

I HEREBY CERTIFY that a copy of the foregoing ORDER

FOR APPEAL was mailed this The day of March, 1960 to -

JOHNSON BOWIR, ESQ., County Solicitor for Baltimore County,

Board of Appeals of Baltimore County, County Office Building,

County Office Building, Towson h. Maryland: also to The

Personnel to the advertisement, posting of property, and public hearing on the above petition

£4787

THIRD: That your Petitioners entered an Appeal and a Hearing was had on said Appear before the Board of Appeals for

Baltimore County and that, on Pebruary 18, 1960, the Board of

Appeals for Baltimore County passed an Order denying the re-

classification from an "R - 6" Zone to a "B - R" Zone - S.S.

Ehenezer Road, 800 feet W. Earle Road, Eleventh District, for the

REPORT THE

ZONING COMMISSIONER

BALTIMORE COUNTY

Please enter an Appeal to the Board of Zoning Appeals in the above entitled matter from your Order dated November 19, 1959,

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Re: 3/S Dbenezer Ed. beg. 800' West of Earl Rd. 15th District Earle & Helen Harrington--Petitioner

PAID - Ballimore County, Mrd. - Office of Fines pengruen of. Bornard J. Medairy, Jr.

LOCATION OF PROPERTY 10 2839 75 72 . . AMOUNT: \$ 40.00 10-2855 7572 ..

0/652 \$ 60.00

MICROFILMED

RE: PETITION FOR RECLASSIFICATION : from an "B-6" Zone to a "B-R" Zone - S. S. Ebenezer Road 800's W. Rarle Road, 11th District -Earle Harrington and Helen Harrington, Petitioners

PERMIRE

COUNTY BOARD OF APPEALS

For the reasons set forth above the petition is hereby

Any appeal from this decision must be in accordance with

COUNTY BOARD OF APPRAIS

OF BALTIMORE COUNTY

Rule No. 1101 of the Rules of Practice and Procedure of the Court of Appeals

denied.

of Maryland.

2/18/60

BALTTMORE COURTS No. 4787

OPINION

The potitioners herein seek a reclassification of approximately 2 acres of land, now used for farming and soned "R-6", to a "B-R" zone

in order that they might operate a feed store on the subject property. It was testified that the area is sparsely settled with form land to the east and north and contains sand and gravel pits on the south and west sides. Directly across Ebenezer Road there is open form land comprising approximately 23 acres. Ebenezer Road is about & miles long and runs from Pulaski Highway to Eastern Avenue. Several existing

business establishments now-located on the road are nonconforming uses. Mr. George E. Gavreliu, Deputy Director of Planning for Baltimore County, stated that, in his opinion, reclassification at this time would be premature. He also indicated that the sand and gravel pits now in operation are interim uses. However, he further said that the Planning Department did not believe the residuary "R-6" now in effect was proper but that R-20" would be a more compatible line with the present

state of development. Several persons who live on Ebonezer Road protested on the grounds that they did not want any commercialization along Ebenezer Road.

The Board agrees that reclassification of the subject property would be presenture in an area which is predominantly rural at this time. There is no evidence of a change in the immediate neighborhood or of error

in the original zoning which was residuary sening in 1945.

TELEPHONE

## INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Division of Collection and Receipts COURT HOUSE TOWSON 4. MARYLAND

To: Fair & Vidali. Reckord Bldg. Towson h. Md

Zoning Department of Baltimore County County Office Bldg., Towson h. Md.

DEPOSIT TO ACCOUNT NO. 01-112 Cost of certified documents in the matter of reclassification of property of Earle Harrington, et al. S. S. Eboneser Road

Phillips Sillings Courts till - Different Posses 7.00 5-4-1960 3324 · · · 17P-7.80

COST

7.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPE. SECTION OF THIS BILL WITH YOUR REMITTANCE.

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

#4787
11-1101

Date of Posting 11-4-5

PLAT

## HARRINGTON PROPERTY

15 TH DISTRICT

TOWSON MD.

LOCATED 800 FT. WEST OF EARL ROAD

EXISTING USE = FARM PRESENT ZONING : R-6 SCALE I"= SOFT. & EBENEZER EXISTING USE FARM IN PRESENT ZONING : R-6 EXISTING DEE FARM PRESENT ZONING F R-6 PROPOSED ZONING - B.R. NOTE: EXISTING BUILDING TO PROJESED BE RELOCATED AS SHOWN EXISTING USE - FARM PELOCATION OF BULLING PARKING PRESENT ZONING = R.C AREA ED USE - FEED STORE MARK MAP 589% E 350' 15-C BR EXISTING USE = SAND PIT PRESENT ZONING = R-6 OWNER: EARLE HARRINGTON

OK LEO 10/7/59