

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JAMES L. Ruhl, Inc., legal owner, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-4 zone, for the following reason:

Change in the area and error in original zoning.

See Attached Description

asked for a Special Exception, under Board's Zoning Law and Zoning Regulations of Baltimore County, because the property described property, is:

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above reclassification 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 of Baltimore County.

JAMES L. Ruhl, Inc.
By James L. Ruhl, Inc.
James T. Ruhl, President

Contract purchaser Legal Owner
Address 1206 York Road Address Lutherville, Maryland

Postmaster's Attorney
Summers H. Almond, Jr.
Address Jeffrey Building, Towson 4, Md.
Willis 3-2000

ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day of April, 1964, 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 108, County Office Building in Towson, Baltimore County, on the 15th day of June, 1964, at 1:00 o'clock P.M.

James L. Ruhl, Inc.
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 5, 1964

FROM: Mr. George S. Garverick, Acting Director

SUBJECT: R-4-171-R, R-4 to R-6 North side of Wilkes Avenue, 325 feet from Wilkes Avenue. (Selling property of James L. Ruhl, Inc.)

5th District
REMARKS: FORWARD, JUNE 15, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-4 zoning. In light of the existing group house zoning immediately adjacent to the subject property the planning staff offers no adverse comment on the subject petition. Details with respect to the proposed site plan will have to be settled if the petition is granted.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Dyer Date: May 26, 1964

FROM: Albert V. Galtney

SUBJECT: James L. Ruhl, Inc.
James L. Ruhl Property on Wilkes Avenue

The plan accompanying the petition for reclassification to R-4 zone does not reflect the requirements of local open space, nor does the site plan, as shown, meet the street requirements of Baltimore County. On these two counts the plan is unacceptable, and the writer will be glad to work with the principal or his engineer to correct the situation.

Albert V. Galtney, Chief
Project Planning Division

AVG/esp



NO. 5-447

William G. Ulrich, Jr.

Registered Land Surveyor
18 FULLERTON HEIGHTS AVE. BALTIMORE 6, MD.

FOR THE PURPOSE OF ZONING ONLY

Beginning for the same at the end of the third or South 24 degrees 51 minutes West 371.436 feet line of the land conveyed by Annie F. Klein, widow, to William L. Ruhl and wife by a deed dated December 21, 1948, and recorded among the land records of Baltimore County in Liber T.B.S. 1714 folio 514 etc. running thence and binding on the fourth and part of the last line in said deed South 59 degrees 14 minutes East 44.56 feet and South 73 degrees 35 minutes East 243.05 feet running thence and binding on the westernmost line of the land conveyed by James T. Ruhl to August Shipley and recorded among the aforesaid land records in Liber G.L.B. 2460 folio 514 North 13 degrees 03 minutes East 226.52 feet, thence for a line of division now made North 40 degrees 22 minutes West 64.14 feet to the southeast corner of a lot of ground conveyed by Louis G. Parker to Robert L. Kerner and recorded among the aforesaid land records of Baltimore County in Liber G.L.B. 3349 folio 126 etc. running thence binding on the southernmost line in said deed and on the rear or southernmost line of the lot of ground conveyed by Ruhl to Kerner and recorded among the land records of said Baltimore County in Liber G.L.B. 2474 folio 486 etc. South 68 degrees 29 minutes West 201.25 feet to intersect the third or South 24 degrees 51 minutes West 371.436 feet line of Klein to Ruhl heretofore mentioned, thence binding for a part on said line South 24 degrees 51 minutes West 390.09 feet to the place of beginning.

Containing 1.41 Acres of land more or less.
The beginning point of this zoning parcel is North 325 feet more or less along the West side of Wilkes Avenue from the intersection of Wilkes Avenue to the end of Wilkes Avenue. North 73 degrees 35 minutes East 40 feet more or less and North 59 degrees 14 minutes West 243.05 feet thence.

William G. Ulrich, Jr.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 5/28/64
Posted for Reclassification from R-6 to R-4 zoning
Petitioner James L. Ruhl, Inc.
Location of property 415 Wilkes Avenue, 325 feet from Wilkes Ave.
Location of sign on 415 Wilkes Avenue, 325 feet from Wilkes Ave. and facing Wilkes Avenue
Remarks Change of white sign
Posted by William G. Ulrich, Jr. Date of return 6/4/64
43 copies 25¢ from City and copies 15¢ from true sign
being Wilkes Ave.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 22, 1964
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 each of the following consecutive dates before the 15th day of June, 1964, the first publication appearing on the 23rd day of May, 1964.

THE JEFFERSONIAN,

Cost of Advertisement, \$.....

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

INVOICE
No. 23031
DATE 6/25/64
To: James T. Ruhl
1206 York Road
Lutherville, Md.
BILLED BY: Zoning Department of Baltimore County
REPORT TO ACCOUNT NO. 01-622
QUANTITY
Advertising and posting of your property 64-171-R 36.50
6-1964 3449 * 23031 TFP- 1850
6-1964 3449 * 23031 TFP- 1850

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.

INVOICE
No. 23362
DATE 5/1/64
To: Summers H. Almond, Jr., Esq.
Jeffrey Building
Towson 4, Md.
BILLED BY: Zoning Department of Baltimore County
REPORT TO ACCOUNT NO. 01622
QUANTITY
Petition for Reclassification for James L. Ruhl, Inc. 50.00
5-164 3206 * 23362 TFP- 50.00
5-164 3206 * 23362 TFP- 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.

Summers H. Almond, Jr., Esq.
Jeffrey Building
Towson 4, Maryland
Re: Petition for Reclassification for James L. Ruhl, Inc.
Co. 64-171-R

Dear Sir:
We are enclosing a copy of comment, on the above petition, from the Office of Planning & Zoning.

Yours very truly,

JAMES T. RULH

JTS/ha

**PETITION FOR
RECLASSIFICATION
9th DISTRICT**

ZONING: From R-6 to R-G Zone.

LOCATION: North side of Wilker Avenue 325 feet from Ellen Avenue.

DATE & TIME: MONDAY, JUNE 15, 1964 at 1:00 P.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Concerning all that parcel of land in the Ninth District of Baltimore County.

Beginning for the same at the end of the third or South 24 degrees 51 minutes West 371.416 feet line of the land conveyed by Annie F. Stein, widow, to William L. Ruhl and wife by a deed dated December 21, 1948, and recorded among the land records of Baltimore County in Liber T.B.S. 1714 folio 514 etc. running thence and binding on the fourth and part of the last line in said deed South 59 degrees 14 minutes East 44.58 feet and South 73 degrees 35 minutes East 243.05 feet running thence and binding on the westernmost line of the land conveyed by James T. Ruhl to August Shipley and recorded among the aforesaid land records in Liber G.L.B. 2460 folio 514 North 13 degrees 03 minutes East 226.52 feet, thence for a line of division now made North 40 degrees 22 minutes West 64.14 feet to the southeast corner of a lot of ground conveyed by Louis G. Parker to Robert L. Kerner and recorded among the aforesaid land records of Baltimore County in Liber G.L.B. 3369 folio 126 etc. running thence binding on the southernmost line in said deed and on the rear or southernmost lot line of the lot of ground conveyed by Ruhl to Keska and recorded among the Land Records of said Baltimore County in Liber G.L.B. 2474 folio 486 etc. South 88 degrees 25 minutes West 201.26 feet to intersect the third or South 24 degrees 51 minutes West 371.416 feet line of Stein to Ruhl heretofore mentioned, thence binding for a part on said line South 24 degrees 51 minutes West 190.09 feet to the place of beginning.

Containing 1.41 Acres of land more or less.

Being the property of James L. Ruhl, Inc., as shown on plat plan filed with the Zoning Department.

By ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
May 29

ORIGINAL

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Roisterstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

June 1, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner
of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week ~~successive weeks~~ before
the 1st day of June, 1964, that is to say
the same was inserted in the issues of

May 29, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.

R.M.

