PETITIOI FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Ervin J. Corveny and Jean West Corveny.

I, or we.

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hereby petition for a Variance from Section 429.2. eection C. persograph (1) Patitioner make the elimination of the 4 ft. acreening on the rear property line/subject let described.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Ealtimore County; for the following reasons: (indicate hardship or practical difficulty) Elimination of this acrosning requirement will permit the application of a revise: parking plan for this reer area subject to approval by the Planning Department. The screening se now shown presents a treffic hezzerd due to lack of visibility,

5.5

ORU

Property is to be posted and advertised as prescribed by Zoning Regulations.

It or wt. agree to pay expenses of above Variance advertising posting, etc., upon filing of this within, and further agree to and are to be bound by the zoning regulations and restrictions of more Country adopted pursuant to the Zoning Law For Baltimore Country. Civin J. Corvens 903 Stoneleigh Road Beltimore, Maryland 21212 3

196.9., that the subject matter of this petition be adver 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 County of additioner County in Room 108. County Office Building in Towson, Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this ...

Elward D. Hardes ty

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Oct .ser 31, 1969

Ervin J. Cerveny, Esq., 803 Stoneleith Road Baltimore, Maryland 21212

RE: Type of Nooring: Verlance from Section 400.7, Section C. Paragraph (1) Location: 170 of Torks, 50° So. of Petitioner: Ervin J. Cervery, et us Committee heeting of October 21, 1969 Sth District

Dear Sira

COUNTY OF DICE BLOCK THE TOTAL CONTRACT AND ADDRESS OF THE PARTY ADDRESS OF THE PARTY AND ADDRESS OF THE PARTY A

OLIVER L MYLRS

EXCENTION

DEPARTMENT OF TRAFFIC ENGINEERS

STREAM OF

HEALTH DET ARTMENT

BUILDING DEPARTMEN

BOARD OF EDUCATION

ZONING ADMINISTRATE

DEVELOPMENT

STATE BUADS CON

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 two story office bullains, with the properties to the north, south and east improved with decilings, 10 to 25 years of age, in excellent repair. The property to the west is improved with offices and some weath land. Took food in this locked improved as far as concrete curb and gutter are concerned; however, Locust Drive is not

BUREAU OF ENGINFERING:

General:

An application for a connectal building permit, #0118 (355-20), was reviewed by this office for the subject promet and formal comment dated duly 17, 1967, were formered to the Euresu of Ports, terrices. Since that office furnished the Devictoper for Ervin L. Cerency, with written comments, dated Julys, 1968, we are enclosing herealth two cooles of their comments for your consideration. These comments are still valid and remain in effect.

A surface water inlet (estah basin) is remoired to be installed in the southeasternoot corner of the southeasternoot corner of the southeasternoot corner of the southeasternoot corner of the southeasternoot or receive the southeasternoot or receive the southeasternoot or remoired to receive the southeasternoot of the southeasternoot or remoired to indicate the required storm ordinage facilities before bolding the hearing.

JOSEPH D. THOMPSON, P. C.AL.S.



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 Fiat 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 binding 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 reconds 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 binding 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 binding 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 "1", as shown on said Plat, thence binding on a part of said division line South 78 degrees 56 minutes 10 seconds East 27.60 feet to the west side of Locust Drive, as shown on said Plat, thence binging 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 Plut, thence leaving t'e west side of said Drive

MICROFII Non-

Ervin J. Cerveny, Esq., 803 Stoneleigh Road Baltimore, Haryland 21212 Item 76 Page 2

October 31, 1969

'General: (Continued)

York Road is a State Road, therefore, this site will be subject to State Roads Commission review, and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements,

BUREAU OF TRAFFIC ENGINEERING:

The subject screening variance should have no affect on traffic.

BUILDING ENGINEERS! OFFICE:

This office has no comment at this time.

FIRE DEPARTMENT:

This office has no comment at this time.

BOARD OF EDUCATION:

No effect on student population.

HEALTH DEPARTMENT:

Since the pro, sed zoning is for screening only, no health problems are anticipated.

STATE ROADS COMMISSION:

The existing entrance is in conformance with State Roads Commission Policy and Standards.

PROJECT PLANNING DIVISION:

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

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to indicate on his site plan the quirements as set forth in Sec. 409.4 of the Loning Regulations. This rust done on revised plans prior to the hearing.

The petition is accepted for filing on the date of the enclosed filin certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 30 days after the date on the filling certificate, will be forwarded to you in the near future. JOSEPH D. THOMPSON, P.E.AL.S.



CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING - 200 EAST JOPPA ROAD TOWSON, MARYLAND 21294 . VAlley 3-8820

and binding on said division line North 78 degrees 56 minutes 10 seconds West 125.00 feet to

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

October 31, 1969

Very truly yours,

OLIVER I. MYERS, Chairman

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Ervin J. Cerveny, Esq. BO3 Stoneleigh Road Baltimore, Hd. 21212 Item 75 Page 3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date November 21, 1969

TO. Mr. Edward D. Hordesty, Deputy. Date. November 21, 17
Zoning Commissioner
FROM. Mr. George K. Goverslip, Disector
Subject of State of Commissioner of Comm

9th District

HEARING: Munday, Docember 1, 1969 (2:00 P.M.)

The subject petition indicates that the requested variance is being sought to "permitthe application of a revised parking plan for this now uses" and to eliminate a
"refifing hazard due to lock of visibility." However, and was instead to this
office does not indicate why it is necessary to void one requirement of the zoning
regulations in order to make it possible, personably, to complying manufact,
further, the comment by the Bureau of Traffic Engineering would be removed to the
further would be no effect "orderfifict," whether the variance is granted or mo.
If fact, some logitimate hardship with respect to the subject case,
than the art of the proof to the proof of the

If the present screening actually does constitute a traffic hazard, then it is in violation of the Zoning Regulations anyway, and should be replaced with non-



OUNTY OFFICE OF PLANNING AND ZONTHE

four Petition has been received and accepted for filing this

Petitioner Brito & Correspo Bag-

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

stret	Date of Posting Nov. 14.1.69
sted for APATING HODE OFF AL 1968	2100
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exation of property . A . North Att. 1997.	Ale f empeshie heed.
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	Date of return Nev. 20th 1969

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	Pursuant to the advertionnest, posting of property, and public hearing on the above petition
	and it appearing that by reason of the following finding of lacts that strict compliance with
	the Raltimore County Zoning Regulations would result in practical difficulty
	and unreasonable hardship and the variance requested would give relief without
	substantial injury to the public health, safety or general welfare of the locality
	involved, the variance should be granted to eliminate the four (4) foot screening on the rear property line.
	the above. Vertices whould be duck and its further appearing that by beams about 2000 2000 2000 2000
	2-Westiman Connection and Connection and Connection Con
	IT IS ORDERED by the Zoning Commissioner of Baltimore County this
,	day of December 196 that the herein Petition for a Variance should be and the
	same is granted, from and after the date of this order, eliminating the four (4) foot screening on the real property line, subject to approval of the site plan by the State Roads Commission. Bureau of Public Services. and One of Planning and Zoning. Deputy Zoning Commissioner of Baltimore Comity
1.0	Pursuin to the advertisement, posting of property and public hearing on the above petition
7	and it appearing that by reason of
	22 - 60
	the above Variance should NOT BE GRANTED.
	IT IS ORDERED 5; the Zoning Commissioner of Baltimore County, this
	of

Baltim, e County Department Of Publ. Morks

COUNTY OFFICE BUILDING July 25. 1568

TOWIK Y. MARYLAND 21204

Mr. Frein J. Corvens 803 Stoneleigh Toed Baltimore, Maryland 21212

Re: Comm. Fldp. App. \$0118 (359-68) Office Publishing E/S 46607 York Food Idetrict 9

Doar Sire

GLORGE A. REIEN, P.E.

The captioned application has been reviewed, and the following occurents are offered:

POSTER FREDRET SO UNS SUB-

Hirlary Comments:

According to a deed from Chirles E. Steffey, Inc. to the County Con-missioners of Saltimore County, the Ct-foot Locust Frito in question has been con-orthod within that deed, precorded June 50, 1975, to be an alley 50-feet ticks.

Pollowing a current meeting with the Mirector of Public Morks, it has been agreed that a 20-foot alley will be recognized as such and that innovaecus relative thereto will be an enformity with the site pann prepared by Joseph D.

The entrance locations are subject to approval by the Traffic Division.

Intrances shall be a minimum of Ω_i feet and a maximum of Ω_i feet wide, shall have 5-foot minimum matte curb returns, shall be located a minimum of T_i^* feet from any property line, and shall be constructed in accordance with helithere founds y standards for 7-fanch concrete entrance.

The Applicant shall be responsi le for construction stake-out of cll highway improvements received in connection with this site and all stake-outs shall be in accordance with Bilbiors County Standards.

It shall be the restorability of the Abultantis entirest to clarify all rights-of-maps within the respectly and to fritiate such action that may be necessary to abundous, widen or extend adult intersof-may. The Aprillanti shall be resemble for the contents of all necessary plats and for ill costs of send-stim and/or absolute tree diplotted-burgs.

In accordance with the drainage policy for this type development, the Applicant is resconsible for the until actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a saint-

Mr. Frvin J. Corvery 803 Stoneleight Fd.

July 25, 1968

Re: Corm. Bldr. Apr. 5C118 (359-68) Office building District 9

Storm Frain Coments, Contd:

while cutfail. The inclinants cost representabilities include the sensiting of essements and retheodors, both costs and distinct a challents the decing in fee to the County of the finite-ofway. Presenting of all construction, rights of-way and essement denders including endementer and curvers, and payents of all actual construction costs including the County overheas both within and out-cide the development, are also the responsibilities of the Applicant.

Onsite drainage facilities cerving only areas within the site do not re-Committee durabner Inchilities certain only areas within the site do not in quire continuition under a County continuit. Such facilities are considered pri-tate. Therefore, construction and valintenance shall be the Arphiant's re-sponsibility. However, a dominary area may, scale 10 - 2007, including all facilities and duminary areas involved, shall be shown on the required construc-tion plans.

The Amilient must crowide measurity drainage facilities (tomporary or otherwise) to revent erestine any musaness or darages to adjacent properties, amendally by the concentration of surface unterm. Correction of any problem which may result, due to improper practing or other drainage facilities, would be the full responsibility of the Applicant.

Tork Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Haryland State Roads Com-

There is an existing drain in Locust Trive adjacent to the property to be developed. Since sur-lementary storm drain facilities are not necessary, the Applicant is required to make emittation for a storm drain connection persists at the Derectment of Ferrita and Licenses. Indicate on the site plan the Location of ortainer storm drain, and the property exhaunced of connection. The persist allows the Applicant to make a connection with the existing County storm drain agratom.

Sanitary and Water Cornentes

Public canitary severage is available to serve this property. There is existing 6-inch canitary severage in Locust Drive, as shown on Drawing 25-355,

Fermination to connect to the existing mulic manitary gover may be obtained from the Tepartment of Permits and Licenses.

The Applicant is entirely responsible for the construction, and the cost of the construction and raintenance, of his onsite private sanitary sewerage, which must conform with the Paltimore County Flumbing Code,

Mr. Frvin J. Cerveny

July 25, 1968

Per form. Fldr. trn. FC11* (359-68) Office fullting Hapriet 9

Sanitery and Vater Corrents, Contd.

This property is located in Area kinds, subject to a Camitary Sever Area Connection Charge of (200,00 per equivalent dvelling unit.

Fernission to obtain a retered connection from the existing Medical mater main in York Read may be obtained from the Fernatuent of Fernits and Licenses.

The Arblicant is entirely representable for the construction, and the cost of the construction and maintenance of his omsite value service system.

This property is located in the Townon Fourth Zone of Mater Service and Area 11-2, subject to a Mater Area Consection Charge of \$170.00 per equivalent

The total Sanitary Sever and Vater Area formection Charges are deter-mined, and grable, owns architection for the Clumbing Fernite. These Charges are in addition to the normal front foot agreement and permit charges.

In accordance with the policy powering area Connection Charges, loss fronting on sever and water radius existing rates to the instabilistic of area Connection Charges in 10% will be given creat for one sever and water for each lost. It has been close that the site has the occlusive the other form of ing lots and therefore will be given errorit for two sanitary sever and water charges. If from the fitner water that the site is determined that there is creater than too equivalent dealing units, the appropriate area connection tharpes will apply.

York fload is a State Foad; therefore, any construction within the State Foad rightwofway will be surject to the standards, specifications and surveit of the State loads Commission of Maryland, in addition to those of Database County.

Very truly yours,

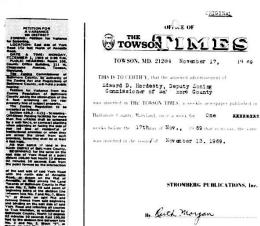
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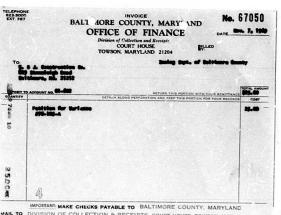
Conce C. Conce Conce 1. Ram, cuel Rures of Fublic Services

Edward A. McDonough Valter Gross
Nu File
File #355-68
J. Nolan (Zard)

CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was of one time xerrestar works before the lat December 19.69 the first publication appearing on the 13th day of November 19.59 THE JEFFERSONIAN, D. Frank Shriften Cost of Advertisement. \$...

Zoning Commissioner of Baltimore County





MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND No. 67078 OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204 APPORTANT MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIFTS, COURT HOUSE, TOWSON, MARYLAND 21204

Hearing Date: Monday, December 1, 1969 at 2:00 P.M. Public Hearing Room 108, County Office Building, 111 W. Chesapeane Avenue, Towner, Mrs.

