

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

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 for a Variance from Section 217.3 to permit a sideward setback of 0 ft instead of the required 25 ft in RA zone.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: indicate hardship or practical difficulty

Practical difficulty
Previous Case #9-275 comments (It was recommended by Mr. Williams and Mr. Quimby that this approach be used to improve site, traffic and overall appearance of project.)

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of time Variance advertising, posting, etc., upon filing of this petition, and further agree to be and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser Harlan Dopkin Legal Owner
Address 2411 Maryland Ave
Baltimore, MD 21218

Petitioner's Attorney Leonard Orman Protestant's Attorney
Address 212 St Paul, Balto, Md. 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of February, 1970, 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 held before the Zoning Commission of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 2nd day of April, 1970, at 11:00 o'clock.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 26, 1970

Mr. Harlan Dopkin
2411 Maryland Avenue
Baltimore, Maryland 21218

RE: Type of Hearing: Variance to permit side yard setback
Location: SE/5 Walker Avenue
659' NE of Reisterstown Road
Committee Meeting of Feb. 17, 1970
Petitioner: Harlan Dopkin
3rd District
Item 162

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted in 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 2 1/2 story frame dwellings with accessory structures, garages to the rear. The properties to the northeast and west to the south is unimproved property but is being used as the Maryland State Police athletic field and is zoned public land. Walker Avenue in this location is not improved as far as concrete curb and gutter are concerned.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject variance to side yard should have no major effect on traffic.

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 regulation 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.

BUREAU OF ENGINEERING

General: The comments supplied in connection with Item 261 (1968-1969), copy attached, remain valid and applicable. This office has no further comment.

DESCRIPTION

DESCRIPTION TO ACCOMPANY
APPLICATION FOR SIDE YARD VARIANCE
FOR
HARLAN DOPKIN AND ELINOR 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 54 which was conveyed by Joseph O.C. McCusker and Mary E. McCusker, his wife, to John R. Clark and Lola 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 27° 32' 30" West 209.00 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

PURDUM AND JESCHKE,
ENGINEERS AND LAND SURVEYORS
1028 North Calvert Street, Baltimore, Maryland 21202

February 3, 1970

Page 1 of 2

DESCRIPTION

DESCRIPTION TO ACCOMPANY
APPLICATION FOR SIDE YARD VARIANCE
FOR
HARLAN DOPKIN AND ELINOR DOPKIN
NOS. 23 & 25 WALKER AVENUE
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



South 63° 48' 30" West 104.25 feet to the place of beginning, containing 21,788 square feet of land more or less.

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

SUBJECT to a proposed five foot widening strip along the southeast line of Walker Avenue, said five foot wide widening strip to be conveyed to Baltimore County at such time as the County may request.

PURDUM AND JESCHKE,
ENGINEERS AND LAND SURVEYORS
1028 North Calvert Street, Baltimore, Maryland 21202

February 3, 1970

Page 2 of 2

TELEPHONE 4-33000 EAT. 127	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 69324 DATE: March 5, 1970
TO: <u>Harlan Dopkin</u> 2411 Maryland Ave Baltimore, Md. 21218		BILLED Baltimore County, Maryland
AMOUNT \$5.00	QUANTITY 1	RETURN THIS PORTION WITH YOUR REMITTANCE DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

17th
Your Petition has been received and accepted for filing
this _____ day of _____ 1970

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner: _____
Petitioner's Attorney _____ Reviewed by Oliver L. Myers
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 162, - ZAC - February 17, 1970
Property Owner: Harlan Dopkin
Walker Avenue, 659' NE of Reisterstown Road
Variance to Sec. 217.3 Sideward

The subject variance to sideyard should have no major effect on traffic.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
TO: Zoning Commissioner
FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #162

February 17, 1970
Harlan Dopkin
365 Walker Avenue
659' NE of Reisterstown Road

This plan has been reviewed and there are no site-planning factors requiring comment.

11-5-70

Zoning Commissioner of Baltimore County

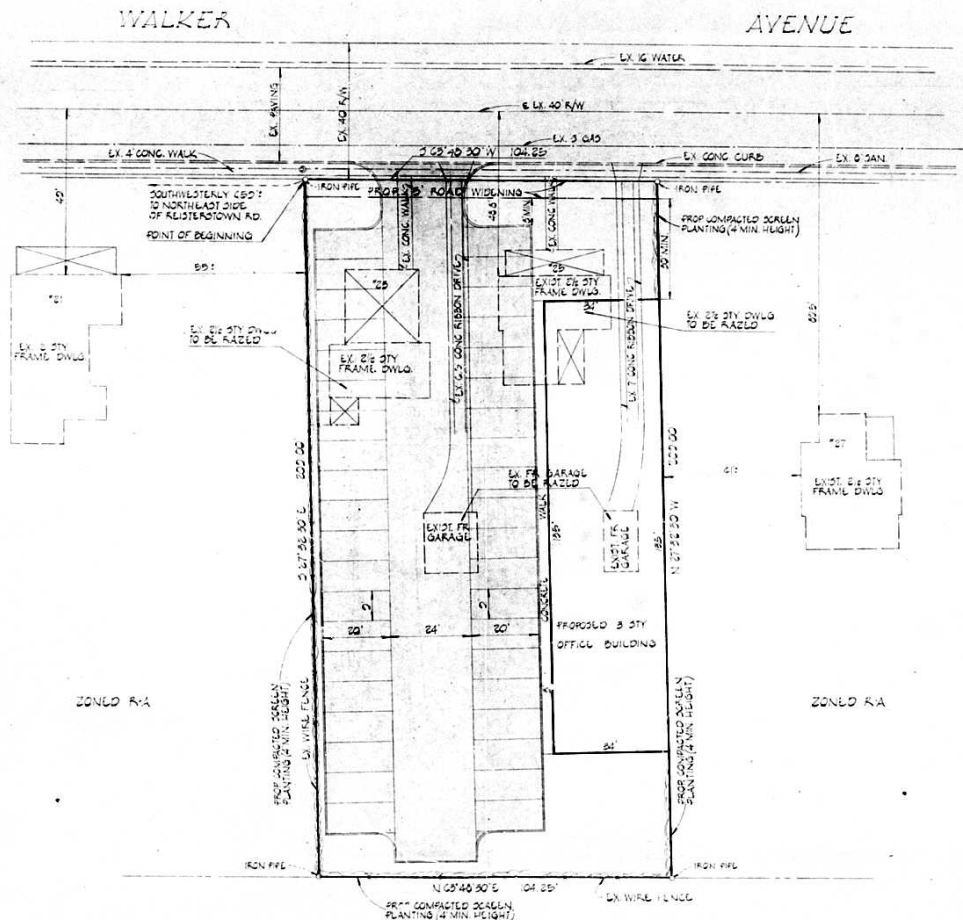
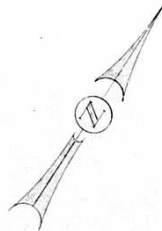
By Ruth Morgan

Cost of Advertisement, \$.....

Indexing Dept. of 2001 more complete

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

1. EXISTING AREA OF TRACT : 2170.50 FT.²
2. PRESENT ZONING : R-1A WITH SPECIAL USE EXCEPTION FOR OFFICE BUILDING
3. PRESENT USE : RESIDENTIAL
4. REQUESTED ZONING : SIDE YARD VARIANCE TO PERMIT ZERO SIDE YARD ON EAST SIDE
5. REQUESTED USE : OFFICE BUILDING
6. PARKING DATA
A. NO. OF OFFICE BUILDING
B. NO. OF SPACES REQUIRED : 1 : 50, 500 SQ. FT. 1ST FLOOR;
50 : 500 SQ. FT. UPPER FLOORS 40
C. NO. OF SPACES PROVIDED : 40
7. LANDSCAPING : COMPACTED SCREEN PLANTING (4 MIN HEIGHT)
8. LIGHTING : NONE PROPOSED
9. PAVING : BITUMINOUS CONCRETE



ZONE - PUBLIC
 MARYLAND STATE POLICE BARRACKS
 ATHLETIC FIELD

SITE PLAN TO ACCOMPANY
APPLICATION FOR
SIDE YARD VARIANCE TO PERMIT
ZERO SIDE YARD ON EAST SIDE
NOS 23 AND 25 WALKER AVENUE
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20'
FEBRUARY 3, 1970

OFFICE COPY

OFFICE COPY



PURDUM & JESCHKE
CONSULTING ENGINEERS
AND LAND SURVEYORS
1023 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202

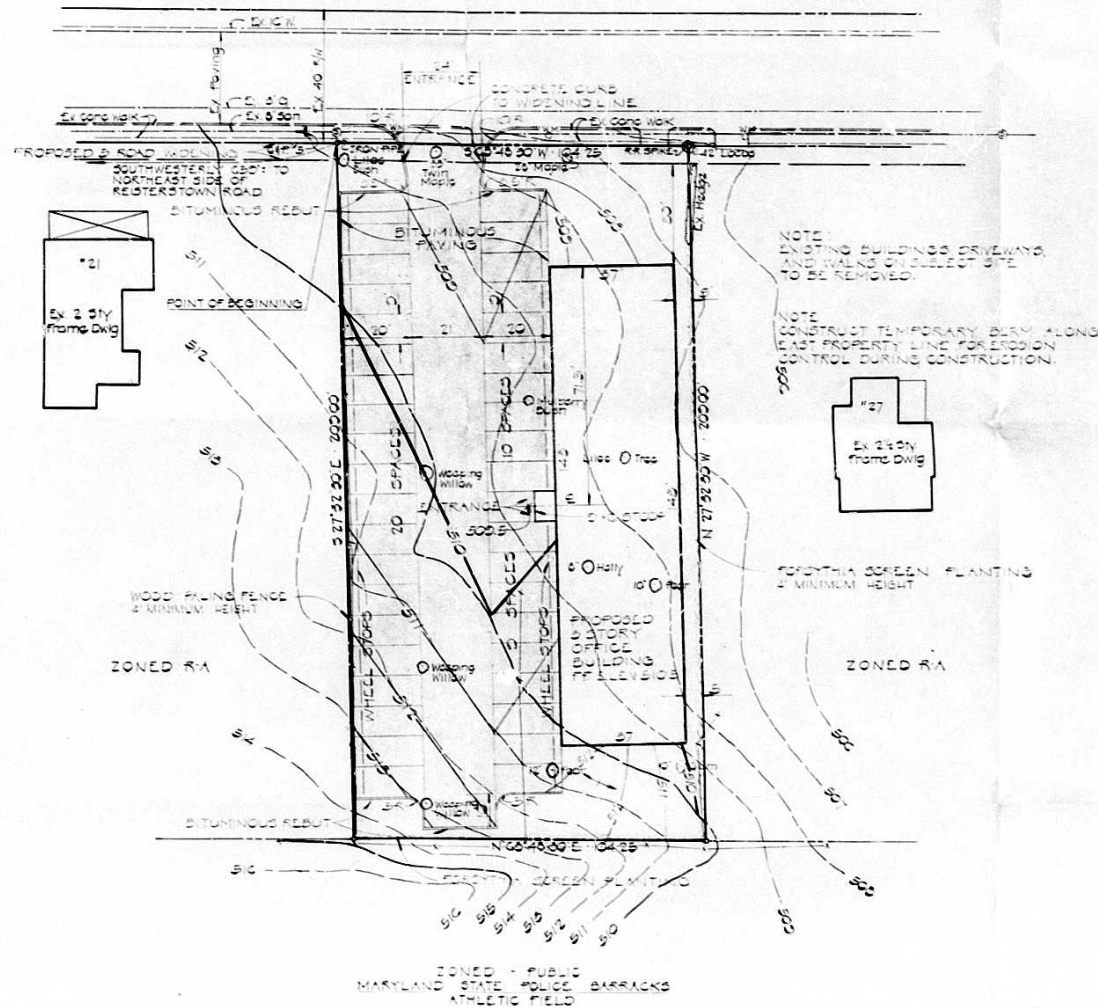
OWNER
HARLAN DOPKIN AND ELMOR DOPKIN
2411 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218

SM 441 A



1. GROSS AREA OF TRACT: 5,700 SQ. FT.
2. PRESENT ZONING: SIA WITH SPECIAL USE EXCEPTION FOR OFFICE BUILDINGS
3. PARKING DATA:
A. USE: OFFICE BUILDING
B. NO. OF SPACES REQ'D: 50,000 SQ. FT. 1ST FLOOR
OF 500 SQ. FT. UPPER FLOORS * 50
C. NO. OF SPACES PROVIDED: 50
4. LIGHTING: NONE PROVIDED
5. PAVING: BITUMINOUS CONCRETE
6. COUNTS:
EXISTING _____ 5:00 _____ INTERVAL
PROPOSED _____ 5:00 _____ INTERVAL

AVENUE



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY George H. [Signature]
DATE 9/13/70
BY James B. [Signature]
DATE 9/14/70

SITE PLAN FOR
NOS 20 AND 25 WALKER AVE.
5RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
AUGUST 7, 1970 20-187A

CHINESE
NORTH OCEAN ISLANDS NORTH OCEAN
SOUTH OCEAN ISLANDS AND
EAST OCEAN ISLANDS AND



PURDUM & JESCHKE
CONSULTING ENGINEERS
AND
LAND SURVEYORS
1028 NORTH CALVERT ST.
BALTIMORE, MARYLAND 21205