

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, George Hoffman, legal owner... of the property situated...

at the northwest corner of Northeast and Douglas Aves., East Haleshorpe, in the 13th District of Balto. Co., fronting northerly, on the westernmost side of Northeast Ave., 400' and westerly on the north side of Douglas Ave., 438'. Being lots Nos. 55 to 66, Inc'l., on the plat of "East Haleshorpe", recorded in Plat Book No. 7, folio 17,

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" Residence to an "M" Industrial Zone.

Reasons for Re-Classification:

Character of use for which above property is to be used: Light Industrial Use

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, George Hoffman, 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.

George Hoffman
Legal Owner

Address: 3315 Dupont Ave.

ORDERED by The Zoning Commissioner of Baltimore County, this... 5th... day of... November... 1947, 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 Richard Bldg., in Towson, Baltimore County, on the... 24th... day of... November... 1947, at... o'clock... A.M.

Zoning Commissioner of Baltimore County

(over)

REC'D NOV 17 1947

CERTIFICATE OF PUBLICATION

TOWSON, MD., NOV. 17, 1947

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a newspaper printed and published in Towson, Baltimore County, Md., once in each of... successive weeks before the... day of... 1947, the first publication appearing on the... day of... 1947.

The UNION NEWS

W. Russell Kuylen
Manager.

NOTICE OF PENDING RECLASSIFICATION HEARINGS
The Zoning Commission of Baltimore County, in accordance with the provisions of the Zoning Law of Baltimore County, Chapter 100, Section 10-1, has received a petition for the reclassification of property situated at the northwest corner of Northeast and Douglas Aves., East Haleshorpe, in the 13th District of Baltimore County, from an "A" Residence Zone to an "M" Industrial Zone. The petition was filed on November 10, 1947, and the property is located on the northeast corner of Northeast and Douglas Aves., East Haleshorpe, in the 13th District of Baltimore County. The property is bounded by Northeast Ave. to the north, Douglas Ave. to the south, and the 13th District line to the east. The property is currently zoned "A" Residence. The petition is being heard on November 24, 1947, at 10:00 A.M. in the Richard Building, Towson, Baltimore County. The public is invited to attend the hearing and to be heard in support of or in opposition to the petition. The Zoning Commission will make a decision on the petition at the hearing. The decision will be based on the evidence presented at the hearing and on the provisions of the Zoning Law of Baltimore County. The decision will be published in the Baltimore County Gazette. The Zoning Commission is composed of the Mayor of Baltimore County, the County Commissioners, and the Zoning Commissioner. The Zoning Commissioner is the official responsible for the administration of the Zoning Law of Baltimore County. The Zoning Commissioner is also responsible for the preparation and submission of the Zoning Ordinance to the County Commissioners. The Zoning Commissioner is also responsible for the preparation and submission of the Zoning Map to the County Commissioners. The Zoning Commissioner is also responsible for the preparation and submission of the Zoning Regulations to the County Commissioners. The Zoning Commissioner is also responsible for the preparation and submission of the Zoning Code to the County Commissioners. The Zoning Commissioner is also responsible for the preparation and submission of the Zoning Ordinance to the County Commissioners. The Zoning Commissioner is also responsible for the preparation and submission of the Zoning Map to the County Commissioners. The Zoning Commissioner is also responsible for the preparation and submission of the Zoning Regulations to the County Commissioners. The Zoning Commissioner is also responsible for the preparation and submission of the Zoning Code to the County Commissioners.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13 Date of Posting: Nov 14/47
Posted to: George Hoffman
Petitioner: George Hoffman
Location of property: Northwest corner of Northeast and Douglas Ave
Location of Sign: Northwest corner of Northeast and Douglas Ave
Remarks: George Hoffman
Posted by: Harry E. Sarsick Date of return: Nov 14/47

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of... the above re-classification should be had. It is Ordered by the Zoning Commissioner of Baltimore County this... day of... 19... 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... zone to a... zone.

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... the above re-classification should NOT be had. 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

November 5, 1947

\$18.00

RECEIVED of George Hoffman, the sum of eighteen (\$18.00) Dollars, being cost of petition for reclassification, advertising and posting of property, N. W. Cor. Northeast and Douglas Aves., 13th District of Baltimore County.

Zoning Commissioner

Hearing:
Monday, Nov. 24, 1947
at 10:00 o'clock a.m.

PAID
NOV 5 1947
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY George Hoffman

MICROFILMED

RE: PETITION FOR RECLASSIFICATION FROM
"A" RESIDENCE ZONE TO "M" INDUSTRIAL
ZONE, N. W. COR. NORTHEAST & DOUGLAS
AVES., GEORGE HOFFMAN, PETITIONER

Pursuant to advertisement, posting of property and public hearing on the above petition and it appearing from the evidence and data submitted that the petition for a reclassification of the above or within described property from an "A" Residence Zone to an "M" Light Industrial Zone ought not to be had but it appearing from the evidence and data submitted that a reclassification of said property, from an "A" Residence Zone to an "M" Commercial Zone ought to be had by reason of the following facts:

That the said property is contiguous or adjacent to an existing commercial area and is not contiguous to any residential property or lot and is not in fact residential and never has been, so far as this fact can be ascertained, and that said lot is not well suited for residential development, the majority of the area of which is low and swampy and for this reason may be unsuitable for residential use and it would be impractical to have cellars or basements under dwellings to be erected thereon because of said swampy condition. Further that said lot is improved with a substantial masonry building, which is suitable and desirable for commercial use, which is the greatest utility for which it is susceptible and which use will not be detrimental to the health, safety, morals or general welfare of the community involved and will not tend to create congestion in the roads, streets and alleys; will not create a fire hazard and will not improperly interfere with schools, churches, transportation and other public facilities, requirements and conveniences.

It is, therefore, ORDERED by the Zoning Commissioner of Baltimore County, this... day of November, 1947, that the above described property of area be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to an "M" Commercial Zone.

Charles H. Dancy
Zoning Commissioner of Baltimore County.

Approved: County Commissioners of Baltimore County

By Arthur H. Hall
President

Date: Nov. 10, 1947

MICROFILMED

✓
#1801
MAP
#13

WASHINGTON

BLVD

Smith *Callie
Bordick
Enclom.*

John J. Kraft

James T
Harris

Albert
Giles

James T + Cora Lee
Harris

'E' Commercial Zone
510'
'A' Residence Zone

Board of Education
Balto. Co.

AVE.

30 FT. R/W

196' 9" NORTH EAST