

UNDER RECEIVED FOR FILING
DATE 11-16
BY [Signature]

RE: PETITION FOR RECLASSIFICATION
S/E Side Walker Ave., 765' N/E
Reisterstown Road, Variance to Sec. 1
232.2 (217.3) of Zoning Regulations - Peter A. Constantini, et al.,
Petitioners
BEFORE:
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-183-BA

ORDER OF DISMISSAL

It is this 14th day of May, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that the foregoing petition is hereby dismissed without prejudice.

John G. Rose, Zoning Commissioner of Baltimore County

CARDIN AND CARDIN
ATTORNEYS AT LAW
SUITE 202 800 PAVANE BUILDING
CALVERT AND FAYETTE STS.
BALTIMORE, MD. 21202
PHONE: 7-2888
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May 6, 1966

Baltimore County
Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Reclassification for
Peter A. Constantini
66-183-BA

ATTN: John G. Rose, Zoning Commissioner

Dear Sir:

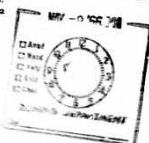
As per my conversation today with Mrs. Anderson of your office, I have been authorized by Mr. Constantini to withdraw his petition. Will you, therefore, kindly mark your records that this petition has been withdrawn.

Your cooperation in this matter will be appreciated.

Very truly yours,

Maurice Cardin

MC/ts



PETITION FOR ZONING RE-CLASSIFICATION
AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Peter A. Constantini and Margaret V. Constantini, his wife, legal owner s. of the property situated 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.A. zone to an N-BE zone, for the following reasons:

Section 232.2 (217.3) to permit a sideyard setback of 10 feet along the South 30 degrees 38 minutes East 208.9 foot line instead of the required 25 feet.

In the event the 25 foot space were complied with as now provided, it would not be practical to build a suitable building. Should the variance be approved or granted, then the building as proposed will improve the beauty of the area and enhance the values of the 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 OFFICE USE

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.

Peter A. Constantini
Margaret V. Constantini, Legal Owner
Address: 228 South Conkling Street
Baltimore, Maryland 21224
Maurice Cardin, Petitioner's Attorney
Address: 233 Equitable Building
Baltimore, Maryland 21202
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of December, 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 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 2nd day of February, 1966, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

Maurice Cardin, Esquire
233 Equitable Building
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 30th day of December, 1965.

Petitioner: Peter A. Constantini

Petitioner's Attorney: Maurice Cardin

JOHN G. ROSE
Zoning Commissioner

Chairman of Advisory Committee

TELEPHONE 682-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 35749

DATE 1/29/66

Peter A. Constantini
228 S. Conkling Street
Baltimore, Md. 21224

BILLED BY Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-621

QUANTITY

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE

TOTAL AMOUNT

COST

Petition for Reclassification & Variance

66-183-BA

\$0.63

1-2806 7504 * 35749 111- 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.

SURVEYING & CIVIL ENGINEERING
L. ALAN EVANS & ASSOCIATES
4800 BLANCKSON AVENUE - BALTIMORE, MD. 21214 - HAMMOND C-2144
2800 POPULAR STREET - CAMBRIDGE, MD. 21613 - AC 9-3350
L. ALAN EVANS, L.S. J. CARROLL HAGAN, L.S. NORMAN E. EMERICK, P.E.
LAND SURVEYOR SITE PLANNER ENGINEERING CONSULTANT
REG. NO. 2827 REG. NO. 2828 REG. NO. 2829

November 9 1965.

DESCRIPTION FOR RECLASSIFICATION FROM RA TO BL ZONE

WALKER AVENUE

BEGINNING for the same at a point on the southeast side of Walker Avenue, said point being situated 765 feet more or less measured northeasterly along said southeast side of Walker Avenue from its intersection with the northeast side of Reisterstown Road, thence leaving said point of beginning and running and binding on said southeast side of Walker Avenue North 59 degrees 30 minutes East 82.32 feet, thence leaving said southeast side of Walker Avenue and running the three following courses and distances, viz: South 30 degrees 38 minutes East 208.9 feet, thence South 59 degrees 22 minutes West 80.0 feet and North 30 degrees 38 minutes West 207 feet more or less to the place of beginning.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



L. Alan Evans



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 35783
DATE 2/25/66
TO: Peter A. Constantini
228 South Conkling St.
Baltimore, Md. 21224
BILLED BY Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-621	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
		Advertising and posting of property 66-183-BA	\$0.75
			58.75

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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 320
Posted for: Peter A. Constantini
Petitioner: Peter A. Constantini
Location of property: 228 S. Conkling St. Balto.
Location of Sign: 228 S. Conkling St. Balto.
Remarks: [Signature]
Posted by: [Signature]
Date of return: Feb 10, 1966

**PETITION FOR RECLASSIFICATION AND VARIANCE
3RD DISTRICT**

ZONING: From R.A. to B.L. Zone.
Petition for Variance for a side yard setback.
LOCATION: Southeast side of Walker Avenue 765 feet Northeast of Reisterstown Road.
DATE & TIME: Wednesday, February 23, 1966 at 10:30 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Present Zoning: R.A.
Proposed Zoning: B.L.
Petition for a Variance to the Zoning Regulations of Baltimore County, to permit a side yard setback of 10 feet along the South 30 degrees 38 minutes East 208.9 foot line instead of the required 25 feet.

The Zoning Regulation to be excepted as follows:

Section 232.2 (217.3) - Side Yards - For apartment houses, offices, and office buildings, not less than 25 feet from any building to a side property line.

All that parcel of land in the Third District of Baltimore County, Beginning for the same at a point on the southeast side of Walker Avenue, said point being situate 765 feet more or less measured northeasterly along said southeast side of Walker Avenue from its intersection with the northeast side of Reisterstown Road, thence leaving said point of beginning and running and binding on said southeast side of Walker Avenue North 59 degrees 30 minutes East 82.82 feet, thence leaving said southeast side of Walker Avenue and running the three following courses and distances, viz: South 30 degrees 38 minutes East 208.9 feet, thence South 59 degrees 22 minutes West 80.0 feet and thence North 30 degrees 38 minutes West 207 feet more or less to the place of beginning.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

Being the property of Peter A. Costantini and Margaret V. Costantini, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, February 23, 1966 at 10:30 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County
Feb. 3.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 3, 1966.

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 a week~~ ~~for 1 Time~~ ~~successive weeks~~ before the 23rd day of February, 1966, the first publication appearing on the 3rd day of February, 1966.

THE JEFFERSONIAN,

L. Frank Strickler
Manager.

Cost of Advertisement, \$.....

**PETITION FOR RECLASSIFICATION AND VARIANCE
3rd DISTRICT**

ZONING: From R.A. to B.L. Zone. Petition for Variance for a side yard setback.

LOCATION: Southeast side of Walker Avenue 765 feet Northeast of Reisterstown Road.

DATE & TIME: WEDNESDAY, FEBRUARY 23, 1966 at 10:30 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Present Zoning: R.A.
Proposed Zoning: B.L.

Petition for a Variance to the Zoning Regulations of Baltimore County, to permit a side yard setback of 10 feet along the South 30 degrees 38 minutes East 208.9 foot line instead of the required 25 feet.

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All that parcel of land in the Third District of Baltimore County

BEGINNING for the same at a point on the southeast side of Walker Avenue, said point being situate 765 feet more or less measured northeasterly along said southeast side of Walker Avenue from its intersection with the northeast side of Reisterstown Road, thence leaving said point of beginning and running and binding on said southeast side of Walker Avenue North 59 degrees 30 minutes East 82.82 feet, thence leaving said southeast side of Walker Avenue and running the three following courses and distances, viz: South 30 degrees 38 minutes East 208.9 feet, thence South 59 degrees 22 minutes West 80.0 feet and thence North 30 degrees 38 minutes West 207 feet more or less to the place of beginning.

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Being the property of Peter A. Costantini and Margaret V. Costantini, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, February 23, 1966 at 10:30 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY.
Feb. 3.

ORIGINAL

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

February 7, 1966

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 ~~these~~ weekly newspapers published in Baltimore County, Maryland, once a week for One ~~successive~~ weekly before the 7th day of February, 1966, that is to say the same was inserted in the issues of

February 3, 1966.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager *R.M.*

FILE COPY

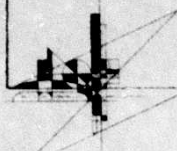
State Registration

L. ALAN EVANS

SURVEYORS AND CIVIL ENGINEERS

4200 ELSRODE AVENUE • BALTIMORE 14, MARYLAND • HAMILTON 6-2144

BRANCH - 8 POPLAR STREET - CAMBRIDGE, MARYLAND - AC 8-3350



WALKER

AVE.

116' Walker

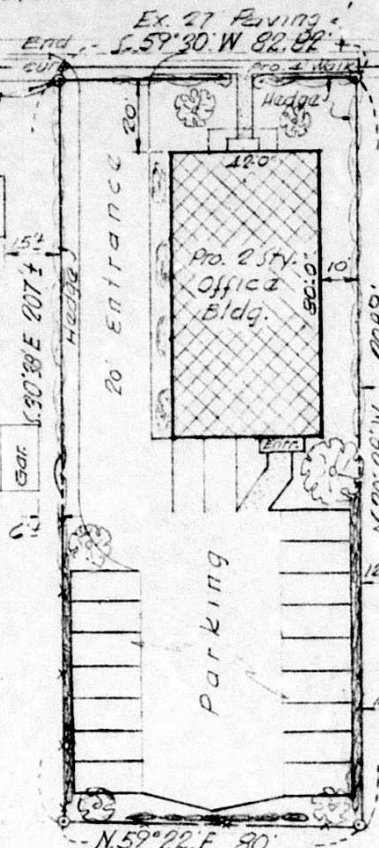
To Reisterstown Rd.

765' to Reisterstown Rd.
End of 3rd Line
W.P.C. 235/249

Curb
End - S. 59° 30' W 82.82'
8' Gas
8' San.

2 1/2' Sky
Fl.

ZONED R.A.
USE: RESIDENTIAL



DEC 30 '65 M



ZONING DEPARTMENT

2 1/2' Sky
Frame

ZONED R.A.
USE: RESIDENTIAL

NOTES

Election District N°2
Exist. Zoning - R.A.
Exist. Use - Residential
Pro. Zoning - B.L.
Pro. Use - Offices
N° of Parking Spaces - 18
N° of Parking Required:

Area 1st floor = $3360 \div 300 = 11.2$
Area 2nd floor = $3360 \div 500 = 6.7$
Total = 17.9

ZONED R.A.
USE: VACANT



Signed, This 9th day of Nov. 19 65

L. Alan Evans

SURVEYOR AND CIVIL ENGINEER

SCALE 40 ft. = 1 inch

