

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

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 _____ Office use.

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

I, or we, agree to pay expenses of above re-classification 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 adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address: 22 Walker Avenue
Towson, Maryland 21204
Petitioner's Attorney
Address: 22 Walker Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1973, at 2:00 o'clock.

John J. Dillon, Jr.
Zoning Commissioner of Baltimore County

Mr. Morris Shor
Re: Item 141 - Morris Shor
April 10, 1973

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

JJD:rs:jd

(Enclosure)

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Mr. Morris Shor
22 Walker Avenue
Baltimore, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this _____ day of _____, 1973.

John J. Dillon, Jr.
J. ERIC DINENIA,
Zoning Commissioner

Petitioner: Morris Shor
Petitioner's Attorney:
cc: Malcolm E. Hudkins Associates
305 W. Chesapeake Avenue (21204)

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 10, 1973

Mr. Morris Shor
22 Walker Avenue
Baltimore, Maryland 21204

Re: Special Exception Petition
Item 141
Morris Shor - Petitioner

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, 571 feet east of Pelister Road, in the 3rd District of Baltimore County. The subject property is currently improved with a two-story frame and shingle dwelling that is located very close to its westernmost property line. The petitioner proposes to convert this dwelling to an office and office building and is requesting a Special Exception to the zoning regulations of Baltimore County. The property is currently the subject of a zoning petition amending a previous Special Exception. The properties to the east are improved with residential structures as are the properties on the south side of Walker Avenue.

The rear of this property abuts Old Court Road and the petitioner does not indicate any entrances onto that street. Should this petition be granted, this Committee feels that before any entrances onto Old Court Road are permitted that it be approved by the Office of Planning and Zoning and the Department of Traffic Engineering.

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

Bureau of Engineering
ELLSWORTH H. PAYER, P. E., CHIEF

February 27, 1973

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

Re: Item #141 (1972-1973)
Property Owner: Morris Shor
22 Walker Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office use
District: 3rd No. Acres: 0.18 acre

Dear Mr. Dinenna:

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 and Old Court Road, existing improved public streets, are proposed to be further improved as 30-foot and 36-foot closed-type roadway cross-sections respectively, on 50-foot rights-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 #141 (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 this property.

It appears that additional fire hydrant protection may be required in this Old Court Road vicinity.

Very truly yours,

Ellsworth H. Payer, P.E.
ELLSWORTH H. PAYER, P.E.,
Chief, Bureau of Engineering

END:RHM:PLS

cc: John J. Trenner
John Loos

cc: Key Sheet
29 & 30 W 21 Position Sheets
EN 6 P Tape
78 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
WILLIAM T. MALONE
DEPUTY TRAFFIC ENGINEER

March 6, 1973

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

Re: Item 141 - ZAC - February 13, 1973
Property Owner: Morris Shor
22 Walker Avenue
Special exception for office use
District 3

Dear Mr. Dinenna:

This special exception for office use is part of a trend in this area and a study of this should be made to determine what improvements are needed to serve the increased traffic in this area.

Very truly yours,

Michael S. Flanagan
MICHAEL S. FLANAGAN
Traffic Engineer Associate

MSF:PC

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

855-7318

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. ~~Eric DiNenna~~ Chairman Jack Dillon
Zoning Advisory Committee

Re: Property Owner: Morris Shor

Location: 24 Walker Avenue D.R. 16

Item No. 141 Zoning Agenda Tuesday February 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.

Reviewer: *[Signature]* Noted and Approved:
Planning Group 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 141, Zoning Advisory Committee meeting, February 13, 1973, are as follows:

Property Owner: Morris Shor
Location: 24 Walker Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office use.
District: 3
No. Acres: 0.18 acres

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

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

[Signature]
Thomas H. Saville, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

cc: W.L. Phillips

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. D. Fromm
Director

111 W. CHESAPEAKE AVENUE
TOWSON, MD. 21204
494-2811

March 15, 1973

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
494-2811

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 #141, Zoning Advisory Committee Meeting, February 13, 1973, are as follows:

Property Owner: Morris Shor
Location: 24 Walker Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office use
District 3
No. Acres: 0.18 acres

Four foot high compact screen planting must be shown along the North and East property line.

Any proposed lighting must be shown.

Very truly yours,

[Signature]
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

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

Re: Item 141
Property Owner: Morris Shor
Location: 24 Walker Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office use

District: 3
No. Acres: 0.18 acres

Dear Mr. DiNenna:

Acres too small to have an effect on student population.

Very truly yours,
[Signature]
W. Nick Petrovich
Field Representative

WNP/ml

H. CHARLIE PARKER, President
EUGENE E. HESS, Vice President
MR. ROBERT J. CANEY

MARCUS H. ROTHSCHILD
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA R. WHITLER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MR. RICHARD K. WILFELL

MALCOLM E. HUDKINS ASSOCIATES

SURVEYORS AND LAND DEVELOPERS
300 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE: 301-828-9000

January 24, 1973

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION

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

Beginning at a point on the North Side of Walker Avenue 248 feet West of the South Side of Old Court Road thence along the North Side of Walker Avenue South 59° 30' 00" West 52.00 feet thence leaving Walker Avenue North 52° 30' 00" West 163.50 feet to the South Side of Old Court Road thence Northeasterly along the South Side of Old Court Road 56.33 feet thence leaving Old Court Road South 25° 30' 00" East 136.60 feet to the place of beginning.

Containing 0.18 Acres of land more or less.

[Signature]
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. Garber, Chief
Land Use Master Plans

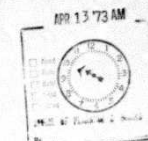
SUBJECT: Petition #73-254-X, North side of Walker Avenue 248 feet South of Old Court Rd.
Petition for Special Exception for Office Use.
Petitioner - Morris Shor

3rd District

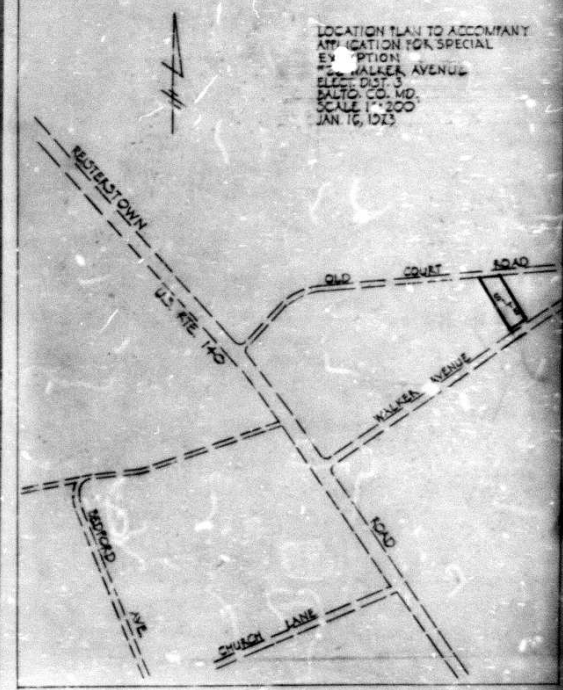
HEARING: Monday, April 16, 1973 (2:00 P.M.)

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

The request is in keeping with the planning objectives of the Comprehensive Zoning Maps adopted March 24, 1971 by the County Council.



LOCATION PLAN TO ACCOMPANY
APPLICATION FOR SPECIAL
EXCEPTION
#24 WALKER AVENUE
ELECTION DIST. 3
BALTO. CO. MD.
SCALE 1" = 200'
JAN 16, 1973



[illegible]

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 ~~several~~
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

[illegible]

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., once a week at one time ~~several weeks~~ before the 16th day of April, 1973, the first publication appearing on the 27th day of March 1973.

THE JEFFERSONIAN,
H. Frank Struth
 Manager
 Cost of Advertisement, \$ _____

District: 3 NW Date of Posting: MARCH 30 1973
 Posted for: SPECIAL EXCEPTION
 Petitioner: HARRIS, SHAR
 Location of property: N/3 OF WALKER AVE. 243 FT. S&T. OLD ROAD RD
 Location of Sign: 24 WALKER AVE.
 Remarks:
 Posted by: Charles H. Thal Date of return: APRIL 3 1973

Mr. Norris Star
22 Miller Avenue
Baltimore, Maryland 21202

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 23rd day of February 1977.

Petitioner **Norris Shaw**

Patricia's Attorney, Associate
of the U.S. District Court
305 N. Chesapeake Avenue (Rt. 4)

Reviewed by John J. Diller Jr.
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chambers Avenue
Tomball, Maryland 21084

Your Petition has been received! It's

Jan 1979

Published by Morris Shear Submitted by William Jones

Pollitzer's Attorney - Retained by *[Signature]*

* This is not to be interpreted as acceptance of the Publisher's assignment of a timing date.

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Timing		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: 			Revised Plans: Change in outline or description _____ Yes _____ No							
Previous case: 			Map # _____							

BALTIMORE COUNTY, MARYLAND No. 8231
OFFICE OF FINANCE AVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 27, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - EASHER
H&H Supply Co.
22 Walker Ave.
Pineville, N.C. 28134

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Permitted for Special Exception for Morris Shaw
07-09-82 AUG 5 3 47 PM '82 5000

BALTIMORE COUNTY, MARYLAND No. 8253

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 6, 1973 ACCOUNT 02-662

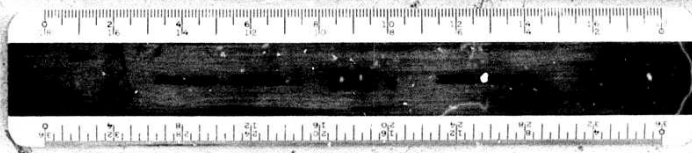
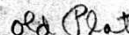
AMOUNT \$39.20

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

MM Realty Co.
22 Walker Ave.
Pineville, N.M. 21206
Advertising and printing of security

300

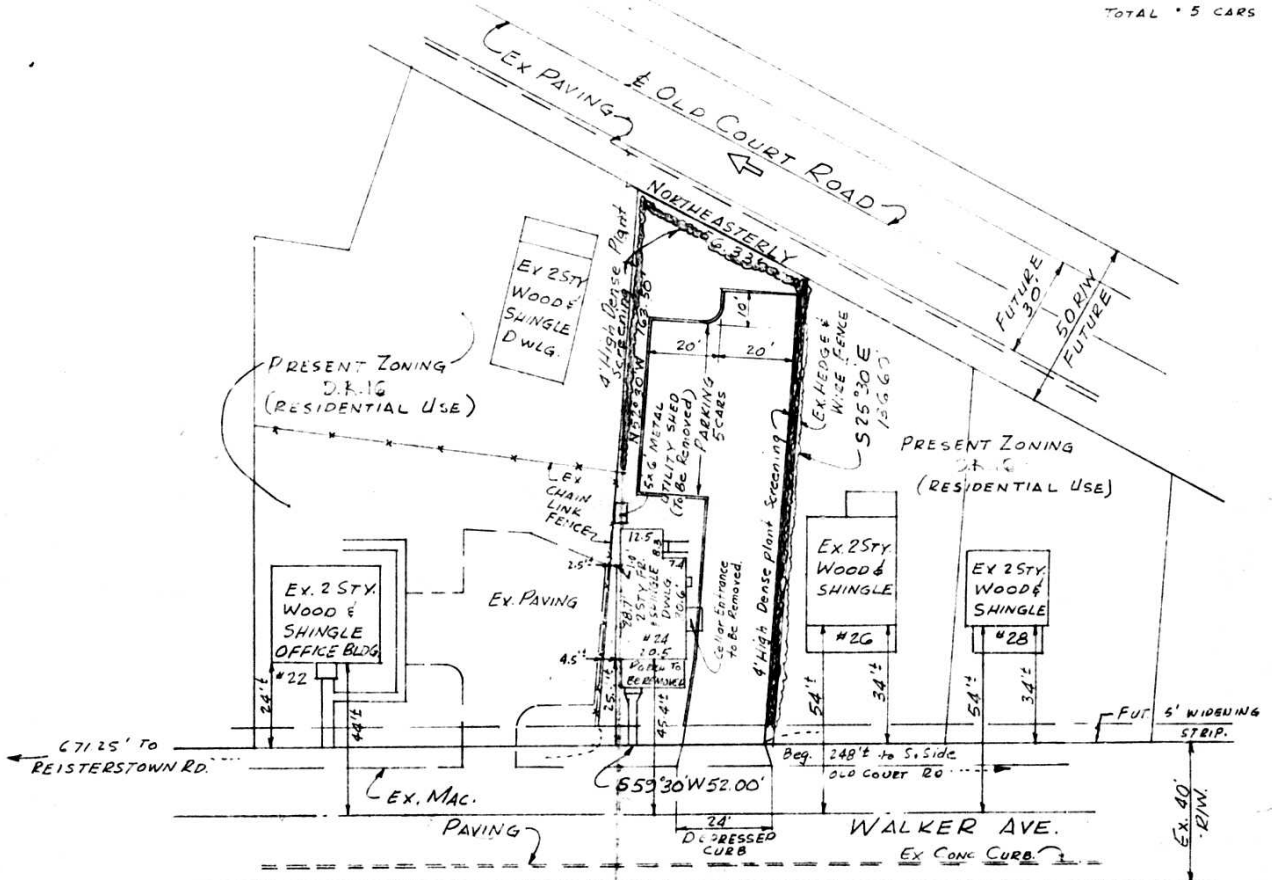
TOTAL • 5 CARS



NOTE: OFF STREET PARKING REQUIREMENTS

- a) 1ST FLOOR - 731 SQ FT - 300 SQ FT - 3 CARS
b) 2ND FLOOR - 731 SQ FT - 500 SQ FT - 2 CARS

TOTAL - 5 CARS



GENERAL NOTES

1. TOTAL ACREAGE OF TRACT = 0.184±
2. PRESENT ZONING OF PROPERTY DR-16
3. PROPOSED ZONING OF PROPERTY DR-16 SPECIAL EXCEPTION
4. PRESENT USE OF PROPERTY RESIDENTIAL
5. PROPOSED USE OF PROPERTY "OFFICE"
6. REQUIRED OFF STREET PARKING (5'x20') = 5 UNITS
7. PROPOSED OFF STREET PARKING (10'x20') = 5 UNITS PROVIDED

PLAT TO ACCOMPANY PETITION FOR

SPECIAL EXCEPTION

APR 13 '73 AM
#24 WALKER AVE.
3RD SELECT DIST. BALTO. CO., MD.
SCALE: 1" = 30'
JANUARY 27, 1972.
OWNER MORRIS SHOR
6502 BAYTHORNE RD.
BALTIMORE CO., MD.
REVISED: 4/13/1973.



Malcolm E. Hudkins
MALCOLM E. HUDKINS REG. L.S. #5005

