

L. ALAN EVANS SURVEYORS AND Description For Theatre Sewith

> DESCRIPTION OF 2 ACRE SPECIAL EXCEPTION OF MARTE A. RINDER PROPERTY ON THE NORTHEAST SIDE OF REISTERS TOWN ROAD.

BEGINNING for the same at a point on the sixth or last line of the land which by deed dated March 8, 1962 and recorded among the Land Records of Baltimore County in Liver W.J.R. No. 3964. folio 289 was conveyed by Marie A. Binder and Ben Binder, her husband, to Leon J. Panitz et al, said point being situate measured reversely along said line. referring all courses to the true meridian as established by the Baltimore County Metropolitan District, North 46 degrees 43 minutes 55 seconds East 165.53 feet from the end of said sixth or last line and from the northeast side of Reinterstown Road, 66 feet wide. thence leaving said place of beginning and running and binding reversely on part of said sixth or last line of the aforementioned deed North 46 degrees 43 minutes 55 seconds East 187.02 feet, thence leaving said sixth or last line of the aforementioned deed and running for new lines of division through the first rescal of the lawl which by deed dated April 22, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3692, folio 221 was conveyed by the Baltimore Federal Savings & Loan Association to Marie A. Binder, the three following course and distances, viz: Swath 63 degrees 46 minutes Al seconds East 105.44 feet. South 87 degrees 36 minutes 10 seconds East 171.50 feet and South 02 degrees 23 minutes 50 seconds West 230.03 feet to the beginning of the twelfth line of said : irst parcel of the second hereinmentioned deed, thence running and binding on said twelfth line South 77 degrees 23 minutes 50 seconds West 208.43 feet to the and of said twilfth line, thence running for a new line of division through the first parcel of the land described in the second hereinmentioned and of which the parcel now being described is a part, North 43 degrees 16 minutes 05 seconds West 275.88 feet to the plane of beginning. Containing 2.0 acres of land, more or less.

I. Wan Evans

L. ALAN EVANS SURVEYORS AND E - BALTIMORE 14. MARYLAND - HAmilton 6 \$5720 R-SPH

November 15 1962.

RIO TO PA DESCRIPTION OF MARIE A. BINDER PROPERTY ON THE NORTHEAST SIDE OF REISTERSTOWN ROAD

REGINNING for the first at a point on the northeast side of Reisterstown Road, 66 fast wide, said point being at the end of the first line of the land which by goed dated Harch 8, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3964. folio 289 was conveyed by Marie A. Binder and Ben Binder, her husband, to Lect J. Panitz et al. said point also being situate on the first line of the second parcel of the law, which by deed dated April 22, 1960 and recorded among the Land Records of Baltimor County in Liber W.J.R. No. 3692, folio221 was conveyed by the Baltimore Federal Savings & Loan Association to Marie A. Binder, said place of beginning also being situate, refering all courses to the true peridian as established by the Baltimore County Netropolitan District North 43 degrees 16 minutes 05 seconds West 790 feet, more or less, from the corner formed by the intersection of said northeast side of Reisterstown Road with th northwest side of BonitaAvenue, thence leaving said place of beginning and running and binding on said northeast side of Reisterstown Rosa and in part on part of the first line of the second parcel of the second hereinmentioned deed and also in part on the last or North 38 and 1/2 degrees West 360 foot line of the land which by deed dated December 31, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3652, folio 42 was conveyed by Minnie S. Koerner to Ben Binder and Marie A. Binder, his wife, in all North 43 degrees 16 minutes 05 seconds West 440 feet to the end of said last or North 33 and 1/2 degrees West 360 foot line of the third hereinsentioned deed, thence leaving said northeest side of Reisterstown Road and running and binding on the first and second lines of said third hereinmentioned deed the two following courses and distances, wiz: North 70 degrees 13 minutes 55 seconds East 227.0 feet and North 82 degrees 58 minutes

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#5720 R-SP#

MAP

RA-SP

TO dr. John G. Rose, Zoning Commissioner Date. December 7, 1962

FROM Mr. George E. Gavrelis, Deputy Director

SE1.2-6 SURJECT #5770-8-SH. R-10 to R-A and Special Hearing to retain so much of Special Exception No. 1260-X, granted October 13, 159 for conservatory as is described on the attached description entitled "Special Exception For Theatre", and reliquishing, abandoming and withdrawing the bilance of the axid Special Exception No.126-X (for a conservatory) as is covered by the instrut pertition for R-C Classification. 'NO fest from the corner formed by the interview of the formed that the formed the second of the conservation and with the North West side of Burthess's side of Relateration Road with the North Will District.

Wednesday, December 19, 1962 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Zoning Reclassification and Special Hearing. It has the following advisory comments to make with respect to pertinent planning factors:

- 1. The subject property is situated immediately to the North The subject property is situated immediately to the North of nonconforming, nonresidential use. Property in the entrances to the subject property has been reclassified for a Genellon Service Station. The property is located on Hoststereton Negal - in a major radial route, and is in close proximity beighborhood shopping facilities. From a planning visupoint all these facts indicate the appropriativeness of Apparent Zoning here.
- With respect to continuing Special Exception in part for Teatry use, the Planning staff voices no objection for access to Bathterston Read and parking in means of access to Bathterston Read and parking in provided on the basis of one off street parking space for every 2 seate in the theatre.

#5720R-59

Marie A. Binder Property on the Northeast side of Reisterstown Road Description of

55 seconds East 296.0 feet to the end of said second line of said third hereinmentioned deed and to the beginning of the second line of the first parcel of the second hereinmentioned deed, thence running and binding on part of said second line of the first percel of the second hereinmentioned deed South 77 degrees 17 minutes 00 seconds East 156 feet to the end of the third line of the first hereinmentioned deed, thence running and binding reversely on the third and second lines of said first hereinmentioned deed the two following courses and distances, wis: by a curve to the right in a southwesterly direction with a radius of 395.33 feet for a distance of 203.35 feet to the end of said curve, thence South 46 degrees 43 minutes 55 seconds West 339.19 feet to the place of beginning. Containing 3.6 acres of land, more or less.

BEGINNING for the second at a point on the sixth or last line of the land which deed dated March 8, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3964, folio 239 was conveyed by Marie A. Binder and Ben Binder, her husband, to Leon J. Panitz et al, said point being situate measured reversely along said line, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, North 46 degrees 43 minutes 55 seconds East 165.53 feet from the and of said sixth or last line and from the northeast side of Reisterstown Road, 66 feet wide, thence leaving said place of beginning and running and binding reversely on part of said sixth or last line of the aforementioned deed North 46 degrees 43 minutes 55 seconds East 187.02 feet to a point of curve and to the beginning of said sixth or last line of the aforementioned deed, thence running and binding reversely on the fifth line ntioned deed by a line curving to the left in a northerly direction with a radius of 425.00 feet for a distance of 221.17 feet to the beginning of said fifth line of the aforementioned deed and to intersect the second line of the first parcel of the land which by deed dated April 22, 1960 and recorded among the Land Records of

# 5720R-SPH Description of Paris A. Binder Property on the Northeest side of Reinterstam Read

Continued: Baltimore County in Liber W.J.B No. 3692 felic 221 was conveyed by the Baltimore Federal Savings & Loan Association to Marie A. Binder, thence running for a new line of division through the land which by deed dated April 1, 1957 and recorded among the Land Records of Baltimore County in Liber S.L.B. No. 3130, folio 393 was conveyed by the Scranton Realty Company to Leon Famitz et al the two following courses and distances, viz: North 79 degrees 54 minutes 43 seconds East 251.19 feet and North 70 degrees 02 minutes 00 seconds East 278.06 feet, thence continuing in part for a new line of division through the third harainmentioned deed and in part on the seventh line of the first parcel of said second hereinmentioned deed and in part reversely on the third line of the land which by deed dated May 27, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.B. No. 3706, folio 87 was conveyed by S. Donovan Swann, Jr. and wife to Marie A. Binder, in all South 05 degrees 23 minutes 20 seconds East 585.24 feet to the center line of Bonita Avenue and to the beginning of said third line of the fourth herei deed, thence running and binding on the center line of Bonita Avenue and reversely on the second line of said fourth hereinmentioned deed by a line curving to the right in a southvectorly direction with a radius of 1000 feet for a distance of 114.09 feet to the beginfourth
ning of said second line of said based hereinmentioned deed, thence leaving said center line of Bonita Avenue and running and binding reversely on part of the first line of said fourth hereinmentioned deed and in part on the tenth line of the first parcel of said second hereinmentioned deed, in all North 65 degrees 54 minutes 30 seconds West 136.98 feet to the end of said tenth line of said first parcel of the second hereinmentioned deed, thence running and binding on the eleventh and twelfth lines of said first parcel of the second hereinmentioned deed the two following courses and distances, wim: North 87 degrees 47 minutes 45 seconds West 228.22 feet and South 77 degrees 23 minutes 50

seconds West 208.43 feet to the end of said twelfth line of said first parcel of the

Description of Marie A. Binder Property on the Northeast side of Reisterstown Road

second hereinmentioned deed, thence running for a new line of division through the land described in the second hereinmentioned deed of which the parcel now being described is a part, North 43 degrees 16 minutes 05 seconds West 275.88 feet to the place

Containing 8.4 acres of land, moreor less.



\$ 5720R-SPH

#5720 R-SPH

BALTIMORE COUNTY, MARYLAND

SEC. 2 FROM

SUBJECT

(12/14/02

Walter J. Addison

Property Owner: Ben Binder District 4

Located: Northeast side Reisterstown Road 690' north of Bonita Avenue

Iten 2 of the agenda for the Zoning Advisory Committee Meeting of November 2, 1962 was concerned with the zoning of the subject property from its present zoning of R-10 to an R-A zone. Following are the comments of the Division of Traffic Engineering:

l. A theater is shown on the proposed site plan for this area. There is no apparent plan for providing the  $r^\prime$  -quired parking for such a use.

In regard to the proposed club, Comment No. 1

Walter J. Addison, Chief Division of Traffic Engineering

Date November 16, 1962

NOV 19 '62 111

WJA: GMN: ach

Note: REVISED PRINTS SUPPLIFTED NOW. 16x1

Horning Side Heights Page L

Water Comments: (Cont'd)

It is suggested that you contact Mr. J. B. Wolff, Assistant Director of Pholic Works at the time you are prepared to sign a Pholic Works Agreement to detarmine the probable availability of water services in order that you may plan your construction schedule.

A print of the preliminary plan of this subdivision, when submitted, will be referred to Baltimore City, Bureau of Water Supply, for review and comments in regard to adequacy of water-pressure in this development. Purther comments concerning water shall be forthcoming after a reply from Baltimore City

Sanitary Sewer Comments:

Sanitary severage can be made available to serve this property by construction of a sanitary sever extension, approximately 1,100 feet in length, from the existing 30-inch Gwymm. Falls Sanitary Interceptor Sever, shown on Drawing 56-1165, A-10.

The Developer and/or Applicant is responsible for any deficit to be incurred by the construction of public sanitary severage to serve this properly, including the June shaltary sever in proposed Morning Size Drive, under County contract and impection, including the preparation of construction drawings and right-of-way plats required. He is further responsible for conveying all rights-of-way Delliture County at no cost to the County. He is entirely responsible for the construction and antinemnce, of his en-site and the cost of the construction and antinemnce, of his en-site

This property is located in Area D.S. subject to a Santby Sewer Area Connection Charge of \$100.00 per quivelent dealling agreement to the Sewer Area Connection Control of the Sewer Area Connection Charge is determined, and perhaps will be \$10,600.00. However, the total Senitary Sewer Area Connection Charge is determined, and perhaps, upon receipt of bids for the utilities construction Contract. This Charge is in addition to the normal front-foot assessment and permit

BALTIMORE COUNTY, MARYLAND

George A. Levis Date Saptember 20, 1962

FROM Ellsworth N. Diver

Morning Side Heights Page 5

END:ROP:HJH:FWR:bab

cc: File

SUBJECT MORNING SIDE HEIGHTS Election District L

BURBAU OF ENGINEERING COMMENTS:

The pre-preliminary plat entitled "Morning Side Heights", Election District i and dated July 27, 1962, has been reviewed by the Developers Design Approval Section of the Bureau of Engineering and the following comments are Turnished:

Reisterstown Road, U.S. Route lhO, is a State Road, therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Morning Saids Drive (Highton Boak in the plat of Pleasant Ridge) shall be improved as a 30 combination curb and gutter and macedam paring, or feedling on Saids and Saids and Saids and Saids and Saids and Saids and Saids Drive within the Pleasant Ridge Saids/saids.

Bonita Avenue shall ultimately be improved as a 18 fcot combination curb and other and seaders paring cross-section on a 50 for tight concurred out in an extreme of the control of

The contours reveal rather excessive grades and the Developer's Engineer is cautioned in the establishmen of street grades, not to exceed the maximum of 10% as set by Baltimore County Standards.

It shall be the responsibility of the Developer and/or the Developer's Eurineer to clarify all rights-of-ways within the property and control said rights-of-way. The Developer shall be responsible for the submission of all necessary plate and for all costs of acquisition and/or shauldement of these rights-of-way.

The entrance locations shown on the plat are satisfactory.

.........

The Developer and/or Applicant must execute a Public Works Agreement for the above mentioned improvements after whice a Building Fermit will be approved.

ELLS-ORTH N. DIVER, Chief

SEP 2 : 1962 BUREAU UF LA. 3 DEVELOPMENT Morning Side Heights Fage 2

Highway Comments: (Cont'd)

Entrances shall be a minimum of 2h feet and a maximum of 35 feet wide, shall have 5 foot minimum radius curb returns, shall be located a minimum of 73 from any property line, and shall be constructed in accordance with Baltimore County Standards for 7 inch Concrete Entrances.

The Developer and/or Applicant shall be responsible for con-struction stake-out of all highesy improvements required in connection with this site and all stake-out shall be in accordance with Baltimore

That part of the site adjacent to Hilltop Hood is not Zoned RA. Therefore, the above mentioned comments will not apply. Access to this area will be provided by Hilltop Hood when the subdivision to the north is completed.

Storm water from this site and from the off-site area to the north now flows within drainings ditches located adjacent to the southwest and east property lines along both Reinterstoom Road and the Western Maryland Reinroad tracks. At ther an enclosed system or an extension of the state of t

Stern drain improvements required in connection with this development, in addition to those hereinbefore indicated, shall consider a payed parking restar, and an enclosed public system along Highton Road (Morningade Drive). Inlets shall be located in such manner as to middle-entropy additional restar and properties.

Roof drains, insofar as is practicable, shall be connected

Construction drawings will be required for all improvements other than the private ensite systems. The public storm drain facilities small be desired in accordance with Baltimore County Standards and Specifications, and shall be constructed under a County contract and inspection. Drawings shall be substituted for review and approval by the Saltinore County Dursau of Engineering. A schematic plan of the private costs system, showing flow quantities and method of connecting to the public systems, shall be substituted.

BALTIMORE COUNTY, MARY OND OFFICE OF FINANCE

No. 15392 DATE 12/19/62

Division of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND

Toohn Warfield Armiger, Esq. Jefferson Building Towson h, Md.

BY: Paltimore County

ANTITY	OUNT NO.  DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	\$146.00
	Advertising and poeting of property for Ben Pinder	146.00 -
	View to the control of the control o	
	102002 39+1 + + + 116- 16	6.00
3	AKE CUREVE DAVIS	

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 VALLEY 3-3000

BALT FORE COUNTY, MARCLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 14206 DATE 10/15/62

BILLED Zoning Department of

OSIT TO A	\$50.00 DUNT		
ANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		
	Petition for Reclassification for Ben Binder	50.00 -	
	Page 1 selection of the company		
	10-15-62 12-57 * * * TLL	50.00	
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	9		

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.

Storm Drain Comments: ((ont'd)

A grading plan is required for processing construction

Reinterstown Road i. a State Road. Drainage requirements as they affect this road come under the jurisdiction of the Maryland State Roads Commission.

The Developer and/or Applicant must provide necessary drainage facilities (umporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration c. surface waters. Correction of any problem which may result, due to impore grading or other drainage facilities, would be the full responsibility of the Developer and/or Application.

Water Comments:

This development is in the Pikerville ht. Zone of water service and connection area h.w. There will be a connection charge of \$10.00 per equivalent notating unit, in addition to the regular floor consesses, the second of the property of the second of the

On the basis of the information received with the subject application, the fixture until house equivalent equals 105 houses and the Area Connection Charge is \$18,000.00. Rowver, the above charge is subject to further review and adjustment, if necessary, at such time as application for the Plumbing Fermit is made with the Department of Permits and Licenses.

There are inadequecies in the water distribution system sorving this proposed subdivision. As a result, Baltimore County and Baltimore City have agreed to restrict the number of water services to be installed annually in this tone of service. Because of these restrictions and the limited number of services cause of these restrictions, no condutent can be made at this time of the number of services the services and the limited to serve the subdivision.

It will be necessary to include the following statement in ail Public Works Agreements pertaining to areas having water "estrictions."

"Availability of the number of water services will be determined by the Pepartment of Public Works prior to the issuance of any building permits"

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	Towson, Maryland	
the		#5720
District	Date of I	Posting 11-28-62
Posted for an A-10 to	R-A + Special Hearing	4
Petitioner: Ben Benes		
Location of property: 7914.	from surver formed by the	enterestion for 85.
of Justistan Of.	will the Bus of Boneta a	A. cle Suglat.
Location of Signa Bollos	sus on the M. E.S. of Becster	town Not 990 fel.
ne y Bonte an	lune!	
Remarks:	·	
Posted by Glorge K	Henry Date of return	11-29-62

Zouing Come-inshore of Sattinoore, he ambasty of the Zoning Act and titions of Baltimore County, will had been concerning all that periand to the Fourth District of Baltimore County.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., November 301, 19.52

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., emocrinascons op 1 time secretive weeks before the 19th

day of \_\_\_\_\_\_, 19\_62\_, the Seet publication appearing on the 30th day of November

19.62...

THE JEFFERSONIAN, Leanh Street

PETITION FOR ZONING
BELLASSIFICATION AND
#SPACIAL BLABBOOL
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ZONING From EIGH E. B.A.
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Exception No. C252"A, gasted
October 15, 190 from the statished description entitled "Special
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ta Avenue.

DATE & TIME: WEDNESDAY, DECEMBER 19, 1942 at
2:00 P.M.

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

The Roman Limits of the Zender State of Ballesse States and Hagens of Ballesse States and Hagens of Ballesse States District of Ballesse States District of Ballesse Concerning all that pured of Indianose County of Ballesse County of Ballesse

deed dated mediated from the sessed herein arcording the work of Ball. North 4 disperse 16 minutes 05 sessed was 12.88 feet to the sessed were 12.88 feet to the Binder, his minutes 05 sessed were 12.88 feet to the sessed with the sessed was 12.88 feet to the property of beginning the property of the property of Ben Binder and Marie A. Binder, as

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