

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 plot 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-10 zone to an BL zone and for the following reason:

Error in original map
Change in character of 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:

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.

Contract purchaser
Address: Dolfield Road, Owings Mills, Md.

Protestant's Attorney
A. Owen Hennegan, Jr., Petitioner's Attorney

Address: 406 Jefferson Building, 21204 Valley 5-7500

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of June, 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 held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 6th day of July, 1964, at 11:00 o'clock A.M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John S. Repp, Zoning Commissioner Date: June 26, 1964

FROM: Mr. George E. Saville, Director

SUBJECT: 66-191-R, B-10 to B-1, Northeast side of Reisterstown Road, 630 feet Northwest of St. Thomas Church Lane, being property of Ben Binder.

4th District

HEARING: Monday, July 6, 1964 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from B-10 to B-1 zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The subject property is situated on the northeastern side of Reisterstown Road opposite its intersection with Painters Mill Road. B-10 zoning exists to either side and to the rear of the subject property. The opposite side of Reisterstown Road is zoned for industrial purposes with the frontage being in Manufacturing-Districted zone.
2. From a Planning viewpoint, creation of commercial zoning potentials here would not be in accordance with the comprehensive plan of zoning for the area. The potentials would be established for the subject property which would not be in accord with those to either side or to the rear. Furthermore, establishment of commercial zoning here would create an entering wedge for further commercial developments. The Planning staff is of the opinion that commercial zoning here would in fact constitute spot zoning.

PETITION FOR RECLASSIFICATION OF ZONING AND/OR SPECIAL EXCEPTION. Form 101-A, BAL. CO. ZONING DEPARTMENT, 1964. This form is to be filled out by the petitioner and submitted to the Zoning Commissioner. It should be filled out in duplicate. One copy is to be retained by the petitioner and the other copy is to be submitted to the Zoning Commissioner. The Zoning Commissioner may require the petitioner to submit additional information. The Zoning Commissioner may require the petitioner to submit additional information. The Zoning Commissioner may require the petitioner to submit additional information.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4TH Date of Posting: June 20, 1964
Posted for: RECLASSIFICATION FROM B-10 TO B-1
Petitioner: BEN BINDER
Location of property: N.E. side, Reisterstown Rd. 630' NW of St. Thomas Church Lane
Location of Sign: OPPOSITE END OF PAINTERS MILL Rd.
Remarks: J.S. Repp
Posted by: J.S. Repp Date of return: June 26, 1964

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 12, 1964.
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on June 1, 1964, before the 6th day of July, 1964, the first publication appearing on the 20th day of June, 1964.

THE JEFFERSONIAN,
S. Frank Strickland,
Manager

Cost of Advertisement, \$.....

Leslie Moss
John C. Child
Associates
George W. Bailey
Robert W. Cullen
Leland M. Glan
Norman F. Horman
Paul Lee
Paul S. Sauer

NATZ, CHILDS & ASSOCIATES, INC.
Engineers & Surveyors - Six Floors
2129 N. Charles St., Baltimore, Maryland 21208
HO 4145-7500

DESCRIPTION

BINDER PROPERTY, FOURTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

Present Zoning: R-10
Proposed Zoning: B-1

Beginning for the same at a point on the northeast side of Reisterstown Road at the distance of 630 feet, more or less, as measured northwesterly along said northeast side of Reisterstown Road from its intersection with the northwest side of St. Thomas Church Lane said point of beginning being at the end of the third or S. 45° W., 20.55 perch line of the land described in the deed from Barney Owings, Jr. and wife to Ben Binder and wife dated February 17, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3813, Folio 248, running thence binding on the fourth, first, second and third lines of said deed the four following courses and distances, (1) along said northeast side of Reisterstown Road N. 45° W., 66 feet, (2) leaving said road N. 45° E., 339.08 feet, (3) southeasterly 66 feet and (4) S. 45° W., 339.08 feet to the place of beginning.

J. O. #64114 GAYBR 5/20/64



Water Supply
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Fire
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Housing
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Public Health
Public Welfare
Public Works
Public Utilities
Public Works
Public Utilities
Public Works
Public Utilities

#64-191-R
NPP #4
SEI-2-C
BL
6/11/64

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

Petition for Reclassification
For Ben Binder, located
on NE Reisterstown Rd.
630' W of St. Thomas
Church Lane

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
OFFICE OF PLANNING & ZONING: This lot is the entirety 66' x 339' is proposed to be taken up by the extension of Painters Mill Road.
BUREAU OF ENGINEERING: Water is available. Sewer is not available.
HEALTH DEPARTMENT: Pollution test will be subject to approval by this Department.

cc: Albert Quisby, Office of Planning & Zoning
George Reiss, Bureau of Engineering
Thomas Twilford, Health Department

Yours very truly,

James E. Byer
Chief of Permit and Petition
Processing

js

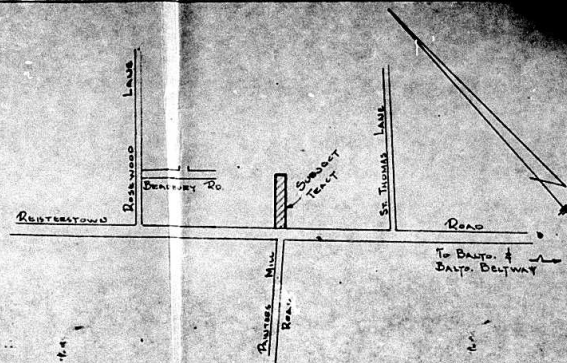
44-191-R

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		INVOICE No. 23008 DATE: 6/5/64
To: <u>Benjamin A. Binder</u> <u>406 Jefferson Building</u> <u>Towson 4, Md.</u>		BILLED BY: <u>Zoning Department of Baltimore County</u>
REPORT TO ACCOUNT NO. <u>04-402</u>	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
		<u>Petition for Reclassification</u>
		50.00 -
		50.00
TOTAL AMOUNT DUE		50.00
0-764 0000 + 23008 HFE =		50.00

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.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		INVOICE No. 23070 DATE: 7/4/64
To: <u>Benjamin A. Binder</u> <u>406 Jefferson Building</u> <u>Towson 4, Md.</u>		BILLED BY: <u>Zoning Department of Baltimore County</u>
REPORT TO ACCOUNT NO. <u>04-402</u>	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
		<u>Advertising and posting of your property</u>
		66-191-R
		1-664 0047 + 23070 ILL = 18.50
		1-664 0047 + 23070 ILL = 18.50

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.



GENERAL NOTES

1. AREA OF TRACT EQUALS 22,379.28 SQ. FT. ±
2. PRESENT ZONING OF TRACT "R-0"
3. PRESENT USE OF TRACT "NO USE"
4. PROPOSED ZONING OF TRACT "B-1"
5. PROPOSED USE OF TRACT "OFFICE USE"
6. PROPOSED FLOOD AREA OF 1 STY. BLDG. EQUALS 5,250 SQ. FT.
7. REQUIRED OFF-STREET PARKING (0.20) EQUALS 14 UNITS
8. PROPOSED OFF-STREET PARKING (0.20) EQUALS 10 UNITS.

REISTERSTOWN ROAD & PAINTERS MILL ROAD
ELECTION DISTRICT 4 BALTIMORE COUNTY, MD.
SCALE: 1"=50' MAY 20, 1964



MATZ, CHILDS & ASSOCIATES			
2100 N. CHARLES STREET			
BALTIMORE 18, MARYLAND			
NO.	SEARCHED BY	TRACED BY	CHECKED BY
100			21

