#67-203R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. James C. accornage to Regal outsier. of the property situate in Baltimo	
County and which is described in the description and plat attached hereto and made a part here nereby petition (1) that the zoning status of the herein descrif ed property be re-classified, pursua	
to the Zoning Law of Baltimore County, from an zone to	an

...zone; for the following reasons

BL

See attached description	
an 1 (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 25 prescribed	by Zoning Regulations.
Ler we, agree to pay expenses of above re-classification posting, etc., upon filing of this petition, and further agrargulations and restrictions of Baltimore County adopted procounty.	e to and are to be bound by the zoning
Contract purchaser	Legal Owner
Address Address Address	ress
T. Hassan, arylan	
Petitioner's Attorney	Protestant's Attorney
Address	
ORDERED By The Zoning Commissioner of Baltimore	County this 14th day
of March 196. 7., that the subject on required by the Zoning Law of Baltimore County, in two nout Baltimore County, that property be posted, and that the Commissioner of Baltimore County in Room 106, County	e public hearing be had before the Zoning
County, on the day of Hay	100. 7, at .10: 30 cool
9	D Sper
9	ag Commissioner of Baltimore County.
9	ng Commissioner of Baltimore County.

67-203-R

CERTIFICATE OF POSTING TONING DEPARTMENT OF BALTIMORE COUNTY

District 3 RD	Date of Porting Copyril 19,1961. Specific Review Red & Herriew Alls. Carter Town Red & Herriew Alls.
Petitioner James CHES	butt
Location of Signs: NE Core J. M.	esteratoure Rel & Horden are
asted by Alasse	Dave of return (9211 20 1967
J	, sian

	ng that by reason of changes in the area
	•••••
the above	Reclassification should be had; xmi-tt/turther/appearing/tkst-kp/recessarof
¥	
ΨΨ	
SAINSHIELD.	ing 19 adribbasels E-104 (1020)
3 ITIS	ORDERED by the Zoning Commissioner of Baltimore County this.
day of	May, 196.7, that the herein described property or area should be
the same is	s hereby reclassified; from a R-10 zone to a BL
	one and after the date of this order, subject to approval of the site plan by
	ant to the advertisement, posting of property and public hearing on the above petiti aring that by reason of
	aring that by reason of
	aring that by reason of
	aring that by reason of
and it appe	aring that by reason of
and it appear	aring that by reason of
and it appe	aring that by reason of
and it appears the above regranted.	aring that by reason of
and it appears the above of GRANTED.	re-classification should NOT BE HAD, and/or the Special Exception should NOT is
and it appears the above regranted.	re-classification should NOT BE HAD, and/or the Special Exception should NOT I
the above r GRANTED. IT IS O	RDERED by the Zoning Commissioner of Baltimore County, this
and It appears the above regranted. IT IS O	RECEASSIFICATION should NOT BE HAD, and/or the Special Exception should NOT II RECEASSIFICATION should NOT BE HAD, and/or the Special Exception should NOT II RECEASSIFICATION this
the above r GRANTED. IT IS O	RDERED by the Zoning Commissioner of Baltimore County, this
the above r GRANTED. IT IS O	RECEASSIFICATION should NOT BE HAD, and/or the Special Exception should NOT II RECEASSIFICATION should NOT BE HAD, and/or the Special Exception should NOT II RECEASSIFICATION this

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. James C. McDermo Box 344 Marriottsville Road Randallstown, Maryland

March 21, 1967

Reclassification from R-10 to BL for James C. McDermott, located NE/corner of Reisterstown Road and Harden Avenue - 3sd District (Item 5, March 14, 1967) The Zoning Advisor Committee has reviewed the subject petition and makes

BUREAU OF ENGINEERING Water - Existing 8" water in Harden Avenue - Emisting 16" water in Relaterstown Road Sewer - Existing 8" saniary oewer in Relaterstown Road sproximately 650" NW of the subject site.

Road - Harden Avenue is to be developed as indicated on the submitted plan.

Adequacy of Existing Utilities to be determined by developer or his engineer.

ZONING ADMINISTRATION DIVISION - If the Petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the soning action requested, but to assure that all parties are made aware of plane or problems that rays have a bearing on the case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested soning 10 days before the "oning Commissioner's hearing."

The following members had no comment to offer: Project Planning, Traffic Engineering, Realth Department, Fire Bureau, State Roads Gummission, Bui'ding Engineer, Soard of Edecation, Industrial Development.

Very truly yours. James & Non JAMES E. DYER.

JAMES CROCKETT ASSOCIATES

PLEASE NOTE NEW ADDRESS: PACTHORE HAWVAND 1918

PESCRIPTION OF A PORTION
OF THE SED OF HANDEN AVENUE
THERE SECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
EXISTING R-1C PROPOSEJ ZONING SL

BEGINNING FOR THE SAME at the corner formed by the intersection of the northeast side of Reisterstewn Road (66 feet wide) with the northern side of Harden Avanue (irregular width) as shown on the plat recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3471 page 661; thence leaving said point of seginning and running with and binding along said northern side of Harden Avenue the following two courses and distances: (1) North 78 degrees 55 minutes 40 seconds East 100 47 feet, and (2) North 80 dagrees J minutes 40 seconds East 31.79 feet to the southeast corner of Parcel "A" as shown on the beforementioned plat; thence leaving said northerly side of Harden Avenue and running for new lines of division through the bed of Harden Avenue the following three courses and distances: (1) South 03 degrees 25 minutes 20 seconds East 2 feet plus or minus to intersect the northerly right of way line of right of way line of Harden Avenue as proposed to be relocated, by a curve to the left having a radius of 155.00 feet for an arc length of 17 feet plus or minus, and (3) by a line parallel to the existing water main in Harden Avenue SJ feet plus or minus to intersect the beforementioned northeast side of Reisterstown Road: thence running with and binding along said northeast sign of Agisterstown Room North 40 degrees 37 minutes 20 seconds West 25 feet plus or minus to the point of beginning.

NCH OFFICE 23 SOUTH MAIN STREET . BEL AIR . MARYLAND . 21014 . TERRACE 8-0368

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

New New 1, 1967

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 45511

TELEPHONE 823-3000 EXT. 387

	ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	\$58.25mour
,	CCOUNT NO. CT-SCS	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
	Advertising and positing #67-203-R	PR demand compact compact	58.25.
		5-260 At -4 4 405531 SP-	58.25
		\$5-20 · · · · · · · · · · · · · · · · · · ·	58.75
	4		

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

LOCATION: Northeast car-er of Reisterstown Road and ner of delaterstoom Road and Harrien Avenue.

DATE & THE: MONDAY,

AMY I, 1967 at 16:30 AM,

PUBLIC HEARING: Room

109, County Office Building,

111 W. Chesapeake Avenue,

rowson, Maryland,

The Zoning Gorenisalose*

of Baltimore County, by au
hority of the Zoning Act and

togulations of Bultimore

county will hold a public hear
ng:

ing:
Present Zoning: R-10
Proposed Zoning: B.L.
Proposed Zoning: B.L.
town Road; thence running
and binding slong sald northeast side of Reisterstown Road
North 48 degrees 37 minutes
20 seconds wist 2. eet put
or minus to the point of begimning. ginning.

Being part of the bed of Har-den Avenue as now laid out,

OFFICE OF GRIGINAL THE BALTIMORE COUNTIAN

THE HERALD - ARGUS

April 17. THIS IS TO CERTIFY, that the annexed advertisement of

CATONSVILLE, MD.

John G. Mose, Moning Commissioner of Bultimore County was inserted in THE BALTIMORE COUNTIAN, a group of

three weekly newspapers published in Baltimore County, Maryland, once a week for One the 17th day of April, 19a- that is to say the same was inserted in the issues of April 13, 1967.

THE BALTIMORE COUNTIAN

By Paul J Morgay Editor and Manager R vil

No 7-294 #67-203 R

DESCRIPTION OF A PORTION OF THE BED OF HANGE X MENUE
OF THE BED OF HANGEN AVENUE
THEN SECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
EXISTING ZORING R-10 PAOPOSED ZORING

SEING part of the bed of Harden Avenue as now laid out.

NOTE: This description is for coming purposes only and it, not to be used for the conveyance of property.



#67-203

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date. April 21, 1967 FROM George E. Gavrelis, Director

SUBJECT Petition 67-203-R. Reclassification from R-10 to B.L. Northeast corner of Reisterstown Road and Harden Ave. Being the property of James C. McDermott.

3rd District

HEARING: Monday, May 1, 1957 (10:30 A.M.)

The planning staff of the Office of Planning and Zoning will offer no adverse comment

Mr. Jame. . McDermott Box 344, Marriottaville Road Randallstown, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeske Avenue Towson, Maryland 21204

Your pet_ ion has been received and accepted for filing this

day of March

Petitioner James C. McDermott Petitioner's Attorney

. 0

BALTMORE COUNTY, MARYAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE

+10.00 -* * *\$10563 PP-

1 BC -

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

AIL TO DIVISION OF COLLECTION & PECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2

EXISTING ZONING R-10 EXISTING USE: RESIDENTIAL EXISTING ZONING RIO O ATA THE TO COME CEG. N'48° 37' 20" W - 20316' Tret "A Come CEGT 1400 1 LEX EDGE OF SHOULDER Buard Rail7 Ex EDGE OF PAVING REMOVE 4 SECTIONS DEPRESSED CORB PARCEL TO BE ACQUIRED FROM EXCHANGE OF PROPERTY REISTERSTOWN ROAD BM X-2157 ELE, 475.G8 c::::::::: 10 7 4 7 10



VICINITY MAP

NOTES:

GENERAL:

- Bearings shown on this plan are referred to the true meridian as established for the Balto.Co. Metro. District
- 2. Elevations shown are based on the Baltimore County Datum Bench Mork Hub X 2157, Elevation 475.68
- 3. All perint fees and service charges required by Government agencies having jurishiction shall be paid for by the Carlactor 4 Contractor shall verify all dimensions and continons on the 5. Exalding will be loated carallel to and Soft west of the 50%25 20°E-9002 if Property line.

ZONING DATA; I. Existing Zoning - BL 2. Area of Site 0.80 Ac. 1

- EARKING DATA; 1. Retail Fit + Area + 90" x 40" + 5600 sq. ft. 2. Parking Space Required + 3600 + 50 + 72 5 Furking Spaces Fronded + 61 4. Parking Spaces Indicated Hualy

- GRADING; I. Eristing Confours shown thusig 464-25 2 Finish Confours shown thusig 458 3 Finish Grade Control points shown thusig 456.78

- Similar Grade Cuntrol points shown thisty (876-17)

 ENTRANCES, PAVING, SIDEWALKS and CURBS

 I Two 1911 depressed curb type entrances on Reisterstown'
 Road and axina between enting udge of poving and new MD.
 3.C.C. type X as born a guiter one to be constructed in accordance with Md. SR.C. specifications.

 2.50H entrance on north side of Harden Ave and 25H entrance on south ends of Harden Ave are to be constructed in accordance with Baltimore Country requirements for elan land Commercial Time concrete arrivances

 3.All concrete curbing inside property lines are to be Md.
 9.C.C. standard 6.7 x 221 concrete curb.

 4. Flexible poving in Parking areas to be 1" Md. 5.R.C. PF4.

 Bituminhus Concrete surface course on 5"G-3 bituminous Concrete Base.

- 5. Parking spaces are to be painted in lines 5" wide using lood of yellow rubber base traffic paint; 8-6" W X 18-0" L.

- LIGHTING;
 1. Yard lighting will be directed away from adjacent residential properties
- 2. Provisions for Signing will Incorporated in building plans.

#67-203R OFFICE COPY MAP

SEC. 2-C NW-10-G

BL

SITE PLAN GARRISON IVY INN

CROCKETT ASSOCIATES

MR. JAMES C. MCDERMOTT SON 321 MARRICO TSVILLE NO. RANCHLISTOWN, NO.

REISTERSTOWN RD. & HARDEN AVE ELECTION DISTRICT: 3 BALTIMORE CO. SCALE: 1"-20"