

65-50-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, David G. Rittenhouse, 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 for a Variance from Section 230.2 - Side and Rear Yards Request a 5 Foot Side Yard Setback From The S. 9° 47' 15" E. 182.25 Foot Line Instead of The Required 30 Feet

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)

See Sheets Attached

See Attached Description

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

Contract purchaser
Address 1227 E. Joppa Road
Baltimore 34 Md

Petitioner's Attorney
Address _____

Protestant's Attorney
Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of August, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on September 21, 1964 at 1:00 o'clock P. M.

14th day of September, 1964, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John A. Jones, Chairman
Zoning Advisory Committee
FROM: Mr. Paul H. Helmske
Fire Bureau
SUBJECT: David G. Rittenhouse
57 Joppa Road, 539.9' W. Oakleigh Road
Proposed warehouse
District 9 9/11/64

Warehouse building as proposed may require additional fire hydrants to conform to the Baltimore County Standard Design manual, 1960 edition under location of hydrants. This will be evaluated by the Fire Bureau if same is approved and a building permit is applied for.

Contact Capt. Paul H. Helmske at Valley 5-7319 for information concerning above comments.

PHS/hr

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts of practical difficulty

the above Variance should be had; and no further appearing there by reason of

to permit side yard of 5 feet from the south 9 degrees a Variance .47 seconds 11 minutes East 182.25 foot line instead of the required 30 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21 day of September, 1964, that the herein Petition for a Variance should be and the same is granted from and after the date of this order, to permit side yard of 5 feet from the south 9 degrees 11 minutes East 182.25 foot line instead of the required 30 feet.

David R. Harbort
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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1964, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Jones, Zoning Commissioner
FROM: Mr. George E. Gavrilis, Director

SUBJECT: 165-87-A. Variance to permit side yard of 5 feet from the south 9 degrees 47 seconds 14 minutes East 182.35 foot line instead of the required 30 feet. South side of Joppa Road 589.9 feet West of Oakleigh Road. Being the property of David G. Rittenhouse, et al.

9th District

HEARING: Monday, September 21, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances to the sideyard requirements of the Business-Residential zone. The staff takes no position pro or con on the variance being sought. If granted, the granting should be conditioned upon final approval of site plans by the appropriate County agencies and limitation of access to the proposed structure by means only of Joppa Road.

GEO:bms

BALTIMORE, MD.
NORTHFIELD 8-1460

BERKELEY, MD.
PLANNERS 7-5111

HAMPSHIRE, MD.
FRANKLIN 4-2757

THE RITTENHOUSE FUEL CO.

1791 E. JOPPA ROAD BALTIMORE 34, MARYLAND

Description of property for Variance of Zoning.

Beginning for same at a point located on the south side of Joppa Road 589.9 ft. from the west side of Oakleigh Road thence running and binging along the south side of Joppa Rd. N 80° - 12' 46" E 100.00 ft. to a point, thence leaving said south side of Joppa Road N 9° - 47' 12" W 257.36 ft. thence S 86° - 33' 45" W 226.15 ft., thence N 9° - 47' 10" W - 182.25 ft. thence N 80° - 12' 46" E 125.00 ft., thence S 9° - 47' 10" E - 100.00 ft. to place of beginning.

OVER 10 YEARS OF CUSTOMER SERVICE

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

September 8, 19 64.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Jones, 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 One Week successive weeks before the 10th day of September, 1964, that is to say the same was inserted in the issues of September 4, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

PETITION FOR A
ZONING VARIANCE

ZONING. Petition for a Variance to the Zoning Regulations of Baltimore County to permit side yard of 5 feet from the south 9 degrees 47 seconds 14 minutes East 182.35 foot line instead of the required 30 feet.

DATE & TIME: MONDAY, SEPTEMBER 21, 1964 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be accepted as follows: Section 230.2 - Side & Rear Yards - 30 feet.

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 South District of Baltimore County.

Beginning for same at a point located on the south side of Joppa Road 589.9 ft. from the west side of Oakleigh Road thence running and binging along the south side of Joppa Rd. N 9° - 47' 12" W 257.36 ft. to a point, thence leaving said south side of Joppa Road N 80° - 12' 46" E 100.00 ft. to place of beginning.

Being the property of David G. Rittenhouse, et al, as shown on the plan filed with the Zoning Department.

BY ORDER OF
JOHN G. JONES
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Sep. 4.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

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THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 8, MARYLAND

August 14, 1964

Mr. David G. Rittenhouse
1791 E. Joppa Road
Baltimore, Maryland
12274

David G. Rittenhouse et al
1791 E. Joppa Road
12274
Baltimore, Maryland
Request for Variance of Zoning

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

Will submit written comments at a later date.

The following members had no comment to make:
Office of Planning & Zoning
Development & Community Services
State Parks & Recreation
Bureau of Public Engineering
Health Department
Bureau of Public Works
Bureau of Planning
Bureau of Engineering

Yours very truly,

James E. Byer
Chief of Permitting
Petition Processing

CERTIFICATE OF POSTING
ZONING DEPARTMENT
Towson, Maryland

Date of Posting: 9-4-64
District: 9-14
Posted for: David G. Rittenhouse et al
Petitioner: David G. Rittenhouse et al
Location of property: 57 Joppa Rd. 539.9' W. of Oakleigh Rd.
Location of Sign: 57 Joppa Rd. 539.9' W. of Oakleigh Rd.
Remarks: 57 Joppa Rd. 539.9' W. of Oakleigh Rd.
Posted By: Paul J. Morgan
Date of Posting: 9-11-64

PETITION FOR A ZONING VARIANCE 9TH DISTRICT

ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit side yard of 5 feet from the south 5 degrees 17 seconds 14 minutes East 112.25 foot line instead of the required 30 feet.

LOCATION: South side of Joppa Road 189.3 feet West of Oakleigh Road.

DATE & TIME: Monday, September 21, 1964 at 1:00 P. M.

PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulation to be excepted as follows:
Section 112.3—Side & Rear Yards—10 feet.

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 same at a point located on the south side of Joppa Road 189.3 ft. from the west side of Oakleigh Road thence running and binding along the south side of Joppa Rd. N. 86°—12'—46" E—109.00 ft. to a point, thence leaving said south side of Joppa Road N 9°—17'—12" W 25.28 ft. thence S 86°—21'—45" W 224.21 ft. thence N 9°—47'—14" W—192.25 ft. thence N 86°—12'—46" E 125.00 ft. thence S 9°—47'—14" E—109.00 ft. to place of beginning.
Being the property of David G. Rittenhouse, et al, as shown on plat plan filed with the Zoning Department.

By order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County.

Sept. 4.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 4, 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., once in each of 1 time successive weeks before the 21st day of September, 1964, the first publication appearing on the 9th day of September 1964.

THE JEFFERSONIAN,

G. Frank Strickler
Manager.

Cost of Advertisement, \$.....

TELEPHONE
823-3000

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

No. 25269

DATE 8/17/64

TO: Rittenhouse Apartments
1759 E. Joppa Rd.
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY	COST	
Petition for Variance	25.00	
PAID—Baltimore County, Md.—Office of Finance		
6-1864 5269 * 25269 TIP—		25.00
3		

**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.**

TELEPHONE
823-3000

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

No. 26290

DATE

September 21, 1964

TO: Mr. David G. Rittenhouse
1759 E. Joppa Road
Baltimore 34, Maryland

BILLED BY: Zoning Department
County Office Bldg.
Towson 4, Maryland

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY	COST	
Advertising and posting of the above property Petition for Variance 65-87-4	37.50	
PAID—Baltimore County, Md.—Office of Finance		
7-2164 6280 * 26290 TIP—		37.50
7-2164 6280 * 26290 TIP—		37.50
3		

**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.**

L. R. B. Pittenhouse

↓
CURB GOTTER & CHANNELIZATION
AS REQUIRED BY STATE ROADS COMM.

BR-ZONE

N 96-47-12W - 257.36'

BLACK TOP

N 80° 12' 46" E - 100.00'

5543

Explain what

DEFICES

GK4-5

PARKING

BLACK
TOP

1000 GAL
KERO

FUEL OIL

— — — — —

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

FUEL OIL

LOADING

GASOLINE

EMPLOYEE PARKING

HEDGE ROW - 4' High

S 86°33'-45"W - 226.35'

ALLEY

OFFICE+STORAGE

THE RITTENHOUSE FUEL CO
JOPPA, MD.

9TH ELEC. DIST. BALTIMORE CO. MD.

(RGZWE

PLOT PLAN

SCALE - 1" = 20.0'

EDGAR O. BAUER
REG. ARCH. #202

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY James E. Gurdie

DATE 11/19/64

File # ~~88~~ 65-87

