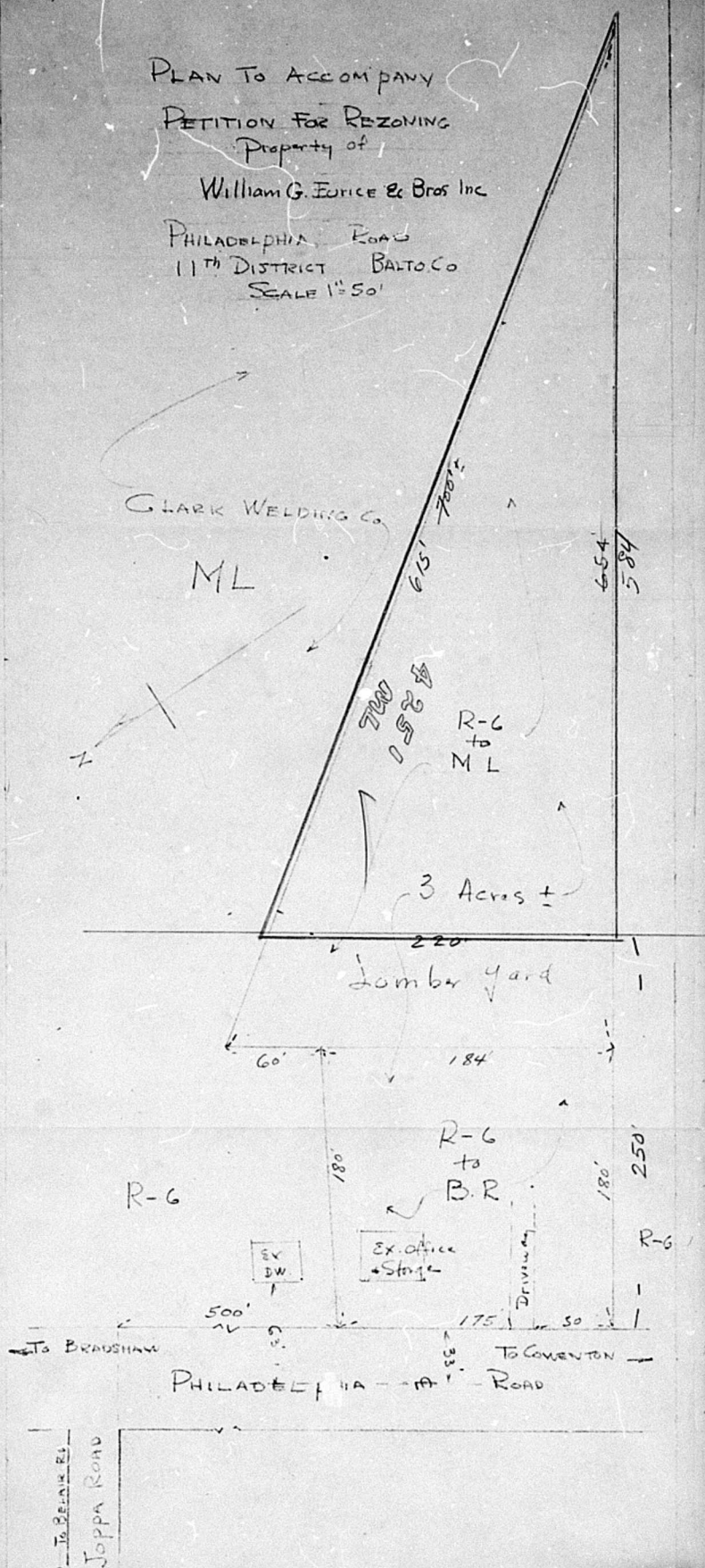
Cost of Advertisement, \$.....

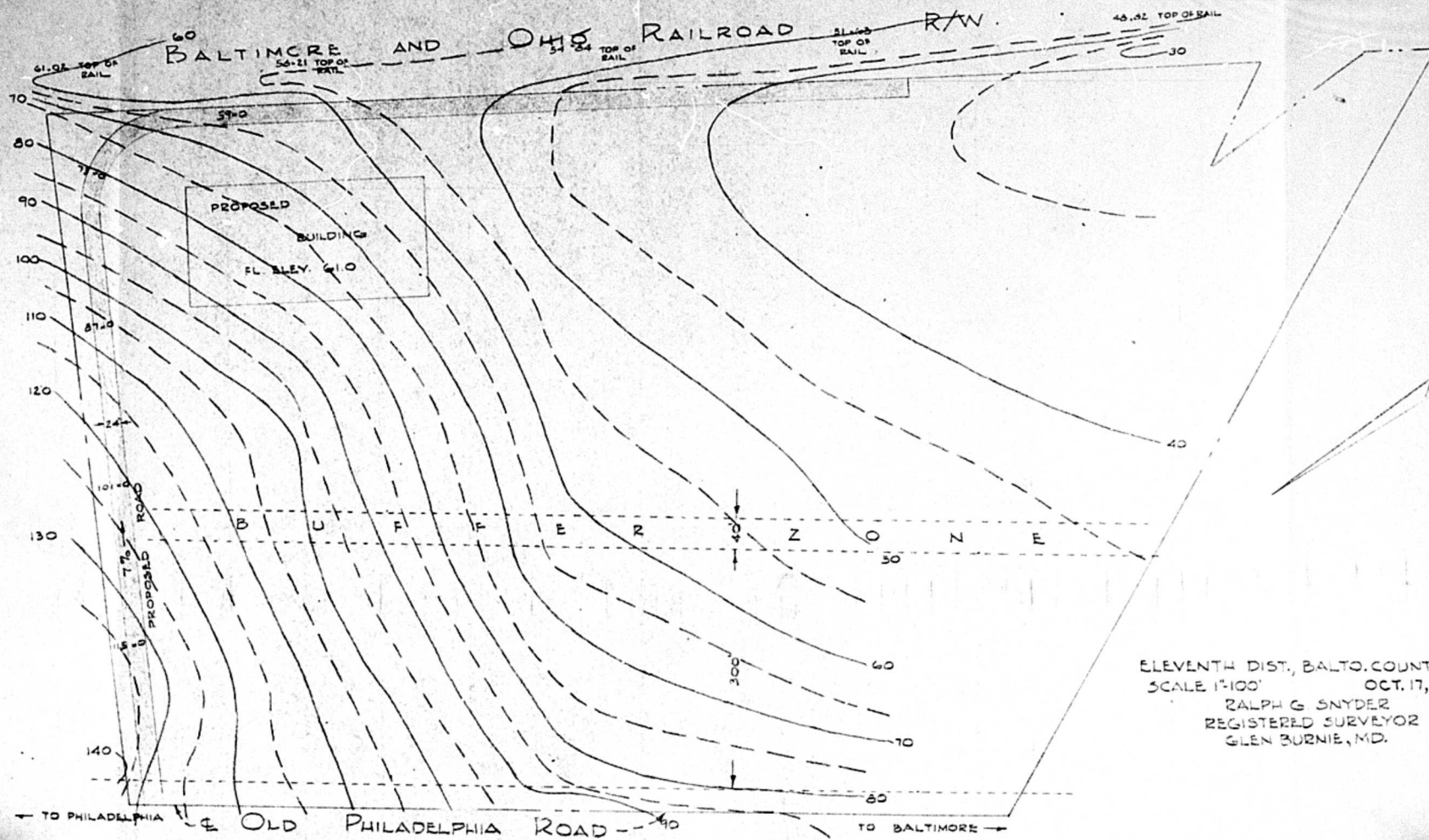
WILKIE H. ADAMS,
Zoning Commissioner of
Baltimore Coun
Sept. 12-29.

PLAN TO ACCOMPANY
PETITION FOR REZONING
Property of

William G. Jurice & Bros Inc

PHILADELPHIA ROAD
11th DISTRICT BALTO Co
SCALE 1"=50'





ELEVENTH DIST, BALTO. COUNTY, MD.
 SCALE 1"=100' OCT. 17, 1956
 RALPH G. SNYDER
 REGISTERED SURVEYOR
 GLEN BURNIE, MD.

