

73-253-A 73-253-A 73-253-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Morris Shor 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 Variance from Section

1 B02.2b(504 VB2) to permit a side and rear yard of 6 foot instead of the req. 25 foot and 30 foot respectively

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Size of existing Pre-Fabricated building is such that in order to allow required off street parking, the side and rear yards must be lessened.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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 adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address: 22 Walker Ave.
Pikesville, Md. 21204
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of February, 1973, 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 16th day of April, 1973, at 2:00 o'clock

at 2:00 o'clock P.M.
Zoning Commissioner of Baltimore County
(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Morris Shor 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 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve to amend Special Exception Case No. 63-55XV to permit an expansion to the rear of the property.

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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser
Legal Owner
Address: 22 Walker Ave.
Pikesville, Md. 21204
Petitioner's Attorney
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 23rd day of February, 1973, 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 16th day of April, 1973, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
Wm. T. MALLON
DEPUTY TRAFFIC ENGINEER

March 6, 1973

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 142 - JC - February 13, 1973
Property Owner: Morris Shor
22 Walker Avenue
Variance from Section 1B02.2 (504.VB2) to permit a side and rear yard of 6' instead of required 25' and 30' respectively - District 3

Dear Mr. DiMenna:

No traffic problems are anticipated from the requested variance to permit a side and rear yard.

Very truly yours,
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 22, 1973

Mr. Morris Shor
22 Walker Avenue
Baltimore, Maryland 21212

RE: Special Exception Petition
Item 142
Morris Shor

Dear Mr. Shor:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Walker Avenue, approximately 651 feet east of Reisterstown Road, in the 3rd District of Baltimore County. This 28 1/2 acre property was the subject of an earlier Special Exception petition (Case No. 63-55XV). The petitioner is requesting a Variance and an amendment to the previous Special Exception to allow the erection of a one-story prefabricated office building to be located at the rear of the property, 5 feet from the side property line and 6 feet from the rear property line. This structure, which is currently stored on this property through a moving permit that was issued by this office would be attached to the existing two-story dwelling and be used for offices. There are existing residential dwellings on each side and to the rear of this property. The property on the east side is the subject of a sister petition, Item 141, and is for a Special Exception for an office building.

The Committee feels that should this Variance be granted that the Variance be restricted to apply only to this building and that the Variance be terminated should this building be removed or destroyed.

Mr. Morris Shor
Item 142
March 22, 1973

The petitioner is advised to familiarize himself with the attached comments and revise his plans accordingly when indicated.

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

John J. Dillon, Jr.
Chairman,
Zoning Advisory Committee

JJD:JD

(Enclosure)

cc: Hudkins Associates
305 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

February 27, 1973

Bureau of Engineering
ELLENWORTH H. DIVER, P. E. CHIEF

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #142 (1972-1973)
Property Owner: Morris Shor
22 Walker Avenue
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1B02.2 (504.VB2) to permit a side yard and rear yard of 6' instead of required 25' and 30' respectively
District: 3rd No. Acres: 0.20 acre

Dear Mr. DiMenna:

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

Highways:

Walker Avenue, an existing improved public street, is proposed to be further improved as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. Further information in this regard may be obtained from the Baltimore County Bureau of Engineering.

Any construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. in connection with the further improvement of this site will be the full responsibility of the Petitioner.

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

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

Storm Drains:

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

Item #142 (1972-1973)
Property Owner: Morris Shor
Page 2
February 27, 1973

Storm Drains: (Cont'd)

The Petitioner 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 Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available and serving the present structure on this property.

Very truly yours,

Ellenworth H. Diver
Chief, Bureau of Engineering

END:EAM:PMR:s

cc: John J. Trenner

P-E Key Sheet
29 & 30 NW 21 Position Sheets
NW 8 & 9
78 Tex Map

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner,

the variance should be had; and it further appearing that by reason of the granting of the variance requested not adversely affecting the health, safety, and general welfare of the community.

to permit a side and rear yard of six (6) feet instead of the required twenty-five (25) feet should be granted and thirty (30) feet respectively

IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of April, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a side and rear yard of six (6) feet instead of the required twenty-five (25) feet and thirty (30) feet respectively, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1973, that the above Variance be and the same is hereby DENIED.

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 following finding of facts that expansion of the office building granted under Case No. 53-55-XV, as indicated on approved plans revised April 18, 1972 and approved April 19, 1973, by George H. Pryor, Acting Chief, Project Planning Division, Office of Planning and Zoning for Baltimore County, not being detrimental to the health, safety, and general welfare, the Special Hearing for said expansion should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this day of April, 1962, that the herein Petition for a Special Hearing should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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 1962, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
833-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. J. Austin Deitz, Chairman
Zoning Advisory Committee

Re: Property Owner: Morris Shor

Location: 22 Walker Avenue

Item No. 142

Zoning Agenda Tuesday Feb. 13, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- (X) 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Review: Planning Group Noted and Approved: Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

February 15, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 142, Zoning Advisory Committee Meeting, February 13, 1973, are as follows:

Property Owner: Morris Shor
Location: 22 Walker Avenue
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1802.2(504.VB2) to permit a side and rear yard of 6' instead of req. 25' and 30' respectively.
District: 3
No. Acres: 0.20 acres

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas B. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:nn

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. D. Fromm
Director

ADDRESS: 111 W. CHESAPEAKE AVENUE
TOWSON, MD. 21204
494-3211

March 15, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #142, Zoning Advisory Committee Meeting, February 13, 1973 are as follows:

Property Owner: Morris Shor
Location: 22 Walker Avenue
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1802.2(504.VB2) to permit a side and rear yard of 6' instead of required 25' and 30' respectively
District: 3
No. Acres: 0.20 acres

The plan must be revised as:

1. The entrance must be a minimum of 24' wide for 2-way traffic.
2. The three spaces on the left side are unacceptable or they must be at least 18' X 8 1/2' with a 24' drive between them and
3. The parking must be screened from the residential property across the street.

Very truly yours,

Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 16, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

2.A.C. Meeting of 2/13/73

Re: Item 142
Property Owner: Morris Shor
Location: 22 Walker Avenue
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1802.2 (504.VB2) to permit a side yard of 6' instead of required 25' and 30' respectively

District: 3
No. Acres: 0.20 acres

Dear Mr. DiNenna:

Acres too small to have an effect on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

H. EUGENE PARKS, PRESIDENT
EUGENE C. HERR, VICE-PRESIDENT
MR. ROBERT L. BERNY

MARCEL M. BOTTSBACH
RICHARD W. MASON
ALVIN LORICK
JOSHUA W. WHEELER

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, M.D.
MR. RICHARD E. WILCOFF

MALCOLM E. HUDKINS ASSOCIATES
SURVEYORS AND LAND DEVELOPERS
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 301-828-9060

January 16, 1973

DESCRIPTION TO ACCOMPANY APPLICATION FOR AMENDED SPECIAL EXCEPTION AND VARIANCE FROM SIDE AND REAR YARD RESTRICTIONS:

#22 Walker Avenue
Baltimore County, Maryland
Election District No. 3

Beginning at a point on the north side of Walker Avenue 300 feet west of the south side of Old Court Road thence leaving the North side of Walker Avenue North 25° 30' West 80.6 feet thence South 69° 05' West 106 feet thence South 30° 30' East 94 feet to the North side of Walker Avenue thence binding on North side North 59° 30' East 98.6 feet to the place of beginning.

Containing 0.20 Acres of land more or less.



Malcolm E. Hudkins
Registered Surveyor #5095

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 10, 1973

FROM: Norman E. Gerber, Chief
Land Use Master Plans

SUBJECT: Petition # 73-253-ASPH. North Side of Walker Ave. 300 feet South of Old Court Road.
Petition for Variance for a Side and Rear Yard.
Petition for Special Hearing to Amend Special Exception Case No. 63-55XV

3rd District

HEARING: Monday, April 16, 1973 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the above petition and has the following comment to make.

The granting of this request would be in keeping with the spirit of the Comprehensive Zoning Maps adopted March 24, 1971.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner
James E. Oyer, Deputy Zoning Commissioner
Date: April 10, 1973

FROM: John J. Dillon, Jr.
MORRIS SHOR

SUBJECT: MORRIS SHOR

The Zoning Advisory Committee has reviewed at least three petitions in the past several weeks involving properties owned by Morris Shor. All are abutting one another and are located on Walker Avenue and 816 Court Road.

We feel you should be aware of this accumulation of properties and consider the overall effect that this may have on this area. Possibly a consideration of an integrated use of zoning of this overall complex should be considered.

JOHN J. DILLON, JR.
Chairman, Zoning Advisory Committee

JJD:10

13-253-23PM

PETITION FOR VARIANCE AND SPECIAL HEARING
RE: MORRIS SHOR
S. Eric Dinenna, Zoning Commissioner
James E. Oyer, Deputy Zoning Commissioner
Date: April 10, 1973
FROM: John J. Dillon, Jr.
MORRIS SHOR
SUBJECT: MORRIS SHOR

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We feel you should be aware of this accumulation of properties and consider the overall effect that this may have on this area. Possibly a consideration of an integrated use of zoning of this overall complex should be considered.

ORIGINAL
OFFICE OF
THE
COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 April 2 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna
Zoning Commissioner of Baltimore County
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for ONE XXXXXXXXXXXX
week before the 2nd day of April 1973 that is to say, the same
was inserted in the issue of March 29, 1973.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION FOR VARIANCE AND SPECIAL HEARING
RE: MORRIS SHOR
S. Eric Dinenna, Zoning Commissioner
James E. Oyer, Deputy Zoning Commissioner
Date: April 10, 1973
FROM: John J. Dillon, Jr.
MORRIS SHOR
SUBJECT: MORRIS SHOR

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We feel you should be aware of this accumulation of properties and consider the overall effect that this may have on this area. Possibly a consideration of an integrated use of zoning of this overall complex should be considered.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 29, 1973.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. XXXXXXXXXXXX
at one time XXXXXXXXXXXX before the 10th
day of April 1973, the last publication
appearing on the 29th day of March
1973.

THE JEFFERSONIAN
S. Lank Smith
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 32 Date of Posting: March 30, 1973

Posted for: VARIANCE AND SPECIAL HEARING

Petitioner: MORRIS SHOR

Location of property: 816 COURT ROAD, BALTIMORE, MD. 21206 S.E. 2ND COURT RD.

Location of Sign: 816 WALKER AVE

Remarks: See Walker Ave

Posted by: S. Eric Dinenna Date of return: APRIL 3, 1973

Mr. Morris Shor
28 Walker Avenue
Baltimore, Maryland 21218

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

2nd

February

Your Petition has been received and accepted for filing

this day of 1973

S. Eric Dinenna
Zoning Commissioner

Morris Shor

Signature of Petitioner
Petitioner's Attorney

Reviewed by: John J. Dillon, Jr.
Chairman, Zoning Advisory Committee

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 day of 1973

S. Eric Dinenna
Zoning Commissioner

Petitioner: MORRIS SHOR
Petitioner's Attorney: S. Lank Smith
Reviewed by: J. E. Fikins, Jr.

This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	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: J. E. Fikins, Jr.									
Previous case: J. E. Fikins, Jr.									
Revised Plans: Change in outline or description									

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

No. 8248

DATE: April 2, 1973 ACCOUNT: 01-662

AMOUNT: \$25.00

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

NEW Realty Co.
22 Walker Ave.
Pikesville, Md. 21208
Petition for Variance and Special Hearing
473-253-1000

250000

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

No. 8254

DATE: April 6, 1973 ACCOUNT: 01-662

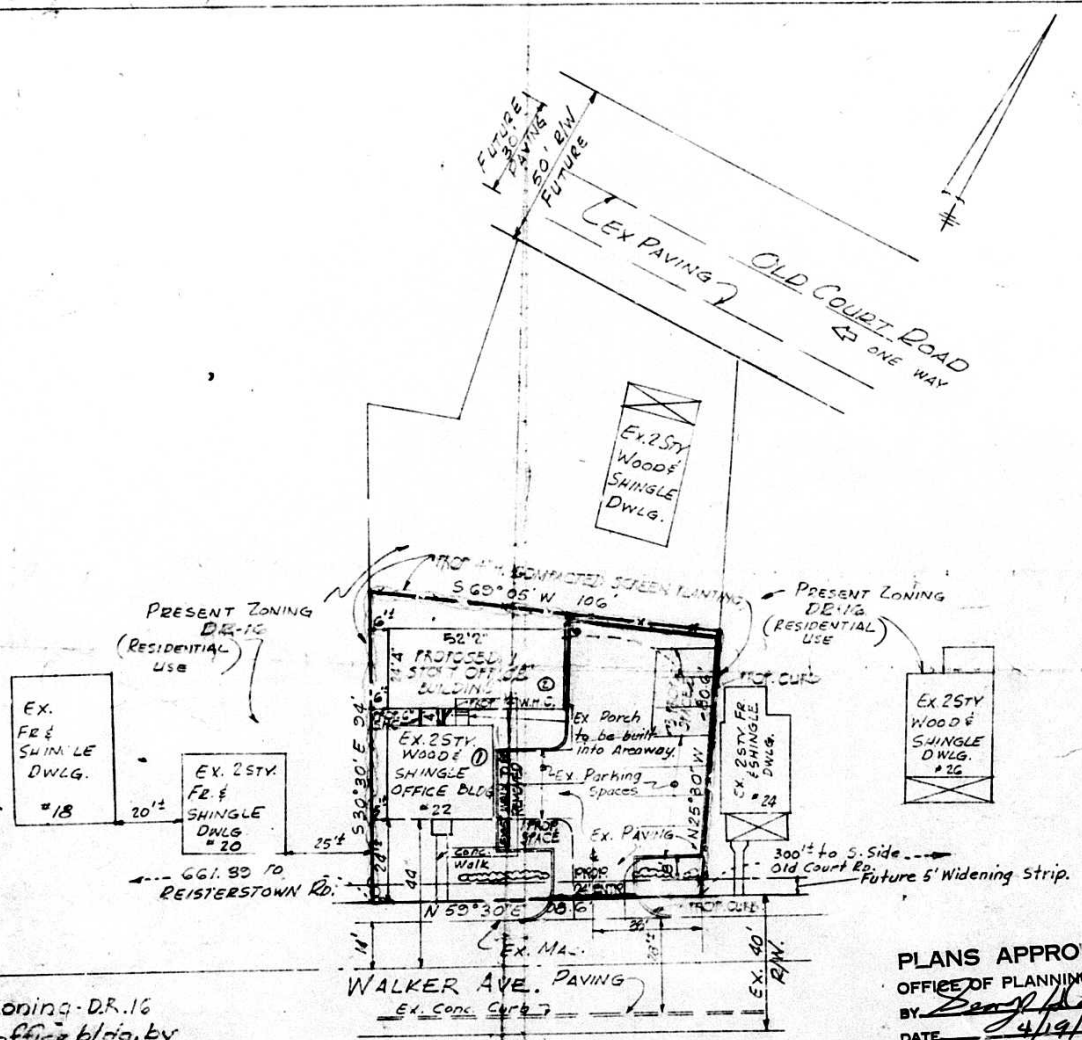
AMOUNT: \$51.25

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

NEW Realty Co.
22 Walker Ave.
Pikesville, Md. 21208
Advertising and posting of property
473-253-1000

512500



Existing zoning - D.R. 16
 ① Existing office bldg. by
 Special Exception G3-BB-XV

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE 4/19/73

- ③ VARIANCES REQUESTED
 1. P.O. 2 (504 VB2) to permit a side and rear yard
 of 6' instead of the required 25' & 30' respectively.
 AREA OF TATCEL - 0.20 AC
- ④ AREA PROT. OFF. BLDG. - 1200 sq ft
 NO. PARKING SPACES REQ. - 4
 NO. PARKING SPACES PROVIDED - 4
 PROT. PAVING
- ⑤ AREA EX. BLDG. - 300 sq ft
 NO. SPACES REQ. - 5
 NO. EX. SPACES - 6
 All parking spaces 9' x 18' Min

PLAN TO ACCOMPANY APPLICATION FOR
 AMENDED SPECIAL EXCEPTION AND
 FOR VARIANCE FROM SIDE AND
 REAR YARD RESTRICTIONS
 #22 WALKER AVE.

3rd ELECT. DIST. BALTO. CO. MD.
 SCALE: 1" = 30' JAN. 16, 1973
 OWNER *[Signature]* REVISOR MAR 22-1973
 MORRIS SHOR REVISOR APRIL 18, 1973
 6502 BAYTHORNE RD.
 BALTIMORE CO., MD.

PREPARED BY
 HURKINS ASSOCIATES
 305 W. CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21204
 PHONE 828-3060

