#### PETITION FOR ZONING RE-CLASSIFICATION 75-112-XA AND/OR SPECIAL EXCEPTION (Nem 10.69)

I, or we,Anton Dahburalegal owner of the property situate in B	altimore
County and which is described in the description and plat attached hereto and made a par	hereof,
nereby petition (1) that the zoning status of the herein described property be re-classified,	ursuant
to the Zoning Law of Baltimore County, from an	e to an

w 2A Su3-D 1-2-25

#75+

603

XA

and (? for a Special Exception, under the sa'd Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for . Office use

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

Anton Dahbura Address 6033 Hollins Avenue

Auto Dall.

Baltimore, Maryland 21210

Qui la Kenna

Protestant's Attorney

112-xA

MELVIN A. Subvented Markey

MELVIN A. Subvented Markey

Address Touron, Maryland 21204

Englished by the Zoning Commissioner of B

oner of Baltimore County this 23rd

, 1924 ..., 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 , 197,4 \_at \_1:30o'clock

## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

L or we. Anton Dahbura I, or we, \_\_Anton\_Dahbura\_\_\_\_\_legal ownr\_\_of the property situate in Baltimore
County and which is described in the description and plat \_\_ached hereto and made a part hereof

hereby petition for a Variance from Section\_1E02.2R\_(504-V.B.2)\_to\_permit\_a\_\_\_\_ side yard set back of 5 feet instead of the required 25 iset

and Section 409.2b.4 to permit 14 spaces instead of the required

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

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

If or we, agree to pay expenses of above Variance advertising, porting, etc., upon filing of this tilbido, and further agree to and are to be bound by the zoning regulations and restrictions of allfloop County adopted pursuant to the Zoning Law For Baltimore County.

Auto Dallan

Address...6033 Hollins Avenue....

Mato b. Steen her MELVIN A. STEINBERG

Address 202 Loyola Federal Building

required by the Zoning Law of out Baltimore County, the pro-Commissioner of Baltimore Co-

Legal Owner

Baltimore, Maryland 21210

#### November 26, 1974

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

RE: Petitions for Special Exception and Variances SE/corner of Beechfield and Wilkens Avenues - 13th Election District Anton Dahbura - 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.

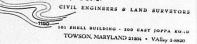
Very truly yours,

S. ERIC DI NENNA

SED/scw

cc: Mrs. Mary Raterman 901 South Beechfield Avenue Baltimore, Maryland 21229 JOSEPH D. THOMPSON, P.E.4....

dit



DESCRIPTION FOR VARIANCE AND SPECIAL EXCEPTION

EEGINNING for the same of the intersection formed by the cost side of Boochfield Avenue with the south side of Wilkens Avenue, thence binding on the sold south side of Williams Avenue North 72 Degress 11 Minutes East 98,42 leaf, thence of right engles to Wilkens Avenue South 17 Degrees 49 Minutes Last 150,00 feet, then a parallel to Wilkens Avenue, South 72 Degrees 11 Minutes West 57,73 feet, thence blade ing on the said cost side of Boschifeld Avenue, North 32 Degrees 16 Minutes West 154,93 feet to the place of beginning.

CONTAINING 0.25 ceres of land more or less.

1-5-77



# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date November 25, 1974

William D. Fromm, Director of Planning

Petition #75-112-XA. Southwest corner of Beechfield and Wilkens Avenues. Petition for Special Exception for Office Building.
Petition for Variance for Side Yard and Off-Street Parking.
Petitioner - Anton Dubbura

13th District

HEFRING: 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 soning petition request in March of 1970 from R6 to RA with special exception for office use (medical) petition 970-224 RC. 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 switted for medical type office use to serve this high density area and to afford medical offices for the medical staff practicing at near-by 57. Agoss Hospital Wilkens Avenue is a major arterial Road and carries a vegous longituding of traffic which is not very conductive for residential individual home)

WDF:NEG:rw

100 25 74 AM DITIES OF PLANDING & ZONIN BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Melvin A. Steinberg, Eeq. County Office Building 202 Loyola Federal Bldg. 111 W. Chesapeake Avenu Towson, Md. 21204

Your Petition has been received and accepted for day of October 1974. filing this\_

Petitioner Anton Dahbura

Petitioner's Attorney Helvin A. Steinberg CC: Joseph D. Thompson Civil Engrs. & Land Surveyors 101 Shell Bldg., 200 E. Joppa Rd. Baltimore, Md. 21204

### Baltimore County, Maryland Bepartment Of Public Works

COUNTY OFFICE BUILDING

Bureau of Engineering

October 29, 1976

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

Re: Item #69 (1974-1975) Itam #69 (197%-1975)
Property Conner: Anton Dahbura
5/2 cor. of Wilkins & Beechfield Avenues
Existing Conning: D.R. 16
Proposed Zoning: D.R. 16
Proposed Zoning: Variance from Sec. 1502.28 (50%-7.8.2) to
pormit a side yard set back of 5' instead of the required
25' and Sec. 1002.28% to permit by spaces instead of the
required 15 spaces. Special Exception for office use.
No. of Acres: 0.25 District: 15th

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.

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #177 (1973-197a) remain walld and applicable to this Item #59 (1974-1975). Those comments are referred to for your consideration.

Very truly yours.

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

END: EAM: FWR: 58

cc: J. Somers

Pursuant to the advertisement, posting of preperty, and public he it appearing that by reason of the requirements of Section 50	
County Zoning Regulations having been met,	
Special Exception for a.n. Office. Building.	should be granted
TO S ORDERED by the Zoning Commissioner of Baltimore Cour	
lay of November	
be-sapple six hare by proclassified; framewo	
conscipation a Special Exception for an Office Building	
ranted, from and after the date of this Order, subject to the	pproval of a site plan by
the Department of Public Works,	Willen
and the Office of Planning and Zoning Comm	issioner of Baltimore County
Pursuant to the advertisement, posting of property and public	
nd it appearing that by reason of	
he above re-classification should NOT BE HAD, and/or the Specia	l Exception should NOT BE
GRANTED.	
IT IS ORDERED by the Zoning Commissioner of Baltimore Cour	
f, 197 that the above re-classification	
DENIED and that the above described property or area be and the sa	ame is hereby continued as and
o remain azone; and/or the Sp	pecial Exception for
be and	the same is hereby DENIED
Zoning Comm	issioner 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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreas anable hardship upon the Petitioner, the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a side yard setback of five (5) feet in lieu of the required twenty-five (25) feet and to permit fourteen (14) off-street parking spaces in lieu of the required fifteen (15) spaces should be granted. re IS ORDERED by the Zoning Commissioner of Baltimore County, this ...... 1974 .... that the herein Petition for Variances to permit a fifteen (15) spaces 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 State Highway Administration, the Department of Public worses, some Coning.

Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition stration, the Department of Public Works, and the Office of Planning and 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 ..., 197 ..., that the above Variance be and the same is hereby DENIED.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 14, 1974

COUNTY OFFICE BUILDING 111 W. Chesapeake Avenue Towson, Maryland 21204

MINDERS

ONING ADMINISTRATIO

HEALTH DEPARTMEN

BUREAU OF

DEPARTMENT OF TRAFFIC ENSINEERS

STATE SIGNAY

BUREAU OF ENGINEERING

PROJECT AND EVELOPMENT PLANNING

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

PE: Special Exception Petition Item 69 Anton Dahbura - Petitioner

Dear Mr. Steinberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site fluctuation 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 subject property is located at the southeast corner of Wilins and Beechfield Avenues, in the 13th Election District of Baltimore County, and is presently unimproved.

The property immediately to the east of the subject site is improved with a parking lot which is used in conjunction with an existing funeral home. Various residential used exist to the west and south of the site along but sides of Beechfield Avenue. Residential uses exist as well opposite the site on the northeast and northwest corners of the aforementioned intersection.

The petitioner is requesting a Special Exception of fices and proposes to erect a two-story medical office building comprising 4400 square feet. The first state of the required to permit a side yard setbahve been requested to permit a side yard setbahve limited of the required 30 feet, and off street parking peeces instead of the required 15 spaces. A single point of ingress and

Melvin A. Steinberg, Esq. Item 69 November 14, 1974

Page 2

egress is proposed along Beechfield Avenue.

This pritition is accepted for filing on the date of the ent-beed filing certificate. Notice of the bearing date and filing certificate. Notice of the bearing date and applicability to be held not less than 30, nor more than 90 cm will be forwarded to you in the near future.

Very truly yours,

gamet. Epine=

JAMES B. BYRNES, III Chairman, Zoning Plans Advisory Committee

JBB:JD

cc: Joseph D. Thompson, Civil Engrs. & Land Surveyors 101 Shell Building 200 East Joppa Road Towson 21204

### Baltimore County Fire Department



Towson, Maryland 21204

825-7210

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Location: SE/C of Wilkins & Beechfield Avenues

Item No. 69 Zoning Agenda October 1, 1974

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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved read 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.

() i. The sixth maintain allowed by the Fire Department.

(\*\*) I. The sixth maintain a made to comply with all applicable parts of the Fire Frewention Code prior to occupancy or beginning of operations, for the buildings and structures existing or proposed on the sixth eshall comply with all applicable requirements of the Stational Fire Frotection Association Standard No. 100 "The Life Safety Code", 1970 Exiting prior

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: ATJ96W Approved: Planning Group
Special Inspection Division

Deputy Chief Fire Prevention Bureau



#### Maryland Department of Transportation

State Highway Administration

October 8,1974

Mr. S. Eric DiNenna Zoning Commissioner
Att: James B. Byrnes III
County Office Bldg.
Towson, Md. Re: Z.A C. Meeting, Oct. 2.A. C. Meeting, Oct.
1,137h
Iteas 69 Property
Iteas 69 Property
Loci 52/C of Wilkins 5
Beechfield Ave (Rtc 372)
Existing Zenfag DN:
Existing Zenf

The subject plan indicates no access from Wilkens Ave., therefore The swoject plan indicates no access from Wilkens Ave., therefore there will be no requirements by the State Highway Administration. We anticipate no adverse effects to the State Highway by the proposed development.

The 1973 average daily traffic count on this section of Wilkens Avenue is 21,200 vehicles.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

by: John E. Meyers thin Ermy sow BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E. WM. T. MELZER

October 18, 1974

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

Re: Item 69 - ZAC - October 1, 1974 Property Owner: Anton Dahbura Location: SE/C of Wilkins & Beechfield Avenues

Location: SF/c of Wilkins & seechies and see SE/c of Wilkins & seechies and see SE/c of Wilkins & seechies and see SE/c of Wilkins & SE/c 1802,28 (504-V.8.2) to persit a side yard set back of 5 ft. Instead of the required 25 ft. & Sec. 493,28.4 to print 14 spaces instead of the required 15

SPECIAL EXCEPTION for offices use. No. of Acres: 0.25 District: 13th

No major traffic problems are anticipated by the requested variance to the lot width.

> Very truly yours, Michael S. Flanigan Traffic Engineer Asso.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH----

DONALD J. ROOF, M.D., M.P.H.

October 10, 1974

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

Comments on Item 69, Zoning Advisory Committee Meeting. October 1, 1974, are as follows:

Property Owner: Anton Dahburs Location: SE/C of Wilkins & Beechfield Avenues Existing Zoning: DR 16 Proposed Zoning: VARIANCE from Sec. 1802.28 (504-v.B.2)

No. of Acres: 0.25 District: 13th

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on to operate any 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

Very truly yours,

Thomas A. when Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB/nce

CC--W L. Phillins



October 14, 1974

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

Dear Mr. Di Nenna:

Comments on Item \$69, Zoning Committee Meeting, October 1, 1974, are as follows:

Property Owner: Anton Dahbura Location: SE/c of Wilkins and 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 ft. instead of the required 25 ft. and Sec. 409.28.4 to permit 14 spaces instead of the required 15 spaces. Special Exception for office use. No. of Acres: 0.25 District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may ave a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment

Very truly yours,

John Z Wembler John L. Wimbley Planning Specialist II

Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SHITE 301 JEFFERSON BUILDING 125 WEST CHESAPEAKE AVENUE AREA CIDE 301 PLANNING 494-3211 ZONING 494-3251

75-112 -XA

CERTIFICATE OF POSTING ING DEPARTMENT OF BALTIMORE COUNTY

Posted for Petitions For O Special Exception & VARIANCE Petitioner: ANTON DAHBURA Location of property: SE/CAB. OF BEECHFIELD & WILKENS AVES Location of Signar O. S/S WILKERS AVE. Sc' fas - E of BeechFress, Ave. & E/S of BeechFress, 50 tos - S of Wilkers Ave. Posted by Iliana L. Boland Date of return Nov. 15, 1974

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: October 3, 1974

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

Z.A.C. Meeting of: October 1, 1974

Property Owner: Anton Dahbura

SE/C. of Wilkens & Beechfield Avenues

Present Zoning: D.R. 16

Proposed Zoning: Variance from Sec. 1802.28 (504-V.B.2) to permit a side yard setback of 5 ft. Instead of the required 25 ft. and Sec. 409.2B.4 to permit i4 spaces instead of the required 15 spaces. Special Exception for office use.

District:

No adverse effect on student population. No. Acres:

Dear Mr. DiNenna:

Very truly yours, W. Trick Fetrouck W. Nick Petrovich.. Field Representative.

H. EMSLIE PARKS, PARENTEL EUDENE C. HESS. - COMMISSION

MARCUS M. BOTSANS JOSEPH N. MIGGWAN ALVIN LONECK DEHUA W WHEELER ......

T. BAYARD WILLIAMS, JA RICHARD W TRACEY WHO MRS DICHARD C WUESTS

PETITION	MAPPING PROGRESS					SHEET				
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Shee	
	date	by	date	by	date	by	date	by	date	b
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA					W.					
Reviewed by: F A					ed Pla		or des	cripti	on	



### CERTIFICATE OF PUBLICATION

TOWSON, MD. November 7 ...... 1974 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson Raltimore County Md. and the early of one time successive weeks before the .... 25th ..... day of November 19.7L, the first publication appearing on the .... 7th ...day of ...... liovember .... 19.74 THE JEEFERSONIAN,

Cost of Advertisement, \$\_

Section 1842 28 (504 V B 2) -Section 400 28 4 (600 V B 2) -Section 400 28 4 (600 V B 2)

ORIGINAL NEWSPAPERS RANDALLSTOWN, MD. 21133 Nov. 11 - 19 7

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Di<sup>N</sup>enna Zoning Commissioner of Baltimore County

Catonsville Times Esses Times

Towson Times X Artiutus Times

areals newspapers published in Baltimore County, Maryland, once a .... to one socooccus week for fore the 11th day November 19 24 that it to say, the same was inserted in Movember 6 - 1974.

No. 17161

STROMBERG PUBLICATIONS, INC.

8 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 20 day of

Petitioner's Attorney Steinberg Reviewed by FT Horays

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

BALTIMORE COUNTY, MARYLAND No. 16983 OFFICE OF FINANCE EVENUE DIVISION DATE October 30, 1974 ACCOUNT 01-662 AMOUNT \$50.00 MHITE - CASHIER VELLOW - CUSTOMES Melvin A. Steinberg, Esq. 202 Loyola Federal Building Towson, Md. 2120h Petition for Special Exception and Variance for Anton BALTIMORE COUNTY, MARYLAND

MISCELLANEOUS CASH RECEIPT DATE NOV. 25, 1974 ACCOUNT 01-662

OFFICE OF FINANCE - REVENUE DIVISION

AMOUNT \$70.00 PINK - AGENCY WHITE - CASHIER

Melvin A. Steinberg, Esq. 202 Loyola Federal Building

Towson, Md. 21204 Advertising and posting of property for Anton Dahbura \$75-112-XA

