

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

David G. Rittenhouse and Evelyn N. Rittenhouse, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ R5 zone to an _____ zone, for the following reasons:

1. That the said property borders on property now zoned M2, which is being utilized by Koppers Company.
2. That the highest and best use to which the subject property could be put is for light manufacturing purposes.
3. That the granting of this petition would in no way be in violation of the Zoning Regulations of Baltimore County.

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above re-classification and/or Special Exception 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 L. PROSSER COMPANY, INC.
by: *[Signature]*
Contract purchaser
Address: 209 Courtland Ave., Towson, Maryland
Petitioner's Attorney
Address: _____
Protestant's Attorney
Address: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ 28th day of September, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the _____ day of December, 1962, at 11:00 o'clock A.M.



[Signature]
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 7, 1962.
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 _____ successive weeks before the _____ day of December, 1962, the _____ publication appearing on the _____ day of December, 1962.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$ _____

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and error in the zoning map the said property should be reclassified from R5 to M2.

the above Reclassification should be had; and it is further ordered that the zoning map be amended to show the above described property as being in the M2 zone.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of December, 1962, that the herein described property or area should be and the same is hereby reclassified; from an "R5" zone to an "M2" zone.

from and after the date of this order, subject, however, to approval of the site plan by the Division of Land Development and the Office of Planning and Zoning.

[Signature]
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, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1962, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby CONTAINED as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 7, 1962.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., on _____ successive weeks before the _____ day of December, 1962, the _____ publication appearing on the _____ day of December, 1962.

THE COUNTY NEWS WEEK
[Signature]
Manager

ADVERTISING & MULLER
EASTMAN & SONS
EASTMAN & SONS
PUBLISHERS

MULLER, RAPHAEL & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS - LAND SURVEYORS - CIVIL ENGINEERS
201-208 COURTLAND AVENUE, TOWSON, MARYLAND
VALLEY 8-3608

ZONING DESCRIPTION

BEGINNING for the same at a point on the northeast side of Glen Arm Road at the distance of 483', measured northwesterly from the center of Long Green Pike, said point of beginning being the beginning of the 1st or S47°44'00"E 483' line of the land which by deed dated October 1, 1959 and recorded among the Land Records of Baltimore County in Liber WJF 3620, Folio 194, was conveyed by Belle G. Rittenhouse, widow, to David G. Rittenhouse and Evelyn N. Rittenhouse, his wife, running thence on the northeast side of Glen Arm Road and binding on a part of the 1st line in the aforesaid deed, S47°44'00"E 155.02', thence leaving the aforesaid 1st line and Glen Arm Road and running for a line of division, N42°16'00"E 355.47' to intersect the 3rd line of the aforesaid deed at the distance 307.24' from the end thereof, running thence and binding on a part of the 3rd and all of the 4th lines of the land in the aforesaid deed, N23°35'00"W 307.24' and S27°40'00"W 497.22' to the beginning.

CONTAINING 2.000 Acres of land more or less.
BEING a part of the land which by deed dated October 1, 1959 and recorded among the Land Records of Baltimore County in Liber WJF 3620, Folio 194, was conveyed by Belle G. Rittenhouse, widow, to David G. Rittenhouse and Evelyn N. Rittenhouse, his wife.

[Signature]
A. J. Muller #1391

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11-6 Date of Posting: 12-6-62
Posted for: David G. Rittenhouse
Petitioner: David G. Rittenhouse
Location of property: 209 Courtland Ave., Towson, Md.
Location of Signs: 209 Courtland Ave., Towson, Md.
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 12-7-62

TELEPHONE
VALLEY 3-3000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

TO: John J. Bishop, Jr., Esq. 209 Courtland Ave. Towson 4, Md.	BILLED BY: Zoning Department of Baltimore County	DATE 12/1/62	NO. 14183
DEPOSIT TO ACCOUNT NO. 01622	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00
	1	Petition for Reclassification for David Rittenhouse	50.00
			50.00

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Moore, Zoning Commissioner Date: December 15, 1962
FROM: Mr. George E. Gavrilis, Deputy Director
SUBJECT: #5722 R-5 to M-2. Northeast side of Glen Arm Road, 209 Courtland Ave., Towson, Md. Being property of David Rittenhouse.
11th District
REAR: Friday, December 28, 1962 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification and has the following advisory comment to make with respect to pertinent planning factors:

1. The subject tract is understood to be adjacent on two sides to non-residential zoning. On the easterly side, there is R-1 zoning; on the westerly side there is M-2 zoning. Neither of these adjacent areas is developed to the potentials of their zoning. M-2 zoning here may be considered as a "rounding out" of the non-residential area. The protection now offered by Section 25.1 of the Zoning Regulations would require much greater than usual setbacks and would limit uses for the first 100 feet of the southerly and southeasterly boundaries to those permitted in the M-2 zone.



TELEPHONE
VALLEY 3-3000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

TO: Cash	BILLED BY: Zoning Department of Baltimore County	DATE 12/28/62	NO. 15395
DEPOSIT TO ACCOUNT NO. 01622	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$33.35
	1	Advertising and posting of property for David Rittenhouse	33.35
			33.35

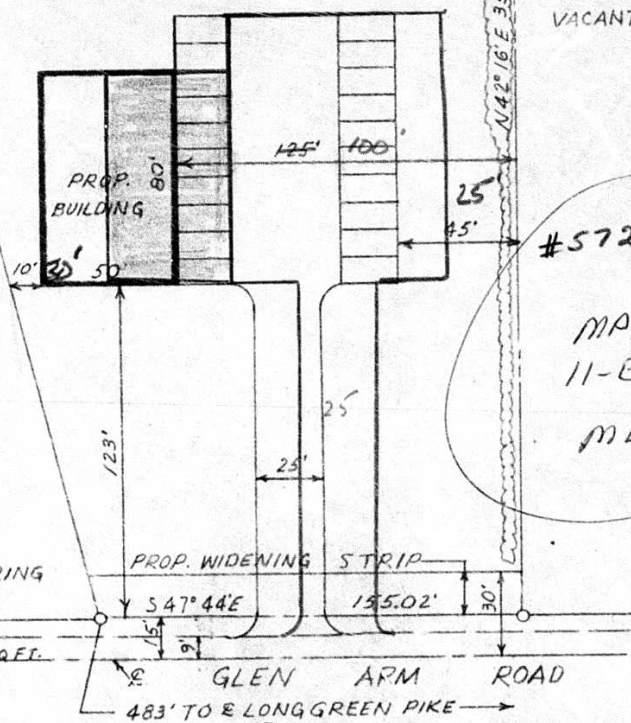
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

ML
VACANT

BL
VACANT

R6
VACANT

R6
VACANT



#5722

MPP
11-B
ML

AREA OF PROP. 2.00Ac.±
EXIST. USE OF PROP. VACANT
PROP. USE OF PROP. MANUFACTURING
EXIST. ZONING OF PROP. R6
PROP. ZONING OF PROP. ML
AREA OF PROP. BUILDING 4000 SQ. FT.
PARKING SPACES REQUIRED 20
PARKING SPACES PROVIDED 20

GLEN ARM ROAD
483' TO E LONG GREEN PIKE
R6 RESIDENTIAL

MULLER, RAPHEL & ASSOCIATES, INC. PLAT TO ACCOMPANY ZONING PETITION
REG. ENGINEERS & SURVEYORS 11TH ELECT. DIST. BALTO. CO., MD.
201 COURTLAND AVE. SCALE: 1"=50' NOV. 19, 1962
TOWSON 4, MARYLAND

