

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Ervin J. Cerveny
 Jean West Cerveny
 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 for a Special Hearing Under Section 800.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the Order of the Deputy Zoning Commissioner of Feb. 7, 1974, 1974-102-KA1 to permit the construction of a two (2) story building with basement for use as professional offices.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, hearing, 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 County.

Contract Purchaser: Ervin J. Cerveny
 Jean West Cerveny Legal Owner
 Address: 803 Stoneleigh Road
 Baltimore, Md. 21212
 377-6218
 Ervin J. Cerveny
 Petitioner's Attorney
 Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 14th day of April, 1975, 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 had before the Zoning Commission, if Baltimore County is Room 106, County Office Building in Towson, Baltimore County, on the 21st day of May, 1975, at 10:30 o'clock a.m.

COLUMBIA OFFICE
 WALTER PARK
 Regional Surveyor
 Phone 730-8060

TOWSON OFFICE
 HUDKINS ASSOCIATES, INC.
 Engineers, Surveyors and
 Landscaps Architects
 200 EAST JONES ROAD
 ROOM 101 STEEL BUILDING
 TOWSON, MARYLAND 21284
 PHONE 635-8800

BEL AIR
 L. GRAHD WOLF
 Landscape Architect
 Phone 635-0688

December 2, 1974

ZONING DESCRIPTION FOR 6603 YORK ROAD:
 Beginning for the same at a point distant the two following courses and distances from the intersection formed by the centerline of York Road with the centerline of Anneslee Road viz:
 (1) North 1 1/2° 02' 50" East 75.00 feet
 (2) South 73° 56' 10" East 43.00 feet
 thence blinding on the east side of York Road North 1 1/2° 02' 50" East 50.00 feet thence South 73° 56' 10" East 125.00 feet thence South 1 1/2° 02' 50" East 50.00 feet thence North 73° 56' 10" West 125.00 feet to the place of beginning.

Containing 0.143 Acres of land more or less.

Malcolm E. Hudkins
 Registered Surveyor #5935

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Ervin J. Cerveny
 Jean West Cerveny
 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 for a Variance from Section 1002.20 (504-V-3.21) to permit a side yard setback of 4 feet in lieu of the required 25 feet.

A 5 foot side yard previously granted Feb. 7, 1974, 1974-102-KA1 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

In order to implement a revised Plan increasing parking from 7 cars to 18 cars, a 4 foot south side yard must be maintained instead of the granted 5 feet south side yard setback.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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 County.

Contract purchaser: Ervin J. Cerveny
 Jean West Cerveny Legal Owner
 Address: 803 Stoneleigh Road
 Baltimore, Md. 21212
 377-6218
 Ervin J. Cerveny
 Petitioner's Attorney
 Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 14th day of April, 1975 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 had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of May, 1975, at 10:30 o'clock a.m.

BALTIMORE COUNTY, MARYLAND
 JEFFERSON BUILDING TOWSON, MARYLAND 21284

DEPARTMENT OF TRAFFIC ENGINEERING
 EUGENE J. CLIFFORD, P.E.
 Chief Engineer

Mr. S. Eric DiMenna
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21284

Re: Item 192-2-24C - April 15, 1975
 Property Owner: Ervin J. & Joan West Cerveny
 Location: E/W of York Rd. 75' N of Anneslee Rd.
 Existing Zoning: O - R - 10
 Proposed Zoning: Special Hearing to approve an amendment to the Order of the Deputy Zoning Commissioner of Feb. 7, 1974 (1974-102-KA1) to permit the construction of a two story bldg. with basement for use as professional office & a Variance from Sec. 1002.20 (504-V-3.21) to permit a side yard setback of 4' in lieu of the required 25' & a 5' side yard previously granted.

No. of Acres: 0.143
 District: 9th

Dear Mr. DiMenna:

No major traffic problems are anticipated by the requested variances.

Very truly yours,
 Michael S. Flanagan
 Traffic Engineering Assoc.

RE: PETITION FOR VARIANCE TO PERMIT A SIDE YARD SETBACK OF 4 FEET INSTEAD OF THE REQUIRED 25 FEET. PETITION FOR SPECIAL HEARING TO PERMIT AN AMENDMENT TO THE ORDER OF THE DEPUTY ZONING COMMISSIONER, DATED FEBRUARY 7, 1974 (Case #74-102-KA1) TO PERMIT THE CONSTRUCTION OF A TWO STORY BUILDING WITH BASEMENT FOR USE AS PROFESSIONAL OFFICES. 9th District East side of York Road 75 feet North of Anneslee Road.

Ervin J. Cerveny

BEFORE THE
 ZONING COMMISSIONER
 OF
 BALTIMORE COUNTY
 Case No. 75-265-ASPH
 Item # 192

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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 thereon, and of the passage of any preliminary or final Order in connection therewith.



John W. Hession, III
 People's Counsel

Charles E. Kounz, Jr.
 Deputy People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-3221

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 14th day of May, 1975 to Ervin J. Cerveny and Joan Cerveny, 803 Stoneleigh Road, Baltimore, Maryland 21212, Legal Owners.

John W. Hession, III
 People's Counsel

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: May 12, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-265-ASPH, East side of York Road 75 feet North of Anneslee Road. Petition for Variance for Side Yard. Petition for Special Hearing to Amend an Order of the Deputy Zoning Commissioner dated February 7, 1975. Petitioners - Ervin J. Cerveny and Joan West Cerveny.

9th District

HEARING: Wednesday, May 21, 1975 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

Office uses in this location are consistent with the 1962 Guidelines goals and objectives.

The side yard variance does not appear to be inconsistent with the character of the surrounding area.

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #116 (1974-1975) remain valid and applicable to this Item #192 (1974-1975) and are referred to for your consideration.

Very truly yours,
 William D. Fromm
 Director of Planning

WDF:SDM:rs

November 7, 1975

Ervin J. Cerveny, Esquire
 803 Stoneleigh Road
 Baltimore, Maryland 21212

RE: Petitions for Variance and Special Hearing E/S of York Road, 75' N of Anneslee Road - 9th Election District Ervin J. Cerveny, et ux - Petitioners NO. 75-265-ASPH (Res. No. 192)

Dear Mr. Cerveny:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,
 S. ERIC DI MENNA
 Zoning Commissioner

SED/scw

Attachments

cc: Mr. & Mrs. Frederick W. Ringer
 509 Anneslee Road
 Baltimore, Maryland 21212

John W. Hession, III, Esquire
 People's Counsel

Baltimore County, Maryland
 Department of Public Works
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21204

Review of Engineering
 WILDMON S. DAVIS, P.E. Chief

May 29, 1975

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

Re: Item #192 (1974-1975)
 Property Owners: Ervin J. & Joan West Cerveny
 E/S of York Rd., 75' N of Anneslee Rd.
 Existing Zoning: O - R - 10
 Proposed Zoning: Special Hearing to approve an amendment to the Order of the Deputy Zoning Commissioner of Feb. 7, 1974 (1974-102-KA1) to permit the construction of a two story building with basement for use as a professional office and a Variance from Sec. 1002.20 (504-V-3.21) to permit a side yard setback of 4' in lieu of the required 25' & a 5' side yard previously granted. No. of acres: 0.143 District: 9th

Dear Mr. DiMenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #116 (1974-1975) remain valid and applicable to this Item #192 (1974-1975) and are referred to for your consideration.

Very truly yours,
 WILDMON S. DAVIS, P.E.
 Chief, Bureau of Engineering

WSD:SDM:rs

cc: Mr. Munchel
 3-04 Bay Street
 25 West 2 Post Office
 25 West 2 Post Office
 80 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts, that in accordance with the power stated upon the Zoning Commission by Section 299.7 of the Baltimore County Zoning Ordinance, it is hereby determined that the use as herein requested will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said regulations and, therefore, it is determined that the Zoning Commissioner should approve an amendment to the Order of the Deputy Zoning Commissioner, dated February 7, 1974, Case No. 74-162-XA, to permit the construction of a two-story building with a basement for use as professional offices.

IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 197____, that the herein Petition for the aforementioned Special Hearing request should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____ the above Special Hearing should NOT be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

Ervin J. Corvey, Esq.
Re: Item 192
May 20, 1975
Page 2

five (5) foot setback.
Adjacent properties to the north and south are also zoned D.R. 16, and are improved with office buildings permitted by Special Exception. Properties to the rear and east of the subject site are improved with single family detached dwellings zoned D.R. 5.5.

It should be noted that the garage indicated to be existing at the rear of the adjacent property, No. 6601 York Road, has been removed, and is now the location of a paved area used for off street parking.

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,
Franklin T. Hopkins
FRANKLIN T. HOPKINS, JR.
Chairman,
Zoning Plans Advisory Committee

ETH:JD

Enclosure

cc: Hudkins Associates, Inc.
200 East Joppa Road, Room 101
Shell Building
Towson, Md. 21204

April 23, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland

Re: S.A.C. Meeting
April 16, 1975
Item 192
Owner: Ervin J. & Joan Corvey
Location: E/S of York Road
Parcel No. 75' N of Anneslie Rd.
Setback: 4' in lieu of the required 25' & a 5' side yard setback previously granted.
No. of Acres: 0.143
District: 9th

Item 192

Ervin J. Corvey, Esq.
803 Stoneleigh Road
Baltimore, Md. 21212
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14 day of April 1975

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Ervin J. & Joan West Corvey
Petitioner's Attorney: Ervin J. Corvey
cc: Hudkins Associates, Inc.
200 East Joppa Rd., Rm. 101
Shell Building, (21204)
Reviewed by: *Franklin T. Hopkins, Jr.*
Chairman,
Zoning Advisory Committee

Dear Sir:

The existing entrance from York Road and the proposed extension of the parking lot barrier curb is acceptable to the State Highway Administration.

The 1973 average daily traffic count for this section of York Road is 14,100 vehicles.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering Access Permits
John L. Meyer
by: John L. Meyer

SL:ENB:ba

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 20, 1975

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
Franklin T. Hopkins, Jr.
XXXXXXXXXXXXXXXXXXXX
Chairman, Jr.

- CHIEF
- GENERAL ADMINISTRATION
- HEALTH DEPARTMENT
- BOARD OF FIRE PROTECTION
- DEPARTMENT OF PARKS AND RECREATION
- STATE BOARD OF ARCHITECTURE
- BOARD OF ENGINEERING
- TRUST AND DEVELOPMENT FINANCING
- INDUSTRIAL DEVELOPMENT
- CONSTRUCTION
- UNIT OF INSURANCE
- OFFICE OF THE BUILDING OFFICER

Ervin J. Corvey, Esq.
803 Stoneleigh Road
Baltimore, Maryland 21212

RE: Variance Petition
Item 192
Ervin J. & Joan West Corvey -
Petitioners

Dear Mr. Corvey:

The Zoning Plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the east side of York Road, 75 feet north of Anneslie Road, and was the subject of a previous petition for Special Exception for office use and yard variances in Case No. 74-162-XA. The Deputy Zoning Commissioner, in granting the previous request by Order dated February 7, 1974, saw fit to place restrictions on the development of this D.R. 16 property.

In the present item, the petitioner is requesting a Special Hearing to permit the construction of a two-story building with basement, and a Variance to permit a side yard setback of four (4) feet in lieu of the previously granted

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



April 15, 1975

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

Dear Mr. DiNenna:

Comments on Item #192, Zoning Advisory Committee Meeting, April 15, 1975, are as follows:

Property Owner: Ervin J. & Joan West Corvey
Location: E/S of York Road 75' N. of Anneslie Rd.
Existing Zoning: D.R.16
Proposed Zoning: Special Hearing to approve an amendment to the order of the Deputy Zoning Commissioner of Feb. 7, 1974 (74-162XA) to permit the construction of a two-story building with basement for use as professional office and a Variance from Sec. 1802.2B (104V82) to permit a side yard setback of 4' in lieu of the required 25' and a 5' side yard previously granted.
No. of Acres: 0.143
District: 9th

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 bearing on this petition.

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

Very truly yours,
John L. Winkley
John L. Winkley
Planning Specialist II
Project and Development Planning

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DEWALD G. MOOP, M.D., M.P.H.
HEALTH OFFICER AND DEPUTY HEALTH COMMISSIONER

April 9, 1975

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

Dear Mr. DiNenna:

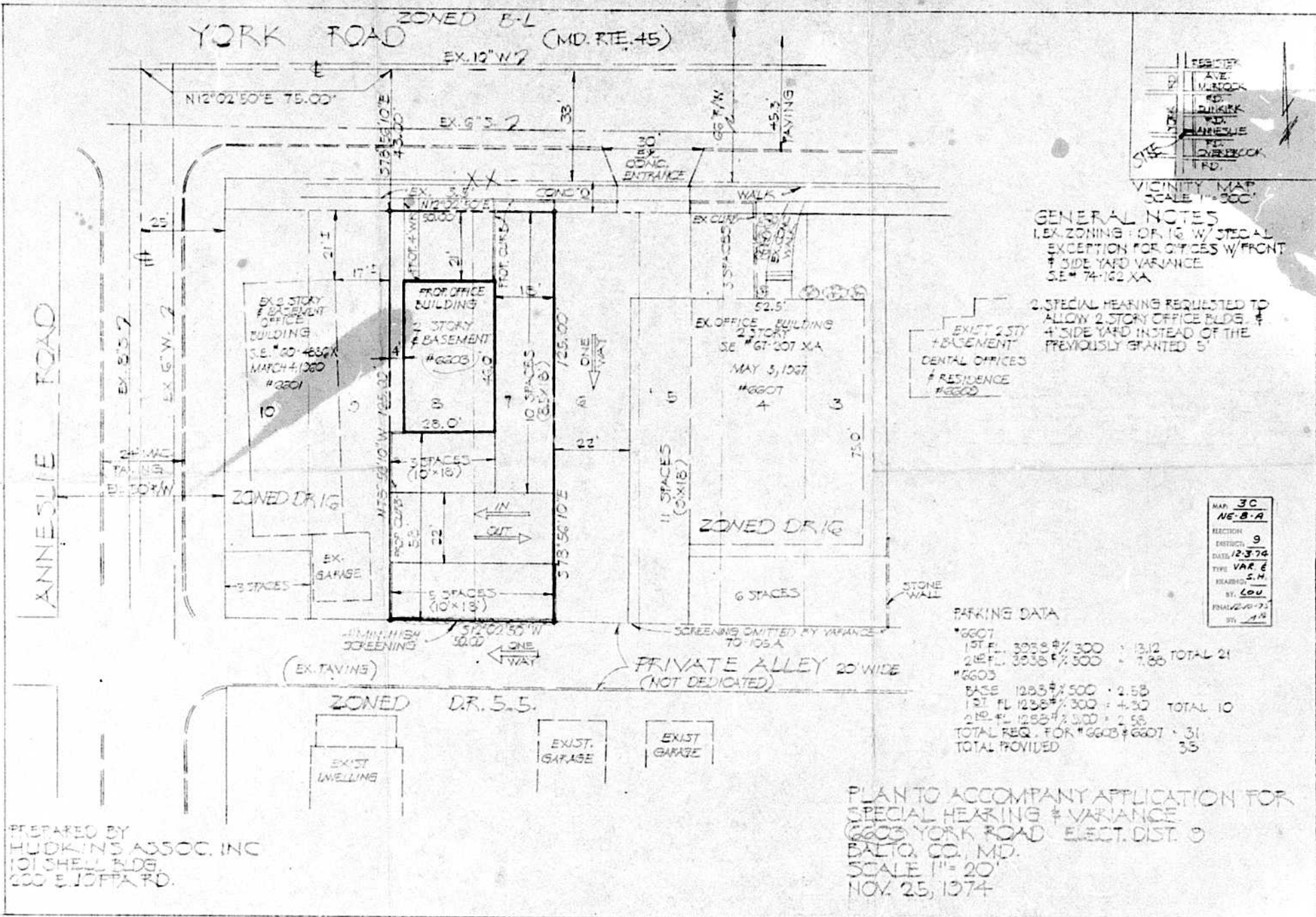
Comments on Item #192, Zoning Advisory Committee Meeting, April 15, 1975, are as follows:

Property Owner: Ervin J. & Joan West Corvey
Location: E/S of York Rd. 75' N of Anneslie Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve an amendment to the Order of the Deputy Zoning Commissioner of Feb. 7, 1974 (74-162XA) to permit the construction of a two-story bldg. with basement for use as professional office & a Variance from Sec. 1802.2B (104V82) to permit a side yard setback of 4' in lieu of the required 25' & a 5' side yard previously granted.
No. of Acres: 0.143
District: 9th

Metropolitan water and sewer are available.

Very truly yours,
Thomas H. DeWitt
Thomas H. DeWitt, Director
BUREAU OF ENVIRONMENTAL SERVICES

ETH:nc



PREPARED BY
 HUDKINS ASSOC. INC
 101 SHELL BLDG.
 600 E. JOFFA RD.

PLAN TO ACCOMPANY APPLICATION FOR
 SPECIAL HEARING & VARIANCE
 6603 YORK ROAD ELECT. DIST. 9
 BALTO. CO., MD.
 SCALE 1" = 20'
 NOV. 25, 1974

