

85-138-SPH 11-5-84 9-21-84 SEPTEMBER 1984

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should ~~approve~~ approve ~~the proposed use~~ determine that the proposed use will still constitute a single family dwelling.

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

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, or we, 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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

Attorney's Telephone No.:

Name

Address

City and State

Phone No.

(703) 425-5417

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of October, 1984, 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 108, County Office Building in Towson, Baltimore County, on the 15th day of November, 1984, at 9:30 o'clock A.M.

Carl Jablon

Zoning Commissioner of Baltimore County.

S.C.O.-No.1 (over)

85-138-SPH

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 2nd day of October, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Robert Richman
Petitioner's Attorney

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

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

No. 85-138-SPH
SUBJECT: Robert Richman

In view of the subject of this petition, this office offers no comment.

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

NBG/JGH/af

from the desk of

DR. ROBERT RICHMAN

DEAR Mrs. January
RE CASE 85-138-SPH
PLEASE CORRECT AN ERROR:

DR. ROBERT RICHMAN - PETITIONER
(*There is no Richard Richman)
Though I have severe emphysema I plan to be at my hearing November 15, 1984
Thank you for correcting error.
Sincerely,
Dr. Robert Richman

DR. ROBERT RICHMAN
111 S. ATLANTIC AVE.
DAYTONA BEACH, FLA.
32114

from the desk of

DR. ROBERT RICHMAN

Chief of Dept. of Planning
Baltimore County Planning
and Zoning
Towson, Maryland

A cancer patient such as I am with Emphysema of the lungs - needs and requires a kitchen facility for sterilizing and keeping all equipment sanitary & to prepare food since his physical movements are limited. The small areas requested will be equipped with rails and bars to hold and smoke free and hygienic to God that my 31 yr. old daughter will not be handicapped. Please let me have this duly needed facility.
Thank you - Dr. R. Richman

from the desk of

DR. ROBERT RICHMAN

They say NO TWO FAMILIES CAN LIVE HAPPILY UNDER THE SAME ROOF!
I HAVE 'CANCER OF THE LUNGS' EMPHYSEMA WHICH NECESSITATES ME TO LIVE FOR THAT UNPOLLUTED BREATH OF FRESH AIR TO STAY ALIVE. MY DAUGHTER AND/OR SOMEONE MUST ALWAYS BE AVAILABLE TO SUMMON RESCUE OR AN AMBULANCE.
BUT I DO NEED SPECIFICATIONS FOR MAKING A BUILDING AND FACILITIES ACCESSIBLE TO AND USABLE BECAUSE I AM A PHYSICALLY HANDICAPPED PERSON.
I MUST AVOID SMOKE AND SMOKING, BANDER FROM DOGS AND CATS, SPRAYS, PERFUMES, PUNGENT GASES, EXHAUSTS, FUMES OF ANY TYPE, ETC., ETC.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 7, 1984

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

o/o
Nicholas B. Commodari
Chairman

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

Dr. Richard Baylus
5413 Leeway Court
Fairfax, Virginia 22032

RE: Item No. 83 - Case No. 85-138-SPH
Petitioner - Robert Richman
Special Hearing Petition

Dear Dr. & Mrs. Baylus:

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.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bse

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 1, 1984

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

Re: Item #83 (1984-1985)
Property Owner: Robert Richman
N/S Cedarmere Rd. 479' E. Mason Ct.
Acres: 1.17
District: 4th

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 Comments:

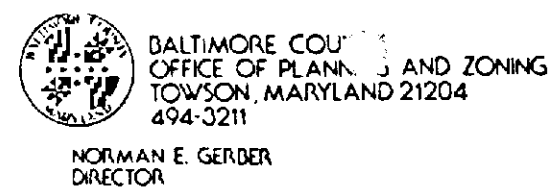
As no public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:ROP:sg

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:



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

Re: Zoning Advisory Meeting of 10/2/84
Item # 83
Property Owner: Robert Richman
Location: N/S Cedarmere Rd.
E of Mason Court

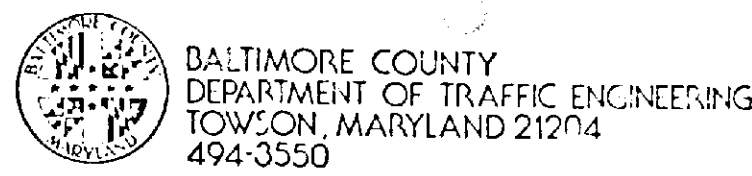
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Area are re-evaluated annually by the County Council.
- () Additional comments: _____

Stephen G. Balch
Stephen G. Balch
Chief, Current Planning and Development

cc: James Hoswell



STEPHEN E. COLLINS
DIRECTOR

October 16, 1984

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

Item No. 80, 81, 82, 83, and 84 ZAC Meeting of October 2, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

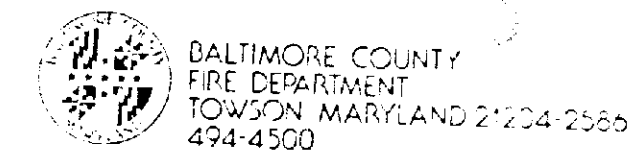
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 80, 81, 82, 83, and 84.

Michael S. Flaminio
Michael S. Flaminio
Traffic Engineering Assoc. II

MSF/can



PAUL H. REINCKE
CHIEF

October 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Robert Richman

Location: N/S Cedarmere Road 479' E. Mason Court

Item No.: 83

Zoning Agenda: Meeting of 10/2/84

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

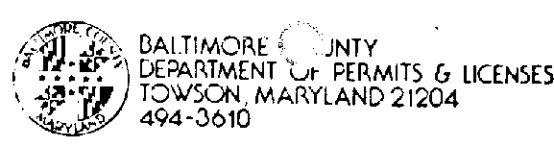
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *George M. Reynolds* Noted and Approved: *George M. Reynolds*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED JALESH, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 83 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert Richman
Location: N/S Cedarmere Road 479' E. Mason Court
Baltimore Zoning: D.R. 2-5
Proposed Zoning: Special hearing to determine that the proposed use will still constitute a single family dwelling.

Acres: 1.17
District: 1th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (B) A building/ & other miscellaneous permit shall be required before beginning construction.
- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- 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" for Commercial uses or 3'0" for One & Two Family use group 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 L01, Line 2, Section 1407 and Table L02, also Section 2901.
- F. Requested variance appears to conflict 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 L01.
- (I) Comments - Additions over 600 square feet or more than one floor require 2 sets of construction plans to file for a permit.

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 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CRB:es

In Re: Robert Richman

Case No. 85-138 SPH

* BEFORE THE
* ZONING COMMISSIONER OF
* BALTIMORE COUNTY
*
* * * * *

ORDER

IT IS THIS 30 day of July, 1987, is and hereby

ORDERED that:

The above captioned matter shall be dismissed for lack of prosecution or for failure to proceed or for failure to pay costs, such dismissal to be without prejudice.

Robert Richman
Robert Richman
Zoning Commissioner of
Baltimore County

cc: People's Counsel
Robert Richman
Daniel Honick

ORDERED FOR FILING
By: *S. J. K. C. H.*

Beginning at a point on the North side of Cedarmere Road 479' East of Mason Ct. and known as lot L, block E, section B of Cedarmere and recorded among the land records of Baltimore County in Plat Book 35, Folio 80.
Also known as 26 Cedarmere Road.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
N/S of Cedarmere Rd., 479' E of Mason Ct. (26 Cedarmere Rd.), 4th District : OF BALTIMORE COUNTY
ROBERT RICHMAN, Petitioner : Case No. 85-138-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2168

I HEREBY CERTIFY that on this 25th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Robert Richman, 2625 South Atlantic Ave. SNE, Dayton, Beach, FL 32018; and Dr. Richard & Andra Baylus, 5413 Leeway Ct., Fairfax, VA 22032, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR SPECIAL HEARING
4th Election District
LOCATION: North side of Cedarmere Road, 479 feet East of Mason Court (26 Cedarmere Road), 4th District
DATE AND TIME: Thursday, November 15, 1984 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 on the proposed use of the property shown on the plat filed with the Zoning Office.
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
Oct. 26, 1984

CERTIFICATE OF PUBLICATION

TOWSON, MD, Oct. 25, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct. 25, 1984.

THE JEFFERSONIAN,
B. Venturi
Publisher

Cost of Advertising 20.00

PETITION FOR SPECIAL HEARING
4th Election District
LOCATION: North side of Cedarmere Road, 479 feet East of Mason Court (26 Cedarmere Road)
DATE AND TIME: Thursday, November 15, 1984 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 on the proposed use of the property shown on the plat filed with the Zoning Office.
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
Oct. 26, 1984

Being the property of Robert Richman as shown on the plat filed with the Zoning Office.

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

PETITION FOR SPECIAL HEARING
4th Election District
LOCATION: North side of Cedarmere Road, 479 feet East of Mason Court (26 Cedarmere Road), 4th District
DATE AND TIME: Thursday, November 15, 1984 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 on the proposed use of the property shown on the plat filed with the Zoning Office.
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
Oct. 26, 1984

MARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Oct. 25, 1984
THIS IS TO CERTIFY that the annexed advertisement was published in the Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland, South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland, Community Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

MARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.
Per: *Donna Kiefer*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 10-26-84
Posted for: Special Hearing
Petitioner: Robert Richman
Location of property: N/S of Cedarmere Rd., 479' E of Mason Ct. (26 Cedarmere Rd.)
Location of Sign: N/S of Cedarmere Rd., approx. 100' E of Mason Ct.
Remarks:
Posted by: *A. J. Jablon* Signature Date of return: 11-2-84
Number of Signs: 1

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

ARNOLD JABLON
ZONING COMMISSIONER

November 5, 1984

Mr. Robert Richman
2625 South Atlantic Avenue NE
Daytona Beach, Florida 32018

RE: Petition for Special hearing
N/S Cedarmere Rd., 479' E of
Mason Ct. (26 Cedarmere road)
Richard Richman - Petitioner
Case No. 85-138-SPH

Dear Mr. Richman:

This is to advise you that \$65.38 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene Jablon, Room 113, County Office Building,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 135852

DATE: Nov. 13, 1984 ACCOUNT: R-11-615-000

AMOUNT: \$65.38

RECEIVED BY: Robert Richman
FROM: Mr. Robert Richman
FOR: Advertising and Posting Case No. 85-138-SPH

C 015*****35614 42107

VALIDATION OR SIGNATURE OF CASHIER

October 15, 1984

Mr. Robert Richman
2625 South Atlantic Avenue NE
Daytona Beach, Florida 32018

NOTICE OF HEARING

RE: Petition for Special Hearing
N/S Cedarmere Rd., 479' E of
Mason Ct. (26 Cedarmere Road)
Richard Richman - Petitioner
Case No. 85-138-SPH

TIME: 9:30 A.M.

DATE: Thursday, November 15, 1984

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 133295

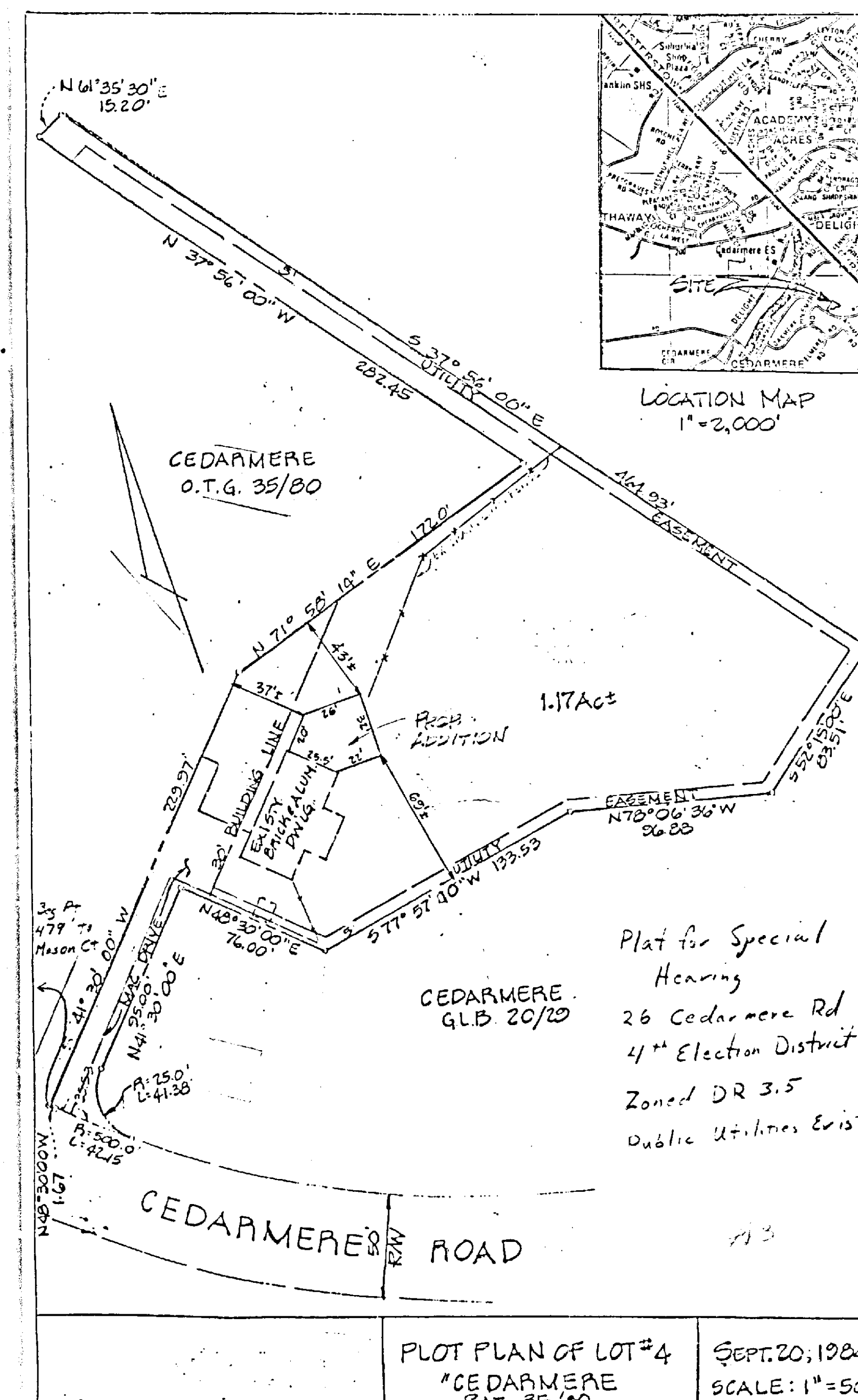
DATE: 9-21-84 ACCOUNT: R-11-615-000

AMOUNT: 35.00

RECEIVED BY: *Ellye Lee*
FROM: *Ellye Lee*
FOR: *Ellye Lee*

C 015*****35614 42107

VALIDATION OR SIGNATURE OF CASHIER



1-28-88