PETITION FOR ZONING VALANCE FROM AREA AND HEIGHT REGULATIONS 00-187-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. Berlan Borton legal owner of the property situate in Baltimor County and which is described in the description and plat attached hereto and made a part hereof h-reby petition for a Variance from Section 217,3 to permit a sideyard setback of

O ft instead of the required 25 ft in RA some.

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 69-275 counts (It was recommended by Mr Williams and
Mr Quinby that this aproach be used to improve site, traffic and
overall appearance of project.

See attached description FOR FILING Harris her agree to and are to ... bound by the zoning regulations and restrictions of zdopted pursuant to the Zoning Law Ear Rehumant. 3 Address 2111 Maryland Ave Baltimore, M4 21218 Petitioner's Attorney 212 St Paul, Belto, Md. 21202 ORDERED By The Zoning Commissioner of Baltimore County, this 17th of february 19970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation inroughout Baltimore County, that properly be posted, and that the public hearing be had before the Zoning County in Rooman 108 County of County of Baltimore County in Rooma 108 County Office Baltimore in Towns. Baltimore day of April 19821 11:00 clock

DESCRIPTION

DESCRIPTION TO ACCOMPANY APPLICATION FOR SIDE YARD VARIANCE FOR SIDE YARD VARIANCE
FOR
HARLAM DOPKIN AND ELINOR DOPKIN
NOS. 23 & 25 MALKER AVENUE
THIRD ELECTION DISTRICT
BALTIHORE COUNTY, MARYLAND



BEGINNING for the same at a point on the southeast line of Walker the intersection of the southeast line of Walker heast line of Reisterstown Road, said point being the beginning el of land secondly described in a deed dated September 21, 1934, g the Land Records of Baltimore County, Maryland in Liber C.W.B. 940 at Folio 34 which was conveyed by Joseph O.C. McCusker and usker, his wife, to John R. Clark and Lola Clark, his wife, and 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 mentions r a part along the Second Line of that parcel of land firstly in the above mentioned deed North 63° 48' 30" East 104.25 feet to ereof, thence binding along the Third Line of that percel of land firstly described in the above mentioned deed North 27° 32' 30" West 209.00 se 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 percel of land secondly described in the above mentioned deed

20

1/2/70

DESCRIPTION TO ACCOMPANY APPLICATION FOR SIDE YARD VARIANCE FOR HARLAN DOPKIN AND ELINOR DOPKIN NOS. 23 & 25 WALKER AVENUE THIND 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.

DESCRIPTION

BEING those parcels of land firstly and secondly described in a deed dated September 21, 1934 recorded among the aforesaid Lani Records in Liber C.W.B. Jr. No. 940 at Foli: 84 which was conveyed by Joseph O.C. McCunker and Mary R. McCusker, his wife, to John R. Clark and Lole Clark

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

February 3, 1970

Page 1 of 2

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Zoning Complessioner of Baltimore County

Charman

BITHE DE PLA

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING STATE BOADS COVERS

BUREAU OF FIRE PREVENTION HEALTH DEPARTMEN PROJECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION INDUSTRIAL DEVELOPMENT

February 26, 1970

Mr. Harlan Dopkin 2411 Maryland Avenue Baltimore, Maryland 21219

RE: Type of Hearing: Variance to permit side yard setbeck Locations:[5/5 Walker Vaveue 659 ME of Reisterstown Road Committee Meeting of Feb. 17, 1970 Petitioner: Harlan Oopkin 3rd District Iten 162

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

The subject property is presently improved with the 26 story frame dwallings with accessory structures, carefully support to the subject to the subject to the south is unimproved property but is being used as the Maryland State Police athletic field and is zoned public land. Walker Avenur in this location is not improved as far as contret curi- and gutter are concerned.

DEPARTMENT OF TRAFFIC ENGINEERING:

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

HEALTH DEPARTMENT;

Public water and severs are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and consilence 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:

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

Mr. Harlan Dopkin Item 162

FIRE DEPARTMENT:

Owner shall be required to comply to all applicable requirements of the Fire Prevention Code and the 101 Life Safety Code 1967 edition.
Chapter IJ, Office Occupancies, when construction plans are submitted for approval.

BOARD OF EDGATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

 $\label{eq:petitioner} \textbf{Petitioner to comply with Baltimore County Building Code,} \\ \textbf{Rules and Regulations.}$

ZOWING ADMINISTRATION DIVISION:

The height of the proposed three story office building should be indicated by the petitioner on revised plans to determine whether or not the proposed building will fall within the required height tent for an AR zone. This revised plan must be submitted prior to the hearing. This case use previously heard under Case in 6, 5-275-x, st which time W. Quimby recommends that this approach be utilized to improve site, traffic, and overall appearance of the project.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which 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.

OLIVER L. MYERS, Chairman

BALTIMORE COUNTY, MARYLAND

DEPAR (MENT OF TRAFFIC ENGINES JEFFERSON BUILDING TOWSON, MARYLAND 21204 INTER-OFFICE CORRESPONDI

Mr. Edward D. Hardesty Attn: Oliver L. Hyers

Date February 19, 1970 C. Richard Moore

Item 162, - ZAC - February 17, 1970 Property Owner: Harlan Dopkin Walker Avenue, 659' NE of Reisterstown Road Varlance to Sec. 217,3 Sideyard

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

CRM: nr

BALTIMORE COUNTY, MARYLAND

BALT MORE COUNTY, MARY AND

OFFICE OF FINANCE

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120

COURT HOUSE
TOWSON, MARYLAND

No. 69324

	MEDI ONDENCE
Mr. Edward D. Hardesty	
TO Zoning Commissioner	Date March 5, 1970

FROM Richard B. Williams
Project Planning Division SUBJECT Zoning Advisory Agenda Item #162

February 17, 1970 Harlan Japkin SE/S Walker Avenue 659' NE of Reisterstov

Edward D Andisty

This plan has been reviewed and there are no site-planning factors requiring a mment

11-5-70

	2.0
	(O
Pursuant to the advertisement, posting of p	property, and public hearing on the above petition
and it appearing that by reason of the following	g finding of facts that strict compliance with
the Baltimore County Zoning Regulation	ions would result in practical difficulty and
unreasonable hardship upon the Petit	ioner and the Yariance requested would
grant relief without substantial injury	y to the public health, safety and general
welfare of the locality involved,	
the above Variance should be had; and its farth	her appearing that day reason of
the required twenty-five (25)	
It' IS ORDERED by the Zoning Commission	ner of Baltimore County this
day of	the herein Petition for a Variance should be and the
	his order, to permit a side yard setback of eventy-five (25) feet, subject to approval Linear D. Land Zoning Commissioner of Baltimore youn.y
S and to the advantagement models of a	roperty and public hearing on the above petition
and it appearing that by reason of	
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1	

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

...... 196..., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

15n-A

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Tomas, Marriand

District. 7.84	Date of Posting MARCH 14-1870
Posted for: VARIANCE TOPPENIT AS	IN MAN SATANCE OF ZERO ET. MENTROL OF THE BOY 25" A
Location of property: \$15.0 F. NIAIKED.	AVE 659 ET. NA OF DEISTERSTONE Rd.
Location of Signs: 25 WALKER AV	ć
Remarks: Posted by Charles 11: 11:42	Date of return MARIEN 20 - 1970

A CONTRACT OF THE PARTY OF THE

OFFICE OF OFFICE OF ORIGINATIVE S

RANDALLSTOWN, MD. 21133 Harch 16, 19 70

THIS IS TO CERTIFY, that the annexed advertisement of

Schund B. Hardesty
Zonlin, Sourchastoner of Balkimore County
was inserted in THE COMMUNITY TIMES, a weekly ne asparer published
in Balkimore County, Maryland, once a week for one zoneszeten
weekl before the 16th day of Harch 19 70, that is to say, the same
was inserted in the issue' of Morch 12, 1970.

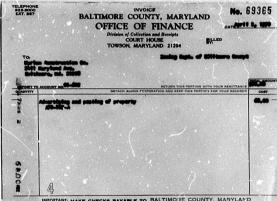
STROMBERG PUBLICATIONS. Inc.

By Ruth Morgan

ADMINISTRATION OF Various In an of Water Control of Section 1992 (Control of Section 1992) (Cont

CERTIFICATE OF PUBLICATION

	TOWSON, MD., Harch 12 , 19.79	-
	THIS IS TO CERTIFY, that the annexed advertisement w	25
publ	lished in THE JEFFERSONIAN, a weekly nevspaper print	ed
and	published in Towson. Baltimore County, Md., once in ea	ch
of	930 May successive weeks before the 2nd	
day	of, 19_79_, the first publication	on
appe	earing on the 12th day of Merch	
19_	79.	
	THE JEFFERSONIAN,	
	Manager	-



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

GENERAL NOTES

CENTRAL NOTES

1 ACSS AREA OF TRACE STOCKING FT:

2 PRESENT BOWNS AREA

3 PRESENT BOWNS AREA

4 PROPOSED BOWNS AREA

5 PROPOSED BOWNS

5 PROPOSED BOWNS

5 PROPOSED BOWNS

6 PROPOSED BOWNS

6 PROPOSED BOWNS

6 PROPOSED BOWNS

7 PR



WALKER AYENUE LX IG WATCH E LX 40 R/W 9 3 3 EX. 4'CONG. WALK 104.25 EX CONC CURB EX O SAN WIDCHING SOUTHWESTERLY (50': 10 NORTHEAST SIDE OF REISTERSTOWN RD. HON PIFE 3 PROP COMPACTED SCREEN PLANTING (4 MIN. HEIGHT) POINT OF BEGINNING CONC RIBBON DRIVES 55: ... 300 EX 2% STY DWLG LX 7 CONG REDGY IN SIE STY DAVID EX 2 STY FRAME DWLG FRAME DATA CLX C.5 C 200 000 3 41: LX FA DARAGE EXIST ELESTY 3 CARAGE 36.13 6 PROPOSED 3 STY 20' OFFICE BUILDING PROP COMPLETED SCALLY EX. WIRE FENCE PROP COMPLETED SCREEN ZONED RA ZONED RA KON FIFE IRON FIFE

ZONED - PUBLIC

MARYLAND DIATE POLICE BARRACKS

ATHLETIC FIELD

in to 3, 4, 5, 4, 7, 8, 9, 10 11

N 65'46'50'E

PRAT COMPACTED SCACEN PLANTING (4 MIN HEIGHT)

104.25

- SX WIRE + LNCE



PURDUM & JESCHKE CONSULTIAL ENTHERS
AND LAND STAFFORS
1023 NORTH CALIFFRED STREET
PARTITIONES, MARYLAND 21202

OWNER
HARLAN DOPKIN AND ELINOR DOPKIN
2411 MARYLAND AVENUE
BALTIMORE, MARYLAND 2126

SITE PLAN TO ACCOMPANY
APPLICATION FOR
51DE YARD VARIANCE TO PERMIT
ZERO 51DE YARD ON EAST 51DE
NOS 25 AND 25 WALKER AVENUE
380 ELECTION DISTRICT DALTIMORE COUNTY, MARYLAND SCALE: 1-20' FEBUARY 5, 1970 OFFICE COPY

2M 441 A

GENERAL NOTES

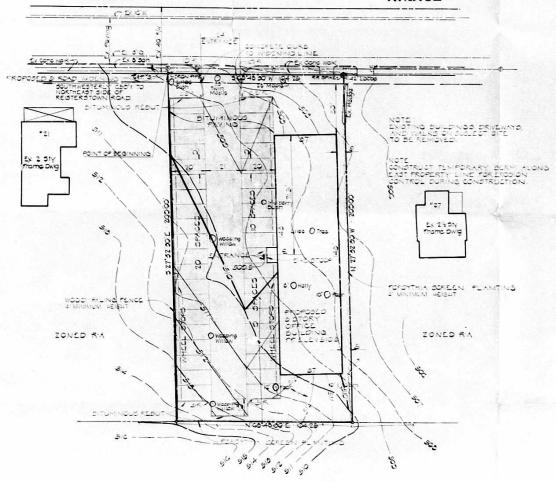
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WALKER

AYENUE



BENCH MARK
X-5201 ELEV-490-57
RR CRIKE IN PANING INTERSECTION
OLD COURT RO. & SUBROOK LANE IN
WESTBOUND LANE 7.05 FROM, RO.
OF NOCE CURBING OF MEDIAN STRIP
1 30 FROM & SANITARY MANHOLE

PURDUM É JESCHKE
CONSULTINS ENGINEERS
AND
LAND SURVEYSIST
1026 NORTH CALVERT ST.
BALTIMORE, MARYLAND 2002

ZONED - PUBLIC MARRACKS ATHLETIC FIELD

24 NES 24 NOSE VOR DEFEN 24 NOSE VOE AVE 24 NOSE MARYLAND 21216

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SITE FLAN FOR
NOS 25 AND 25 WALKER AVE
5RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1 20
AUGUST 7, 1970 70-187.4