

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, FRANK T. BINFORD, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-20 zone to an RA zone; for the following reasons:

error in the original zoning and change in character of the neighborhood

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices and office buildings

Property is to be posted and advertised as prescribed by Zoning Regulations. I, FRANK T. BINFORD, 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.

Contract purchaser Frank T. Binford
Address 1515 Berwick Avenue
Baltimore 4, Maryland

Petitioner's Attorney R. Taylor McLean
Address Campbell Building
Towson 4, Maryland

ORDERED BY THE Zoning Commissioner of Baltimore County, this 28th day of March, 1962, 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 the 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 21st day of May, 1962, at 2:00 o'clock.

By Frank T. Binford
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 petition and it appearing that by reason of...

the above Reclassification should be had; and it further appearing that by reason of... Reclassification.

a Special Exception for offices and office buildings should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of May, 1962, that the herein described property or area should be and the same is hereby reclassified, from an R-20 zone to an RA zone, and a Special Exception for offices and office buildings should be and the same is granted, from and after the date of this order.

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 28th day of March, 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 continued as and to remain a R-20 zone; and/or the Special Exception for offices and office buildings be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Rice, Zoning Commissioner Date May 11, 1962
FROM: Mr. George E. Garveris, Deputy Director

SUBJECT: RA-20 to RA-20 and Special Exception for Offices and Office Building. Northwest of Ruxton Road and the Westside of the right-of-way line of Northern Central Railroad. Being property of Frank T. Binford.

9th District
HEARING: Monday, May 21, 1962 (2:00 P.M.)

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

1. From a planning viewpoint, the staff believes that reclassification of the subject property is logical and appropriate. If granted, the granting should be conditioned on limitations of the use of the property to conversion of the existing station structure for office use and final approval of site plans by this office including provision of any necessary widening for Ruxton Road.
2. As a clarification of the statement above, the Planning staff recommends that B-4 zoning be granted on only part of the property with the new zoned boundary line to occur at the northerly edge of the existing parking area. The Special Exception conditions should preclude the erection of any new structures for either office or apartment use.



CERTIFICATE OF PUBLICATION

TOWSON, MD., May 3, 1962
THIS IS TO CERTIFY, That the annexed advertisement was published in The County Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of three successive weeks before the 19th day of May, 1962, the first publication appearing on the 13th day of May, 1962.

The County Paper, Inc.
George E. Garveris
Manager

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 11675
DATE 5/16/62

TO: Messrs. Proctor, Rayston & Mueller
Campbell Building
Towson 4, Md.

REPORT TO ACCOUNT NO.	01622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	QUANTITY	REMARKS	TOTAL AMOUNT
Advertising and posting of property for Frank T. Binford					138.00
					38.00

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 11559
DATE 3/28/62

TO: Messrs. Proctor, Rayston & Mueller
Campbell Building
Towson 4, Md.

REPORT TO ACCOUNT NO.	01622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	QUANTITY	REMARKS	TOTAL AMOUNT
Petition for Reclassification Special Except on for Frank T. Binford					50.00

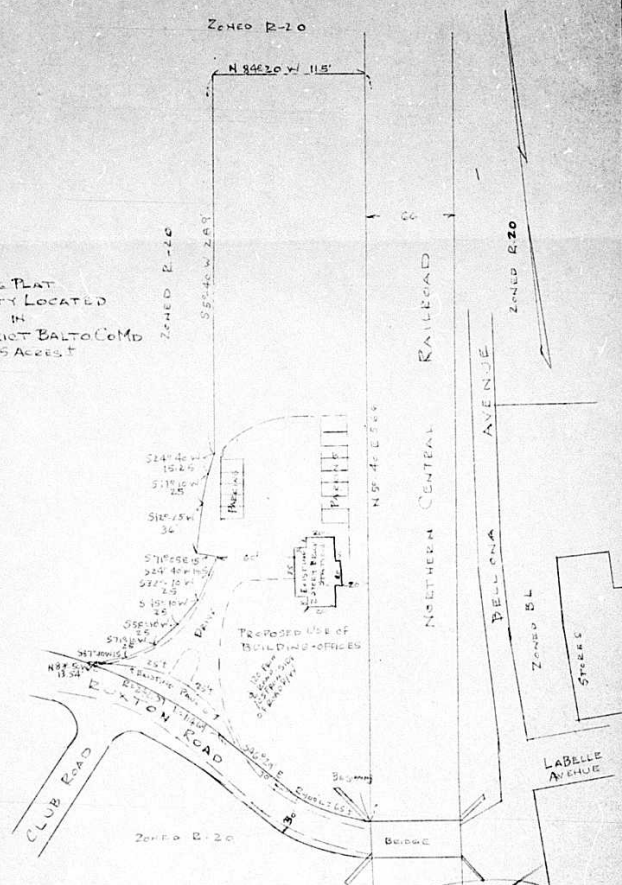
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 5-3-62
Posted for Mr. B-20 to an R-20 zone + Office + Office Bldg.
Petitioner: Frank T. Binford
Location of property: 115 of Ruxton Rd. West of the R/W line of the Northern Central R.R. etc. etc. etc.
Location of Signs: both signs opposite lot & road on the N/W of Ruxton Road.
Remarks: George E. Garveris
Posted by George E. Garveris Date of return: 5-11-62

MICROFILMED

ZONING PLAT
PROPERTY LOCATED
IN
11TH DISTRICT BALTO COMD
1.55 ACRES ±



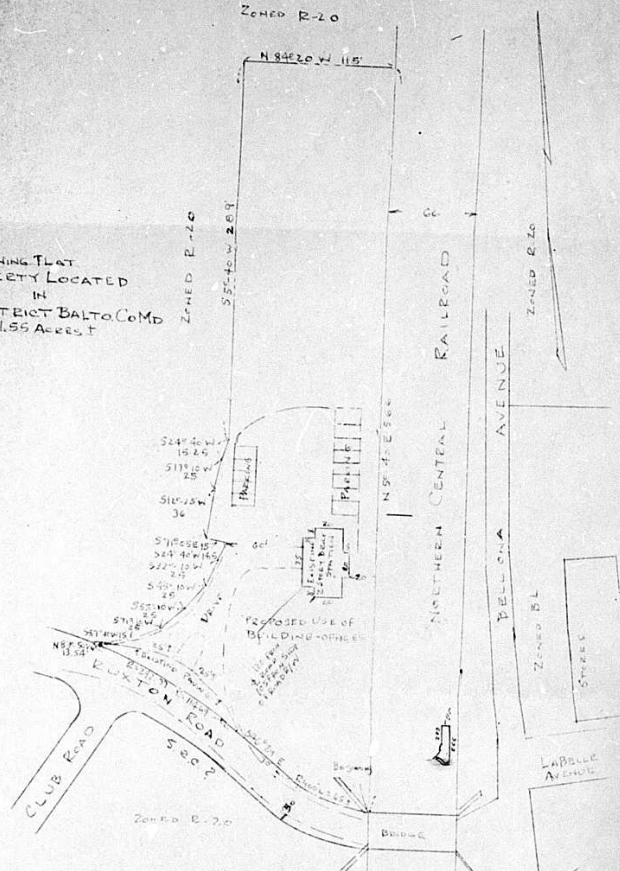
PRESENT ZONING P-20
PROPOSED ZONING RA
SPECIAL EXCEPTION
FOR OFFICES

#5559- RYA
NAP
#9
SER.3-C

APPROVED FOR FILING
Reviewed By [Signature]
Date 3/28/2

SCALE $\div$ 1" = 50' MARCH 26, 1962
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON MD.

ZONING PLAT
PROPERTY LOCATED
IN
9TH DISTRICT BALTO.COMD
1.55 Acres ±



PRESENT ZONING 2-20
PROPOSED ZONING RA
SPECIAL EXCEPTION
FOR OFFICES

#5559 RX
MAP
#9
SEC. 3-C

APPROVED FOR FILING
Reviewed By [Signature]
Date 3/18/01

SCALE: 1"=50' MARCH 26, 1962
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON, MD