

MAILED SEP 27 1951

42413

IN THE MATTER OF:
 PETITION FOR RECLASSIFICATION
 Property Situate on Liberty, Milford Hill Road and Washington Ave., Second District, Baltimore County, Maryland.
 Second District - First, second and third parcels from an "A" Residence Zone to a "B" Residence Zone;
 Fourth and fifth parcels from an "A" Residence Zone to a "B" Residence Zone;
 Sixth parcel from an "A" Residence Zone to an "A" Commercial Zone.

ORDER FOR APPEAL

Mr. Commissioner:
 Please enter an Appeal to the Board of Zoning Appeals of Baltimore County in the matter of the Order of the Zoning Commissioner of Baltimore County passed in the above captioned cause on September 19, 1951, and transmit all records and papers incident thereto to said Board of Zoning Appeals.

THE PLEASANT HEIGHTS COMPANY,
 By *John W. McLean*
 Vice President.

James H. Day
 Attorney for Petitioner.

MICROFILMED

RE: PETITION FOR RECLASSIFICATION - Property
 Situate on Liberty, Milford Hill Road and Washington Ave., Second District, Baltimore County, Maryland.
 First, second & third parcels from an "A" Residence Zone to a "B" Residence Zone;
 Fourth and fifth parcels from an "A" Residence Zone to a "B" Residence Zone;
 Sixth parcel from an "A" Residence Zone to an "A" Commercial Zone -
 The Pleasant Heights Co., Petitioner.

The property which is the subject of this petition is located on both the east and west sides of Liberty Road, southeast of Milford Hill Road, Second District. The proposed rezoning involves the reclassification of various parcels to allow construction of semi-detached and group houses and the development of a commercial area.

It is the contention of the petitioner that the public utilities are available and that this plan constitutes a reasonable and logical development of the land.
 This section of the County has been sparsely developed with cottages. With recent installation of new public utilities, the development of the area has proceeded. All of this development, however, has been of the cottage type. There is no multiple type housing development within two miles of the property in question and there appears to be no need for such development. The area is not readily accessible to any large industrial area and thus there is no need for the higher density of population.

The school facilities in this area are wholly inadequate. The elementary school children must now be transported to Randalltown. The Junior and Senior High School, adjacent to this property, is already over-crowded and an addition is necessary. It is anticipated by the Superintendent of Schools that an elementary school will be required eventually in this area whether or not this property is developed with multiple type housing. However, the element of time injects itself into the picture. With the building of school construction already going on the Board of Education, especially in sections close to industrial areas, it does not seem reasonable to create the need for a new elementary school in this area at this time.

The area is now sparsely developed. All of the development, as stated before, has been of the cottage type. Cottage development is now under way both to the north and south of this property and it seems reasonable that if these cottages can be profitably developed in such manner, this property can also.

A portion of this petition involves the reclassification for commercial use of an area fronting 900 feet on Liberty Road, with a depth of 200 feet. This parcel is adjacent to the High School site and to the west of it. The location of a commercial area adjacent to a school is undesirable. This point has been stressed by both

the principal of the Milford High School and the County Superintendent of Education. In addition, the area surrounds two residential properties not belonging to the petitioners. There appears to be no need for a commercial area at this location at this time, especially in view of the existence of the large commercially zoned area at Liberty and Essex Roads which is now in process of development.

It is the opinion of the Zoning Commissioner of Baltimore County, that the reclassification of the above as set forth in the petition would be detrimental to the welfare of the County and a stry to the best interest of the County and should be denied.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of September, 1951, that the above petition be and the same is hereby denied and that the property or area be and the same is hereby continued as to and remain in "A" Residence Zone.

Charles H. Hall
 Zoning Commissioner of Baltimore County

MICROFILMED

MICROFILMED

ASSOCIATES
 LAW OFFICES
 JAMES J. LINDSAY
 202 ONE EQUITABLE BUILDING
 BALTIMORE, MD
 TELEPHONE
 PLAZA 8-3000

November 2, 1951

Zoning Appeal Board
 313 Washington Avenue
 Towson 4, Maryland

Memorandum:
 I herewith advise the appeal taken on behalf of The Pleasant Heights Co., Inc. to the Zoning Board of Baltimore County.

James H. Day
 Attorney for Plaintiff and Respondent.

EX-108

MICROFILMED

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County -
 I, we, The Pleasant Heights Company, legal owner... of the property situate and lying in the 2nd election District of Baltimore County, State of Maryland; description attached herewith and made a part hereof of this zoning application.

STATE REGISTRATION
VERNON C. LUTZ
 SURVEYOR AND CIVIL ENGINEER
 Town, Street and Railway Surveys - Topographical Work - Surveying and Mapping
 City Planning - Building Operations
 4200 ELSROD AVENUE
 BALTIMORE 14, MARYLAND
 May 16, 1951

Description of Parcel 2, Zone B

BEGINNING for the same at a point on the east side of Washington Avenue, said point being situated 122 feet, more or less in a southerly direction from the intersection of the south side of Milford Hill Road and the east side of Washington Avenue; thence southerly and binding along the east side of Washington Avenue, by a curve to the right with a radius of 625 feet for a distance of 150 feet, more or less to the center of a proposed street 60 feet wide; thence easterly and binding along the center of said proposed street, 800 feet; thence continuing along the center of said proposed street by a curve to the right with a radius of 50 feet for a distance of 60 feet, more or less to a point in line with the north side of a proposed 16 foot alley there situated; thence running easterly to and along the north side of said alley and continuing the same course in all 185 feet, more or less to the west side of an expressway 150 feet wide proposed by the Baltimore County Planning Commission; thence northerly along the side of said proposed expressway by a curve to the right for a distance of 215 feet or less; thence leaving said proposed expressway and running in a general westerly course for a total distance of 1050 feet, more or less to the place of beginning.

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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckard Bldg., in Towson, Baltimore County, on the 25th day of June 1951, at 10:30 o'clock A.M.

Zoning Commissioner Baltimore County

(over)

MICROFILMED

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herely petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "A" zone to an "B" zone.
 Reasons for Reclassification: To arrange unified plan in the light of the future growth and development of this area.

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, 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.

The Pleasant Heights Company
James H. Day
 by President
 Legal Owner
 Address - 11 E. Lexington St.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of June 1951, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckard Bldg., in Towson, Baltimore County, on the 25th day of June 1951, at 10:30 o'clock A.M.

JUN 1 1951

Petition for Zoning Re-Classification

To the Zoning Commissioner of Baltimore County -
 I, we, The Pleasant Heights Company, legal owner... of the property situate and lying in the 2nd election District of Baltimore County, State of Maryland; description attached herewith and made a part hereof of this zoning application.

STATE REGISTRATION
VERNON C. LUTZ
 SURVEYOR AND CIVIL ENGINEER
 Town, Street and Railway Surveys - Topographical Work - Surveying and Mapping
 City Planning - Building Operations
 4200 ELSROD AVENUE
 BALTIMORE 14, MARYLAND
 May 16, 1951

Description of Parcel 8, Zone B

BEGINNING for the same at a point in the fourth line of the whole tract of which the lot now being described is a part, said point being situated, South 55 degrees 44 minutes 00 seconds East 195 feet, more or less measured along said fourth line as now surveyed from the southwest side of Liberty Road; and thence binding on a part of said fourth line, as now surveyed, South 55 degrees 44 minutes 00 seconds East 800 feet, more or less to intersect the center line of a proposed street 60 feet wide; thence binding on the center line of said proposed street, North 34 degrees 16 minutes 00 seconds East 325 feet, more or less; thence North 55 degrees 44 minutes 00 seconds East 510 feet, more or less; thence northerly 180 feet, more or less and thence South 50 degrees 28 minutes 00 seconds East 400 feet, more or less to the place of beginning.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of June 1951, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckard Bldg., in Towson, Baltimore County, on the 25th day of June 1951, at 10:30 o'clock A.M.

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" zone to an "B" zone.
 Reasons for Reclassification: To arrange unified plan in the light of the future growth and development of this area.

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, 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.

The Pleasant Heights Company
James H. Day
 by President
 Legal Owner
 Address - 11 E. Lexington St.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of June 1951, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reckard Bldg., in Towson, Baltimore County, on the 25th day of June 1951, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

JUN 1 1951

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, The Pleasant Heights Company, legal owner... of the property situated

and lying in the 2nd election District of Baltimore County, State of Maryland, description attached herewith and make a part hereof this zoning application.

STATE REGISTRATION

VERNON C. LUTZ

SURVEYOR AND CIVIL ENGINEER

Town, Street and Roadway Surveys, a Topographical Work, a Surveying and Mapping

City Planning • Building Operations
4200 ELSKRODE AVENUE
ELKRODE, WASHINGTON 2514
BALTIMORE 14, MARYLAND
May 16, 1951

Description of Parcel 9, Zone B

BEGINNING for the same at a point in the second line of the whole tract of which the lot now being described is a part, said point being situated, South 48 degrees 51 minutes 00 seconds West 180 feet, more or less measured along said second line as now surveyed, from the southeast side of Liberty Road; and thence binding reversely on part of said second line, as now surveyed, South 48 degrees 51 minutes 00 seconds West 335 feet, more or less; thence southeasterly 310 feet, more or less binding in part on the northeast side of a proposed alley to a point formed by the intersection of the northeast side of said alley and the northeast side of a proposed street, 60 feet wide; thence easterly 80 feet, more or less, to a point formed by the intersection of the southeast side of said street and the northeast side of another proposed alley; thence southeasterly binding on the northeast side of said last mentioned alley and continuing the same course to all 240 feet, more or less to intersect the northeast side of another proposed street, 60 feet wide; thence southerly 95 feet, more or less to a point formed by the intersection of the southeast side of said last mentioned street and the center line of another proposed street, 60 feet wide; and thence binding on said center line, South 48 degrees 16 minutes 00 seconds East 135 feet, more or less; thence southerly by a line curving to the right for the distance of 500 feet, more or less; thence northeasterly 30 feet, more or less; and thence North 59 degrees 28 minutes 00 seconds East 890 feet, more or less to the place of beginning.

(over)

MICROFILMED

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, The Pleasant Heights Company, legal owner... of the property situated

and lying in the 2nd election District of Baltimore County, State of Maryland, description attached herewith and make a part hereof this zoning application.

STATE REGISTRATION

VERNON C. LUTZ

SURVEYOR AND CIVIL ENGINEER

Town, Street and Roadway Surveys, a Topographical Work, a Surveying and Mapping

City Planning • Building Operations
4200 ELSKRODE AVENUE
ELKRODE, WASHINGTON 2514
BALTIMORE 14, MARYLAND
May 16, 1951

Description of Parcel 6, Zone E

BEGINNING for the same at a point on the northeast side of Liberty Road, said point being situated 300 feet, more or less, northeasterly from the corner formed by the intersection of the northeast side of said Liberty Road and the northeast side of Washington Avenue, 50 feet wide; and running thence binding on the northeast side of said Liberty Road, North 59 degrees 28 minutes 00 seconds East 950 feet, more or less to intersect the outline of the whole tract of which the lot now being described is a part; thence binding on said outline, North 39 degrees 40 minutes 20 seconds East 828.46 feet, more or less to the beginning of the 14th line of deed recorded among the Land Records of Baltimore County in Liber P.2.2, No. 1285, folio 153; thence binding on part of said 14th line, South 64 degrees 51 minutes 50 seconds East 750 feet, more or less and thence South 25 degrees 00 minutes 10 seconds East 800 feet, more or less to the place of beginning.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of June, 1951, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Beardsley Bldg., in Towson, Baltimore County, on the 25th day of June, 1951, at 10:30 o'clock A.M.

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an A-1 zone to an E-1 zone.

Reasons for Re-Classification: to arrange unified plan in the light of the future

growth and development of this area.

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, 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.

The Pleasant Heights Company
by: President Legal Owner
Address: 11 E. Lexington St.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of June, 1951, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Beardsley Bldg., in Towson, Baltimore County, on the 25th day of June, 1951, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

MICROFILMED

JUN 1 1951

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, The Pleasant Heights Company, legal owner... of the property situated

and lying in the 2nd election District of Baltimore County, State of Maryland, description attached herewith and make a part hereof this zoning application.

STATE REGISTRATION

VERNON C. LUTZ

SURVEYOR AND CIVIL ENGINEER

Town, Street and Roadway Surveys, a Topographical Work, a Surveying and Mapping

City Planning • Building Operations
4200 ELSKRODE AVENUE
ELKRODE, WASHINGTON 2514
BALTIMORE 14, MARYLAND
May 16, 1951

Description of Parcel 3, Zone D

BEGINNING for the same at a point on the east side of Washington Avenue, said point being situated 272 feet, more or less in a southerly direction from the corner formed by the intersection of the south side of Hillford Hill Road and the east side of Washington Avenue; thence southerly and binding along the east side of Washington Avenue by a curve to the right with a radius of 685 feet for a distance of 325 feet, more or less to the end of said curve; thence South 5 degrees 18 minutes 30 seconds East 1314.00 feet to the beginning of a curve; thence by a curve to the right with a radius of 1123.61 feet for a distance of 277.3 feet; thence leaving the east side of Washington Avenue, South 64 degrees 51 minutes 50 seconds East 110 feet to the west side of a proposed street 60 feet wide; thence diagonally across said proposed street for a distance of 70 feet, more or less to the east side of said proposed street; thence by a line radial for a distance of 150 feet to the west side of an expressway proposed by the Baltimore County Planning Commission; thence binding northerly along the west side of said proposed expressway by a curve to the left for a distance of 1220 feet, more or less to the end of said curve; thence northerly 920 feet to the north side of a proposed alley 16 feet wide; thence westerly along the north side of said alley and leaving the side of said alley 185 feet all in the same course to the center of a proposed street 60 feet wide; thence binding along the center of said proposed street by a curve to the left with a radius of 50 feet for a distance of 60 feet, more or less; thence westerly and continuing along the center of said street, 600 feet, more or less to the place of beginning.

MICROFILMED

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, The Pleasant Heights Company, legal owner... of the property situated

and lying in the 2nd election District of Baltimore County, State of Maryland, description attached herewith and make a part hereof this zoning application.

STATE REGISTRATION

VERNON C. LUTZ

SURVEYOR AND CIVIL ENGINEER

Town, Street and Roadway Surveys, a Topographical Work, a Surveying and Mapping

City Planning • Building Operations
4200 ELSKRODE AVENUE
ELKRODE, WASHINGTON 2514
BALTIMORE 14, MARYLAND
May 16, 1951

Description of Parcel 10, Zone D

BEGINNING for the same at a point in the fourth line of the whole tract of which the lot now being described is a part, said point being situated South 55 degrees 44 minutes 00 seconds West 1055 feet, more or less measured along said fourth line as now surveyed, from the southwest side of Liberty Road, said point of beginning being also the intersection of said fourth line and the center line of a proposed street, 60 feet wide; and thence binding on part of said fourth line, on the first line and on part of the second line of said whole tract, as now surveyed, respectively, South 55 degrees 44 minutes 00 seconds West 1640 feet, more or less, North 47 degrees 30 minutes 00 seconds West 1188 feet, more or less, and North 48 degrees 51 minutes 00 seconds East 1790 feet, more or less; thence southeasterly 310 feet, more or less binding in part on the northeast side of a proposed alley to the point formed by the intersection of the northeast side of said alley and the northeast side of a proposed street, 60 feet wide; thence easterly 80 feet, more or less to the northeast side of another proposed alley; thence southeasterly binding on the northeast side of said last mentioned alley and continuing the same course in all 240 feet, more or less to intersect the northeast side of another proposed street, 60 feet wide; thence southerly 95 feet, more or less to the point formed by the intersection of the southeast side of said last mentioned street and the center line of the

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an A-1 zone to an E-1 zone.

Reasons for Re-Classification: to arrange unified plan in the light of the future

growth and development of this area.

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, 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.

The Pleasant Heights Company
by: President Legal Owner
Address: 11 E. Lexington St.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of June, 1951, 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 herein be had in the office of the Zoning Commissioner of Baltimore County, in the Beardsley Bldg., in Towson, Baltimore County, on the 25th day of June, 1951, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

MICROFILMED

hereby petition that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an A-1 zone to an E-1 zone.

Reasons for Re-Classification: to arrange unified plan in the light of the future

growth and development of this area.

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, 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.

The Pleasant Heights Company
by: President Legal Owner
Address: 11 E. Lexington St.

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Zoning Commissioner of Baltimore County

(over)

FILED JUN 18 1951

CERTIFICATE OF PUBLICATION

June 15th., 1951
TOWSON, MD.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 2 times

on the 19th. day of June, 1951, the first publication appearing on the 19th. day of June, 1951.

THE JEFFERSONIAN,
TOWSON, MD.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

2013

District.....2.....
Posted for: Auto L., Auto B., Auto D.
Petitioner: The Pleasant Heights Co.
Location of property: East side of Milford Mill Rd. NE side of Washington Ave
NE side of Liberty Rd. NE side of Calverton Ave
Location of Signs: East side of Milford Mill Rd. 40-46-240 N.E. of Washington Ave
NE side of Washington Ave. 200-200 N.E. of Milford Mill Rd. NE side of
Liberty Rd. 150-150-150-150 N.E. of Washington Ave NE side of Calverton Ave
Signed by: Harry C. Horvath Date of return: June 15/51

June 6, 1951

\$102.00

RECEIVED of The Pleasant Heights Company the sum of One Hundred and Two (\$102.00) Dollars, being cost of petition for reclassification of six parcels of land, advertising and posting property, Washington Avenue and Liberty Road, 2nd District of Baltimore County.

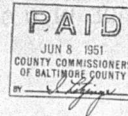
Zoning Commissioner

Hearing:

Monday, June 25, 1951

at 10:30 a.m.

303 Washington Avenue



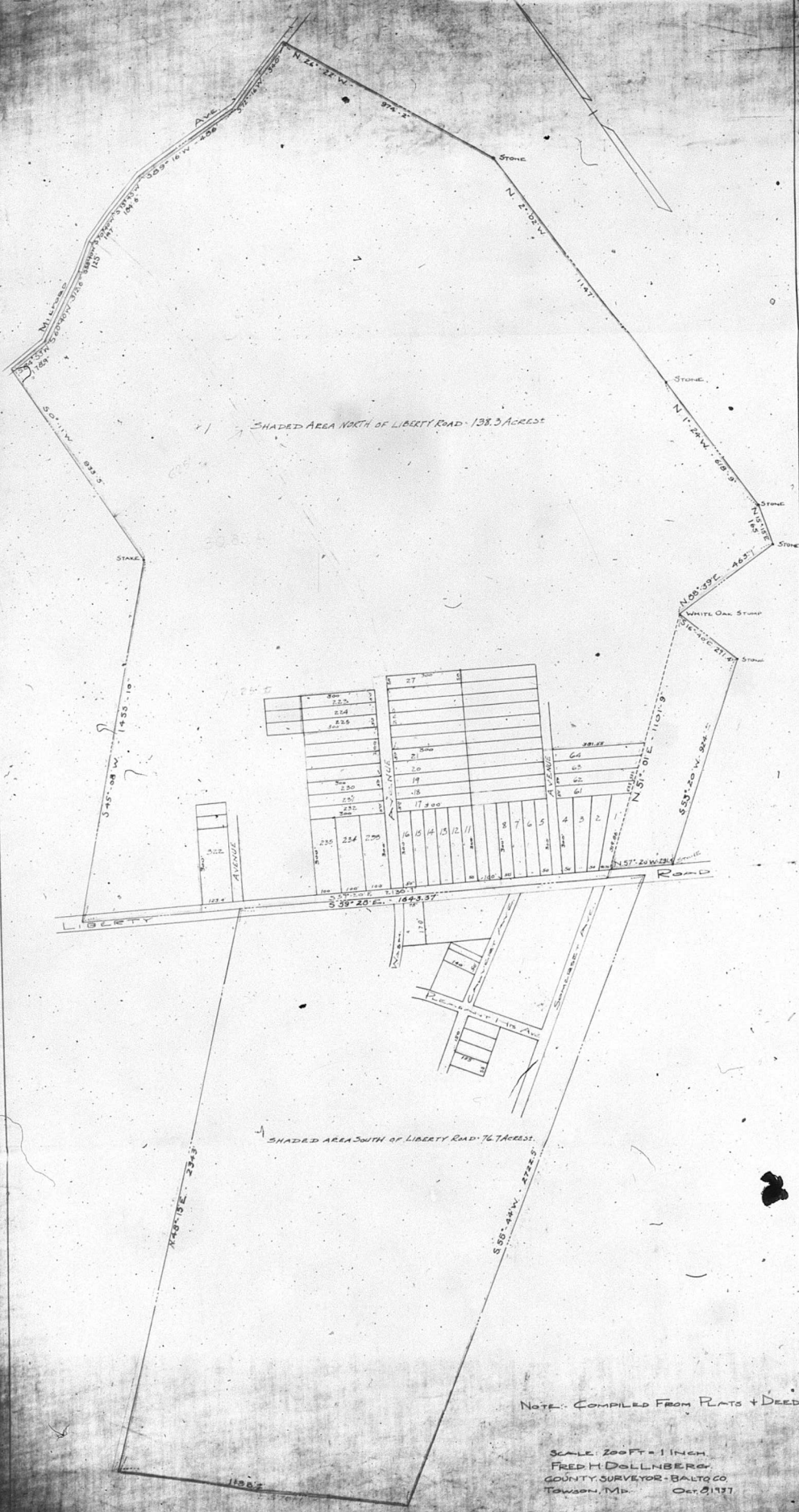
September 26, 1951

\$22.00

RECEIVED of James J. Lindsay, Attorney for The Pleasant Heights Company, petitioner, 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 denying the petition for reclassification of property on Liberty, Milford Mill and Washington Avenue, 2nd District of Baltimore County.

Zoning Commissioner





NOTE: COMPILED FROM PLATS + DEEDS

SCALE: 200 FT. = 1 INCH
FRED H. DOLLBERG
COUNTY SURVEYOR - BALTO CO
TOWSON, MD. Oct. 9, 1937

RECEIVED NOV 10 1960
FBI - BALTIMORE
JAMES H. HARRIS (M)
BALTIMORE

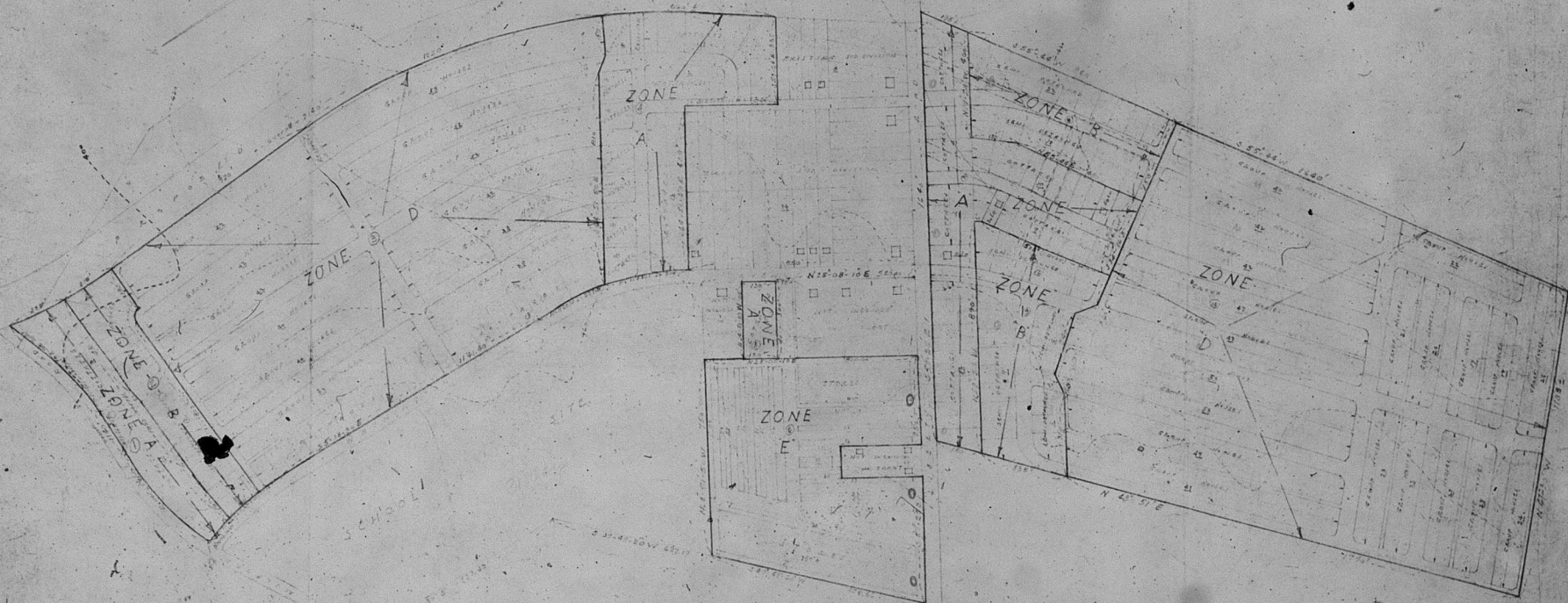
□ Accurate Survey Boundary, as
set forth by [unclear]

PARTIAL SUBDIVISION OF PROPERTY IN BALTIMORE COUNTY

PROPERTY OWNED BY DANIEL J. JONES & ASSOCIATES, INC.
THE DIVISION BEING OF SEVERAL LOTS AND ALLEYS
LOCATED BY CHARLES H. HARRIS, JR.

DATE: 11/10/60

REVISED:
DATE: 11/10/60
REVISION: 11/10/60



11/10/60
JAMES H. HARRIS, JR.
BALTIMORE, MD.