

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Ben Binder and Marie A. Binder, and
C. Leroy Wideman and Adele H. Wideman, 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 RA zone to an

RA zone, for the following reasons:

1. Change in neighborhood
2. Error in original 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 for Baltimore
County.

Ben Binder
Marie A. Binder
C. Leroy Wideman
Adele H. Wideman
Address: Oving's Mills, Maryland
Address: Oving's Mills, Maryland

A. Owen Hennegan, Jr.
Samuel Kimmel
406 Jefferson Building,
Valley 1-7100
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day
of January, 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 through-
out 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 24th day of March, 1964, at 10:00 o'clock

By John D. Quirk
Zoning Commissioner of Baltimore County.

OFFICE OF PLANNING & ZONING

Pursuant to the advertisement, posting of property and public hearing on the above petition
it appearing that by reason of change in the character of the neighborhood

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

a Special Exception for a

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th
day of March, 1964, that the herein described property or area should be and
the same is hereby reclassified, from a R-10 zone to an RA
zone, and/or a Special Exception for a

Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day
of January, 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 continued as and
to remain RA zone, and/or the Special Exception for

Zoning Commissioner of Baltimore County

Leslie May
John F. Little
Associates
George W. Kelly
Robert W. Cullen
Leonard M. Glass
Norman F. Hoffman
Paul L.
Paul S. Swartz

CHILDS & ASSOCIATES, INC.
Engineers & Surveyors - Site Planners
2129 N. Charles St., Baltimore 18, Maryland
RD 100, Box 22000

DESCRIPTION

PARCEL TO BE REZONED FROM R-10 TO R-A,
REISTERSTOWN ROAD, FOURTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the northeast side of Reisterstown
Road at the beginning of the eighth line of the first parcel of land which by deed
dated May 9, 1962 and recorded among the Land Records of Baltimore County in
Liber W. J. R. 3988, Folio 7 was conveyed by James G. Saffell and wife to
Ben Binder and wife, said beginning point being located 900 feet, more or less,
southeasterly from Gwynbrook Avenue, thence binding on the eighth, ninth, tenth,
and eleventh lines of said first parcel the four following courses and distances
(1) N. 59° 59' 00" E., 13.11 feet to a pipe heretofore set (2) N. 59° 59' 00" E.,
183.58 feet to a pipe heretofore set, (3) N. 60° 53' 10" E., 101.50 feet to a pipe
heretofore set and (4) N. 60° 45' 51" E., 313.40 feet to a pipe heretofore set at
the end of the said eleventh line of first parcel and at the beginning of the second
line of the right-of-way secondly described in said deed, thence binding on the
second and third lines of said secondly described parcel the two following
courses and distances (1) N. 03° 02' 27" W., 91.3 feet to a stone heretofore set
on the southwest side of Walk Avenue and (2) S. 35° 53' 07" E., 82.5 feet to a
stone heretofore set at the beginning of the first described parcel herein referred
to, thence binding on the first and second lines of said first parcel the two
following courses and distances (1) S. 34° 21' 28" E., 667.41 feet to a stone

Water Supply
Sewage
Drainage
Highways
Sanitary
Recreation
Business
Industrial
Other

heretofore set on the southeast side of a stream and (2) S. 56° 22' 40" W.,
654.61 feet to an iron rod set on the said northeast side of Reisterstown Road
thence binding thereon N. 34° 43' 30" W., 715.62 feet to the place of beginning.
Containing 10.487 acres of land.

EHS:abr J. O. #62265 12/27/62



#64-65R
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 1, MARYLAND
A. Owen Hennegan, Jr., Esq.
406 Jefferson Building
Towson 1, Maryland
Dear Sirs: P.A.
2/29/64
SUBJECT: Petition for Reclassification
from R-10 to RA, on the 30/0
Reisterstown Rd, 900' SE of
Gwynbrook Avenue for Ben Binder

The Zoning Advisory Committee has reviewed the subject petition and
makes the following comments:
OFFICE OF PLANNING & ZONING: Will review and comment if necessary
TRAFFIC DEPARTMENT: The proposed interior road should be a public road, with a
60 feet right of way and 36 feet of paving.
BUREAU OF ENGINEERING: Water is available, however, sewer is located at some
distance from this property. The petitioner's engineer should indicate how he
plans to connect to the sewer.
STATE ROADS COMMISSION: The access to this property should be treated as a public
street
REDEVELOPMENT COMMISSION:
FIRE DEPARTMENT: See attached comments.
INDUSTRIAL DEVELOPMENT:
BUTINING DEPARTMENT:
BOARD OF EDUCATION:

cc: John Quirk - State Roads Commission
Albert Quirk - Office of Planning & Zoning
JGQ/aa

Yours very truly,
James G. Saffell
JAMES G. SAFFELL

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Owen, Chairman
Zoning Advisory Committee
FROM: Capt. Paul H. Reinecke
Fire Bureau
SUBJECT: BEN BINDER, ET AL
NEB REISTERSTOWN RD
31' SE OF GWYNBROOK AVE.
DISTRICT 4. 2/1/64
Date: February 10, 1964

Water mains, meters and fire hydrants shall be of an approved
type and installed in accordance with the Baltimore County Standard
Design Manual. Spacing of hydrants shall be 500 feet distance apart
as measured along an improved road, and within 100 feet from any
sideline. Hydrants, shall be located in a pattern approved by the
Baltimore County Fire Bureau.

Contact Capt. Paul H. Reinecke at Valley 5-7310 for information
concerning above comments.

PHR/bbr



