

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Wm. J. Burice legal owner, J. of the property situated

All that parcel of land in the 14th Dist. of Balto. Co., beginning at the same at a point 250 feet southeast of Philadelphia Road (said point being 675 feet southeast of Joppa Road if continued northwesterly) thence southeasterly 59° East; thence the following courses and distances: South 21 degrees 32 minutes east 150 feet; south 35 degrees 27 minutes west 301 feet; south 61 degrees 14 minutes west 246 feet; south 65 degrees 04 minutes west 137 feet; south 61 degrees 03 minutes west 336 feet; south 65 degrees 27 minutes west 317 feet; south 65 degrees 04 minutes west 155 feet to the east side of a stream; thence northerly and binding on said stream 475 feet to a point 250 feet southeast of Philadelphia Road; thence parallel to Philadelphia Road and at a distance of 250 feet southeasterly and running northeasterly 1212 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 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.

Wm. J. Burice Mr. J. A. Burice
Henry George Burice Horace A. Burice
Philip Burice James W. Burice
Sylvester B. Burice
Address Box 345, White, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of October, 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 hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Beekton Bldg., in Towson, Baltimore County, on the 20th day of November, 1957, at 2 o'clock P.M.

Zoning Commissioner of Baltimore County

MICROFILMED

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November 20, 1957

\$9.00
RECEIVED of William J. Burice, petitioner, the sum of Nine Dollars (\$9.00), to cover cost of additional signs situate on the South side of Philadelphia Road, Eleventh District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Wm. J. Burice legal owner, J. of the property situated

East side of O. B. P. Rd. Rt. 7. 675'
South of Joppa Rd.

herely 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 zone to an M-1 zone.

Reasons for Re-Classification: More chance to sell if rezoned

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 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.

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Zoning Commissioner of Baltimore County

MICROFILMED

October 22, 1957

\$35.00
RECEIVED of William J. Burice, the sum of Thirty-five Dollars (\$35.00), being cost of petition, advertising and posting property situate on Philadelphia Road 675 feet South of Joppa Road, Eleventh District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
OCT 2 1957
COMPTROLLER'S OFFICE
MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the granting of which will not be detrimental to the safety, health and the general welfare of the locality involved,

It is Ordered by the Zoning Commissioner of Baltimore County this 20th day of November, 1957, that the above described property or area should be and the same is hereby reclassified, from and after the date of this order, from a R-1 (residence) zone to a M-1 (manufacturing light) zone, subject, however, to approval of the plan for the development of said property by the Office of Planning and the Bureau of Land Development of Baltimore County. It is further ORDERED that there shall be according to between the subject property and the residential property bordering on the north.

Deputy Zoning Commissioner of Baltimore County

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

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 _____
County Commissioners of Baltimore County

Date _____ By _____ President

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning November 19, 1957

To Mr. Willie A. Adams, Zoning Commissioner

Subject Zoning Petition #292, Beginning 250 Ft. Southeast the Point on Philadelphia Road that is 575 Ft. Southwest of Joppa Road. Approx. 15 acres. 10th District. Hearings Nov. 20, 1957 (2:00 P.M.)

Advisory Recommendation - Land Use

- The proposal is consistent with our policy of recommending M-1 zoning between Md. Rts. 7 and the B. & O. Railroad in this vicinity, excepting a strip of 200 x 100 ft. of residential frontage along the Southeast side of Md. Rt. 7. Our written comments, in connection with nearby M-1 proposals in Baltimore #286, #285, #287 and #288 (which covers Petitioner's adjacent property) are generally also to the subject proposal. Briefly, our recommendation is based on the following considerations:
 - Residential zoning is essential along Md. Rt. 7, because this frontage has an established residential character.
 - The land fronting on the Railroad, available as it is for freight spur connections, in a long-term County resource, the full value of which should be secured by industrial zoning.
 - The road for an industrial service road, parallel to and lying between the B. & O. Railroad and Md. Rt. 7, is being recognized in our current planning as essential to protection of Md. Rt. 7 residential values from trucking nuisances when full industrial development is accomplished to their rear.
 - The dividing line between residential and industrial zoning and inter-access to Md. Rt. 7 should be handled with regard to the circumstances of each industrial property.
- In the case of the subject proposal, a good number of residences already exist on the Md. Rt. 7 frontage and the gentle land gradient offers no natural buffer between residential and industrial. Special attention to screening requirements and restricted location of access road may be desirable.

as/th

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 11-2-57
Petitioner: Wm. J. Burice, et al.
Location of property: East side of O. B. P. Rd. Rt. 7, 675 ft. S. of Joppa Rd.
Location of Sign: On corner of O. B. P. Rd. and 1195 ft. S. of Joppa Rd. at an angle between O. B. P. Rd. and 1195 ft. S. of Joppa Rd. on corner of O. B. P. Rd. and 1195 ft. S. of Joppa Rd.
Remarks: See above
Posted by: George A. Vannoy Date of return: 11-8-57

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Certificate Of Publication

ESSEX, MD., November 6th 1957

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 20th day of November, 1957, the first publication appearing on the 31st day of October, 1957.

THE EASTERN ENTERPRISE, INC.
William J. Burice
Manager

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**NO PLAT
IN
THIS FOLDER**