PETITION FOR SPECIAL EXCEPTION 84-105-X

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 use as a medical office. (Doctor's Office)

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.

~~Petit~~ Purchaser agrees to pay all of above expenses.

I/We 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):
Cesar Valle Cavero (Type or Print Name)	Calvin Hornstein (Type or Print Name)
Signature	Signature
5310 Old Court Road Address	Joan L. Hornstein (Type or Print Name)
Randallstown, Maryland 21133 City and State	Signature
Attorney for Petitioner:	Item 41
SHELDON E. FRIEDMAN (Type or Print Name)	2114 Parker Plaza Address Phone No.
Signature	2030 South Ocean Drive Hallandale, Florida 33009 City and State
Suite 200, 2400 York Road Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Timonium Maryland 21093 City and State	SHELDON E. FRIEDMAN Name
Attorney's Telephone No.: 561-0405	Suite 200 2400 York Road 561-0405 Address Timonium Md 21093 Phone No.

ORDER RECEIVED FOR FILING DATE ____ BY ____

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of August, 1983, 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 19th day of October, 1983, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

Calvin Hornstein, et ux 84-105-X NE/corner of Liberty Rd. and Blair Avenue 2nd

84-105-X

RE: PETITION FOR SPECIAL EXCEPTION
NE Corner of Liberty Rd. and Blair Ave., 2nd District

CALVIN HORNSTEIN, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 84-105-X

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
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 3rd day of October, 1983, a copy of the foregoing Order was mailed to Sheldon E. Friedman, Esquire, Suite 200, 2400 York Road, Timonium, MD 21093, Attorney for Petitioners; and Cesar Valle Cavero, M.D., 5310 Old Court Road, Randallstown, MD 21133, Contract Purchaser.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cdo

Nicholas B. Commodari
Chairman

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

October 13, 1983

Sheldon E. Friedman, Esquire
Suite 200, 2400 York Road
Timonium, Maryland 21093

RE: Item No. 41 - Case No. 84-105-X
Petitioner - Calvin Hornstein, et ux
Special Exception Petition

Dear Mr. Friedman:

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 clients' proposal to convert part of the existing dwelling to a doctor's office, this hearing is required. As you are aware, the dwelling must be the "bona fide residence" of the doctor.

For further information on the comments from the Department of Permits & Licenses, 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. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:nr
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

September 15, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #41 (1983-1984)
Property Owner: Calvin & Joan Hornstein
N/E corner Liberty Rd. and Blair Ave.
Acres: 0.31 District: 2nd

10

Dear Mr. Jablon:

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:

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

Baltimore County highway and utility improvements exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 41 (1983-1984).

Very truly yours,

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

RAM:EAM:FWR:ss

P-SW Key Sheet
25 NW 33 Pos. Sheet
NW 7 I Topo
77 Tax Map

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

August 22, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 8-9-83
ITEM: #41
Property Owner: Calvin & Joan L. Hornstein
Location: N/E corner Liberty Rd. (Route 26) & Blair Ave.
Proposed Zoning: Special
Existing Zoning: D.R.
Proposed Zoning: Special Exception for Doctor's Office
Acres: 0.31
District: 2nd

Dear Mr. Hammond:

On review of the site plan of 7-29-83 and field inspection, the State Highway Administration offers the following comments.

The plan shows an existing depressed access on Route 26 Liberty Road. The proposed parking space located on the east side of the entrance should be eliminated.

The plan shows no parking required under 5000 sq. ft. and this proposed elimination of one parking space would improve access and egress at the Liberty Road entrance.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

Enclosure

cc: Mr. J. Ogle

My telephone number is (301)659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

STEPHEN E. COLLINS
DIRECTOR

September 1, 1983

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

Item No. 41 -ZAC- Meeting of August 9, 1983
Property Owner: Calvin and Joan L. Hornstein
Location: NE/Cor. Liberth Road and Blair Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for doctors office

Acres: 0.31
District: 2nd

Dear Mr. Hammond:

Access to this site should be by Blair Avenue rather than Liberty Road.

Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning Date August 31, 1983

FROM Ian J. Forrest

SUBJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

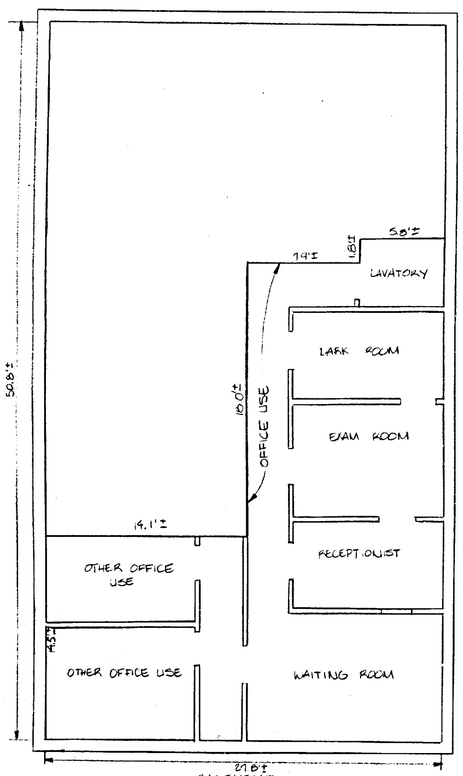
Item #35 - Garrett Leasing Associates
Item #36 - Joris & Carol Brooks
Item #38 - William F. Wilke, Inc.
Item #39 - Raymond J. & Pio J. Marocco
Item #40 - Charles & Mary Robbel
Item #41 - Calvin & Joan L. Hornstein
Item #42 - Robert D. Battista

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

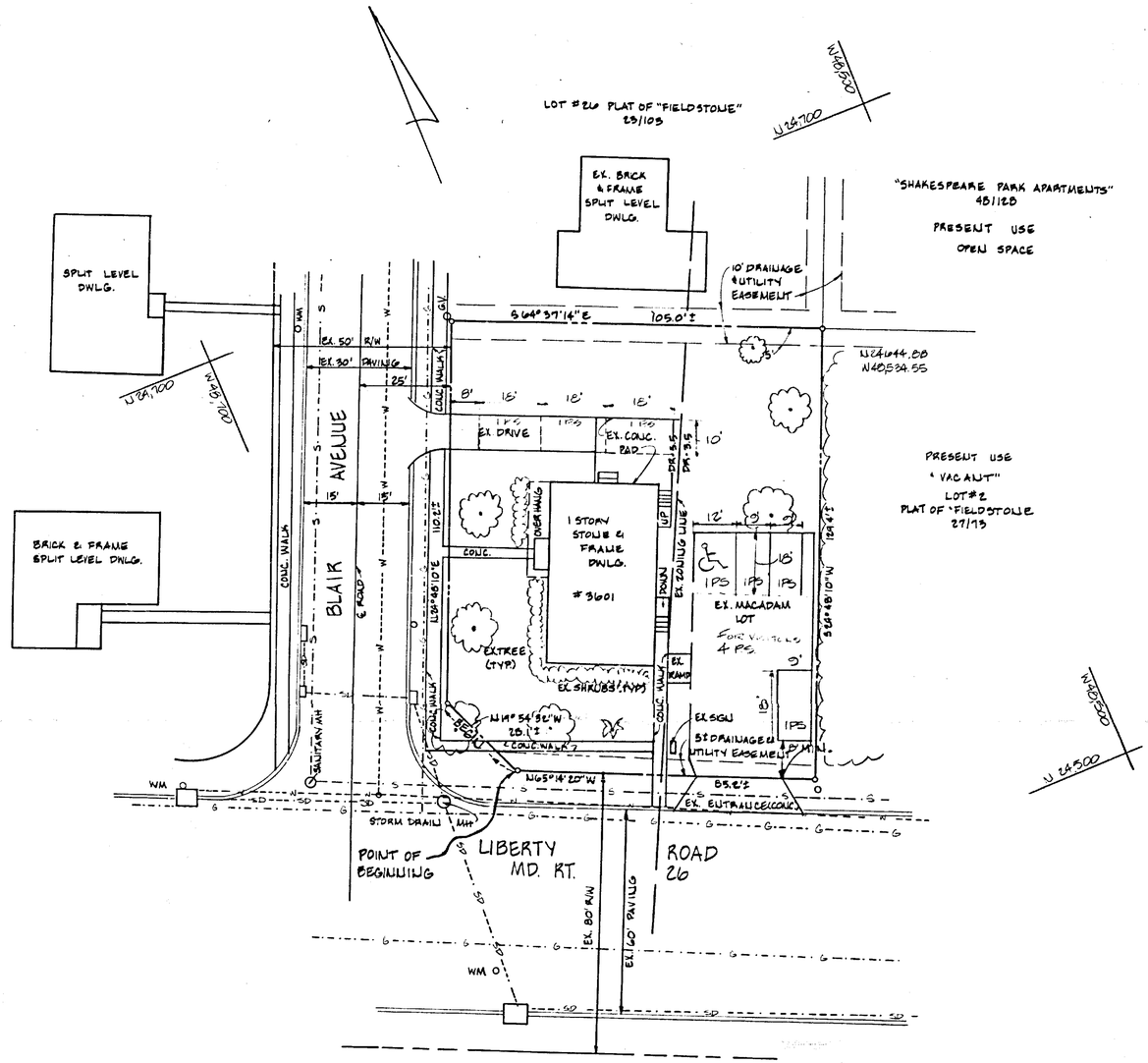
LEDGEND

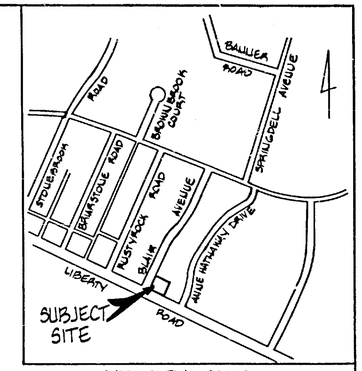
EXISTING	GAS	G
EXISTING	SANITARY	S
EXISTING	STORM DRAIN	SD
EXISTING	WATER	W



BASEMENT FLOOR PLAN
SCALE: 1"=5'±

700 SF± ALLOWED





VICINITY MAP
SCALE: 1"=500'

SITE DATA

NET AREA OF LOT	0.91AC±
EXISTING ZONING	DR3.5 & DR5.5
EXISTING USE	UN-OCCUPIED
FORMER USE	PHYSICIANS OFFICE
PROPOSED USE	PHYSICIANS OFFICE
* * PARKING REQUIRED	NONE (UNDER 5000 SF)
* PARKING PROVIDED	7
TOTAL FLOOR AREA	2824.48
OFFICE AREA (15% OF TOTAL, MAX = 700 SF) SHOWN 660 SF±	
NON RESIDENT PROFESSIONAL PERMITTED	1
OTHER NON RESIDENT EMPLOYEES PERMITTED	2

* 4 (FOR VISITORS ON LOT) & 3 IN DRIVE FOR RESIDENCE & EMPLOYEES

* * NOTE:
THIS IS NOT A MEDICAL OFFICE BY ZONING DEFINITION.
PARKING FOR MEDICAL OFFICE (1 PS/300 SF) 660÷300=3 PS REQ.

MAP 20
NW 12 C
ELECTION DISTRICT 2
D-TC 1/1
TYPE
HEAR: Cr. X
LT
FINAL
BY

PLAT TO ACCOMPANY
A ZONING PETITION
FOR A SPECIAL EXCEPTION
TO ALLOW A PHYSICIANS OFFICE
AS LIMITED UNDER 1B01.1.C.9B(BC2R)
IN A DR3.5 AND A DR5.5 ZONE
FOR #3601 BLAIR AVENUE

BALTO. CO., MD.
SCALE: 1"=20'

ELECT. DIST. # 2
JULY 29, 1983

ITEM #41

ENGINEER

GEORGE W. STEPHENS, JR.
AND ASSOCIATES
303 ALLEGHENY AVE.
TOWSON, MARYLAND 21204

STATE OF MARYLAND JOHN STRONG SMITH No. 10010 REGISTERED PROFESSIONAL ENGINEER

APPLICANT & CONTRACT PURCHASER

MR. CEASER V. JAVERO
C/O MR. SHELDON FRIEDMAN
2400 YORK ROAD
TIMONIUM, MARYLAND 21093

OWNER

DE CALVIN P. HORNSTEIN
3016/19

P.U. 4859

PETITION FOR SPECIAL EXCEPTION 84-105-X

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 use as a medical office. (Doctor's Office)

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.

~~Petit~~ Purchaser agrees to pay all of above expenses.

I/We 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):
Cesar Valle Cavero (Type or Print Name)	Calvin Hornstein (Type or Print Name)
Signature	Signature
5310 Old Court Road Address	Joan L. Hornstein (Type or Print Name)
Randallstown, Maryland 21133 City and State	Signature
Attorney for Petitioner:	Item 41
SHELDON E. FRIEDMAN (Type or Print Name)	2114 Parker Plaza Address Phone No.
Signature	2030 South Ocean Drive Hallandale, Florida 33009 City and State
Suite 200, 2400 York Road Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Timonium Maryland 21093 City and State	SHELDON E. FRIEDMAN Name
Attorney's Telephone No.: 561-0405	Suite 200 2400 York Road 561-0405 Address Timonium Md 21093 Phone No.

ORDER RECEIVED FOR FILING DATE ____ BY ____

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of August, 1983, 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 19th day of October, 1983, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

Calvin Hornstein, et ux 84-105-X NE/corner of Liberty Rd. and Blair Avenue 2nd

84-105-X

RE: PETITION FOR SPECIAL EXCEPTION
NE Corner of Liberty Rd. and Blair Ave., 2nd District

CALVIN HORNSTEIN, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 84-105-X

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
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 3rd day of October, 1983, a copy of the foregoing Order was mailed to Sheldon E. Friedman, Esquire, Suite 200, 2400 York Road, Timonium, MD 21093, Attorney for Petitioners; and Cesar Valle Cavero, M.D., 5310 Old Court Road, Randallstown, MD 21133, Contract Purchaser.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cdo

Nicholas B. Commodari
Chairman

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

October 13, 1983

Sheldon E. Friedman, Esquire
Suite 200, 2400 York Road
Timonium, Maryland 21093

RE: Item No. 41 - Case No. 84-105-X
Petitioner - Calvin Hornstein, et ux
Special Exception Petition

Dear Mr. Friedman:

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 clients' proposal to convert part of the existing dwelling to a doctor's office, this hearing is required. As you are aware, the dwelling must be the "bona fide residence" of the doctor.

For further information on the comments from the Department of Permits & Licenses, 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. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:nr
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

September 15, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #41 (1983-1984)
Property Owner: Calvin & Joan Hornstein
N/E corner Liberty Rd. and Blair Ave.
Acres: 0.31 District: 2nd

10

Dear Mr. Jablon:

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:

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

Baltimore County highway and utility improvements exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 41 (1983-1984).

Very truly yours,

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

RAM:EAM:FWR:ss

P-SW Key Sheet
25 NW 33 Pos. Sheet
NW 7 I Topo
77 Tax Map

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

August 22, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 8-9-83
ITEM: #41
Property Owner: Calvin & Joan L. Hornstein
Location: N/E corner Liberty Rd. (Route 26) & Blair Ave.
Proposed Zoning: Special
Existing Zoning: D.R.
Proposed Zoning: Special Exception for Doctor's Office
Acres: 0.31
District: 2nd

Dear Mr. Hammond:

On review of the site plan of 7-29-83 and field inspection, the State Highway Administration offers the following comments.

The plan shows an existing depressed access on Route 26 Liberty Road. The proposed parking space located on the east side of the entrance should be eliminated.

The plan shows no parking required under 5000 sq. ft. and this proposed elimination of one parking space would improve access and egress at the Liberty Road entrance.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

Enclosure

cc: Mr. J. Ogle

My telephone number is (301)659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

STEPHEN E. COLLINS
DIRECTOR

September 1, 1983

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

Item No. 41 -ZAC- Meeting of August 9, 1983
Property Owner: Calvin and Joan L. Hornstein
Location: NE/Cor. Liberth Road and Blair Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for doctors office

Acres: 0.31
District: 2nd

Dear Mr. Hammond:

Access to this site should be by Blair Avenue rather than Liberty Road.

Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning Date August 31, 1983

FROM Ian J. Forrest

SUBJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

Item #35 - Garrett Leasing Associates
Item #36 - Joris & Carol Brooks
Item #38 - William F. Wilke, Inc.
Item #39 - Raymond J. & Pio J. Marocco
Item #40 - Charles & Mary Robbel
Item #41 - Calvin & Joan L. Hornstein
Item #42 - Robert D. Battista

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

Pursuant to the advertisement, posting of property, a public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

September 22, 1983

Sheldon E. Friedman, Esquire
Suite 200
2400 York Road
Timonium, Maryland 21093

NOTICE OF HEARING

Re: Petition for Special Exception
NE/corner of Liberty Road and Blair Avenue
Calvin Hornstein, et ux - Petitioners
Case No. 84-105-X

TIME: 11:00 A.M.

DATE: Wednesday, October 19, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Cesar Valle Cavero
5310 Old Court Road
Randallstown, Maryland 21133

Zoning Commissioner
of Baltimore County

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

No. 119357

DATE 7/23/83 ACCOUNT R-01-615-000

AMOUNT $100

RECEIVED FROM: Sheldon Friedman

FOR: Special Exception
Item 41

C 040****100001b 5296A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED ZALESKI, JR.
DIRECTOR

September 20, 1983

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

Dear Mr. Hammond

Comments on Item # 41 Zoning Advisory Committee Meeting
are as follows:

Property Owner: Calvin & Joan L. Hornstein
Location: NE/Cor. Liberty Road and Blair Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for doctors office.

Acres: 0.31
District: 2nd

The items checked below are applicable:

A. All structure shall conform to the ... more County Building Code 1981/ Council Bill 1-82 State of Maryland ... for the Handicapped and Aged; and other applicable Codes.

B. A building/and other miscellaneous permits 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. 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 lines. A firewall is required if construction is on the lot line, See Table 401, line 2, 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

X I. Comments: If not already acquired, a Change of Use permit from Residential (R-3) to mixed uses, R-3 plus Business shall be required. Floor plans showing complete layout, exits, fire separations and ratings plus professional engineer's certification of floor to support of area loading of 50# per sq. ft. shall be required. See Section 1405.4.3 and Table 503.2 for possible code applications.

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., 21204

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland — 21204

Date: August 4, 1983

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

Z.A.C. Meeting of: August 9, 1983

RE: Item No: 35, 36, 37, 38, 39, 40, 41 & 42
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

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

ARNOLD JABLON
ZONING COMMISSIONER

October 26, 1983

Sheldon E. Friedman, Esquire
Suite 200, 2400 York Road
Timonium, Maryland 21093-2279

IN RE: Petition Special Exception
NE/corner of Liberty Road and
Blair Avenue - 2nd Election
District
Calvin Hornstein, et ux,
Petitioners
Case No. 84-105-X

Dear Mr. Friedman:

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

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

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

Mr. David Harris
3600 Blair Avenue
Randallstown, Maryland 21133

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION
2nd Election District

ZONING: Petition for Special Exception
LOCATION: Northeast corner of Liberty Road and Blair Avenue
DATE & TIME: Wednesday, October 19, 1983 at 11:00 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 Exception for a use as a medical office doctor's office.

All that parcel of land in the Second District of Baltimore County, Point of beginning being the north east corner of Liberty Road and Blair Avenue at the intersection of their right-of-way lines.

Thence:
1) North 19° 54' 32" West 28.1 feet ±
2) North 24° 48' 10" East 110.2 feet ±
3) South 64° 37' 14" East 105.0 feet ±
4) South 24° 48' 10" West 129.4 feet ±
5) North 65° 14' 20" West 85.2 feet ±
To the place of beginning.

Containing 0.31 acre of land more or less as shown on plat plan filed with the Zoning Commissioner.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of
Arnold Jablon
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

48696

Pikesville, Md., Sept. 28 19 83

...IFY, that the annexed advertisment
... the NORTHWEST STAR, a weekly
...hed in Pikesville, Baltimore
... before the 19th day of
...19 83
...tion appearing on the
...ay of Sept., 19 83
...ation appearing on the
... of _____, 19____
...ion appearing on the
... of _____, 19____

THE NORTHWEST STAR

Manager

Cost of Advertisement $28.00

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

ARNOLD JABLON
ZONING COMMISSIONER

October 3, 1983

Sheldon E. Friedman, Esquire
Suite 200 - 2400 York Road
Timonium, Maryland 21093

Re: Petition for Special Exception
NE/cor. Liberty Rd. & Blair Avenue
Calvin Hornstein, et ux - Petitioners
Case No. 84-105-X

Dear Mr. Friedman:

This is to advise you that $49.00 is due for advertising of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

ARNOLD JABLON
Zoning Commissioner

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

No. 121569

DATE 10/13/83 ACCOUNT R-01-615-000

AMOUNT $49.00

RECEIVED FROM: Sheldon E. Friedman, Esquire

FOR: Advertising & Posting Case #84-105-X
(Calvin Hornstein, et ux)

C 010****49001b 8136A

VALIDATION OR SIGNATURE OF CASHIER

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

June 27, 1983

Description to Accompany a Zoning Petition
for a Special Exception to Allow a Physicians
Office as Limited under 1B01.1.C.9B (BCZR)
In a DR 3.5 and a DR 5.5 Zone for #3601
Blair Avenue

Point of beginning being the north east corner of Liberty Road and Blair Avenue at the intersection of their right-of-way lines.

Thence:

1) North 19° 54' 32" West 28.1 feet ±

2) North 24° 48' 10" East 110.2 feet ±

3) South 64° 37' 14" East 105.0 feet ±

4) South 24° 48' 10" West 129.4 feet ±

5) North 65° 14' 20" West 85.2 feet ±

To the place of beginning.

Containing 0.31 Acres of Land more or less.

NOTE: THIS DESCRIPTION FOR ZONING PURPOSES ONLY.

STATE OF MARYLAND
JOHN STRONG STEPHENS
No. 3076
REGISTERED
PROFESSIONAL ENGINEER

JAN 3 1984

PETITION FOR SPECIAL EXCEPTION

2nd Election District

ZONING:	Petition for Special Exception
LOCATION:	Northeast corner of Liberty Road and Blair Avenue
DATE & TIME:	Wednesday, October 19, 1983 at 11:00 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 Exception for a use as a medical office (doctor's office)

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

Being the property of Calvin Hornstein, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

83-273-A
NG-NG-C

Friedman & Meinster
Attorneys at Law
Suite 200
2400 York Road
Timonium, Maryland 21093-2279
301-561-0405

SHELDON E. FRIEDMAN, P.A.*
ANN GAIL MEINSTER*+
J. BARRY MEINSTER*

MARK T. SILLIKER‡
JOHN A. ADAMS*

MEMBER
*MARYLAND BAR
+ CALIFORNIA BAR
‡PENNSYLVANIA BAR

BALTIMORE CITY OFFICE
222 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202

September 26, 1983

Zoning Commissioner of Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson Maryland 21204

RE: Petition for Special Exception
NE/corner of Liberty Road and Blair Avenue
Calvin Hornstein, et ux -
Petitioners
Case No: 84-105-X
Hearing Date: 10/19/83

Dear Mr. Commissioner:

I respectfully request a postponement on the above hearing as I have a jury trial in Towson that day that has been scheduled for some time. Please advise as soon as a new hearing date can be scheduled.

Thanking you for your courtesy and cooperation.

Very truly yours,

SHELDON E. FRIEDMAN

SEF:pmc
cc: Cesar Valle Cavero
5310 Old Court Road
Randallstown Md 21133

SEP 27 AM

83-273-A
NG-NG-C-NG

Friedman & Meinster
Attorneys at Law
Suite 200
2400 York Road
Timonium, Maryland 21093-2279
301-561-0405

SHELDON E. FRIEDMAN, P.A.*
ANN GAIL MEINSTER*+
J. BARRY MEINSTER*

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JOHN A. ADAMS*

MEMBER
*MARYLAND BAR
+ CALIFORNIA BAR
‡PENNSYLVANIA BAR

BALTIMORE CITY OFFICE
222 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202

OCT 24 AM

October 21, 1983

Zoning Commissioner
of Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
NE/corner of Liberty Road and Blair Avenue
Calvin Hornstein, et ux,
Petitioners
Case No. 84-105 X

Dear Mr. Commissioner:

Please withdraw our Petition for Zoning in the above entitled matter. The deal has fallen through and we do not want to advertise or post it again in order not to incur further expense.

Thank you for your attention to this matter.

Very truly yours,

Sheldon E. Friedman

SEF/crk

IN RE: PETITION SPECIAL EXCEPTION NE/corner of Liberty Road and Blair Avenue - 2nd Election District Calvin Hornstein, et ux, Petitioners	▪	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 84-105-X

FINDINGS OF ACT AND CONCLUSIONS OF LAW

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of October, 1983, that, based on the letter dated October 21, 1983 from Counsel for the Petitioners, the above-captioned matter be and is hereby DISMISSED with prejudice.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE October 24, 1983
BY Sue L. Garvey
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner — Date: October 7, 1983

FROM: Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT: Calvin Hornstein, 84-105-X

Assuming compliance with Section 1B01.1.C.9B, this office would not be opposed to the proposed use here. If granted, it is requested that the petitioner be required to prepare a detailed landscaping plan for submittal to and approval by the Division of Current Planning and Development. This is particularly important in that the external appearance of this use should be residential in character and in keeping with the Fieldstone development.

Norman E. Gerber for J. Hoswell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

Friedman & Meinster
Attorneys at Law
Suite 200
2400 York Road
Timonium, Maryland 21093-2279
301-561-0405

SHELDON E. FRIEDMAN, P.A.*
ANN GAIL MEINSTER*+
J. BARRY MEINSTER*

MARK T. SILLIKER‡
JOHN A. ADAMS*

MEMBER
*MARYLAND BAR
+ CALIFORNIA BAR
‡PENNSYLVANIA BAR

BALTIMORE CITY OFFICE
222 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202

October 10, 1983

Mrs. January
Zoning Commissioner's office of
Baltimore County
111 West Chesapeake Avenue
Towson Maryland 21204

RE: Petition for Special Exception
NE/corner of Liberty Road and Blair Avenue
Calvin Hornstein, et. ux-
Petitioners
Case No: 84-105 X
Hearing Date: 10/19/83

Dear Mrs. January:

In accordance with your request, enclosed is a copy of the Court Assignment on the case that is scheduled the same day as the above zoning hearing. We will arrange to have someone there to request a ponstponement on October 19, 1983.

The advertising fee was sent to you on October 6, 1983.

Very truly yours,

SHELDON E. FRIEDMAN

SEF:pmc
Encl.

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

ARNOLD JABLON
ZONING COMMISSIONER

October 3, 1983

Sheldon E. Friedman, Esquire
Suite 200 - 2400 York Road
Timonium, Maryland 21093

Re: Petition for Special Exception
NE/cor. Liberty Rd. & Blair Avenue
Calvin Hornstein, et ux - Petitioners
Case No. 84-105-X

Dear Mr. Friedman:

This is to advise you that $49.00 is due for advertising of the above property. This fee must be paid before an Order is issued.

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Sincerely,

ARNOLD JABLON
Zoning Commissioner

SHELDON E. FRIEDMAN, P.A.
ATTORNEY AT LAW
222 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202

4177

PAY TO THE ORDER OF Baltimore County $ 49.00

Forty Nine ... DOLLARS

THE CARROLLTON BANK OF BALTIMORE

⑈004177⑈ ⑆052000773⑆ 03: 13308⑈

Form O-4

Jobl Adams — 494-3880
Assignment Commissioner
Settlement Court

Matt Harris — 494-2662
Master Assignment Clerk
Medical Records

TO: Sheldon E. Friedman, Esq.
Robert G. King, Esq.

CIRCUIT COURT FOR BALTIMORE COUNTY
ASSIGNMENT OFFICE
COUNTY COURTS BUILDING
401 Bosley Avenue
P.O. Box 6754
Towson, Maryland 21204-0754

August 15, 1983

Kathy Rushton — 494-2660
Assignment Clerk — Motions
Marcia Fennell
Assistant Clerk Typist

Irene Summers — 494-2661
Assignment Clerk — Non-Jury/Jury — Motions
Freddie Grove
Assistant Clerk Typist

RE: Jury law - 104778 - GESTIDO ET. AL. VS. MEADOWCROFT

HEARING DATE: WEDNESDAY, OCTOBER 19, 1983, 09:30 A.M.

ON THE FOLLOWING: HEARTS - 2 Days

UPON RECEIPT OF THIS NOTICE: Counsel shall contact each other immediately to conform calendars. Claim of not receiving notice will not constitute reason for postponement.

POSTPONEMENTS: If the above date is not agreeable to any counsel, a request for a postponement MUST BE MADE IN WRITING to the Assignment Office AS SOON AS POSSIBLE, with a copy to all counsel involved. POSTPONEMENTS WITHIN 15 DAYS OF TRIAL must be made to the attention of the Director of Courts Assignments - Joyce Grimm - 494-3587.

SETTLEMENT CONFERENCES: All counsel must secure the attendance of all parties necessary to effect a binding settlement, including clients and insurance representatives. THERE WILL BE NO EXCEPTIONS PER ORDER OF JUDGE FRANK E. CICONE. Please direct all inquiries to the attention of Judy Adams.

SETTLEMENTS: If settlement is reached prior to the hearing date, the Assignment Office must be notified immediately. All settlements must be put on the record or be order of satisfaction filed prior to trial.

JAN 3 ...

Sheldon E. Friedman, Esquire
Suite 200, 2400 York Road
Timonium, Md. 21093

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
9th day of August, 1983.

ARNOLD JABLON
Zoning Commissioner

Petitioner Calvin Hornstein, et ux
Petitioner's Attorney Sheldon E. Friedman, Esq.

Received by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

2nd 84-105-X

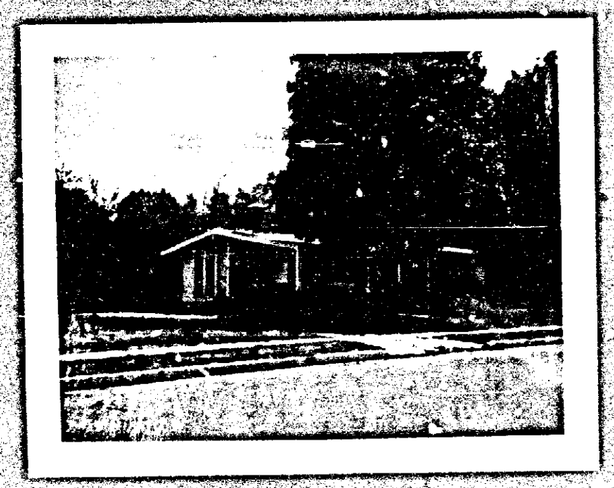
Location: NE/corner of Liberty Rd. & Blair Ave.

Hearing: Wednesday, October 19, 1983 at 11:00 A.M.

Special Exception for medical office (doctor's office)

Calvin Hornstein, et ux - Petitioners

1 sign ✓



84-105-X

PETITION FOR SPECIAL EXCEPTION
2nd Election District

ZONING: Petition for Special Exception
LOCATION: Northeast corner of Liberty Road and Blair Avenue
DATE & TIME: Wednesday, October 19, 1983 at 11:00 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 Exception for a use as a medical office (doctor's office)

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

Point of beginning being the northeast corner of Liberty Road and Blair Avenue at the intersection of their right-of-way lines.

Thence:
1) North 19° 54' 32" West 28.1 feet ±; 3) North 24° 48' 10" East 110.3 feet ±; 3) South 64° 37' 14" East 165.0 feet ±; 4) South 24° 48' 10" West 129.4 feet ±; 5) North 65° 14' 20" West 85.2 feet±; to the place of beginning.

Containing 0.31 Acres of Land more or less.

Being the property of Calvin Hornstein, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

Sept. 29.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 29, 1983

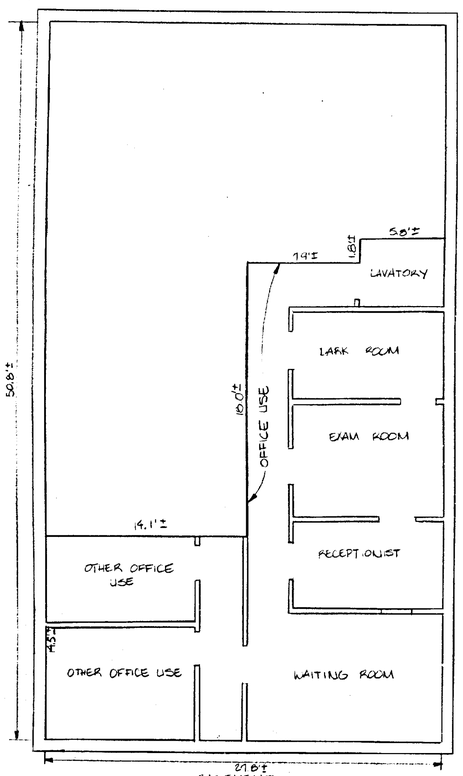
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of one time ~~successive weeks~~ before the 19th day of October, 1983, the ~~first~~ publication appearing on the 29th day of September 1983.

THE JEFFERSONIAN,
L. Frank Struchen
Manager.

Cost of Advertisement, $ 21.00

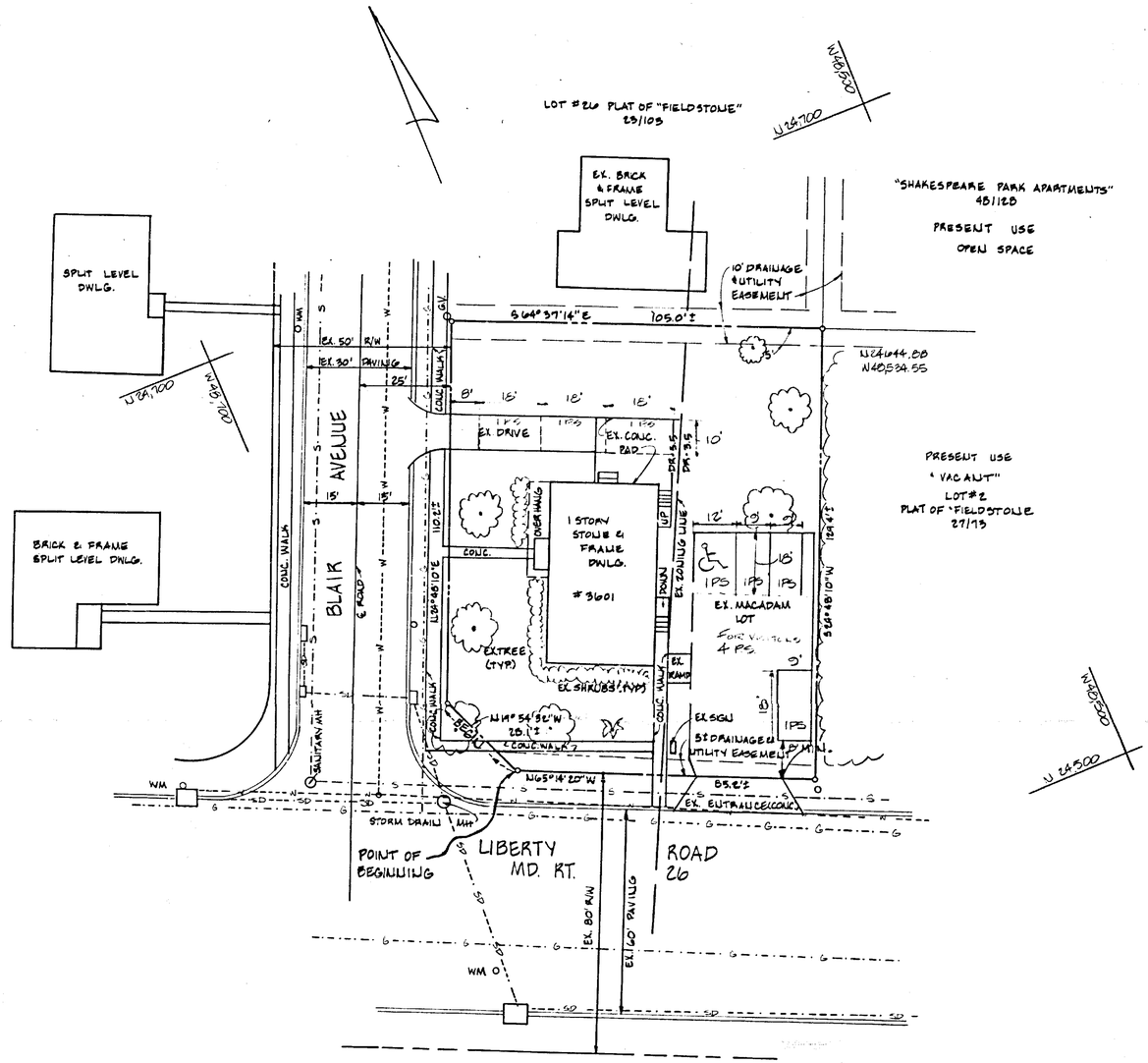
LEDGEND

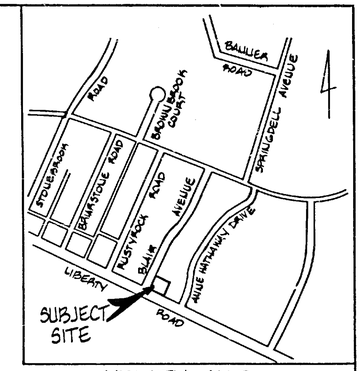
EXISTING	GAS	G
EXISTING	SANITARY	S
EXISTING	STORM DRAIN	SD
EXISTING	WATER	W



BASEMENT FLOOR PLAN
SCALE: 1"=5'±

700 SF± ALLOWED





VICINITY MAP
SCALE: 1"=500'

SITE DATA

NET AREA OF LOT	0.91AC±
EXISTING ZONING	DR3.5 & DR5.5
EXISTING USE	UN-OCCUPIED
FORMER USE	PHYSICIANS OFFICE
PROPOSED USE	PHYSICIANS OFFICE
* * PARKING REQUIRED	NONE (UNDER 5000 SF)
* PARKING PROVIDED	7
TOTAL FLOOR AREA	2824.48
OFFICE AREA (15% OF TOTAL, MAX = 700 SF) SHOWN 660 SF±	
NON RESIDENT PROFESSIONAL PERMITTED	1
OTHER NON RESIDENT EMPLOYEES PERMITTED	2

* 4 (FOR VISITORS ON LOT) & 3 IN DRIVE FOR RESIDENCE & EMPLOYEES

* * NOTE:
THIS IS NOT A MEDICAL OFFICE BY ZONING DEFINITION.
PARKING FOR MEDICAL OFFICE (1 PS/300 SF) 660÷300=3 PS REQ.

MAP 20
NW 12 C
ELECTION DISTRICT 2
D-TC 1/1
TYPE
HEAR: Cr. X
LT
FINAL
BY

PLAT TO ACCOMPANY
A ZONING PETITION
FOR A SPECIAL EXCEPTION
TO ALLOW A PHYSICIANS OFFICE
AS LIMITED UNDER 1B01.1.C.9B(BC2R)
IN A DR3.5 AND A DR5.5 ZONE
FOR #3601 BLAIR AVENUE

BALTO. CO., MD.
SCALE: 1"=20'

ELECT. DIST. # 2
JULY 29, 1983

ITEM #41

ENGINEER

GEORGE W. STEPHENS, JR.
AND ASSOCIATES
303 ALLEGHENY AVE.
TOWSON, MARYLAND 21204

STATE OF MARYLAND JOHN STRONG SMITH No. 10010 REGISTERED PROFESSIONAL ENGINEER

APPLICANT & CONTRACT PURCHASER

MR. CEASER V. JAVERO
C/O MR. SHELDON FRIEDMAN
2400 YORK ROAD
TIMONIUM, MARYLAND 21093

OWNER

DE CALVIN P. HORNSTEIN
3016/19

P.U. 4859

Pursuant to the advertisement, posting of property, a public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

September 22, 1983

Sheldon E. Friedman, Esquire
Suite 200
2400 York Road
Timonium, Maryland 21093

NOTICE OF HEARING

Re: Petition for Special Exception
NE/corner of Liberty Road and Blair Avenue
Calvin Hornstein, et ux - Petitioners
Case No. 84-105-X

TIME: 11:00 A.M.

DATE: Wednesday, October 19, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Cesar Valle Cavero
5310 Old Court Road
Randallstown, Maryland 21133

Zoning Commissioner
of Baltimore County

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

No. 119357

DATE 7/23/83 ACCOUNT R-01-615-000

AMOUNT $100

RECEIVED FROM: Sheldon Friedman

FOR: Special Exception
Item 41

C 040****100001b 5296A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED ZALESKI, JR.
DIRECTOR

September 20, 1983

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

Dear Mr. Hammond

Comments on Item # 41 Zoning Advisory Committee Meeting
are as follows:

Property Owner: Calvin & Joan L. Hornstein
Location: NE/Cor. Liberty Road and Blair Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for doctors office.

Acres: 0.31
District: 2nd

The items checked below are applicable:

A. All structure shall conform to the ... more County Building Code 1981/ Council Bill 1-82 State of Maryland ... for the Handicapped and Aged; and other applicable Codes.

B. A building/and other miscellaneous permits 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. 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 lines. A firewall is required if construction is on the lot line, See Table 401, line 2, 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

X I. Comments: If not already acquired, a Change of Use permit from Residential (R-3) to mixed uses, R-3 plus Business shall be required. Floor plans showing complete layout, exits, fire separations and ratings plus professional engineer's certification of floor to support of area loading of 50# per sq. ft. shall be required. See Section 1405.4.3 and Table 503.2 for possible code applications.

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., 21204

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland — 21204

Date: August 4, 1983

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

Z.A.C. Meeting of: August 9, 1983

RE: Item No: 35, 36, 37, 38, 39, 40, 41 & 42
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

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

ARNOLD JABLON
ZONING COMMISSIONER

October 26, 1983

Sheldon E. Friedman, Esquire
Suite 200, 2400 York Road
Timonium, Maryland 21093-2279

IN RE: Petition Special Exception
NE/corner of Liberty Road and
Blair Avenue - 2nd Election
District
Calvin Hornstein, et ux,
Petitioners
Case No. 84-105-X

Dear Mr. Friedman:

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

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

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

Mr. David Harris
3600 Blair Avenue
Randallstown, Maryland 21133

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION
2nd Election District

ZONING: Petition for Special Exception
LOCATION: Northeast corner of Liberty Road and Blair Avenue
DATE & TIME: Wednesday, October 19, 1983 at 11:00 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 Exception for a use as a medical office doctor's office.

All that parcel of land in the Second District of Baltimore County, Point of beginning being the north east corner of Liberty Road and Blair Avenue at the intersection of their right-of-way lines.

Thence:
1) North 19° 54' 32" West 28.1 feet ±
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By Order of
Arnold Jablon
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

48696

Pikesville, Md., Sept. 28 19 83

...IFY, that the annexed advertisment
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... before the 19th day of
...19 83
...tion appearing on the
...ay of Sept., 19 83
...ation appearing on the
... of _____, 19____
...ion appearing on the
... of _____, 19____

THE NORTHWEST STAR

Manager

Cost of Advertisement $28.00

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

ARNOLD JABLON
ZONING COMMISSIONER

October 3, 1983

Sheldon E. Friedman, Esquire
Suite 200 - 2400 York Road
Timonium, Maryland 21093

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NE/cor. Liberty Rd. & Blair Avenue
Calvin Hornstein, et ux - Petitioners
Case No. 84-105-X

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Sincerely,

ARNOLD JABLON
Zoning Commissioner

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

No. 121569

DATE 10/13/83 ACCOUNT R-01-615-000

AMOUNT $49.00

RECEIVED FROM: Sheldon E. Friedman, Esquire

FOR: Advertising & Posting Case #84-105-X
(Calvin Hornstein, et ux)

C 010****49001b 8136A

VALIDATION OR SIGNATURE OF CASHIER

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

June 27, 1983

Description to Accompany a Zoning Petition
for a Special Exception to Allow a Physicians
Office as Limited under 1B01.1.C.9B (BCZR)
In a DR 3.5 and a DR 5.5 Zone for #3601
Blair Avenue

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3) South 64° 37' 14" East 105.0 feet ±

4) South 24° 48' 10" West 129.4 feet ±

5) North 65° 14' 20" West 85.2 feet ±

To the place of beginning.

Containing 0.31 Acres of Land more or less.

NOTE: THIS DESCRIPTION FOR ZONING PURPOSES ONLY.

STATE OF MARYLAND
JOHN STRONG STEPHENS
No. 3076
REGISTERED
PROFESSIONAL ENGINEER

JAN 3 1984

PETITION FOR SPECIAL EXCEPTION

2nd Election District

ZONING:	Petition for Special Exception
LOCATION:	Northeast corner of Liberty Road and Blair Avenue
DATE & TIME:	Wednesday, October 19, 1983 at 11:00 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 Exception for a use as a medical office (doctor's office)

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

Being the property of Calvin Hornstein, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

83-273-A
NG-NG-C

Friedman & Meinster
Attorneys at Law
Suite 200
2400 York Road
Timonium, Maryland 21093-2279
301-561-0405

SHELDON E. FRIEDMAN, P.A.*
ANN GAIL MEINSTER*+
J. BARRY MEINSTER*

MARK T. SILLIKER‡
JOHN A. ADAMS*

MEMBER
*MARYLAND BAR
+ CALIFORNIA BAR
‡PENNSYLVANIA BAR

BALTIMORE CITY OFFICE
222 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202

September 26, 1983

Zoning Commissioner of Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson Maryland 21204

RE: Petition for Special Exception
NE/corner of Liberty Road and Blair Avenue
Calvin Hornstein, et ux -
Petitioners
Case No: 84-105-X
Hearing Date: 10/19/83

Dear Mr. Commissioner:

I respectfully request a postponement on the above hearing as I have a jury trial in Towson that day that has been scheduled for some time. Please advise as soon as a new hearing date can be scheduled.

Thanking you for your courtesy and cooperation.

Very truly yours,

SHELDON E. FRIEDMAN

SEF:pmc
cc: Cesar Valle Cavero
5310 Old Court Road
Randallstown Md 21133

SEP 27 AM

83-273-A
NG-NG-C-NG

Friedman & Meinster
Attorneys at Law
Suite 200
2400 York Road
Timonium, Maryland 21093-2279
301-561-0405

SHELDON E. FRIEDMAN, P.A.*
ANN GAIL MEINSTER*+
J. BARRY MEINSTER*

MARK T. SILLIKER‡
JOHN A. ADAMS*

MEMBER
*MARYLAND BAR
+ CALIFORNIA BAR
‡PENNSYLVANIA BAR

BALTIMORE CITY OFFICE
222 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202

OCT 24 AM

October 21, 1983

Zoning Commissioner
of Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
NE/corner of Liberty Road and Blair Avenue
Calvin Hornstein, et ux,
Petitioners
Case No. 84-105 X

Dear Mr. Commissioner:

Please withdraw our Petition for Zoning in the above entitled matter. The deal has fallen through and we do not want to advertise or post it again in order not to incur further expense.

Thank you for your attention to this matter.

Very truly yours,

Sheldon E. Friedman

SEF/crk

IN RE: PETITION SPECIAL EXCEPTION NE/corner of Liberty Road and Blair Avenue - 2nd Election District Calvin Hornstein, et ux, Petitioners	▪	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 84-105-X

FINDINGS OF ACT AND CONCLUSIONS OF LAW

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of October, 1983, that, based on the letter dated October 21, 1983 from Counsel for the Petitioners, the above-captioned matter be and is hereby DISMISSED with prejudice.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE October 24, 1983
BY Sue L. Garvey
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner — Date: October 7, 1983

FROM: Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT: Calvin Hornstein, 84-105-X

Assuming compliance with Section 1B01.1.C.9B, this office would not be opposed to the proposed use here. If granted, it is requested that the petitioner be required to prepare a detailed landscaping plan for submittal to and approval by the Division of Current Planning and Development. This is particularly important in that the external appearance of this use should be residential in character and in keeping with the Fieldstone development.

Norman E. Gerber for J. Hoswell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

Friedman & Meinster
Attorneys at Law
Suite 200
2400 York Road
Timonium, Maryland 21093-2279
301-561-0405

SHELDON E. FRIEDMAN, P.A.*
ANN GAIL MEINSTER*+
J. BARRY MEINSTER*

MARK T. SILLIKER‡
JOHN A. ADAMS*

MEMBER
*MARYLAND BAR
+ CALIFORNIA BAR
‡PENNSYLVANIA BAR

BALTIMORE CITY OFFICE
222 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202

October 10, 1983

Mrs. January
Zoning Commissioner's office of
Baltimore County
111 West Chesapeake Avenue
Towson Maryland 21204

RE: Petition for Special Exception
NE/corner of Liberty Road and Blair Avenue
Calvin Hornstein, et. ux-
Petitioners
Case No: 84-105 X
Hearing Date: 10/19/83

Dear Mrs. January:

In accordance with your request, enclosed is a copy of the Court Assignment on the case that is scheduled the same day as the above zoning hearing. We will arrange to have someone there to request a ponstponement on October 19, 1983.

The advertising fee was sent to you on October 6, 1983.

Very truly yours,

SHELDON E. FRIEDMAN

SEF:pmc
Encl.

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

ARNOLD JABLON
ZONING COMMISSIONER

October 3, 1983

Sheldon E. Friedman, Esquire
Suite 200 - 2400 York Road
Timonium, Maryland 21093

Re: Petition for Special Exception
NE/cor. Liberty Rd. & Blair Avenue
Calvin Hornstein, et ux - Petitioners
Case No. 84-105-X

Dear Mr. Friedman:

This is to advise you that $49.00 is due for advertising of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

ARNOLD JABLON
Zoning Commissioner

SHELDON E. FRIEDMAN, P.A.
ATTORNEY AT LAW
222 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202

4177

PAY TO THE ORDER OF Baltimore County $ 49.00

Forty Nine ... DOLLARS

THE CARROLLTON BANK OF BALTIMORE

⑈004177⑈ ⑆052000773⑆ 03: 13308⑈

Form O-4

Jobl Adams — 494-3880
Assignment Commissioner
Settlement Court

Matt Harris — 494-2662
Master Assignment Clerk
Medical Records

TO: Sheldon E. Friedman, Esq.
Robert G. King, Esq.

CIRCUIT COURT FOR BALTIMORE COUNTY
ASSIGNMENT OFFICE
COUNTY COURTS BUILDING
401 Bosley Avenue
P.O. Box 6754
Towson, Maryland 21204-0754

August 15, 1983

Kathy Rushton — 494-2660
Assignment Clerk — Motions
Marcia Fennell
Assistant Clerk Typist

Irene Summers — 494-2661
Assignment Clerk — Non-Jury/Jury — Motions
Freddie Grove
Assistant Clerk Typist

RE: Jury law - 104778 - GESTIDO ET. AL. VS. MEADOWCROFT

HEARING DATE: WEDNESDAY, OCTOBER 19, 1983, 09:30 A.M.

ON THE FOLLOWING: HEARTS - 2 Days

UPON RECEIPT OF THIS NOTICE: Counsel shall contact each other immediately to conform calendars. Claim of not receiving notice will not constitute reason for postponement.

POSTPONEMENTS: If the above date is not agreeable to any counsel, a request for a postponement MUST BE MADE IN WRITING to the Assignment Office AS SOON AS POSSIBLE, with a copy to all counsel involved. POSTPONEMENTS WITHIN 15 DAYS OF TRIAL must be made to the attention of the Director of Courts Assignments - Joyce Grimm - 494-3587.

SETTLEMENT CONFERENCES: All counsel must secure the attendance of all parties necessary to effect a binding settlement, including clients and insurance representatives. THERE WILL BE NO EXCEPTIONS PER ORDER OF JUDGE FRANK E. CICONE. Please direct all inquiries to the attention of Judy Adams.

SETTLEMENTS: If settlement is reached prior to the hearing date, the Assignment Office must be notified immediately. All settlements must be put on the record or be order of satisfaction filed prior to trial.

JAN 3 ...

Sheldon E. Friedman, Esquire
Suite 200, 2400 York Road
Timonium, Md. 21093

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
9th day of August, 1983.

ARNOLD JABLON
Zoning Commissioner

Petitioner Calvin Hornstein, et ux
Petitioner's Attorney Sheldon E. Friedman, Esq.

Received by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

2nd 84-105-X

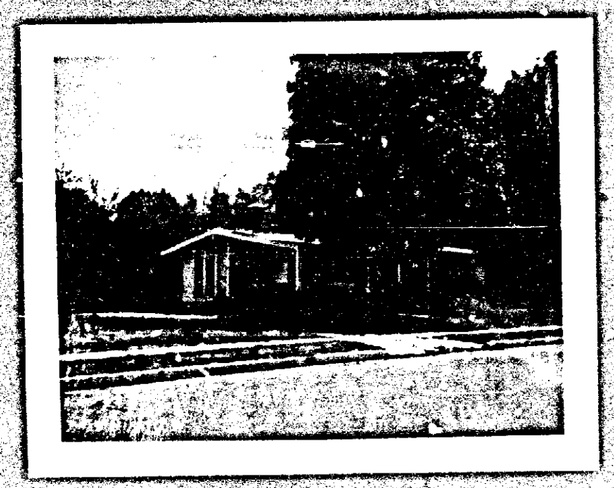
Location: NE/corner of Liberty Rd. & Blair Ave.

Hearing: Wednesday, October 19, 1983 at 11:00 A.M.

Special Exception for medical office (doctor's office)

Calvin Hornstein, et ux - Petitioners

1 sign ✓



84-105-X

PETITION FOR SPECIAL EXCEPTION
2nd Election District

ZONING: Petition for Special Exception
LOCATION: Northeast corner of Liberty Road and Blair Avenue
DATE & TIME: Wednesday, October 19, 1983 at 11:00 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 Exception for a use as a medical office (doctor's office)

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

Point of beginning being the northeast corner of Liberty Road and Blair Avenue at the intersection of their right-of-way lines.

Thence:
1) North 19° 54' 32" West 28.1 feet ±; 3) North 24° 48' 10" East 110.3 feet ±; 3) South 64° 37' 14" East 165.0 feet ±; 4) South 24° 48' 10" West 129.4 feet ±; 5) North 65° 14' 20" West 85.2 feet±; to the place of beginning.

Containing 0.31 Acres of Land more or less.

Being the property of Calvin Hornstein, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

Sept. 29.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 29, 1983

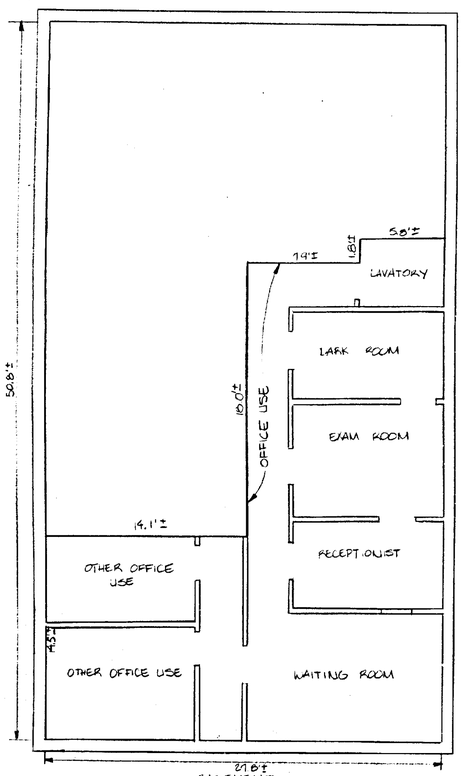
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of one time ~~successive weeks~~ before the 19th day of October, 1983, the ~~first~~ publication appearing on the 29th day of September 1983.

THE JEFFERSONIAN,
L. Frank Struchen
Manager.

Cost of Advertisement, $ 21.00

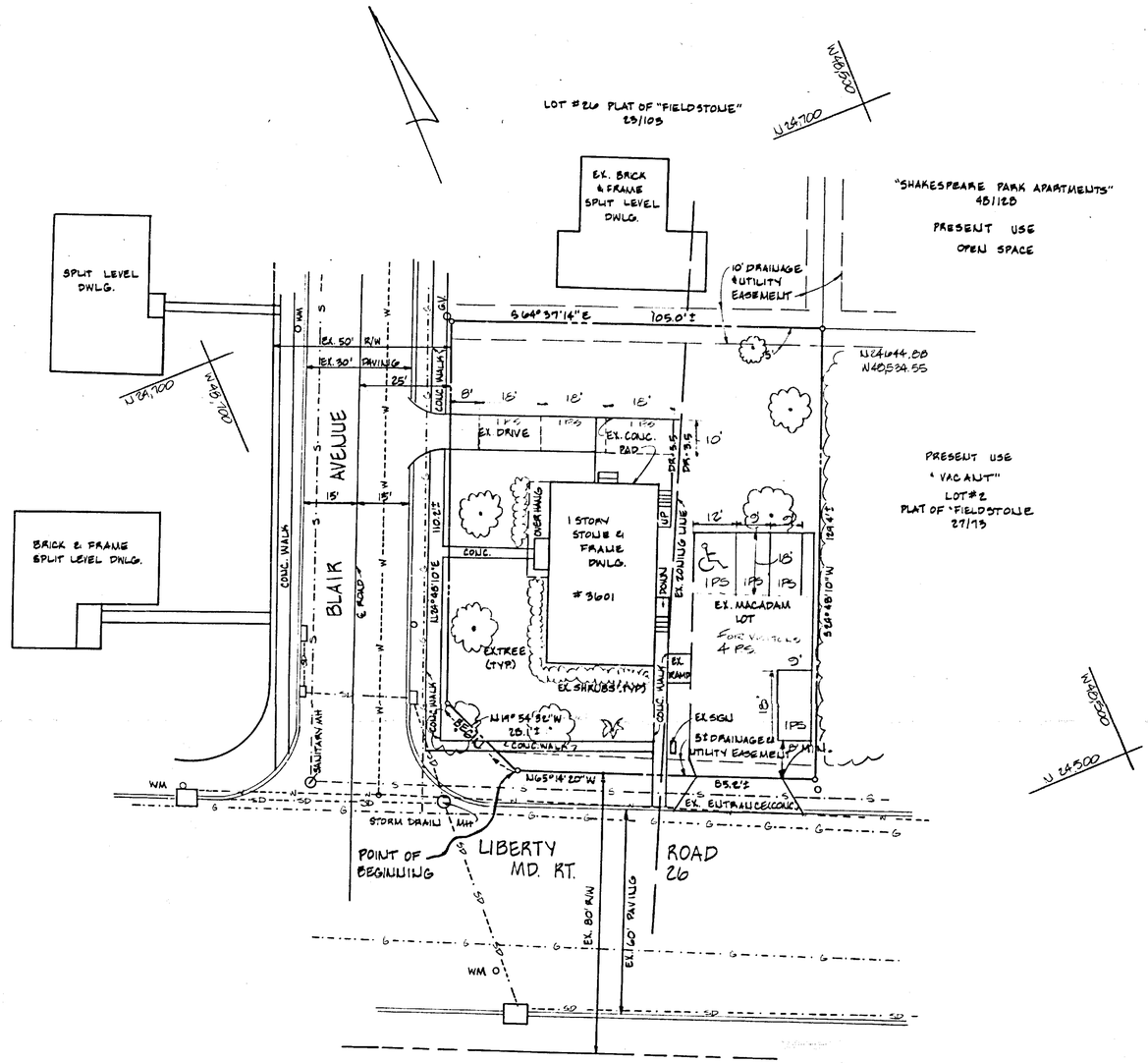
LEDGEND

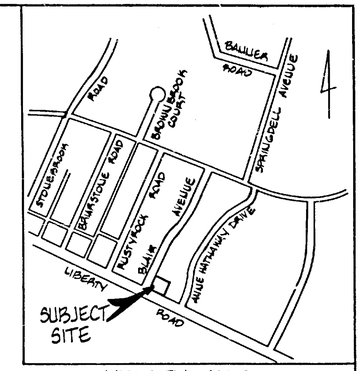
EXISTING	GAS	G
EXISTING	SANITARY	S
EXISTING	STORM DRAIN	SD
EXISTING	WATER	W



BASEMENT FLOOR PLAN
SCALE: 1"=5'±

700 SF± ALLOWED





VICINITY MAP
SCALE: 1"=500'

SITE DATA

NET AREA OF LOT	0.91AC±
EXISTING ZONING	DR3.5 & DR5.5
EXISTING USE	UN-OCCUPIED
FORMER USE	PHYSICIANS OFFICE
PROPOSED USE	PHYSICIANS OFFICE
* * PARKING REQUIRED	NONE (UNDER 5000 SF)
* PARKING PROVIDED	7
TOTAL FLOOR AREA	2824.48
OFFICE AREA (15% OF TOTAL, MAX = 700 SF) SHOWN 660 SF±	
NON RESIDENT PROFESSIONAL PERMITTED	1
OTHER NON RESIDENT EMPLOYEES PERMITTED	2

* 4 (FOR VISITORS ON LOT) & 3 IN DRIVE FOR RESIDENCE & EMPLOYEES

* * NOTE:
THIS IS NOT A MEDICAL OFFICE BY ZONING DEFINITION.
PARKING FOR MEDICAL OFFICE (1 PS/300 SF) 660÷300=3 PS REQ.

MAP 20
NW 12 C
ELECTION DISTRICT 2
D-TC 1/1
TYPE
HEAR: Cr. X
LT
FINAL
BY

PLAT TO ACCOMPANY
A ZONING PETITION
FOR A SPECIAL EXCEPTION
TO ALLOW A PHYSICIANS OFFICE
AS LIMITED UNDER 1B01.1.C.9B(BC2R)
IN A DR3.5 AND A DR5.5 ZONE
FOR #3601 BLAIR AVENUE

BALTO. CO., MD.
SCALE: 1"=20'

ELECT. DIST. # 2
JULY 29, 1983

ITEM #41

ENGINEER

GEORGE W. STEPHENS, JR.
AND ASSOCIATES
303 ALLEGHENY AVE.
TOWSON, MARYLAND 21204

STATE OF MARYLAND JOHN STRONG SMITH No. 10010 REGISTERED PROFESSIONAL ENGINEER

APPLICANT & CONTRACT PURCHASER

MR. CEASER V. JAVERO
C/O MR. SHELDON FRIEDMAN
2400 YORK ROAD
TIMONIUM, MARYLAND 21093

OWNER

DE CALVIN P. HORNSTEIN
3016/19

P.U. 4859

PETITION FOR SPECIAL EXCEPTION 84-105-X

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 use as a medical office. (Doctor's Office)

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.

~~Petit~~ Purchaser agrees to pay all of above expenses.

I/We 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):
Cesar Valle Cavero (Type or Print Name)	Calvin Hornstein (Type or Print Name)
Signature	Signature
5310 Old Court Road Address	Joan L. Hornstein (Type or Print Name)
Randallstown, Maryland 21133 City and State	Signature
Attorney for Petitioner:	Item 41
SHELDON E. FRIEDMAN (Type or Print Name)	2114 Parker Plaza Address Phone No.
Signature	2030 South Ocean Drive Hallandale, Florida 33009 City and State
Suite 200, 2400 York Road Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Timonium Maryland 21093 City and State	SHELDON E. FRIEDMAN Name
Attorney's Telephone No.: 561-0405	Suite 200 2400 York Road 561-0405 Address Timonium Md 21093 Phone No.

ORDER RECEIVED FOR FILING DATE ____ BY ____

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of August, 1983, 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 19th day of October, 1983, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

Calvin Hornstein, et ux 84-105-X NE/corner of Liberty Rd. and Blair Avenue 2nd

84-105-X

RE: PETITION FOR SPECIAL EXCEPTION
NE Corner of Liberty Rd. and Blair Ave., 2nd District

CALVIN HORNSTEIN, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 84-105-X

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
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 3rd day of October, 1983, a copy of the foregoing Order was mailed to Sheldon E. Friedman, Esquire, Suite 200, 2400 York Road, Timonium, MD 21093, Attorney for Petitioners; and Cesar Valle Cavero, M.D., 5310 Old Court Road, Randallstown, MD 21133, Contract Purchaser.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cdo

Nicholas B. Commodari
Chairman

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

October 13, 1983

Sheldon E. Friedman, Esquire
Suite 200, 2400 York Road
Timonium, Maryland 21093

RE: Item No. 41 - Case No. 84-105-X
Petitioner - Calvin Hornstein, et ux
Special Exception Petition

Dear Mr. Friedman:

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 clients' proposal to convert part of the existing dwelling to a doctor's office, this hearing is required. As you are aware, the dwelling must be the "bona fide residence" of the doctor.

For further information on the comments from the Department of Permits & Licenses, 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. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:nr
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

September 15, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #41 (1983-1984)
Property Owner: Calvin & Joan Hornstein
N/E corner Liberty Rd. and Blair Ave.
Acres: 0.31 District: 2nd

10

Dear Mr. Jablon:

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:

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

Baltimore County highway and utility improvements exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 41 (1983-1984).

Very truly yours,

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

RAM:EAM:FWR:ss

P-SW Key Sheet
25 NW 33 Pos. Sheet
NW 7 I Topo
77 Tax Map

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

August 22, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 8-9-83
ITEM: #41
Property Owner: Calvin & Joan L. Hornstein
Location: N/E corner Liberty Rd. (Route 26) & Blair Ave.
Proposed Zoning: Special
Existing Zoning: D.R.
Proposed Zoning: Special Exception for Doctor's Office
Acres: 0.31
District: 2nd

Dear Mr. Hammond:

On review of the site plan of 7-29-83 and field inspection, the State Highway Administration offers the following comments.

The plan shows an existing depressed access on Route 26 Liberty Road. The proposed parking space located on the east side of the entrance should be eliminated.

The plan shows no parking required under 5000 sq. ft. and this proposed elimination of one parking space would improve access and egress at the Liberty Road entrance.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd

Enclosure

cc: Mr. J. Ogle

My telephone number is (301)659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

STEPHEN E. COLLINS
DIRECTOR

September 1, 1983

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

Item No. 41 -ZAC- Meeting of August 9, 1983
Property Owner: Calvin and Joan L. Hornstein
Location: NE/Cor. Liberth Road and Blair Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for doctors office

Acres: 0.31
District: 2nd

Dear Mr. Hammond:

Access to this site should be by Blair Avenue rather than Liberty Road.

Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning Date August 31, 1983

FROM Ian J. Forrest

SUBJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

Item #35 - Garrett Leasing Associates
Item #36 - Joris & Carol Brooks
Item #38 - William F. Wilke, Inc.
Item #39 - Raymond J. & Pio J. Marocco
Item #40 - Charles & Mary Robbel
Item #41 - Calvin & Joan L. Hornstein
Item #42 - Robert D. Battista

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

Pursuant to the advertisement, posting of property, a public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

September 22, 1983

Sheldon E. Friedman, Esquire
Suite 200
2400 York Road
Timonium, Maryland 21093

NOTICE OF HEARING

Re: Petition for Special Exception
NE/corner of Liberty Road and Blair Avenue
Calvin Hornstein, et ux - Petitioners
Case No. 84-105-X

TIME: 11:00 A.M.

DATE: Wednesday, October 19, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Cesar Valle Cavero
5310 Old Court Road
Randallstown, Maryland 21133

Zoning Commissioner
of Baltimore County

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

No. 119357

DATE 7/23/83 ACCOUNT R-01-615-000

AMOUNT $100

RECEIVED FROM: Sheldon Friedman

FOR: Special Exception
Item 41

C 040****100001b 5296A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED ZALESKI, JR.
DIRECTOR

September 20, 1983

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

Dear Mr. Hammond

Comments on Item # 41 Zoning Advisory Committee Meeting
are as follows:

Property Owner: Calvin & Joan L. Hornstein
Location: NE/Cor. Liberty Road and Blair Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for doctors office.

Acres: 0.31
District: 2nd

The items checked below are applicable:

A. All structure shall conform to the ... more County Building Code 1981/ Council Bill 1-82 State of Maryland ... for the Handicapped and Aged; and other applicable Codes.

B. A building/and other miscellaneous permits 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. 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 lines. A firewall is required if construction is on the lot line, See Table 401, line 2, 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

X I. Comments: If not already acquired, a Change of Use permit from Residential (R-3) to mixed uses, R-3 plus Business shall be required. Floor plans showing complete layout, exits, fire separations and ratings plus professional engineer's certification of floor to support of area loading of 50# per sq. ft. shall be required. See Section 1405.4.3 and Table 503.2 for possible code applications.

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., 21204

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland — 21204

Date: August 4, 1983

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

Z.A.C. Meeting of: August 9, 1983

RE: Item No: 35, 36, 37, 38, 39, 40, 41 & 42
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

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

ARNOLD JABLON
ZONING COMMISSIONER

October 26, 1983

Sheldon E. Friedman, Esquire
Suite 200, 2400 York Road
Timonium, Maryland 21093-2279

IN RE: Petition Special Exception
NE/corner of Liberty Road and
Blair Avenue - 2nd Election
District
Calvin Hornstein, et ux,
Petitioners
Case No. 84-105-X

Dear Mr. Friedman:

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

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

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

Mr. David Harris
3600 Blair Avenue
Randallstown, Maryland 21133

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION
2nd Election District

ZONING: Petition for Special Exception
LOCATION: Northeast corner of Liberty Road and Blair Avenue
DATE & TIME: Wednesday, October 19, 1983 at 11:00 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 Exception for a use as a medical office doctor's office.

All that parcel of land in the Second District of Baltimore County, Point of beginning being the north east corner of Liberty Road and Blair Avenue at the intersection of their right-of-way lines.

Thence:
1) North 19° 54' 32" West 28.1 feet ±
2) North 24° 48' 10" East 110.2 feet ±
3) South 64° 37' 14" East 105.0 feet ±
4) South 24° 48' 10" West 129.4 feet ±
5) North 65° 14' 20" West 85.2 feet ±
To the place of beginning.

Containing 0.31 acre of land more or less as shown on plat plan filed with the Zoning Commissioner.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of
Arnold Jablon
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

48696

Pikesville, Md., Sept. 28 19 83

...IFY, that the annexed advertisment
... the NORTHWEST STAR, a weekly
...hed in Pikesville, Baltimore
... before the 19th day of
...19 83
...tion appearing on the
...ay of Sept., 19 83
...ation appearing on the
... of _____, 19____
...ion appearing on the
... of _____, 19____

THE NORTHWEST STAR

Manager

Cost of Advertisement $28.00

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

ARNOLD JABLON
ZONING COMMISSIONER

October 3, 1983

Sheldon E. Friedman, Esquire
Suite 200 - 2400 York Road
Timonium, Maryland 21093

Re: Petition for Special Exception
NE/cor. Liberty Rd. & Blair Avenue
Calvin Hornstein, et ux - Petitioners
Case No. 84-105-X

Dear Mr. Friedman:

This is to advise you that $49.00 is due for advertising of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

ARNOLD JABLON
Zoning Commissioner

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

No. 121569

DATE 10/13/83 ACCOUNT R-01-615-000

AMOUNT $49.00

RECEIVED FROM: Sheldon E. Friedman, Esquire

FOR: Advertising & Posting Case #84-105-X
(Calvin Hornstein, et ux)

C 010****49001b 8136A

VALIDATION OR SIGNATURE OF CASHIER

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

June 27, 1983

Description to Accompany a Zoning Petition
for a Special Exception to Allow a Physicians
Office as Limited under 1B01.1.C.9B (BCZR)
In a DR 3.5 and a DR 5.5 Zone for #3601
Blair Avenue

Point of beginning being the north east corner of Liberty Road and Blair Avenue at the intersection of their right-of-way lines.

Thence:

1) North 19° 54' 32" West 28.1 feet ±

2) North 24° 48' 10" East 110.2 feet ±

3) South 64° 37' 14" East 105.0 feet ±

4) South 24° 48' 10" West 129.4 feet ±

5) North 65° 14' 20" West 85.2 feet ±

To the place of beginning.

Containing 0.31 Acres of Land more or less.

NOTE: THIS DESCRIPTION FOR ZONING PURPOSES ONLY.

STATE OF MARYLAND
JOHN STRONG STEPHENS
No. 3076
REGISTERED
PROFESSIONAL ENGINEER

JAN 3 1984

PETITION FOR SPECIAL EXCEPTION

2nd Election District

ZONING:	Petition for Special Exception
LOCATION:	Northeast corner of Liberty Road and Blair Avenue
DATE & TIME:	Wednesday, October 19, 1983 at 11:00 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 Exception for a use as a medical office (doctor's office)

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

Being the property of Calvin Hornstein, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

83-273-A
NG-NG-C

Friedman & Meinster
Attorneys at Law
Suite 200
2400 York Road
Timonium, Maryland 21093-2279
301-561-0405

SHELDON E. FRIEDMAN, P.A.*
ANN GAIL MEINSTER*+
J. BARRY MEINSTER*

MARK T. SILLIKER‡
JOHN A. ADAMS*

MEMBER
*MARYLAND BAR
+ CALIFORNIA BAR
‡PENNSYLVANIA BAR

BALTIMORE CITY OFFICE
222 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202

September 26, 1983

Zoning Commissioner of Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson Maryland 21204

RE: Petition for Special Exception
NE/corner of Liberty Road and Blair Avenue
Calvin Hornstein, et ux -
Petitioners
Case No: 84-105-X
Hearing Date: 10/19/83

Dear Mr. Commissioner:

I respectfully request a postponement on the above hearing as I have a jury trial in Towson that day that has been scheduled for some time. Please advise as soon as a new hearing date can be scheduled.

Thanking you for your courtesy and cooperation.

Very truly yours,

SHELDON E. FRIEDMAN

SEF:pmc
cc: Cesar Valle Cavero
5310 Old Court Road
Randallstown Md 21133

SEP 27 AM

83-273-A
NG-NG-C-NG

Friedman & Meinster
Attorneys at Law
Suite 200
2400 York Road
Timonium, Maryland 21093-2279
301-561-0405

SHELDON E. FRIEDMAN, P.A.*
ANN GAIL MEINSTER*+
J. BARRY MEINSTER*

MARK T. SILLIKER‡
JOHN A. ADAMS*

MEMBER
*MARYLAND BAR
+ CALIFORNIA BAR
‡PENNSYLVANIA BAR

BALTIMORE CITY OFFICE
222 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202

OCT 24 AM

October 21, 1983

Zoning Commissioner
of Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
NE/corner of Liberty Road and Blair Avenue
Calvin Hornstein, et ux,
Petitioners
Case No. 84-105 X

Dear Mr. Commissioner:

Please withdraw our Petition for Zoning in the above entitled matter. The deal has fallen through and we do not want to advertise or post it again in order not to incur further expense.

Thank you for your attention to this matter.

Very truly yours,

Sheldon E. Friedman

SEF/crk

IN RE: PETITION SPECIAL EXCEPTION NE/corner of Liberty Road and Blair Avenue - 2nd Election District Calvin Hornstein, et ux, Petitioners	▪	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 84-105-X

FINDINGS OF ACT AND CONCLUSIONS OF LAW

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of October, 1983, that, based on the letter dated October 21, 1983 from Counsel for the Petitioners, the above-captioned matter be and is hereby DISMISSED with prejudice.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE October 24, 1983
BY Sue L. Garvey
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner — Date: October 7, 1983

FROM: Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT: Calvin Hornstein, 84-105-X

Assuming compliance with Section 1B01.1.C.9B, this office would not be opposed to the proposed use here. If granted, it is requested that the petitioner be required to prepare a detailed landscaping plan for submittal to and approval by the Division of Current Planning and Development. This is particularly important in that the external appearance of this use should be residential in character and in keeping with the Fieldstone development.

Norman E. Gerber for J. Hoswell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

Friedman & Meinster
Attorneys at Law
Suite 200
2400 York Road
Timonium, Maryland 21093-2279
301-561-0405

SHELDON E. FRIEDMAN, P.A.*
ANN GAIL MEINSTER*+
J. BARRY MEINSTER*

MARK T. SILLIKER‡
JOHN A. ADAMS*

MEMBER
*MARYLAND BAR
+ CALIFORNIA BAR
‡PENNSYLVANIA BAR

BALTIMORE CITY OFFICE
222 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202

October 10, 1983

Mrs. January
Zoning Commissioner's office of
Baltimore County
111 West Chesapeake Avenue
Towson Maryland 21204

RE: Petition for Special Exception
NE/corner of Liberty Road and Blair Avenue
Calvin Hornstein, et. ux-
Petitioners
Case No: 84-105 X
Hearing Date: 10/19/83

Dear Mrs. January:

In accordance with your request, enclosed is a copy of the Court Assignment on the case that is scheduled the same day as the above zoning hearing. We will arrange to have someone there to request a ponstponement on October 19, 1983.

The advertising fee was sent to you on October 6, 1983.

Very truly yours,

SHELDON E. FRIEDMAN

SEF:pmc
Encl.

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

ARNOLD JABLON
ZONING COMMISSIONER

October 3, 1983

Sheldon E. Friedman, Esquire
Suite 200 - 2400 York Road
Timonium, Maryland 21093

Re: Petition for Special Exception
NE/cor. Liberty Rd. & Blair Avenue
Calvin Hornstein, et ux - Petitioners
Case No. 84-105-X

Dear Mr. Friedman:

This is to advise you that $49.00 is due for advertising of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

ARNOLD JABLON
Zoning Commissioner

SHELDON E. FRIEDMAN, P.A.
ATTORNEY AT LAW
222 ST. PAUL PLACE
BALTIMORE, MARYLAND 21202

4177

PAY TO THE ORDER OF Baltimore County $ 49.00

Forty Nine ... DOLLARS

THE CARROLLTON BANK OF BALTIMORE

⑈004177⑈ ⑆052000773⑆ 03: 13308⑈

Form O-4

Jobl Adams — 494-3880
Assignment Commissioner
Settlement Court

Matt Harris — 494-2662
Master Assignment Clerk
Medical Records

TO: Sheldon E. Friedman, Esq.
Robert G. King, Esq.

CIRCUIT COURT FOR BALTIMORE COUNTY
ASSIGNMENT OFFICE
COUNTY COURTS BUILDING
401 Bosley Avenue
P.O. Box 6754
Towson, Maryland 21204-0754

August 15, 1983

Kathy Rushton — 494-2660
Assignment Clerk — Motions
Marcia Fennell
Assistant Clerk Typist

Irene Summers — 494-2661
Assignment Clerk — Non-Jury/Jury — Motions
Freddie Grove
Assistant Clerk Typist

RE: Jury law - 104778 - GESTIDO ET. AL. VS. MEADOWCROFT

HEARING DATE: WEDNESDAY, OCTOBER 19, 1983, 09:30 A.M.

ON THE FOLLOWING: HEARTS - 2 Days

UPON RECEIPT OF THIS NOTICE: Counsel shall contact each other immediately to conform calendars. Claim of not receiving notice will not constitute reason for postponement.

POSTPONEMENTS: If the above date is not agreeable to any counsel, a request for a postponement MUST BE MADE IN WRITING to the Assignment Office AS SOON AS POSSIBLE, with a copy to all counsel involved. POSTPONEMENTS WITHIN 15 DAYS OF TRIAL must be made to the attention of the Director of Courts Assignments - Joyce Grimm - 494-3587.

SETTLEMENT CONFERENCES: All counsel must secure the attendance of all parties necessary to effect a binding settlement, including clients and insurance representatives. THERE WILL BE NO EXCEPTIONS PER ORDER OF JUDGE FRANK E. CICONE. Please direct all inquiries to the attention of Judy Adams.

SETTLEMENTS: If settlement is reached prior to the hearing date, the Assignment Office must be notified immediately. All settlements must be put on the record or be order of satisfaction filed prior to trial.

JAN 3 ...

Sheldon E. Friedman, Esquire
Suite 200, 2400 York Road
Timonium, Md. 21093

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
9th day of August, 1983.

ARNOLD JABLON
Zoning Commissioner

Petitioner Calvin Hornstein, et ux
Petitioner's Attorney Sheldon E. Friedman, Esq.

Received by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

2nd 84-105-X

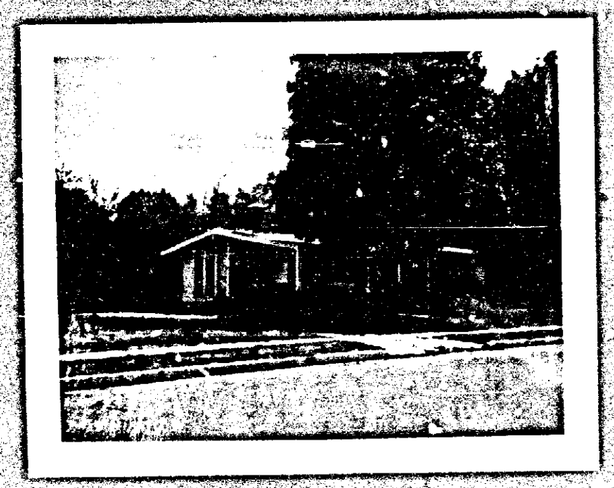
Location: NE/corner of Liberty Rd. & Blair Ave.

Hearing: Wednesday, October 19, 1983 at 11:00 A.M.

Special Exception for medical office (doctor's office)

Calvin Hornstein, et ux - Petitioners

1 sign ✓



84-105-X

PETITION FOR SPECIAL EXCEPTION
2nd Election District

ZONING: Petition for Special Exception
LOCATION: Northeast corner of Liberty Road and Blair Avenue
DATE & TIME: Wednesday, October 19, 1983 at 11:00 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:

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

Point of beginning being the northeast corner of Liberty Road and Blair Avenue at the intersection of their right-of-way lines.

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Containing 0.31 Acres of Land more or less.

Being the property of Calvin Hornstein, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

Sept. 29.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 29, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of one time ~~successive weeks~~ before the 19th day of October, 1983, the ~~first~~ publication appearing on the 29th day of September 1983.

THE JEFFERSONIAN,
L. Frank Struchen
Manager.

Cost of Advertisement, $ 21.00