PETITION FOR ZONING RE-CLASS, CATION 1 #70-224FX AND/OR SPECIAL EXCEPTION .

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

L or we Henry Honick County and which is described in the description and plat attached hereto and made a part hereof, #/3 bereby 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-6 5w-3-D ...zone; for the following reasons

Said property was erroneously classified at the time of the adoption of the Land Use Map,

Changes in the character of the neighborhood since the adoption of the Land Use Map.

3. And for other reasons to be stated herewith in the attached

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore medical County, to use the herein described property, for 90 office building...

Property is to be posted and advertised as prescribed by Zoning Regulation

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 ons and restrictions of Baltimore County adepted pursuant to the Zoning Law for Baltimore

Aloney between Degal On

Address 1709 Edmundson Avenue,

5 Dallung antry An Kewful 621 Horncrest Road

ORCER RECEIVED FOR FILING

DATE

3382

Ped & Waching

Address Masonic Building, Towson, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 10th ..., 19870..., that the subject matt of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Rocas 196, County Office Building in Towson, Baltimore County, on the 3rd day of June Edward D. Hardes ty

....A. M. MAR 10 '70 AM 444

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissioner pate May 28, 1970

SUBJECT Petition #70-224-RX. Southeast corner of Wilkens and Beechfield Aves.

Petition for Reclassification from R-6 to R.A.

Petition for Special Exception for Offices and Office Building

HEARING: Wednesday, June 3, 1970 (10:00 A.M.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R.A. zoning together with a special exception for a medical office building.

It notes that its current recommendations for comprehensive rezoning of the area do not include the creation of apartment zoning here. The area immediately surrounding the subject property is zoned for R-0 uses and is Seveloped in accordance with the characteristics of this zone. Some staff semblers see the preposed office use as being appropriate, but express concern relative to consequestical effect on the zoning of yet other properties in the area if the zoning were to be established through patition. It is suggested that resolution of the zoning issues here await a final resolution of a new Zoning Mor; for the area.

FROM Mr. George E. Gavrelis, Director of Planning

13th District

10:00Am 6/3/70

A'S

1 segr

JOSEPH D. THOMPSON, P. E. AL. ..

CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING . 200 EAST 10PPA ROAD TOWSON, MARYLAND 21204 · VAlley 3-8820

DESCRIPTION FOR REZONING SOUTHEAST CORNER OF WIJ KENS AVENUE AND BEECHFIELD AVENUE 13TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the corner formed by the intersection of the South side of Wilkens Avenue,66 feet wide, and the East side of Beechfield Avenue, 50 feet wide, and running thence and binding on the South side of Wilkens Avenue North 72 Degrees II Minutes East 98,42 feet to the dividing line between lot Nos. 3 and 4, Block I as shown on a plat of Ridgewood, recorded among the Plat Records of Baltimore County in Plat Book WPC No. 7, folio 69 thence leaving the South side of Wilkens Avenue and binding on said dividing line South 17 Degrees 49 Minutes East 150.00 feet to the dividing line between Lot Nos. 1, 2, 3 and Lot No. 51, Block 1 as shown on said plat and running thence and binding on said dividing line South 72 Degrees II Minutes West 59.78 feet to the East side of Feechfield Avenue herein referred to and running thence and binding thereon North 32 Degrees 16 Minutes West 154.90 feet to the place of beginning.

CONTAINING 0.27 acres of land, more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

SUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERIN

BUREAU OF FIRE PREVENTION HEALTH DEPARTMEN PROJECT BLANKING BUILDING DEPARTME BOARD OF EDUCATION ZONING ADMINIST' A INDUSTRIAL DEVELOPMENT

Fred E. Waldrop, Esq., Masonic Building Towson, Maryland 21204

RE: Type of Mearing: Reclassification from an R-5 zone to an R-4 zone, and for Special Exception for an Medical Office Building Location Stycomer Wilkens Ave, and Beachfield Avenue

69

Dear Stra

PROJECT PLANNING DIVISION:

This office can see no need for the entrance off of Wilkens Avunue. It is insdequate for proper turning and should be eliminated.

DEPARTMENT OF TRAFFIC ENGINEERING:

The proposed poved area off Milkens Avenue indicates no particular use and should be eliminated so as not to encourage

PETITION FOR RECLASSIFICATION from R=6 to R=A and a Special Exception for a medical office building.

Southeast corner of Wilkens Avenue and Beechfield Avenue, 13th District Baltimore County, Maryland. 0.27 acres of land

DR. ANTON DAHBURA and DR. STANLEY ANKUDAS.

MEMORANDUM

Petitioners - DR - ANTON DAHBURA and DR - STANLEY ANKUDAS by FRED E. WALDROP, their Attorne;, pursuant to the requirements of Bill 72 (1969) of the County Council of Baltimore County, Maryland, assign the following reasons

Little Sisters of Mercy for a convelescent home

was granted for a convelescent home.

4. The subject property is in the area of a mixed neighborhood having exiensive BL zoning placed on the Land Use Map in 1957 and designated as 13 BL 16.

5. The general neighborhood also has extensive RA zones designated on the Land Use Map as 13 RA 3 and 13 RA 4.

by providing needed medical facilities for the adjoining neighborhood as aforementioned.

BEFORE THE

ZONING COMMISSIONER OF

BALTIMORE COUNTY

in support of their Petition for Zoning Reclassification

1. Genuine change in the immediate neighborhood in that Petition 44XA, a Special Exception was granted for a funeral home.

2. Under Petition 66210, a Special Exception was granted to the

3. Under Petition 70-24 another potition for a Special Exception

6. The grant ng of the Petitioners request will benefit the community

. . .

Acreage too small to have an affect on student population.

Politioner to meet all requirements of Baltimore County Building Code for Business Occupancies.

Owner shall be required to comply with all applicable requirements of the Baltimore County Fire Code and the 101 Life Safaty code, 1967 edition, when construction plans are submitted for annoval.

The entrance to the subject site must consist of depressed curb type and must have a minimum width of 25 ft. There must be a minimum of 5 from the property line to the beginning of the depression transition.

The plan must be revised prior to the hearing.

The entrance w.l' be subject to State Reads Commission approval and permit.

If the subject petition is granted, the Zoning Advisory Committee would like a stipulation put in the Grear by the Zoning Commissioner, or his Deputy, that no direct access be parmitted to Milkons Avenue.

This partition is accepted for filling on the date of the enclosed filling cartificats. Notice of the hearing cate and tine, and till be noted not less than 30, nor more than 90 days after the date on the filling cartificate, will be formarded to you in the near future.

Very truly yours,

GETVEN L. SYCKS ENTREEN

Horch 19, 1970

7.. Error in the original zoning -- in that the Planning Staff, Baltimore County Council did not take into consideration the potential density growth of the area on Witkens Avenue which is a major artery.

8. For such other and sufficient reasons to be submitted at the time

FRED F. WALDROP 202 Loyola Federal Building Towson, Maryland 21204

BUREAU OF ENGINE STAN Zoning Plat - Comments

March 13. 1970

0

186. Property Owner: Henry Honics
(1869-1970)
Location: SS/cormer Milkens Avanue and Reconfield Avenue
District: 13th
Frase: Joseph He Ad S.E. for Medical Office Building

HIGHWAYS:

Wilkens Avenue is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State tonis Commission requirements.

Bechfield Avenue is an existing County street which has been improved in the past as a 2s foot cloud roadway section on a 30 foot right-of-way and he past as a 2s foot cloud roadway section on a 30 foot right-of-way and he past as a section of the section of the section of the foot sec

STORM DRAINS:

Wilkens Avenue is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads

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

SEDIMENT CONTROL:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public moldings downstream of the property. A grading permit is, therefore, mecessary for all grading, including the stripping of up soil.

SEWER AND WATER:

Public sanitary severace and public water supply is available to serve this

RMO:ac

"I" S.W. Ke, Sheet 12 S.W.1 Position Sheet 3.W. -- 2 200" Scale Topo

March 19, 1970

MEMBERS

STATE ROADS COM

Petitioner: Henry Honick Committee Meeting of March 10, 1970 13th District Item 186

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 an unimproved piece of land, with the properties to the north, south, east, and west improved with dwallings, 20 to 30 years of age, in excellent repair. Beachfield Avenue and Wilkins Avenue are improved or Ser as concrete curb and gutter are concerned.

Fred E. Waldrop, Esq.,

Hasonic Building Towson, Haryland 21204 Item 186

BOARD OF EDUCATION:

FIRE DEPARTMENT:

transition.

STATE ROADS COMMISSION:

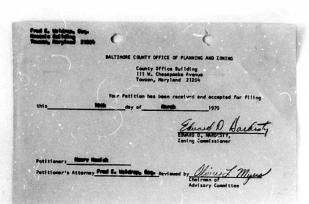
ZONING ADMINISTRATION DIVISION:

BUILDING ENGINEER'S OFFICE:

20. 224 ex Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and appearing that by reason of substantial changes in the character of the neighborhood the above Reclassification 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 an Office Building and Offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this. day of July 19870 that the herein described property or area should be and the same is hereby reclassified; from an R=6. zone to an RA tone, and or a Special Exception for m. Office. Building and ... should be and the same is granted, from and other the date of this order, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Plajaning and Zoning. **S further ORDERED that the entrance facing Wilkens Avenue be eliminat that the front portion of the property be landscaped above re-classification should NOT BE HAD, and or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, 'his.... DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and or the Special Exception for REGEIVED FOR Zoning Commissioner of Baltimore Counts DATE 2-5-70 OFFICE OF PLANNING & ZUNING MICROFILMED

ORDER RECEIVED TO



SAME WAS	100M 200
RECLASSE	PEATION AND
SPECIAL	RECEPTION
ZONING: Fra	a R.6 to R.A. Petition
tor Special Enc	
LOCATION	Southeast corner of
Office Building. LOCATION: Williams and Base DATE & TIM	E TUESDAY, JUNE
30, 1970 at 9:00 /	04.
PUBLIC HE	ARDIG: Ross 108, Building, 111 W. Avenue, Tewson,
Chesaproke	Avenue, Tewson,
Maryland.	by authority of the Regulations of Rait- will hold a public
more County.	by authority of the
Zoning Act on	mil hold a public
-	CONTRACTOR OF THE
Personal Service	E IIA
Position for I	perial Exception for a
Maked Office	and of land in the
Thirteenth D	istrict of Baltimore
Consty SeconDIDA	for the same at the
corner formed	by the intersection of
the South and	the Rest side of Beach
Held Avenue.	50 feet wide, and
Sanda side of	Williams Avenue North
72 Degrees 11	Minutes East 98,42 fee
and 4. Block	as shown on a plat of
Ridgewood, re	corded emong the Pin
Besk WPC	No. /. felio 60 thomo
leaving the	South side of Wilton
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CONTAIN	INC UZ: SCISS OF 100
Being the	property of Henry Hunic
as shown or Zoning Days	property of Henry Honic s glet plan filed with to priment. Date: Toroday, June 1
Hearing 1	
Public He	seing: Room 108, Cour
Ottice Build	
Avam, 100	BY ORDER
N SHARE	BY ORDER O

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, ND. June 16 ,19 70 ed in THE TIMES, a weekly newspaper printed and published in Bultimero County, Md., case in each of one ,19⁷⁰ , the first publication 11th June THE TOOS, ash m. martin John M. Martin 22.50 Purchase Order No. H 499 Requisition No. Y 7025



CERTIFICATE OF PUBLICATION

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 in each of ________successive weeks before the _______2915 appearing on the ______lab __day of ______lune THE JEFFERSONIAN.

TELEPHONE 823.3000 EXT. 387 BAL TRE COUNTY, MARY D No. 71216 OFFICE OF FINANCE DATE Noy 11, 1970 Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

ANTITY AC	COUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	FAL AM
ANTITY	DETA	CH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	com
	titles for Perison/Fleeti #P0-ERI-EX	on and Special Emopelon for Many Special	A.

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARTLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HI- JSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

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 in each of __ops the __successive weeks before the __lrd 19. 72, the first publication appearing on the ______day of ______ 19...70. L. Liank Structor Cost of Advertisement, \$_.

25,605

CERTIFICATE OF POSTING RYMENT OF BALTIMORE COUNTY

Date of Posting 114/16, 1970
es & Bekenfield Aves
VE 1587 + FOF BERCHFIRM AVE
Date of return: 1141 22, 1970

2 SIBNS

CERTWICATE OF POSTING TMENT OF BALTIM

District 13TH	6.5	Date of Posting JUNE 15 .	1970
Posted for AFCASS	IFRATION FROM R-GT	Q.R.A. PETITON FOR SPECIAL	FYCOM
Petitioner: HEALY.	HONTEK DUILD	•6	=100=17764
Location of property:	E/cen of NUK	ORA PETITION FOR STERMAN	•••••
Location of Signa:	ELCOR OF WILKE	es And Becentield Ave	
Remarks:			
Posted by Harl	2/2/cel	Date of return: JUNE 19-19	70

