

04/78 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MORRIS & EVELYN SHOR, legal owners, 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 reason:

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 for Nos. 16, 18, 24, _____ and 26 Walker Avenue.

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, filing, 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

MORRIS SHOR

EVELYN C. SHOR

Legal Owner

Address 342 Quadrangle Village #11

Protestant's Attorney

Protestant's Attorney

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Protestant's Attorney

ORDER RECEIVED FOR FILING
DATE 1/18/77
BY [Signature]

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, a Special Exception for offices at Nos. 16, 18, 24, and 26 Walker Avenue should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of January, 1977, that the aforementioned Special Exception 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.

[Signature]
Zoning Commissioner 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 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 6th day of January, 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...

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 20, 1977

- COUNTY OFFICE BLDG
111 W. Crosskeys Ave.
Towson, Maryland 21204
- MEMBERS
- BUREAU OF ENGINEERING
- DEPARTMENT OF TRAFFIC ENGINEERING
- STATE ROAD COMMISSION
- BUREAU OF FIRE PREVENTION
- HEALTH DEPARTMENT
- PROJECT PLANNING
- BUILDING DEPARTMENT
- BOARD OF EDUCATION
- ZONING ADMINISTRATION
- HOUSING DEVELOPMENT

Paul C. Henderson, Esquire
342 Quadrangle Village of Cross Keys
Baltimore, Maryland 21210

RE: Special Exception Petition
Petitioner - Mr. Morris Shor
Mrs. Evelyn Shor

Dear Mr. Henderson:

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 suitability of the requested zoning.

Located on the north side of Walker Avenue, between its intersection with Old Court and Reisterstown Roads in the 3rd Election District, the subject properties are improved with dwellings proposed to be converted to offices. Surrounding properties located on the aforementioned three streets are in the majority improved with residences converted to offices with a few dwellings still remaining.

I apologize for the absence of the comments from the Office of Project and Development Planning and the Department of Traffic Engineering, however, I personally spoke to the representatives of these offices on this committee and it was indicated to me that there were no problems with the proposal at this time. If the request

Paul G. Henderson, Esquire
Page 2
Item Number 96
December 20, 1977

are granted and at the time of application for the necessary building permits, the site plan should indicate the provisions for accommodating storm water or drainage, as well as the proposed right-of-way of Walker Avenue as indicated in the comments of the Bureau of Engineering.

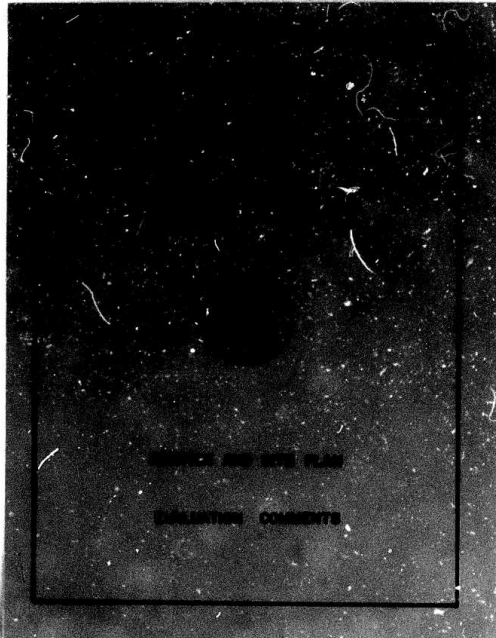
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf.

cc: Hudkins Associates, Inc.
101 Shell Building
200 East Joppa Road
Towson, Maryland 21204



Paul C. Henderson, Esquire
342 Quadrangle Village of Cross Keys
Baltimore, Maryland 21210

Item #96

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Crosskeys Ave.
Towson, Maryland 21204

Your petition has been received and accepted for filing this 6th day of November, 1977.

[Signature]
S. ERIC DI NENNO
Zoning Commissioner

Mr. Morris Shor
Petitioner
Petitioner's Attorney

cc: Hudkins Associates, Inc.
101 Shell Building
200 East Joppa Road
Towson, Maryland 21204

Reviewed by [Signature]
NICHOLAS B. COMMODARI
Chairman, Zoning Plans Advisory Committee



THORNHILL MOURNING P
DIRECTOR

December 9, 1977

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

Re: Item #96 (1977-1978)
Property Owner: Morris & Evelyn Shor
Property: 16, 18, 24, & 26 W. Old Court Rd.
Right of Way: D.R. 16
Proposed Zoning: Special Exception for offices (DCA 77-26-X)
Acreage: 0.20 and 0.33 District: 3rd

Dear Mr. DiNenno:

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:

Comments were supplied for this property for Project DCA No. 77-26X.

Highways:

Walker Avenue and Old Court Road, existing public roads, are proposed to be further improved to 40 and 60-foot paved section roadways respectively, on 50-foot rights-of-way. Highway rights-of-way widenings, including any necessary reversible easements for "lopes, will be required in connection with grading or building permit application.

The construction or reconstruction of concrete sidewalks, curb and gutter, entrances, etc. 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, causing private and public lands downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.



December 29, 1977

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

Dear Mr. DiNenno:

Comments on Item #96, Zoning Advisory Committee Meeting, November 8, 1977, are as follows:

Property Owner: Morris and Evelyn Shor
Location: N/S Walker Avenue 194' and 463' W. Old Court Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (DCA 77-26-X)
Acre: 0.20 and 0.33
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.

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

Very truly yours,

[Signature]
John L. Wintley
Planner III
Project and Development Planning

Item #96 (1977-1978)
Property Owner: Morris & Evelyn Shor
Page 2
December 9, 1977

SEWER DESIGN:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially to 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 Sewer

Municipal water supply and sanitary sewerage are serving the present dwellings.

Very truly yours,

[Signature]
EUGENE M. DIVER, P.E.
Chief, Bureau of Engineering

END (EAM:FWH)

cc: J. Somers
J. Trenner

P-SF Key Sheet
20 & 30 NW 20 Pcs. Sheets
100' x 100' Map
78 Tax Map

December 21, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item #6 - ZAC - November 8, 1977
Property Owners: Morris & Evelyn Shor
Location: N/S Walker Ave. 194' & 463' W Old Court Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-26-X)
Acres: 0.20 and 0.33
District: 3rd

Dear Mr. DiNenna:

The requested special exception for offices is not expected to be a major traffic generator.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

NSP/kam

November 26, 1977

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

Dear Mr. DiNenna:

The following are comments on item # 96, Zoning Advisory Committee Meeting of November 8, 1977:

Property Owner: Morris & Evelyn Shor
Location: N/S Walker Ave. 194' & 463' W Old Court Rd.
Acres: 0.20 and 0.33
District: 3rd

Sanitation water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,
Thomas H. Doolin
THOMAS H. DOOLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

SEC 35 118P

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

Attention: N. Commodori, Chairman
Zoning Advisory Committee

Re: Property Owners: Morris & Evelyn Shor

Location: N/S Walker Ave. 194' & 463' W Old Court Rd.

Item No. 96 Zoning Agenda Meeting of 11/28/77

Comments:

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 load-and condition shown at _____
- REPEAL 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.
- (x) 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. 301 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *[Signature]* Approved: *[Signature]*
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

December 29, 1977

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

Dear Mr. DiNenna:

Comments on Item #96, Zoning Advisory Committee Meeting, November 8, 1977, are as follows:

Property Owner: Morris & Evelyn Shor
Location: N/S Walker Avenue 194' and 463' W. Old Court Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-26-X)
Acres: 0.20 and 0.33
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.

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

Very truly yours,

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

November 3, 1977

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

Dear Mr. DiNenna:

Comments on Item # 96 Zoning Advisory Committee Meeting, November 8, 1977 are as follows:

Property Owner: Morris & Evelyn Shor
Location: N/S Walker Ave. - 194' & 463' W Old Court Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-26-X)

Acres: 0.20 and 0.33
District: 3rd

The items checked below are applicable:

- ☒ A. Structure shall be upgraded to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes, as required by new use.
- ☒ B. A building permit shall be required before construction can begin. A change of occupancy permit shall be required.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☒ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burman
Charles E. Burman
Plans Review Chief
CDB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: November 9, 1977

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

Z.A.C. Meeting of: November 8, 1977

RE: Item No: 96
Property Owner: Morris & Evelyn Shor
Location: N/S Walker Ave. 194' & 463' W Old Court Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-26-X)

District: 3rd
No. Acres: 0.20 and 0.33

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

NSP/tp

JOSEPH H. MCGOWAN, President
R. HARVEY WILLIAMS, JR., Vice-President
MARCUS M. ROTUNDA

THOMAS H. ROYER
MRS. LORRAINE F. CHURCH
ROBERT H. WATSON
ROBERT V. DUBEL, Superintendent

ALVIN LORCH
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

THE JEFFERSONIAN
 TOWSON, MD. 21204
 December 15, 1977

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 15, 1977

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each day of one day, 1977, before the 15th day of February, 1978, the first publication appearing on the 15th day of December 1977.

THE JEFFERSONIAN
H. L. Smith
 Manager

Cost of Advertisement, \$.....

OFFICE OF TIMES NEWSPAPERS

TOWSON, MD. 21204 December 15 1977

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Morris Shor, et al - 1/5 of Valley Avenue was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 16th day of December 1977, that is to say, the same was inserted in the issues of December 15, 1977

STROMBERG PUBLICATIONS, INC.
 BY *Eric Dineen*

4-SIGNS 78-143-X

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3A Date of Posting Dec. 17, 1977

Post for: PETITION FOR SPECIAL EXCEPTION

Petitioner: MORRIS SHOR, ET AL

Location of property: 1/5 of VALLEY AVE. 174 AND 463 S.E. CHD COURT RD.

Location of Signs: FRONT NOS. 16, 18, 24 AND 26 VALLEY AVE.

Remarks: _____

Post at by: Thomas R. Doherty Date of return: Dec. 23, 1977

FUNCTION	PETITION MAPPING PROGRESS SHEET									
	Wall Map	Original	Duplicate	Tracing	200 Sheet					
Descriptions checked and outline plotted on map	date by	date by	date by	date by	date by					
Petition number added to outline										
Denied										
Granted by ZC, EA, CC, CA										
Reviewed by <i>[Signature]</i>	Revised Plans:					Change in outline or description Yes				
Previous case: <u>None</u>	Map: <u>NW 8E</u>					No				

FUNCTION	PETITION MAPPING PROGRESS SHEET									
	Wall Map	Original	Duplicate	Tracing	200 Sheet					
Descriptions checked and outline plotted on map	date by	date by	date by	date by	date by					
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by <i>[Signature]</i>	Revised Plans:					Change in outline or description Yes				
Previous case: <u>None</u>	Map: <u>NW 8E</u>					No				

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27 day of Dec 1977 Filing Fee \$ 50.00 Received ☒ Cash ☐ Other ☐

H. R. Dineen
 S. Eric Dineen
 Zoning Commissioner

Petitioner Morris Shor Submitted by Hudkins Assoc.

Petitioner's Attorney Ed. Henderson Reviewed by AD

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

BALTIMORE COUNTY, MARYLAND No. 57362

OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE Dec. 9, 1977 ACCOUNT 08-662

AMOUNT \$50.00

PAID TO Paul G. Henderson: Dec. 9th 1977 The Quadrangle
Building of Grove Tower, Baltimore, MD: 21210
for: Petition for Special Exception for Morris Shor, et al
#78-143-X

5016 PEB 9 5.00 AM

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 57390

OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE Jan. 5, 1978 ACCOUNT 02-662

AMOUNT \$75.25

PAID TO NW Realty Co., 22 Calver Ave., Pikesville, Md.
for: Advertising and posting of property
#78-143-X

487972 JAN 5 7525 AM

VALIDATION OR SIGNATURE OF CASHIER





4

9-18 SE



1. REQUIRED

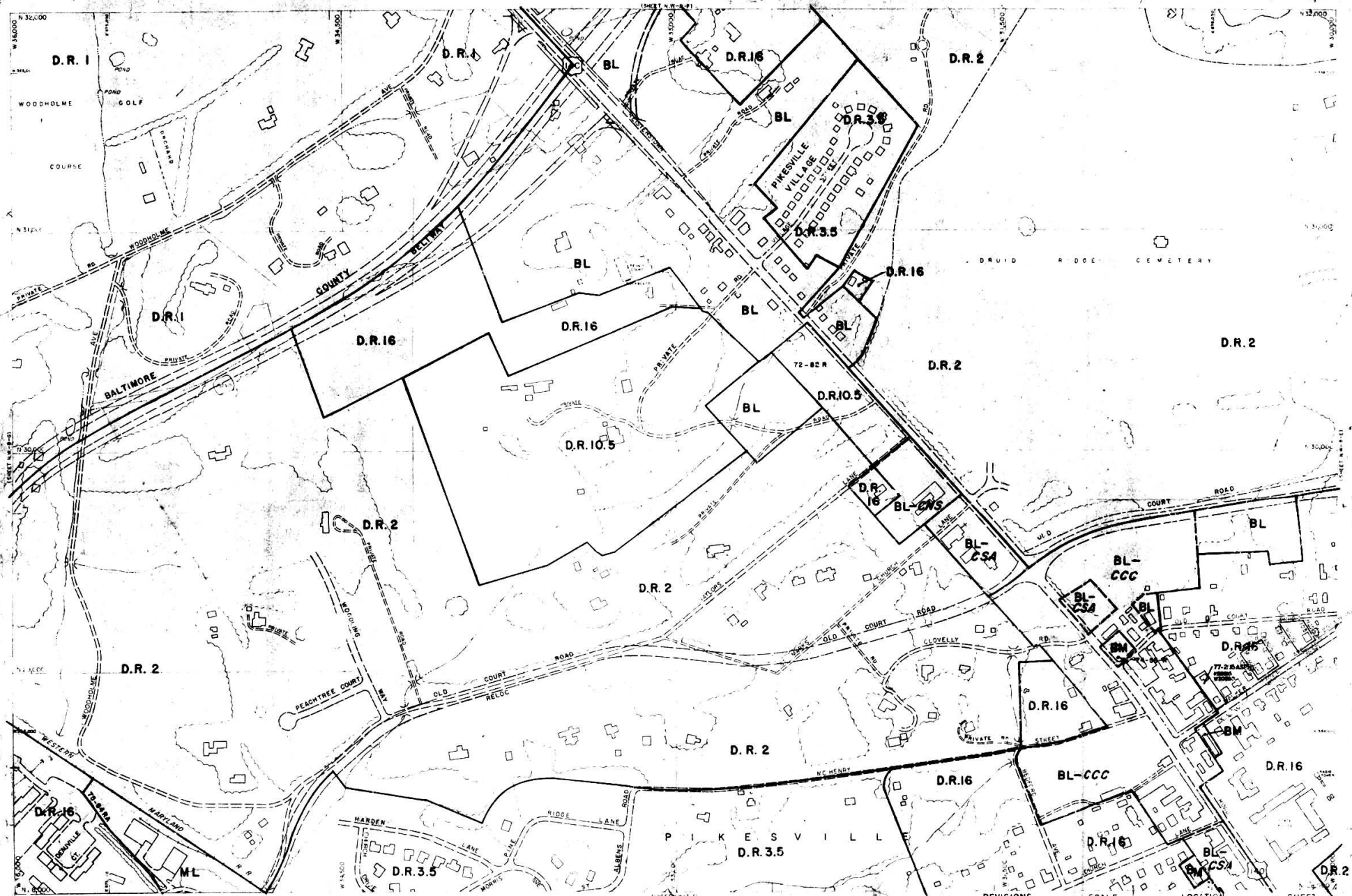
- 2 REQUIRED

- TOTAL PROVIDED: 8 PICES
ALL PICES ARE 9' X 10' MIN



AVENUE ZONED OFFICE
(OFFICE USE)

OWNER
MORRIS SHOR,
37 STONEHENGE CT.
PIKESVILLE, MD. 21208



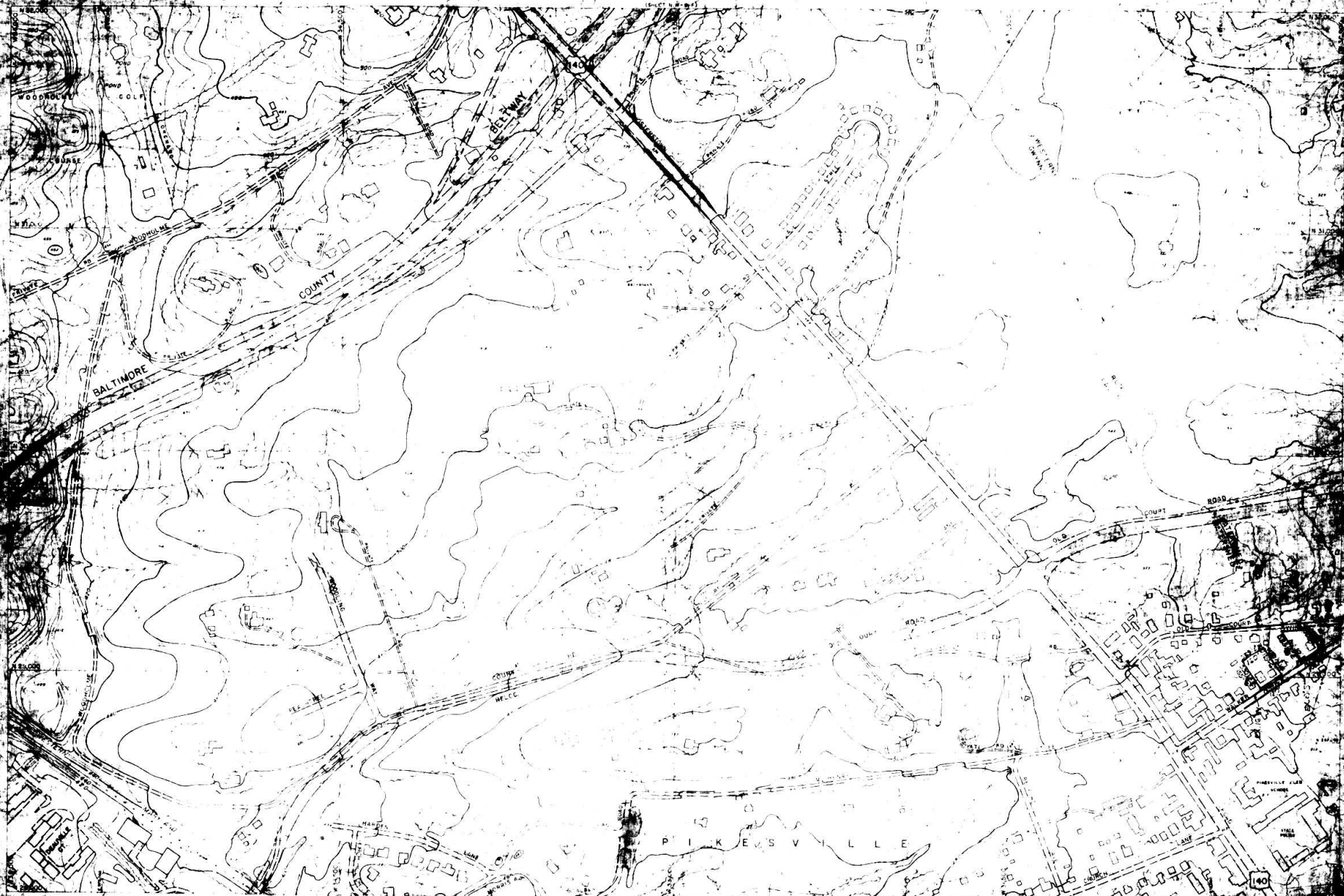
P-SE
P-NE

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
B/L NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	• 200'		
Photometric Maps, Inc. 4-11-70		DATE OF PHOTOGRAPHY	PIKESVILLE	
AERO SERVICE CORPORATION		1970	N. W. 9-F	



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS

SCALE

LOCATION

P-SE
P-NE

1953 Topo
1970 Topo

