

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John K. Ruff, Inc.

I, or we, Broadview Realty, Inc., a 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-10 zone to an R-6 zone and (2) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County from an R-10 zone to an R-6 zone for the following reasons:

Requested change of classification is made by reason of the fact that there was an error in the original zoning map and in addition thereto there have been changes in the neighborhood since the approval of the original zoning map.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I agree to pay expenses of above reclassification and/or Special Exception, advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Broadview Realty, Inc.

by: *John K. Ruff, Inc.*

by: *John K. Ruff, Inc.*

Contract purchaser

Address: 2301 Maryland Avenue

Baltimore, Maryland 21218

Address: 212 Washington Avenue

Towson, Maryland 21204

ORDERED BY THE Zoning Commissioner of Baltimore County, this 25th day of October, 1966, 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 be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of November, 1966, at 10:00 a.m.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 18, 1966

FROM: George E. Gavett, Director of Planning

SUBJECT: Petition 67-111-R. Northwest side of Offutt Road 407 feet North of Zeta Way. Petition for Reclassification from R-10 to R-6 Zone. Broadview Realty, Inc. - Petitioner.

2nd DISTRICT

HEARING: Monday, November 28, 1966. (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-6 zoning.

In light of the change to R-6 zoning eastward from the subject property and the fact that the Randalltown Senior High School now provides a more rational boundary than does Scotts Level Branch for smaller lot development, no adverse comment is offered.

GE:gm

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of changes in the area:

the above Reclassification should be had; and it is recommended that the same be reclassified from an R-10 zone to an R-6 zone.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County this 25th day of November, 1966, that the herein described property or area should be and the same is hereby reclassified; from an R-10 zone to an R-6 zone.

and the Special Exception should NOT BE GRANTED.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this 25th day of November, 1966, that the above reclassification 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 an R-10 zone; and/or the Special Exception for the same be and the same is hereby DENIED.

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 reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED BY THE Zoning Commissioner of Baltimore County, this 25th day of November, 1966, that the above reclassification 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 an R-10 zone; and/or the Special Exception for the same be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 42270

DATE 11/30/66

TO: Messrs. Domes & Boitz
212 Washington Ave.
Towson, Md. 21204

BILLED TO: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-422

QUANTITY: SECTION UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Broadview Realty, Inc.

67-111-R

TOTAL AMOUNT: \$64.50

COST: 64.50

16-108 2467 * 42270 11P- 64.50

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: 2ND Date of Posting: Nov. 12, 1966

Posted for: *Reclassification*

Petitioner: *Broadview Realty, Inc.*

Location of property: *North of Offutt Rd. 407 N. of Zeta Way*

Location of Signs: *On corner of Offutt Rd. 407 N. of Zeta Way*

Remarks: *430' N. of Zeta Way & R. W. of Offutt Rd.*

Remarks: *2' off Offutt Rd. 407 N. of Zeta Way (containing 2.5 acres)*

Posted by: *J. Gavett* Date of return: *Nov. 17, 1966*

Signature: *J. Gavett*

3 signs

MCA MATE, CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS 1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301/823-0000

DESCRIPTION

15.000 ACRES MORE OR LESS SOUTHWEST OF SECTION THREE RANDALL

RIDGE AND NORTHWEST OF SECTION SIX RANDALL RIDGE, SECOND

ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PRESENT ZONING R-10

PROPOSED ZONING R-6

Beginning for the same in the center of a stream at the intersection of the northwest side of Offutt Road 70 feet wide, extended and the center line of said stream, said point of beginning being 407 feet more or less northeasterly from the intersection of the northwest side of Offutt Road and the north side of Zeta Way 50 feet wide as shown on the Plat of Randall Ridge Section Five as recorded among the Land Records of Baltimore County in Plat Book RRG 29 folio 120, thence binding on the center of the stream (1) in a northwesterly direction 965 feet more or less to the northern most outline of Section Four Randall Ridge as recorded among said Land Records in Plat Book RRG 29 folio 85 thence leaving the center line of the stream for the three following courses and distances (2) N86°46'29"E - 837 feet more or less (3) S60°29'00"E - 1207.61 feet and (4) S20°43'30"W - 382.73 feet to the eastern most outline of Plat I Section Six Randall Ridge as recorded among said land records in Plat Book PRG 30 folio 116, thence binding on the eastern most outline of said last mentioned

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

THE BALTIMORE COUNTIAN THE COMMUNITY NEWS Baltimore, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

November 10, 1966

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, Maryland, once a week for successive weeks before the 10th day of November, 1966, that is to say the same was inserted in the issues of November 10, 1966.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*

Editorial Manager

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 10, 1966

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 successive weeks before the 10th day of November, 1966, the first publication appearing on the 10th day of November, 1966.

THE JEFFERSONIAN

Richard L. Smith

Cost of Advertisement, \$

Plat (5) S20°43'30"W - 85 feet more or less to the center of the stream thence binding on the center line of said stream in a northwesterly direction 1250 feet more or less to the place of beginning.
Containing 15 Acres of Land more or less.

J.O. #57020-Z

EG:jmp

9/22/66



James D. G. Domes, Esq.
212 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 25 day of OCT, 1966.

JOHN G. ROSE

Zoning Commissioner

Petitioner's Attorney *James D. G. Domes*

Petitioner's Attorney *James D. G. Domes*

Reviewed by *James S. Morgan*

Advisory Committee

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 42229

DATE 11/2/66

REPORT TO ACCOUNT NO. 01-422

QUANTITY: SECTION UPPER SECTION AND RETURN WITH YOUR REMITTANCE

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67-111-R

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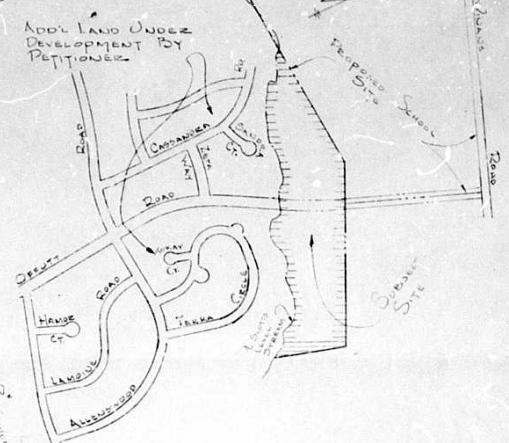
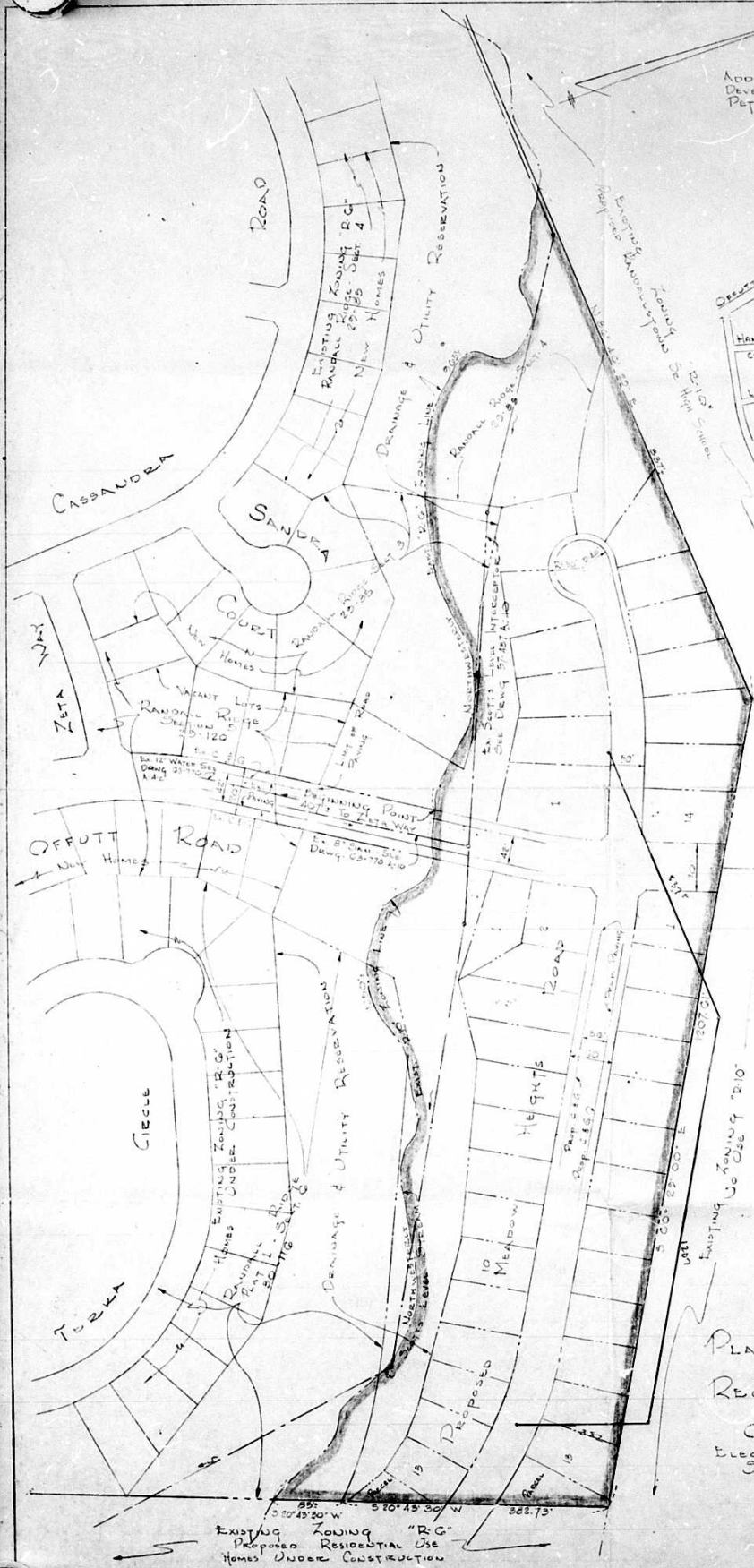
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LOCATION PLAN
SCALE: 1"=500'

- GENERAL NOTES
1. AREA OF TRACT EQUALS 10.00 ACRES
 2. EXISTING ZONING OF TRACT "R-10"
 3. EXISTING USE OF TRACT "No Use"
 4. PROPOSED ZONING OF TRACT "R-C"
 5. PROPOSED USE OF TRACT "Residential Single Family Dwelling Units"
 6. PARCEL SHOWN BE DEVELOPED AS PART OF "Rational Ridge" Subdivision.

#67-111R

OFFICE COPY

MRP
2-C
WESTERN
AREA
NW-8-I
R-6



PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
OFFUTT ROAD & ZETA WAY
ELECTION DISTRICT 2
BALTIMORE CO., MD.
SEPT. 23, 1966
SCALE: 1"=100'

MATZ, CHILDS & ASSOCIATES
1020 ORCHARD ROAD
BALTIMORE, MARYLAND 21204
10.00 ACRES
57020 RLS 126

