

5388-XV
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MAP #3
SEC. 2-C
XVA
9/24/63

1. Petition for Special Exception for Offices and Office Buildings. Variance to Sections 217.2 and 217.3 of Zoning Regulations. N/S of Walker Avenue 572 feet Northeast of Reisterstown Road. 3rd District. Arthur D. Smith and Catherine A. Smith - Petitioners.

2. The petitioner in the above matter requested a special exception for an office building and a variance to Section 217.2 of the Baltimore County Zoning Regulations to permit a front yard of fourteen feet five inches instead of the required thirty feet and permit a set back of thirty-nine feet five inches from the center of Walker Avenue instead of the required sixty feet. The petitioner also requested a variance to Section 217.3 of the Baltimore County Zoning Regulations to permit a side yard of six feet from the southwest corner of the building and five feet from the northeast corner of the building instead of the required twenty-five feet from the west property line.

It is in the opinion of the Deputy Zoning Commissioner that the granting of the special exception and the variances will not be detrimental to the safety, health, and general welfare of the locality involved.

For the above reasons the special exception and variances should be granted.

It is this 6 day of September, 1963, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the special exception for an office building should be and the same is granted from and after the date of this Order; also the variances should be granted to permit a front yard of fourteen feet five inches instead of the required thirty feet, a set back of thirty-nine feet five inches from the center of Walker Avenue instead of the required sixty feet, and a side yard of six feet from the southwest corner of the building and five feet from the northeast corner of the building instead of the required twenty-five feet from the west property line; subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Halley
Deputy Zoning Commissioner
Baltimore County

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

To: Shore and Schickler
5506 Park Heights Ave.
Baltimore 15, Md.

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Special Exception & Variance for Arthur Smith	\$50.00
7-1863 1415		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.

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Arthur D. Smith & Catherine A. Smith, legal owners 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 as is now zoned to an _____ zone; for the following reasons:

SEE STATEMENT ATTACHED.

Petition for Variance to Section 217.2-Front Yard-Request 11'-5" instead of required 30'. Request 39'-5" from center of Road instead of required 60'.
Section 217.3 - Side Yard - Request 6' from SW/Cor. of building and 5' from NW/Cor. of building instead of required 25' from west property line

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... Offices and Office Building

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

I, or we, agree to pay expenses of above re-classification 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.

Contract purchase
Address 5506 Park Heights Ave., Balto-15, Md. Address 22 Walker Ave., Pikesville, Md.

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of July, 1963, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 15th day of September, 1963, at 2:00 o'clock P.M.

9/15/63
9/15/63
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INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

To: Shore and Schickler
6605 Park Heights Ave.
Baltimore 15, Md.

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of advertising and posting property of Arthur D. Smith	\$11.00
9-663 3371		11.00

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.

CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
2129 N. Charles St., Baltimore 18, Maryland
10/10/63 7:3700

DESCRIPTION
22 WALKER AVENUE TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND VARIANCES, THIRD ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the north side of Walker Avenue, 40 feet wide, said point of beginning being at the distance of 572.75 feet, more or less, as measured northeasterly along said north side of Walker Avenue with the intersection thereof with the northeast side of Reisterstown Road running thence binding on said north side of Walker Avenue N. 59° 30' E., 98.50 feet thence leaving said north side of Walker Avenue the three following courses and distances (1) N. 25° 30' W., 80.50 feet (2) S. 69° 05' W., 106.00 feet and (3) S. 30° 30' E., 94.00 feet to the place of beginning.

GAV:shr
7/5/63



OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
No. 1 Newburg Avenue
CATONSVILLE, MD.

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 before the 10th day of August, 1963 that it is to say August 16, 1963, THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
To: Mr. John G. Rose, Zoning Commissioner
Date: August 13, 1963
FROM: Mr. George S. Dettlevs, Deputy Director

SUBJECT: #5388-XV. Special Exception for Offices and Office Bldg. Variance to the Zoning Regulations of Baltimore County to permit front yard of 14 feet 5 inches instead of required 30 feet; and to permit 39 feet 5 inches from center of road instead of the required 60 feet; and to permit side yards 6 feet from southwest corner of building and 5 feet from northeast corner of building instead of required 25 feet from west property line. North side of Walker Avenue 572 feet from Northeast side of Reisterstown Road. Being property of Arthur D. Smith.
3rd District

READING Thursday, September 5, 1963 at (2:00 P.M.)
The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for offices together with Variances. If granted the granting should be committed upon final approval of site plans by the appropriate County Agencies.

081/cs

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Noted for: Petition for Special Exception for Offices & Office Building
Petitioner: Arthur D. Smith
Location of property: N/S of Walker Ave. 572' NE of Reisterstown Rd.
Location of Signs: Spec. Exception on tree on lawn of 22 Walker Ave.
Variance on tree on lawn of 22 Walker Ave.
Remarks:
Posted by: J. Morgan
Date of return: August 22, 1963

CERTIFICATE OF PUBLICATION
TOWSON, MD. August 16, 1963
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 15th day of September, 1963, the 15th day of August, 1963.
THE JEFFERSONIAN
Cost of Advertisement, \$.....

