5938-XV
63-55

#63-55-XVA
MAP #3
SEC. 2-C

IN RE: 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

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY NO. 63-55 XV

XVA

: :

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 northwest corner of the building instead of the required twenty-five feet from the west property line.

It is 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 northwest 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.

Deputy Zoning Commissioner
Baltimore County

ARTHUR D. SMITH
22 Walker Ave.
Reisterstown, Md.

#5938-XV-63-55
MAP

5938-XV
63-55

PETITION FOR ~~ZONING RE-CLASSIFICATION~~ ~~AND/OR~~ SPECIAL EXCEPTION Variances

#5938-XVA 63-55

MAP #3 SEC. 2-C XVA 8/29/63

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 re-classified, pursuant to the Zoning Law of Baltimore County, from an ---------- zone to an ---------- zone; for the following reasons:

SEE STATEMENT ATTACHED.

Petition for Variances to Section 217.2-Front Yard-Request 14'-5" instead of required 30'. Request 39'-5" from center of Road instead of required 60'

Section 217.3 - Side Yards - 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 for Baltimore County.

Contract purchaser — Arthur D. Smith, Catherine A. Smith — Legal Owner

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

Petitioner's Attorney — Protestant's Attorney

Address

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 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 5th day of September, 1963, at 2:00 o'clock P.M.

JUL 15 63

Zoning Commissioner of Baltimore County

2:00 P 9/5/63 Peck

LEROY MATZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
2129 N. Charles St. - Baltimore 18, Maryland
HOpkins 7-5700

Leroy Matz, John C. Childs, Associates, George W. Beasley, Robert W. Cashen, Leonard M. Elias, Norman F. Herrmann, Paul Lee, Paul S. Smeton

Water Supply, Sewerage, Drainage, Highways, Structures, Developments, Investigations, Reports

DESCRIPTION

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

#5938-XVA 63-55

MAP #3 SEC. 2-C XVA 8/29/63

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:sbr
7/5/63

J. O. #63145

GEO/cs

STATE OF MARYLAND
GARNER W. ALLEN
No. 2091
REGISTERED PROFESSIONAL ENGINEER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#5938 XV 63-55

TO Mr. John G. Rose, Zoning Commissioner — Date August 23, 1963

FROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #5938-XV. Special Exception for Offices and Office Bldg. Variances 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 northwest 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

HEARING 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 conditioned upon final approval of site plans by the appropriate County agencies.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
3rd District

ZONING: Petition for Special Exception for Offices and Office Building Petition for Variances 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 northwest corner of building instead of the required 25 feet from west property line.

LOCATION: North side of Walker Avenue 572 feet from Northeast side of Reisterstown Road.

DATE & TIME: THURSDAY, SEPTEMBER 5, 1963 at 2:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be excepted as follows:

Section 217.2 - Front Yard - 60 feet from center of road and 30 feet from front lot line

Section 217.3 - Side Yards - 25 feet

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Concerning all that parcel of land in the Third District of Baltimore County

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 degrees 30' E., 98.50 feet thence leaving said north side of Walker Avenue the three following courses and distances (1) N. 25 degrees 30' W., 80.50 feet (2) S. 69 degrees 05' W., 106.00 feet and (3) S. 30 degrees 30' E., 94.00 feet to the place of beginning.

Being the property of Arthur D. Smith and Catherine A. Smith, as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Aug. 16

DUPLICATE

5835

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS, Reisterstown, Md — ~~THE KOHLMARKET Parkville~~

THE HERALD - ARGUS, Catonsville, Md.

No. 1 Newburg Avenue — CATONSVILLE, MD.

August 19, 1963.

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 ~~xxxxxxxxxxxx~~ before the 19th day of August, 1963 that is to say the same was inserted in the issues of August 16, 1963.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

#5938-63-55

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd — Date of Posting August 17, 1963

Posted 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. Stone (Signature) — Date of return August 22, 1963

2 signs

TELEPHONE VALLEY 3-3000

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

No. 19210
DATE 7/15/63

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

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622 — TOTAL AMOUNT $50.00

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY		COST
—	Petition for Special Exception & Variance for Arthur Smith	50.00
	PAID — Baltimore County, Md. — Office of Finance	
	7-1663 1415 • • • TEL—	$0.00

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.

TELEPHONE VALLEY 3-3000

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

No. 19295
DATE 9/5/63

To: Scher & Schneider, 6665 Park Heights Ave., Baltimore Md.

BILLED BY: Office of Planning & Zoning, 119 County Office Bldg., Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01.622

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY		COST
—	Cost of advertising and posting property of Arthur D. Smith	$11.00
	No. 63-55-XV	
	PAID — Baltimore County, Md. — Office of Finance	
	9-1663 3371 • • • TEL—	$1.00

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.

5938

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., ~~xxxxxxxxxx~~ once ~~xx~~ 1 time ~~xxxxxxxxxxxx~~ before the 5th day of September 1963, the ~~xxx~~ publication appearing on the 16th day of August 1963.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, $

PETITION FOR SPECIAL EXCEPTION AND VARIANCE. 3RD DISTRICT

ZONING: Petition for Special Exception for Offices and Office Building. Petition for Variances 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 the southwest corner of building and 5 feet from northwest corner of building instead of the required 25 feet from west property line.

LOCATION: North side of Walker Avenue 572 feet from northeast side of Reisterstown Road.

DATE AND TIME: Thursday, September 5, 1963 at 2:00 P. M.

PUBLIC HEARING: Room 106, County office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Section 217.3—Side Yards—25 feet.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act ans Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Third District of Baltimore County

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.

Being the property of Arthur D. Smith and Catherine A. Smith, as shown on plat plan filed with the Zoning Department.

By Order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County

Aug. 16

Zoned Residential "R.A." Use

S 00° 05' W 100.00'

Zoned Residential "R.A." Use

Zoned Residential "R.A." Use

Existing Garage

± High Plant Screen

± High Plant Screen

2 Sty. Fr. Dwlg.

Exist. Dwlg. To Be Renovated

850± Sq. Ft.

Exist. Porch To Be Removed

Proposed Parking Area

Variance

Variance

Variance

Variance

N 00° 30' W 80.00'

N 00° 30' E 98.50'

Future 5' Widening Line

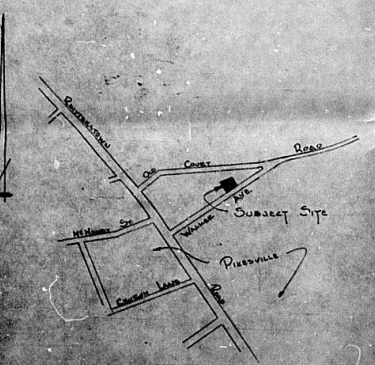
578.75'± To Reisterstown Rd.

± Walker Avenue

Existing Paving

To Old Court Road

Walker Avenue



Location Plan
Scale: 1" = 500'

General Notes

1. Total Acreage of Tract Includes 0.21 Acres ±
2. Present Zoning of Property "R.A."
3. Proposed Zoning of Property "R.A. With Special Exception"
4. Present Use of Property "Residential"
5. Proposed Use of Property "Office Use"
6. Variances Requested:
   A) Front Yard For Ex. Bldg. (Sect. 217.2 Zoning Regulations)
   B) Side Yard For Ex. Bldg. (Sect. 217.3 Zoning Regulations)
7. Required Off-Street Parking (9'x20') Equals 3 Units
8. Proposed Off-Street Parking (9'x20') Equals 8 Units

State of Maryland Charles A. Mates No. 2987 Registered Professional Engineer

Plat To Accompany Petition

For

Special Exception and Variances

No. 22 Walker Avenue

Election District 2 — Baltimore Co., Md.

Scale: 1" = 10' — July 3, 1962

Revised Aug 2, 1962

Revised Aug 9, 1962

Mates, Chilos & Assoc.
2120 N. Charles Street
Baltimore 18, Maryland

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [illegible]
DATE: 1/14/63