

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, CATHERINE G. WALKER, 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 reclassified, 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 _____ offices and office buildings _____

in a D.R. 16 zone. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification 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: 310 Centre Avenue
Towson, Maryland 21204

Newton A. Williams, Esquire
Towson, Maryland 21204 (823-7800)

PLANNING & ZONING DIVISION, Baltimore County

204 W. Penna. Avenue
Towson, Maryland 21204 (823-7800)

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, 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, 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 _____ day of _____, 1977, at 10:00 o'clock a.m.

_____ day of _____, 1977, at 10:00 o'clock a.m.

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_____ day of _____, 1977, at 10:00 o'clock a.m.

_____ day of _____, 1977, at 10:00 o'clock a.m.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, CATHERINE G. WALKER, 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 _____, 1982, and Section _____, 1982, of the Comprehensive Manual of Development Policy to permit a side yard and/or a front yard of fifteen (15) feet in lieu of the required thirty (30) feet for a front yard and twenty-five (25) feet for a side yard.

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RE: PETITION FOR SPECIAL EXCEPTION AND PETITION FOR VARIANCE

NW/C of Bellona and Judges Lane, 9th District

Case No. 77-178-XA

ROBERT L. WALKER, et ux, Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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

John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of March, 1977, a copy of the foregoing Order was mailed to Newton A. Williams, Esquire, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Heslin, III

John W. Heslin, III

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John W. Heslin, III

March 24, 1977

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance
NW/C of Bellona and Judges Lane - 9th Election District
Catherine G. Walker, et ux
Petitioners
NO. 77-178-XA (Item No. 145)

Dear Mr. Williams:

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

Very truly yours,

ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachments

cc: Mr. Nancy Beta Day
Brookside Lane
Ryderwood, Maryland 21139

John W. Heslin, III, Esquire
People's Counsel

John W. Heslin, III

John W. Heslin, III

John W. Heslin, III

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John W. Heslin, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Newton A. Williams, Esquire
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been reviewed and accepted for filing this 11th day of January 1977.

ERIC DI NENNA
Zoning Commissioner

Petitioners - Robert L. & Catherine G. Walker

Petitioner's Attorney Newton A. Williams

Reviewed by

George William Stephens, Jr. and Associates, Inc.

203 Allingway Avenue

Towson, Maryland 21204

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ORDER RECEIVED FOR FILING
DATE 1/21/77
1/21/77

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

Whereas the above described property is located in the Baltimore County Zoning Regulations having been met.

A Special Exception for an Office Building and Office should be granted by the Zoning Commissioner of Baltimore County, this 17th day of March, 1977, that the aforementioned Special Exception should be 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 requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

The above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of March, 1977, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain as is now, and/or the Special Exception for the above described property be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



January 18, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 11, 1977
Item: 145
Property Owner: Robert L. & Catherine G. Walker
Location: NW/C Bellona La. & Judges Lane, also Baltimore Beltway
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and variance to permit a side setback and/or front setback of 15' in lieu of the required 30' for front yard or 25' for side yard.
Acres: 1.843
District: 9th

at Mr. DiNenna:

A review of the plan and an inspection at the site indicated that one of the proposed alternatives for the access drive and a portion of the parking lot will be at or near the top of the bank of Towson Run. Grading of this area should be kept back so as not to disturb the slope. The proposed curb should continue along the north edge of the lot so as to prevent vehicles from accidentally going over the bank and down into the stream. The plan should be revised prior to the hearing.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

CL:JEM:dj



February 17, 1977

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 #145, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

Property Owner: Robert L. and Catherine G. Walker
Location: NW/C Bellona Land and Judges Lane
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and variance to permit a side setback and/or front setback of 15' in lieu of the required 30' for front yard or 25' for side yard
Acres: 1.843
District: 9th

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 developmental plans that may have a bearing on this petition.

All access to the property should be off of Judges Lane and Judges Lane improved.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning



STEPHEN E. COLLINS
DIRECTOR

February 1, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 145 - ZAC - January 11, 1977
Property owner: Robert L. & Catherine G. Walker
Location: NW/C Bellona La. & Judges La.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and variance to permit a side setback and/or front setback of 15' in lieu of the required 30' for front yard or 25' for side yard.
Acres: 1.843
District: 9th

Dear Mr. DiNenna

No major traffic engineering problems are anticipated by the requested special exception for offices or the requested variances.

The entrance to this site should be on Judges Lane.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/hv



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

January 17, 1977

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

Dear Mr. DiNenna:

Comments on 145, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

Property Owner: Robert L. & Catherine G. Walker
Location: NW/C Bellona La., & Judges La.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and variance to permit a side setback and/or front setback of 15' in lieu of the required 30' for front yard or 25' for side yard.
Acres: 1.843
District: 9th

Since metropolitan water and sewer exist, no health hazards are anticipated.

Very truly yours,

Thomas B. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD/bw/rth/c



THOMAS M. MCGRAW, P.E.
DIRECTOR

February 17, 1977

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

Re: Item #145 (1976-1977)
Property Owner: Robert L. & Catherine G. Walker
N/W cor. Bellona La. & Judges La.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and variance to permit a side setback and/or front setback of 15' in lieu of the required 30' for front yard or 25' for side yard.
Acres: 1.843 District: 9th

Dear Mr. DiNenna,

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

General:

The comments which were supplied in connection with the Zoning Advisory Committee review of this property for Item #267 (1969-1970) remain valid and are referred to for your consideration.

Proposed entrance is preferably from Judges Lane; however, the entrance location is subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

A proper road termination must be provided for Bellona Lane. This property is tributary to the Jones Falls sanitary sewerage system subject to State Health Department regulations.

Very truly yours,
Edmund M. Dwyer, Jr.
Edmund M. Dwyer, Jr., P.E.
Chief, Bureau of Engineering

ZND: EAM/PWB/uc

D-EE Roy Shert
44 NW 3rd + Pos. Shores
NN 11 A Topo
60 Tax Map

Newton A. Williams, Esquire
Page 2
March 14, 1977

Prior to the scheduled hearing date, the submitted site plan must be revised to reflect the comments of the Office of Project and Development Planning, the State Highway Administration, and the Bureau of Engineering, present and past.

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,

Nicholas B. Commodari
Nicholas B. Commodari
Acting Chairman
Zoning Plans Advisory Committee

NBC/scw

Enclosure

cc: George William Stephens, Jr. and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204



JOHN D. SEYFFER
DIRECTOR

JOHN D. SEYFFERT
DIRECTOR

FUNCTION	Wait		Map		Origins		Duplicate		Tracing		200	Sheet
	date	by	date	by	date	by	date	by	date	by		
Descriptions checked and outline plotted or map												
Petition number added to routine												
Denied												
Granted by ZC, BA, GC, CA												
Reviewed by: <i>gls</i>	Revised Plans: Change is outline or description _____ Yes _____ No											
Previous case: _____	Map # _____											

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 28TH day of

DECEMBER 1976. Filing Fee \$ 50.00 Received ☒ Check

☐ Cash

☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner WALKER Submitted by WILLIAMS

Petitioner's Attorney WILLIAMS Reviewed by GBB

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

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

No. 46438

DATE Mar. 1, 1977 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED Messrs. Nolan, Plumbhoff & Williams, 204 W. Penna. Ave., Towson, Md. 21204
FOR Petition for Special Exception and Variance for Catherine G. Walker #77-178-XA

10884 APR 1

50.00 MSE

VALIDATION OR SIGNATURE OF CASHIER

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

No. 46490

DATE Mar. 24, 1977 ACCOUNT 01-662

AMOUNT \$58.75

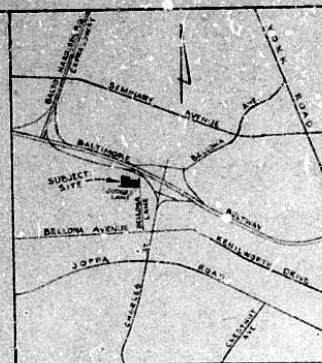
RECEIVED Messrs. Nolan, Plumbhoff & Williams, 204 W. Penna. Ave., Towson, Md. 21204
FOR Advertising and posting of property for Catherine Walker #77-178-XA

10810 APR 25

58.75 MSE

VALIDATION OR SIGNATURE OF CASHIER





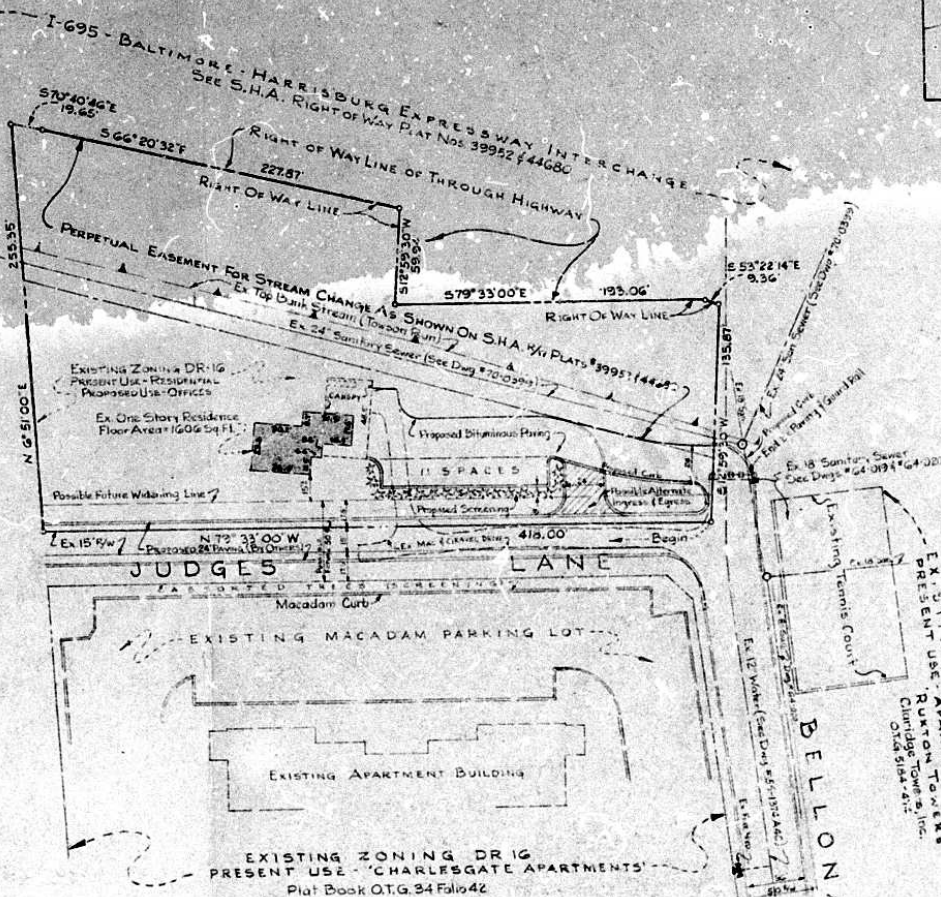
LOCATION MAP
SCALE: 1"=100'

EXISTING ZONING DR. 3.5
PRESENT USE - UNIMPROVED

Excavation Construction, Inc.

OTG 5237-GIO

Proposed: 'Buckton' CHASSING TOWNSHIPS



GENERAL NOTES

AREA TRACT - 1.842 ACRES
UTILITIES - EXISTING WATER (SEWER SERVICE FROM BELLONA LANE)
PAVING - PROPOSED BITUMINOUS SURFACE WITH CRUSHER RUN BASE,
PROPOSED CURB, WHERE SHOWN, TO BE BITUMINOUS.
SCREENING - PROPOSED DENSE ARBORWITAE MIN. 4' HIGH.
LIGHTING - SHALL BE SO ELECTED AS NOT TO REFLECT RAYS INTO
RESIDENTIAL AREAS.
DRAINAGE IS CARRIED OFF BY TOWSON RUN.

VARIANCE REQUESTED TO PERMIT A FRONT YARD SETBACK OF
15' FROM THE POSSIBLE FUTURE WIDENING LINE RATHER THAN
THE REQUIRED 30'

PARKING TABULATION

EX FLOOR AREA 11606 SQ. FT. - 2300 + 6 SPACES REQUIRED
PARKING PROPOSED - 11 SPACES
(PARKING SPACES 9' X 15')

PLAT TO ACCOMPANY ZONING PETITION
FOR
SPECIAL EXCEPTION FOR OFFICES
IN AN EXISTING DR-16 ZONE
WITH VARIANCE REQUEST TO FRONT YARD
WALKER PROPERTY
JUDGES LANE & BELLONA LANE

BALTO. CO. MD.
SCALE: 1"=50'

ELECTION DIST. NO. 9
OCTOBER 15, 1976

PN 3665



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



Old Plat