TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Joseph O'C. McCusker, Jr., Personal Representative of the I, or we estate of Mary E. McCusker 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.

Section (1802,22) and 1902,211)

Avainage from Section 217,3 of the Zoning Regulations to permit side yards of eight (8) feet and twenty-two (22) feet instead of the required twenty-two (25) feet, and for a Variance from Section 217,4 of the Zoning Regulations to permit a rear yard of ten (10) feet instead of the required twenty-two (25)

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Balti County, to use the herein described property, for office use and for dental and medical av

rty is to be posted and advertised as prescribed by Zoning Regulations. Property is 0 be p-steel and advertures as prescribed by Zouling Regulation.

Lipor we, agree to pay expenses of above re-classification and/or Special Exception advertising,

Ling, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

Ling and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Elmer Hoffman, M. D.
Sherry K. Hoffman Contra 6505 Baythorne Rd.

Baltimore County, Md. 21200

James D. Nolan

Address 304 W. Pere ylyania Avenue

Towson, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 14th

1971 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 31st __, 197 2 at 10:00 o'clock

Representative of the estate of Mary E.

Bultimore, Maryland 21204

Address 539 Piccadilly Road

BALTIMORE COUNTY CONING ADVISORY COMMITTEE

James D. Nolan, Esq., 204 W. Pennsylvania Averue Towson, Jaryland 21204

RE: Type of Hearing: Special Exception for office; side and reur office; side and reur Location: SE/S wall when wall will. HE of "citerstown Reud" of walttee keeting of Dec. 14, 1971 3rd District Petitioner: Joseph McCusker Item 100

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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 lies on the south side of Walker Avenue, Mil feet wast of Refairstow Road, It is presently improved with a two story frame ducifing and separate garage, both of which are not indicated on the subheit tad plans. The property to the wast of the subject parcel is presently being improved with a parking lot. The property to the east and the properties to the north, opposite Walker Avenue, are i spround with two story frame dwellings. The property adjacent to the rear is pualic land. Existing public water and seems are evaluable to the site. There is existing curb and gutier.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plet submitted to this office for review by the Zoning Advisory Committee in connection wich the subject item.

Walker Avenue, an existing improved road, is proposed to be further improved as a 30-feet closed type reachey cross section on a 50 feet right-fo-way. Highway improvements are not required at this time. Highway right-of-way widening tegether with a revertible ensement for slopes will be required in connection with any grading or building permit application.

11110 0

James D. Nolan, Esq. Page 2 Item 100

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Stendaris.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sadiment poliution problem, damaging private and public holdings domestream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary desinage facilities (temporary or permanent) to prevent creating any nuisances or demages to adjacent properties, especially by the concentration of surface waters. Correction of any profile which may result, due to frappener greation of surface waters. Or improper installation of desinage facilities, would be the full responsibility of the Petitioner.

Public water supply and sanitary sewerage are available and serving this property.

PROJECT PLANNING DIVISION.

The parking should be revised to provide a turn around on

HEALTH DEPARTMENT:

Metropolitan water and sewer are available to the sice.

Air Pollution Commants: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air reliution, Celtimore County Department of Health.

James D. Nolan, Esq.

FIRE DEPARTMENT:

The owner shall comply with all applicable requirements of the National Fire Protection Association Candard No. 101, "The Life Safety Code", 1965 Edition, and the Fire Provention Code when construction plans are submitted for approval.

DEPT. OF TRAFFIC ENGINEERING:

No traffic proble - or anticipated at this site.

ZONING ADMINISTRATION DIVISION:

The subject potition is accepted for filing; towever, the plan should be revised to reflect the comments of the Project Planning Division prior to the hearing.

Inis potition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not iess "ian 30, nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Mich L.M. CLIVER L. NYERS, Chairman

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JBR : J5

MCA DOD CONSULTING

DESCRIPTION.

0. 29 ACRE PARCEL, MORE OR LESS, KNOWN AS NO. 15 WALKER AVENUE, BALTIMORE COUNTY, MARYLAND.

This Description is for "Special Exception and Yard Variances"

Beginning for the same at a point on the southeast side of Walker Avenue, said point being 441.25 feet, more or less, northeasterly from the intersection of side of Reisterstown Road and the southeast side of Walker Avenue School, thence hinding on said line, (2) S 60° 30' W 61,83 feet, more or point, thence leaving said line in a northwesterly direction, (3) N 30° 30' W

Containing 0.29 acres of land, more or less, and known as No. 15 Walker

RLS:mpl



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INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenna, Zoning Commissioner Date. January 31, 1972 FROM George E. Gavrelis, Director of Plunning

Petition #72–168-XA. Southeast side of Valker Avenue 441.25 feet, more or less, northeast of Resiterstown Road
Petition for Special Exception for offices and office building Petition for Variance for side and rear yards. Estate of Mary E. McCusker - Petitioner

3rd District

HEARING: Monday, January 31, 1972 (10:00 A.M.)

The steff of the Office of Planting and Zoning has reviewed the subject petition for special exception and variances and has the following comments to make:

The proposed office use appears to be in accordance with the proposed Northwest Master Plan and the Comprehensive Zoning Maps adopted by the County Council

If the special exception is granted, development on this site should be condition compliance with a site plan which has been approved by the appropriate

GEG:NEG:msh





STROMBERG PUBLICATIONS, Inc

By Buth Morgan



CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was

blished in THE JEFFERSONIAN, a weekly newspaper printed day of January ___ 19_72_, the # publication appearing on the 13th day of Jamary 19.72

THE JEFFERSONIAN D. Feark Struction

APR 25 1972

Pursuant to the advertisement, posting of property, at 2 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, Variances the above Esclassification should be 'ad; and it further appearing that by reason of the requirements of Section 502, 1 of the Battimore County Zoning Regulations having been a Special Exception for an Office Building and Offices IT IS ORDERED by the Zoning Commissioner of Baltimore Ccunty this. day of March 1972, thetatheabeaninedessethedepso DENA Special Exception for an Oliver Building and Office should be and the same is ed, from and offer the skylesufchby under and Variances to permit side yards of eight (8) thet and twenty two (22) feet instead of the required twenty five (25) feet; and two permit a rear yard of ten (10) feet.

stand of the required thirty (3) feet) feet from the first of the required thirty (3) feet) form and first red date of the required thirty (3) feet) form the first red date of the required thirty (3) feet) form the first red date of the required thirty (3) feet) form the first red date of the red first red first red first red date of the red first red fir Bureau of Public Services and the Office of Planning and Zoning. the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.... 197 ..., that the above re-classification 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 ______zone; and/or the Special Exception for_____ _____be and the same is hereby DENIED.

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			osted by Charles	resture Marsh	Date of return file at 22-19

2 Signe

BALTIMORE COUNTY OFFICE OF PLAKNING AND ZONING County Office Building 111 V. Chesapaske Avenue Towson, Maryland 21204 Your Petition has been received and accepted for filing

115	14th	day of December	1971
			Home Al Neur
			Alm He Ken

Zoning Commissioner

Zoning Commissioner of Baltimore County

Petitioners Joseph McCusker Petitioner's Attorney James D. Helen

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PETITION		APPI	NG	PRO	GRE	SS	SHE	ET		
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Descriptions checked and outline plotted on map										
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Denied										
Granted by ZC, BA, CC, CA										
Reviewer by:			•	Chang	ed Pla	tline	or des	cripti	on	

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BALTIMORE COUNTY, MARYLAND OFFICE OF FINAL REVENUE DIVISION DATE Jan. 10, 1972 ACCOUNT 08-662 AMCUNT \$50.00 PINK - AGENCY

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

No. 1520

DATE Jan. 31, 1972 ACCOUNT 01-662

72-168 xA

AMOUNT \$63,25

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