

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Harlan Dopkin, 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 _____ zone to an SEC-2-C zone, for the following reasons:

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 and Office Buildings.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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: _____ Legal Owner: _____
Address: _____ Address: 2112 Maryland Avenue, Baltimore, Md. 21218
BY: _____ Petitioner's Attorney: _____
Address: 2112 Maryland Avenue, Baltimore, Md. 21218 Protestor's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 6th _____ day of _____ 1969, 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 _____ 10th _____ day of _____ 1969, at _____ 11:00 o'clock _____ A.M.

Zoning Commissioner of Baltimore County

DESCRIPTION
DESCRIPTION TO ACCOMPANY
APPLICATION FOR SPECIAL USE EXCEPTION
FOR
HARLAN DOPKIN
NOS. 23 & 25 WALKER AVENUE
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



BEGINNING for the same at a point on the southeast line of Walker Avenue, 40 feet wide, distant 659 feet more or less northeasterly from the corner formed by the intersection of the southeast line of Walker Avenue and the northeast line of Reisterstown Road, said point being the beginning of that parcel of land secondly described in a deed dated September 21, 1934, recorded among the Land Records of Baltimore County, Maryland in Liber C.W.B. Jr. No. 940 at Folio 84 which was conveyed by Joseph O.C. McCusker and Mary E. McCusker, his wife, to John R. Clark and Lois Clark, his wife, and running thence binding along the First Line of that parcel of land secondly described in the above mentioned deed, as now surveyed, South 27° 32' 30" East 209.00 feet to the end thereof, thence binding for a part along the Second Line of that parcel of land secondly described in the above mentioned deed and for a part along the Second Line of that parcel of land firstly described in the above mentioned deed North 63° 48' 30" East 104.25 feet to the end thereof, thence binding along the Third Line of that parcel of land firstly described in the above mentioned deed North 27° 32' 30" West 209.00 feet to the end thereof and to a point on the aforesaid southeast line of Walker Avenue, 40 feet wide, thence binding along said southeast line of Walker Avenue and for a part along the Last Line of that parcel of land firstly described in the above mentioned deed and for a part along the Last Line of that parcel of land secondly described in the above mentioned deed South 63° 48' 30" West 104.25 feet to the place of beginning, containing 21,780 square feet of land more or less.

BEING these parcels of land firstly and secondly described in a deed dated September 21, 1934 recorded among the aforesaid Land Records in Liber C.W.B. Jr.

PURDUM AND JESCHKE, ENGINEERS 2112 MARYLAND AVENUE, BALTIMORE, MARYLAND 21218

DESCRIPTION

DESCRIPTION TO ACCOMPANY
APPLICATION FOR SPECIAL USE EXCEPTION
FOR
HARLAN DOPKIN
NOS. 23 & 25 WALKER AVENUE
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Page 2

No. 940 at Folio 84 which was conveyed by Joseph O.C. McCusker and Mary E. McCusker, his wife, to John R. Clark and Lois Clark, his wife.



March 10, 1969

PURDUM AND JESCHKE, ENGINEERS 2112 MARYLAND AVENUE, BALTIMORE, MARYLAND 21218

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 6, 1969
FROM: George E. Gamble, Director of Planning
SUBJECT: Petition #69-275-X, Southeast side of Walker Avenue 659 feet Northeast of Reisterstown Road. Petition for Special Exception for Office and Office Building. Harlan Dopkin - Petitioner
3rd District
HEARING: Monday, June 16, 1969 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a special exception for an office building and have the following advisory comments to make regarding pertinent planning factors:

Although the area along Walker Avenue has been utilized in part for office use, the planning staff feels that the specific proposal contained in this petition does not comply with the requirements of Section 502.1 of the Zoning Regulations. We note that the specific proposal would place the entire lot in building and paved parking areas with no amenity or open space to take up the shock of possible adverse effect on adjoining properties. It seems that this proposal would tend to overcrowd land and tend to create congestion in the roadway, or alleys therein. Turning movements into and out of the property are almost impossible.

GEG:cm



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 14, 1969

66 To Bruce Building
311 M. Carey Lane
Baltimore, Md. 21201
VA. 7-1000

GEORGE E. GAMBLE
Director
JOHN G. ROSE
Zoning Commissioner

Leonard A. Orman, Esq.,
Maryland Trust Bldg.,
Baltimore, Maryland 21202

RE: Type of Hearing: Special Exception
for Office and Office Building
Location: SE/2 Walker Ave., 659'
NE of Reisterstown Rd.
3rd District
Petitioner: Harlan Dopkin
Committee Meeting of May 6, 1969
Item 261

Dear Sirs:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development proposals or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

John L. Miles
John L. Miles, Esq.,
Zoning Supervisor

JED:JO
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 13, 1969

COUNCIL CHAIRMAN
OLIVER L. MYERS
Baltimore, Maryland 21202

MEMBERS:
BUREAU OF ENGINEERING
BUREAU OF PLANNING
BUREAU OF PUBLIC WORKS
BUREAU OF ZONING
BUREAU OF COMMUNITY DEVELOPMENT
BUREAU OF ECONOMIC DEVELOPMENT
BUREAU OF ENVIRONMENTAL CONTROL
BUREAU OF HEALTH
BUREAU OF SOCIAL SERVICES
BUREAU OF TRAFFIC ENGINEERING
BUREAU OF UTILITIES
BUREAU OF WATER AND SEWERAGE
BUREAU OF WASTE MANAGEMENT
BUREAU OF ZONING

Leonard A. Orman, Esq.,
Maryland Trust Building
Baltimore, Maryland 21202

RE: Type of Hearing: Special Exception
for Office and Office Building
Location: SE/2 Walker Ave., 659'
NE of Reisterstown Rd.
3rd District
Petitioner: Harlan Dopkin
Committee Meeting of May 6, 1969
Item 261

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with two 2½ story frame dwellings with several accessory structures to the rear. The properties to the east, west and north are improved with two story to two and a half story frame dwellings. There are several of these converted into offices along Walker Avenue. The property immediately to the south is improved with the Maryland State Police barracks and athletic fields. Walker Avenue in this location is partially improved with concrete curb and gutter and sidewalks.

BUREAU OF ENGINEERING

Highways

Access to this site shall be from Walker Avenue, an existing road which has been previously maintained by the Maryland State Roads Commission. However, this road is currently being considered for acceptance by Baltimore County for maintenance. Therefore, in anticipation of County maintenance, this office will require a 5 ft. highway widening along the frontage of this property so that future highway improvements consisting of a 39 ft. combination curb and gutter and feasible paving cross-section on a 50 ft. right-of-way can be constructed.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Leonard A. Orman, Esq.,
Maryland Trust Building
Baltimore, Maryland 21202
Item 261

May 14, 1969

3rd District

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sediment Controls

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damming private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewers

Public sanitary sewerage is available to serve this property.

Water

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION

The building as proposed is too large for the lot to provide adequate circulation. There is not sufficient room to provide adequate storage for vehicles both entering and leaving the property, making the turning movement severe.

BUREAU OF TRAFFIC ENGINEERING

Review of the subject petition indicates a point of congestion at the location shown for the entrances. This entrance design is undesirable and the plan should be revised.

FIRE DEPARTMENT

Petitioner shall be required to meet fire Department regulations pertaining to office building when construction plans are submitted for approval.

Leonard A. Orman, Esq.,
Maryland Trust Building
Baltimore, Maryland 21202
Item 261

May 14, 1969

BOARD OF EDUCATION

Would result in a slight loss of students only.

HEALTH DEPARTMENT

Public water and sewers are available to the site.

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

ZONING ADMINISTRATION DIVISION

This petition is accepted for filing on the date of the enclosed filing certificate. No fee of the hearing date and time, while will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

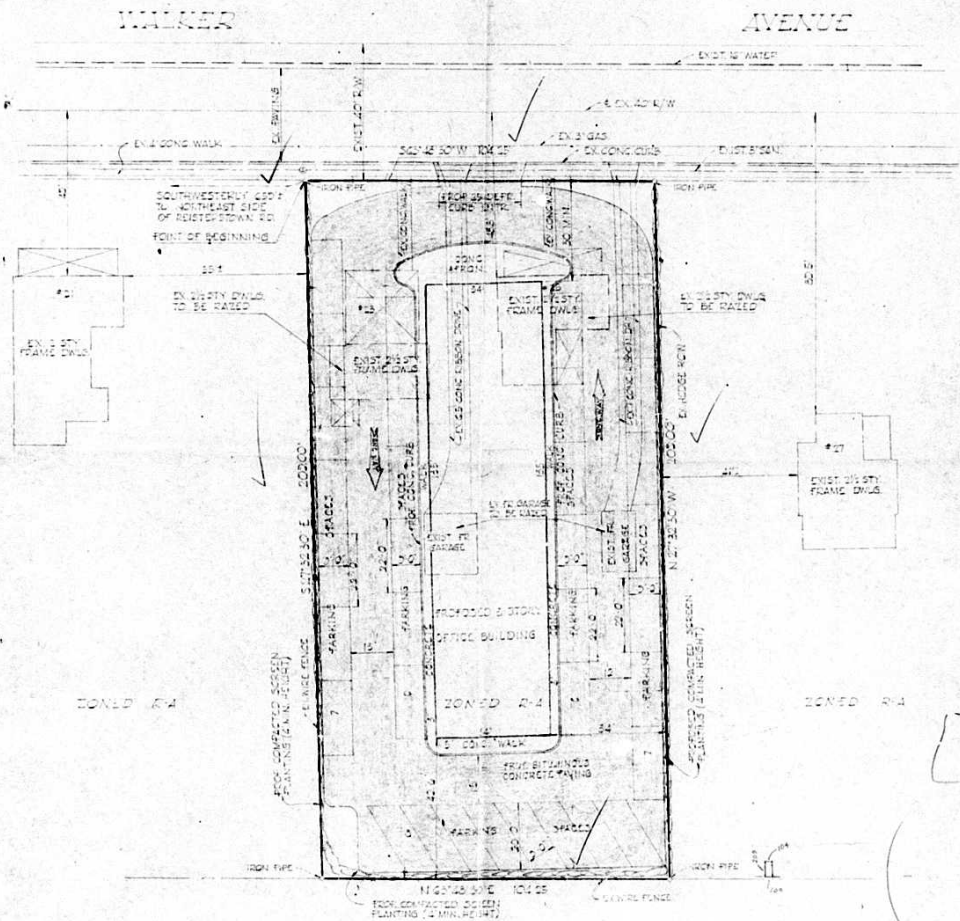
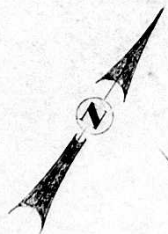
Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JO
Enc.

GENERAL NOTES

1. GROSS AREA OF TRACT - 1,158.50 SQ. FT.
2. PRESENT ZONING - R-4
3. PRESENT USE - RESIDENTIAL
4. PROPOSED ZONING - R-4 WITH SPECIAL USE EXCEPTION
5. PROPOSED USE - OFFICE BUILDING
6. PLANNING DATA
 - A. USE - OFFICE BUILDING
 - B. NO. OF SPACES - 1,000 - 1,200 (800 SQ. FT. 1ST FLOOR)
 - C. DIST. 12-15 FT. UPPER FLOOR - 15
 - D. NO. OF SPACES - 1,000 - 1,200
 - E. SCREENING - COMPACTED SCREEN PLANTING (4 MIN. HEIGHT)
 - F. LIGHTING - NONE - 1,000 WATT
 - G. FINISHING - STAINLESS STEEL



#69-275X

OFFICE
COPY

WHP
#2
SEC. 2-C
NW-8-F

"X"



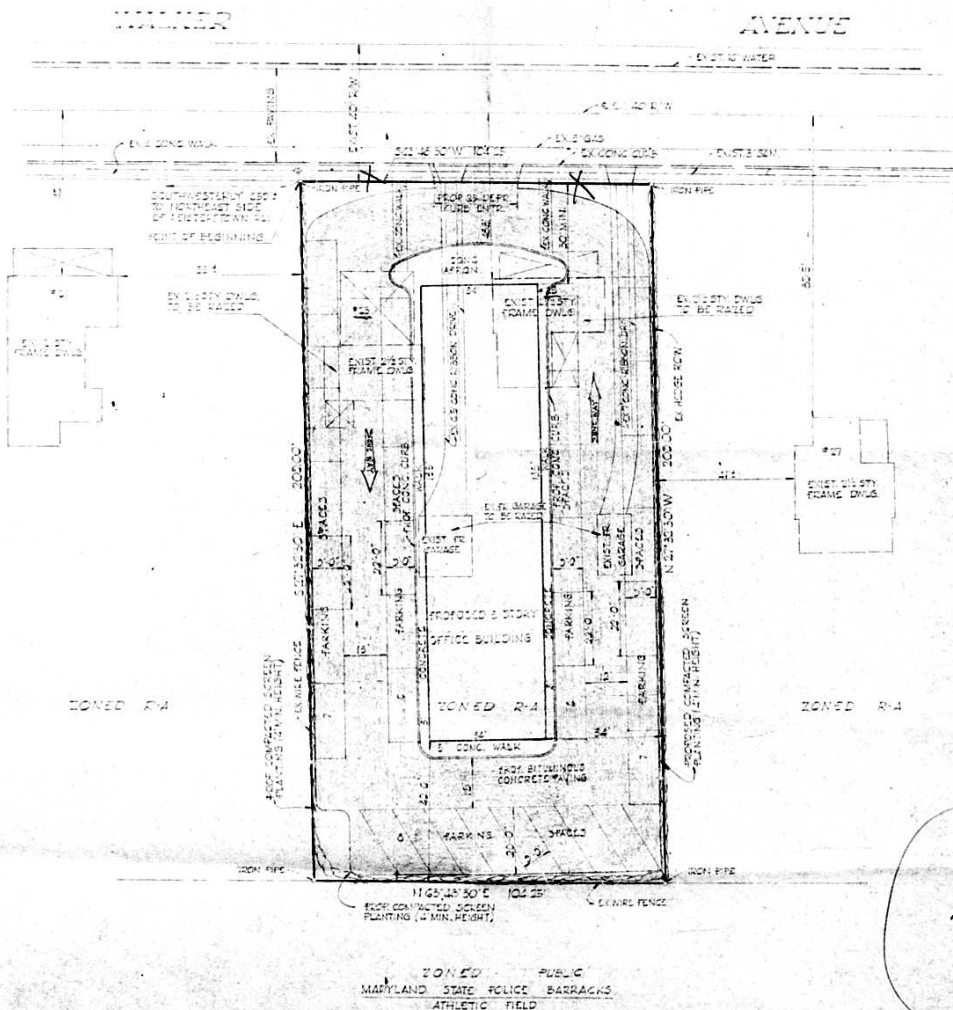
PURDUM & JESCHKE
CONSULTING ENGINEERS
AND LAND SURVEYORS
2815 HAINES AVENUE
BALTIMORE 18, MARYLAND

MD 29 - FUEL C
MARYLAND STATE POLICE BARRACKS
ATHLETIC FIELD

SITE PLAN TO ACCOMPANY
APPLICATION FOR
SPECIAL USE EXCEPTION
CONTRACT PURCHASE
HARLAN DOPKIN
105 23 AND 25 WALKER AVENUE
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20'
MARCH 10, 1960



1. SITES AREA OF TRACT - 2188 SQ FT
2. PERCENT BOWING 2.2A
3. PERCENT USE RESIDENTIAL
4. STRENGTH - 2001 2.2A WITH SPECIAL USE EXCEPTION
5. PROPOSED USE - OFFICE BUILDING
6. PARKING DATA
A. USE OFFICE BUILDING
B. NO. OF SPACES 1500 - 1.1 OF 200 SQ FT 1ST FLOOR
C. 100 100 SQ FT UPPER FLOOR - 25
D. NO. OF STALLS 1500 24
7. TREES TO BE REMOVED - 1000 PLANTING (4 MIN HEIGHT)
8. LIGHTING - 2000 1000
9. PAVING - 2000 1000



MAP
3
SEC. 2-C
NW-8-E

“X”



PURDUM & JESCHKE
CONSULTING ENGINEERS
AND LAND SURVEYORS
2015 MARYLAND AVENUE
BALTIMORE 18, MARYLAND

SITE PLAN TO ACCOMPANY
APPLICATION FOR
SPECIAL USE EXCEPTION
CONTRACT PURCHASE
HARLAN DOPKIN
NOS 23 AND 25 WALKER AVENUE
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20'
MARCH 10, 1963