

RE: PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENTIAL ZONE TO A "D" RESIDENTIAL ZONE -
 S. S. Kingston Road, 200 Feet S. Carlthorn Road, 15th District - Wm. Mutschiedler et al. Petitioners (Case No. 12-21-52)

The property which is the subject of this petition is located on the east side of Kingston Road, 200 feet south of Carlthorn Road, Fifteenth District. The property on either side to the north and south is zoned "D" residential as is the property on the west side of Kingston Road. The property comprises an area which will accommodate eighteen group houses.

It appears that due to the fact that of the surrounding property is zoned for group houses the reasonable use of this small parcel of land is also for group houses and the reclassification should be granted.

It is this 12th day of January, 1952, ORDERED by the Zoning Commissioner of Baltimore County, that the above described property of an area should be and the same is hereby reclassified, from and after the date of this Order, from an "A" Residence Zone to a "D" Residence Zone.

William A. Rencel
 Zoning Commissioner
 of Baltimore County

Approved:
 County Commissioners
 of Baltimore County
Richard J. Quinn
 President
 Date: 1/20/52

RECEIVED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 15th DISTRICT
 2411

PETITION FOR ZONING RE-CLASSIFICATION #2444

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:-
 We, WILLIAM MUTSCHIEDLER, CARRIE MUTSCHIEDLER, JESSIE MUTSCHIEDLER, WILLIAM MUTSCHIEDLER and DOROTHY MUTSCHIEDLER, his wife, CAROLINE MUTSCHIEDLER, EDWARD MUTSCHIEDLER and VERA MUTSCHIEDLER, his wife, legal owners of the property at issue, lying and being in the Fifteenth Election District of Baltimore County, in the State of Maryland, and described as follows:

BEGINNING for the same at the beginning of the land conveyed by Frederick Beck to Detrich Mutschiedler, by deed dated November 17th, 1900 and recorded among the Land Records of Baltimore County in Liber N.B.M. 250, folio 109, and running thence and binding on part of the first line of said deed, an easterly line, North 87° 04' 10" East 173.50 feet, thence by a line drawn parallel to and distant 100.0 feet south of the second line of said deed, an now surveyed, South 89° 25' 50" West 371.50 feet to the centerline of Kingston Road and running thence and binding on the centerline of said fourth line, an now surveyed, North 89° 26' 37" East 378.56 feet to the place of beginning. Containing 1.469 acres of land more or less.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an "A" residential zone to a "D" residential zone.

Reasons for Re-Classification: To construct Group Houses.
 Size and height of building: front 18 & 16 feet; depth 30 & 32 feet; height 28 feet.

Front and side set backs of building from street lines: front _____ feet; side _____ feet.

Property to be posted as prescribed by Zoning Regulations.
 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.

Wm. Mutschiedler
 William Mutschiedler
Carrrie Mutschiedler
 Carrie Mutschiedler
Jessie Mutschiedler
 Jessie Mutschiedler
William Mutschiedler
 William Mutschiedler
Dorothy Mutschiedler
 Dorothy Mutschiedler
Caroline Mutschiedler
 Caroline Mutschiedler
Edward Mutschiedler
 Edward Mutschiedler
Vera Mutschiedler
 Vera Mutschiedler
 Legal Owners
 C/o William A. Rencel, Esq.
 332 Equitable Building

115/3
 2 P.M.

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of December, 1952, 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 Record Building, in Towson, Baltimore County, on the 5th day of January, 1953, at 2:00 o'clock P. M.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 15th #2444
 Date of Posting: 12-21-52
 Posted for: *Wm. A. Rencel Esq. and D. Rencel Esq.*
 Petitioner: *William Mutschiedler*
 Location of property: *S. S. Kingston Rd. 200 ft. S. of Carlthorn Rd. 15th Dist. Baltimore Co. Md.*
 Location of signs: *East side of Kingston Road 200 ft. S. of Carlthorn Rd.*
 By order: *George R. Hunsicker*
 Date of return: 12-21-52

FILED DEC 29 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 26, 1952
 THIS IS TO CERTIFY, That the annex advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on December 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 1952, the last publication appearing on the 31st day of December, 1952.
 THE JEFFERSONIAN, Publisher

Cost of Advertisement, \$.....

RECEIVED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 December 16, 1952

\$20.00
 RECEIVED of M. William Adelson, Attorney, the sum of Twenty (\$20.00) Dollars, being cost of petition for reclassification, advertising and posting of property east side of Kingston Road, 200 Feet south of Carlthorn Road, 15th District.

Hearings
 Monday, January 5, 1953
 at 1:00 P.M.
 Room 201 of the Parker Building
 Towson, Maryland

PAID
 DEC 17 1952
 COUNTY COMMISSIONERS
 OF BALTIMORE COUNTY



COW PENS CREEK

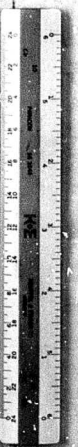
MARSH

RESERVED

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COMMUNITY AREA

MIDDLE



Old Plan

REMOVED FROM PLAN

PRESIDENTIAL

KINGSTON

SECTION

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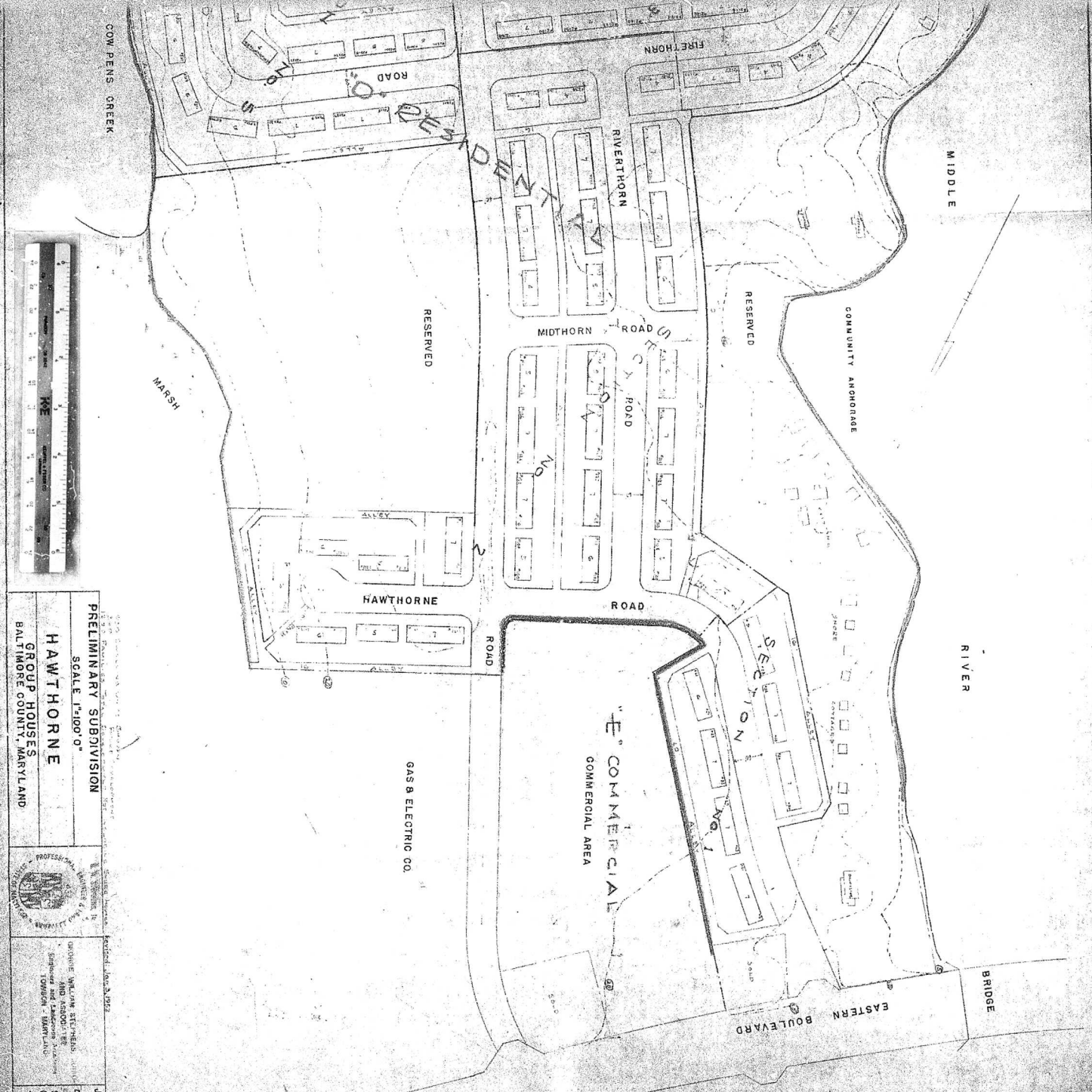
RIVERTHORN ROAD

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PRELIMINARY SUBDIVISION
 SCALE 1"=100'-0"
HAWTHORNE
 GROUP HOUSES
 BALTIMORE COUNTY, MARYLAND



GEORGE WILSON STEINBERG
 ARCHITECT AND LANDSCAPE ARCHITECT
 TOWSON - MARYLAND

JOB
 DATE
 SHEET
 51