

RE: PETITION FOR RECLASSIFICATION
from "R-10" Zone to an "R-1" Zone
Zone 790 feet, more or less, from
the corner formed by the intersection
of Reisterstown Road and Bonita
Ave., 4th District - Ben Binder
and Marie A. Binder, Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5720-R

The petitioners in the above matter seek reclassification of property from an "R-10" Zone to an "R-1" Zone 790 feet, more or less, from the corner formed by the intersection of Reisterstown Road and Bonita Avenue, in the Fourth District of Baltimore County; and desire to retain so much of special exception No. 1262 granted October 18, 1959 for a Conservatory and described in the petition as "Special Exception for Theatre".

It is the opinion of the Zoning Commissioner that so much of special exception No. 1262, granted October 18, 1959, for a Conservatory and as described in the petition submitted with this, consisting of approximately 2 acres of land, shall remain a special exception and that portion described in the petition be changed to "R-1" (residential apartments) is no longer a part of the Special Exception.

The petitioners also requested a reclassification of all of the property from "R-10" Zone to an "R-1" Zone. There has been sufficient change in the immediate area to warrant the said reclassification.

It is this 24th day of December, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that a reclassification of a portion of all the property from "R-10" Zone to an "R-1" Zone should be and the same is hereby reclassified from an "R-10" Zone to an "R-1" Zone and approximately 2 acres of land as described in the petition for retention as a Special Exception shall remain a Special Exception and the remainder of the property existing Special Exception is no longer in existence.

Zoning Commissioner of
Baltimore County

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

55 seconds East 296.0 feet to the end of said second line of said third hereinafter mentioned deed and to the beginning of the second line of the first parcel of said third hereinafter mentioned deed, thence running and binding on part of said second line of the first parcel of the second hereinafter mentioned deed South 77 degrees 17 minutes 00 seconds East 156 feet to the end of the third line of the first hereinafter mentioned deed, thence running and binding reversely on the third and second lines of said first hereinafter mentioned deed the two following courses and distances, viz: by a curve to the right in a southeasterly 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 by deed dated March 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 Leon J. Fanits 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 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 of the aforementioned 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

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Ben Binder and
I, or we, Marie A. Binder, 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 (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-1 zone; for the following reasons:
Changes in the neighborhood

See Attached Descriptions

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

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification 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.

Address

Address: 406 Jefferson Building, (4)

John Warfield Armiger, Petitioner's Attorney

Practitioner's Attorney

Address: 406 Jefferson Building, (4)

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of October, 1962, 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 14th day of December, 1962, at 2:00 o'clock P.M.

(over)

Page 3

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

Baltimore County in Liber W.J.R. No. 3692 folio 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 G.L.B. No. 3130, folio 393 was conveyed by the Scranton Realty Company to Leon Fanits 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 hereinafter mentioned deed and in part on the seventh line of the first parcel of said second hereinafter mentioned 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.R. 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 hereinafter mentioned deed, thence running and binding on the center line of Bonita Avenue and reversely on the second line of said fourth hereinafter mentioned deed by a line curving to the right in a southeasterly direction with a radius of 1000 feet for a distance of 114.09 feet to the beginning of said second line of said fourth hereinafter mentioned deed, thence leaving said center line of Bonita Avenue and running and binding reversely on part of the first line of said fourth hereinafter mentioned deed and in part on the tenth line of the first parcel of said second hereinafter mentioned 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 hereinafter mentioned deed, thence running and binding on the eleventh and twelfth lines of said first parcel of the second hereinafter mentioned deed the two following courses and distances, viz: 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

L. ALAN EVANS SURVEYORS AND CIVIL ENGINEERS

4200 ELBRODE AVENUE - BALTIMORE 14, MARYLAND - HAMMILL 6-2144

November 16, 1962.

DESCRIPTION OF 2 ACRES SPECIAL EXCEPTION OF MARIE A. BINDER

PROPERTY ON THE NORTHEAST SIDE OF REISTERSTOWN 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 Liber W.J.R. No. 3964, folio 289 was conveyed by Marie A. Binder and Ben Binder, her husband, to Leon J. Fanits 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 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, thence leaving said sixth or last line of the aforementioned deed and running for new lines of division through the first parcel of the land 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 courses and distances, viz: South 63 degrees 46 minutes 41 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 first parcel of the second hereinafter mentioned deed, thence running and binding on said twelfth line South 77 degrees 23 minutes 50 seconds West 208.43 feet to the end of said twelfth line, thence running for a new line of division through the first parcel of the land described in the second hereinafter mentioned 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 of beginning. Containing 2.0 acres of land, more or less.

L. Alan Evans

L. ALAN EVANS SURVEYORS AND CIVIL ENGINEERS

4200 ELBRODE AVENUE - BALTIMORE 14, MARYLAND - HAMMILL 6-2144

November 15, 1962.

DESCRIPTION OF MARIE A. BINDER PROPERTY ON THE

NORTHEAST SIDE OF REISTERSTOWN ROAD.

BEGINNING for the first at a point on the northeast side of Reisterstown Road, 66 feet wide, said point being at the end of the first line of the land which by deed dated March 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 Leon J. Fanits et al, said point also being situate on the first line of the second parcel of the land 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, said place of beginning also being situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan 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 the northwest side of Bonita Avenue, thence leaving said place of beginning and running and binding on said northeast side of Reisterstown Road and in part on part of the first line of the second parcel of the second hereinafter mentioned deed and also in part on the last or North 38 and 1/2 degrees West 360 feet 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 G. Keener 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 38 and 1/2 degrees West 360 feet line of the third hereinafter mentioned deed, thence leaving said northeast side of Reisterstown Road and running and binding on the first and second lines of said third hereinafter mentioned deed the two following courses and distances, viz: North 70 degrees 13 minutes 55 seconds East 227.0 feet and North 82 degrees 50 minutes

Remarks: _____
Posted by George R. Hermann Date of return: 11-29-62

PETITION FOR ZONING
RECLASSIFICATION AND
SPECIAL HEARING

**PETITION FOR ZONING
RECLASSIFICATION AND
SPECIAL HEARING
IN DISTRICT
ZONING:** From R-10 to R-A

OFFICE OF
BALTIMORE COUNTY

UNITY NEWS
own, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

CATONSVILLE, MD.

December 3 1962

DO CERTIFY, that the annexed advertisement of
J. Rose, Zoning Commissioner of
Baltimore County

THE BALTIMORE COUNTIAN, a group of newspapers published in Baltimore County, Maryland for one successive week before

lay of December 1962, that is to say
ted in the issues of November 30

BALTIMORE COUNTYIAN

By Paul T. Morgan

Editor and Manager.



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shown on plat plan filed with the
Zoning Commissioner.
By order of
JOHN G. ROSE,
Zoning Commissioner of

Nov. 30.

PLEASANT RIDGE
SUB-DIVISION

USE - UNIMPROVED
ZONED - R-10

HIGHTOP ROAD

USE UNIMPROVED
ZONED - ML

UNIMPROVED
ZONED - BL

Notes:

Election District N° 4
Area of Property - 12.0+ Acres
Existing Use - Vacant
Proposed Use - Apartments
Present Zoning - Residential R-10
Proposed Zoning - Residential R-A
Total N° Units - 171
Total N° Parking Spaces - 227

ZONED - R-10

USE - RESIDENCE & RETAIL SALE
OF FARM SUPPLIES & FUEL

ZONED - R-10

UNIMPROVED
ZONED - BR

PROPOSED LAYOUT
OF
BINDER PROPERTY



L. Alan Evans
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SURVEYORS & CIVIL ENGINEERS
4200 ELERODE AVE. HA. G. 2144
BALTIMORE 14, MARYLAND
Rev. 10-21-56
OCT. 18, 1962

