

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Eleanor Walker, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an RA-4A zone, for the following reasons:

The character of this locality has been drastically changed in that Dundalk Avenue has been changed into a dual lane highway; that Baltimore County has taken approximately five feet from the front of the property in order to widen Dundalk Avenue. The property is adjacent to the railroad tracks of the B&O Railroad which tracks are located on a high bank overlooking the said property. The property as now zoned is unsuitable for a dwelling at this location.

(1) Variance to section 217.2 to permit front yard of 10' instead of required 30'.
(2) Variance to section 217.2 to permit side yard of 10' instead of required 25'.
(3) Variance to section 409.2 paragraph (b) item (5) to permit 24 off-street parking spaces instead of required 29.5.

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 an office building three stories high for professional office use.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and of 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: Michael Maslan Legal Owner
Address: 2137 Dundalk Ave., Baltimore 22, Md.
Pro/stant's Attorney: Michael Maslan
Address: 2137 Dundalk Ave., Baltimore 22, Md.

ORDERED By the Zoning Commissioner of Baltimore County, this 14th day of May, 1965, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of May, 1965, at 10:10 o'clock.

By John G. Rose, Zoning Commissioner of Baltimore County.

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

the above Reclassification should be had; and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County, a Special Exception should be granted.
By reason of hardship shown a Variance to the Zoning Regulations of Baltimore County to permit a front yard of 10 feet instead of the required 30 feet; to permit a side yard of 10 feet instead of the required 25 feet; to permit 24 off-street parking spaces instead of the required 29.5.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of May, 1965, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an RA-4A zone, and a Special Exception for a Office Building should be and the same is granted from and after the date of this order. The Variances as aforementioned are granted, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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

the above re-classification 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 May, 1965, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as a R-6 zone, and/or the Special Exception for a Office Building be and the same is hereby DENIED.

By John G. Rose, Zoning Commissioner of Baltimore County.

L. ALAN EVANS SURVEYORS AND CIVIL ENGINEERS

4200 ELSBRO AVENUE - BALTIMORE 14, MARYLAND - HAMILTON 0-1444

BRANCH: 3 POPLAR STREET - CAMBRIDGE, MARYLAND - AC 8-3800

April 5 1965

DESCRIPTION FOR RECLASSIFICATION FROM R-6 TO RA-4A
TO AN RA ZONE WITH SPECIAL EXCEPTION FOR AN OFFICE BUILDING
AT THE NORTHEAST CORNER OF DUNDALK AVENUE AND WILLIAMS AVENUE

BEGINNING for the same at the corner formed by the intersection of the north-east side of Dundalk Avenue, 130 feet wide, with the southeast side of Williams Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on said northeast side of Dundalk Avenue the three following courses and distances viz: South 20 degrees 15 minutes 37 seconds East 50 feet, thence North 69 degrees 44 minutes 23 seconds East 1.92 feet, thence by a curve to the right in a southeasterly direction with a radius of 1151.92 feet for a distance of 100.09 feet, thence leaving said northeast side of Dundalk Avenue North 69 degrees 44 minutes 23 seconds East 115 feet to the southwest side of a 10 foot alley, thence running and binding along said southwest side of said 10 foot alley North 20 degrees 15 minutes 37 seconds West 125 feet to said southeast side of Williams Avenue, thence running and binding thereon South 69 degrees 44 minutes 23 seconds West 120 feet to the place of beginning.



L. Alan Evans

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

Mr. R. Mitchell Marlan,
2137 Dundalk Avenue
Baltimore, Maryland 21222

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

TRAFFIC ENGINEERING: This Bureau will review the proposed development plan and submit comments at a later date, if it is deemed necessary.
OFFICE OF PLANNING AND ZONING: This office has reviewed the revised development plan and will offer the following comments: It is suggested that the three parallel parking spaces to the rear of the building be removed to provide for maneuvering for the parking spaces along the rear property line. If these parking spaces are removed, it will be necessary to revise the Variance requested to permit twenty-one offstreet parking spaces, instead of the required thirty.

BUREAU OF ENGINEERING: Utilities: Water - Existing 30" and 10" in Dundalk Ave., 0" water in Williams Ave.
Sewer - Existing 8" in alley along the West property line. Adequacy of existing water and sewer to be determined by the developer or his engineer.
Road - The proposed alignment of Sollers Point Road through this area appears that it will drastically affect the development of this site.

The following persons had no comment to offer:
Board of Education Industrial Commission
Fire Department Buildings Department
Health Department State Roads Comm.

cc: Richard Moore, Traffic Engineering
Albert Gasky, Office of Planning & Zoning
Carlyle Brown, Bureau of Engineering

Yours very truly,

John G. Rose
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 11, 1965
FROM: George E. Gavett, Director of Planning
SUBJECT: Petition No. 65-334-RXA. "Special Exception for an Office Building and Variance to permit a front yard of 10 feet instead of the required 30 feet; to permit a side yard of 10 feet instead of the required 25 feet; to permit 24 Offstreet parking spaces instead of the required 29.5 Southeast corner of Dundalk and Williams Avenue. Being the property of Eleanor Walker."

12th District
HEARING: Monday, May 24, 1965 (10:30 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. It was the intent of the Twelfth District Zoning Map to affirm the residential character prevailing along Dundalk Avenue, and to protect the public use on the opposite side (Fort Holabird). Since the adoption of the Zoning Map the only significant change in the area has been the improvement of Dundalk Avenue.

2. If the Zoning Commissioner makes a finding that in fact the map was in error or that conditions have changed in such a way as to justify apartment zoning of subject site, then the special exception requested should be examined with particular care.

In the first place, we feel that a request for special exception accompanied by a request for variances is immediately suspect. (The request becomes even more suspect when it is accompanied by a reclassification request.) One of the purposes of the special exception device is to allow the imposition of extra, protective restrictions - certainly not to remove restrictions that are required anyway, unless circumstances are highly unusual.

In the case of a special exception for office use in the RA zone, the intent of Baltimore County's Zoning Regulations was to allow transitional use, so that setbacks, landscaping, parking, etc., would tie in and harmonize with adjacent residential development. If the special exception is granted, we feel that the site is simply large to permit an economic use within the limits imposed by the Zoning Regulations.

ep

PETITION FOR RECLASSIFICATION AND/OR SPECIAL EXCEPTION

12TH DISTRICT

SECTION: From R-6 to R-4A Zone.
Petition for Special Exception for an Office Building. Petition for Variance for front and side yard setbacks and off street parking.
LOCATION: Twelfth District, corner of Dundalk Avenue and Williams Avenue.
DATE & TIME: Monday, May 24, 1965, at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by advertisement in the Baltimore County, Maryland, and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for an Office Building three stories high for professional office use.
Petition for Variance to the Zoning Regulations of Baltimore County to permit a front yard of 10 feet instead of the required 30 feet; to permit a side yard of 10 feet instead of the required 25 feet; to permit 24 offstreet parking spaces instead of the required 29.5.
The Zoning Regulations in the Twelfth District of Baltimore County.
Section 117.3-First Yard-21 feet.
Section 117.3-4th Yard-21 feet.
Section 409.2 (b) (1)-(5) for each 100 square feet of total ground floor area and 1 for each 100 square feet of total area of upper floors.
All that parcel of land in the Twelfth District of Baltimore County.
Beginning for the same at the corner formed by the intersection of its northeast side of Dundalk Avenue, 130 feet wide, with the southeast side of Williams Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on said northeast side of Dundalk Avenue the three following courses and distances viz: South 20 degrees 15 minutes 37 seconds East 50 feet, thence North 69 degrees 44 minutes 23 seconds East 1.92 feet, thence by a curve to the right in a southeasterly direction with a radius of 1151.92 feet for a distance of 100.09 feet, thence leaving said northeast side of Dundalk Avenue North 69 degrees 44 minutes 23 seconds East 115 feet to the southwest side of a 10 foot alley, thence running and binding along said southwest side of said 10 foot alley North 20 degrees 15 minutes 37 seconds West 125 feet to said southeast side of Williams Avenue, thence running and binding thereon South 69 degrees 44 minutes 23 seconds West 120 feet to the place of beginning.
By order of:
JOHN G. ROSE
Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 19122

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the 24th day of May, 1965, the first publication appearing on the 14th day of May, 1965.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$...

INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson 4, Maryland

Date: April 26, 1965

TO: Mr. James S. Dyer
FROM: Eugene J. Clifford
SUBJECT: Item 4 - ZAC - April 14, 1965 - Northeast corner of Dundalk Ave. & Williams Avenue

Review of the revised plan dated January 22, 1965 results in the following comment.

The parking spaces provided are not adequate. The Baltimore County Zoning Regulations, Section 409.2 (b) (5) is a minimum requirement, therefore, this office building should have at least 30 off street parking spaces to assure no parking on Dundalk Avenue.

Eugene J. Clifford
County Traffic Engineer

N. Michael Maslan, Esq.
2137 Dundalk Ave.
Baltimore, Md. 21222

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this 14th day of April, 1965.

Owns Name: Eleanor R. Walker
Reviewed by: James S. Dyer

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 5-7-65
Posted for: May 24 65 - A.T. 10:30 A.M.
Petitioner: Eleanor Walker
Location of property: SE corner Dundalk Ave. and Williams Ave.
Location of Sign: SE corner Dundalk Ave. and Williams Ave. 12' from Williams Ave. and 12' from Dundalk Ave.
Remarks: Signs are 5' high
Posted by: Robert L. Smith Date of return: 5-13-65

**PETITION FOR
RECLASSIFICATION,
SPECIAL EXCEPTION
& VARIANCE**

12th DISTRICT
ZONING: From R-6 to R-A.
Zone Petition for Special Ex-
ception for an Office Building
and side yards and off street
parking.

LOCATION: Southeast corner
of Dundalk and Williams Ave
near

DATE & TIME: MONDAY,
MAY 24, 1965 at 10:30 A.M.
PUBLIC HEARING: Room 301,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regula-
tions of Baltimore County will
hold a public hearing on the
Proposed Zoning: R-A
Petition for Special Exception
for an Office Building three sto-
ries high for reclassification of-
fice use, Petition for Variance to the
Zoning Board time of Baltimore
County to permit a front yard
of 10 feet instead of the required
20 feet, to permit a side yard
of 10 feet instead of the re-
quired 25 feet, to permit 24 Off-
Street Parking spaces instead of
the required 25.

The Zoning Regulation to be
created as follows:
Section 217.2 - Front Yard -
30 feet
Section 217.3 - Side Yards -
25 feet
Section 400.2 b (5) - 1 foot each
300 square feet of total ground
floor area and 1 for each 500
square feet of total area of up-
per floors.

All that parcel of land in the
Twelfth District of Baltimore
County
BEGINNING for the same at
the corner formed by the inter-
section of the northeast side of
Dundalk Avenue, 120 feet wide,
with the southeast side of Wil-
liams Avenue, 50 feet wide,
thence leaving said place of be-
ginning and running and binding
on said northeast side of Dun-
dalk Avenue the three follow-
ing courses and distances: viz:
South 20 degrees 15 minutes 37
seconds East 50 feet, thence
North 69 degrees 44 minutes 23
seconds East 132 feet, thence by
a curve to the right in a south-
easterly direction with a radius
of 1181.92 feet for a distance
of 100.09 feet, thence leaving
said northeast side of Dundalk
Avenue North 69 degrees 44
minutes 23 seconds East 110
feet to the southwest side of a
new binding along said south-
west side of said 10 foot alley
North 20 degrees 15 minutes 37
seconds West 120 feet to said
southwest side of Williams Ave-
nue, thence running and binding
thence South 69 degrees 44
minutes 23 seconds West 120
feet to the place of beginning.
Being the property of Eleanor
Walker, as shown on plat plan
filed with the Zoning Depart-
ment.

Hearing Date: Monday, May
24, 1965 at 10:30 A.M.
Public Hearing: Room 301,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

**OFFICE OF
The Community Press**

DUNDALK, MD., MAY 7, 1965

"Eleanor Walker"
THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
for 1 successive weeks before the
4th day of May 19 65; that is to say,
the same was inserted in the issues of 5-5-65

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

TELEPHONE 823-3000

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

No. 30689
DATE 6/22/65

To: **R. Michael Huston, Esq.**
2137 Dundalk Ave.
Baltimore, Md. 21222

BILLED BY: **Zoning Dept. of Balto. Co.**

QUANTITY	DESCRIPTION	TOTAL AMOUNT
61.25	Advertising and posting of priority for Eleanor Walker	61.25
61.35	6-22-65 7647 * 30689 TFP--	61.35

01-622

DEPOSIT TO ACCOUNT NO. 01-622

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE.

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 823-3000

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

No. 30552
DATE 6/22/65

To: **R. Michael Huston, Esq.**
2137 Dundalk Ave.
Baltimore, Md. 21222

BILLED BY: **Zoning Department of Balto. Co.**

QUANTITY	DESCRIPTION	TOTAL AMOUNT
50.00	Petition for Reclassification, special exception & variance for Eleanor Walker	50.00
50.00	6-22-65 4804 * 30552 TFP--	50.00

01-622

DEPOSIT TO ACCOUNT NO. 01-622

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE.

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.

ZONED: RESIDENTIAL - R-6
USE: RESIDENTIAL

ZONED: RESIDENTIAL - R-6
USE: RESIDENTIAL

DUNDALK

Note:

ELECTION DISTRICT NO 12
AREA OF PROPERTY -- 14,735^{sq} - 0.33 ACRES ±

1st FLOOR AREAS:

1st FLOOR AREA = 4025^{sq}

1st SPACE / 300^{sq} = 13.4

2nd FLOOR AREA = 4025^{sq}

2nd SPACE / 500^{sq} = 8

TOTAL SPACES REQUIRED = 235

TOTAL SPACES PROPOSED = 24

PARKING SPACES = 8.5' x 18'

EXISTING ZONE: RESIDENTIAL - R-6

EXISTING USE: VACANT DWELLING

PROPOSED ZONE: R.A. & SPECIAL EXCEPTION FOR OFFICE BUILDING

PROPOSED USE: OFFICE BUILDING



Reg No 2827

L. Alan Evans
L ALAN EVANS
SURVEYORS & ENGINEERS
4200 ELSHORE AVE, HAG 2144
BALTIMORE 14, MARYLAND
SCALE: 1" = 20' JAN 22, 1965



#65-334 RXA

MAP
#12
SEC. 4A

SE-3E

PAVING
6.5'

7.9'

R/W

