

PETITION FOR SPECIAL HEARING
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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to site plan filed in case #81-32-XA

to change the configuration of the proposed building

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

I, or we, agree to pay expenses of the 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.

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) Ervin J. Cerveny
Signature Signature
Address Address
City and State City and State
Attorney for Petitioner: 803 Stoneleigh Road 377-6218
(Type or Print Name) Address Baltimore, Md. 21212 Phone No. 377-6218
Signature Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
E. J. Cerveny
Name
803 Stoneleigh Road 377-6218
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of July, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of September, 1982, at 10:00 o'clock A.M.

Very truly yours,
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 15, 1982

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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

RE: Case #83-84-SPH (Item No. 18)
Petitioner-Ervin J. Cerveny, et ux
Special Hearing Petition

Dear Mr. & Mrs. Cerveny:

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.

In view of your proposal to amend the site plan in Case #81-32-XA by changing the configuration of the proposed office building, this hearing is required.

Particular attention should be afforded to the comments of the Department of Permits and Licenses and if any further explanation is required you may contact Mr. Ted Burnham at 494-3987.

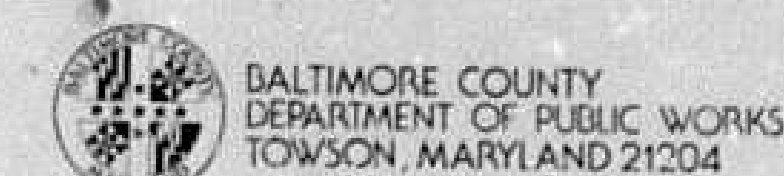
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc:Ruddins Assoc., Inc.
Room 101, Shell Building
Towson, Maryland 21204



HARRY J. PISTEL, P.E.
DIRECTOR

August 17, 1982

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

RE: Item #18 (1982-1983)
Property Owner: Ervin J. & Joan W. Cerveny
E/S York Road 75' N. from centerline of
Anneslie Road
Acres: .41 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 conjunction with the Zoning Advisory Committee review in connection with Items 76 (1969-1970), 102 (1973-1974), 116 and 192 (1974-1975), 206 (1976-1977), 12 (1978-1979), 182 (1978-1979) and 244 (1979-1980) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 18 (1982-1983).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

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

Attachments

March 27, 1979

Mr. S. Eric DiMenna
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. 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. DiMenna:

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:ss

cc: W. Munchel
J. Wimbley

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

Attachments

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 Cerveny
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 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:ss

cc: W. Munchel

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

Attachments

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 Cerveny
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,

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

END:EAM:FWR:ss

cc: W. Munchel

* The fire hydrant, as shown on the map, is located on the property of the Petitioner and is not on the public right-of-way.

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

July 31, 1980

RE: Item #244 (1979-1980)
Property Owner: Ervin J. & Joan West Cerveny
E/S York Rd. 75' N. of Anneslie 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:ss

cc: J. Wimbley, R. Norton

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

Attachments

ORDER RECEIVED FOR FILING

DATE *September 23, 1982*
BY *John P. Lavery, alt*
ADMINISTRATIVE SERVICES

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case No. 81-32-XA to change the configuration of the proposed building would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of September, 1982, that the amendment to the site plan filed in Case No. 81-32-XA to change the configuration of the proposed building, in accordance with the site plan prepared by Hudkins Assoc. Inc., revised July 14, 1982, is approved and, as such, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The zoning shall be indicated on the site plan.
2. A revised site plan, incorporating the aforementioned, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

John M. DiNenna
Deputy Zoning Commissioner of
Baltimore County

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

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

April 6, 1977

Re: Item #206 (1976-1977)
Property Owner: Ervin J. & Joan Cerveny
E/S York Rd., 75' N. of 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,
Donald W. Tucker
DONALD W. TUCKER, P.E.
Acting Chief
Bureau of Engineering

END:RAM:PMR:ss

cc: W. Munchel

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.

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

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

May 29, 1975

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

Re: Item #192 (1974-1975)
Property Owner: Ervin J. & Joan West Cerveny
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 (74-1627A) to permit the construction of a two story building with basement for use as professional office and a Variance from Sec. 1802.2B (544V32) 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. 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,
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PMR:ss

cc: W. Munchel

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

Item #102 (1973-1974)
Property Owner: Ruth A. Gegner
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 Sewers 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:OMR:ss

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

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

January 14, 1975

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

Re: Item #116 (1974-1975)
Property Owner: Ervin J. & Joan W. Cerveny
E/S of York Rd., 75' N. of Anneslie Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Variance from Sec. 1802.2B (504-V.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: 0.143 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 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.

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.

END: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

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

August 4, 1982

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

Attention: Mr. N. Commodari

Re: L.A.C. Meeting of 7-27-82
Item: 18.
Property Owner: Ervin J. & Joan W. Cerveney
Location: E/S York Rd. (Route 45), 75' north from centerline of Anneslee Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special
Hearing to approve an amendment to site plan in Case #81-32-XA.
Acres: .41
District: 9th

Dear Mr. Hammond:

The State Highway Administration finds the revised plan of July 14, 1982 generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GM:ivrd

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-300-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-0900

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

August 16, 1982

Dear Mr. Hammond:

Comments on Item # 18 Zoning Advisory Committee Meeting July 27, 1982 are as follows:

Property Owner: Ervin J. & Joan W. Cerveney
Location: E/S York Road 75' N. from centerline of Anneslee Rd.
Existing Zoning: D.R. 16
Proposed Zoning: D.R. 16

Acres: .41
District: 9th

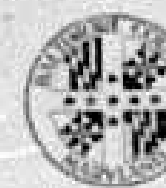
The items checked below are applicable:

- ☒ A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Age and other applicable Codes
- ☒ B. A building permit shall be required before beginning construction.
- ☒ C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- ☒ D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ 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'-6" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 4, Section 1407 and Table 1402.
- ☒ F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- ☒ G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets 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, comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- ☒ I. Comments: The east wall shall be a 2 hour rated fire wall, no openings, but with a parapet-See Section 1407.0 and 1311.0. The west wall shall be a minimum 1 hour rated wall with openings protected. See Section 503.2 and Section 1414.0. Show handicapped ramps, parking, signs, building access, etc., etc., on plans.

NOTE: These comments reflect only on the information provided by the drawings 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 #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdum
Charles E. Burdum, Chief
Plans Review



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

August 25, 1982

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

RE: ZAC Meeting of July 27, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 16, 17, 18, 19, 21 and 22.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/r1j

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 23, 1982

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

Z.A.C. Meeting of: July 27, 1982

RE: Item No: 16, 17, 18, 19, 20, 21, 22
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
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner

TO: Office of Planning and Zoning

Date: August 10, 1982

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 265 - Albert Beck
- Item # 266 - David I. & Cronie Rosen
- Item # 267 - York Associates
- Item # 270 - Arlington Baptist Church, Inc.
- Item # 272 - Frau Joseph Engesser
- Item # 18 - Ervin J. & Joan W. Cerveney

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
E/S of York Rd., 75' N of the : OF BALTIMORE COUNTY
Centerline of Anneslee Rd.,
9th District :
ERVIN J. CERVENY, et ux, :
Petitioners : Case No. 83-84-SPH

ORDER TO ENTER APPEARANCE

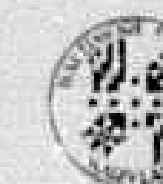
Mr. Commissioner:

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

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

I HEREBY CERTIFY that on this 27th day of August, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Ervin J. Cerveney, 803 Stoneleigh Road, Baltimore, Maryland 21212, Petitioners.

John W. Hession, III
John W. Hession, III



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7300

PAUL H. RENCKE
CHIEF

September 1, 1982

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. and Joan W. Cerveney

Location: E/S York Road 75' N. from centerline of Anneslee Road

Item No.: 18

Zoning Agenda Meeting of July 27, 1982

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 _____ 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 operation.
- (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: *Paul H. Rencke* 9/1/82 Noted and
Planning Group Approved: *John W. Hession, III*
Special Inspector Division Fire Prevention Bureau

JK/mb/cm

PETITION FOR SPECIAL HEARING

9th Election District

ZONING: Petition for Special Hearing

LOCATION: East side of York Road, 75 ft. North of the centerline of Anneslee Road

DATE & TIME: Thursday, September 23, 1982 at 10:00 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an Amendment to site plan filed in Case No. 81-32-XA to change the configuration of the proposed building

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

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

Hearing Date: Thursday, September 23, 1982 at 10:00 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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 16, 1982

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

Re: Petition for Special Hearing
E/S York Rd., 75' N of c/l of
Anneslie Rd.
Case #83-83-SPH Item #18

Dear Mr. & Mrs. Cerveny:

This is to advise you that \$57.42 is due for advertising and posting
of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 108985

DATE 9/23/82 ACCOUNT R-01-615-000

AMOUNT \$57.42

RECEIVED FROM Ervin J. Cerveny
FOR Advertising & Posting Case #83-83-SPH

6 015*****57421E 8238A

VALIDATION OR SIGNATURE OF CASHIER

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

August 25, 1982

NOTICE OF HEARING

Re: Petition for Special Hearing
E/S of York Rd., 75' N of the c/l of Anneslie Rd.
Ervin J. Cerveny, et ux - Petitioners
Case #83-84-SPH Item #18

TIME: 10:00 A.M.

DATE: Thursday, September 23, 1982

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

TOWSON, MARYLAND

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

No. 107955

DATE 7/14/82 ACCOUNT 01-662

AMOUNT 100

RECEIVED FROM Ervin J. Cerveny
FOR

6 017*****108985 8142A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Date: August 31, 1982
SUBJECT: Zoning Petition No. 83-84-SPH
Ervin J. Cerveny, et ux

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

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

803 Stoneleigh Road
Baltimore, Md. 21212
July 14, 1982

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

Reference: Case #81-32-XA
6603-6607 York Road
Baltimore (Anneslie), 21212

Dear Mr. Hammond,

Due to the limited time available for the
utilization of the Special Exception, Building
Permit as referenced, and financial commitments,
it would be greatly appreciated if an early hearing
date could be had on the attached Petition for Special
Hearing on an amendment to the site plan.

Very truly yours,

ERVIN J. CERVENY

cc:
Mr. N. Commodari

Item # 18
early hearing!
NCH - 10/2
OK
GCH

803 Stoneleigh Road
Baltimore, Md. 21212
July 14, 1982

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

Reference: Case #81-32-XA
6603-6607 York Road
Baltimore (Anneslie), 21212

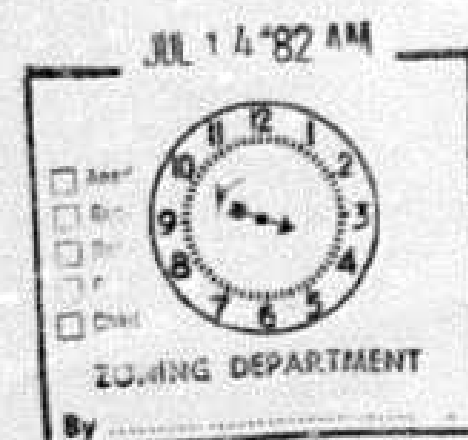
Dear Mr. Hammond,

Due to the limited time available for the
utilization of the Special Exception, Building
Permit as referenced, and financial commitments,
it would be greatly appreciated if an early hearing
date could be had on the attached Petition for Special
Hearing on an amendment to the site plan.

Very truly yours,

ERVIN J. CERVENY

cc:
Mr. N. Commodari



WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 27, 1982

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

RE: Petition for Special Hearing
E/S of York Rd., 75' N of the
center line of Anneslie Rd.
9th Election District
Ervin J. Cerveny, et ux -
Petitioners
NO. 83-84-SPH (Item No. 18)

Dear Mr. & Mrs. Cerveny,

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-6060

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 WOLFE
Landscape Architect
PHONE 838-0880

June 3, 1980

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
150.00 feet thence South 78° 56' 10" East 125.00 feet thence
South 12° 02' 50" West 150.00 feet thence North 78° 56' 10" West 125.00 feet
to the place of beginning.

Containing 0.14 Acres of land more or less.

Malcolm E. Hudkins
Registered Surveyor #5095

Malcolm E. Hudkins
Registered Surveyor #5095

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

Hudkins Associates, Inc.
101 Shell Bldg.
200 E. Joppa Road
Towson, Md. 21204

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 18th day
of July, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Ervin J. Cerveny, et ux

Petitioner's Attorney Nicholas B. Commodari Reviewed by Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 18 day of July, 1982.

Filing Fee \$ 100 Received: 100 Check

Other

William E. Hammond, Zoning Commissioner

Petitioner Ervin J. Cerveny Submitted by Ervin J. Cerveny

Petitioner's Attorney Nicholas B. Commodari Reviewed by Nicholas B. Commodari

*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: Revised Plans:
Change in outline or description Yes
 No

Previous case: 81-32-XA Map #

83-84 SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 11/4/82
Posted for: Application for Special Planning
Petitioner: Ennis J. Conway, et al
Location of property: E/S of York Rd., 75' N of the edge of
Annexed Rd.
Location of Signs: front of property (Conway's yard) et

Remarks: _____
Posted by: Bar 2 - Volman Date of return: 11/10/82
Signature _____
Number of Signs: 1

83-84-5PM

PETITION FOR SPECIAL HEARING
8th Election District

CONVINO: Petition for Special Hearing

LOCATION: East side of York Road, 75 ft. North of the center-line of Anneslie Road

DATE & TIME: Thursday, September 21, 1983 at 10:30 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 Hearing under Section 600.2 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve an Amendment to site plan filed in Case No. 81-23-XA to change the configuration of the proposed building.

All that parcel of land in the Ninth District of Baltimore County beginning for the same at a point distant the 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' 00" East 75.00 ft. (2) South 75° 58' 10" East 43.00 feet thence thence on the east side of York Road North 12° 02' 00" East 190.00 feet thence South 75° 58' 10" East 125.00 feet thence South 12° 02' 00" West 130.00 feet thence North 75° 58' 10" West 125.00 feet to the place of beginning containing 0.14 Acres of land more or less.

Being the property of ERIN J. CATTANO, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 21, 1983 at 10:30 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

Sept. 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____ September 2, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~under the name~~ ~~of one name~~ ~~under the name~~ before the _____ 23rd day of _____ September, 1982, the first publication appearing on the _____ 2nd day of _____ September, 1982.

THE JEFFERSONIAN

L. Leland Smith
Manager.

Cost of Advertisement, \$ _____

