

PETITION FOR SPECIAL HEARING 85-284-SPH

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 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Nonconforming use for a Tavern

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/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):

Clarence A. Anstine & Alice E. Anstine
(Type or Print Name)
Signature

Joseph R. BARRANCO
(Type or Print Name)
Signature

1411 W. Chesapeake Ave.
Address
Baltimore, Md. 21222
City and State

Ruth M. BARRANCO
(Type or Print Name)
Signature

Attorney for Petitioner:
William R. Bacon, Jr.
(Type or Print Name)
Signature

255 Henrietta Ave. 686-4092
Address
Baltimore, Md. 21221
City and State

7458 German Hill Rd.
Address
Baltimore, Md. 21222
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
William R. Bacon, Jr., Esq. (address above)
Name

Attorney's Telephone No.: 282-2085

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of March, 1985, 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 8th day of April, 1985, at 10:30 o'clock

Cell John
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 29, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 85-284-SpH, 85-285-SpH, 85-294-SpH and 85-295-SpH

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

NEG:JGH:sim

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 29, 1985

William R. Bacon, Jr. Esquire
7458 German Hill Road
Baltimore, Maryland 21222

RE: Item No. 231 - Case No. 85-284-SpH
Petitioners - Joseph R. Barranco, et ux
Petition Special Hearing

Dear Mr. Bacon:

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
Chairman
Zoning Plans Advisory Committee

NBC:nr

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



HARRY I. PISTEL, P.E.
DIRECTOR

March 4, 1985

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

Re: Item #231 (1984-1985)
Property Owner: Joseph R. Barranco, et ux
S/E cor. Henrietta Ave. & Holly Beach Ave.
Acres: 1.27
District: 15th

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:

Henrietta Avenue and Holly Beach Avenue shall ultimately be improved on 50-foot rights-of-way. As no public facilities are involved, this office has no comment.

This property is in a critical area. The existing and proposed contours have not been provided. The amount of proposed impervious area has not been provided. The lowest living floor of any new building or addition must be elevation 11.2 or greater.

Very truly yours,

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

JAM:EAM:ROP:iss

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner Date: March 21, 1985
NORMAN E. GERBER, Director
FROM: Office of Planning and Zoning
J. R. BARRANCO, ET UX,
SUBJECT: Item #231, Special Hearing Petition

This petition in its present form does not appear to involve any physical change to this property or the activity which it involves. It can, therefore, be concluded that no impact on the Bay will result from the granting of this petition. This petition is deemed to be consistent with the requirements of the Chesapeake Bay Critical Area requirements.

NEG:PJS:vh

cc: Robert W. Marriott, Jr.
Deputy Director of Planning

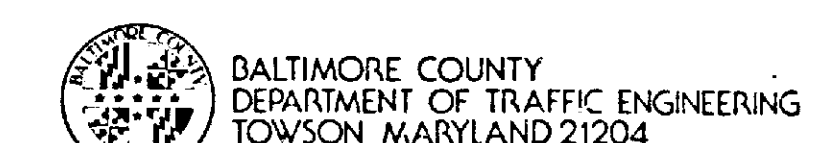
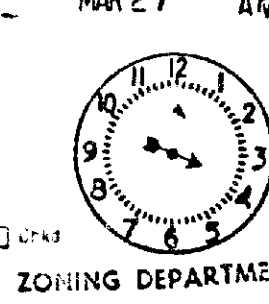
Colin K. Thacker
Department of Health

James G. Hoswell, Planner
Office of the Director

Andrea Van Arsdale
Coastal Zone Planner

People's Counsel

MAR 21 AM



STEPHEN E. COLLINS
DIRECTOR

February 27, 1985

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

Item No. 231 -ZAC Meeting of February 19, 1985
Property Owner: Joseph R. Barranco, et ux
Location: S/S Butler Road 7,080' W. From c/l Falls Road
Existing Zoning: R.C.2
Proposed Zoning: Variance to permit an accessory structure in the front yard in lieu of the required rear yard and to permit an accessory structure to be 21' in height in lieu of the required 15'

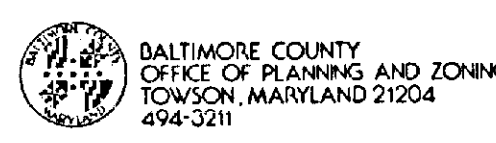
Acres: 1.27
District: 15th

Dear Mr. Jablon:

If this site is found to be a non-conforming use, then this Department has no comments; if it is found to be of conforming use, then it will be required to meet all County standards.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



NORMAN E. GERBER
DIRECTOR

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

Re: Zoning Advisory Meeting of 2/19/85
Item #231
Property Owner: Joseph R. Barranco, et ux
Location: S/E cor. Henrietta Ave. & Holly Beach Ave.

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.

- 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 22-58 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 [blank].
- Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments: [blank]

cc: James Hoswell

Eugene A. Boker
Chief, Current Planning and Development

85-284-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 5th day of March, 1985

Arnold Jablon
Zoning Commissioner

Petitioner: Joe R. Barranco, et ux Received by: Nicholas B. Commodari
Petitioner's Attorney: William R. Bacon, Jr., Esq. Chairman, Zoning Plans Advisory Committee

AUG 21 1985

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:

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Feb 19, 1985
Date

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

Zoning Item # 231, Zoning Advisory Committee Meeting of Feb 19, 1985

Property Owner: Joseph R. Barranco, et ux

Location: SE/Cor. Henrietta Ave District 15

Water Supply public Sewage Disposal septic system

COMMENTS ARE AS FOLLOWS:

(✓) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3715, to obtain requirements for such installation before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

(✓) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 231 Zoning Advisory Committee Meeting of Feb 19, 85
Page 2

() Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

(✓) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

() Soil percolation tests (have been/must be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

(✓) Others The existing abandoned underground gasoline tank (A) must be disposed of properly (see comment above). Owner has been notified verbally. Complaint has been filed with the Division of Water Quality & Waste Mgmt.

This site is located w/in the Critical Area of the Chesapeake Bay. It is currently being prepared w/in proper Management practices for the Critical Area.

Jan J. Forester, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

February 25, 1985

PAUL H. REINCKE
CHIEF

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

Attention: Nick Commodori, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joseph R. Barranco, et ux

Location: SE/Cor. Henrietta Avenue and Holly Beach Avenue

Item No.: 231 Zoning Agenda: Meeting of 2/19/85

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 of _____ 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 Jan J. Forester 2-25-85 Noted and Approved: Errol M. Markowitz
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3600

March 4, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 231 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joseph R. Barranco, et ux

Location: SE/Cor. Henrietta Avenue and Holly Beach Avenue

Existing Zoning: R.C. 5 (Critical Area)

Proposed Zoning: Special hearing to approve a non-conforming use for a Tavern

Acres: 1.27

District: 15th.

The items checked below are applicable:

() All structures shall conform to the Baltimore County Building Code 1981/Council Bill L-82, except as otherwise noted in the proposed plans; and other applicable Code.

() A building/other miscellaneous permit shall be required before beginning construction.

() Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are 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 on 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 101, line 2, Section 1107 and Table 1102, also Section 503.2.

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 the County that the structure for which a proposed change in use is proposed construction classification of Table 101.

() Comments - This area appears to be subject to tidal inundation. See specific Code requirements of Section 519.0, Bill L-82.

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 N. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL L-82 BALTIMORE COUNTY BUILDING CODE 1981

EFFECTIVE MARCH 25, 1982

SECTION 519 A section added to read as follows:

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tidewaters, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

2. Crawl space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

Form 02-82

IN RE: PETITION SPECIAL HEARING
SE/Corner of Henrietta and
Holly Beach Avenues
(258 Henrietta Avenue) -
15th Election District
Joseph E. Barranco, et ux,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-284-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a determination by the Zoning Commissioner as to whether a nonconforming use exists for a bar and restaurant, as described on Petitioners' Exhibit 1.

The Petitioners appeared and were represented by Counsel. Mr. and Mrs. Clarence A. Anstine, the Contract Purchasers, as well as John Weir and Jerome Zubly, long-time residents of the area, also appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned R.C.5, is being utilized as the residence of the owner and as a bar with carry-out food and alcoholic beverages. The bar and residence, which are separate structures, are located on Henrietta Avenue, approximately 100 yards from Holly Beach Avenue. Evidence was clear and uncontradicted that this property has been used, continuously and without interruption, as a bar and light restaurant since at least 1934. See Petitioners' Exhibits 2A through 2E and 4. Records of the Liquor Board of Baltimore County show that a license was issued in 1934 and that it has remained in full force and effect continuously since that date. Personal knowledge of those present at the hearing and of those submitting affidavits lead to the inescapable conclusion that the property enjoys a nonconforming use.

The Petitioners seek relief pursuant to Sections 104.1 and 500.7, Baltimore County Zoning Regulations (BCZR).

ORDER RECEIVED FOR FILING
DATE April 19, 1985
BY Jan J. Forester

The uncontroverted testimony, which was amply supported, conclusively indicated that the property has been used continuously and without interruption as a restaurant and bar since 1934. This constitutes a legal nonconforming use. After due consideration of the testimony and evidence presented, it is clear that a nonconforming use does exist.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of April, 1985, that a nonconforming use for a restaurant and bar be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

Zoning Commissioner of
Baltimore County

AJ/srl
cc: S. Eric DiNenna, Esquire
William R. Bacon, Jr., Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE April 19, 1985
BY Jan J. Forester

1. WILLIAM J. FABEL, whose address is
2420 HOLLY NECK RD, hereby certify under the
penalty of perjury that the property located at 258 Henrietta Avenue, presently
known as "Barranco's Long Horn Saloon, Inc." has been known to me to have been
operated as a bar, without interruption since 1940.

William J. Fabel

STATE OF MARYLAND, BALTIMORE COUNTY, SS:

THIS CERTIFIES, that on the 7th day of January, 1985,
before the subscriber, a Notary Public of the State of Maryland, personally
appeared William J. Fabel, who made oath in due form of law
that the aforesaid statements are true.

WITNESS my hand and official seal.

By: [Signature]
NOTARY PUBLIC
My Comm. Expires 7/1/86

PETITIONER'S
EXHIBIT 2A

1. MARIE C. GOMERINGER, whose address is
2311 GOLUPSKI ROAD, BALTO MD 21222 hereby certify under the
penalty of perjury that the property located at 258 Henrietta Avenue, presently
known as "Barranco's Long Horn Saloon, Inc." has been known to me to have been
operated as a bar, without interruption since 1941.

Marie C. Gomeringer

STATE OF MARYLAND, BALTIMORE COUNTY, SS:

THIS CERTIFIES, that on the 7th day of January, 1985,
before the subscriber, a Notary Public of the State of Maryland, personally
appeared Marie C. Gomeringer, who made oath in due form of law
that the aforesaid statements are true.

WITNESS my hand and official seal.

By: [Signature]
NOTARY PUBLIC
My Comm. Expires 7/1/86

PETITIONER'S
EXHIBIT 2B

1. TURBIT E. ZOELEP, whose address is
2024 HOLLY NECK ROAD, hereby certify under the
penalty of perjury that the property located at 258 Henrietta Avenue, presently
known as "Barranco's Long Horn Saloon, Inc." has been known to me to have been
operated as a bar, without interruption since 1944.

Turbitt E. Zoelap

STATE OF MARYLAND, BALTIMORE COUNTY, SS:

THIS CERTIFIES, that on the 7th day of January, 1985,
before the subscriber, a Notary Public of the State of Maryland, personally
appeared Turbitt E. Zoelap, who made oath in due form of law
that the aforesaid statements are true.

WITNESS my hand and official seal.

By: [Signature]
NOTARY PUBLIC
My Comm. Expires 7/1/86

PETITIONER'S
EXHIBIT 2C

1. George Zehradka Sr., whose address is
2415 COLUPSKI RD, hereby certify under the
penalty of perjury that the property located at 258 Henrietta Avenue, presently
known as "Barranco's Long Horn Saloon, Inc." has been known to me to have been
operated as a bar, without interruption since 1937.

George Zehradka Sr.

STATE OF MARYLAND, BALTIMORE COUNTY, SS:

THIS CERTIFIES, that on the 7th day of January, 1985,
before the subscriber, a Notary Public of the State of Maryland, personally
appeared George Zehradka, who made oath in due form of law
that the aforesaid statements are true.

WITNESS my hand and official seal.

By: [Signature]
NOTARY PUBLIC
My Comm. Expires 7/1/86

PETITIONER'S
EXHIBIT 2D

1. Dorothy Kallus, whose address is
2413 Golupski Road, hereby certify under the
penalty of perjury that the property located at 258 Henrietta Avenue, presently
known as "Barranco's Long Horn Saloon, Inc." has been known to me to have been
operated as a bar, without interruption since 1943.

Dorothy Kallus

STATE OF MARYLAND, BALTIMORE COUNTY, SS:

THIS CERTIFIES, that on the 7th day of January, 1985,
before the subscriber, a Notary Public of the State of Maryland, personally
appeared Dorothy Kallus, who made oath in due form of law
that the aforesaid statements are true.

WITNESS my hand and official seal.

By: [Signature]
NOTARY PUBLIC
My Comm. Expires 7/1/86

PETITIONER'S
EXHIBIT 2E


COUNTY COUNCIL OF BALTIMORE COUNTY
FIFTH DISTRICT OFFICE
809 EASTERN BOULEVARD, ROOM 201
ESSEX, MARYLAND 21221
NORMAN W. LAUENSTEIN
COUNCILMAN
COUNCIL OFFICE : TOWSON 494-3186
DISTRICT OFFICE : ESSEX 381-8711

April 2, 1985

Re: Long Horn Saloon
258 Henrietta Avenue
Holly Neck

I hereby state under oath, subject to Rule of Perjury, I
personally know that a bar has been at the above location for
more than 45 years.

Mr. Jerry Terozzi, who owned the place years ago, my
father and uncles were good friends.

In the early days it was a combination little neighborhood
grocery store and bar.

Norman W. Lauenstein
Norman W. Lauenstein

PETITIONER'S
EXHIBIT 4

PETITION FOR SPECIAL HEARING
15th Election District
LOCATION: Southeast corner Henrietta and Holly Beach Avenues
(258 Henrietta Avenue)
DATE AND TIME: Monday, April 8, 1985 at 10:30 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:

Petition for Special Hearing under Section 500.7 of the
Baltimore County Zoning Regulations, to determine whether
or not the Zoning Commissioner and/or Deputy Zoning
Commissioner should approve a nonconforming use for a tavern

Being the property of Joseph R. Barranco, et ux
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, enter-
tain 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Phone: 687-6922

FRANK S. LEE
Registered Land Surveyor
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237
January 29, 1985

No. 258 Henrietta Avenue
15th District Baltimore County, Maryland

Beginning for the same in the center of Henrietta Avenue at the distance of
770 feet more or less measured northerly along the center of Henrietta Avenue from
Holly Neck Road, thence running and binding on the center of Henrietta Avenue and Holly
Beach Avenue as follows: North 9 degrees 55 minutes East 339.57 feet and North 81
degrees 26 minutes East 129.54 feet, thence leaving Holly Beach Road for five lines of
division as follows: South 12 degrees 55 minutes East 147.08 feet, South 11 degrees 09 minut
West 132.27 feet, North 82 degrees 19 minutes West 56.92 feet, South 9 degrees 22 minutes
West 110.67 feet and North 80 degrees 04 minutes West 121.37 feet to the place of beg-
inning.

Containing 1.27 acres of land more or less.

