

# Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, Mrs. George L. Kohlhepp, legal owner... of the property situate on the southeast side of Benson Avenue, beginning 1200 feet southwest of Knecht Avenue, thence southeasterly and thence on the southeast side of Benson Avenue, 218.2 feet, thence S. 1/4° east 555.5 feet, thence N. 1/4° 35° east 296 feet, thence N. 1/4° west 311.1', thence S. 1/4° west 50', thence N. 1/4° west 200' to place of beginning, as shown on plat filed with the Zoning Department,

herby 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: Buildings were occupied that could not be used if I have been the ground beyond

Size and height of building: front 20 feet, depth 40 feet, height 20 feet.  
Front and side set backs of building from street lines: front 20 feet, side 20 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.

Mrs. George L. Kohlhepp  
Legal Owner  
Address 4701 Benson Avenue  
Arden 24, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July, 1950, 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 Rockford Bldg., in Towson, Baltimore County, on the 14th day of August, 1950, at 2:00 o'clock, P.M.

Charles H. Morgan  
Zoning Commissioner of Baltimore County

(over)

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  
It is Ordered by the Zoning Commissioner of Baltimore County this 11th day of July, 1950, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from a Industrial zone to a Light Industrial 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 location, the granting of which would be "spot zoning"; also the tract of land is too small to provide off-street parking and off-street loading facilities without causing congestion in the roads and creating a traffic hazard

the above re-classification should NOT be had:  
It is Ordered by the Zoning Commissioner of Baltimore County, this 11th day of October, 1950, 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 an Industrial zone.  
Realiance none.

Charles H. Morgan  
Zoning Commissioner of Baltimore County

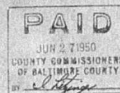
Approved \_\_\_\_\_  
County Commissioners of Baltimore County  
Date \_\_\_\_\_ By \_\_\_\_\_ President

June 27, 1950

\$20.00

RECEIVED of Mrs. George L. Kohlhepp the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property, Benson Avenue, 1200 feet from Knecht Avenue, 13th District of Baltimore County.

Zoning Commissioner



NO PLAT  
IN  
THIS FOLDER

## NOTICE OF ZONING PETITION FOR RECLASSIFICATION

PURSUANT TO PETITION FILED WITH THE ZONING COMMISSIONER OF BALTIMORE COUNTY FOR CHANGE OF RECLASSIFICATION FROM AN "A" INDUSTRIAL ZONE TO AN "L" LIGHT INDUSTRIAL ZONE OF THE PROPERTY DESCRIBED, THE ZONING COMMISSIONER OF BALTIMORE COUNTY, BY ORDER OF CHAS. H. MORGAN, ZONING COMMISSIONER OF BALTIMORE COUNTY, WILL HOLD A PUBLIC HEARING AT THE ZONING OFFICE IN THE ROCKFORD BUILDING, 1300 S.W. 1ST STREET, TOWSON, BALTIMORE COUNTY, MARYLAND, ON FRIDAY, AUGUST 4, 1950, AT 2:00 P.M. TO DETERMINE WHETHER OR NOT THE FOLLOWING DESCRIBED AND DESCRIBED PROPERTY SHOULD BE CHANGED OR RECLASSIFIED AS SET FORTH FOR LIGHT INDUSTRIAL USE, TO WIT:

RECORDED JUL 19 1950 OFFER  
THE BALTIMORE COUNTIAN #181  
THE COMMUNITY NEWS  
THE HERALD-ARGUS  
Baltimore, Md.  
Catonville, Md.  
No. 1 Newburg Avenue  
CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Charles H. Morgan, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 3 successive weeks before the 22nd day of July, 1950, that is to say the same was inserted in the issues of July 14 and 21, 1950

THE BALTIMORE COUNTIAN

By P. J. Morgan  
Editor and Manager.

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 13  
Posted for Light Industrial  
Petitioner George L. Kohlhepp  
Location of property SE side of Benson Ave 1300' S.W. of Knecht Ave.  
Location of Sign SE side of Benson Ave 1300' S.W. of Knecht Ave.  
Remarks  
Posted by Harry C. Bartels  
Date of return July 21/50