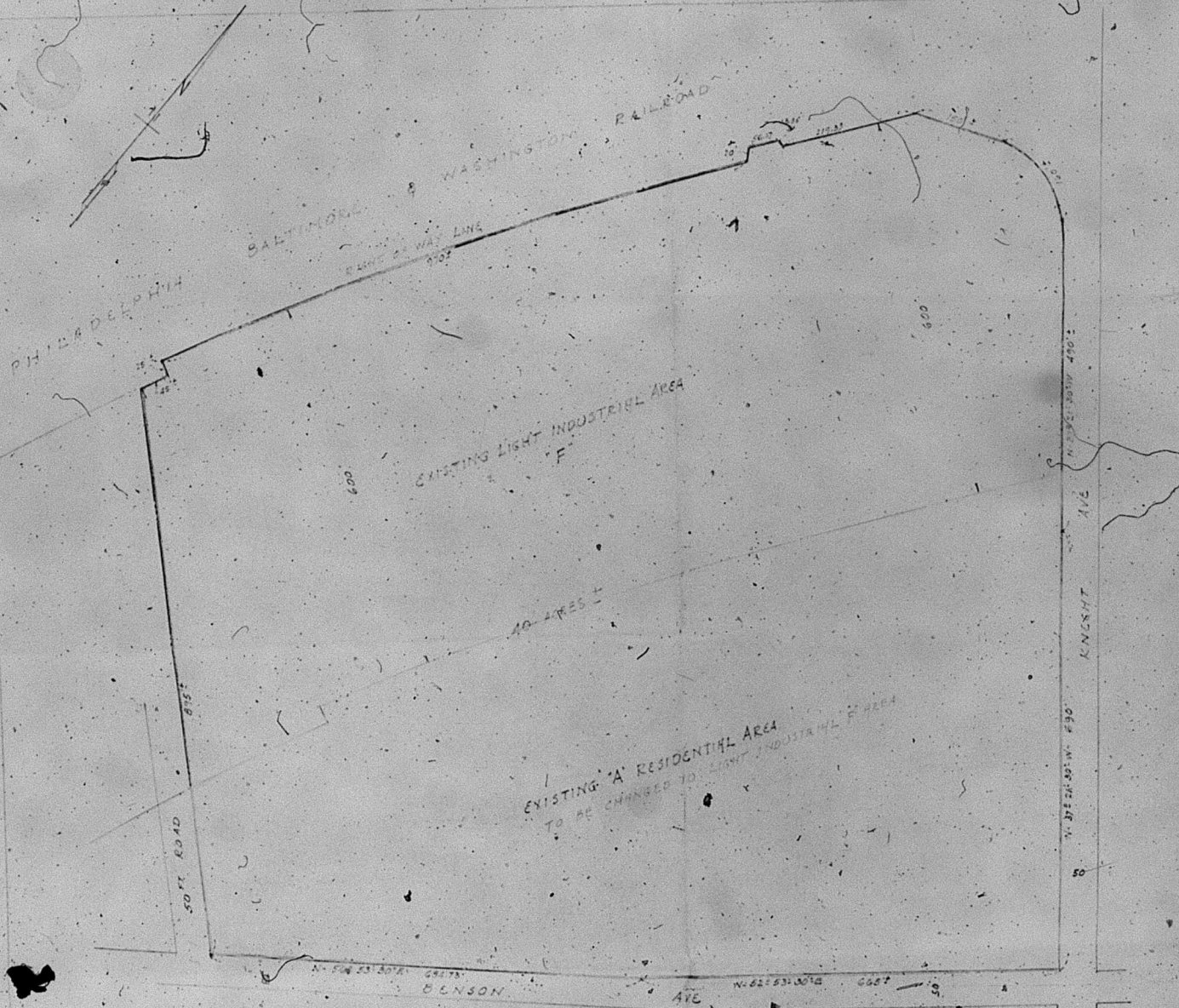




APPROVED PLAN

#1345
MAP
#13

PLAT SHOWING PROPOSED ZONING CHANGE
BENSON AND KNIGHT AVES
13TH DISTRICT
BALTO. CO. MARYLAND
1971-15100-0

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Arbitus Construction Co., Inc. legal owners of the property situate on the West Side of Benson Avenue from Knecht Avenue, southerly approximately thirteen hundred and fifty (1,350) feet to Tale Avenue, Baltimore County, State of Maryland, beginning for the same at the intersection formed by the southwest side of Knecht Ave., as laid out 50' wide and running thence and binding on the southwest side of Knecht Ave., N 27° 21' 30" west 600' thence southeasterly, and parallel with the Phila. Balto. & Wash. Railroad, 600' southeasterly therefrom 1440', more or less, to the north-east side of a 10' road there laid out, thence binding thereon southeasterly 260', more or less, to the northwest side of Benson Ave.,

herely petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Industrial zone to an Light Industrial zone.

Reasons for Re-Classification: According to the zoning map, the property is in the Industrial zone, which is not suitable for the proposed use.

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

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.

Arbitus Construction Co., Inc.
W. J. Knecht Vice Pres
Legal Owner
Address Knecht Ave. & RR.
Baltimore 9 and

ORDERED by The Zoning Commissioner of Baltimore County, this 28th day of December 1948, that the subject matter of this petition be ascertained, 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 Record Bldg., in Towson, Baltimore County, on the 27th day of December 1948, at 10:00 o'clock A.M.
Charles H. Hall
Zoning Commissioner of Baltimore County
(over)

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the zoning map, the property is in the Industrial zone the above re-classification should be had.

It is Ordered by the Zoning Commissioner of Baltimore County this 28th day of December 1948, 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 Industrial zone to an Light Industrial zone.

Charles H. Hall
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 zoning map, the property is in the Industrial zone the above re-classification should NOT be had.

It is Ordered by the Zoning Commissioner of Baltimore County, this 28th day of December 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 Industrial zone.

Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County
Date Jan. 12, 1949
By Charles H. Hall President

November 29, 1948.

DESCRIPTION FOR ZONING CHANGE - TRACT OF LAND AT
BENSON AND KNECHT AVENUES, BALTIMORE COUNTY, MD.
PROPERTY OF ARBITUS CONSTRUCTION CO., INC.

Beginning for the same at the intersection formed by the southwest side of Knecht Avenue as laid out 50 feet wide and the Northwest side of Benson Avenue as laid out 50 feet wide, and running thence and binding on the South-west side of Knecht Avenue North 37 Degrees 21 Minutes 30 Seconds West 600.00 feet, thence still binding on the South-west side of Knecht Avenue North 37 Degrees 21 Minutes 30 Seconds West 490.00 feet more or less to a point of curve, thence still binding on the Southwest side of Knecht Avenue Northwest by a curve to the left 160.00 feet more or less, thence Northwest 150.00 feet more or less to the Eastern-most side of the Philadelphia Baltimore & Washington Railroad right-of-way, thence binding on said right-of-way the following courses and distances: Southwesterly 219.33 feet; Westerly 13.35 feet; Southwesterly 56.17 feet; Southeasterly 20.00 feet; Southwesterly 970.00 feet more or less; Southwesterly 25.00 feet more or less; Southwesterly 45.00 feet more or less; thence leaving said right-of-way and running in a South-easterly direction 895.00 feet more or less to the North-westernmost side of Benson Avenue, thence binding on the Northwesternmost side of Benson Avenue the two following courses and distances: North 56 Degrees 53 Minutes 30 Seconds

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ALBERT E. FOUMER
PROFESSIONAL ENGINEER and REGISTERED LAND SURVEYOR 312 N. CHARLES STREET, BALTIMORE, MD.

Page 2.

November 29, 1948.

DESCRIPTION FOR ZONING CHANGE - TRACT OF LAND AT
BENSON AND KNECHT AVENUES, BALTIMORE COUNTY, MD.
PROPERTY OF ARBITUS CONSTRUCTION CO., INC.
(Continued)

East 664.73 feet and North 52 Degrees 53 Minutes 30 Seconds
East 665.00 feet more or less to the place of beginning.
Containing 40.00 acres more or less.

Saving and excepting from the above all that last now zoned as Light Industrial "M" area which includes all land within 600' of the easternmost side of the Philadelphia - Baltimore and Washington Railroad right of way.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13 Date of Posting Dec 14/48
Posted for: Industrial
Petitioner: Arbitus Construction Co. Inc
Location of property: Northwest corner of Benson & Knecht
Aves
Location of Signs: 4 signs on north side of Benson Ave
50 - 155 - 250 - 350 feet southwest of Knecht Ave
200 feet N of Knecht Ave
Remedy: See above
Posted by: Harry C. Knecht Date of return: Dec 14/48

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CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 14/48
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on Monday, December 14, 1948, the first publication appearing on the 14th day of December 1948.
THE JEFFERSONIAN.
Manager

Cost of Advertisement \$ _____

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December 16, 1948

\$30.00
RECEIVED OF Arbitus Construction Company, the sum of Thirty (\$30.00 Dollars), being cost of petition for reclassification, advertising and posting of property at Benson and Knecht Avenues, 13th District of Baltimore County.

Zoning Commissioner

Reeling:
Monday, Dec. 27, 1948
at 10:00 a.m.



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