

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John H. HARRISMAN, Jr., a resident of Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-20 zone to an

Industrial Development.

See Attached Description

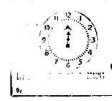
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above reclassification and/or Special Exception 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.

Contract purchaser: *John H. Harrisman, Jr.*
Address: *1210 E. North Ave., Baltimore, Md.*

Petitioner's Attorney: *John H. Harrisman, Jr.*
Address: *1210 E. North Ave., Baltimore, Md.*

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1964, at _____ o'clock A.M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reimke
Fire Bureau
SUBJECT: Mr. John H. Harrisman, Jr.
1210 E. North Ave., 1210 E. North Ave. Road
Baltimore, Md. 3/13/64

Water mains, meters, and fire hydrants shall be of an approved type and installed in accordance with the Baltimore County Standard Design Manual. Spacing of hydrants is 300 feet apart as measured along an improved road and the National Board of Fire Underwriters requirements for the structures involved.

Contact Capt. Paul H. Reimke at Valley 5-7310 for information concerning above comments.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COUNTY HOUSE
TOWSON 4, MARYLAND
TO: Mr. John H. Harrisman, Jr.
1210 E. North Ave., Baltimore, Md.
DUPLICATE
Baltimore County
DATE: 3/13/64
No. 23320

DEBIT TO ACCOUNT NO.	CREDIT	TOTAL DEBIT
Advertising and posting of property for John Harrisman		\$4.00
		\$4.00
4-1364 2331 • 23320 • 11P-		650
4-1364 2331 • 23320 • 11P-		650

Purport to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and character of the neighborhood

the above reclassification should be held, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this _____ day of _____, 1964, that the herein described property or area should be and the same is hereby reclassified, from an R-20 zone to an Industrial Development zone, and/or Special Exception should NOT BE GRANTED.

Purport to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

IT IS ORDERED BY the Zoning Commissioner of Baltimore County, this _____ day of _____, 1964, that the above reclassification 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; and/or the Special Exception for _____ should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Rose, Zoning Commissioner
FROM: Mrs. George H. Gervilla, Acting Director
SUBJECT: 40-100-24 From R-20 to M-2 Zone, East side of Night Avenue, 1750 feet North of Beaver Dam Road, being property of John Harrisman, Jr. and Louise Harrisman.

9th District
HEARING: Monday, April 13, 1964 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 to M-2 zoning and has the following advisory comment to make with respect to pertinent planning factors:

- The subject property is situated within the corridor lying between Tort Road and the Harrisburg Expressway and extending northerly from Padonia Road. This corridor now is considered to be suitably situated for industrial zoning. The Planning staff views no adverse comment on the subject petition - in fact it endorses most heartily the request for industrial zoning here.

Description of the Land of John Harrisman, Jr. et ux, to be rezoned from R-20 to M-2

Beginning for the same at a point on the east side of Night Avenue, said point of beginning being distant 1750 feet more or less, measured northerly along the east side of said Night Avenue from the centerline of Beaver Dam Road, said point of beginning being the end of the third or South 2° 03' West 282.00 foot line of the land conveyed by Sallie L. Harrisman to John Harrisman, Jr. et ux, by deed dated July 11, 1952, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2147, folio 21, and running thence binding on the outline of the land described in said deed the six following courses and distances viz: first South 69° 15' East 531.50 feet, second North 10° 41' East 150.00 feet, third North 80° 17' East 34.00 feet, fourth North 9° 20' West 364.95 feet, fifth South 84° 24' West 492.23 feet, and sixth binding on said east side of Night Avenue, South 2° 03' West 282.00 feet to the place of beginning.

Containing 4.85 acres of land more or less.

Being all of the land conveyed by Sallie L. Harrisman to John Harrisman, Jr. et ux, by deed dated July 11, 1952, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2147, folio 21.

THE BALTIMORE COUNTY

No. 1 Newburg Avenue
CATONSVILLE, MD.
March 30, 1964

THIS IS TO CERTIFY, that the annexed advertisement of John O. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTRY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week commencing Monday before the 30th day of March, 1964, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTRY

By Paul J. Morgan
Editorial Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 3-28-64
Posted for: *Reclassification from R-20 to M-2*
Petitioner: *John Harrisman*
Location of property: *1750 E. North Ave. 1210 E. North Ave. Rd.*
Location of Sign: *At the right hand corner of John Harrisman's 1210 E. North Ave. 1210 E. North Ave. Rd.*
Remarks:
Posted by: *John Harrisman* Date of return: *April 2, 1964*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND
March 16, 1964

SUBJECT: Petition for Reclassification from R-20 to M-2 for John Harrisman located on the 1750 North Ave. 1210 E. of Beaver Dam Rd.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
OFFICE OF PLANNING & ZONING: The plan should indicate the method of access and widening as required for Night Avenue.
TRAFFIC DEPARTMENT: Access to site to subject to review by this office.
BUREAU OF ENGINEERING: Water and sewer is not available to this site.
HEALTH DEPARTMENT: No comment.
STATE ROADS COMMISSION: No comment.
RECREATION COMMISSION: No comment.
FIRE DEPARTMENT: See attached comment.
INDUSTRIAL DEVELOPMENT: No comment.
BUILDINGS DEPARTMENT: No comment.
ROAD OF EDUCATION: No comment.

at: Albert Weiss - Office of Planning & Zoning
Baltimore - Office of Planning & Zoning
George Harrisman, of Map.
JED/ta
Yours very truly,
James C. Dyer
JAMES C. DYER

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 31, 1964
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. 3000-10-1000 ed. date _____, commencing Monday before the _____ day of _____, 1964, the date of publication appearing on the _____ day of _____, 1964.

THE JEFFERSONIAN
By *Paul J. Morgan*
Manager

Cost of Advertisement, \$ _____

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COUNTY HOUSE
TOWSON 4, MARYLAND
TO: Mr. John H. Harrisman, Jr.
1210 E. North Ave., Baltimore, Md.
DUPLICATE
Baltimore County
DATE: 3/13/64
No. 21636

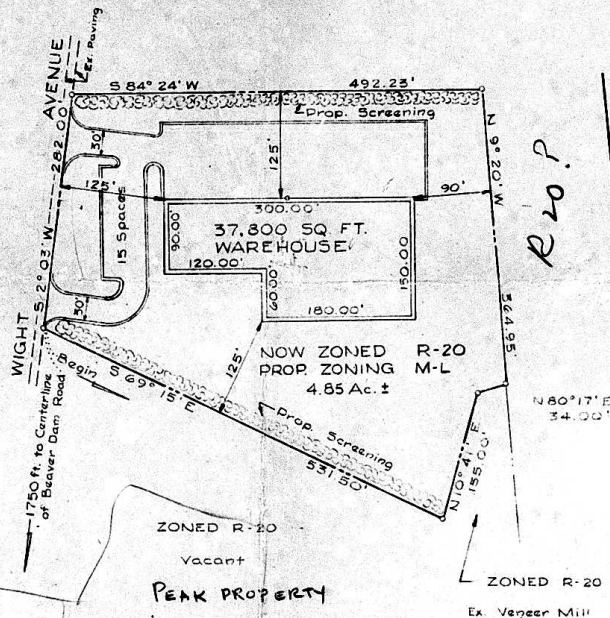
DEBIT TO ACCOUNT NO.	CREDIT	TOTAL DEBIT
Advertising and posting of property for John Harrisman		\$4.00
		\$4.00
4-1364 2331 • 21636 • 11P-		500

IMPORTANT: PLEASE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COUNTY HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

ZONED R-20
Ex. Residence

ZONED R-20
vacant

ZONED M-R
vacant



DENSITY TABULATION

Gross Area	4.85 Ac. ±
Net Area	4.85 Ac. ±
Area of Building	37,800 S.F.
% Coverage	18%
No. of Employees	25
Parking Required	9
Parking Shown	15

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

ZONED R-20
vacant
PEAK PROPERTY

ZONED R-20
Ex. Veneer Mill

#64-108R

MAP
#8
SER. 3-D
ML

PLAT TO ACCOMPANY
PETITION FOR REZONING
PROPERTY OF
JOHN MERRYMAN JR. ET. UX.

MICROFILMED

Scale: 1" = 100'
BALTO. CO., MD.

Election District 8
February 27, 1964

Hardesty granted ML-4/13/64-subj. approved plan