PAYABLE TO BALTIMORE COUNTY, MARYLAND CON & RECIPTS, COVAY, HOUSE, TOWSON, MARYLAND 21804

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	RE: PETITION I	OR RECLA	ASSI-		BEFORE TH	Œ	
	FICATION SE/corner of Burton Aver Leroy J. Bu NO. 68-109-	of Joppa Ros suc - 11th Di arton, et al	ad and istrict	: r:	DEPUTY ZO	NING NER	
	10. 00-107	••		:	BALTIMOR	E COUNTY	
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	R-6 zone to a Bl	L zone, Pl	tition to re ans cal. fo	∠one 1. r the c	.15 acres of onstruction	ground from a of a small gro	in up
Johns ell	new Northeaster a parcel of grou granted on the b of the new map. cannot be consic show error in the the request for	The subject on Area Zor and a signally asis of err Evidence dered. In the new North a reclassific or the afor sioner of B bove reclassive describe	y zoned uno or for a pe of change i he instant i heastern A cation to E regoing rea altimore C sification i d property	Under der a n riod of in the proceed are. Ze L mus sons, ounty, se and	the law, a sew zoning m f two years f character of ding, the Peoning Map as the DENIE! IT IS ORDE. this Local the same is	ap can only be rom the adopt the neighborh titioner failed ad for this rea D. RED by the De day of Janu hereby DENIF	ion ood to son puty ary,
				DE	Mujel FLTY ZONII	D. Jacob.	ONER
EONING. F. LOCATION: so Read: DATE & T. 13, 1set PUBLIC HE ty Office apeake As The Easie more Count Zoning Act: (there Count leg: Present E Proposed All that Enventh Dis ty	and also on last line of mind conveyed by James Sevin W. Phealait. by James 11, 1923 and re- tiles adversed lines re- space County in Shar- the 644 on, smaller? do- mine treat 196.40 and a said let the one	publicand of	THIS IS TO lished in THE published in one time one time of Navenbe tring on the.	CERTIF JEFFE Towson, 26th	N. MD. Oc. Y. that the an RSONIAN, a w Baltimore Co- Control washing 19.6 day of		19 57 19 in the second
oy J. Bur 7 Putty I timera, II	Di 1111 and di 2123 and 1-622	CE OF	NTY, M. FINA FINA flor and Receip HOUSE RYLAND 2120	NC	E .	Mo. 4968 AT SOU. 13, 19 4 Bolto. Co.	67 100m
69-109-1	and phasting of					55.75	,

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

823-3000 EXT. 387

BALTIMORE COUNTY CYFICE OF PLANNING AND ZONING

Gerard V. Caldwell, Esq., 7701 Belair Road Baltimore, Maryland 21236

Heclassification from H. 6 to H.L., for Leroy J. Burton, located SE/S Joppa Read and Burton Avenue Lith District (Item h, Octobs. 3, 1967)

Cear Sire

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

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TRAFFIC ENGINEERING: The proposed site, if developed as R-6, will generate approximately 50 trips per day, whereas if developed as B-L it will generate 950 trips per day.

HEALTH DEPARTMENT: Since public water and sewer are available to the subject site, this office has no comment.

ZORINO ADMINISTRATION DIVISION: The petition will have to be revised to indicate the reasons for the proposed reclassification. Since this property is located in the new Mortheastern area coning map, the only reason that can be used for a reclassification will be an error in the original avoing. The petition must be revised prior to the hearing date being academic.

The above comments are not intended to indicate the appropriateness of the sonling setten requested, but to assure that all parties are nade sware of plans or probleme that may have a bearing on this case. The Efrector and/or the Septuty Breeter of the Office of Planning and Zoning will swintil recommendations on the suppropriateness of the requested soning 10 days before the Zoning Commissioner's

The following members had no comment to offer:

Project Flanning Division Building Engineer Board of Education Industrial Development Bureau of Fire Prevention

Very truly yours,

JAMES E. DTME, Frincipal
Zoning Technician
Co: Carlyle Brown-Bur, of Engr.; John Meyara-State Roads Gove.; C. Richard MooreTraffic Engr.; William Greenwilt-Sealth Rept.

William G. Ulrich. Jr. Registered Land Surveyor

68-109 R

18 FULLERTON HEIGHTS AVE. BALTIMORE, MD. 21236

For the Purpose of Zoning only

All that piece or parcel of land situate lying and being in the Eleventh Flection District of Baltimore County, State of Maryland and described as follows:

Beginning for the same in or near the centur of the Joppa Road where it would be intersected by the prolongation of the east side of Burton Avenue (25 feet wide) running thence and binding in or near the center of Joppa Road south 88 degrees 35 minutes east 262.01 feet thence leaving the Joppa Road and running and binding reversely on the last line of the land conveyed by James J. Shanklin and wife to Aquilla F. Surton and wife by a deed dated November 4, 1913 and recorded among the land records of Baltimore County in liber W.P.C. 423 folio 70 etc. and also on last line of a parcel of land conveyed by James J. Shanklin to Ervin W. Shanklin by a deed dated June 15, 1925 and recorded among the aforesaid land records of Baltimore County in liber W.F.C. 616 folio 406 etc. south 17 degrees 38 minutes west 234.40 feet thence leaving said lot line and running north 72 degrees 22 minutes west 252.36 feet to the east side of Burton Avenue running thence and binding on the east side of Burton Avenue and on a prolongation of said east side north 17 degrees 38 minutes east 161.00 feet to the place of beginning.

Containing 1.15 Acres of land more or less saving and excepting any portion of land lying in the bed of Joppa Road or Burson Avenue.



" William & Which Jo.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

10 Mr. John G. Rose, Zoning Commissione: Date. November 3, 1767

FROM George E. Gavrells, Director

SUBJECT Petition *65-109-R. Reclassification from R-6 to B.C. Southeast corner of Joppa Road and Burton Avenue. Seing the property of Leroy J. Burton, et al.

11th District

HEARING. Monday, November 13, 1967 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to make with respect to pertinant planning factors:

- 1. The Northeastern A:ea Aicp adopted in August, 1966, is still valid, in
- 2. At the time the Map was adopted no new soning for commercial use was offered for the section of Joppe Road from just eart of Harford Road over to the vicinity of Belair Road. At his was done deliberately in order to avoid this section of Joppe Road becoming a strip development of the section west of Old Harford Road. The May did progressive new commercial road profit of the section west of Old Harford Road. The May did provide new commercial expectation.
- The fact that there are three spots of commercial zoning in the subject section
 of Joppa Road ought not to affer the basis for an affirmative decision.

PETITION FOR
RECLASSIFICATION
11th DESTRICT
ZONE*G: From R-6 to B.L.

Zone.
LOCATION: Suctheast corner of Joppa Road and Barton Ave.
DATE & TIME: MONDAY,
NOVEMBER 13, 1967 at 1:00

NOVEMBER 13, 1967 at 150
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PAYNILLE (IRADING: Room
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OFFICE OF THE BALTIMORE COUNTIAN

No. 1 Newburg Avenue

CATONSVILLE, MD.

October 30.

THIS IS TO CERTIFY, that the annexed advertise

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Beltimore County, Marysuccessive weeks before the 30th day of Ostober, 1967, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Mirgan Editor and Manager

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