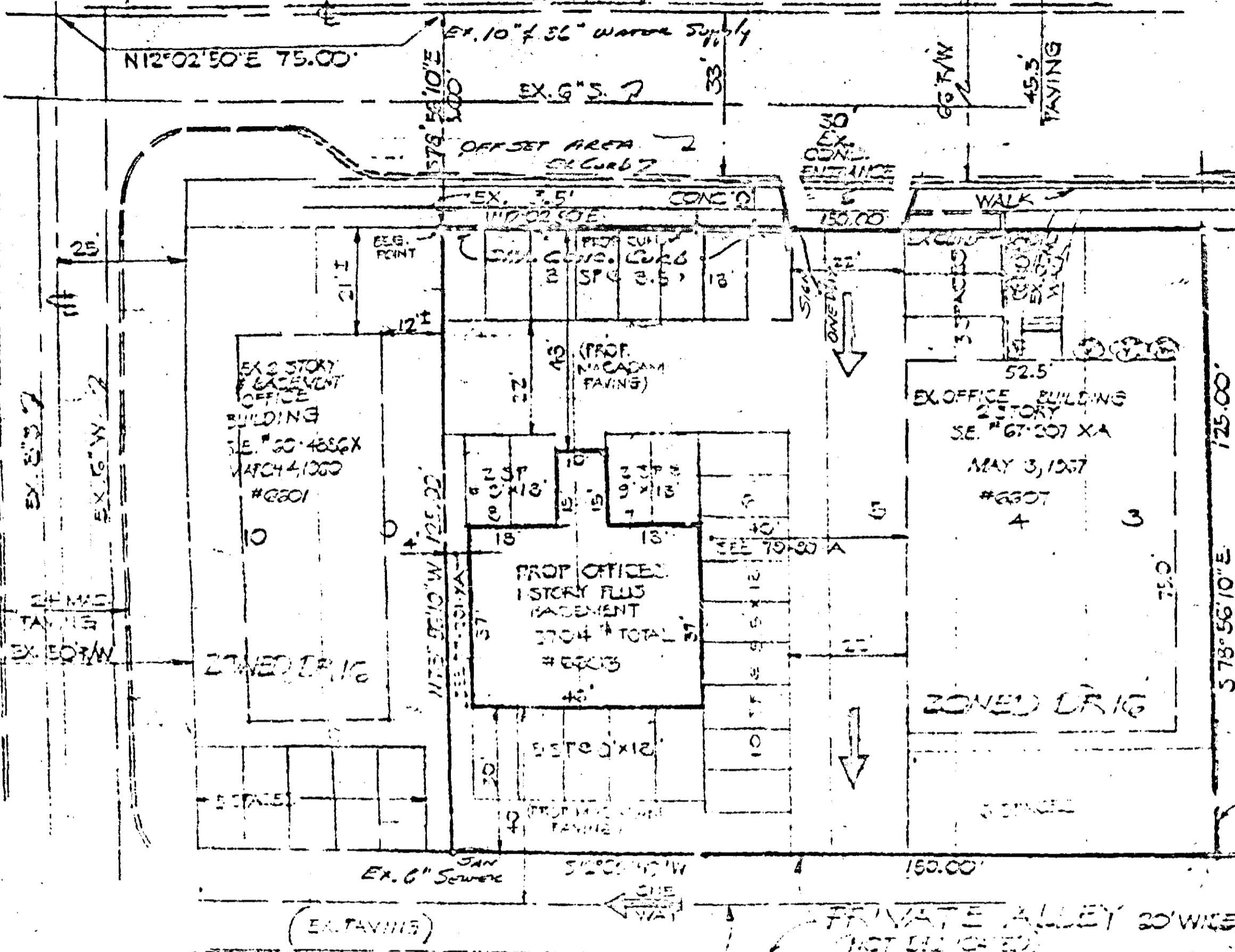
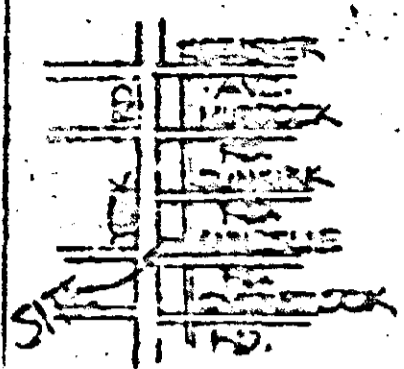


YORK ROAD (MD. RTE. 45)
ZONED B-L
 EX. 10" W



GENERAL NOTES
 1. EX. ZONING: DR 16 AREA
 2. PROP. ZONING: DR 16 W/SPECIAL EXCEPTION FOR OFFICE'S OFFICE BLDG.
 3. VARIANCE REQUESTED TO ALLOW REAR YARD OF 40' INSTEAD OF THE REQUIRED 75' - SIDE YARD OF 4' INSTEAD OF 25' REQUIRED

1. A perpetual easement agreement, providing ingress and egress for the subject site over the property known and designated as 6607 York Road, shall be recorded among the Land Records of Baltimore County so as to provide for the single entrance or exit, as shown on the aforementioned site plan, for both properties.
2. The required parking spaces shall be provided only on the subject site.
3. Screening of the area adjacent to the residentially (D.R. 5.5) zoned property to the east shall not be required until such time as the stockade fence is removed or no longer maintained on said residential property.
4. Utilization of the special exception within three years.

PARKING DATA

#6607	1ST FL. 3025 sq/500	12.12	TOTAL 21
	2ND FL. 3025 sq/500	7.28	
#6603	BASE 1852 sq/500	3.70	
	1ST FL. 1852 sq/300	6.17	TOTAL 9.87
TOTAL REQ. FOR #6603 & #6607		31	
TOTAL PROVIDED		35	

PREPARED BY
 HOOKING ASSOC. INC
 101 CHELSEA BLVD
 330 E. NORTH RD.



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *John J. ...*
 PLANNING
 DATE 12-5-80
 BY *James E. ...*
 ZONING COMMISSIONER
 DATE 12/4/80
 81-232
 C-1281-80

PLAN TO ACCOMPANY APPLICATION FOR
 SPECIAL EXCEPTION & VARIANCES AS NOTED
 6603 YORK ROAD ELECT. DIST. 9
 BALTO. CO., MD.
 SCALE 1" = 20'
 JUNE 2, 1980

Revised 1 May 1980

3026

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

81-32-7A
244

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
ERVIN J. CERVENY

I, or we, JOAN WEST CERVENY legal owner(s) 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 1802.20 to permit a setback from a D.R. 5.5 zoning line of 40 feet in lieu of the required 75 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Due to the size and shape of the lot, and to provide the necessary maximum parking; the requested variance will be required to improve the property with an energy efficient, fire safety building.

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. Cerveney
(Type or Print Name)
Signature: Ervin J. Cerveney
Address: 803 Stoneleigh Road
City and State: Baltimore, Md. 21212
Phone: 377-8200

Petitioner's Attorney: _____
Protellant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 7th day

of _____ July _____, 1980, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 12th day of _____ August _____, 1980, at 9:45 o'clock _____ A.M.

Ervin J. Cerveney
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

DATE September 16, 1980
BY John P. Langley
Commissioner of Public Works

PETITION FOR SPECIAL EXCEPTION

81-32-7A
244

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for OFFICE BUILDINGS

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

I, or we, agree to pay expenses of above 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 County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) _____
Signature: _____ Signature: Ervin J. Cerveney
Address: 803 Stoneleigh Road
City and State: Baltimore, Md. 21212

Attorney for Petitioner: _____
(Type or Print Name) _____
Address: 803 Stoneleigh Road
City and State: Baltimore, Md. 21212
Name and telephone number of legal owner, contract purchaser or representative to be contacted: Ervin J. Cerveney, Phone: 377-8200

Attorney's Telephone No.: _____ Telephone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 7th day of _____ July _____, 1980, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 12th day of _____ August _____, 1980, at 9:45 o'clock _____ A.M.

Ervin J. Cerveney
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

ORDER RECEIVED FOR FILING

DATE September 16, 1980
BY John P. Langley
Commissioner of Public Works

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1980

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21284

Mr. & Mrs. Ervin J. Cerveney
803 Stoneleigh Road
Baltimore, Maryland 21212

Chairman
Nicholas B. Commodari

MEMBERS

- Bureau of Engineering
- Department of Traffic Engineering
- State Roads Commission
- Bureau of Fire Prevention
- Health Department
- Project Planning
- Building Department
- Board of Education
- Zoning Administration
- Industrial Development

RE: Item No. 244

Petitioners - Ervin J. Cerveney, et ux
Special Exception and Variance Petitions

Dear Mr. & Mrs. Cerveney:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

The subject property, currently zoned D.R. 16 and located on the east side of York Road just north of Anneslie Road in the 9th Election District, is presently improved with an individual dwelling. Adjacent properties to the north and south are improved with office buildings that were the subjects of previous Special Exception Petitions as noted on the site plan, while properties to the east are improved with individual dwellings and are zoned D.R. 5.5.

This particular property was the subject of a number of previous zoning hearings in which a Special Exception for an office building and Variances for setbacks were granted. In view of the fact that the last Special Exception on this property (Case No. 77-201-XA) has expired without utilization within the two year time limit, this new Special Exception is now required. In addition, a Variance to allow the proposed office building to be located 40 feet from a D.R. 5.5 zone line is also included with this request.

In view of the fact that revised plans were submitted that reflect the comments from the State Highway Administration, I scheduled this petition for a hearing. At the time of this writing the comments from the Department of Traffic Engineering were not available. I suggest that you contact Mr. Mike Flanigan at 494-3554 to discuss his comments prior to the hearing.

August 16, 1978

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

Re: Item #12 (1978-1979)

Property Owners: Ervin J. & Joan West Cerveney
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. 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:

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,

EDWARD A. MCDONOUGH

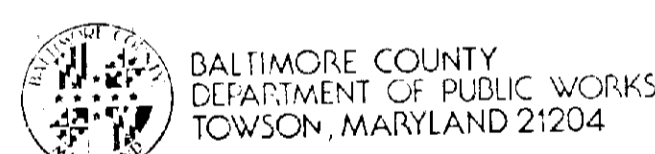
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ess

cc: W. Munchel

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

Attachments



HARRY J. PISTEL, P.E.
DIRECTOR

July 31, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #244 (1979-1980)
Property Owners: Ervin J. & Joan West Cerveney
E/S York Rd. 75' N. of Laneslie Rd.
Acres: 0.429 Acres District: 9th

Dear Mr. Hammond:

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:

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), #12 (1978-1979), and #182 (1978-1979) are referred to for your consideration.

Very truly yours,

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

END:EAM:FWR:ess

cc: J. Wimbley, R. Morton

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

Attachments

March 27, 1979

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

Re: Item #182 (1978-1979)
Property Owners: Ervin J. & Joan W. Cerveney
E/S York Rd. 75' N. Anneslie 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 plats with this item)
Acres: 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 plats were 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,

EDWARD A. MCDONOUGH

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

END:EAM:FWR:ess

cc: W. Munchel
J. Wimbley

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

Attachments

Item No. 244
Special Exception and Variance Petitions
August 1, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI

Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Hudkins Assoc., Inc.
101 Shell Bldg.
200 E. Joppa Road
Towson, Maryland 21284

Pursuant to the advertisement, posting of property, and a public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of September, 1980, that the herein Petition for Variance(s) to permit a building to be constructed within forty feet of land zoned other than D.R.16 in lieu of the required seventy-five feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions of the accompanying Special Exception Order.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of September, 1980 that the herein Petition for Special Exception for a one-story office building (including offices in the basement), in accordance with the site plan prepared by Hudkins Associates, Inc., dated June 2, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. A perpetual easement agreement, providing ingress and egress for the subject site over the property known and designated as 6607 York Road, shall be recorded among the Land Records of Baltimore County so as to provide for the single entrance or exit, as shown on the aforementioned site plan, for both properties.
2. The required parking spaces shall be provided only on the subject site.
3. Screening of the area adjacent to the residentially (D.R. 5.5) zoned property to the east shall not be required until such time as the stockade fence is removed or no longer maintained on said residential property.
4. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping approval by the Current Planning and Development Division.
5. Utilization of the special exception within three years.

[Signature]
Zoning Commissioner of
Baltimore County

October 9, 1978

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

Re: Item #12 (1978-1979)
Property Owner: Ervin J. & Joan West Corvey
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. DiNenna:

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 M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FW:iss

cc: W. Munchel

April 6, 1977

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

Re: Item #206 (1976-1977)
Property Owner: Ervin J. & Joan Corvey
E/S York Rd. 75' N. Anneslie Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices.
Acres: 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:

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,

[Signature]
EDWARD A. MCDONOUGH, P.E.
Acting Chief
Bureau of Engineering

DWT:EAM:FW:iss

cc: W. Munchel

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

ORDER RECEIVED FOR FILING

DATE *September 16, 1980*
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE *September 16, 1980*
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21284

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

May 29, 1975

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

Re: Item #192 (1974-1975)
Property Owner: Ervin J. & Joan West Corvey
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 (74-192/A) to permit the construction of a two story building with basement for use as professional office and a Variance from Sec. 1302.2B (SWR2) to permit a side yard setback of 4' in lieu of the required 25' and a 5' side yard previously granted.
No. of Acres: 0.113 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:

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,

[Signature]
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FW:iss

cc: W. Munchel

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

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21284

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

January 11, 1975

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

Re: Item #116 (1974-1975)
Property Owner: Ervin J. & Joan W. Corvey
E/S of York Rd., 75' N. of Anneslie Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variance from Sec. 1302.2B (504-W.B.2) 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: 0.113 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:

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 inlets, 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.

102(1975)

192(1975)

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

General: (Cont'd)

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

Very truly yours,
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FR:ess

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

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
January 25, 1974

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

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

Re: Item #102 (1973-1974)
Property Owner: Ruth A. Gegner
E/S of York Road, S. of Dunkirk Road
Existing Zoning: D.R. 16
Proposed Zoning: Variance to allow a front yard setback of 21' instead of the required 30' 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. 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.

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. Gegner
Page 2
January 25, 1974

Storm Drains: (Cont'd)

The Petitioners must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage 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,
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:OM:iss

BUREAU OF ENGINEERING

Zoning Plat - Comment

76. Property Owner: Ervin J. Cerveny, et ux
(1969-1970)
Location: E/S of York Rd., 50' S. of Dunkirk Rd.
District: 9th
Present Zoning: RA
Proposed Zoning: Var. from Sec. 409.2, Sec. C, par. 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 southeasternmost corner of the subject property and connected to the existing storm drain pipe in Locust Drive to receive the surface water flows 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.

RMD:sw

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

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

June 27, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, June 24, 1980
ITEM: 244
Property Owner: Ervin J. & Joan West Cerveny
Location: E/S York Road 75' N. of Anneslie Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for Office Bldg. and Variance to permit a setback from a D.R. 16/D.R. 5.5 line of 40 feet instead of the required 75 feet. (rear yard)
Acres: 0.429 Acres
District: 8th

Dear Mr. Hammond:

On review of the site plan and field inspection on June 24, 1980, revisions must be made.

The offset parking area on the east side of York Road must be shown. The existing entrance from York Road must be designated a one-way access.

A concrete curb must be placed on the existing property line at both sides of the entrance. This will prevent vehicles from encroaching on the sidewalk.

It is requested that the plan be revised before a hearing date is assigned to this item.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:mas

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West P. Union Street, Baltimore, Maryland 21203

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

July 7, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #244, Zoning Advisory Committee Meeting, June 24, 1980, are as follows:

Property Owner: Ervin J and Joan West Cerveny
Location: E/S York Road 75' N. of Anneslie Road
Acres: 0.429 acres
District: 8th

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.

The subject site is in a Traffic Deficient Area controlled by an "E" intersection.

Very truly yours,

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

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

July 23, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #244, Zoning Advisory Committee Meeting of June 24, 1980, are as follows:

Property Owner: Ervin J. & Joan West Cerveny
Location: E/S York Road 75' N. of Anneslie Road
D.R. 16
Existing Zoning: Special Exception for Office Building and Variance to permit a setback from a D.R. 16/D.R. 5.5 line of 40 feet instead of the required 75 feet. (rear yard)
Acres: 0.429
District: 8th

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

Donald J. Roop
DONALD J. ROOP, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

DJR/aw

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI, JR.
DIRECTOR

July 11, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #244 Zoning Advisory Committee Meeting, June 24, 1980 are as follows:

Property Owner: Ervin J & Joan West Cerveny
Location: E/S York Road 75' N of Anneslie Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for office building and variance to permit a setback from a D.R. 16/D.R. 5.5 line of 40 feet instead of the required 75 feet. (rear yard)

Acres: 0.429
District: 8th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 3/4" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 5.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 214.
- I. Comments

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #127 (Place Service) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burbanck
Charles E. Burbanck, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: June 18, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 24, 1980

RE: Item No: 244, 245, 246, 247, 248, 249
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
E/S of York Rd., 75'
N of Anneslie Rd., 8th District
ERVIN J. CERVENY, et ux, : Case No. 81-32-XA
Petitioners

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, John W. Hession, III
Deputy People's Counsel, People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of July, 1980, 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
John W. Hession, III

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

August 11, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 244 - ZAC - June 24, 1980
Property Owner: Ervin J. & Joan West Cerveny
Location: E/S York Rd. 75' of Anneslie Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for Office Building and Variance to permit a setback from a D.R. 16/D.R. 5.5 line of 40 feet instead of the required 75 feet. (rear yard)

Acres: 0.429
District: 8th

Dear Mr. Hammond:

The requested Special Exception for general offices can be expected to generate approximately 50 trips per day. The requested Variance is not expected to cause traffic problems.

Very truly yours,
Michael S. Flanigan
Engineer Associate II

MSF/had

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

August 6, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Ervin J. & Joan West Cerveny
Location: E/S York 75' North of Anneslie Road

Item No: 244 Zoning Agenda: Meeting of June 24, 1980

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Intervals along York Road
() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead end condition shown at EXCEEDS 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.
(X) 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", 1976 Edition prior to occupancy.
() 6. Site plans are approved as drawn.
() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

8th District

ZONING: Petition for Special Exception and Variance
LOCATION: East side of York Road, 75 feet North of Anneslie Road
DATE & TIME: Tuesday, August 12, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 106, 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:

Petition for Special Exception for an office building and Variance to permit a setback from a D.R. 5.5 zoning line of 40 feet in lieu of the required 75 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.2C - In a D.R. 16 zone, no building shall be constructed within 75 feet of land which is in any zone classified as D.R.1, D.R.2, D.R.3.5, D.R.5.5 or D.R. 10.5 and which is not within the same development tract

All that parcel of land in the Eighth District of Baltimore County

Being the property of Ervin J. Cerveny, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, August 12, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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: 828.9000

BEL AIR
L. GERALD WOLFF
Landscape Architect
PHONE 838.0888

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 Anneslie 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

Stamp: JUL 7 '80 10 PM
OFFICE OF PLANNING & ZONING

July 14, 1980

Mr. & Mrs. Ervin J. Cerveny
803 Stoneleigh Road
Baltimore, Maryland 21212

NOTICE OF HEARING

RE: Petition for Special Exception and Variance - E/S York Rd., 75' N of Anneslie Road - Case No. 81-32-XA

TIME: 9:45 A.M.

DATE: Tuesday, August 12, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 28, 1980

Mr. & Mrs. Ervin J. Cerveny
803 Stoneleigh Road
Baltimore, Maryland 21212

RE: Petition for Special Exception and Variance - E/S York Rd., 75' N Anneslie Road Case No. 81-32-XA

Dear Mr. & Mrs. Cerveny:

This is to advise you that \$60.63 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
William E. Hammond
Zoning Commissioner

WEH:sj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: July 22, 1980

FROM: John D. Seyffert, Director
Office of Planning and Zoning

SUBJECT: Petition No. 81-32-X Item 244

Partition for Special Exception and Variance
East side of York Road, 75 feet North of Anneslie Road
Petitioner- Ervin J. Cerveny, et ux

Eighth District

HEARING: Tuesday, August 12, 1980 (9:45 A.M.)

Office use would be appropriate here; however, this office does not favor the requested variance. The proposed plan does not provide for any landscaping on the site; further, compact planting along the rear lot line has not been shown and the properties to the rear are residential.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER
September 16, 1980

Mr. & Mrs. Ervin J. Cerveny
803 Stoneleigh Road
Baltimore, Maryland 21212

RE: Petitions for Special Exception and Variance
E/S of York Road, 75' N of Anneslie Road - 8th Election District
Ervin J. Cerveny, et ux - Petitioners
NO. 81-32-XA (Item No. 244)

Dear Mr. & Mrs. Cerveny:

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

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 7/22/80
Posted for: *Petition for Special Exception & Variance*
Petitioner: *Ervin J. Cerveny, et ux*
Location of property: *E/S York Rd, 75' N of Anneslie Rd.*
Location of Signs: *front of property (#6603 York)*
Remarks:
Posted by: *Sean L. Loman* Date of return: 7/31/80
Number of Signs: 2

Mr. & Mrs. Ervin J. Cerveny
803 Stoneleigh Road
Baltimore, Maryland 21212

cc: Hudkins Associates, Inc.
101 Shell Building
200 E. Joppa Rd.
Baltimore, Maryland

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 7th day of July, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: *Ervin J. Cerveny, et ux*
Petitioner's Attorney: _____
Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 24, 1980

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 _____ of one time _____ successive weeks before the _____ 12th day of _____ August, 1980, the first publication appearing on the _____ 21st day of July 1980.

THE JEFFERSONIAN
L. Frank Strubbe
Manager

Cost of Advertisement, \$ _____

PETITION FOR SPECIAL EXCEPTION AND VARIANCE IN THE DISTRICT OF BALTIMORE COUNTY
LOCATION: East side of York Road, 75 feet North of Anneslie Road
DATE & TIME: Tuesday, August 12, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 106, 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 for Special Exception and Variance to permit a building to be constructed within 75 feet of land which is in any zone classified as D.R. 3.5, D.R. 5.5 or D.R. 10.5 and which is not within the same development tract.
All that parcel of land in the Eighth District of Baltimore County 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 Anneslie Road viz: (1) North 12° 02' 50" East 50.00 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 North 78° 56' 10" West 125.00 feet to the place of beginning.
Containing 0.148 acres of land more or less.
Being the property of Ervin J. Cerveny, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, August 12, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 089683

DATE August 12, 1980 ACCOUNT 01-662

AMOUNT \$60.65

RECEIVED FROM: *EJ Construction Co.*
FOR: *Adv. & Posting of Case No. 81-32-XA*

6-53-80
VALIDATION OR SIGNATURE OF CASHIER

Petition for Special Exception & Variance

8th District
Zoning: Petition for Special Exception and Variance
Location: East side of York Road, 75 feet north of Anneslie Road.
Date & Time: Tuesday, August 12, 1980 at 9:45 A.M.
Public Hearing: Room 106, 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 for Special Exception and Variance to permit a setback from a D.R. 5.5 zoning line of 40 feet in lieu of the required 75 feet.
The Zoning regulation to be excepted as follows:
Section 1802.2C - in a D.R. 10 zone, no building shall be constructed within 75 feet of land which is in any zone classified as D.R. 1, D.R. 2, D.R. 3.5, D.R. 5.5 or D.R. 10.5 and which is not within the same development tract.
All that parcel of land in the Eighth District of Baltimore County 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 Anneslie Road viz: (1) North 12° 02' 50" East 50.00 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 North 78° 56' 10" West 125.00 feet to the place of beginning.
Containing 0.148 acres of land more or less.
Being the property of Ervin J. Cerveny, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, August 12, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Essex Times

Essex, Md., July 24, 1980

This is to Certify, That the annexed

Petition
was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the _____ day of _____ July, 1980.
Publisher: _____

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 3 day of June, 1980

Filing Fee \$ 50 Received: Cash
 Check
 Other

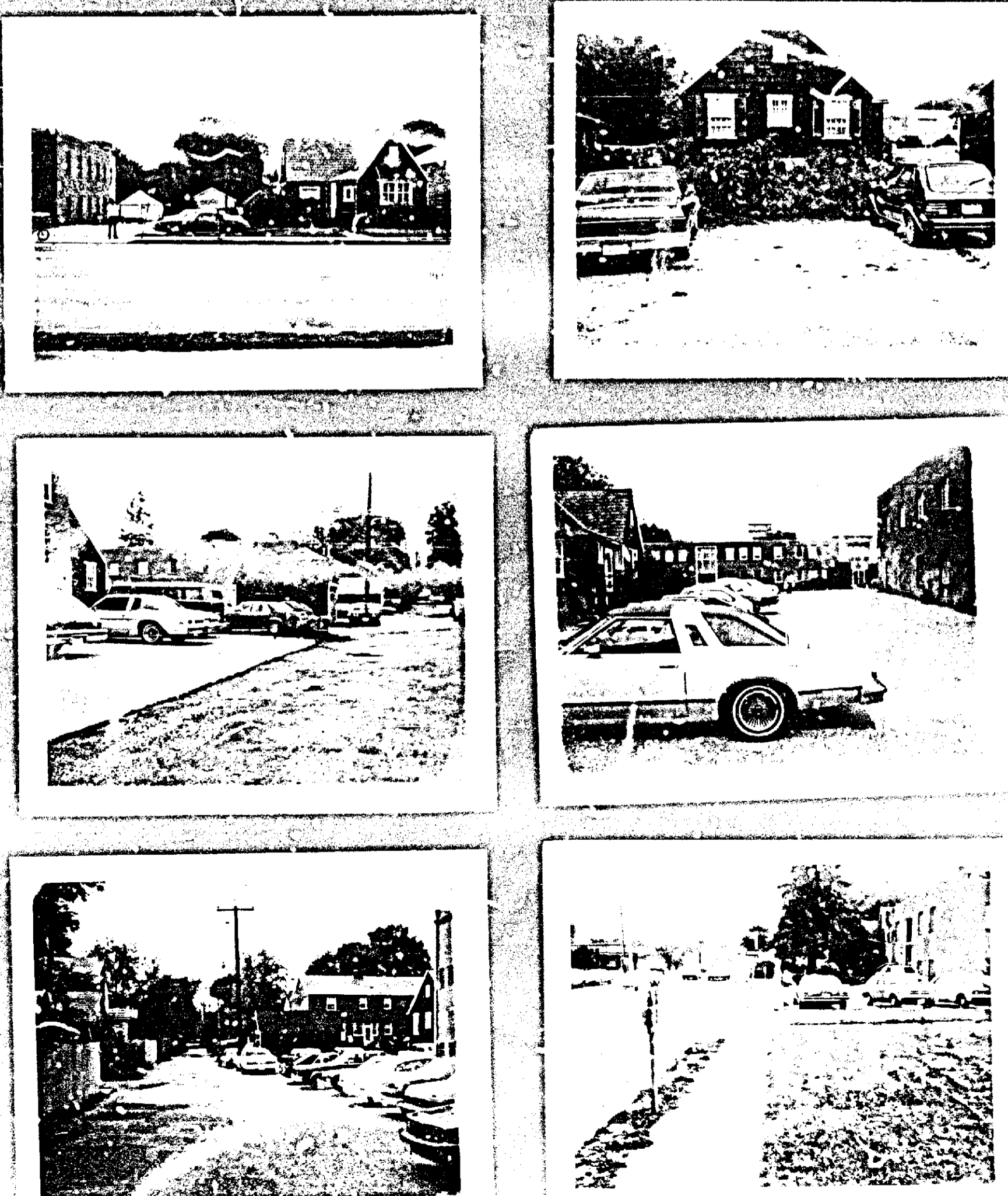
#244
William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner: *Cerveny* Submitted by: *Cerveny*
Petitioner's Attorney: _____ Reviewed by: *W.E.H.*

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

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>W.E.H.</i>										
Revised Plans: Change in outline or description										
Yes _____ No _____										
Previous case: <i>79-90-A</i>										
<i>79-753, 79-112-XA</i>										
Map # <i>#112</i>										



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 089683

DATE: July 11, 1980 ACCOUNT: 01-662

AMOUNT: \$50.00

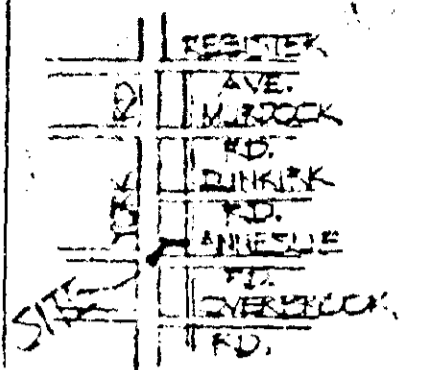
RECEIVED FROM: *EJ Enterprises*

FOR: *Filing Fee for Case No. 81-32-XA*

540443-15 50000

VALIDATION OR SIGNATURE OF CASHIER

YORK ROAD ZONED P-1 (MD. RTE. 45)



VICINITY MAP SCALE 1"=500'

- GENERAL NOTES**
1. EX. ZONING - DR 16 AREA
 2. PROP. ZONING - DR 16 W/ SPECIAL EXCEPTION FOR OFFICE & OFFICE BLDG.
 3. VARIANCE REQUESTED TO ALLOW REAR YARD OF 40' INSTEAD OF THE REQUIRED 75'

LOTS 3-8 AS SHOWN ON PLAT OF ANNESLIE ARE OWNED BY ERVIN J. CERVENY & JOAN WEST CERVENY.

JUL 7 '80 PM

Ansd
 Recd
 Retd
 Entd
 Chkd

OFFICE OF PLANNING & ZONING

By: *Alan H. Zell*

PERMITS DATA

*6607	1ST FL. 3335 #/300	13.12	TOTAL 21
*6603	2ND FL. 3933 #/300	7.88	
*6603	BASE 1552 #/300	3.70	
	1ST FL. 1552 #/300	6.17	TOTAL 9.87
TOTAL RES. FOR #6603 & #6607		31	
TOTAL PROVIDED		36	

PLAN TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION & VARIANCES AS NOTED
 6603 YORK ROAD ELECT. DIST. 9
 BALTO. CO., MD.
 SCALE 1"=20'
 JUNE 2, 1980

PREPARED BY
 HUDKINS ASSOC. INC
 101 SHELL ROAD
 200 E. JEFFERSON RD.

