

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 27 Walker, Inc., 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 for a Special Hearing Under Section 503.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an extension of period for utilization of Special Exception grant in Zoning Commission Order 69-83X dated October 9, 1968 based on the following finding as related to this specific site:

clarification of said Order granting the Special Exception.

Said property being located on the south side of Walker Avenue, seven hundred and sixty-five (765) feet east of Reisterstown Road, known as 27 Walker Avenue.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and use to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

By 27 Walker, Inc.
Contract Purchaser
Joseph Hankoff, Legal Owner
Address: c/o Sullivan, Wiesand & Singer
1010 One Charles Center
Baltimore, Maryland 21201
Sullivan, Wiesand & Singer, Petitioner's Attorney
Address: 1010 One Charles Center
Baltimore, Maryland 21201

ORDERED By the Zoning Commissioner of Baltimore County, this 13th day of April, 1972, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of May, 1972, at 10:00 o'clock A.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: March 29, 1972
FROM: H.V. Bonner
SUBJECT: Item 157 - Zoning Advisory Committee Meeting, March 28, 1972

157. Property Owner: 27 Walker, Inc.
Location: S/S Walker Ave., 765' E of Reisterstown Road
Present Zoning: D.R. 16
Proposed Zoning: Special hearing - extension of Special exception 69 - 83X
District 3
No. Acres: _____

Unable to comment without plan.

Hayt W. Bonner
Sanitarian II
Water and Sewer Section

TO: S. Eric DiNenna, Zoning Commissioner
Attention: Mr. Myers
DATE: March 28, 1972
FROM: Fire Prevention Bureau
Fire Department
SUBJECT: Property Owner: 27 Walker, Incorporated

Location: S/S Walker Avenue, 765' E. of Reisterstown Road

ITEM # 157 Zoning Agenda:

1. Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.

The hydrants shall be located at intervals of _____ feet along approved road.

2. A second means of access is required for the site.

3. The dead-end condition shown at _____

exceeds the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations.

5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

6. The Fire Department has no comment on the proposed site.

7. Site plans approved as shown.

Note: Above comments indicated with a check apply.

nb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: May 22, 1972
FROM: George E. Gavrellis, Director of Planning
SUBJECT: Petition #72-269-SPH. South side of Walker Avenue 765 feet e. of Reisterstown Rd. Petition for Special Hearing for an Extension of period for utilization of a Special Exception.
27 Walker, Inc., Petitioner
3rd District
HEARING: Tuesday, May 25, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment at this time.

GEG:NEG:bms

BALTIMORE COUNTY, MARYLAND

ZONING ADVISORY COMMITTEE MEETING OF March 28, 1972

Petitioner: 27 Walker, Inc.
Location:
District:
Present Zoning:
Proposed Zoning:
No. of Acres:

Comments: NO READING IN EXISTENT REGULATION

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING JEFFERSON BUILDING TOWSON, MARYLAND 21204 INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Attn: Oliver L. Myers
FROM: Michael S. Flanigan
SUBJECT: Item 157 - ZAC - March 23, 1972
Property Owner: 27 Walker Inc.
Walker Avenue E. of Reisterstown Road
Special hearing - extension of Special exception 69 - 83X
District 3

We are withholding comment on this site until plans are submitted showing the use of the site.

Michael S. Flanigan
Traffic Engineer Associate

MSF:nr

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 4, 1972

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., since the date of one time _____ weeks before the _____ day of _____, 1972, the _____ publication appearing on the _____ day of _____, 1972.

THE JEFFERSONIAN

A. Frank Strickland
Manager

Cost of Advertisement \$ _____

PETITION FOR A SPECIAL HEARING
3RD DISTRICT
NOTICE: Petition for Special Hearing for an Extension of period for utilization of a Special Exception.
LOCATION: South side of Walker Avenue 765 feet E. of Reisterstown Road.
DATE & TIME: THURSDAY, MAY 25, 1972 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
All that parcel of land in the Third District of Baltimore County, located on the south side of Walker Avenue, 765 feet east of Reisterstown Road, known as 27 Walker Avenue, Inc., the property of 27 Walker, Inc.
Hearing Date: Thursday, May 25, 1972 at 10:00 A.M.
County Office Building, Room 106, Chesapeake Avenue, Towson, Maryland.

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County Office Building, Room 106, Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY
May 4.

ORIGINAL

OFFICE OF
THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 May 8 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a daily newspaper published in Baltimore County, Maryland, once a week for one week before the 8th day of MAY 1972 that is to say the same was inserted in the issue of May 4, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd
Posted for: SPECIAL HEARING
Petitioner: 27 WALKER, INC.
Location of property: S/S WALKER AVE. 765 FT. E. OF REISTERSTOWN RD.
Location of Signs: S/S WALKER AVE. 765 FT. E. OF REISTERSTOWN RD.
Remarks: NO PLANS
Posted by: Chas. B. Mack
Date of return: MAY 25, 1972

BALTIMORE COUNTY, MARYLAND No. 3171
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 1, 1972 ACCOUNT: 01-662
AMOUNT: \$25.00

WHITE CASHIER DISTRIBUTION PINK AGENCY YELLOW CUSTOMER

Michael S. Flanigan, Wiesand & Singer
1010 One Charles Center
Baltimore Md. 21201
Petition for Special Hearing for 27 Walker, Inc.
#72-269-SPH

BALTIMORE COUNTY, MARYLAND No. 3656
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 26, 1972 ACCOUNT: 01-662
AMOUNT: \$31.25

WHITE CASHIER DISTRIBUTION PINK AGENCY YELLOW CUSTOMER

Michael S. Flanigan, Wiesand & Singer
1010 One Charles Center
Baltimore, Md. 21201
Advertising and posting of property
#72-269-SPH

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the Zoning Commissioner's Order dated October 9, 1968, granting a Special Exception for office use on the subject property did not specify a time for the utilization of said Special Exception; that the death of one of the principals and the subsequent settlement of the estate brought about time delays that we beyond the control of the remaining principals; and, that the extension of the Special Exception to a time not to exceed five (5) years from the date of the final Order would be in harmony with the general purpose and intent of the Baltimore County Zoning Regulations. Therefore, the above Special Hearing for the extension of the said Special Exception should be granted. ----- should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7 day of June, 1972, that the herein Special Hearing request for an extension of period for utilization of the Special Exception granted in the Zoning Commissioner's Order No. 69-83-X dated October 9, 1968, is hereby Granted. Said extension to include a period beginning on the date of the original Order, October 9, 1968, and extending for a period of five (5) years to October 9, 1973.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of -----

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ----- day of -----, 196--, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 6/7/72 - JCH/MSD

ADMINISTRATIVE ASSISTANT