

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph S. & Charlotte Bublavek, 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 SEC-1-D zone to an NW-15-K 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 RETIRED.

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, 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 of Baltimore County.

Contract purchaser Joseph S. Bublavek
Address Box 1 A, Route 2
Reisterstown, Md. 21136

Lloyd J. Hammond
Petitioner's Attorney
Address 104 Jefferson Bldg.
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of September, 1969, 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 10th day of November, 1969, at 10:00 o'clock P.M.

Edward N. Hordis
DEPUTY Zoning Commissioner of Baltimore County.
(over)

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 be had, and it further appearing that by reason of

a Special Exception for a RETIRED should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of September, 1969, that the herein described property or area should be and the same is hereby reclassified, from a SEC-1-D zone to a NW-15-K zone, and/or a Special Exception for a RETIRED should be and the same is granted, from and after the date of this order.

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 failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15 day of December, 1969, that the above re-classification be denied, and the same is hereby DENIED, and that the herein described property, as it is, be and the same is hereby continued as a SEC-1-D zone, and the Special Exception for a RETIRED be and the same is hereby DENIED.

DEPUTY Zoning Commissioner of Baltimore County

MICROFILMED

Robert C. Norris, Reg. Surveyor
01 Court Road, Balto. Md. 21207

Sept. 15, 1969

Description for a parcel of land on the Berrymans Lane, Reisterstown, Md.
Beginning for the same at a point in the center of Berrymans Lane, 534 ft. Southerly along the center of Berrymans Lane from the point of intersection of the center line of said Lane and the prolongation of the West side of Aldyth Avenue, said point being at the end of the third line of the land described in the deed from Luther A. Larkins to Joseph S. Bublavek, dated May 17, 1956 and recorded among the Land Records of Balto. Co. in Liber No. 2931 folio 283 etc. Thence running along the center of Berrymans Lane South 74 degrees 01 minute West 305.75 ft.; thence running North 11 degrees 10 minutes West 314.0 ft.; and South 62 degrees 35 minutes West 57.50 ft. and North 03 degrees 01 minute East 482.00 ft. and South 86 degrees 57 minutes East 50.0 ft. and North 81 degrees 48 minutes East 393.50 ft. and South 04 degrees 33 minutes West 734.25 ft. to the point of beginning. Containing 6.80 acres more or less.

Being the property of Joseph S. Bublavek and wife, as shown on a plat plan filed in the Zoning Department of Balto. Co. . .

Robert C. Norris, Reg. Surveyor #759

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. Edward D. Hendley, County Zoning Commissioner
From: Mr. George E. Gavalley, Director of Planning
SUBJECT: Petition #70-96-K, Special Exception for a Kennel, North side of Berrymans Lane 534 feet west of Aldyth Avenue - Joseph S. Bublavek, Petitioner.
4th District
HEARING: Mondays, November 10, 1969 (2:00 P.M.)

If granted, the granting should be conditioned upon compliance with plans approved by the appropriate County agencies.

GE:ham

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 67022

DATE Oct. 21, 1969

To: Messrs. Smith, Batten and Smith
104 Jefferson Building
Towson, Md. 21204

Being Dept. of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	UNIT PRICE	TOTAL AMOUNT
Position for Special Exception for Joseph Bublavek #70-96-K	1	\$25.00	\$25.00

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 67045

DATE Nov. 4, 1969

To: Messrs. Smith, Batten and Smith
104 Jefferson Building
Towson, Md. 21204

Being Dept. of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	UNIT PRICE	TOTAL AMOUNT
Advertising and posting of property for Joseph S. Bublavek #70-96-K	1	\$25.00	\$25.00

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 15, 1969

Lloyd J. Hammond, Esq.,
104 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearings Special Exception for a Kennel
Location: 11/2 of Berrymans Lane, 534' S. of Aldyth Ave.
Petitioners: Joseph S. Bublavek, et al
Committee Meeting of September 30, 1969
4th District
Item 65

Dear Sirs:

The Zoning 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.

The subject property is presently improved with a one and a half story brick ranch type home with an existing dog ke. 31 in the basement, garage area and to the rear of the subject property. The surrounding properties at the present time are improved with large tracts of land which are improved with dwellings. Berrymans Lane in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways
Berrymans Lane is an existing road which will be improved in the future as a 50-foot closed section with flexible type pavement on a 70-foot right-of-way. No further highway improvements are required at this time. However, highway right-of-way widening will be required along the frontages of this property in connection with any subsequent building permit applications. Highway widening will be based on a line 35 feet off and parallel, or concentric, with the center line of the existing paving.

The entrance location is subject to approval by the Department of Traffic Engineering.

Lloyd J. Hammond, Esq.,
104 Jefferson Building
Towson, Maryland 21204
Item 65 Page 2

October 15, 1969

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewers

Public sanitary sewerage is not available to serve this property; therefore, a private sewage disposal system must be provided in accordance with Department of Health rules and regulations.

Water:

Public water supply is not available to serve this property. However, public water supply can be made available by extending the existing 10-inch water main located in Berrymans Lane at a point approximately 210 feet northeasterly from this property. (See Baltimore County Bureau of Engineering drawing #40-017, A-4-C).

PROJECT PLANNING DIVISION:

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

BUREAU OF TRAFFIC ENGINEERING:

Since no change in residential density is being requested, there should be no increase in trip density.

Lloyd J. Hammond, Esq.,
104 Jefferson Building
Towson, Maryland 21204
Item 65 Page 3

October 15, 1969

FIRE DEPARTMENT:

Petitioner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

BOARD OF EDUCATION:

Would not increase student population.

PLANS REVIEW DIVISION:

Petitioner to obey Baltimore County Rules and Regulations and Building Codes.

HEALTH DEPARTMENT:

Private water and sewage disposal systems appear to be adequate. No additional sewage load is expected.

The owner and/or petitioner must comply with Section 13-7 of the Baltimore County Code of 1958 and §111 No. 67 passed by the Baltimore County Council (Dog Law Requirements), as well as the requirements set forth by the Dog License Commission.

ZONING ADMINISTRATION DIVISION:

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,

OLIVER L. HAYES, Chairman

OLM:JD
Enc.

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

Your Petition has been received and accepted for filing this

day of September, 1969

JOHN G. ROSE,
Zoning Commissioner

Petitioner Joseph E. Belderson, et al

Petitioner's Attorney Edward J. Hardesty, Esq.

Reviewed by

Oliver L. Myers
Chairman of
Advisory Committee

1516W

70-96-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4TH Date of Posting OCT. 27, 1969
Posted for SPECIAL EXCEPTION FOR A KENNEL
Petitioner JOS. S. BUDMARK
Location of property N/S. OF BERRYMAN'S LANE 534 FT. N. & E. ALBYTH AVE
Location of Signs N/S. & E. BERRYMAN'S LANE 534 FT. E. - NINE ALBYTH AVE
Remarks _____
Posted by Charles H. P. P. Date of return OCT. 31, 1969
Signature

PETITION FOR SPECIAL
EXCEPTION - 4th DISTRICT

BONDY'S Petition for Special Exception for a Kennel.
LOCATION: North side of Berryman Lane 534 feet West of Albyth Avenue.
DATE & TIME: Monday, November 16, 1969 at 2:00 P.M.
PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for a Kennel.
All that parcel of land in the Fourth District of Baltimore County, BEGINNING for the same at a point in the center of Berryman Lane, 534 ft. Southwesterly along the center of Berryman Lane from the point of intersection of the center line of said Lane and the prolongation of the West side of Albyth Avenue, said point being at the end of the West line of the land described in the deed from Luther A. Larkin to Joseph S. Budmark, dated May 17, 1964 and recorded among the Land Records of Baltimore County in Liber No. 2931, folio 283 etc. Thence running along the center line of Berryman Lane South 74 degrees 11 minutes West 394.75 ft.; Thence running North 11 degrees 18 minutes 17 seconds East 314.6 ft. and South 82 degrees 18 minutes West 314.6 ft. and South 48 degrees 35 minutes East 463.00 ft. and South 14 degrees 10 minutes West 314.6 ft. and South 82 degrees 18 minutes West 314.6 ft. to the point of beginning.
Containing 4.59 acres more or less.
Being the property of Joseph S. Budmark and Charlotte R. Budmark, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, November 16, 1969 at 2:00 P.M.
Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By order of
EDWARD D. HARDESTY,
Deputy Zoning Commissioner of Baltimore County
Oct. 31.

CERTIFICATE OF PUBLICATION

TOWSON, MD. OCT 23 1969 19...

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 one time ~~seventeen weeks~~ before the 10th day of November, 1969, the first publication appearing on the 23rd day of October 1969.

THE JEFFERSONIAN,

L. L. L.
Manager.

Cost of Advertisement, \$.....

PETITION FOR
SPECIAL EXCEPTION

4th DISTRICT
Zoning Petition for Special Exception for a Kennel.
LOCATION: North side of Berryman Lane 534 feet West of Albyth Avenue.
DATE & TIME: MONDAY, NOVEMBER 16, 1969 at 2:00 P.M.
PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for a Kennel.
All that parcel of land in the Fourth District of Baltimore County, BEGINNING for the same at a point in the center of Berryman Lane, 534 ft. Southwesterly along the center of Berryman Lane from the point of intersection of the center line of said Lane and the prolongation of the West side of Albyth Avenue, said point being at the end of the West line of the land described in the deed from Luther A. Larkin to Joseph S. Budmark, dated May 17, 1964 and recorded among the Land Records of Baltimore County in Liber No. 2931, folio 283 etc. Thence running along the center of Berryman Lane South 74 degrees 11 minutes West 394.75 ft.; Thence running North 11 degrees 18 minutes 17 seconds East 314.6 ft. and South 82 degrees 18 minutes West 314.6 ft. and South 48 degrees 35 minutes East 463.00 ft. and South 14 degrees 10 minutes West 314.6 ft. and South 82 degrees 18 minutes West 314.6 ft. to the point of beginning.
Containing 4.59 acres more or less.
Being the property of Joseph S. Budmark and Charlotte R. Budmark, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, November 16, 1969 at 2:00 P.M.
Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By order of
EDWARD D. HARDESTY,
Deputy Zoning Commissioner of Baltimore County
Oct. 31.

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 October 27, 1969

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Deputy Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 27th day of Oct. 1969, that is to say, the same was inserted in the issue of October 23, 1969.

STROMBERG PUBLICATIONS, Inc.

Ruth Morgan

FRANKSMITH
RESIDENTIAL ZONED R-10

N 81° 48' E 393.5'

ACADEMY PLTY. CO

SEC. 37E
60'

N 83° 01' E 482.00'
SPECIAL EXCEPTION FOR CEMENTARY
N 83° 01' E 453.5'

R-10

200'

PROPOSED KENNEL

PRESENT KENNEL

DRIVEWAY

DWG.

R-20

393

200'

200'

57

306

327'-0" W 306.75'

AL. SHIPLEY R-10

LANE

534' TO ADJ. PROP.

504'-33" W 134.25'

TA. FEUSTLER - R-10

RESIDENTIAL

OFFICE
COPY



#70-96X

Area of parcel 6.80 acres
Area of proposed kennel 1,300 sq. ft.
Present Zoning R-10 & R-20
Proposed, special exception for kennel
Proposed parking, 10 spaces.

Property of Joseph S. Bublavek,
Fourth District, Balto. Co., Md.
Scale 1 in. = 100 ft. Sept. 12, 1969

Robert C. Norris, Reg. Surveyor
Old Court Road, Balto. Md. 21207

MAP #4
SEC. 1-D
NW-15-K
NW-15-J
"X"