

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Henry Honick, 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 R-6 zone to an R-6 zone; for the following reasons:

1. Said property was erroneously classified at the time of the adoption of the Land Use Map.
2. 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 memorandum.

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

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 as they may be amended pursuant to the Zoning Law for Baltimore County.

Henry Honick Legal Owner
Address: 1709 Edmundson Avenue, Baltimore, Maryland 21204

George E. Gavrelly Petitioner's Attorney
Address: Masonic Building, Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 19th day of March, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of June, 1970, at 10:00 o'clock A.M.

David D. Handeity
Zoning Commissioner of Baltimore County.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Handeity, Zoning Commissioner Date: May 26, 1970

FROM: Mr. George E. Gavrelly, Director of Planning

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 Henry Honick - Petitioner

13th District
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-6 uses and is developed in accordance with the characteristics of this zone. Some staff members see the proposed office use as being appropriate, but express concern relative to consequential effect on the zoning of yet other properties in the area if the zoning were to be established through petition. It is suggested that resolution of the zoning issues here await a final resolution of a new Zoning Map for the area.

CEG:msh

JOSEPH D. THOMPSON, P.E., L.S.

CIVIL ENGINEERS & LAND SURVEYORS

101 KNEEL BUILDING - 200 EAST JOFFA ROAD
TOWSON, MARYLAND 21204 • Vail 3-8820

DESCRIPTION FOR REZONING
SOUTHEAST CORNER OF WILKENS 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 11 Minutes East 98.42 feet to the dividing line between lot Nos. 3 and 4, Block 1 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 11 Minutes West 59.78 feet to the East side of Beechfield 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

March 19, 1970

COUNTY OFFICE BUILDING
111 E. Christopher Ave.
Towson, Maryland 21204

OLIVER L. WEISS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRANSPORTATION

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

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

RE: Type of Hearings: Reclassification from an R-6 zone to an R-A zone, and for Special Exception for a Medical Office Building Location: SE corner Wilkens Ave. and Beechfield Avenue Petitioners: Henry Honick Committee Meeting of March 10, 1970 13th District Item 186

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 an unimproved piece of land, with the properties to the north, south, east, and west improved with dwellings, 20 to 30 years of age, in excellent repair. Beechfield Avenue and Wilkens Avenue are improved as far as concrete curb and gutter are concerned.

PROJECT PLANNING DIVISION

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

DEPARTMENT OF TRAFFIC ENGINEERING

The proposed paved area off Wilkens Avenue indicates no particular use and should be eliminated so as not to encourage parking.

Fred E. Waldrop, Esq.,
Masonic Building
Towson, Maryland 21204
Item 186

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March 19, 1970

BUILDING ENGINEER'S OFFICE:

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

BOARD OF EDUCATION:

Acres too small to have an effect on student population.

FIRE DEPARTMENT:

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

STATE ROADS COMMISSION:

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 will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

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

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

Very truly yours,

OLIVER L. WEISS, Chairman

ENCLOSURE

11-13-70

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

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

Petitioners
DR. ANTON DAHURA and
DR. STANLEY ANKUDAS,

MEMORANDUM

Petitioners, DR. ANTON DAHURA and DR. STANLEY ANKUDAS, by FRED E. WALDROP, their Attorney, pursuant to the requirements of Bill 72 (1969) of the County Council of Baltimore County, Maryland, assign the following reasons 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 Little Sisters of Mercy for a convalescent home.
3. Under Petition 70-24 another petition for a Special Exception was granted for a convalescent home.
4. The subject property is in the area of a mixed neighborhood having extensive BL zoning placed on the Land Use Map in 1957 and designated as 13 BL 16.
5. The general neighborhood also has extensive "A" zones designated on the Land Use Map as 13 RA 3 and 13 RA 4.
6. The granting of the Petitioners request will benefit the community by providing needed medical facilities for the adjoining neighborhood as aforementioned.

-1-

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 Wilkens Avenue which is a major artery.

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

FRED E. WALDROP
202 Loyola Federal Building
Towson, Maryland 21204
Attorney for Petitioners
828-5688

BUREAU OF ENGINEERING
Zoning Plat - Comments
March 13, 1970

186. Property Owner: Henry Honick
(1969-1970)
Location: SE corner Wilkens Avenue and Beechfield Avenue
District: 13th
Proposed Zoning: R-A and S-A for Medical Office Building

REMARKS:

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

Beechfield Avenue is an existing County street which has been improved in the past as a 24 foot closed roadway section on a 30 foot right-of-way and is in satisfactory condition. No further highway improvements are required at this time, other than the construction of a standard commercial entrance in accordance with Baltimore County standards. A highway right-of-way fillet, 40 feet on each leg, will be required from this property at the intersection of Beechfield Avenue and Wilkins Avenue in connection with any subsequent grading or building permit applications.

STORM DRAINAGE:

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

The Applicant must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the Applicant.

SEWERAGE CONTROL:

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

SEWER AND WATER

Public sanitary sewerage and public water supply is available to serve this property.

REMARKS

11-13-70, Site Sheet
12-2-70, Section Sheet
3-1-71, Final Scale Type

11-13-70

EXISTING ZONING: R6
 PROPOSED ZONING: RA WITH SPECIAL
 EXCEPTION FOR OFFICE USE (215.5)
 NET AREA: 0.27 AC
 GROSS AREA: 0.46 AC
 OFF-STREET PARKING
 TOTAL FLOOR AREA (1ST & 2ND FLOOR): 3,282 sq ft
 NO. OF SPACES REQUIRED: 2,282/300 = 11
 NO. OF SPACES PROVIDED: 11
 13TH DISTRICT

#70-229RX

OFFICE
 COPY

MAP
 #13

SEC. 213A

SW-3-D

RA-X

PLAT FOR ZONING CHANGE AND
 SPECIAL EXCEPTION
 WILKENS AND BEECHFIELD AVES.
 13TH DISTRICT
 BALTIMORE CO, MD

ANTON DANBURA, M.D.
 621 HORNCREST RD
 TOWSON, MD
 21204



Robert E. Spellman

JOSEPH D. THOMPSON
 ENGINEERS AND SURVEYORS
 101 SHELL BLDG. 200 E JOPPA RD.
 TOWSON, MD FEB. 2, 1970
 SCALE: 1" = 20'

3467

