

76-53-A #14 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, George A. Osher, Jr., 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 1102.23 (504) V.B. 2 to permit a front yard setback of twenty-four (24) feet instead of the required thirty (30) feet.

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

The purpose of the petition is to relieve the hardship occasioned by the setback restrictions in view of the existing circumstances surrounding the location of the property, the proposed widening and/or right of way of Walker Avenue, and the relative situs of the other properties on Walker Avenue. As Walker Avenue is presently located, the setback is more than 30 feet from the line thereof to the front of the improvements; that only if Walker Avenue is widened will the setback become less than thirty feet, but if such widening should occur a substantial number of the other properties on Walker Avenue will also be in violation of the minimum thirty foot setback requirements. Refusal to grant the exception will result in a substantial and unnecessary hardship to the applicant.

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: Ronald M. Osher Legal Owner
Address: Mayfair Realty Company
28 Walker Avenue
Baltimore, MD. 21208
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of August, 1975, 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 24th day of September, 1975, at 10:00 o'clock A.M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 19, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-53-A, Petition for Variance for a Front Yard, Northwest side of Walker Avenue 175.75 feet West of Old Court Road, Petitioner - George Osher and Ronald M. Osher

3rd District

Hearing: Wednesday, September 24, 1975 at 10:00 A.M.

There are no planning factors which require comment on this petition at this time.

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:nb

RE: PETITION FOR VARIANCE
Northwest side of Walker Avenue
175.75 feet West of Old Court Road,
3rd District

GEORGE OSHER, Petitioner Case No. 76-53-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
Deputy People's Counsel

I hereby certify that a copy of the foregoing Order was mailed this 18th day of September, 1975, to Messrs. George and Ronald M. Osher, Mayfair Realty Company, 28 Walker Avenue, Baltimore, Maryland 21208, Petitioners.



Mayfair REALTY COMPANY

GEORGE OSHER
RONALD M. OSHER

28 WALKER AVENUE • PIKESVILLE, MARYLAND 21208

RESIDENTIAL SALES - TRADES - EXCHANGES
LAND DEVELOPMENT - INSURANCE
MORTGAGE SPECIALISTS

September 25, 1975

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

Re: 28 Walker Avenue
Petition For Variance
76-53-A

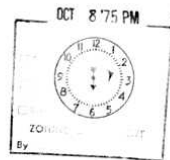
Dear Mr. DiNenna:

Pursuant to the conversation with your office, I am hereby requesting that you grant us permission to file a building permit for the above captioned property.

We agree to take full financial and legal responsibility during the appeal period.

Very truly yours,

George Osher
Ronald M. Osher



W. T. SADLER, INC.
468 main street, coddersdown, maryland 21156 301-833-3310
Page 1 of 2

DESCRIPTION OF THE PROPERTY OF:
Charles A. Skirven and Louise B. Skirvin, his wife

LOCATION:
28 Walker Avenue, Third Election District,
Baltimore County, Maryland

DATE:
September 22, 1974

DESCRIPTION:
All that tract or parcel of ground situate, lying and being in the Third Election District, Baltimore County, Maryland, located on the Northwest side of Walker Avenue and on the South side of Old Court Road approximately 195 feet Westerly from the intersection of said roads and more particularly described as follows,
Beginning for the same at a pipe found on the Northwest side of Walker Avenue (40 feet wide), said point being South 18 degrees 41 minutes 20 seconds West 19.83 feet and South 56 degrees 17 minutes 40 seconds West 175.75 feet from a railroad spike found at the intersection of the Northwest side of Walker Avenue and the South side of Old Court Road said point of beginning also being at the end of the first line of a deed from Louise M. Raysinger to Madge L. Watts, dated May 4, 1946 and recorded among the Land Records of Baltimore County in Liber 1465, folio 155, thence leaving the Northwest side of said Walker Avenue and running reversely along the outlines of the lot described in a deed from Rowell Title Holding Corp. to Charles A. Skirven and Louise B. Skirvin, his wife, dated June 15, 1959 and recorded among the Land Records of Baltimore County in Liber 3544, folio 355, the four following courses and distances as now surveyed,
North 28 degrees 35 minutes 00 seconds West 110.70 feet to a pipe set on the South side of Old Court Road, thence running along said road
North 84 degrees 41 minutes 20 seconds East 65.05 feet to a pipe found, thence leaving Old Court Road and running and binding along the fourth line of a lot conveyed from Janet Weatherdon, personal representative of the Estate of Madge L. Watts, deceased, to David Miller and Eugene H. Shreiber, trustees, dated August 17, 1973 and recorded among the Land Records of Baltimore County in Liber 5398, page 523
South 28 degrees 35 minutes 00 seconds East 79.64 feet to a pipe found at the end of said line and on the Northwest side of Walker Avenue, thence running along the Northwest side of said road
South 56 degrees 17 minutes 40 seconds West 60.00 feet to the place of beginning, Containing 5687 square feet of land, more or less.

Being known and designated as number 28 Walker Avenue and being all that lot of ground conveyed from Rowell Title Holding Corp. to Charles A. Skirven and Louise B. Skirvin, his wife, by deed dated June 15, 1959 and recorded among the Land Records of Baltimore County in Liber 3544, folio 355.

W. T. SADLER, INC.
468 main street, coddersdown, maryland 21156 301-833-3310
Page 2 of 2

Being known and designated as number 28 Walker Avenue and being all that lot of ground conveyed from Rowell Title Holding Corp. to Charles A. Skirven and Louise B. Skirvin, his wife, by deed dated June 15, 1959 and recorded among the Land Records of Baltimore County in Liber 3544, folio 355.



By: William T. Sadler
William T. Sadler F.L.S. 7730

October 2, 1975

Messrs. George and Ronald M. Osher
Mayfair Realty Company
28 Walker Avenue
Baltimore, Maryland 21208

RE: Petition for Variance
NW/8 of Walker Avenue, 175.75' W
of Old Court Road - 3rd Election
District
George and Ronald M. Osher -
Petitioners
No. 76-53-A (Item No. 14)

Dear Messrs. Osher:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED/mc

cc: Mr. Morris Silberman
3635 Old Court Road
Baltimore, Maryland 21208

John W. Hession III
People's Counsel

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		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: <u> JPH </u>					Revised Plans: Change in outline or description <u> </u> Yes 					

DEC 02 1975

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GEORGE A. ROBERTS, JR. of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

herby petition for a Variance from Section 1802.23 (504 V.A.R.) to permit a front yard setback of twenty-four (24) feet instead of the required thirty (30) feet.

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reason: (state hardship or practical difficulty)

The purpose of the petition is to relieve the hardship occasioned by the setback restrictions in view of the existing circumstances surrounding the location of the property, the proposed widening and/or right of way of Walker Avenue, and the relative siting of the other properties on Walker Avenue. As Walker Avenue is presently located, the setback is more than 30 feet from the line thereof to the front of the improvements; that only if Walker Avenue is widened will the setback become less than thirty feet, but if such widening should occur a substantial number of the other properties on Walker Avenue will also be in violation of the minimum thirty foot setback requirements. Refusal to grant the exception will result in a substantial and unnecessary hardship to the applicant.

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 of Baltimore County.

Contract purchase
Ronald M. Osher Legal Owner
Address: Mayfair Realty Company
28 Walker Avenue
Baltimore, Md. 21208
Petitioner's Attorney
Proponent's Attorney

Continued By The Zoning Commissioner of Baltimore County, this 6th day

of September 1975, 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 24th day of September, 1975, at 10:00 o'clock

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 19, 1975

FROM: William D. Frann, Director of Planning
Petition 76-53-A. Petition for Variance for a Front Yard.
SUBJECT: Northwest side of Walker Avenue 175.75 feet West of Old Court Road.
Petitioner - George Osher and Ronald M. Osher

3rd District

Hearing: Wednesday, September 24, 1975 at 10:00 A.M.

There are no planning factors which require comment on this petition at this time.

William D. Frann, Director
Office of Planning and Zoning

WDF:NEG:nb

RE: PETITION FOR VARIANCE
Northwest side of Walker Avenue
175.75 feet West of Old Court Road,
3rd District

GEORGE OSHER, Petitioner

Case No. 76-53-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 504.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or date which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles L. Kenna, Jr.
Deputy People's Counsel

John W. Kenna, III
People's Counsel
County Office Building
Towson, Maryland 21204
484-3888

I hereby certify that a copy of the foregoing Order was mailed this 18th day of September, 1975, to Messrs. George and Ronald M. Osher, Mayfair Realty Company, 28 Walker Avenue, Baltimore, Maryland 21208, Petitioners.



Mayfair REALTY COMPANY

28 WALKER AVENUE • Pikesville, Maryland 21208

RESIDENTIAL SALES - TRADES - EXCHANGES
LAND DEVELOPMENT - INSURANCE
MORTGAGE SPECIALISTS

GEORGE OSHER
RONALD M. OSHER

September 25, 1975

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

Re: 28 Walker Avenue
Petition For Variance
76-53-A

Dear Mr. DiNenna:

Pursuant to the conversation with your office, I am hereby requesting that you grant us permission to file a building permit for the above captioned property.

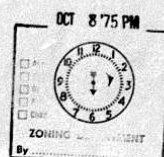
We agree to take full financial and legal responsibility during the appeal period.

Thank you.

Very truly yours,

Ronald M. Osher

George Osher



DESCRIPTION OF THE PROPERTY OF:
Charles A. Skirven and Louise B. Skirven, his wife
LOCATION:
28 Walker Avenue, Third Election District,
Baltimore County, Maryland
DATE:
September 22, 1975
DESCRIPTION:

All that tract or parcel of ground situate, lying and being in the Third Election District, Baltimore County, Maryland, located on the Northwest side of Walker Avenue and on the South side of Old Court Road approximately 195 feet easterly from the intersection of said roads and more particularly described as follows,
Beginning for the same at a pipe found on the Northwest side of Walker Avenue (40 feet wide), said point being South 15 degrees 41 minutes 20 seconds East 19.43 feet and South 56 degrees 17 minutes 40 seconds East 175.75 feet from a railroad spike found at the intersection of the Northwest side of Walker Avenue and the South side of Old Court Road said point of beginning also being at the end of the first line of a deed from Louise M. Kaysinger to Madge L. Watts, dated May 4, 1946 and recorded among the Land Records of Baltimore County in Liber 1465, folio 152, thence leaving the Northwest side of said Walker Avenue and running easterly along the outlines of the lot described in a deed from Rowell Title Holding Corp. to Charles A. Skirven and Louise B. Skirven, his wife, dated June 15, 1959 and recorded among the Land Records of Baltimore County in Liber 3544, folio 359, the four following courses and distances as now surveyed,

North 28 degrees 35 minutes 00 seconds East 110.70 feet to a pipe set on the South side of Old Court Road, thence running along said road
North 84 degrees 41 minutes 20 seconds East 65.05 feet to a pipe found, thence leaving Old Court Road and running and binding along the fourth line of a lot conveyed from Janet Weatherdon, personal representative of the Estate of Madge L. Watts, deceased, to David Miller and Eugene M. Shreiber, trustees, dated August 17, 1973 and recorded among the Land Records of Baltimore County in Liber 3596, page 523

South 28 degrees 35 minutes 00 seconds East 79.64 feet to a pipe found at the end of said line and on the Northwest side of Walker Avenue, thence running along the Northwest side of said road
South 56 degrees 17 minutes 40 seconds East 60.00 feet to the place of beginning. Containing 5687 square feet of land, more or less.

Messrs. George and Ronald M. Osher
Mayfair Realty Company
28 Walker Avenue
Baltimore, Maryland 21208

RE: Petition for Variance
NW/4 of Walker Avenue, 175.75' W
of Old Court Road - 3rd Election
District
George and Ronald M. Osher -
Petitioners
No. 76-53-A (Item No. 14)

Dear Messrs. Osher:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/me

Mr. Morris Silberman
3635 Old Court Road
Baltimore, Maryland 21208

John W. Kenna, III, Deputy
People's Counsel

Being known and designated as number 28 Walker Avenue and being all that lot of ground conveyed from Rowell Title Holding Corp. to Charles A. Skirven and Louise B. Skirven, his wife, by deed dated June 15, 1959 and recorded among the Land Records of Baltimore County in Liber 3544, folio 359.



William T. Sadler F.L.S. 7730

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		GDS 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: <u>S. E. H.</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # <u> </u>									
Previous case: <u> </u>										

DEC 02 1975

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 above 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, a Variance to permit a front yard setback of 24 feet instead of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of October, 1975, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by 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 _____, 197____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 12, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
TOWSON, MARYLAND 21204
Franklin T. Hogans, Jr.
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

Messrs. George and
Ronald M. Osher
Mayfair Realty Company
28 Walker Avenue
Baltimore, Maryland 21208

RE: Variance Petition
Item 14
George & Ronald M. Osher -
Petitioners

Gentlemen:

The Zoning Plans 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, 195 feet west of Old Court Road, and is currently improved with a two-story dwelling converted to office use under a previous Special Exception.

The petitioner at this time is requesting a Variance to permit a front yard setback of 24 feet in lieu of the required 30 feet, in order that an existing open front porch may be enclosed.

It should be noted that although this property is presently utilized as offices, the parking facilities as indicated are required under the approved plan for this site have not been constructed.

Messrs. George and
Ronald M. Osher
Re: Item 14
August 12, 1975
Page 2

The petitioner should note with particular interest the comments of the Project and Development Planning section concerning access to Old Court Road.

This Committee feels it is important that the petitioner be aware that the site plan, if approved, must be the sole instrument dictating the development of this property.

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,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: W. T. Sadler, Inc. Surveyors
458 Main Street
Reisterstown, Md. 21136

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
TOWSON, MARYLAND 21204
Your Petition has been received and accepted for filing this _____ day of _____, 1975.
S. Eric DiMenna
Zoning Commissioner
Petitioner: George & Ronald M. Osher
Petitioner's Attorney: _____
Reviewed by: Franklin T. Hogans, Jr.
Chairman,
Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

July 23, 1975

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

Dear Mr. DiMenna:

Comments on Item #14, Zoning Advisory Committee Meeting, July 29, 1975, are as follows:

Property Owner: George & Ronald M. Osher
Location: N/S of Walker Ave. 195' W of Old Court Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance from Sec. 1802.2B (504.V.B.2) to permit a front yard setback of 24' instead of the required 30'.
No. of Acres: 5687 sq. ft.
District: 3rd

Metropolitan water and sewer are available.

A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore approval may be withheld for this connection(s).

Very truly yours,

Thomas H. Devlin, R.S., Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/dst

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

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

August 4, 1975

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

Re: Item #14 (1975-1976)
Property Owner: George & Ronald M. Osher
N/S of Walker Ave., 195' W. of Old Court Rd.
Existing Zoning: D.R. 16
Property Zoning: Variance from Sec. 1802.2B (504.V.B.2) to permit a front yard setback of 24' instead of the required 30'.
No. of Acres: 5687 sq. ft. District: 3rd

Dear Mr. DiMenna:

The following comments are furnished in regard to the plot 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 #14 (1975-1976) remain valid and applicable to this Item #14 (1975-1976). Those comments are referred to for your consideration.

Very truly yours,

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

END:RAN:PMK:es

P-SE & O-SW Key Sheet
30 NW 21 Pw. Sheet
NW 8 P Page
78 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE A. CLIFFORD, P.E.
Wm. T. Mellish
DEPUTY TRAFFIC ENGINEER

July 25, 1975

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

Re: Item 14 - ZAC - July 29, 1975
Property Owner: George & Ronald M. Osher
Location: N/S of Walker Ave. 195' W of Old Court Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variance from Sec. 1802.2B (504.V.B.2) to permit a front yard setback of 24' instead of the required 30'.
No. of Acres: 5687 sq. ft.
District: 3rd

Dear Mr. DiMenna:

The requested variance to the front yard setback is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate

MEF/bza

Baltimore County Fire Department



Towson, Maryland 21204
935-7310

J. Austin Deitz
Chief

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owners: George & Ronald M. Osher

Location: N/S of Walker Avenue, 195' W. of Old Court Road
Item No. 14 Zoning Agenda July 29, 1975

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.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and Approved: Paul H. Reincke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

PETITION FOR A VARIANCE

3rd DISTRICT

Variance for a Front Yard

LOCATION: Northwest side of Walker Avenue 175.75 feet West of Old Court Road

DATE & TIME: WEDNESDAY, SEPTEMBER 3, 1975 at 10 A.M.

PUBLIC HEARING: Room 107, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a front yard setback of 24 feet instead of the required 30 feet.

Section 1802.28 (504V.B.2) - Front Yards - 30 feet

All that parcel of land in the Third District of Baltimore County

Beginning for the same as a page found on the Northwest side of Walker Avenue (40 feet wide) said point being South 18 degrees 41 minutes 20 seconds West 120 feet and South 30 degrees 17 minutes 40 seconds West 175.75 feet from a railroad right of way at the intersection of the Northwest side of Walker Avenue and the South side of Old Court Road said point of beginning also being at the end of the first line of a deed from Louise M. Rayner to L. W. Wain, dated May 4, 1968 and recorded among the Land Records of Baltimore County in Liber 1486, folio 135, thence bearing the Northwest side of said Walker Avenue and running easterly along the line of the lot described in a deed from David T. Hading Corp. to Charles A. Shivers and Louise M. Rayner, dated June 15, 1959 and recorded among the Land Records of Baltimore County in Liber 1264, folio 25, thence following easterly and distance as now surveyed.

North 38 degrees 35 minutes 00 seconds West 118.75 feet to a pipe found on the South side of Old Court Road thence running along said road

North 34 degrees 41 minutes 00 seconds East 60.00 feet to a pipe found, thence leaving Old Court Road and running and bounding along the fourth line of a lot conveyed from Janet Westheimer, perma representative of the Estate of Walter L. Wain, deceased, to David Miller and Eugene H. Shriver, trustees, dated August 17, 1973 and recorded among the Land Records of Baltimore County in Liber 1498, page 122.

South 38 degrees 35 minutes 00 seconds East 79.84 feet to a pipe found at the end of said line and on the Northwest side of Walker Avenue, thence running along the Northwest side of said road

South 36 degrees 17 minutes 40 seconds West 60.00 feet to the place of beginning. Containing 5667 square feet of land, more or less.

Being the property of George Osher and Ronald M. Osher, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wed. Sept. 24, 1975 at 10 A.M.

Public Hearing: Room 107, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF

S. ERIC DINENNA

Zoning Commissioner of Baltimore County

Sept. 3

OFFICE OF THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 Sept. 3, 1975

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance-George Osher was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 24th day of Sept., 1975, that is to say, the same was inserted in the issues of September 3, 1975.

STROMBERG PUBLICATIONS, Inc.

Paul Strunk

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 31, 1975

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 #14, Zoning Advisory Committee Meeting, July 29, 1975, are as follows:

Property Owner: George & Ronald M. Osher
Location: N/S of Walker Ave. 195' W. of Old Court Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance from Sec. 1802.28 (504V.B.2) to permit a front yard setback of 24' instead of the required 30'.
No. of Acres: 5667 sq. ft.
District: 3rd

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 have a bearing on this petition.

The parking area should have a driveway to Old Court Road for better traffic circulation.

Very truly yours,

[Signature]

John L. Wimble,
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2811 ZONING 484-2981

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 4, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time, one week before the 24th day of September, 1975, the first publication appearing on the 4th day of September, 1975.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$.....

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 24, 1975

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

Z.A.C. Meeting of: July 29, 1975

Re: Item 14
Property Owner: George & Ronald M. Osher
Location: N/S of Walker Ave. 195' W. of Old Court Road
Present Zoning: D.R. 16
Proposed Zoning: Variance from Section 1802.28 (504V.B.2) to permit a front yard setback of 24' instead of the required 30'.

District: 3rd
No. Acres: 5667 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

[Signature]

W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMILIE PARKER, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
HRS. ROBERT L. BERNY

MANCUR M. BOTSANIS
JOSEPH N. MCGOWAN
ALVIN LORICK
JOSHUA R. WHEELER, SUPERVISOR

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.C.
MRS. RICHARD K. WHEELER

2-SIGNS

76-53-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: SEPT. 6, 1975
Posted for: PETITION FOR VARIANCE
Petitioner: GEORGE OSHER
Location of property: NW/S of WALKER AVE. 175.75' W. of OLD COURT RD.
Location of Signs: @ FRONT 28 WALKER AVE. @ OLD COURT RD
REAR of 28 WALKER AVE.
Remarks: _____
Posted by: Thomas K. Raband Date of return: SEPT. 11, 1975
Signature

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 23372

DATE: Sept. 22, 1975 ACCOUNT: 01-662

AMOUNT: 87.75

RECEIVED FROM: Mayfair Realty Co., 28 Walker Ave. Balto. Md. 21204

FOR: Advertising and posting of property - 76-53-A

8892442 23 87.75 MC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 23313

DATE: Aug. 7, 1975 ACCOUNT: 01-662

AMOUNT: 25.00

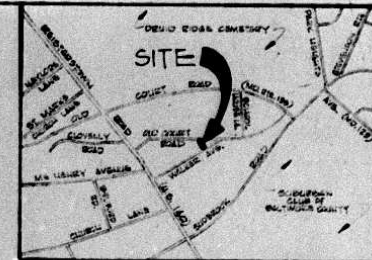
RECEIVED FROM: Mayfair Realty Co., 28 Walker Ave., Pikesville, Md. 21204

FOR: Petition for Variance for George Osher - 76-53-A

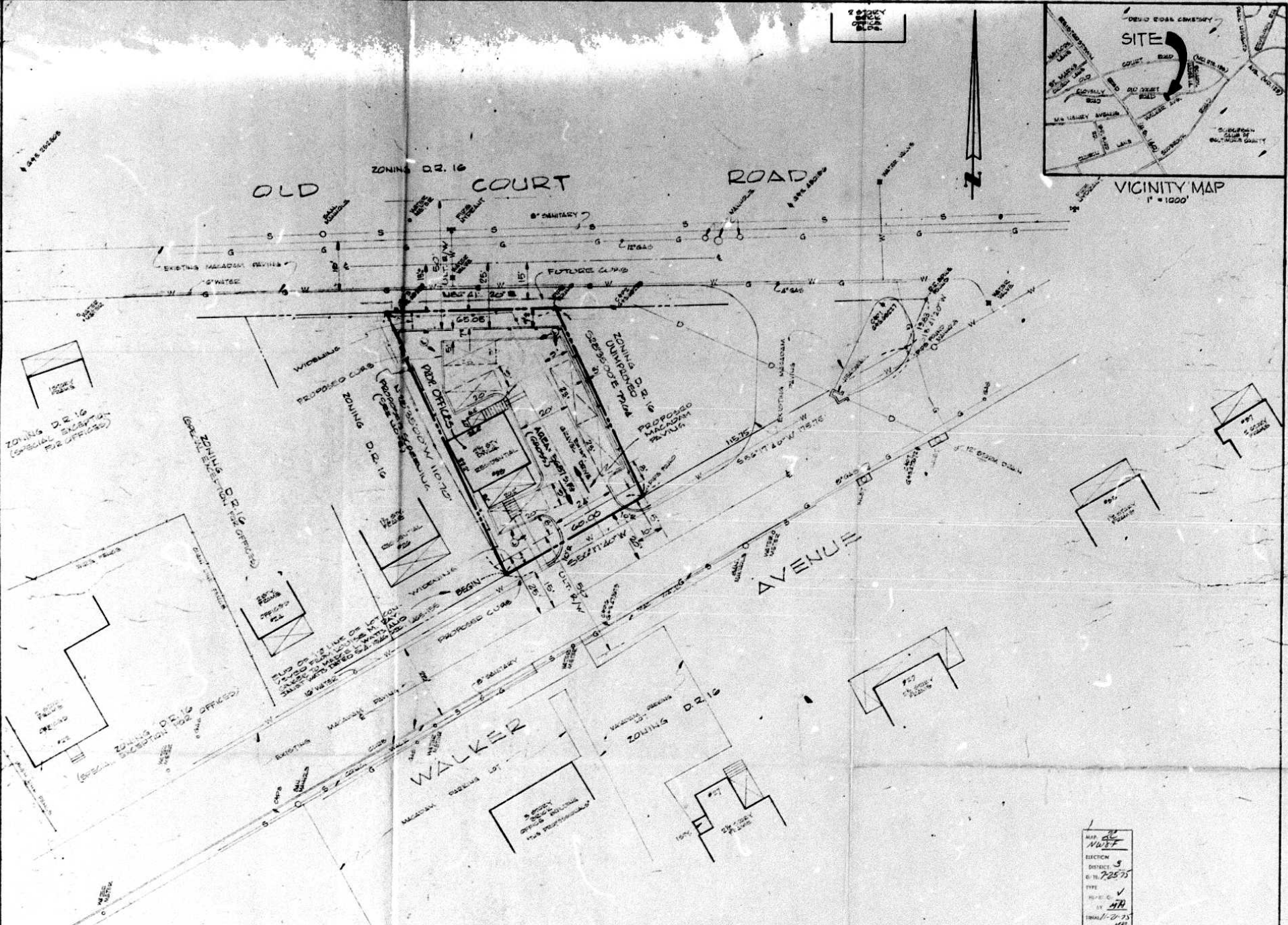
8896688 11 25.00 MC

VALIDATION OR SIGNATURE OF CASHIER

DEC 02 1975



VICINITY MAP
1" = 1000'



INFORMATION SHOWN HEREON TAKEN FROM DESOS, RECORDS, & FIELD SURVEYS.
SCREENING SHALL BE A FOUR FOOT HIGH STOCKADE TYPE FENCE.
D- TYPICAL LOW LEVEL LIGHTING STANDARD - MAX. 8 FT. HIGH.
EXISTING TOWING D.E. 16

EXISTING 2ND STORY BLDG.
542 SQ. FT. ÷ 200 SQ. FT. = 2 SPACES
813 SQ. FT. ÷ 500 SQ. FT. = 2 SPACES
TOTAL SPACES REQUIRED = 4
TOTAL SPACES PROVIDED = 5
TYPICAL PARKING SPACE = 9' x 20'

OWNER:
GEORGE OSHER * RONALD M. OSHER
3701 OLD COURT ROAD * B
PKEVILLE, MARYLAND 21208



REVISION MAY 6, 1975
1 PARKING SPACE ADDED
EXISTING GARAGE REMOVED
A. B. B. - 10230

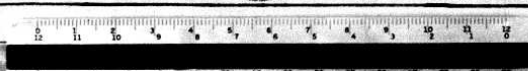
WILLIAM T. SADDLER 7/24/74
256. NO. 7730

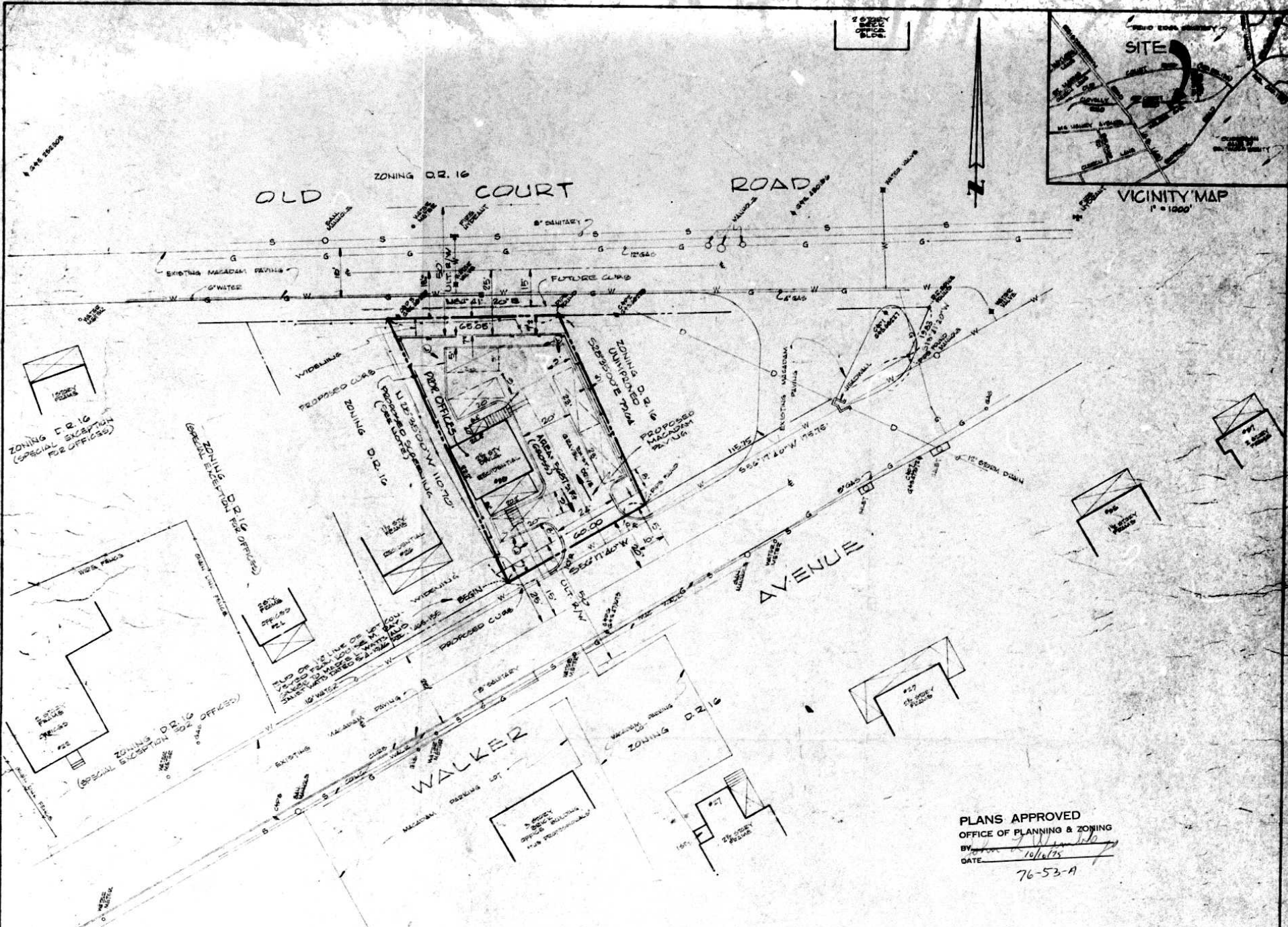
1
MAP. AL
NW8F
ELECTION
DISTRICT. 9
C. TO. 72575
TYPE
HUB-B. C. ☒
BY 4H
SERIAL 11-2-75
BY 4H

old Plant

PLOT PLAN TO ACCOMPANY APPLICATION
 FOR SPECIAL EXCEPTION
 FOR OFFICES
 70 WILVER AVENUE
 FARMVILLE
 3RD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
 SCALE: 1"=20' SEPTEMBER 14, 1974

W. T. SADLER, INC.
SURVEYORS
155 MAIN STREET
REISTERSTOWN, MARYLAND 21136





PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 10/16/75
 76-53-A

INFORMATION SHOWN HEREON TAKEN FROM DESKS, RECORDS, & FIELD SURVEYS.
 SCREENING SHALL BE A FOUR FOOT HIGH STOCKADE TYPE FENCE.
 0- TYPICAL LOW LEVEL LIGHTING STANDARD - MAX. 8 FT. HIGH.
 EXISTING ZONING D.R. 16
 EXISTING 2 1/2 STORY BLDG. = 3 SPACES
 812 SQ. FT. + 800 SQ. FT. = 2 SPACES
 1113 SQ. FT. + 800 SQ. FT. = 2 SPACES
 TOTAL SPACES REQUIRED = 4
 TOTAL SPACES PROVIDED = 5
 TYPICAL PARKING SPACE = 9' x 20'
 OWNER:
 GEORGE J. OSHER & RONALD M. OSHER
 3101 OLD COURT ROAD #2
 ROCKVILLE, MARYLAND 21208



REVISION: MAY 6, 1975
 1 PARKING SPACE ADDED
 EXISTING GARAGE REMOVED
[Signature]
 W. T. SADLER, INC.
 100 MAIN STREET
 REISTERSTOWN, MARYLAND 21136

PLOT PLAN TO ACCOMPANY APPLICATION
 FOR SPECIAL EXCEPTION
 FOR OFFICES
 20 WALKER AVENUE
 PULVERVILLE
 3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 20'
 SEPTEMBER 24, 1974
 W. T. SADLER, INC.
 SURVEYORS
 100 MAIN STREET
 REISTERSTOWN, MARYLAND 21136

