

APR 25 1972

Pursuant to the advertisement, posting of property, at a public hearing on the above petition and it appearing that by reason of that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved,

the above Variance should be granted, and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

a Special Exception for an Office Building and Offices should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th

day of March, 1972, that the herein described property be and the same is

hereby reclassified from ~~residential~~ to ~~residential~~ and a Special Exception for an Office Building and Offices should be and the same is

granted, from and after the date of this Order, and Variance to permit side yards of eight

(8) feet and twenty two (22) feet instead of the required twenty five (25) feet; and

to permit a rear yard of ten (10) feet

instead of the required thirty (30) feet; and the Zoning Commissioner of Baltimore County

is granted, from and after the date of this Order, subject to approval of a site plan by the State Highway Administration,

to be in accordance with the posting of property and public hearing on the above petition

by the Bureau of Public Services and the Office of Planning and Zoning.

and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE

GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th

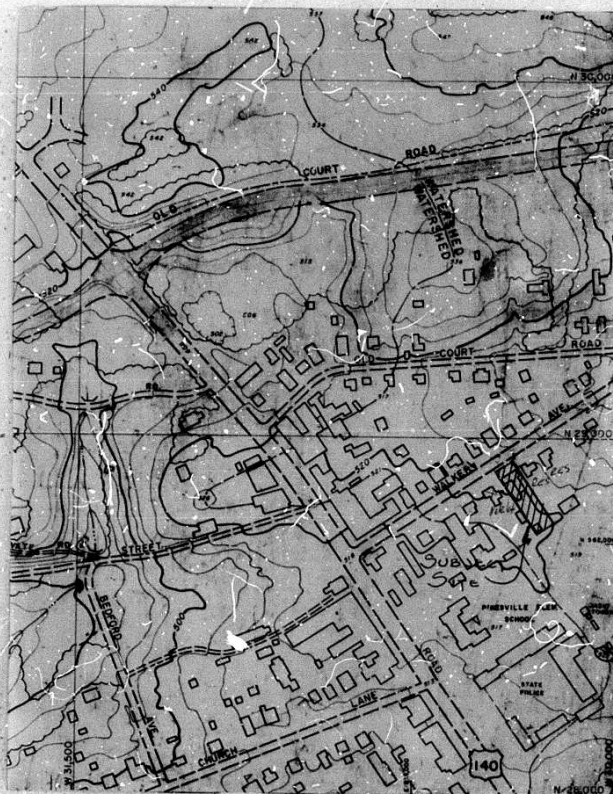
day of March, 1972, that the above reclassification be and the same is hereby

DENIED and that the above described property or area be and the same is hereby continued as and

to remain a ~~residential~~ zone; and/or the Special Exception for

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



2 Sign 72-168-1A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3d Date of Posting Jan. 17, 1972

Posted for: Special Exception and a Variance

Petitioner: Estate of Mary E. McCusker

Location of property: 80121 of Miller Ave. 34121 25th 228 of

Location of Signs: 1 & 2 A. 15. Miller Ave.

Remarks: _____

Posted by: Charles H. Meek Date of return: Jan. 22, 1972

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204

Item 100

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 14th day of December 1971

Eric D. Nolan
S. ERIC D. NOLAN
Zoning Commissioner

Petitioner: Joseph McCusker

Petitioner's Attorney James D. Nolan

Reviewed by: *Albert J. Morgan*
Chairman of
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>JDB</i>			Revised Plans:				Change in outline or description		Yes	
Previous case:			Map #						No	

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1480

DATE Jan. 10, 1972 ACCOUNT 00-662

AMOUNT \$50.00

WHITE - CASHIER
DISTRIBUTION
Messrs. Nolan, Plunhoff and Williams, Yellow - CUSTOMER
204 W. Penna. Ave.
Towson, Md. 21204
Petition for Variance and Special Exception for
Estate of Mary E. McCusker 72-168-1A 50.00 MS

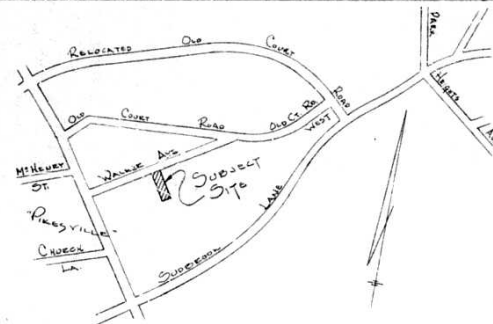
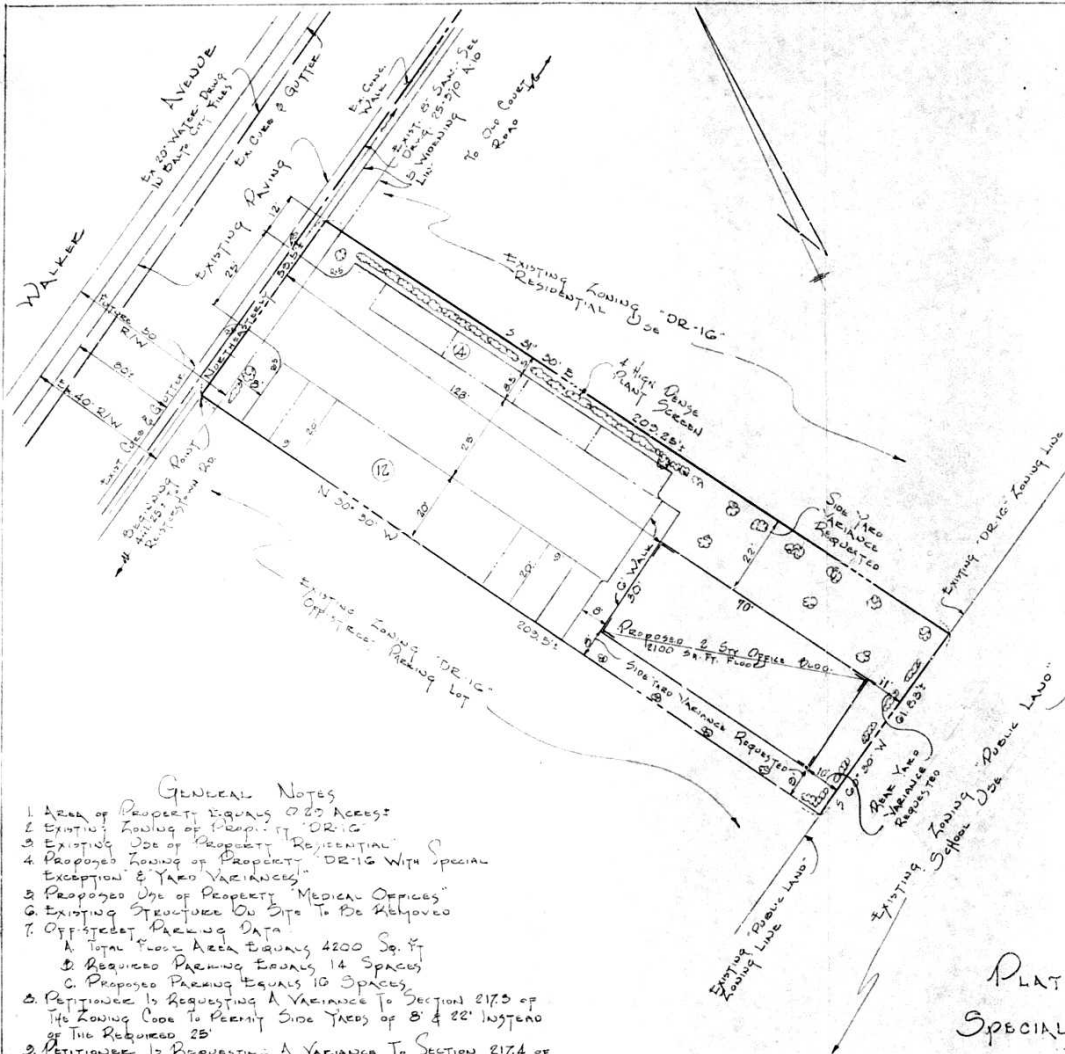
BALTIMORE COUNTY, MARYLAND No. 1520

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 31, 1972 ACCOUNT 01-662

AMOUNT \$63.25

WHITE - CASHIER
DISTRIBUTION
Messrs. Nolan, Plunhoff and Williams, Yellow - CUSTOMER
204 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Estate of
Mary E. McCusker 72-168-1A 63.25 MS



LOCATION PLAN
SCALE: 1"=500'

- GENERAL NOTES**
1. AREA OF PROPERTY EQUALS 0.25 ACRES
 2. EXISTING ZONING OF PROPERTY IS "DR-1G"
 3. EXISTING USE OF PROPERTY "RESIDENTIAL"
 4. PROPOSED ZONING OF PROPERTY "DR-1G WITH SPECIAL EXCEPTION & YARD VARIANCES"
 5. PROPOSED USE OF PROPERTY "MEDICAL OFFICES"
 6. EXISTING STRUCTURE ON SITE TO BE REMOVED
 7. OFF-STREET PARKING DATA
 - A. TOTAL FLOOR AREA EQUALS 4200 SQ. FT.
 - B. REQUIRED PARKING EQUALS 14 SPACES
 - C. PROPOSED PARKING EQUALS 10 SPACES
 8. PETITIONER IS REQUESTING A VARIANCE TO SECTION 217.3 OF THE ZONING CODE TO PERMIT SIDE YARDS OF 5' & 22' INSTEAD OF THE REQUIRED 25'
 9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 217.4 OF THE ZONING CODE TO PERMIT A REAR YARD OF 10' INSTEAD OF THE REQUIRED 30'

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION & YARD VARIANCES
AT
NO. 15 WALKER AVENUE
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 3
NOV. 19, 1971
SCALE: 1"=80'
REVISED: JAN. 11, 1972

McCICKER
REVISED PLANS

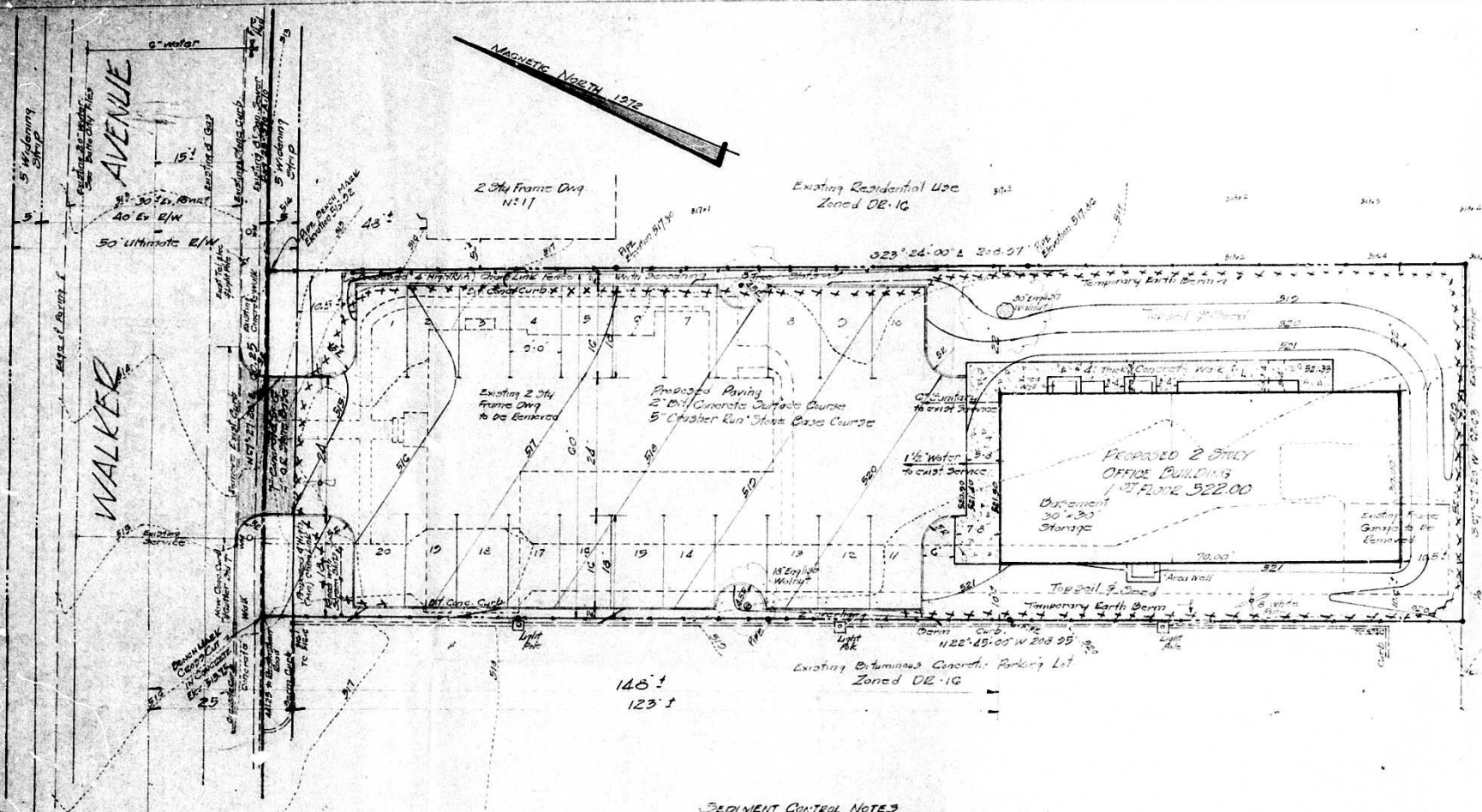
MAP	20
SECTION	2
REGION	2
DATE	1/11/72
BY	MC



MATZ, CHILDS & ASSOCIATES
1020 BRUNNENHILL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
7152 ELS
PL

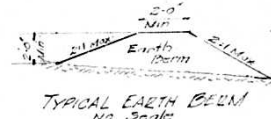


Zoned DE-1G
Residential Drags.



- ZONING DATA**
1. Existing Zoning of Tract DE-1G
 2. Existing Zoning of Tract DE-1G
 3. Existing Zoning of Tract DE-1G
 4. Proposed Zoning of Tract DE-1G
 5. Proposed Building 2 story office building with partial basement. Area of Bldg 1st floor 1,100 sq. ft. 2nd floor 1,100 sq. ft. Basement 1,100 sq. ft. Total 3,300 sq. ft.
- Required Parking**
- | | |
|-------------------------|------------------|
| 1st Floor 1,100 sq. ft. | 7 Spaces |
| 2nd Floor 1,100 sq. ft. | 7 Spaces |
| Basement 1,100 sq. ft. | None |
| Total | 14 Spaces |
- 7 Proposed Parking 14' x 18'

- SEDIMENT CONTROL NOTES**
1. Contractor shall construct Earth Berm to contain sediment on site, prior to start of general grading operations.
 2. Berms shall be maintained until site is stabilized with paving and stand of grass.
 3. Temporary quantity of water: $Q = 0.009 \times 0.05 \times 0.205 = 1.06 \text{ cfs}$
 4. Ultimate flow to Street from site: $Q = 0.009 \times 0.05 \times 0.205 = 1.36 \text{ cfs}$



SITE PLAN
PROFESSIONAL BUILDING
15 WALKER AVENUE
319 Election District Baltimore County, Md.
Scale 1" = 10'-0" December 22, 1972

Builder
Employed by
City of
415 S. Broadway Rd.
Baltimore, Md. 21201
Phone 204-1400

Owner
Dr. Elmer Hoffman
Office & Telephone
Survey taken from
City of Baltimore
on March 28, 1972

PLANS APPROVED
OFFICE OF
BY
DATE
1/18/73

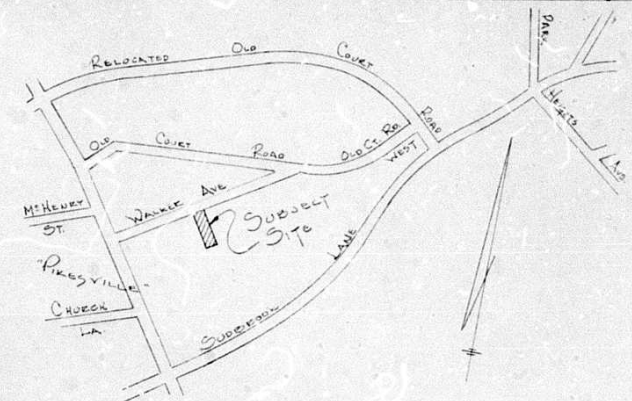


OWNER'S CERTIFICATION
Land clearing and construction of development
will be completed pursuant to this plan

Date 1/17/73 Signature Elmer Hoffman

APPROVED
Approved for the Baltimore County Soil Conservation
District in accordance with Article 26A, Section 105
of the Annotated Code of the State of Maryland





Cix #1

MATZ, CHILDS & ASSOCIATES
1070 BROOKWELL BRIDGE ROAD
CROFTON, MD 21114

DATE	DRAWN BY	CHECK BY	CHECKED BY
7/1/82	RLS		PL

