

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Ervin J. Cerveny

Ervin J. Cerveny, et ux, 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 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and the Zoning Commission should approve an extension of time for special exception 77-201XA granted 4/12/77 to a total of 5 years.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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
Address: 803 Stoneleigh Road
Baltimore, Md. 21212
377-0218
Petitioner's Attorney
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 19th day of May, 1979, 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 newspapers be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of June, 1979, at 10:15 A.M.

Ervin J. Cerveny
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
E/S of York Road, 75' N of Anneslee : ZONING COMMISSIONER
Road - 9th Election District :
Ervin J. Cerveny, et ux - Petitioners : OF
NO. 79-253-SPH (Item No. 182) : BALTIMORE COUNTY

ORDER OF DISMISSAL

The Petitioners have withdrawn this Petition; therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of June, 1979, that said Petition be and the same is hereby DISMISSED without prejudice.

William E. Hammond
Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
E/S of York Rd., 75' : ZONING COMMISSIONER
N of Anneslee Rd., 9th District : OF
ERVIN J. CERVENY, et ux, Petitioners : BALTIMORE COUNTY
Case No. 79-253-SPH

PETITION TO DISMISS SPECIAL HEARING

Mr. Commissioner:

Please dismiss the Petition for Special hearing filed on on behalf of the Petitioners in reference to the above captioned matter without prejudice.

Ervin J. Cerveny
Attorney & Petitioner

I HEREBY CERTIFY that on this 5th day of June, 1979, a copy of the foregoing Petition was mailed to John W. Hession, III, County Office Building, Towson, Maryland, People's Counsel for Baltimore County.

Ervin J. Cerveny

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
E/S of York Rd., 75' : OF BALTIMORE COUNTY
N of Anneslee Rd., 9th District :
ERVIN J. CERVENY, et ux, Petitioners : Case No. 79-253-SPH

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

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 1st day of July, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Ervin J. Cerveny, 803 Stoneleigh Road, Baltimore, Maryland 21212, Petitioners.

John W. Hession, III

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 826-9000

BEL AIR
L. GERALD WOLFF
Landscape Architect
PHONE 830-0088

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 12° 02' 50" East 75.00 feet (2) South 78° 56' 10" East 43.00 feet thence binding on the east side of York Road North 12° 02' 50" East 50.00 feet thence South 78° 56' 10" East 125.00 feet thence South 12° 02' 50" West 50.00 feet thence North 78° 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 #5095

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Acting Director
FROM: Office of Planning and Zoning
SUBJECT: Petition 79-253-SPH- Item #182

Date: June 4, 1979

Petition for Special Hearing for extension of time
East side of York Road, 75 feet North of Anneslee Road
Petitioner - Ervin J. and Joan West Cerveny

9th District

HEARING: Wednesday, June 20, 1979 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Acting Director
Office of Planning and Zoning

NEG:JCH:rw

June 19, 1979

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

RE: Petition for Special Hearing
E/S of York Road, 75' N of Anneslee
Road - 9th Election District
Ervin J. Cerveny, et ux - Petitioners
NO. 79-253-SPH (Item No. 182)

Dear Mr. Cerveny:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH/srl

Attachment

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

March 27, 1979

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

Re: Item #182 (1978-1979)
Property Owner: Ervin J. & Joan W. Cerveny
E/S York Rd., 75' N. Anneslee Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Hearing to approve an extension of time for Special Exception 77-201-XA (Item #206 1976-1977) to a total of 5 years. (Note: No plat with this item)
Ares: 0.143 District: 9th

Dear Mr. DiNenna:

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

General:

No plat was submitted for review by the Zoning Advisory Committee in connection with this Item #182 (1978-1979).

The comments supplied in connection with the Zoning Advisory Committee review for Items #76 (1969-1970), #102 (1973-1974), #116 (1974-1975), #192 (1974-1975), #206 (1976-1977) and #12 (1978-1979) are referred to for your consideration.

Very truly yours,

William E. Hammond
Chief, Bureau of Engineering

END:EAM:FWL:ss

cc: W. Munchal
J. Winkley

N-SW Key Sheet
29 NE 2 P.M. Sheet
NE 8A Topo
80 Tax Map

Attachments

OCT 01 1979

October 9, 1978

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

Re: Item #12 (1978-1979)
Property Owner: Ervin J. & Joan West Carvery
E/S York Rd. 75' N. Anneslie Rd.
Existing Zoning: DR 16
Proposed Zoning: Variance to permit a distance between buildings of 40' in lieu of the required 50'.
Acres: 0.43 District: 9th

Dear Mr. DiMenna:

The following additional 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.

The Petitioner has objected, by telephone, to the Bureau of Engineering Comments of August 16, 1978 for Zoning Item #12 (1978-1979) in regard to the statement therein, "Additional fire hydrant protection is required in the vicinity."

As a result, further review of existing fire hydrant locations in the vicinity of this property in "Anneslie" has been made, and a clarification of that Bureau of Engineering comment follows.

The location of the existing fire hydrant on Dunkirk Road east of York, approximately 150 feet north of this specific site, is adequate in relation to this property. No additional fire hydrant protection is required for this site.

Very truly yours,

(SIGNED) EDWARD A. MCDONOUGH
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENR:FOR:iss

cc: W. Munchel

August 16, 1978

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

Re: Item #12 (1978-1979)
Property Owner: Ervin J. & Joan West Carvery
E/S York Rd. 75' N. Anneslie Rd.
Existing Zoning: DR 16
Proposed Zoning: Variance to permit a distance between buildings of 40' in lieu of the required 50'.
Acres: 0.43 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 for Items #76 (1969-1970), #102 (1973-1974), #116 (1974-1975), #192 (1974-1975) and #206 (1976-1977) are referred to for your consideration.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,
(SIGNED) EDWARD A. MCDONOUGH
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENR:FOR:iss

cc: W. Munchel

N-S Key Sheet
29 NE 2 Pos. Sheet
NE 8 A Topo
60 Tax Map

Attachments

April 6, 1977

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

Re: Item #206 (1976-1977)
Property Owner: Ervin J. & Joan Carvery
E/S York Rd. 75' N. Anneslie Ave.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices.
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 which were supplied in connection with the Zoning Advisory Committee review for Items #76 (1969-1970), #102 (1973-1974), #116 (1974-1975) and #192 (1974-1975) remain applicable to this Item #206 (1976-1977), and are referred to for your consideration.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,
(SIGNED) EDWARD A. MCDONOUGH
DONALD W. AYCKEN, P.E.
Acting Chief
Bureau of Engineering

END:ENR:FOR:iss

cc: W. Munchel

N-S Key Sheet
29 NE 2 Pos. Sheet
NE 8 A Topo
60 Tax Map

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

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

May 23, 1975

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

Re: Item #192 (1974-1975)
Property Owner: Ervin J. & Joan West Carvery
E/S York Rd., 75' N. of Anneslie Rd.
Existing Zoning: DR 16
Proposed Zoning: Special Hearing to approve an amendment to the Order of the Deputy Zoning Commissioner of Feb. 7, 1974 (74-15274) to permit the construction of a two story building with basement for use as professional office and a Variance from Sec. 1902.2B (534792) 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

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,
(SIGNED) EDWARD A. MCDONOUGH
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENR:FOR:iss

cc: W. Munchel

N-S Key Sheet
29 NE 2 Pos. Sheet
NE 8 A Topo
60 Tax Map

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

January 14, 1975

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

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

Re: Item #116 (1974-1975)
Property Owner: Ervin J. & Joan W. Carvery
E/S of York Rd., 75' N. of Anneslie Rd.
Existing Zoning: DR 16
Proposed Zoning: Variance from Sec. 1902.2B (534792) to permit a side yard setback of 4' in lieu of the required 25'. Special Hearing to permit the construction of a 2 story building with basement for use as professional offices.
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 submitted plan must be revised to indicate that the County maintained 20-foot public right-of-way is "Locust Drive". The existing County storm drain and inlet, and existing County sanitary sewer located therein are also to be indicated.

The comments supplied in connection with Item #76 (1969-1970) and Item #102 (1973-1974) remain applicable to this Item #116 (1974-1975) and are referred to for your consideration.

The entrance location on Locust Drive is subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to 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 improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #116 (1974-1975)
Property Owner: Ervin J. & Joan W. Carvery
Page 2
January 14, 1975

General: (Cont'd)

It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,
(SIGNED) EDWARD A. MCDONOUGH
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENR:FOR:iss

N-W Key Sheet
29 NE 2 Pos. Sheet
NE 8 A Topo
60 Tax Map

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

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

January 25, 1974

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

Re: Item #102 (1973-1974)
Property Owner: Ruth A. Geger
E/S of York Road, S. of Dunkirk Road
Existing Zoning: DR 16
Proposed Zoning: Variance to allow a front yard setback of 21' instead of the required 36' and a side yard of 4' and 0' respectively instead of required 25'. Special Exception for Office Use.
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.

Highways:

York Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Locust Drive exists as a 16-foot macadam residential alley south of Dunkirk Road.

North of Dunkirk Road, Locust Drive was improved with an 18-foot curb and gutter cross-section to function for both residential and commercial access, to provide a functional surface water way and to separate and give identity to the separate residential and commercial neighborhoods.

Locust Drive south of Dunkirk Road requires, on the basis of existing and proposed land uses, improvement at least commensurate with the existing improvements north of Dunkirk Road. Sidewalks should be provided through the commercial frontage.

Storm Drains:

The areas of Baltimore County to which this property is tributary are subject to flooding and storm drainage damage.

Item #102 (1973-1974)
Property Owner: Ruth A. Geger
Page 2
January 25, 1974

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to 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 improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sanitary Sewer and Water:

This property is within the Towson Fourth Zone of Water Service and the West Branch Herring Run Sewer Service Area.

Public facilities exist in the area of this site.

Very truly yours,

(SIGNED) EDWARD A. MCDONOUGH
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENR:FOR:iss

OCT011979

BUREAU OF ENGINEERING
Zoning Plat - Comment

75. Property Owner: Ervin J. Cerveny, et ux
(1959-1970)
Location: E/S of York Rd., 50' S. of Dunkirk Rd.
Districts: 9th
Present Zoning: RA
Proposed Zoning: Var. from Sec. 109.2, Sec. C,
parag. 1 (screening)
No. Acres: 12,500 sq. ft.

General:

An application for a commercial building permit, #0118 (359-68), was reviewed by this office for the subject property and formal comments, dated July 17, 1968, were forwarded to the Bureau of Public Services. Since that office furnished the Developer, Mr. Ervin J. Cerveny, with written comments, dated July 25, 1968, we are enclosing herewith two copies of their comments for your consideration. These comments are still valid and remain in effect.

A surface water inlet (catch basin) is required to be installed in the southeastern corner of the subject property and connected to the existing storm drain pipe in Locust Drive to receive the surface water flow from this site. The subject plan should be revised to indicate the required storm drainage facilities before holding the hearing.

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.

RD:sw

29 S.W. Key Sheet
29 N.E. 2 Position Sheet
N.E. 8 A 200' Scale Topo

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

July 25, 1968

Bureau of Public Services
GEORGE A. REICH, P.E.
Chief

Mr. Ervin J. Cerveny
603 Stonelight Rd.
Baltimore, Maryland 21212

Re: Comm. Bldg. App. #0118 (359-68)
Office Building
75' S of York Road
District 9

Dear Sir:

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

STORM DRAINAGE FACILITIES:

Highway Improvements:

According to a deed from Charles H. Stoffey, Inc. to the County Commissioners of Baltimore County, the 20-foot Locust Drive in question has been dedicated to that road, recorded June 21, 1925, to be an alley 20-foot wide.

Following a recent meeting with the Director of Public Works, it has been agreed that a 20-foot alley will be recognized as such and that improvements relative thereto will be in conformity with the site plan prepared by Joseph E. Thompson.

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

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot radius curb returns, shall be located a minimum of 7 1/2 feet from any property line, and shall be constructed in accordance with Baltimore County standards for 7-inch concrete entrances.

The Applicant shall be responsible for construction stake-out of all Highway Improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County standards.

It shall be the responsibility of the Applicant's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Applicant shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

Storm Drainage Facilities:

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

Mr. Ervin J. Cerveny
603 Stonelight Rd.

July 25, 1968

Re: Comm. Bldg. App. #0118 (359-68)
Office Building
District 9

Storm Drainage Facilities, Contd:

able outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the deeding in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private. Therefore, construction and maintenance shall be the Applicant's responsibility. However, a drainage area map, scale 1" = 300', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to 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.

York Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

There is an existing drain in Locust Drive adjacent to the property to be developed. Since supplementary storm drain facilities are not necessary, the Applicant is required to make application for a storm drain connection permit at the Department of Permits and Licenses. Indicate on the site plan the location of existing storm drain and the proposed method of connection. The permit allows the Applicant to make a connection with the existing County storm drain system.

Sanitary and Water Connections:

Public sanitary coverage is available to serve this property. There is existing 6-inch sanitary sewerage in Locust Drive, as shown on Drawing 25-355, A-10.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The Applicant is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

Mr. Ervin J. Cerveny

-3-

July 25, 1968

Re: Comm. Bldg. App. #0118 (359-68)
Office Building
District 9

Sanitary and Water Connections, Contd:

This property is located in Area 10-B, subject to a Sanitary Sewer Area Connection Charge of \$200.00 per equivalent dwelling unit.

Permission to obtain a metered connection from the existing 10-inch water main in York Road may be obtained from the Department of Permits and Licenses.

The Applicant is entirely responsible for the construction, and the cost of the construction and maintenance of his onsite water service system.

This property is located in the Towson Fourth Zone of Water Service and is subject to a Water Area Connection Charge of \$170.00 per equivalent dwelling unit.

The total Sanitary Sewer and Water Area Connection Charges are determined, and suitable, upon application for the Plumbing Permit. These Charges are in addition to the normal front foot assessment and permit charges.

In accordance with the policy governing Area Connection Charges, lots fronting on sewer and water mains existing prior to the installation of Area Connection Charges in 1957 will be given credit for one sewer and water charge for each lot. It has been determined that this site has the equivalent of two building charges. If from the fixture unit count it is determined that there is greater than two equivalent dwelling units, the appropriate area connection charges will apply.

York Road is a State Road; therefore, any construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State Roads Commission of Maryland, in addition to those of Baltimore County.

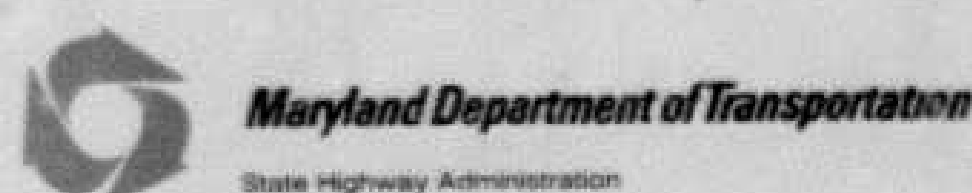
Very truly yours,

George A. Reich
GEORGE A. REICH, Chief
Bureau of Public Services

GR:DPW/hwl

cc: P. T. Bond
210 E. Lexington St. 21202

Edward A. McEnough
Water Cross
PMA File
File #359-68
J. Nolan (Card)



March 20, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 13, 1979
Item: 182
Property Owner: Ervin J. & Joan W. Cerveny

Location: E/S York Rd. (Rte. 45) 75' N. Anneslie Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve an extension of time for Special Exception 77-201-XA (Item #206, 1976-1977) to a total of 5 years. (Note: No plats with this item)

Acres: 0.143
District: 9th

Dear Mr. DiNenna:

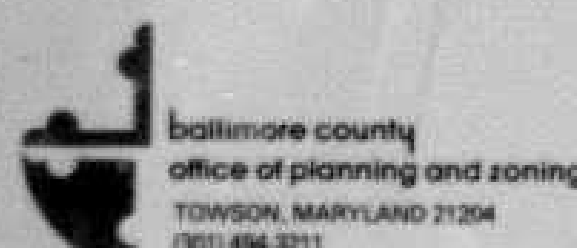
Since no plans were submitted, we are unable to review the proposal and make up-to-date comments.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CL:JEM:4j



April 16, 1979

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 #182, Zoning Advisory Committee Meeting, March 13, 1979, are as follows:

Property Owner: Ervin J and Joan W. Cerveny
Location: E/S York Road 75' N. Anneslie Road
Existing Zoning: D.R. 16

Proposed Zoning: Special Hearing to approve an extension of time for Special Exception 77-201-XA (Item #206, 1976-1977) to a total of 5 years. (Note: No plats with this item)

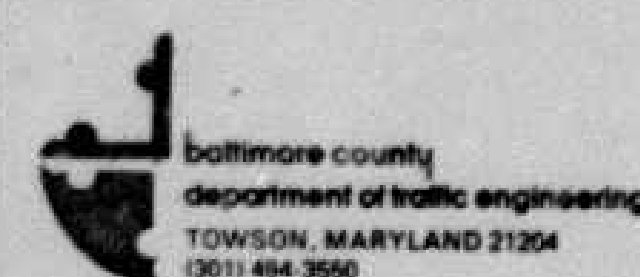
Acres: 0.143
District: 9th

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. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



April 4, 1979

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

Item No. 182 - ZAC - March 13, 1979
Property Owner: Ervin J. & Joan W. Cerveny
Location: E/S York Rd. 75' N Anneslie Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve an extension of time for Special Exception 77-201-XA (Item #206, 1976-1977) to a total of 5 years. (Note: No plats with this item)

Acres: 0.143
District: 9th

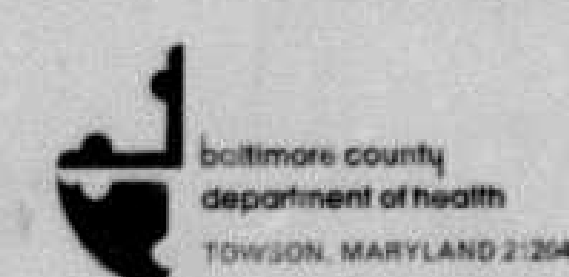
Dear Mr. DiNenna:

No further increase in traffic is anticipated by the requested extension for the Special Exception.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hnd



April 16, 1979

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

Dear Mr. DiNenna:

Comments on Item #182, Zoning Advisory Committee Meeting of March 13, 1979, are as follows:

Property Owner: Ervin J. & Joan W. Cerveny
Location: E/S York Rd. 75' N Anneslie Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve an extension of time for Special Exception 77-201-XA (Item #206, 1976-1977) to a total of 5 years. (Note: No plats with this item)

Acres: 0.143
District: 9th

Metropolitan water and sewer is available. Therefore, the proposed offices should not present any health hazards.

Very truly yours,

Jan J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

JJP/JEF/eth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Rick Commodari Date: March 23, 1979

FROM: Ted Burnham

SUBJECT: Zoning Advisory Committee Meeting
March 13, 1979

ITEM # 177 See attached comments

ITEM # 178 Standard comments - Permits required etc.

ITEM # 179 Standard comments - Permits required etc.

ITEM # 180 Standard comments - Permits required etc.

ITEM # 181 See attached comments

✓ ITEM # 182 No comments

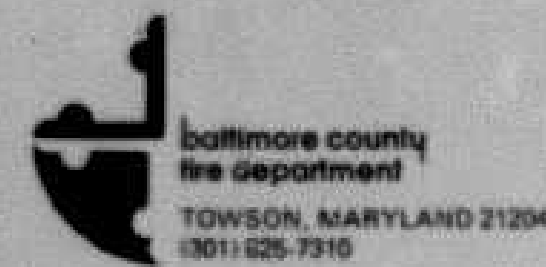
ITEM # 183 Standard comments - Permits required etc.

ITEM # 184 See attached comments

ITEM # 185 See attached comments

ITEM # 186 See attached comments

Charles E. Burnham
Ted Burnham, Chief
Plans Review



Paul H. Reincke
CHIEF

March 21, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Ervin J. & Joan W. Cerveney

Location: E/S York Rd. 75' N Anneslie Rd.

Item No. 182 Zoning Agenda Meeting of 3/13/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
_____ the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *Carl J. Hall* 3/13/79
Planning Group
Special Inspection Division

Noted and Approved: *George M. Hagonoff*
Fire Prevention Bureau

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 6/1/79

Posted for: *Petition for Special Hearing*

Petitioner: *Ervin J. & Joan W. Cerveney*

Location of property: *E/S York Rd. 75' N Anneslie Rd.*

Location of Signs: *front of property (1660's York Rd.)*

Remarks: _____

Posted by: *Alan Williams* Date of return: *6/13/79*

Sign

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2 day of March 1977. Filing Fee \$ 20. Received Check Cash Other

S. Eric Dihenna
S. Eric Dihenna,
Zoning Commissioner

Petitioner *Ervin J. & Joan W. Cerveney* Submitted by *George*

Petitioner's Attorney _____ Reviewed by *George*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION FOR SPECIAL HEARING
NO. 78684

NOTICE: Petition for Special Hearing for amendment of time.
LOCATION: East side of York Road, 75 feet North of Anneslie Road.
DATE & TIME: Wednesday, June 20, 1979 at 10:15 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Board of Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing under Section 801.7 of the Zoning Regulations of Baltimore County to determine whether or not the Board of Commissioners and/or Zoning Advisory Committee should approve an extension of time for submission of Petition. Submission Case No. 79-253-SPH, created April 23, 1979, is a case of 2 years.

The Board of Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HARMON, Jr.
Zoning Commissioner of Baltimore County
May 11.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 31, 1979

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 one time~~ ~~on one time~~ before the _____ 20th _____ day of _____ June _____ 1979, the _____ publication appearing on the _____ 31st day of _____ May _____ 1979.

S. Frank Smith
THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ _____

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By Order of:
WILLIAM E. HARMON, Jr.
Zoning Commissioner of Baltimore County
May 11.

OFFICE OF THE TIMES
TOWSON, MD. 21204 May 31 19 79

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL HEARING - Ervin J. Cerveney, et ux was inserted in the following:

☐ Catonsville Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☒ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for _____ successive weeks before the 1st day of _____ June _____ 1979, that is to say, the same was inserted in the issues of May 31, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Esther Burger*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78684

DATE: May 25, 1979 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Ervin J. Cerveney
FROM: _____
FOR: Filing Fee for Case No. 79-253-SPH

25930288 250000

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78725

DATE: June 14, 1979 ACCOUNT: 01-662

AMOUNT: \$45.46

RECEIVED: E. & J. Construction Co.
FROM: _____
FOR: Cost of Advertising and Posting Case No. 79-253-SPH

28190288 454600

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>ETH</i>			Revised Plans:							
Previous case: 77-201			Change in outline or description							
			Map #							

OCT 01 1979

YORK ROAD ZONED B-L (MD. RTE. 45)

EX. 10' W/2

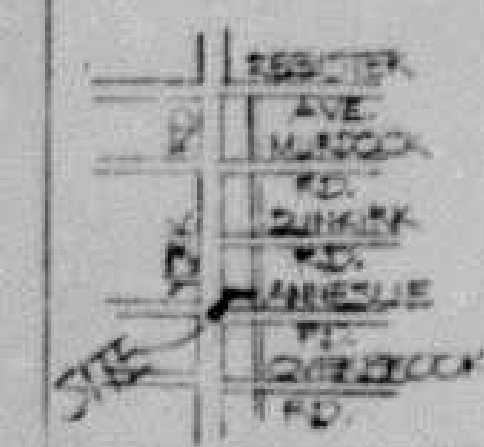
N12°02'50"E 75.00'

EX. 5' S/2

20' EX. CONC. ENTRANCE

66' W/2

45' PAVING



VICINITY MAP SCALE 1" = 500'

GENERAL NOTES
1. EX. ZONING - DR. 16 W/ SPECIAL EXCEPTION FOR OFFICES W/ FRONT & SIDE YARD VARIANCE. S.E. # 74-162 XA

2. SPECIAL HEARING REQUESTED TO ALLOW 2 STORY OFFICE BLDG. & 4' SIDE YARD INSTEAD OF THE PREVIOUSLY GRANTED 5'

EXIST. 2 STY + BASEMENT
DENTAL OFFICES
RESIDENCE
#GG02

ANNESLIE ROAD

EX. 3' S/2

EX. 6' W/2

24' CONC. PAVING

EX. 30' W/2

ZONED DR. 16

EXIST. 2 STORY OFFICE BUILDING
S.E. # 20-486X
MARCH 4, 1960
#GG01

PROP. OFFICE BUILDING
2 STORY + BASEMENT
#GG03

8

28.0'

7 SPACES (10' x 15')

22'

5 SPACES (10' x 13')

47' IN. HIGH SCREENING (EX. PAVING)

47' IN. HIGH SCREENING

47' IN. HIGH SCREENING

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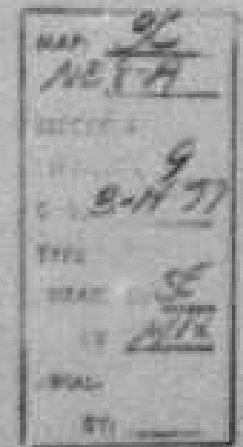
PRIVATE ALLEY 20' WIDE (NOT DEDICATED)

ZONED DR. 5-5

EXIST. DWELLING

EXIST. GARAGE

EXIST. GARAGE



PARKING DATA

#GG01
1ST FL. 303.8 #/ 300 = 13.12
2ND FL. 303.8 #/ 300 = 7.86 TOTAL 21
#GG03
BASE 128.8 #/ 500 = 2.58
1ST FL. 128.8 #/ 300 = 4.30 TOTAL 10
2ND FL. 128.8 #/ 500 = 2.58
TOTAL REQ. FOR #GG03 + #GG01 = 31
TOTAL PROVIDED 38

PLAN TO ACCOMPANY APPLICATION FOR SPECIAL HEARING & VARIANCE
GG03 YORK ROAD ELECT. DIST. 9
BALTO. CO., MD.
SCALE 1" = 20'
NOV. 25, 1974

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

MICROFILMED

3026-A

OCT 01 1979