

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCES - E. S. York Road 100' N. of Anneslie Road, 3rd Dist., Ervin J. Cerveney and Joan West Cerveney, Petitioners

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY
No. 67-207-XA

A hearing was held on November 9, 1966, petition No. 67-101-XA, at which time the petitioner requested a special exception and variances on the subject property. An Order was passed at that time. A appeal was filed with the County Board of Appeals but was withdrawn on May 2, 1967.

The petitioner asked for a new hearing before the Zoning Commissioner prior to this time and the petitioner's request was granted and a hearing was held on May 3, 1967 at 9:30 A.M.

Because of various errors in the description and plat at the first hearing, a new description and new plat were provided for the May 3, 1967 hearing. This matter having been corrected the present petition is granted for the same reasons as stated in petition No. 67-101-XA.

As the petitioner has complied with all requirements of Section 502.1 of the Baltimore County Zoning Regulations, a special exception, as set forth in petition No. 67-207-XA, for an Office Building should be granted.

Strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances would give relief without substantial injury to the public health, safety and general welfare of the locality involved, therefore the variances should be granted.

For the above reasons the special exception and variances should be granted.

It is this 21 day of May, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that a special exception for an office building should be and the same is granted from and after the date of this Order.

TELEPHONE 823-3000 EXT. 367

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

To: E. J. Construction Co.
6500 York Road
Tow. Baltimore, Md. 21212

No. 45521
DATE: May 3, 1967

REPORT TO ACCOUNT NO.	QUANTITY	REMARKS	TOTAL AMOUNT
01-622		Advertising and posting of property 67-207-XA	\$6.50
			\$6.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 823-3000 EXT. 367

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

To: E. J. Construction Co.
6500 York Rd.
Baltimore, Md. 21212

No. 44372
DATE: April 16, 1967

REPORT TO ACCOUNT NO.	QUANTITY	REMARKS	TOTAL AMOUNT
01-622		Posting for Special Exception & Variances 67-207-XA	\$4.00
			\$4.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

It is further ORDERED that a front yard variance to Section 217.2 to permit a front yard of 26 feet instead of the required 30 feet and a side yard variance to Section 217.3 to permit a side yard of 7.45 feet and 5.15 feet instead of the required 25 feet, as more clearly indicated on the plat, should be granted.

The site plan for the development of the subject property, is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 21, 1967

FROM: George E. Scoville, Director

SUBJECT: Petition 67-207-XA. Special Exception for Offices and Office Building. Variance to permit a front yard of 26 feet instead of the required 30 feet; and to permit a side yard of 7.45 feet and 5.15 feet instead of the required 25 feet. East side of York Road 100 feet north of Anneslie Road. Being the property of Ervin J. Cerveney.

9th District

HEARING: Wednesday, May 3, 1967 (9:30 A.M.)

As of this writing, we have not secured a copy of the subject petition or of the petitioner's plat. If the petitioner's plan is the same as that which we reviewed in March of this year, our supplementary comment (March 20th) regarding Petition 67-101-XA are applicable.

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, Ervin J. Cerveney and Joan West Cerveney, 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 the Zoning Commission of Baltimore County, to reclassify the property from its present zoning to the following zoning:

1. Front Yard Variance-Section 217.2 to permit a front yard of 26 feet instead of required 30 feet; Side Yard Variance-Section 217.3 to permit a side yard of 7.45 feet and 5.15 feet instead of required 25 feet as more clearly indicated on the attached zoning petition plat.

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 building

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Address: 803 Stoneleigh Road, Baltimore, Maryland

James H. Cook, Petitioner's Attorney

Address: 22 W. Pennsylvania Avenue, Towson, Maryland 21204

ORDERED: By the Zoning Commission of Baltimore County, this 20th day of March, 1967, 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 3rd day of May, 1967, at 9:30 o'clock A.M.

By: [Signature] Zoning Commissioner of Baltimore County

Stamp: MAY 29 1967, ZONING DEPARTMENT

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 16, 1967.
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 the 16th day of April, 1967, the first publication appearing on the 16th day of April, 1967.

THE JEFFERSONIAN, [Signature] Manager.

Cost of Advertisement, \$.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 9th Date of Posting: 4-13-67
Posted for: Hearing held May 3, 1967 at 9:30 A.M.
Petitioner: Ervin J. Cerveney
Location of property: 415 York Rd. 200' N. of Anneslie Rd.
Location of Sign: On easement lot between 663-6109 York Rd.
Remarks: Subd. in Bull. Co.
Posted by: [Signature] Date of return: 4-20-67

JOSEPH D. THOMPSON, P.E. & L.S. No. 1150

CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOFFA ROAD

TOWSON, MARYLAND 21204 • VALLEY 3-8820

ZONING DESCRIPTION 6605-6607 YORK ROAD

BEGINNING for the same on the east side of York Road at a point distant 100.00

feet North 12 degrees 02 minutes 50 seconds East from the point formed by the intersection of the east side of said York Road with the north side of Anneslie Road, as shown on the Plat of Anneslie, as filed among the Land Records of Baltimore County in Plat Book No. 7, folio 40 said point of beginning being at the division line between lots No. 7 and No. 6, Block "I" as shown on said Plat and running thence from said beginning and biding on the east side of said York Road and referring all courses to True Meridian, as established by Baltimore County, North 12 degrees 02 minutes 50 seconds East 100.00 feet to the division line between lots No. 3 and No. 2, Block "I", as shown on said Plat, thence leaving the east side of said road and landing on a part of said division line South 78 degrees 56 minutes 10 seconds East 35.00 feet to a point in line with the beginning of a fence there situate, thence leaving said division line and running South 11 degrees 03 minutes 50 seconds West 0.28 feet to the beginning of said fence, thence biding on and along said fence South 77 degrees 04 minutes 50 seconds East 62.43 feet to the end of said fence, thence North 11 degrees 03 minutes 50 seconds East 2.30 feet to the said division between lots No. 3 and No. 2, Block "I", as shown on said Plat, thence biding on a part of said division line South 72 degrees 56 minutes 10 seconds East 27.00 feet to the west side of Locust Drive, as shown on said Plat, thence biding on the west side of said Drive, South 12 degrees 02 minutes 50 seconds West 100.00 feet to said division line between lots No. 7 and No. 6, Block "I", as shown on said Plat, thence leaving the west side of said Drive

JOSEPH D. THOMPSON, P.E. & L.S. No. 1150

CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOFFA ROAD

TOWSON, MARYLAND 21204 • VALLEY 3-8820

-2-

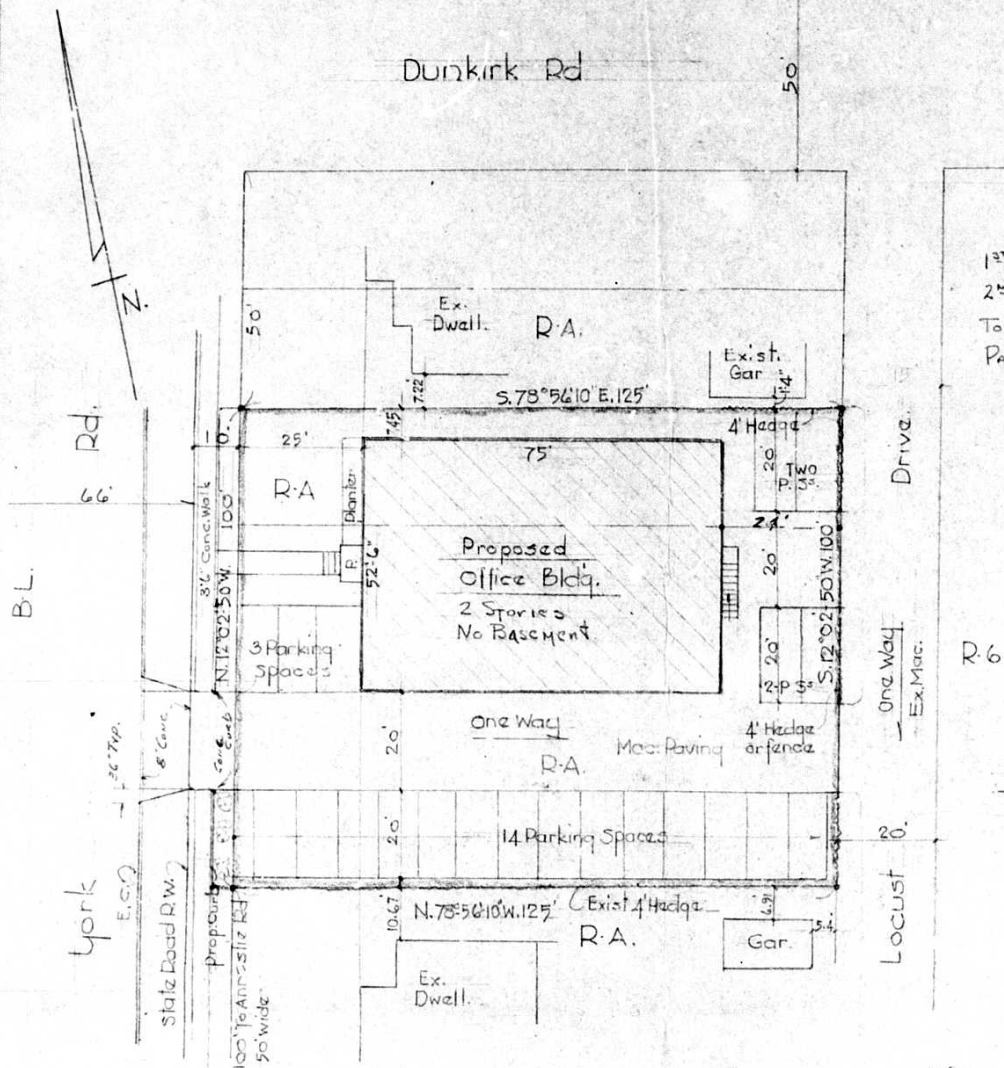
and biding on said division line North 78 degrees 56 minutes 10 seconds West 125.00 feet to the place of beginning.

BEING AND COMPRISING Part of Lot No. 3 and all of Lots Nos. 4, 5, and 6, Block "I" as shown on the Plat of Anneslie filed as aforesaid.



3-27-67

JOSEPH D. THOMPSON, P.E. & L.S. No. 1150



Parking

1 st Flr - 3941 Sqft - 300 - 13.1 Sp	
2 nd Flr - 3941 Sqft - 800 - 7.8 Sp	
Total Reg Parking	20.9 Sp
Parking Provided	21 Sp

Note:
Special Exception was granted by the zoning committee for this work

Copied from Survey Plat
made by Jos D. Thompson Engrt 1150
#200 Jeppa Rd. Towson, Md.

LOT PLAN
Scale: 1"=20'



R.T. Band R.A. 179 A.R.A.
1210 E. Lexington St.
Baltimore, Md. 21202

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: Bernie H. [Signature]
DATE: 7/16/68

File No. 67-207 XA