County and which is described in the description and plat attached hereto and made a part percef. # 3

NW-8-F XA'

See attached description

(1)
(20) for a Special Exception, under the said Zoning Law 21.d Zoning Regulations of Baltimore County, to use the herein described property for -80.05/1/cg .001.18/ing, 300.(2). [or , a. Variance from Sec. 217.3 of the Zonling Law and Zonling Rogulations of Baltimore County for the rest of the first from the first from the first from the first first first from the first first from the first first from the first first first from the first f

posting, etc., upon fiting 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

MID-ATLANTIC FIRE & CASUALTY COMPANY BY: Ined Hard Fra.

PETER A. COSTANTINI

Milegon V. Milegal Owners

Address

Address 211 Tower Building Ballimore, Maryland 21202 War of the

Petitioner's Attorney Sulliver 1 19

196. 2 that the subject matter of this position 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 he had before the Zonian

it appearing that by reason of that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health safety and general welfare of the locality involved, Variance the above sections should be had; and it further appearing that by reason of the requirements of Section 502, 1 of the Baltimore County Zoning Regulations having been a Special Exception for ... Offices and an Office Building IT IS ORDERED by the Zoning Commissioner of Baltimore County this. day of October 196.8 shotster-handinolises test opening various distributions xonex and so a Special Exception for x Offices and an Office should be and the same is panel, five and when the three properties and an Office, abould be and the same is granted, from a with the three panels are the properties of the propertie Pursuant to the advertisement, posting of property and public hearing on the above retitithe above re classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED DENIED and that the above described property or area be and the same is hereby continued as and

Pursuant to the advertiseme *, posting of preperty, and public hearing on the above petition and

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING William J. Pittler, Esq., 1010 One Chorles Center Soltimore, Meryland 21201 County Office Building 111 4. Chesapeake Avenu Towson, Maryland 21204 Your Petition has been received and accepted for filing this atitioner Pater A. Contantini Petitioner's Attorney William J. Pittler, ing. Reviewed by Advisory Committee

823-300 EXT. 38	NE 0		
	ВА	OFFICE OF FINANCE Division of Collection and Receipts TOWNSTORMS	No. 5632
60	ed A. Hart Co., Inc. Tower Building timore, Md.21752	TOWSON, MARYLAND 21204 BY-LED ZosingCept. of	Salto, Co.
	ACCOUNT NO. 01-622		TOTAL AMO
100	Advertising and por	DETACH ALONG PERFORATION AND REST THIS FORTION WITH YOUR E sting of property for Peter A. Costantini	EMITTANCE \$53.50
8	ر در	or Peter A. Costantini	53.50
USI DE LE	4.		
IMPO	RTANT: MAKE		~
L TO DIVI	SION OF COLUMN	KS PAYABLE TO BALTIMORE COUNTY, MARY! TION & RECLIPTS, COURT HOUSE, TOWSON, MA	

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

William J. Pittler, Esq., 1 1010 One Charles Center Baltimore, Maryland 21201

SUBJECT: Special Exception for an office building and for a Variance for Peter A. Costantini, located 3/5 Welker Ave.,767' E. of Reisterstown Rd.

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

RUBEAU OF ENCINEERING:
Water - Existing 16" water in Walker Avenue
Gener - Existing 4" sanitary sewer in Walker Avenue
Adequery of existing utilities to be determined by developer or his engineer.
Food: - Walker Avenue is to be developed as einfamm 40" road on a 50" K/V.

FIRE BUREAU: Patitioner will be required to meet al: Fire Dept. regulations as to offices.

BUREAU OF TRAFFIC ENGINEERING: The entrance as indicated on the petitioner's plot plan is inade, when in width. The entrance of 2h ft. entrance will be required for two-way traffic.

NEALTH DEPARTMENT.
The building or buildings on this site may be subject to registration and compliance with the Maryland State Mealth Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Opportment of Health.

<u>BULLOING ENGINEERS</u>
Patitioner will be required to meet all requirements as sat forth for offices in the Baltimora County Building Code - particularly as to construction of a wall along the 10's actback side.

<u>IDING ADMINISTRATION SIVISION</u>: Secriptions of the subject tract must be submitted to this office prior to a hearing data being assigned.

The above comments are not intended to indicate the appropriateness of the model of a still requested, but to assure that all positions were determined to the comment of t

The fallowing members had no comment to offers

Project Planning Division Beard of Education Industrial Development

Very truly yours,

SHES E. DYER, Zonting Supervise

No. 56291

JED.30

cs Carlyle Brown-Bur. of Engr.; Inspector Thomas

cstly-Fire Bureau; Jostefn Risa-Bur. of

Traffic Engr.; William Greenwalt-Health Debt.;

Elmer C. Hoppert-Building Engineer

BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

SHLED

SPOSIT TO ACCOUNT IN 01-622 ANTITY OFFICE ALONG PERFURSION AND REST THE POSTON OF TH						
110	Patition for #69-83-XA	Special	Exception and	Charles and the Control of the Contr	Costantini	50,00
10						
	1					
UI						

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND AIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120-1

Towson, Muryland

CERT ICATE OF POSTING

District. 3.4	Date of Posting 9-17-68
Posted for Special Exception -	Carinuce S.
Petitioner: P. H. Costantiai	·····
	Date of Posting 11/28. Carriage 2. Hvs. 765 NE of Reisbergtown, Rg
Location of Signs: 27 WALKEY ME)@
Remarks:	Date of return: 7-26-68
Posted by	Date of return

HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS

\$ 69.83×A 420f. ELSRODE AVENUE / BALTIMORE, MD. 21214 (301) 428-2144 53F. POPLAR STREET / CAMBRIDGE, MD. 21613 (301) 228-3350 1.5 E. MAIN STREET / WESTMINSTER, MD. 21197 (301) 846-1790 13 S. WASHINGTON STREET / EASTCN, MD. 21601 (301) 822-5433

MAP #3

September 3 1968.

SE(-2-C NW-8-F

DESCRIPTION FOR ZONING RECLASSIFICATION OF 27 WALKER AVENUE

EGINNING for the same at a point on the southeast side of Walker Avenue, said /A 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 80.00 feet and thence North 30 degrees 38 minutes West 207 feet, more or less, to the place of beginning.

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



L. afan Eins

ASSOCIATES: AND EASTON: JESSE W. HURLEY

WESTMINSTER



PETITION FOR SPECIAL EXCEPTION AND VARIANCE 3rd DISTRICT ZON'NG: Petition for Special xception for Offices and Office utilding. Petition for Variance for utilding.

Courton Patition for Verlance for de Yards.
LOCATION: Southeast side of laider Avenue 765 fest Northeast 1 Reisterstown Road.
ATE STIME 11300 A.M. FUBLIC HEARING. Room 108.
FUBLIC HEARING. Room 108.
FUBLIC HEARING. Room 108.
Lounty Office Building. 111 W. hesspeake Avenue. Towson.

l as follows: n 217,3 - Side Yards - 25

COMMUNITE LIMES

RANDALLSTOWN, MD. 21133 Sept. 25,

THIS IS TO CEBTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspape; published in Baltimore County, Maryland, once a week for Cno SDCCCSSIVE week's before the 25th day of Sopt., 1963, that is to ay, the same was inserted in the issue of September 19, 1968.

STROMBERG PUBLICATIONS. Inc.

Br Kuth Morgan

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

10. Mr. John G. Rose, Zoning Commissioner

Date September 20, 1968

FROM George E. Gavrelis, Director of Planning

Petition #69-83-XA. Southeast side of Walker Avenue 765 feet Northeast of Reisterstown Road. Petition for Special Exception for Offices and Office Building. Petition for Variance to permit a side yard on the northeast side of 10 feet and 24 feet for the southwest side insread of the required 25 feet. Peter A. Constantini - Peritioner

3rd District

HEARING: Monday, October 7, 1968 (11:00 A.M.)

If it should be decided to grant this petition we request that the granting be conditioned upon the site plan approval by this office and other appropriate County agencies.

GFG-bms



CERTIFICATE OF PUBLICATION

TOWSON,	MD.,	SEP 1	g ?	1968
TO CERTIES	V that th	o annovad		

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of_____J_time____successive weeks before the___7th____ day of _____October_____, 19_68, the *** publication appearing on the ____19th ____day of ____Sentember_____ 1968...

THE JEFFERSONIAN,

H f Manager.

Cost of Advertisement, \$_____

2 -TV, FRAME

ZONED R.A WE RESIDENTIAL

ENTER BUILDING

STORES DEATHER

N 50' 75'W 206.3'

N 50' 75'W 206.3'

N 50' 75'W 206.3'

N 50' 76'W 206.3'

NOTES ..

ELECTION DISTRICT NO. 2

EXISTING ZONING 2-A USE RESIDENTIAL

PROPOSED ZONING RIA WITH SPECIAL

EXCEPTION FOR OFFICE BLOG.

AND SIDE YARD VARIANCE

PARKING DATA :

AREA FIRST FL. : 3.542 1300 FILE
AREA SECOND FL. 3.542 1500 F. 70
TOTAL NO. OF SPACES PEOUPED: 19
TOTAL NO. OF SPACES PROVIDED: 19
FAREING SPACE: 7/20'

AREA OF PROPERTY : 16.636 \$

DITE PLAN





2 STY FRAME