

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Anton Dabbura, 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 _____.

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 _____ Legal Owner _____
Address _____
_____ 6033 Hollins Avenue _____
Baltimore, Maryland 21210

Protestant's Attorney _____
MELVIN A. STEINBERG
202 Loyola Federal Building
Towson, Maryland 21204
821-5515
I ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, 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 _____ day of _____, 1974, at _____ o'clock.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.
(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Anton Dabbura, 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,

herely petition for a Variance from Section 1802.2B (504-V.B.2) to permit a _____ side yard set back of 5 feet instead of the required 25 feet and Section 409.2b.4 to permit 14 spaces instead of the required _____ 15 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
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 _____ Legal Owner _____
Address _____
_____ 6033 Hollins Avenue _____
Baltimore, Maryland 21210

Protestant's Attorney _____
MELVIN A. STEINBERG
202 Loyola Federal Building
Towson, Maryland 21204
I ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, 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 _____ day of _____, 1974, at _____ o'clock.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.
(over)

November 26, 1974

Melvin A. Steinberg, Esquire
Suite 202, Loyola Federal Building
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
SE/corner of Beechfield and
Wilkins Avenues - 13th Election
District
Anton Dabbura - Petitioner
NO. 75-112-XA (Item No. 69)

Dear Mr. Steinberg:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/ecw

Attachments

cc: Mrs. Mary Raterman
901 South Beechfield Avenue
Baltimore, Maryland 21229

JOSEPH D. THOMPSON, P.E., S.E.
CIVIL ENGINEERS & LAND SURVEYORS
1150 101 SHELL BUILDING - 300 EAST JOPPA RD.
TOWSON, MARYLAND 21204 • Valley 3-8820

DESCRIPTION FOR VARIANCE AND SPECIAL EXCEPTION

BEGINNING for the same of the intersection formed by the east side of Beechfield Avenue with the south side of Wilkins Avenue, thence running on the south side of Wilkins Avenue North 72 Degrees 11 Minutes East 95.42 feet, thence at right angles to Wilkins Avenue South 17 Degrees 49 Minutes East 100.00 feet, thence parallel to Wilkins Avenue, South 72 Degrees 11 Minutes West 57.70 feet, thence running on the said east side of Beechfield Avenue, North 22 Degrees 16 Minutes West 104.95 feet to the place of beginning.

CONTAINING 0.15 acres of land more or less.

6-5-73



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 25, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-112-XA. Southwest corner of Beechfield and Wilkins Avenues. Petition for Special Exception for Office Building. Petition for Variance for Side Yard and Off-Street Parking. Petitioner - Anton Dabbura

13th District

RECEIVED: Monday, November 25, 1974 (1:30 P.M.)

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

This was a prior zoning petition request in March of 1970 from R6 to RA with special exception for office use (medical) petition #70-224 RX. Request was granted by Deputy Zoning Commissioner on July 14, 1970. No appeal. Council adopted D.R. 16 zoning for tract March 24, 1971. Council was of the opinion that location was ideally suited for medical type office use to serve this high density area and to afford medical offices for the medical staff practicing at near-by St. Agnes Hospital. Wilkins Avenue is a major arterial road and carries a very high volume of traffic which is not very conducive for residential (individual home) habitation.

William D. Fromm
Director of Planning

WDF:REG:rv

NOV 25 74 AM



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Melvin A. Steinberg, Esq. County Office Building
202 Loyola Federal Bldg. 111 W. Chesapeake Avenue
Towson, Md. 21204 Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____ 1974.

S. Eric DiNenna
Zoning Commissioner

Petitioner Anton Dabbura
Petitioner's Attorney Melvin A. Steinberg Reviewed by Joseph D. Thompson
cc: Joseph D. Thompson Chairman,
Civil Engineers & Land Surveyors Zoning Advisory
101 Shell Bldg., 200 E. Joppa Rd. Committee
Baltimore, Md. 21204

END:EAM:PH:iss

cc: J. Somers

0-5W Key Sheet
12 SW 15 Pos. Sheet
SW 1 D Topo
101 Top Map

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

October 29, 1974

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. Chief

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

Re: Item #69 (1974-1975)
Property Owner: Anton Dabbura
870 cor. of Wilkins & Beechfield Avenues
Existing Zoning: D.R. 16
Proposed Zoning: Variance from Sec. 1802.2B (504-V.B.2) to permit a side yard set back of 5' instead of the required 25' and Sec. 409.2b.4 to permit 14 spaces instead of the required 15 spaces. Special Exception for office use.
No. of Acres: 0.25 District: 13th

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.

General:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #177 (1973-1974) remain valid and applicable to this Item #69 (1974-1975). Those comments are referred to for your consideration.

Very truly yours,

Elsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

Reviewer: HJ964 Noted and Approved: Paul H. Reinhardt
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

CL-JEM-es

Michael S. Flanigan
Traffic Engineer Assoc.

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

CC--W.L. Phillips

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21201

EXIST DR 5.5

WILKENS AVE.

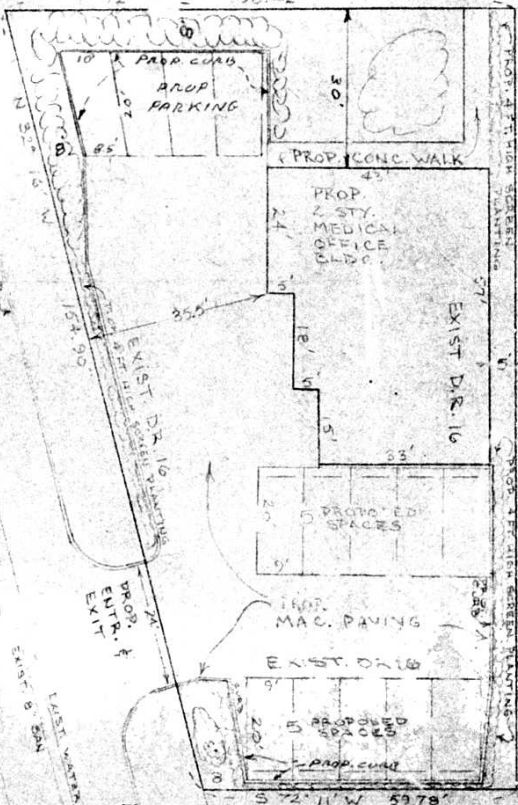
EXIST WATER

EXISTING ZONING: DR 16
 PROPOSED ZONING: DR 16 WITH A
 SIDE YARD VARIANCE TO ALLOW A
 5 FOOT SIDE YARD INSTEAD OF
 THE REQUIRED 25 FEET AND A
 VARIANCE TO ALLOW 14 PARKING
 SPACES INSTEAD OF THE REQUIRED 15
 AND A SPECIAL EXCEPTION FOR OFFICE USE
 FIRST FLOOR: 2211.0'
 SECOND FLOOR: 2211.0'
 TOTAL FLOOR AREA: 4422.0' / 300 +/- SPACES
 PARKING:
 PARKING REQUIRED: 15 SPACES
 PARKING PROVIDED: 14 SPACES
 NO EXTERNAL LIGHTING

BEECHFIELD AVE.

EXIST DR 5.5

EXIST CURB



EXIST DR 5.5

PLAT FOR SPECIAL EXCEPTION
 AND VARIANCE TO SIDEYARD AND
 VARIANCE TO PARKING
 WILKENS AND BEECHFIELD AVES.
 13TH DISTRICT
 BALTIMORE CO., MD.

ANTON DANBURA, M.D.
 621 HORNCREST RD.
 TOWSON, MD.
 21204

MAP 2A
 SW 3-D
 13
 10-17-74
 55
 44
 11-11-74



Robert E. Spellman

REVISED AUG 19, 1974

SPELLMAN, LARSON & ASSOCIATES INC.

Suite 303 Investment Bldg.
 Towson, Maryland 21204

SCALE: 1" = 20' 823-3335 MARCH 3, 1974

73085



WILKENS AVE.

EXISTING WATER LINE

FIRE HYDRANT

SITE PLAN

COPIED FROM ORIGINAL PLAN BY: SPELLMAN, LARSON & ASSOC'S
TOWSON, MARYLAND 21204

SCALE: 1/8" = 1'-0"

MEDICAL OFFICE BUILDING
WILKENS & BEECHFIELD AVES., 13TH ELECTION DIST.
BALTIMORE COUNTY, MARYLAND



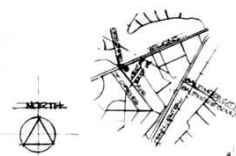
SITE PLAN

DALVIN KERN KOSBA, A.P.A. & ASSOCIATES, INC.
ARCHITECTS
10 W MADISON STREET, BALTIMORE, MARYLAND 21201
301-837-2277



A-1

DATE: 7 MARCH 1975
COMM. NO.: 7413



VICINITY MAP

ZONING: D-2.6 WITH A SIDE YARD VARIANCE TO ALLOW 5 FEET SIDE YARD AND TO ALLOW 14' PARKING STRIPS INSTEAD OF THE REQUIRED 15'.
FLOOR AREA: FIRST FLOOR 4,555 S.F. SECOND FLOOR 1,555 S.F. TOTAL 6,110 S.F.
PARKING: 4555 S.F. / 2000 = 15 PARKING SPACES
PARKING PROVIDED: 14
ELECTION DISTRICT: 13TH BALTIMORE COUNTY
OWNER: ANTON DANBURA
6033 HOLLINS AVE.
BALTO., MARYLAND 21210
ACRES = 2.724

LEGEND

- BIT CURB
- CONC. CURB
- + 49.0 EXISTG. SPOT ELEVATIONS
- + 87.0 NEW SPOT ELEVATIONS

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John H. [Signature]
DATE: 3/11/75
75-112 X4

LIST OF DRAWINGS

- A-1 Site Plan
- A-2 Basement Plan, Finish and Door Schedules
- A-3 First and Second Floor Plans
- A-4 North and West Elevations
- A-5 South and East Elevations and Details
- A-6 Wall Sections
- S-1 Foundation and First Floor Framing Plan
- S-2 Second Floor and Roof Framing Plan
- S-3 Sections and Details
- ME-1 Mechanical-Electrical Site Plan
- ME-2 Mechanical - Basement Floor Plan, Equipment List, Plumbing
- ME-3 Mechanical - First and Second Floor Plans and Details
- E-1 Electrical - Basement Floor Plan, Diagrams and Schedules
- E-2 Electrical - First and Second Floor Plans
- SP-1 thru SP-7 Specifications

