

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
Binkley

I, or we, Harry D. and Jean D., 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 for the following reasons:

Error in comprehensive zoning map

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:

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 of Baltimore County.

Legend J. Stman Attorney  
Contract purchaser  
Address 143 Equitable Building  
Baltimore 2, Maryland

Harry D. Binkley  
Jean D. Binkley  
John D. Binkley, his wife  
Legal owner  
Address McDonough Lane  
Baltimore 2, Maryland

William S. Baldwin  
Publisher's Attorney  
Address 24 N. Pennsylvania Ave.  
Towson 4, Maryland

ORDERED BY THE Zoning Commissioner of Baltimore County, this 16th day of December, 1964, 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 16th day of February, 1964, at 2:00 o'clock P.M.

BY John D. Binkley  
Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and upon the evidence presented for reclassification from "R-10" to "R-6", the subject property is located on a road which will eventually have the use of "R-6" zone. This property is located on a road which will eventually have the use of "R-6" zone. This property is located on a road which will eventually have the use of "R-6" zone.

The above reclassification should be made and the further supporting study of the zoning map.

It is ORDERED by the Zoning Commissioner of Baltimore County this 14th day of February, 1964, 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.

granted, from and after the date of this order, subject to approval of the site plan for the development of said property by Bureau of Public Works and the Office of Planning & Zoning.

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 14th day of February, 1964, 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 DENIED to remain R-10 zone; and/or the Special Exception for:

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PAUL CHILDS & ASSOCIATES, INC.

Leslie M. Childs  
John C. Childs  
Associates  
George W. Childs  
Edward W. Childs  
Leonard M. Childs  
Norman F. Childs  
Paul L. Childs  
Paul S. Childs

## DESCRIPTION

BINKLEY PROPERTY, McDONOUGH ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Present Zoning: R-10  
Proposed Zoning: R-6

Beginning for the same at a point on the center line of McDonough Road, 30 feet wide at the end of the first line of the land described in the deed from C. LeRoy Wideman and wife to Harry D. Binkley and wife, dated January 10, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2854, Folio 519 said point of beginning being at the distance of 395 feet, more or less, as measured northeasterly along said center line of McDonough Road from the intersection thereof with the center line of Meadow Heights Road, 60 feet wide, as shown on the Plat of Section One of Springbrook recorded among the aforesaid Land Records in Plat Book W. J.R. No. 28, Folio 27, running thence binding on the second, third, fourth, fifth and sixth lines of said deed the four following courses and distances, (1) N. 50° 45' W., 385.52 feet to an iron pipe, (2) S. 34° W., 251.60 feet to an iron pipe (3) N. 58° 06' W., 504.85 feet to a stone, (4) N. 36° 47' E., 758.90 feet to a stone and (6) S. 39° 56' E., 886.50 feet to the center line of McDonough Road and to the beginning point of the aforesaid deed, thence binding on the center line of McDonough Road and also binding on the first line of said deed S. 34° W. 278.20 feet to the place of beginning.

GAV:abr J. O. #61049-A 11/11/63

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting Jan. 25, 1964

Posted for Petition for Reclassification from R-10 to R-6

Petitioner Harry D. Binkley

Location of property NE/4 McDonough Rd., 305' from centerline of Meadow Heights Rd.

Location of Signs (1) On fence at NE/4 McDonough Rd. 305' from centerline of Meadow Heights Rd. (2) NE/4 McDonough Rd. 450' from centerline of Meadow Heights Rd. on tree.

Remarks None

Posted by John D. Binkley Date of return Jan. 30, 1964

TELEPHONE 823-3000 BALTIMORE COUNTY, MARYLAND No. 21502

## OFFICE OF FINANCE

Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

To: Sam Valley, Inc., 110 Spingdale Building, Baltimore 2, Md. BALLET Zoning Department of Baltimore County

QUANTITY 1/22 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

DEPOSIT TO ACCOUNT NO. 1/22 PETITION FOR RECLASSIFICATION FOR HARRY D. BINKLEY

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OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS  
Ridgelytown, Md.  
THE HERALD - ARGUS  
Catonville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

January 27, 1964

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 One Week

the 27th day of January, 1964, that is to say the same was inserted in the issues of

January 24, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgan  
Editor and Manager

INVOICE BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

No. 21603

DATE 2/11/64

To: Albert J. Kleiber, 6409 Western Run Drive, Baltimore 15, Md.

BALLET Zoning Department of Baltimore County

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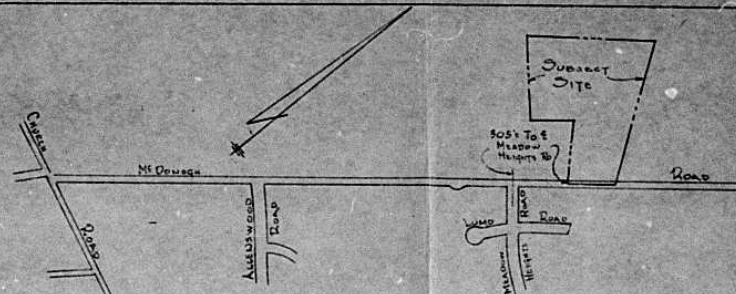
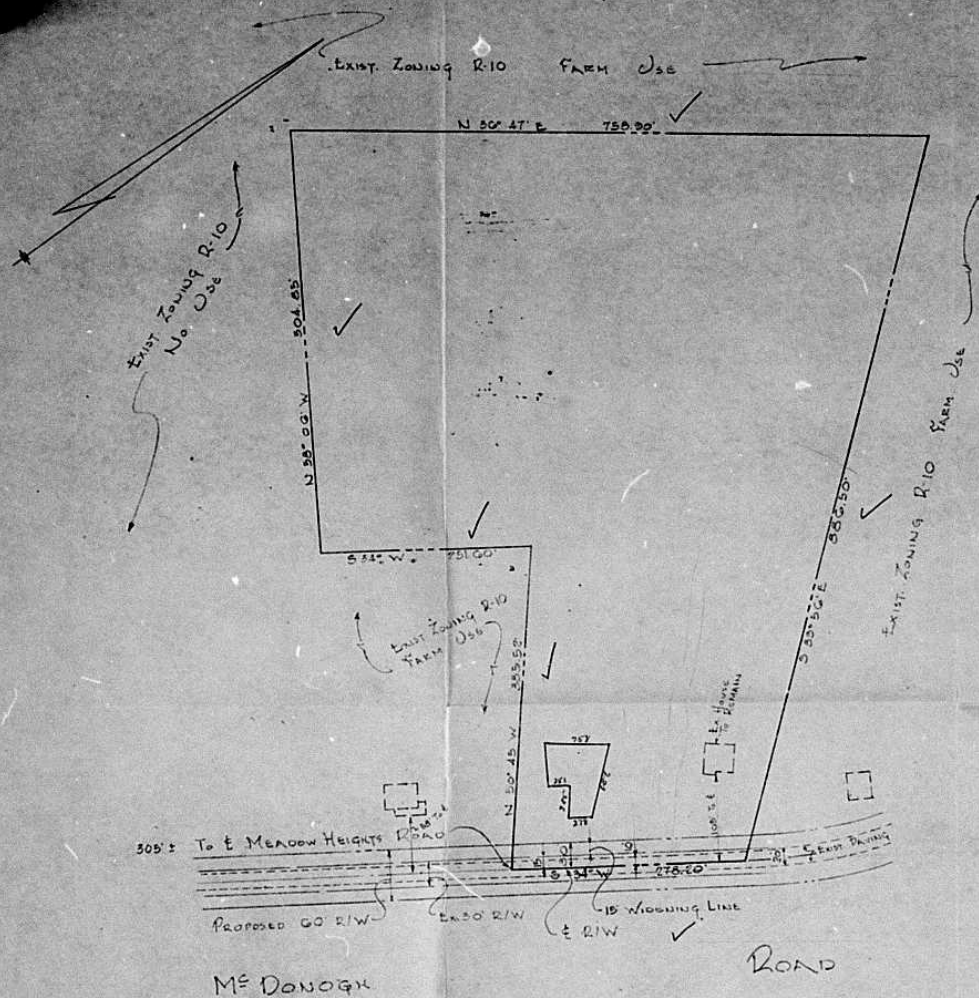
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LOCATION PLAN  
SCALE: 1"=500'

#64-44R

MAP  
2-C  
WESTERN  
AREA

### GENERAL NOTES

1. TOTAL AREA OF TRACT EQUALS 10.44 ACRES ±
2. PRESENT ZONING OF TRACT "R-10"
3. PRESENT USE OF TRACT "FARM USE"
4. PROPOSED ZONING OF TRACT "R-G"
5. PROPOSED USE OF TRACT "RESIDENTIAL COTTAGE"
6. ULTIMATE PAVING WIDTH OF Mc DONOGH RD 35' ON A 60' R/W.

PLAT TO ACCOMPANY PETITION  
FOR RECLASSIFICATION OF PROPERTY  
VICINITY  
McDONOGH ROAD & MEADOW HEIGHTS ROAD  
ELECTION DISTRICT 6 BALTIMORE COUNTY, MD  
SCALE: 1"=100'  
Nov. 11, 1962



MATZ, CHILDS & ASSOCIATES  
2120 N. CHARLES STREET  
BALTIMORE 8, MARYLAND

|          |          |           |            |
|----------|----------|-----------|------------|
| J.C. NO. | DRAWN BY | TRACED BY | CHECKED BY |
| 1002     | R.L.S.   |           |            |