

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County—

I, or we, R. R. Riss, R. B. Riss and Louise V. Riss legal owner, s. of the property situate

on the Northwest side of Old Georgetown Road beginning 760 feet south-west of Sulphur Spring Road, thence southwesterly on the northwest side of Old Georgetown Road, 985.7 feet; thence leaving said road and running westerly, 1120.1 feet, thence northerly 150.6 feet thence westerly 169.2 feet; thence northerly 1132.1 feet to a point 160 feet south of Sulphur Spring Road, thence easterly and parallel to and along the distance of 160 feet south of Sulphur Spring Road, 1100.56 feet; thence southerly 566.56 feet and thence southerly westerly to Sulphur Spring Road, 80 feet; thence northerly 165 feet to Sulphur Spring Road, thence along Sulphur Spring Road 936.55 feet, thence southerly 165 feet, thence easterly 65 feet to the center of a 15 foot road; thence southerly along said road 566-55 feet and thence southeasterly 259 feet to the beginning.

herby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an Business Local Zone to a Business Roadside Zone. On February 18, 1955, the major part of this property was reclassified from an "A" Residence Zone to an "E" Commercial Zone, which permitted the erection of a truck terminal on said property, and inasmuch as this terminal was not erected, the property reverted to a Business Local Zone, under the new zoning law. See attached plats. Size and height of building: front _____ feet; depth _____ feet; height _____ feet. Front and side setbacks 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 reclassification, 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.



R. R. Riss
R. B. Riss
Louise V. Riss
Legal Owner
Address: c/o John Grayson Turnbull
24 West Pennsylvania Avenue
Towson 4, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ 27th day of _____ Sept., 1957, 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 herein be held in the office of the Zoning Commissioner of Baltimore County, at the _____ 111 W. Chesapeake Ave., on the _____ 20th day of _____ October, 1957, at 10 o'clock A. M.

Zoning Commissioner of Baltimore County

(over)

NOTICE OF ZONING PETITION FOR RECLASSIFICATION

For advertisement with the Zoning Commissioner of Baltimore County for change of reclassification from a B.L. Zone to a B.R. Zone of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on _____ November 4, 1957, at 10:00 A.M.

to determine whether or not the following mentioned and described property should be changed or reclassified as aforesaid for Business Roadside use. All that parcel of land in the Thirteenth District of Baltimore County on the Northwest side of Old Georgetown Road, beginning 760 feet south-west of Sulphur Spring Road, thence southwesterly on the northwest side of Old Georgetown Road, 985.7 feet; thence leaving said road and running westerly 1120.1 feet, thence northerly 150.6 feet, thence westerly 169.2 feet; thence northerly 1132.1 feet to a point 160 feet south of Sulphur Spring Road, thence easterly and parallel to and along the distance of 160 feet south of Sulphur Spring Road, 1100.56 feet; thence southerly 566.56 feet and thence southerly westerly to Sulphur Spring Road, 80 feet; thence northerly 165 feet to Sulphur Spring Road, thence along Sulphur Spring Road 936.55 feet, thence southerly 165 feet, thence easterly 65 feet to the center of a 15 foot road; thence southerly along said road 566.55 feet and thence southeasterly 259 feet to the place of beginning, as shown on plat also filed with the Zoning Department, being property of R. R. Riss, R. B. Riss and Louise V. Riss.

By Order of
W. H. Adams
Zoning Commissioner
of Baltimore County
Oct. 15-57

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Catonville, Md.
THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

October 26, 1957.

THIS IS TO CERTIFY, that the annexed advertisement of

W. H. Adams, 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 2 successive weeks before the 26th day of October, 1957, that is to say the same was inserted in the issues of

October 18 and 25, 1957.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

Pursuant to the advertisement, posting of property, and public hearing on the above petition ~~which was inserted in the records of the Zoning Department indicating that this property was zoned on February 18, 1955 for a truck terminal which was permitted in what was then an "E" Commercial Zone. The Zoning Regulations of Baltimore County were changed on March 10, 1955 and a trucking terminal is now required to be located in a "Business Roadside" Zone. The change from a "Business Local" Zone to a "Business Roadside" Zone would not affect the health, safety or the general welfare of the community, therefore, the reclassification should be made.~~ It is Ordered by the Zoning Commissioner of Baltimore County this _____ day of _____ April, 1957, 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 _____ "B.L." zone to a _____ "B.R." zone.

William H. Adams
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 _____

It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1957, 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 _____ zone.

Zoning Commissioner of Baltimore County

Approved _____
County Commissioners of Baltimore County
Chair _____ By _____ President

ORDERED BY the Zoning Commissioner of Baltimore County this _____ day of _____, 1957, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the _____ day of _____ November, 1957, at 10 o'clock A. M.

Zoning Commissioner of Baltimore County



Mr. W. H. Adams
Zoning Commissioner
Baltimore County Office Building
Towson 4, Maryland

Re: Petition #4766 - B.L. to B.R.
Baltimore County Beltway and the New Baltimore-Washington Expressway

Dear Mr. Adams:

This office has reviewed the subject petition and is forwarding the following comments with respect thereto.

The property in question will be directly affected by the proposed interchange between the Baltimore County Beltway and the newly proposed Baltimore to Washington Expressway. The Location Division of the State Roads Commission is presently making studies to determine the necessary right of way for this construction; however, at present it is not possible to delineate precisely the required right of way.

It is the request of this office that the petitioner be asked to withdraw his petition until such time as the necessary studies have been completed or that the Zoning Commissioner delay his decision for a reasonable length of time to afford the State Roads Commission adequate opportunity to complete its studies. Thank you for your cooperation.

Very truly yours,
C. S. Linnville
Chief Permit Engineer
Edward D. Kelly
Vt. Edward D. Kelly
Asst. Permit Engineer

cc: Mr. C. M. Sterling
Mr. Frank Dreyer

Department of Public Works
BUREAU OF LAND DEVELOPMENT
Inter Office Correspondence

From: George H. Lewis
To: W. H. Adams
Subject: #4766 B.L. to B.R. - Sulphur Spring Road

November 1, 1957

This office has been informed by the Bureau of Engineering that a serious water service problem exists at this location. It appears that this site may be an alternate site for an air food facility which has already obtained a water consent for another location. In any case the petitioner should be informed of the existing problem. Any questions by the petitioner should be referred to Mr. Jerome Wells, Bureau of Engineering.

GEORGE H. LEWIS, Chief
Permit Section

cc: Mr. Sterling

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting 10-23-57
Posted for Lawrence J. Zank and R. R. Riss
Petitioner: R. R. Riss, R. B. Riss and Louise V. Riss
Location of property: N.W. 1/4 of Old Georgetown Rd. 1/2 mi. S.W. of Sulphur Spring Road, etc.
Location of Signs: East side of Old Georgetown Rd. 1/2 mi. S.W. of Sulphur Spring Road
Remarks: _____
Posted by: George H. Lewis Date of return: 10-24-57

October 7, 1957
\$37.00
RECEIVED of Gerald Kerr, attorney for petitioner, R. R. Riss, et al; the sum of Thirty-seven Dollars (\$37.00) being cost of petition, advertising and posting property situate on the Northwest side of Old Georgetown Road, beginning 760 feet Southwest of Sulphur Spring Road, Thirteenth District of Baltimore County. These additional signs are required for posting, therefore a balance of Seven Dollars (\$7.00) is due.

Zoning Commissioner of Baltimore County

HEARINGS
Wednesday, October 20, 1957
at 10:00 A. M.
Room 106
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland
cc - Gerald Kerr, Esquire

October 9, 1957
\$7.00
RECEIVED of Gerald Kerr, attorney for petitioner, R. R. Riss, et al; the sum of Seven Dollars (\$7.00) to cover cost of additional signs posted on the property situate on the Northwest side of Old Georgetown Road. Thank you.

Zoning Commissioner of Baltimore County

November 7, 1957

\$5.00
RECEIVED of Turnbull & Brewster, attorneys for petitioner, R. R. Riss, et al; the sum of Five Dollars (\$5.00) to cover cost of advertising the property situate on the Northwest side of Old Georgetown Road, beginning 760 feet Southwest of Sulphur Spring Road, Thirteenth District of Baltimore County. Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
OCT 11 1957
COMPTROLLER'S OFFICE

RECEIVED
OCT 11 1957
COMPTROLLER'S OFFICE

RECEIVED
OCT 11 1957
COMPTROLLER'S OFFICE

.5 MILE TO SOUTHWESTERN BLVD
 .5 MILE TO WASHINGTON BLVD
 1250' TO BENSON AVE

R-6
 (D)
 SAND QUARRY (C)

562°E
 44.3 (H)
 567°E
 36.2 (H)

PROPOSED
 MEAT PLANT
 225' x 125'

50' x 100' x 100'
 35' x 100' x 100'

PROPOSED
 GROCERY WAREHOUSE
 140' x 100'

37.6 AC.

- (T) VACANT
- (U) WAREHOUSING + DISTRIBUTION
- (V) FUTURE R-6
- (W) H-1

1,120.10
N60°21'W

SCALE 1" = 100'
 13th ELECTION DISTRICT
 BALTIMORE COUNTY

PENNSYLVANIA RAILROAD
 INDUSTRIAL DEVELOPMENT DEPT.
 CHESTNUT HILL
 BALTIMORE, MD.

Riss Property ②
 Arbutus, Md.

