

Petition for Zoning Re-Classification

To The County Commissioners of Baltimore County:—

I, JOSHUA G. HARVEY, legal owner of the property situate on the west side of the Neisterstown Road, in Neisterstown, 4th Election District of Baltimore County, beginning 100 ft. north from the north side of Chatsworth Avenue and running northerly, binding on the west side of Neisterstown Road 100 feet, more or less, to the property of Mr. James G. Seiffert, with a rectangular depth westerly of 100 ft.,

hereby petition that the above described property or area, (being within the Baltimore County Metropolitan District), be changed or re-classified (to or from) from a residential use area, district or division to a commercial (or industrial) use area, district or division.

Reasons for Re-Classification: In existing commercial area

Character of commercial (or industrial) use for which above property is to be used: Gasoline Service Station

Material of Construction of Building: _____
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 Department.

I, JOSHUA G. HARVEY, agree to pay expenses of above re-classification, advertising, etc., upon filing of this petition, not to exceed \$500, and further agree to and see to be bound by the rules, regulations and provisions as prescribed by or referred to in the "Application for Building Permit" now adopted and used in the "Baltimore County Metropolitan District."

ORDERED by The County Commissioners of Baltimore County, this 21st day of August, 1940, that the subject matter of this petition be advertised, as required by the "Zoning Act", in a newspaper of general circulation throughout the Metropolitan District of Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the County Commissioners of Baltimore County, in the Court House, in Towson, in Baltimore County, on the 2nd day of September, 1940 at 11:00 o'clock a.m.

Joshua G. Harvey
Applicant
James G. Seiffert
County Commissioners of Baltimore County

I disapprove the granting of the above Re-Classification.

(over) Zoning Clerk.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the above re-classification should be had:

It is Ordered by the County Commissioners of Baltimore County this _____ day of _____, 19____, that the above described property or area be and the same is hereby changed and re-classified, from and after the date of this Order, from a residential use area, district or division to a commercial (or industrial) use area, district or division.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the above re-classification should not be had:

It is Ordered by the County Commissioners of Baltimore County, this 10th day of September, 1940, 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 residential use area, district or division area, subject, however, to the further order of the County Commissioners of Baltimore County.

Hedwitt K. Seiffert
President of Board
County Commissioners of Baltimore County

To County Commissioners for Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION

PETITION NO. _____

Location: _____

End: _____

(COPY) FILED AUG 12 1940

APPLICATION FOR BUILDING PERMIT

Departments of Zoning and Public Improvement

Baltimore County, Md., August 21, 1940.

To: Joshua G. Harvey, Building Inspector.

Application is hereby made for a Building Permit as follows:

Owner: Joshua G. Harvey Address: Neisterstown, Md.

Builder's Name: _____ Architect's Name: _____

Use of Building: Gasoline Station If dwelling, No. of families: _____

Location of Building: West side Neisterstown Road

Between what streets or roads: _____

Distance of Building 100 feet (N.E. & S.W.) from Chatsworth Ave. Street or Road, (the nearest intersecting street or road)

If in development: _____ (Name of Development) _____ Size of Lot: _____

Number of Lot, Block and Section on Plat: _____ 100 x 100 1st & 2nd 40' x 100' 1st & 2nd

Front and side set-back of building: _____ feet from front street _____ feet from side street or side line of lot.

Size of Building: Front 30 feet; depth 20 feet; Height 10 feet.

Character of Construction: tile with asbestos metal roof

Existing building: Repaired _____ Altered _____ Enlarged _____

Describe Repairs, etc.: _____ (describe fully)

ACTUAL TOTAL COST of new Building, repairs, etc. at time of completion \$: 4000.00

NOTE This application and the permit, if issued, are both subject to the following rules, regulations and provisions:

1. No permit to be issued until application be approved as zoning.
2. No part of building or structure (or projection or attachment thereto) to project beyond line established by existing buildings.
3. The approval of this application or issuance of permit does not waive or affect existing building restrictions.
4. The applicant agrees to each set back, front, side and rear areas as may be required.
5. Permit issued hereunder is not transferable, is to be used only for building described herein and is not to be used for any other location.
6. If permit be issued work must be started within six months from date of permit and completed within twelve months, otherwise permit void and new application and permit required. Building permit is not valid unless permit is completed.
7. This application and building permit, if issued, are both made subject to and are governed and bound by all (a) the rules and regulations passed or adopted by the County Commissioners of Baltimore County, and known as the "Zoning Code of Baltimore County"; (b) the "Zoning Law of Baltimore County"; and (c) the "Baltimore County Metropolitan Law" and the "Baltimore County Metropolitan District Law" and issued or adopted in connection with said Metropolitan District Law.

My, or our, answers to each of the above questions are true and I, or we, agree to above requirements.

APPROVED As to Zoning Only.

Date: _____ 19____ Joshua G. Harvey

County Commissioners of Baltimore County

By _____ Zoning Clerk. _____ Address of Builder or Agent

CAUTION

TO BEGIN CONSTRUCTION BEFORE A BUILDING PERMIT BE ISSUED IS IN VIOLATION OF THE LAW. BUILDING CODE, ZONING ACT AND METROPOLITAN DISTRICT LAW IMPOSE SEVERE PENALTIES FOR NON-COMPLIANCE.

\$6.00

Towson, Md., Aug. 29, 1940

RECEIVED of Joshua G. Harvey the sum of six (\$6.00) Dollars, being cost of advertisement and inspection of property, 23 Neisterstown Road, 4th District, Baltimore County, petition being filed for re-classification thereof from residential to commercial use.

COUNTY COMMISSIONERS OF BALTIMORE COUNTY

By _____ Zoning Clerk.

Col. Joshua G. Harvey,
Towson Building,
Commerce & Water Streets,
Baltimore, Md.

Dear Colonel:

In your letter of August 15th you refer to sending a blue print of the plan of improvements for Gasoline Service Station on Neisterstown Road, for which you have filed petition for the re-classification of the lot on which the gasoline station is to be erected. I took from your letter that you were sending under separate cover a blue print but now realize that you are possibly referring to the blue print which you left at the office at the time you signed your petition.

I notice that you say the building is 30 feet 0 inches and the depth 24 feet and then you add additional dimensions of side 13 ft. 1 inch and height 15 feet one-quarter inch. I assume that the depth of the building on one side is 24 feet and 13 feet 1 inch on the other side. The matter of dimensions can be straitened out at the time of the hearing.

While the application for building permit states the same is not transferable yet this is not necessarily enforceable and there will be no difficulty from this standpoint.

I regret to advise you there will possibly be a protest against the re-classification of your property. The County Commissioners' office have so advised me.

The original date for hearing was set for September 3rd and if there had been no protests the matter would have gone through as of that date, but in view of the fact that the Commissioners are now on vacation there can be no hearings until September 9th, I therefore, wish to advise you that the matter of your hearing has been continued until Sunday, September 9th, 1940 at 11:00 o'clock a.m.

Very truly yours,
JOHN J. STEWART

August 22, 1940.



CERTIFICATE OF PUBLICATION

TOWSON, MD. August 29, 1940

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each of _____ days before the _____ day of _____, 1940, the first publication appearing on the _____ day of _____.

THE JEFFERSONIAN.

P. Stewart
Manager

Cost of Advertisement, \$ _____

By Harvey
8/10/40

