PETITION FOR ZONING RE-CLASSIFICATION AND OR SPECIAL EXCEPTION and VARIANT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ERVIN J. CERVENY

L or we. JOAN WEST CERVENY legal ownerS. of the property situate in _attimore 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 R/6

Due could be compared to the following reasons: That the roning status of the described property be sclassified cursuant to the zoning laws of Baltimore County from the code. L. Zones with a scentific that cortion which is presently zoned B.L., for the impression of the control of the contr

order. WARJANCE FROM SECTION 232.4 (214.3) To permit a side yard set back of 0 feet instead of the required 15 feet.

required 15 feet.
SECTION 409.2 C (4) To permit parking spaces to be within 0 feet of the street property line
Thistead of the required 3 feet.
SECTION 409.2 \$\mathred{g}\$(6) To permit 2) car parking instead of the required \$\mathred{g}\$(ears) Sec attached description.

and (2) for X Special Exception, under the said Zoning Law and Zoning Regulations of Paltimore County, to use the herein described property, for...

Property is to be por **1 and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification 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 1 Cum

Gozun

Contract purchaser

Patitioner's Attorney

ERVIN J. CERVENY

JOAN MEST CERVENY Legal Owner

803 Storn Leigh Road

Address Ballinore Maryland 21212

Phone: 377-6218

ORDERED By The Zoning Commissioner of Baltimore County this 11th day , 196...?, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning ssione: of Baltimore County in Room 106, County Office Building in Towson, Baltimore

APR 1 1 672 PM - Tay of

MULLER, RAPHEL & ASSOCIATES, INC

(page 2 or 2 pages)

BEING part of land which by deed dated October 28, 1959 and recorded among the land records of Baltimore County in Liber WJR 3664, Folio 255, was conveyed by Howard M. Fleck and wife to Ervin J. Cerveny and wife and all of the land which by deed d-ted June 16, 1954 and recorded among the land records of Baltimore County in Liber GLB 2501, Polio 538 was conveyed by Erik Nielson and wife to Ervin J. Lerveny and wife.

SAVING AND EXCEPTING however all that portion of the above described parcel now zoned Business Local (BL).

April 18, 1967

PETITION FOR RECLASSI-CATION from R-6 Zone to Sections 232, 4; 409-2-C and 409, 2-B-(6) - N/W Cor. Balto, City Line and Sherwood Road, 9th District Ervin J. Cerveny and Joan W.

#67- 233RA MAP BEFORE SEC.3-C ZONING COMMISSIONER BALTIMORE COUNTY No. 67-233-RA

The patitioners in the above matter seek reclassification of property at the northwest corner of Baltimore City Line and Sherwood Road, in the 9th District of Baltimore County, from an R. 6 Zone to a B-L. Zone: a variance to Section 232, 4 (214, 3) to permit a side vard of zero feet instead of the required 15 feet; a variance to Section of zero feet instead of the required 15 feet; a variance to Section 409, 2-E (4) to permit parking setback of zero feet insteal 3 feet; and a variance to Section 409, 2-B (6) to permit 23 parking spaces instead of the required 27 spaces.

As the petitioner has proven change in the area of the subject property, the reclassification from R=6 Zone to B-L Zone should be granted.

As strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the variances would give relief without substantial injury to the public health, safety and general welfare the variances should be granted.

For the above reasons the reclassification and variances should be granted.

It is this SCHM day of June, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from an R-6 Zone to a B-L Zone.

It is further ORDERED that the variance requested to permit a side yard setback of zero feet instead of the required 15 teet should be granted as the subject property is adjacent to a dwelling owned by the petitioner.

It is ORDERED that the parking setback of zero teet instead of the required 8 feet is also granted subject to the erection of bumper stops so that the automobiles must not protrude over the property line.



AND VARIANCES ONING: From R4 to B.L. Zone. P-vitten by Variance for side yard, pasting sphese, LOCATION, Northwest corner of Bailmore. City Line and Sherwood Rood.

Bood. CIME: Wednesday, May 24, 1967 at 1968 P.M.

PUBLE, REARING, Room 168 County Office Publish, 111 W. Chespeake Avenue, Towner, Maryland.

RECEIVED

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Present Zondag, Bell
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realtimore County transition of the interaction forman by the war at the intrincion way line of the war remove trained way line of the line of Rabitmore City, and point of Deginning being also at the end of the 1st line of cland which by deed dared October 13, 1315 and recorded out records.

CERTIFICATE OF PUBLICATION

May L.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County. Md., once in each of 1 time successive weeks before the 2hth 19_67_

THE JEFFERSONIAN,

The variances requested to permit 23 parking spaces required 27 spaces is denied under the new approved plan pertaining to parking.

The development of said property is subject to the approved plan approved by the Office of Planning on June 29, 1967 and marked Exhibit"A!

The plan is also subject to approval of the Bureau of

Zoning Commissioner of Baltimore County

DRIGINAL

CATONSVILLE, MD.

May a.

THIS IS TO CERTIFY, that the annexed advertisement of

By Faul I Morgany

ras inserted in THE BALTIMORE COUNTIAN, a group of weekly news-

uccessing weeks before the 8th day of May, 1967 , that is to

THE BALTIMORE COUNTIAN

opers published in Baltimore County, Maryland, once a week for Om

ay the same was inserted in the issues of

May 4, 1967.

John C. Rose, Zoning Commissioner of Beltimore County

OFFICE OF THE BALTIMORE JOUNTIAN

No. I Newburg Avenue

Petition for Variance for side yard, parking spaces. LCCATION: Northwest cor-

IVED

RECE

ORDER

DATE

M.
PJBLIC HEARING: Room
B. County Office Building.
W. Chesapeake Avenue,

bearing:
Prevent Zoning: R-6
Proposed Zening: B, L.
Petition for Variances from
the Zoning: Replations of Baltimore County to permits a side
yard set back of Zero feel instead of the required 15 feet;
and to permit parking spaces to be within Zero feet of the
street procerty line instead to be within Zero feet of the street prop:rty line instead of the required 8 feet; and to permit 23 parking spaces in-stead of the required 27 spaces.

spaces,
The Zoning Regulation to be excepted as follows;
Section 232,4 (214,3) - Side Yard - 15 feet,
Section 40? 2 C (4) - No

than eight feet to a street property line. Section 409,2B (6) - 1 for each 200 square feet of total floor area. All that parcel of land in the Ninth District of Baltimore

NNING for the same: resection formed by to most rigist-of-way ife

#67-233R

DESCRIPTION TO ACCOMPANY ZONING April/19, 1967 PETITION - PART OF CERVENY PARCEL

BEGINNING for the same at the intersection formed by the westernmost right-of-way line of the Alaseda and the north boundary gi-A line of Baltimore City, said point of beginning being also at the end of the 1st line of land which by deed dated October 28, 1959 and recorded among the land records of Baltimore County in Liber WJR 3664, Folio 255, was conveyed by Howard M. Fleck and wife to Ervin J. Cerveny and wife, running thence and binding on the Northernmost boundary line of Baltimore City and on part of the 2nd line in afcresaid deed East 6.37' to the westernmost right-of-way line of Sherwood Road as now witched, running thence and binding on the westernmost right-of-way line of Sherwood Road as now widened, the two (2) following courses and distances: by a curve to the right with a radius of 1376.60 for a distance of 90.10' (the chord of said arc being N9°02'58" W 90.04') (2) N7*11*40" W 21.80° to intersect the second line of land which by deed dated June 16, 1954 and recorded among the land records of Baltimore County in Liber GLB 2501, Folio 538, was conveyed by Erik Nielson and wife to Ervin J. Cerveny and wife, running thence and binding on part of the aforesaid 2nd line and on all of the 3rd and 4w lines of said deed the 3 following courses and distances: (1) 586-38:10" W 123.53' (2) s21'40'06" H 171.13' to the North Boundary of Baltimore City, running thence and binding on the North Boundary line of Baltimore City and East 60.14', running thence and still binding on the Northernmost boundary line of Baltimore City and for a line of division East 114.73' to the place of beginning.

CONTAINING 0.3725 acres of land more or less.

SUBJECT TO HOWEVER, a 10° right-of-way along the 40 above

67.233-R9 gaigns CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Posted for Manning Wed May 24.62 97 1000 m Petitioner Erwin & Cerveny Location of property: Nu/cos of Balt City Line and Sharmord Rel Location of Signs & Gen wormant lot and grown 5' form the Side of Posted by Tobert See Beed S. Date of return 5-11-67

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	SALTIMORE COUNTY, MARYIMAD			No. 45549	
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MALYLAND MAIL TO DIVISION OF COLLECTION & PECEIPTS, COURT HOUSE, TOWSON, MARYLAND 31204

TELEPHONE 823-3000 EXT. 387

BALTIME COUNTY, MARYL OFFICE OF FINANCE

DATE PM 2. 1567

Division of Collection and Receible COURT HOUSE TOWSON, MARYLAND /1204

No. 45520

E & J Constr. Co. 6505 York Road Balchmore, Hd. 21312

	O ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	\$50.00
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date May 12, 1967

FROM George E. Gavrel's, Director

SUBJECT Pairtion 1/27-233-RA. Reclassification from R-6 to B. L. V rience to permit a side yard of Zero feet instead of the required 15 feet; and to permit parking spaces to be within zero feet of the street property line instead of the required 8 feet; and to permit 23 parking spaces instead of the required 27 spaces. Northwest corner of Baltiniore City Line and Sherwood Road. Being the property of Ervin J. Cerveny.

9th District

HEARING: Wednesday, May 24, 1967 (1:00 P.M.)

The staff of the Office of Planning and Zoning has raviewed the subject petition for reclassification from R-6 to B.L. zoning together with variances to setback and parking requirements. It has the following advisory comments to make with respect to pertinent planning factors:

- 1. We have no adverse comment to make with respect to the reclassification as such. We have been informed that the property once had been zoned for commercial purposes in its entirety. Extending commercial zoning to the rear property line would not appear to have an adverse impact on adjoining properties.
- 2. We voice no objection to the side yard variance along the County boundary line if the granting of this variance is conditioned upon construction of an architecturally compatible material - preferably brick. Placing the building along the boundary line would tend to provide architectural screening between residences in the City and commercial activity in the County.
- 3. Any granting of the variances on parking should be conditioned upon a finally-approved site plan and a prohibition of using any basement area for other than storage purposes.

GEG:bms

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING

Baltimore County. Maruland Towson, Maryland 21204

May 11, 1967

Mr. James E. Dver

Eugene J. Clifford

SUBJECT: Zoning Petition 67-233 RA - Sherwood Road & the City Line

Review of the subject site results in the following comments:

The plan indicates a variance to parking from 27 to 23 spaces. This Bureau is of the opinion that the parking standards, as set forth in the Baltimore County Zoning Regulation, are minimum. The four parking psaces to the rear of the building are marginal. However, assuming these spaces are to be used as employee parking only, they are satisfactory.

The plan also indicates a variance to the eight foot parking setback. This is undesirable because this eight foot sctback was provided in the Baltimore County Zoning Revision to assure proper sight distance at access points.

EJC:CRM:nr

