PETITION I)R ZONING RE-CLASTIFICATION 78 (F3.95)X AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we MORRIS & EVELYR Shor legal owners of the property situate in Raltimore 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; for the following reasons:

1120 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 affice, usa for Nov. 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. ing, etc., upon filing of this petition, and further agree to and are to be bound by the zoning ons and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltin MORRIS SHOK

HOLLYNY C. SHOR Eschipa C Mer Legal Owner Address 17 STONEMENT CIP

Plante no mos

Protestant's Attorney

Address 542 Quadrangle Village of
Cross Keys, Baltimore 21210
ORDERED By The Zoning Commissioner of Baltimore County, this 8th day ., 197 T., that the subject matter of this petition be advertised, as

required by the Zaning Law of Ballinere County, in two exceptors of general directions through 5 T M Refinere County, the reporty be posted, and that the public bearing he had before the Zoning Commissionly of Ratinnere County in Room 106. County of the Parties of Ratinnere County in Room 106. County of the Parties of Ratinnere County in Room 106. County of the Parties of Ratinnere County in Room 106. County of the Parties of Ratinnere County in Room 106. day of January 197 8 at 20100 o'clock Now the Kenna

Zoning Commissioner of Baltimore County

COLUMBIA OFFICE WALTER PARK Registered Survey PHONE 730-8060

,DCA 77 26X

RECEIVED FOR FILING

ORDER

ă

100 1 G. Henderson

HUDKINS ASSOCIATES, INC. Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD TOWSON MARYLAND 2120-

BEL AIR

L GERALD WOLFF

Landyrate Architect

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION, #24-#26 WALKER AVENUE

Beginning for the same at a point on the north side of Walker Avenue distant 194 feet westerly of the intersection formed by the north side of Walker Avenue and the south side of Old Court Road thence binding along the north side of said Walker Avenue South 59% degrees West 106, 17 feet thence leaving said Walker Avenue North 25% degrees West 163,50 feet to the south side of said Old Court Road thence binding thereon northeasterly 110.5 feet thence leaving said Old Court Road South 25% degrees East 108 feet to the place of beginning.

Containing 0.33 Acres of land more or less.



Malcolm F. Hudkins Registered Surveyor #5095

- DCA NO 2246 X DCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE COMMENT OF THE SERVEY OF THE COMMENT OF THE PROPERTY OF

_____ THE PROPERTY IS EXPECTED TO BE MIPROVED AS POLICIES:

0.78 Ac. DEED REF. E738-887. RECEIVED BALTIMORE COUNTY OFFICE OF PLANNING

MANUAL OF PLACES 2 TOTAL MENETT AND . 921 PLOOR MISS MIND - TOTAL PLOOR MISS DIVIDED BY SITE MISS - 0:19 stores Torons office and floor ---------RED HUNDER CLEMPSING SPACES S000/500 -6 SHOURD PLOOR _____ OTHER PLOORS _____ TOTAL _16

(FRANCE ANDER MANY SE SETTIMENTS) DV GRALIFFLYING REQUIRED MARGIN OF SPACES BY 360) MINN: EREAL OPENING, THE OF SYSTEM ______ SCHOOL DISCHARTE, THIS OF STREET ______

None required I CENTRY THAT THE ABOVED IMPORMATION IS TRUE AND ACQUIRETE TO THE BEST OF MY INCUREDES AND Y Mound Shor ----

MPLICANT, LESSEE OR CONTRACT PURCHASER MONTH 22 WALKER AVE _ficesulac_MD_LUOB__

THE BOARD HAS DETERMINED ON __Q-15-77__ THE THE PROPOSED DEVELOPMENT 9-15-77 Signed: 3 29 77 M

10CA FORM NO. 2 REVISED 5-12-17 UFFICE OF PLANNING & ZUNING

WATER PARK Registered Surveyor PHONE 730-9060

TOWSON OFFICE HUDKINS ASSOCIATES, INC. Engineers, Surveyors and Landscope Architects ZOL EAST JOPPA ROAD ROOM 101 SHELL BUIL FHONE 828-9060

L GERALD WOLL Landscape Architect PHONE #38 0888

DESCRIPTION TO AL ... MPANY APPLICATION FOR SPECIAL EXCEPTION #16-#16 WALKE: AVENUE

Beginning for the same at a point on the north side of Walker Avenue,

distant 463 westerly of the intersection formed by the north side of Walker Avenue and the south side of Old Court Road thence binding along the north

side of said Walker Avenue S 554 degrees West 55 feet 1 inch thence leaving

North 59% degrees East 56 feet 1 inch thence Fouth 30% degrees East 155 feet 6 inches to the place of beginning.

Containing 0.20 Acres of land more or less.

said Walker Avenue North 30% degrees West 155 feet 6 inches thence



Malcolm E. Hudkins

RE: PETITION FOR SPECIAL EXCEPTION

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 78-143-X

.....

ORDER TO ENTER APPEARANCE

MORRIS SHOR, et al, Petitioners

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.

Aller Louty Charles E. Kountz, Jr. Deputy People's Counsel

John W. Hessian, III People's Counsal County Office Building Towson, Maryland 21704 494-2188

I HEREBY CERTIFY that on this 15th day of December, 1977, a copy of the aforegoing Order was malied to Paul G. Henderson, Esquire, 342 Quadrargle, Village of Cross Keys, Bultimore, Maryland 21210, Attorney for Peritioners.

C. Carran F.



RALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Commissioner Date December 30, 1477 Leslie F. Sraef
PROM Pirector of Planning

Petition 76-143-1 Petition 78-143-X
SUBJECT - Vettion for 59c(a) Exception for Offices
World side of Walker Avenue 194 feet South of
Old Court Road and North side of Walker Avenue
463 feet South of Old Court Road
Petitioner: Morris Shor, et.e!

3rd District

HEARING: Thursday, January 5, 1978 (10:00 A.M.)

Conversion to office use would be appropriate hers. It is suggested that, if granted, conditions over-ing detailed a great real relation of the conditions over-ing detailed angest rome residential uses in the area. Further, provision for future internal circulation between projectives should be provided for along this portion of balker devenue.

Leslie H. Graef Director of Planning

LHG:JGH:dne

January 6, 1973

Paul G. Henderson, Esquire Village of Cross Keys 342 Cuadrangie Baltimore, Maryland 21216

RE: Petition for Special Exception N/S of Walker Avenue, 194' and 463 3 of Old Court Road - 3rd Election District Morris Stor, et ux - Petitioners No. 76-143-X (Iten. No. 96)

Dear Mr. Henderson

I have this date passed my Order in the above reforenced marter. A copy of said Order is attached.

Very truly yours,

13/ S. ERIC DI NENNA

coning Commissioner

SED/sel itter amen

or: John W. Hessian, III, Esquire

People's Counsel

Septembe: 1, 1977

hammere county etice of ployning and zoning 10W107 Maky, Nio 21204 331, 314,315

S EMC DISTRINA

Morris Shor 22 Valker Ave. Fikesville, Md. 21200

> RE: Into im Development Control Act (IDCA) Application 77-26-X

Phone be advised that your DC's application for a Special Received hearing was approved by the Misming Board on and you may now site your pertitions, plats, and discriptions of Lindhammy in accordance with the Tonian Chemicas sources rather for fitting.

in order to assist you, we are each one a copy of the Poning Com-mission of a rules for filling and patition forms to be completed by you.

Very year out Zoniac Commissioner

KIND OF THE PARTY OF

	Pursuant to the advertisement, porting of preperty, and public hearing on the abana Petition as it appearing that by reason of the result remember of Section 1992. I. of the Baltimore. Country Zeming, Regulations beying been met. a. Special Execution for offices at Noy. 16, 18, 24, and 26 Visiber Accesses should be granted.
D FOR FILING	
ORDER RECEIVED FOR FILING	of so GODERED by the Zuning Commissioner of Baltimore County, this. A. day J. Jambary. 197 8, that the aforementioned Special Exception show the balt the same is GRANTED, from and after the date of this Order, a-bylee to the approval of a site plan by Department of Public Works and the Office of Department of Special Specia
	Pursuant to the advertisement, posting of property and public hearing on the above petitis and it appearing that by reason of

PROTEST DE SOUDE DE LE DESCRIPTION HOT LINES IN

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

DENIED and that the above described property or area be and the same is hereby continued as and to remain a . . . zone and or the Special Exception for be and the same is hereby DENIED Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG 111 W Chrospesh Ave. Townes, Maryland 21204 +0+

utuates

BUREAU OF DEPARTMENT OF

STATE ROADS COMM

BUREAU OF

HEALTH DEPARTMENT

, PROJECT PLANNING

BUILDING DEPARTMEN

BOARD OF EDUCATION

ZONING ADMINISTRATIO

INDUSTRIAL

Paul G. Hen. rson, Esquire 342 Quadrang: Village of Cross Keys Baltimore, Maryland 21210 Chairman

RE: Special Exception Petition Item Number 96 Petitioner - Mr. Morris Shor Mrs. Evelyn Shor

Dear Mr. Henderson:

The Zoning Plans Advisory Committee has reviewed The Eoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition; the plans submitted with the above referenced petition; the following comments are a re-ult of this review and inspection. These comments are not intended to indicate the appropriateness of the zoning action requested, but community are assume that all parties are made waver of plans or all the plans of the plans of the plans of the zero plans of the zero

December 20, 1977

Located on the north side of Malker Avenue, between the intersection with Old Court and Reisterstown Roads are improved with dwellings proposed to be converted to offices. Surrounding properties bounded by the aforesentioned three streets are in the majority improved with residences converted to offices with a few dwellings still remaining.

I apologise 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 principle the enter plan should necessary building principle the principle of the Bureau of Engineering.

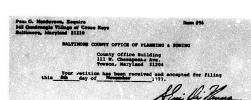
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not le s than 10 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Ruther to Come do ho NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:rf.

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



Petitioner Mes Attorne 200 East Joppa Road Towern, Maryland 21204



December 29, 1977

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

Dear Mr. Di Nenna

Comments on Item #96, Zoning Advisory Committee Meeting, Nevember 8, 1977, organ follows:

Property Owner: Marris and Evelyn Shar 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

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 harmone with petition.

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

Very truly yours.

John L. Wirbley Project and Devel



THORNTON M. MOURING P.F. DIRECTOR

ecember 9, 1977

Mr. S. Eric PiNenna Zoning Commissioner County Office Building rowson, Maryland 21204

> Re: Icom 696 1977-1978) Property Camer: Morris & Evelyn Shor N/S Walker ave, 194' & 463' W. Old Court Rd. N/F Walker Ave. 194 % and m. Out offices Frusting, Zouting: D.R. 1f Proposed Zoning: Special Exception for offices (IDPA 77-25X) Acres. 0.2J and 0.33 Fistiet: 3rd

Dear . DiNenna:

The following commonts are furnished in regard to the plat submitted to this office for review by the Zoning Advi. Ty committee in connection with the subject item.

General:

Comme als were supplied for this property for Project IDCA No. 77-26x.

Highways:

Malber Avenue and Cli Court Road, existing public roads, are proposed to be intibat improved as 30 and 36-foot c.osd section roadway respectively, on Sofoot rights-of-way, tisheav rights-of-way, tisheav rights-of-way videnings, including any recensary reservible easements for -lopes, will be required in connection with ay grading or bailding permit applications.

The construction or reconstruction of concrete bidewark, curl and gutter, entrances, proms, etc. will be the full responsibility of the Potitioner.

The entrance locations are subject to approval by the Devaltment of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Development of this property through artipping, realing and stabilization could result in a sedam-t pollution problem, damaging private and public i timing downstream of the property. A gr amp jarmit is, therefore, necessary for all grading, including the stripping of .ps wil.

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

Storm brains

Provisions for accumodating storm water or drainage have not been indicated

The Perisioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any musances or damages to adviscent properties, sepecially b, the concentration of surface veters. Correction of any probles which may result, due to improper orading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer.

Public Mater supply and sanitar, sewerage are serving the present dwellings.

Very truly yours, ELLSHOPH N. DIVER, P.E. Chief, Bureau of Engineering

END : EAM : FWR : SS

cc: J. Somers J. Trenner

P-SF Key Sheet 29 & 30 NW 20 Pos. Sheets NW 8 F Topo 78 Tax Map



December 21, 1977

Nem 96 - ZaC - Kermikov 9, 1977 Property Omer, Korta a Pauga Rorr Location: N/S Malker Ave. 1947 a A69 w Old Court ha. Restaints Conting: Dat. 16 Conting: Operation of Conting Operation of Conting Operation (Co. 2) Received Co. 2018

Dear Mr. Dillermat

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

Very truly yours, Tuckaft Hunge Michael S. Flamigan Traffic Engineer Associate

MSF/km



November 3, 1977

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

Dear Mr. Di Menna

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

Property Owner: Horris and Evelyn Shor Locations M.S Walker Ave. - 19h' & h63' V Old Court Road Existing Zoning:D.R. 16 Proposed Zoming:Special Exception for offices (IECA 77-26-X)

Acres: District: 0.20 and 0.33

The items checked below are applicable:

Structure shall be upgraded to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes, as

1970 Edition and the 1971 Supplement and other applicance course, a required by new use.

(I) A building pravit shall be required before construction can begin. A change of company partic shall be required.

On the continue of the continu

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.

(X) B. 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.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Very truly yours, the & Sunta Charles E. Burnham Plans Review Chief CEB:rrj



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

Bovember 26, 1977

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

Dear Mr. DiNanna:

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

Property Owner: Norris & Evelyn Shor

M/S Waller Ave. 194' & 463' W old Court Ed.

Acres: 0.20 and 0.33 District

Matropolitan water and sewer are available, therefore no health masards are anticipated.

> Very truly yours, Thomas H. Devlin, Birector BUREAU OF ENVIRONMENTAL SERVICES

Office of Planning and Zoning Baltimore County Office Building Town, Maryland 21-04

Att action: N. Commodari, Chairman Zoning Advisory Committee

Re: Property Owner: Horris & Evelyn Shor

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

Purmant to your request, the referenced property has been surveyed by this Bureau and the comments below saried with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 2. A second means of wehicle access is required for the site.

() 7. The Fire Provention Bureau has no comments, a. thi time.

Planning Group Special Importion Div. Jon

SCEDS the maximum allowed by the Pire Department.

() 4. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to occupancy or beginning of operations.

(xx) . The buildings and attructures existing or proposed on the sate shall comply with all applicable requirements of the Matternal Fire Protection Association Standard No. 101 "Life Safety Rede", 1970 Edition prior to occupancy.

ioted and Maria At Deputy Chief Pira Provincian Durasu

() 3. The wehicle dead-end condition shown at__

() 6. Site plans are approved as drawn.

Zoning Agenda Meeting of 11/08/77

SEC 35 1186

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 9 197

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

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

Item No: 96
Property Onner: Morris & Evelyn Shor
Property Onner: Morris & Evelyn Shor
Property Onner: Morris & Feelyn Shor
Prosent Zoning: Special Exception for offices (IDCA 77-26-X)
Proposed Zoning: Special Exception for offices (IDCA 77-26-X)

District: 3rd No. Acres: 0.20 and 0.33

No hearing on student population.

Very truly years. W Tid Filons W. Nick Petrovich

MNP/bp



Mr. Eric S. DiNenno, Zoning Commissions 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 and Evelyn Shar Location: N/S Walker Avenue 194" and 403" W. Old Court Road Existing Zoning: D.R.16 Propored Zoning: Special Exception for offices (IDCA,77-26-X) Acress: 0.20 and 0.33

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 call parties are made aware of plans or problems with regard to development plans that plans, have a

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



CERTIFICATE OF PUBLICATION

appearing on the 15th day of December





TOWSON, MD. 21204 December 15

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Morris Shor, et al. N/S of Walker Avenue was inserted in the following:

- ☐ Catonsville Times
 ☐ Dundalk Times
 ☐ Essex Times
- ☐ Towson Times
 ☐ Arbutus Times
 ☐ Community Times
- ☐ Suburban Times Fast

☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 16th day of December 19.77, that is to say, the same was inserted in the issues of December 15, 1977

STROMBERG PUBLICATIONS, INC.

District 3 rol

PETITION	M	MAPPING PROGRES					SS SMEET				
FUNCTION	Well Map				Duplicate		Trocing		200 Sheet		
	date	ь,	dote	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map					1.6	-,4					
Petition number added to outline											
Denied											
Granted by ZC, EA, CC, CA								_			
Reviewed by					ed Pla		or des	CT.DE			
Previous case: Hove				Mip	NI	1/8	<u> </u>			.No	

Wall Map		Original		Duplicate		Tracing		200 She	
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PETITION MAPPING PROGRESS SHEET

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 1977 Filing Fee \$ 50° Received Check

Petitioner Astronov Bul House Submitted by Hudkin Asac Petitioner's Attornov Bul House Previous by A

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

GALTIMORE COUNTY, MARYLAND OFFICE OF FIFE E REVENUE DIVISION MISCELLANEOUS GASH RECEIPT No. 57362 Dec. 9, 1977 AC CUNT 08-662 AMOUNT \$50,00 Tillings of Occas Engs; May, Suits 342 The Quadrangle Tillings of Occas Engs; Saito; No. 2220 ros. Philition for Special Paneytion for Muris Shor, et al [75-11].

> 1081 8 OF DE 9 5 U.O C MSC VAL OF FIRM OF SIGNATURE OF CASHIER

No. 57390 DATE_ Jan. 5, 1978

> 287972 MR 5 75.25 KG VALIDATION OR SIGNATURE OF CASHIER







78-143-X

4-SIGNS

CERTIFICATE OF POSTIME

Lorston of property: N/S EF WALKER A'E. 194 AND 463' S OF

Location of Signa: FRONT Nes. 16, 18, 24 AND 26 WHAKER AVE

Remarks
Pon of by Classica X Solaris Date of return DCC 1.3 1917

Poster for PETITIEN FOL STOCIAL EXCEPTION Petitioner: MORRIS SHOR, OT AL

OLD COURT Rd.

S = 18 SE

4+

