

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 235.2, 232.2.b. to permit rear yard setbacks of 5 feet in lieu of the required 20 feet and Sections 235.2, 232.2.b. to permit a side yard setback of 5 feet in lieu of the required 50 feet.

Practical hardship because of the narrow configuration of the property. If a 50 foot setback was required, it would unreasonably restrict the use of the rear portion of the property.

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 For Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.

Legal Owner(s):
Rittenhouse Fuel Co.
(Type or Print Name)
Signature
A. Ward Rittenhouse
(Type or Print Name)
Signature
1759 E. Joppa Road, 665-1660
Baltimore, Md. 21234
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
A. Ward Rittenhouse
Name
1759 E. Joppa Road, 665-1660
Address
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 1987, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of June, 1987, at 10:30 o'clock a.m.

ESTIMATED LENGTH OF HEARING: 15 MINUTES
ALL REVIEWED BY: [Signature]
DATE: 2/24/87

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-8353

J. Robert Haines
Zoning Commissioner

August 7, 1987

James A. Pine, Esquire
607 Baltimore Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
N/S Sweet Air Road, 355.1' E of the c/l of Jarrettsville Pike
(3414 Sweet Air Road)
10th Election District
Case No. 87-483-A; Rittenhouse Fuel Company

Dear Mr. Pine:

Pursuant to the recent hearing held on the subject case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Dismissed as moot in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

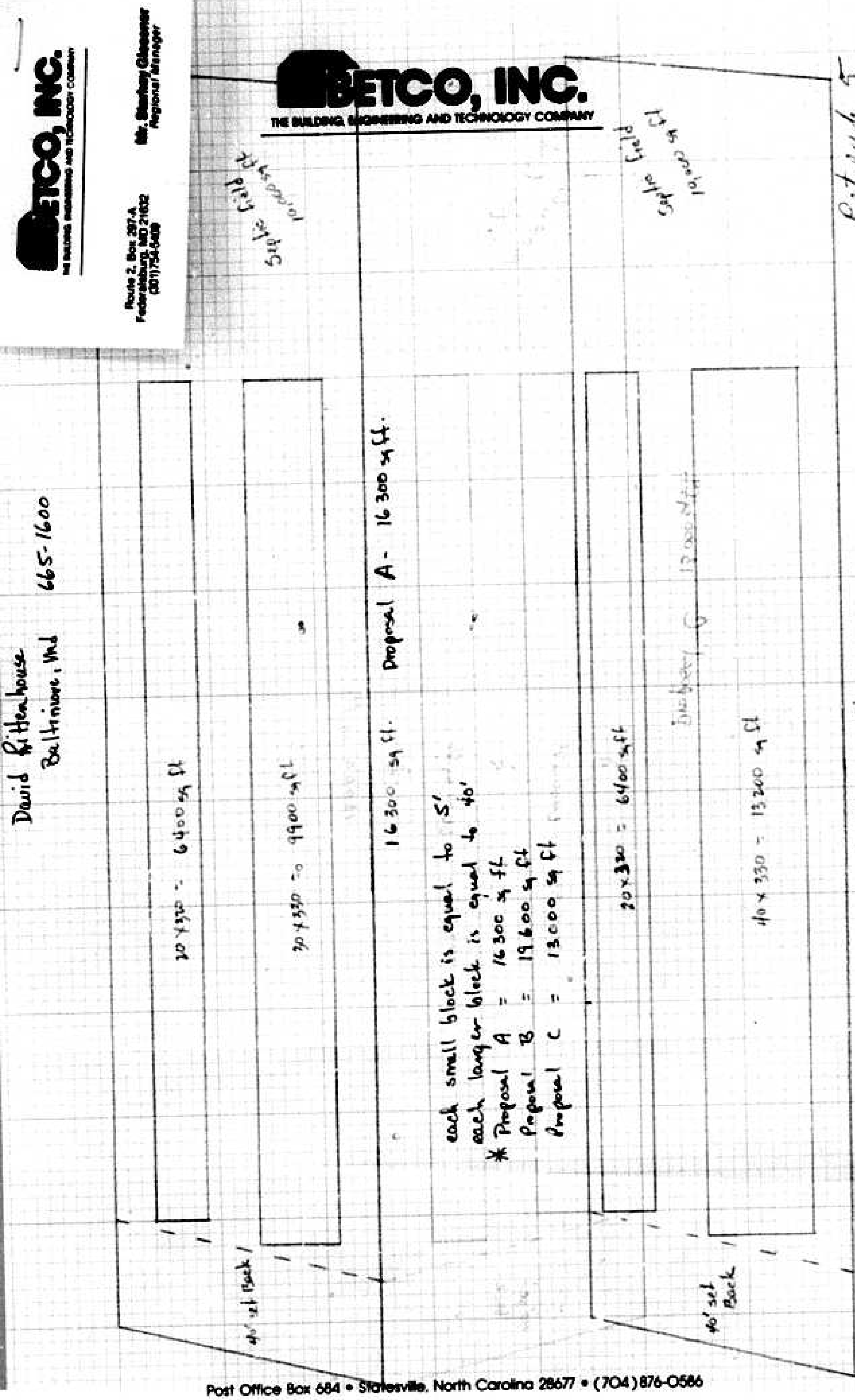
Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: Mr. George Samos
13221 Fork Road
Baldwin, Maryland 21013
People's Counsel



Post Office Box 684 • Statesville, North Carolina 28677 • (704) 876-0566

ZONING DESCRIPTION

RITTENHOUSE FUEL CO. PROPERTY
Deed Reference: Liber 3171, Folio 24 Etc.
3414 Sweet Air Road
10th Election District
Baltimore County, Maryland

Beginning for the same at a point on the North side of Sweet Air (20' wide) Road, said point being 335.1 feet East of the centerline of Jarrettsville Pike (Md. Rte. 146). Thence leaving Sweet Air Road for the following courses and distances:

- 1) North - 33 degrees - 59 minutes - East - 477.80 feet
 - 2) South - 52 degrees - 34 minutes - East - 100.0 feet
 - 3) South - 33 degrees - 59 minutes - West - 497.07 feet
- Thence to return to the North side of Sweet Air Road. Then to run and bind along Sweet Air Road: North - 41 degrees - 48 minutes - 41 seconds West - 102.97 feet to the place of beginning.

Containing 1.117 acres of land more or less, and being known as 3414 Sweet Air Road.

IN RE: PETITION FOR ZONING VARIANCE
N/S Sweet Air Rd., 355.1' E of
the c/l of Jarrettsville Pike
(3414 Sweet Air Road)
10th Election District
6th Councilmanic District
Rittenhouse Fuel Company
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-483-A

The Petitioner herein requests a variance to permit rear yard setbacks of 5 feet in lieu of the required 20 feet and a side yard setback of 5 feet in lieu of the required 50 feet.

Testimony by the Petitioner indicated that his company has owned the subject one-acre site for 20 years and now proposes the construction of mini-warehouses and a small office for those warehouses. Nearby uses include an adjacent veterinary hospital with a BG & E substation to the rear and nearby shopping center, carry-out food service and service stations. The proposed buildings will be metal modules with overhead doors constructed on a cement pad. The Petitioner testified that the site plan submitted indicates the proposed placement of the mini-warehouses and the office, but he does not know the size of the modules, the size of the office or the length of the mini-warehouses.

The owner of the adjacent residence appeared and spoke in protest. In his opinion, the proposed mini-warehouses are compatible with neither the commercial development/redevelopment around Four Corners, nor with the residential area that begins with his residential property and extends east into a development of approximately 20 homes.

All parties to the hearing stipulated to a site visit to the property by the Deputy Zoning Commissioner.

At a continued hearing on August 5, 1987, a revised site sketch was submitted, identified as Petitioner's Exhibit 5, and the Petitioner indicated that his current plans are to develop 19,600 sq.ft. of mini-warehouses with an office

ORDER RECEIVED FOR FILING

DATE

BY

PETITION FOR ZONING VARIANCES

10th Election District - 6th Councilmanic District
Case No. 87-483-A

LOCATION: North Side of Sweet Air Road, 355.1 feet East of the Centerline of Jarrettsville Pike (3414 Sweet Air Road)

DATE AND TIME: Tuesday, June 9, 1987, at 10:30 a.m.

PUBLIC HEARING: Room 106, 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:

Petition for Zoning Variance to permit rear yard setbacks of 5 feet in lieu of the required 20 feet and a side yard setback of 5 feet in lieu of the required 50 feet

Being the property of Rittenhouse Fuel Co., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

In the front of one building, as shown on "Proposal B." The property will be fenced and access hours would be limited, possibly from 7:00 AM to 7:00 PM. The original protestant reiterated his objections and his daughter, who lives on the adjacent property, testified that the proposed warehouses were not needed and were not compatible with the surrounding country look.

A subsequent review of the Petition by the Deputy Zoning Commissioner, the zoning of the property, RM-OR, and the BCZR led to the Deputy Zoning Commissioner's determination that no variances are needed for the Petitioner to construct mini-warehouses on the site in accordance with "Proposal B" of Petitioner's Exhibit 5. The Deputy Zoning Commissioner calls to the attention of both the Petitioner and the protestants, however, that the development of the site is subject to CRG review and approval, and to compliance with the Baltimore County Landscaping Manual, Health and Fire Department regulations and other Baltimore County requirements as to building, building placement and traffic circulation.

Accordingly, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24 day of August, 1987 that the herein request for a variance to permit rear yard setbacks of 5 feet in lieu of the required 20 feet and a side yard setback of 5 feet in lieu of the required 50 feet, be and is hereby DISMISSED as moot.

ORDER RECEIVED FOR FILING

DATE

BY

RE: PETITION FOR VARIANCES
N/S Sweet Air Rd., 355.1' E of
C/L of Jarrettsville Pike (3414
Sweet Air Rd.), 10th District
RITTENHOUSE FUEL CO., Petitioner
Case No. 87-483-A

ENTRY OF APPEARANCE

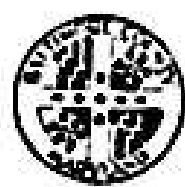
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. A. Ward Rittenhouse, Rittenhouse Fuel Co., 1759 E. Joppa Rd., Baltimore, MD 21234, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JADON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 2, 1987

Mr. A. Ward Rittenhouse
Rittenhouse Fuel Co.
1759 East Joppa Road
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCES
N/S Sweet Air Rd. 355.1' E of the c/l of
Jarrettsville Pike (3414 Sweet Air Rd.)
10th Election District - 6th Councilmanic District
Rittenhouse Fuel Co. - Petitioner
Case No. 87-483-A

Dear Mr. Rittenhouse:

This is to advise you that \$73.72 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

No. 35888

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 6/9/87 ACCOUNT 2-01-615-000

SIGN & POST
RETURNED

AMOUNT \$ 73.72

RECEIVED FROM The Rittenhouse Fuel Co., 1759 E. Joppa Rd., Balto., Md. 21234

ADVERTISING & POSTING COSTS RE CASE #87-483-A

FOR: B 8035*****73721a 8035f

VALIDATION OR SIGNATURE OF CASHIER

Office of
PATUXENT

10750 Little Patuxent Pkwy
Columbia, MD 21044

May 21 19 87

THIS IS TO CERTIFY, that the annexed advertisement of
petition for zoning variance

was inserted in the following:

☐ Catonsville Times Towson X \$26.55
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 23 day of May 19 87, that is to say,
the same was inserted in the issues of

May 21, 1987

PATUXENT/PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS

Defendant

CERTIFICATE OF PUBLICATION OF

Mr. A. Ward Rittenhouse
Rittenhouse Fuel Co.
1759 East Joppa Road
Baltimore, Maryland 21234

April 30, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
N/S Sweet Air Rd., 355.1' E of the c/l of
Jarrettsville Pike (3414 Sweet Air Rd.)
10th Election District - 6th Councilmanic District
Rittenhouse Fuel Co. - Petitioner
Case No. 87-483-A

TIME: 10:30 a.m.

DATE: Tuesday, June 9, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

Al:med
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 3/24/87 ACCOUNT 2-01-1015-000

AMOUNT \$ 100.00

RECEIVED FROM *[Signature]*

FOR: *[Signature]* 389

B 8107*****100001a 8265f

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21 1987

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
May 21 1987

THE JEFFERSONIAN,

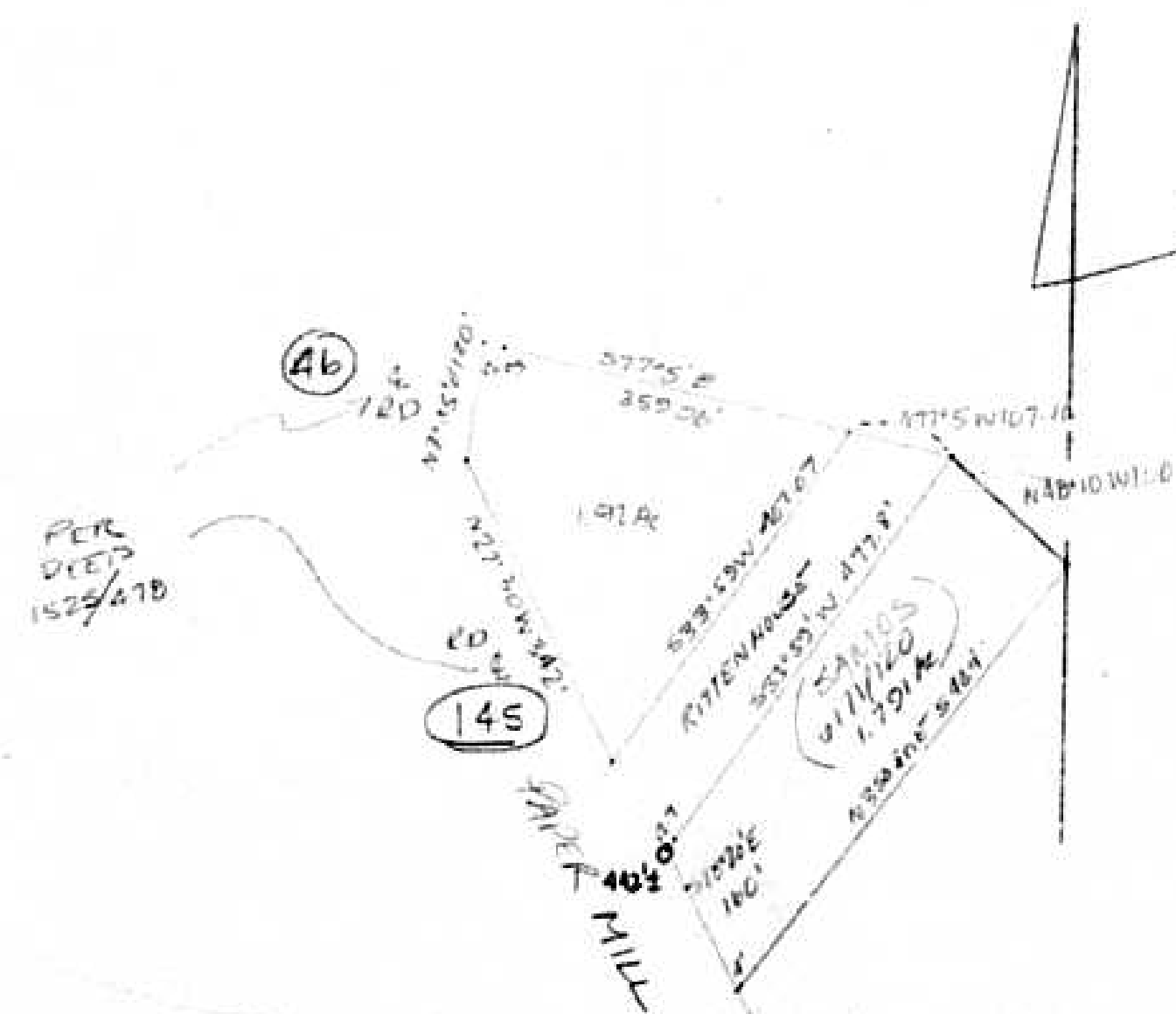
[Signature]
Publisher

32.17

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

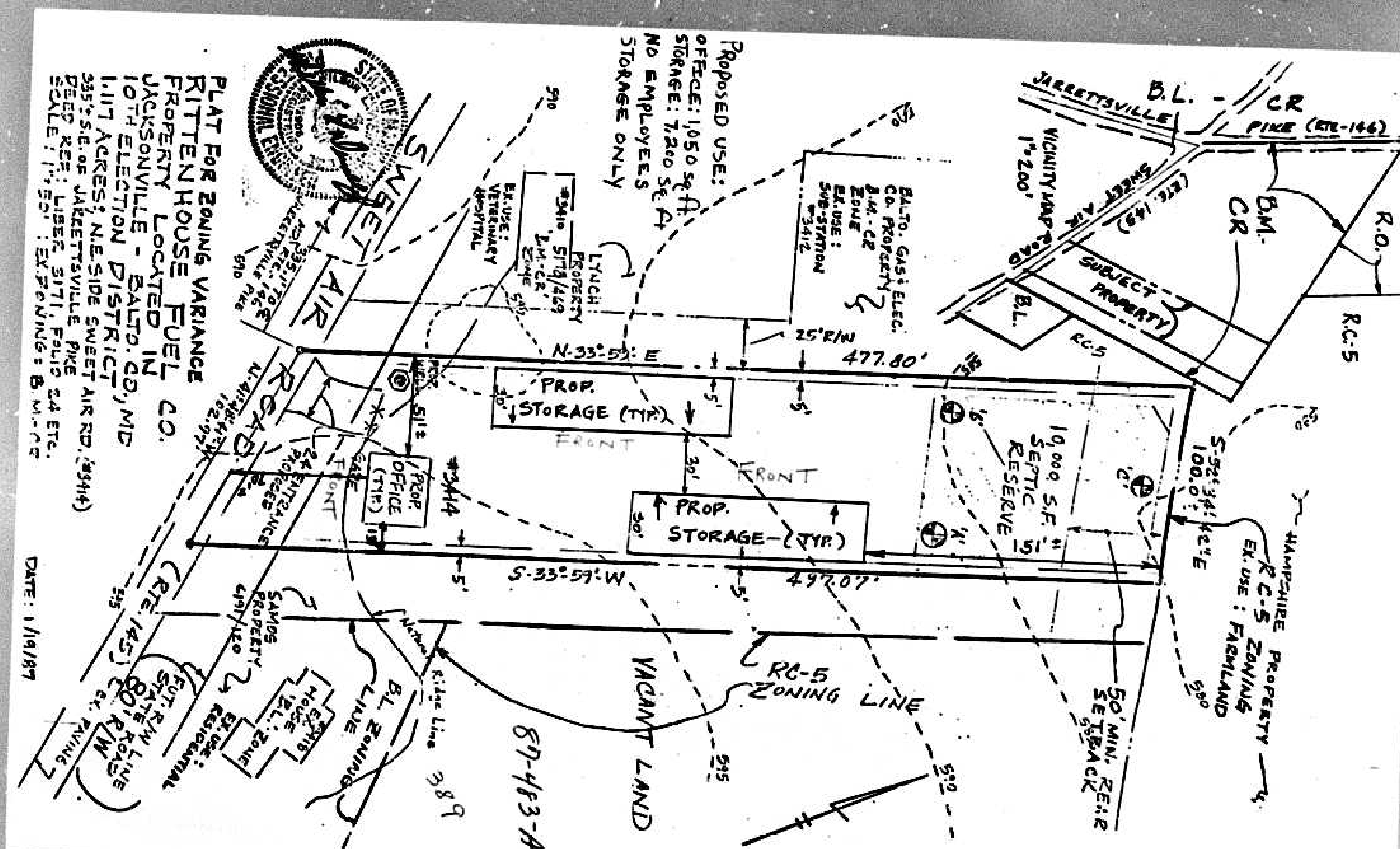
87-483-A

District 10TH
Posted for: Variance
Petitioner: Rittenhouse Fuel Co.
Location of property: N/S Sweet Air Rd., 355.1' E of Jarrettsville Pike
3414 Sweet Air Rd.
Location of sign: 7 signs, Sweet Air Rd., 355.1' E of Jarrettsville Pike
Remarks: 100' x 100' lot, 100' x 100' lot
Posted by: *[Signature]* Date of return: 5/21/87
Number of signs: 7



OVERLAY ON ZONING MAP

Peteyh 3



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
22nd day of April, 1987.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Rittenhouse Fuel Co.
Petitioner's Attorney: Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 7, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-483-A

This office is opposed to the granting of the subject request for variances on the east side of the property, believing it could adversely impact future development of the adjacent property zoned for rural residential use.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
MAY 11 1987

ZONING OFFICE

CPS-008

JAMES A. PINE
ATTORNEY AT LAW
807 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
PHONE (301) 828-8200

RECEIVED
AUG 3 1987

ZONING OFFICE

Mr. George Samos
13221 Fork Road
Baldwin, Maryland 21013

RE: Rittenhouse Zoning
Sweet Air Road
Jacksonville, Maryland

Dear Mr. Samos:

The hearing in the case above captioned will be on Wednesday, August 5th at 9:00 a.m. before the Hearing Examiner, Jean Jung.

Very truly yours,

James A. Pine

JAP:cc

cc: Ms. Jean Jung

JAMES A. PINE
ATTORNEY AT LAW
807 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
PHONE (301) 828-8200

RECEIVED
JUL 31 1987

ZONING OFFICE

Mr. George Samos
13221 Fork Road
Baldwin, Maryland 21013

RE: Rittenhouse Zoning
Sweet Air Road
Jacksonville, Maryland

Dear Mr. Samos:

The hearing examiner, Ms. Jean Jung, called and gave me two dates for hearing of the Rittenhouse Zoning Case. The first date is Wednesday, August 5th at 9:00 a.m. This is the best date for Ms. Jung.

The second date is Friday, August 7th at 9:00 a.m.

Please let Ms. Jung know which date is most suitable for you, keeping in mind Ms. Jung prefers August 5th. Ms. Jung's office number is 494-3353.

I would also appreciate a call from you as to which date you prefer.

Very truly yours,

[Signature]
James A. Pine

JAP:cc

cc: Ms. Jean Jung

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 21, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. A. Ward Rittenhouse
Rittenhouse Fuel Co.
1759 E. Joppa Road
Baltimore, Maryland 21234

RE: Item No. 389 - Case No. 87-483-A
Petitioner: Rittenhouse Fuel Co.
Petition for Zoning Variance

Dear Mr. Rittenhouse:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



Maryland Department of Transportation
State Highway Administration

RECEIVED
MAY 1 1987

ZONING OFFICE

April 24, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Md. 21204

Attention: Mr. James Dyer

Re: ZAC Meeting of 4-6-87
ITEM: 389.
Property Owner: Rittenhouse Fuel Company
Location: N/S Sweet Air Road, Route 145, 335.1 feet E. of centerline of Jarrettsville Pike
Existing Zoning: B.M.-CR
Proposed Zoning: Variance to permit rear yard setbacks of 5 feet in lieu of the required 20 feet and to permit a side yard setback of 5 feet in lieu of the required 50 feet
Area: 1.117 acres
District: 10th Election District

Dear Mr. Jablon:

On review of the submittal of 1-19-87 and field inspection, the State Highway Administration will require the site plan to be revised.

The revised plan must show the following:

1. A channelized commercial access 55' in width and 20' radii.
2. State Highway Administration type "A" concrete curb and gutter constructed along the frontage of the site and offset 18.5' from the centerline of Route 145.
3. Bituminous paving and taper (100'+) to meet the existing edge of roadway to the S/E.
4. Show existing channelization to the N/W (Ex. Veterinary Hospital) with your improvements to meet existing conditions for line and grade.
5. Show ex utility poles along frontage of your property and existing curb line on S/W side of Route 145.

My telephone number is (301) 333-1350

Telocator for Impaired Hearing or Speech
303-7565 Baltimore Metro - 505-0451 D.C. Metro - 1-800-492-0082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. A. Jablon
Page -2-
April 24, 1987

All work within the State Highway Administration Right of Way must be through State Highway Administration permit with the posting of a bond or letter of credit to guarantee construction. It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 24, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 389 -ZAC- Meeting of April 6, 1987
Property Owner: Rittenhouse Fuel Company
Location: N/S Sweet Air Road, 335.1 feet E. of centerline of Jarrettsville Pike
Existing Zoning: B.M.-CR
Proposed Zoning: Variance to permit rear yard setbacks of 5 feet in lieu of the required 20 feet and to permit a side yard setback of 5 feet in lieu of the required 50 feet
Area: 1.117 acres
District: 10th Election District

Dear Mr. Jablon:

The site plan must be revised for the following items:

1. A standard commercial entrance, large enough to accommodate the largest vehicles expected to use the site
2. On site truck turn-around area and loading area
3. The gate at the entrance must be 60' from the edge of the proposed road widening.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

5-4-87
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item #389, Zoning Advisory Committee Meeting of 4-6-87

Property Owner: Rittenhouse Fuel Co.

Location: N/S Sweet Air Rd. District 10

Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

MICROFILMED

4-6-87
Date

Zoning Item #389, Zoning Advisory Committee Meeting of 4-6-87

Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3760, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3760.
- () Soil percolation tests (have been conducted).
- () The results are valid until the percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others: water supply analysis will be required of the water supply prior to occupancy

[Signature]
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

MICROFILMED

April 7, 1987

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2500
494-4500

PAUL H. RENCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Rittenhouse Fuel Company
Location: N/S Sweet Air Road, 135.1 feet E. of centerline of Jarrettville Pike
Item No.: 389 Zoning Agenda: Meeting of 4/6/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *[Signature]* 4-7-87
Planning Group
Special Inspection Division
Water supply for fire protection shall be provided in accordance with Urban Guide for Fire Prevention and Control Master Planning.

Noted and Approved: *[Signature]*
Fire Prevention Bureau

WWQ 1 4/86

MICROFILMED

May 5, 1987

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

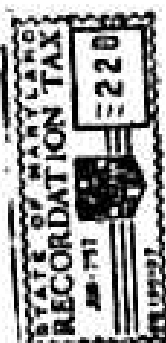
Re: Mr. Jablon's Zoning Advisory Committee Meeting of 4/6/87

Comments on Item # 389 Zoning Advisory Committee Meeting of 4/6/87

Property Owner: Rittenhouse Fuel Company
Location: N/S Sweet Air Road, 135.1 ft E. of centerline of Jarrettville Pike
District: 10th

APPLICABLE ITEMS ARE: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 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1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 190

3171 MAR 24



BALTIMORE
COUNTY



THIS DEED, Made this 5th day of June, 1957, by and between Mattie A. Lins, widow, party of the first part, Grantor and The Rittenhouse Fuel Co., a body corporate, party of the second part, Grantee,

WITNESSETH, that in consideration of the sum of five dollars and other valuable considerations, the receipt whereof is hereby acknowledged, the said Mattie A. Lins does hereby grant and convey unto the said The Rittenhouse Fuel Co., its successors and assigns, in fee simple, all that tract or parcel of ground situate in the 10th Election District of Baltimore County, and described as follows:

BEGINNING for the same on the northeast side of Paper Mill Road at the intersection of the said side of said road with the second or south 33 degrees 59 minutes west 477.8 feet line of the land conveyed by the said Mattie A. Lins, widow to John A. Walker and wife by deed dated May 27th, 1946, and recorded among the land records of Baltimore County in liber W.P.C. No. 1469, folio 43 &c., and running thence northeasterly binding on the northeast side of said road, 100 feet more or less to the second or south 33 degrees 59 minutes west 407.07 feet line of the land described in a deed from the said Mattie A. Lins, widow to Sherwood Brothers Inc., recorded among said land records in liber W.P.C. No. 1525 folio 478 &c., and running thence northeasterly binding on said line and continuing the same course in all 497.07 feet more or less to intersect the 3rd line of the land described in a deed dated June 1, 1915, and recorded among the land records of said County in liber W.P.C. No. 445, folio 389 &c. and running thence southeasterly binding on said last mentioned line, one hundred feet more or less to the end of the first line of the land conveyed to Walker and wife as aforesaid, thence southwesterly binding on the second line of the last mentioned deed 477.8 feet more or less to the beginning.

BEING part of the tract of land which by deed, dated August 16th, 1926, and recorded among the land records aforesaid, in liber W.P.C. No. 638, folio 378 &c. was conveyed by Dorothy Caseen, single, to Joseph Lins and Mattie A. Lins, his wife; the said Joseph Lins having previously departed this life.

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

