

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County: Home

I, or we, Mr. & Mrs. Van Horn and Gladys G. Van Horn, legal owner(s) of the property situate in Baltimore County, State of Maryland and known and designated as No. 1745 Harbart Road, being known as Lot No. 61 on the Plat of Section No. 2, Edgewater Addition, which plat is duly recorded among the Land Records of Baltimore County in Plat Book C. H. R. 129, 35 folio 23.

that parcel of land situate on southeast side of Harbart Road, nr Middle River, 15th District of Balto. Co., beginning 58' westerly from Bennett Road, thence westerly, on said side of Harbart Road, 50.33' with rectangular depth southeasterly of 123' more or less, to the northwest side of Eastern Boulevard, being lot No. 61, plat of "Edgewater Addition", recorded in Plat Book No. 13, folio 33, being known as 1745 Harbart Road.

herby petition that the zoning status of the above described property be amended pursuant to the Zoning Law of Baltimore County, from an Residential zone to an Commercial zone.

Reasons for Re-Classification: To construct two stores on the Eastern Avenue side of said property without interfering with the present dwelling on said lot.

Character of use for which above property is to be used: Street two retail store buildings approximately 25 feet by 50 feet each, separated by a partition wall between said stores.

Size and height of building: front: 50 feet; depth: 50 feet; height: 12 feet.

Front and side set backs of building from street lines: front: 20 feet; side: MIN 10 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.

William P. Van Horn
Residing at 1745 Harbart Road
 Address: 1745 Harbart Road
Baltimore 21, Md.

ORDERED by The Zoning Commissioner of Baltimore County, this 10th day of December, 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 Record Bldg., in Tow on Baltimore County on the 10th day of December, 1947, at 10:00 A.M.

Zoning Commissioner of Baltimore County

January 14, 1948.

\$22.00

RECEIVED of William P. Bolton, Attorney for William S. VanHorn, the sum of Twenty Two (\$22.00) Dollars being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner of Baltimore County denying the petition for reclassification of property on southeast side of Harbart Road, near Middle River, 58' west of Bennett Road - 15th District.

Zoning Commissioner

PAID
JAN 14 1948

December 3, 1947

\$18.00

Received of William S. Van Horn, et al the sum of Eighteen Dollars (\$18.00), being cost of petition for reclassification, advertising and posting of property, known as 1745 Harbart Road, 15th District of Baltimore County.

Zoning Commissioner

Hearings
12/14/47
S. A. M.

PAID
DEC 21 1947
COUNTY COMMISSIONERS

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 _____ day of _____

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 re-classified, 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: _____ day of _____

It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1948, 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 "A" zone Residence Zone.

The appeal in the above entitled petition for reclassification from an "A" Residence Zone to an "C" Commercial Zone, coming on for hearing on February 3, 1948, from the Order of the Zoning Commissioner of Baltimore County, passed on January 7, 1948, denying the petition and it appearing from the facts and evidence adduced at the appeal hearing that the petition should be denied since the granting of the same would adversely affect the health, safety and morals of the community; would tend to create congestion in the roads, streets and highways and interfere with transportation, public requirements and conveniences, therefore:

It is this 20th day of April, 1948, ORDERED by the Board of Zoning Appeals of Baltimore County that the Order of the Zoning Commissioner, in denying the petition for the reasons set forth, is hereby affirmed.

Approved _____ County Commissioners of Baltimore County

Date _____ By _____ President

William P. Van Horn
Residing at 1745 Harbart Road
 Address: 1745 Harbart Road
Baltimore 21, Md.

December 11, 1947

Mr. William S. VanHorn,
 1745 Harbart Road,
 Baltimore - 21, Md.

Re: Petition for Reclassification from "A" Residence Zone to "C" Commercial Zone - S. E. Side of Harbart Road, nr Middle River Road, 15th District

Dear Mr. VanHorn:

The date for hearing on your petition for reclassification, in the above entitled matter, has been set for Monday, December 29, 1947, at 10:00 o'clock a.m. This hearing will be held in the Board room of the Zoning Department, basement of the Record Building, Towson.

Very truly yours,

Very truly yours,

Jh

RECD JAN 14 1948

PETITION FOR RECLASSIFICATION FROM "A" RESIDENCE ZONE TO "C" COMMERCIAL ZONE - S. E. Side of Harbart Road, nr Middle River, 58' west of Bennett Road - 15th District

THOMAS CHARLES H. BOLTON
 ZONING COMMISSIONER OF BALTIMORE COUNTY

Mr. Commissioner:
 Please enter an appeal from your order in the above entitled matter to the Board of Zoning Appeals.

William P. Van Horn
 Attorney for Petitioner

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 15 Date of Posting: Dec 11/47

Posted for: Commercial

Petitioner: Wm S. VanHorn

Location of property: southeast side of Harbart Road 55 feet west of Bennett Road

Location of Sign: southeast side of Harbart Road 70 feet west of Bennett Road

Remarks: None

Posted by: Henry G. Daniels Date of return: Dec 14/47

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec 11/47

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., in each issue before the 29th day of December, 1947, the first publication appearing on the 13th day of December, 1947.

W. P. Van Horn
 Manager.

Cost of Advertisement, \$ _____