

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

1. We, Joseph F. and M. Jane Wade, legal owners, of the property situated on the Northeast corner of Rittenhouse Avenue and James Street, desire to have the property reclassified from R-6 to B-1.
2. The thirteenth election district of Baltimore County on the corner of James Street and Rittenhouse Avenue known as 1711 Rittenhouse Avenue, Baltimore 27, Maryland

All that parcel of land in the Thirteenth District of Baltimore County on the Northeast corner of Rittenhouse Avenue and James Street, thence running Northerly and binding on the East west side of Rittenhouse Avenue 127.5 feet to a rectangular depth easterly of 123 feet and thence on the North most side of James Street to the place of beginning.

herely petition that the zoning status of the above described property be re-classified pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an B-1 zone.

Reasons for Re-Classification: Purchasers of property were given to understand that the store front house that they bought was zoned for store use since the premises have been used as a store. Your petitioners desire to use the property by carrying on the business of a small store in the front of the house, consistent with prior existing uses.

Size and height of building: front... 27.5 feet; depth... 122.23 feet; height... 30 feet. Front and side set backs of building from street lines: front... 133 feet; side... 12 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.

Joseph F. Wade
M. Jane Wade
Legal Owner
Address 1711 Rittenhouse Ave. "B7"

WHEREFORE by The Zoning Commissioner of Baltimore County, this 13th day of September, 1960, 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 Rockwell Bldg., in Towson, Baltimore County, on the 27th day of October, 1960, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition, the petitioners are requesting permission to conduct business in a small store in an area now serviced by such facilities. The neighbors must cross the heavily travelled boulevard in order to get the necessities of life. The granting of the reclassification would give relief without any detrimental effect on the safety, health and the general welfare of the locality involved. Therefore,

the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 14th day of October, 1960, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from an R-6 zone to an B-1 zone.

Deputy 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 above re-classification should NOT be had:
It is Ordered by the Zoning Commissioner of Baltimore County, this 14th day of October, 1960, 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 zone.

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

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

To: Mr. Joseph F. Wade, Jr.
1711 Rittenhouse Ave.
Baltimore 27, Md.

Re: Zoning

No. 3545

DATE 9/13/60

REPORT TO ACCOUNT NO.	0662	TOTAL AMOUNT	\$50.00
QUANTITY		COST	
Petition for Re-classification- Joseph F. Wade et al.			
9-1360 513 * * * TIL-			5.000
9-1360 513 * * * TIL-			5.000

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th
Posted for: 9-25-60 to 9-28-60
Petitioner: Joseph F. Wade, et al.
Location of property: 1711 Rittenhouse Ave. & James Street
Location of Sign: Northwest Corner of Rittenhouse Ave. & James Street
Remarks: _____
Posted by: Joseph F. Wade
Signature: _____ Date of return: 9-28-60

NOTICE OF HOLDING PETITION FOR RECLASSIFICATION...
The Zoning Commission of Baltimore County has received a petition for reclassification of property located at 1711 Rittenhouse Avenue, Baltimore 27, Maryland, from R-6 zone to B-1 zone. A public hearing will be held on the petition at 1:00 P.M. on October 27, 1960, at the Court House, Towson 4, Maryland. Any person desiring to be heard on the petition should appear at the hearing.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

October 4, 1960.

THIS IS TO CERTIFY, that the annexed advertisement of Willie 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 1 WEEK before the 4th day of October, 1960, that is to say the same was inserted in the issues of September 30, 1960.

THE BALTIMORE COUNTIAN

By: [Signature]
Editor and Manager.

OFFICE OF PLANNING

Inter-Office Correspondence

From: George E. Gervelle, Deputy Director October 6, 1960

To: Mr. Willie H. Adams, Zoning Commissioner

Subject: #5108 B-6 to B-1, N.E. Corner of Rittenhouse Avenue and James Street, Joseph F. Wade

13th DISTRICT

October 17, 1960 (3:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification, from B-6 to B-1, zoning and has the following advisory comment:

1. It is our understanding that a non conforming commercial use had existed on the property, but that it has been abandoned for a period of over two years.
2. Creation of commercial zoning on the subject property would set up use potentials which would not be in harmony with the clearly dominant residential character of the adjoining area in the County.

CC: [Signature]



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

To: Joseph F. Wade
1711 Rittenhouse Ave.
Baltimore 27, Maryland

Re: Zoning

No. 3736

DATE 10/12/60

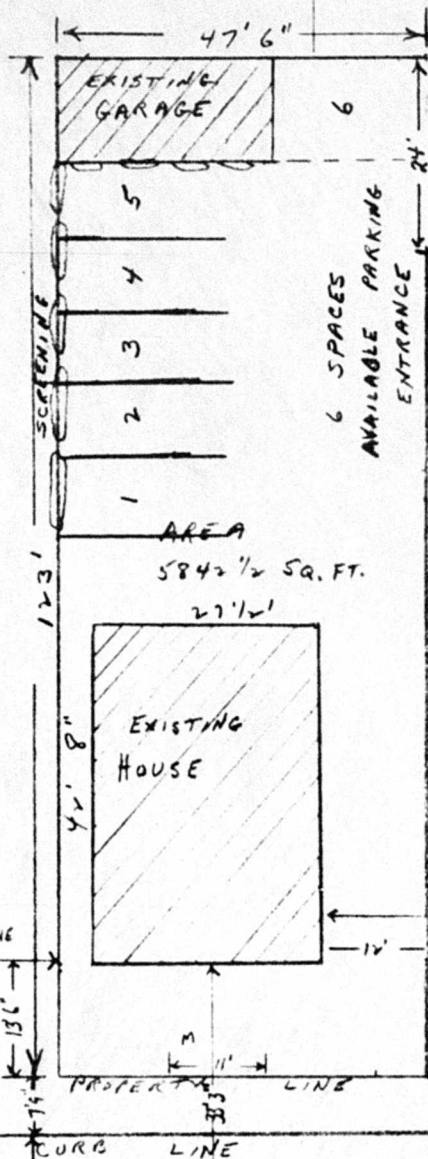
REPORT TO ACCOUNT NO.	0662	TOTAL AMOUNT	\$7.00
QUANTITY		COST	
Advertising & posting property B-6/zone, Rittenhouse Ave. & James St.			
10-1860 2000 * * * TIL-			2.700
10-1860 2000 * * * TIL-			2.700

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



Scale 1" = 20'

ADJACENT
PROPERTY R-6
RESIDENTIAL



ADJACENT PROPERTY R-6
RESIDENTIAL

BUILDING LINE
100'

CENTER LINE OF RITTENHOUSE AVENUE

13th DISTRICT
PRESENT ZONING
R-6

CORNER OF JAMES ST. &
RITTENHOUSE AVENUE

STORE FRONT BUILT IN HOUSE
HAS BEEN USED AS
STORE

PROPOSED ZONING B.L.

PROPOSED USE STORE

LIGHT GROCERIES & NOVELTIES

#5108

MAP
#13

SEC. 2-A

&
3-A

BL

APPROVED FOR FILING

Reviewed By ES

Date 9/13/60