

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use due to the fact that the property has been used as a bar/tavern since prior to 1945.

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):
(Type or Print Name) Albert A. Testani
Signature: *Albert A. Testani*
Address: Sally A. Testani
(Type or Print Name)
City and State: *Sally A. Testani*
Attorney for Petitioner: 7100 Railway Avenue 282-2952
(Type or Print Name) Address Phone No.
Signature: *Patrick Cavanaugh* Baltimore, Maryland 21222
City and State
2 N. Dundalk Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address Baltimore, MD 21222 Patrick Cavanaugh, Esq.
City and State Name
Attorney's Telephone No.: 285-0022 2 N. Dundalk Avenue 285-0022
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of June, 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 9th day of July, 1985, at 1:30 o'clock.

Rescheduled for August 20, 1985 at 9:30 a.m.

Patrick Cavanaugh
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE corner of Bethlehem Ave. : OF BALTIMORE COUNTY
and Railway Ave. (7100 :
Railway Ave.), 12th District :
Albert A. Testani, et ux, : Case No. 86-14-SPH
Petitioners :

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
494-2188

I HEREBY CERTIFY that on this 19th day of June, 1985, a copy of the foregoing Entry of Appearance was mailed to Patrick Cavanaugh, Esquire, 2 N. Dundalk Ave., Baltimore, MD 21222, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION SPECIAL HEARING * BEFORE THE
NE corner of Bethlehem Ave. * ZONING COMMISSIONER
Railway Avenues (7100 Railway * OF BALTIMORE COUNTY
Avenue) - 12th Election *
District *
Albert A. Testani, et ux, * Case No. 86-14-SPH
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to determine the nonconforming use of the subject property as a bar/tavern, as more particularly described on Petitioner's Exhibit 3.

The Petitioners appeared and testified and were represented by Counsel. Also testifying on behalf of the Petitioners were Leona and Willy Graves and Vera Winters. Frank Lee, a registered land surveyor, prepared the site plan. Stanley Pianowski, Administrator of the Board of Liquor License Commissioners of Baltimore County also testified in support of the Petitioners. Mr. and Mrs. George Panzer appeared as Protestants and were represented by Counsel.

Testimony indicated that the subject property, zoned D.R.5.5 and improved with a bar/tavern, is located on Bethlehem and Railway Avenues. The Petitioners purchased the property in September, 1983, and the transfer of the liquor license was approved on December 30, 1983. Mrs. Graves testified that her parents purchased the property in 1936 or 1937 and operated a bar/tavern there. From that time until her father's death in 1943, the bar was known as the Railway Bar. When her mother, Mrs. Burke, assumed control after his death, it was known as Bella's Tavern. Mrs. Burke operated the bar continuously and uninterruptedly until she leased the property and bar/tavern and sold the liquor license in 1955 to the Bottem brothers, who subsequently purchased the property. They operated the bar until they sold it to the Petitioners in 1983. Mr. Graves

testified that he can attest to the bar/tavern operating continuously and without interruption since 1946, when he married Mrs. Graves. Mrs. Winter, who has lived in the neighborhood for 47 years, testified that she can also confirm that the bar/tavern has operated at the subject location continuously since 1936 or 1937.

Other witnesses appeared who could have testified to the same facts, and their testimony was so proffered by Counsel for the Petitioners. See Petitioners' Exhibit 2.

The Protestants presented no testimony or evidence in contradiction.

The Petitioners request relief pursuant to Section 104.1, Baltimore County Zoning Regulations (BCZR).

The uncontroverted testimony, which was amply supported, conclusively indicated that the property has been used continuously and without interruption as a bar/tavern since 1936 or 1937. 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 30th day of August, 1985, that a nonconforming use for a bar/tavern be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

Arnold Jablon
Zoning Commissioner of Baltimore County

cc: Patrick Cavanaugh, Esquire
William N. White, Esquire
People's Counsel

- 2 -

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

March 1, 1985

No. 7100 Railway Avenue
12th District Baltimore County, Maryland
Lots 68,69,70 and 71, Block "F", Fairlawn, 6/100

Beginning for the same at the corner formed by the intersection of the northwest side of Railway Avenue with the northeast side of Bethlehem Avenue and being known and designated as Lots 68,69,70 and 71 as laid out and shown on the plat of Fairlawn, said plat being recorded among the land records of Baltimore County in Flat Book 6 folio 100.

Containing 13,500 square feet of land more or less.

PETITION FOR SPECIAL HEARING
12th Election District

LOCATION: Northeast corner of Bethlehem Avenue and Railway Avenue (7100 Railway Avenue)

DATE AND TIME: Tuesday, July 9, 1985 at 1:30 p.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 for approval of a non-conforming use due to the fact that the property has been used as a bar/tavern since prior to 1945.

Being the property of Albert A. Testani, et ux 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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007457
DATE *8/23/85* ACCOUNT *R-01-615-000*
AMOUNT \$ *100.00*
RECEIVED FROM *Mr. Patrick Cavanaugh*
FOR *file fee for Plan # 318*
SPECIAL HEARING PETITION
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING
12th Election District

LOCATION: Northeast corner of Bethlehem Avenue and Railway Avenue (7100 Railway Avenue)

DATE AND TIME: Tuesday, August 20, 1985 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:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to approve a non-conforming use due to the fact that the property has been used as a bar/tavern since prior to 1945.

Being the property of Albert A. Testani, et ux 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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012568
DATE *9-6-85* ACCOUNT *R-01-615-000*
AMOUNT \$ *63.70*
RECEIVED FROM *Patrick Cavanaugh, Esquire*
FOR *Advertising and Posting Case 86-14-SPH*
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

ARNOLD JABLON
ZONING COMMISSIONER

July 10, 1985

Patrick Cavanaugh, Esquire
2 N. Dundalk Avenue
Baltimore, Maryland 21222

RE: Petition for Special Hearing
NE corner of Bethlehem Avenue
and Railway Ave. (7100 Railway Ave.)
12th Election District
Albert A. Testani, et ux - Petitioner
Case No. 86-14-SPH

Dear Mr. Cavanaugh,

This is to advise you that \$63.70 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

PLAN 15 898

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
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494 3053

ARNOLD JABLON
ZONING COMMISSIONER

August 15, 1985

Patrick Cavanaugh, Esquire
2 N. Dundalk Avenue
Baltimore, Maryland 21222

RE: Petition for Special Hearing
NE corner of Bethlehem Avenue
and Railway Ave. (7100 Railway Ave.)
12th Election District
Albert A. Testani, et ux, Petitioner
Case No. 86-14-SPH

Dear Mr. Testani,

This is to advise you that \$ 52.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

No. 012569

DATE 9-6-85 ACCOUNT R-01-615-000

AMOUNT \$ 52.00

RECEIVED FROM Wm. N. White, Esquire

FOR Advertising and Posting Case 86-14-SPH

8 8147*****520000 00821

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County, Maryland,
City Office Building,
Towson, Maryland 21204

By: *Arnold Jablon*
Zoning Commissioner

Patrick Cavanaugh, Esquire
2 N. Dundalk Avenue
Baltimore, Maryland 21222

June 5, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
NE corner of Bethlehem Avenue
and Railway Ave. (7100 Railway Ave.)
12th Election District
Albert A. Testani, et ux. - Petitioners
Case No. 86-14-SPH

TIME: 1:30 p.m.

DATE: Tuesday, July 9, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

Patrick Cavanaugh, Esquire
2 N. Dundalk Avenue
Baltimore, Maryland 21222

July 19, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
NE corner of Bethlehem Avenue and
Railway Ave. (7100 Railway Avenue)
12th Election District
Albert A. Testani, et ux, Petitioners
Case No. 86-14-SPH

TIME: 9:30 a.m.

DATE: August 20, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

LAW OFFICE OF
WILLIAM N. WHITE
202 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

TELEPHONE:
(301) 337-9555

June 26, 1985

Patrick Cavanaugh, Esquire
2 N. Dundalk Avenue
Baltimore, Maryland 21222

Re: Case No. 86-14-SPH
Albert A. Testani, et ux.
Petitioners

Dear Mr. Cavanaugh,

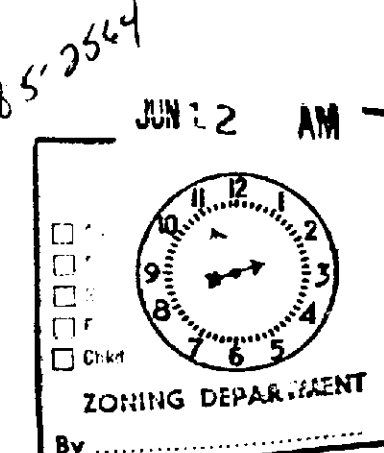
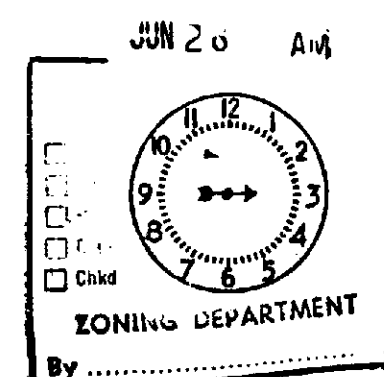
This is to further confirm that an agreed date has been obtained for hearing of August 20, 1985 @ 9:30 A.M.

Sincerely,

William N. White

WNW:sl

cc: Arnold Jablon
Zoning Commissioner



LAW OFFICE
PATRICK CAVANAUGH
CHARTERED
2 N. DUNDALK AVENUE
BALTIMORE, MARYLAND 21222
301-285-0022

June 11, 1985

BELAIR OFFICE
22 W. PENNSYLVANIA AVENUE
BELAIR, MARYLAND 21014
301-879-7576

Zoning Commissioner of
Baltimore County
Room 106, County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Albert A. Testani, et ux, Petitioners
Case No. 86-14-SPH

Dear Sir:

I have received notice that the captioned matter has been scheduled for hearing on Tuesday, July 9, 1985, at 1:30 p.m.

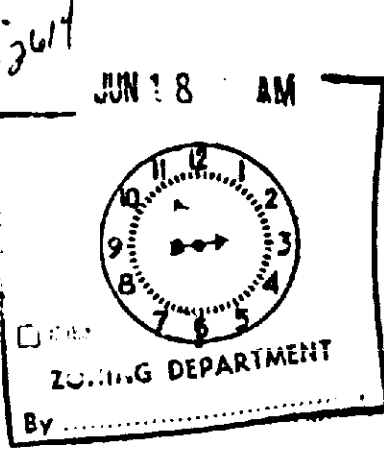
I have a previously scheduled criminal case in the District Court for Baltimore County on July 9, 1985, at 1:15 p.m. and I would, therefore, request that the above hearing be rescheduled and that I be notified of the new date and time.

Your cooperation in this matter will be greatly appreciated.

Sincerely yours,

Patrick Cavanaugh
Patrick Cavanaugh

PC/dg
cc: Mr. and Mrs. Albert Testani



LAW OFFICE
PATRICK CAVANAUGH
CHARTERED
2 N. DUNDALK AVENUE
BALTIMORE, MARYLAND 21222
301-285-0022

June 17, 1985

BELAIR OFFICE
22 W. PENNSYLVANIA AVENUE
BELAIR, MARYLAND 21014
301-879-7576

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

RE: Petition for Special Hearing
NE Corner of Bethlehem Avenue and Railway Avenue
7100 Railway Avenue, 12th Election District
Albert A. Testani, et ux, Petitioners
Case No. 86-14-SPH

Dear Sir:

I have received notice that the captioned matter has been scheduled for hearing on Tuesday, July 9, 1985, at 1:30 p.m. and, in accordance with our conversation, it is my understanding that you will hold this matter for my late arrival due to the fact that I have a previously scheduled criminal case in the Essex District Court.

In addition, I would appreciate it if you would issue a Subpoena, on behalf of the Petitioners, to the previous owners of the property and business at 7100 Railway Avenue, having them be, appear and testify at said hearing, as follows:

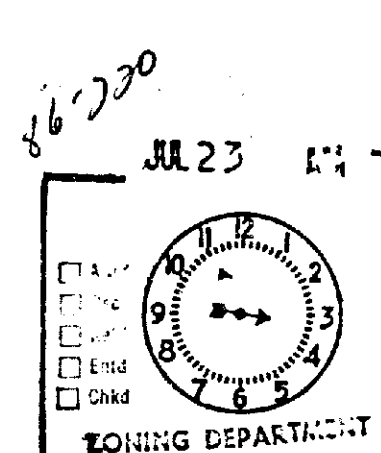
Harold Botteon and Mary Doe Botteon, his wife
7341 Berkshire Road
Baltimore, Maryland 21222

Thank you for your cooperation in this matter.

Sincerely yours,

Patrick Cavanaugh
Patrick Cavanaugh

PC/dg



LAW OFFICE
PATRICK CAVANAUGH
CHARTERED
2 N. DUNDALK AVENUE
BALTIMORE, MARYLAND 21222
301-285-0022

July 18, 1985

BELAIR OFFICE
22 W. PENNSYLVANIA AVENUE
BELAIR, MARYLAND 21014
301-879-7576

Zoning Commissioner of
Baltimore County
County Office Building
111 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
NE Corner of Bethlehem Avenue & Railway Avenue
7100 Railway Avenue, 12th Election District
Albert A. Testani, et ux, Petitioners
Case No. 86-14-SPH

Dear Sir:

Hearing in the captioned matter is currently scheduled for August 20, 1985, and I have been advised by my witnesses, Harold and Mary Botteon that they will be out of town on that date.

I therefore respectfully request that the hearing be rescheduled and that I be notified of the new date and time.

Your cooperation in this matter will be greatly appreciated.

Sincerely yours,

Patrick Cavanaugh
Patrick Cavanaugh

PC/dg
cc: William N. White, Esq.
Mr. and Mrs. Albert Testani
Frank S. Lee
People's Counsel for Balto. County

8/16 - 9/16

JUN 15 1985

June 20, 1985

William N. White, Esquire
202 Washington Avenue
Towson, Maryland 21204

Re: Case No. 86-14-SPH
Albert A. Testani, et ux,
Petitioners

Dear Mr. White:

No postponement of the above-referenced matter will be permitted unless Mr. Cavanaugh agrees to a specific date acceptable to my office and your clients understand that they will be responsible for the cost of readvertising and re-posting the property, which should be approximately \$70.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/srl

cc: Patrick Cavanaugh, Esquire

Check copy of White - confirmed 8:30 @ 9:30 A.M. -
White will send confirmation letter - 26 will be sent + sent

LAW OFFICES OF
WILLIAM N. WHITE
202 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

June 19, 1985

Mr. Arnold Jablon, Esquire
Zoning Commissioner
Baltimore County Office of Planning
and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Special hearing Tuesday, July 9, 1985
8:30 P.M., Case No. 86-14,
Railway, Inc. at the corner of Railway and
Bethlehem Avenues, Dundalk, MD 21222

Dear Mr. Jablon,

As of June 19, 1985 I have been retained by Mr. and
Mrs. George Panzer, protestants, concerning the above
case.

It is necessary that I request a postponement of the
July 9 hearing date in that I have previously been
scheduled for a case before the Circuit Court for
Harford County which has been granted a right-of-way
and has been scheduled for the entire day. The case
is Clina-Med Laboratories, Inc. v. Leone C. Brewer
and case numbers are 25332 and 10445.

I am also enclosing a copy of the Notice of hearing
and also the Order of the Court granting the right-of-
way.

My clients were just recently notified of the hearing
and I have also been advised that the Petitioners had
previously obtained an extension.

A copy of this letter I am so notifying Mr. Cavanaugh,
Esquire, the attorney for the Petitioners.

I would appreciate hearing from you at your earliest
convenience.

Sincerely,

William N. White
WNN:as
Enc.
cc: Patrick Cavanaugh, Esq.
Mr. & Mrs. George J. Panzer

CLINA-MED LABORATORIES, INC.

Plaintiff

v.

LEONE C. BREWER

Defendant

IN THE

CIRCUIT COURT

FOR

HARFORD COUNTY

CASE NO. 25332

LEONE C. BREWER

Plaintiff

v.

CLINA-MED LABORATORIES, INC., et al.

Defendants

CASE NO. 10445

PETITION FOR RIGHT-OF-WAY ASSIGNMENT

Leone C. Brewer, Defendant in case No. 25332 and Plaintiff
in case No. 10445, by Lewis L. Fleury, her attorney, respectfully
represents unto your Honor:

1. That case No. 25332 has been at issue approximately
seven years and that case No. 10445 has been at issue approxima-
tely six and a half years.

2. That there has been numerous Motions, Petitions and
Orders entered in this proceeding concerning discovery and
assignment of this matter for trial, both of which have been
delayed because Richard A. DeSantis, President and witness of
Clina-Med Laboratories, Inc., has been attending medical school
in a foreign country for the past sixteen months and intends to
continue his course of study at least until December 1985.

3. Counsel for Clina-Med Laboratories, Inc., has now advised
that Richard A. DeSantis will be available for deposition and

ASSIGNMENT OFFICE
Circuit Court for Harford County
COURT HOUSE
20 WEST COURTLAND STREET
BEL AIR, MARYLAND 21014
Telephone: 838-6000 Ext. 247, 432
Baltimore - 879-2000

APR 24 1985

To: WILLIAM N. WHITE
202 Washington Ave.
Towson, Md. 21204

Date: APR. 23, 1985

Ref: LAW #10445 & 25332

In Re: CLINA-MED LABORATORIES, INC.

vs.

LEONE C. BREWER

Take notice that the above case has been scheduled for COURT trial on:
July 9, 1985 at 10 A.M.

PLEASE NOTE:

1. Check immediately for availability of clients, witnesses, etc.
2. Notify Assignment Office WITHIN 30 DAYS from the date of this notice for any change in trial date.
3. No continuance will be made thereafter except upon written Motion and Order of Court.
4. Discovery must be completed before trial date or pre-trial conference, if set.
5. Advise Assignment Office 30 DAYS PRIOR TO trial date of your estimate of trial time.

CHARLES G. HYOR, III
Assignment Clerk

LOU ANN BANE
Assistant Assignment Clerk

IN THE MATTER OF
THE PETITION OF
ALBERT A. TESTANI, et ux
For Special Hearing
Non-Conforming Use
7100 Railway Avenue

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 86-14-SPH

SUBPOENA

Please issue a Subpoena directed to:

HAROLD BOTTEON
7341 Berkshire Road
Baltimore, Maryland 21222

MARY DOE BOTTEON
7341 Berkshire Road
Baltimore, Maryland 21222

having them be, appear and testify at the hearing in the
captioned matter which is scheduled for Tuesday, July 9, 1985,
at 1:30 p.m. before the Zoning Commissioner for Baltimore
County, Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland 21204.

Mr. Sheriff:
Please issue Subpoena in accordance with the above.

AJ/srl

ARNOLD JABLON
Zoning Commissioner of
Baltimore County

IN THE MATTER OF
THE PETITION OF
ALBERT A. TESTANI, et ux
For Special Hearing
Non-conforming use
7100 Railway Avenue

Please issue a Subpoena directed to:

HAROLD BOTTEON
7341 Berkshire Road
Baltimore, Maryland 21222

MARY DOE BOTTEON
7341 Berkshire Road
Baltimore, Maryland 21222

having them be, appear and testify at the hearing in the
captioned matter which is scheduled for Tuesday, August 20,
1985, at 9:30 a.m. before the Zoning Commissioner for Baltimore
County, Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland 21204.

COST \$ 100
SUMMONED 7-5-85
NOT SERVED 19
REASON NOT SERVED

SHERIFF
OF BALTIMORE COUNTY
J. EDWARD MALONE
Mr. Sheriff:

Please issue Subpoenas in accordance with the above.

ARNOLD JABLON
Zoning Commissioner of Balto. Co.

CIRCUIT COURT FOR BALTIMORE COUNTY

ELMER H. KAHLIN, JR., CLERK
COUNTY COURTS BUILDING
401 BOSLEY AVENUE
P.O. BOX 6754
TOWSON, MARYLAND 21204-0754

IN THE MATTER OF THE PETITION OF
ALBERT A. TESTANI, et ux FOR A
SPECIAL HEARING - NON-CONFORMING USE
7100 Railway Avenue
Baltimore, MD 21222

Case Number 86-14SPH

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

SUBPOENA

TO: (Name, Address & County) Mr. Albert A. Testani or: 9800 Dundalk Avenue
7100 Railway Avenue Balto., MD 21222
Baltimore, Maryland 21222

YOU ARE HEREBY COMMANDED TO: () Personally appear; () Produce documents and/or objects only; ()
Personally appear and produce documents and/or objects;
Zoning Commissioner of Baltimore County, Room 106, County Office Bldg.
(Place where attendance is required)
in Towson, Baltimore County, Towson, MD 21204

on Tuesday, the 20th day of August, 1985, at 9:30 a.m.

YOU ARE COMMANDED TO produce the following documents or objects:

(See attached.)

Subpoena requested by () Plaintiff; and any questions should be referred to:
William N. White, Esq., 202 Washington Ave., Towson, MD 21204, 337-9555
(Name of Party or Attorney, Address and Phone Number)

Date Issued August 14, 1985

Signature of Sd

NOTICE:

- (1) YOU ARE LIABLE TO BODY ATTACHMENT AND FINE FOR FAILURE TO OBEY THIS SUBPOENA.
- (2) This subpoena shall remain in effect until you are granted leave to depart by the Court or by an officer acting on behalf of the Court.
- (3) If this subpoena is for attendance at a deposition and the party served is an organization, notice is hereby given that the organization must designate a person to testify pursuant to Rule 2.412(d).

SHERIFF'S RETURN

() Served and copy delivered on date indicated below.

() Unserved, by reason of

Date: 8/18/85 Fee: \$ 15.00

Original and one copy for each witness

SHERIFF

YOU ARE COMMANDED to produce the following documents or objects:

1. Any and all of your records pertaining to the purchase of the business, and/or real property known as 7100 Railway Avenue, Baltimore, Maryland 21222, Boetton, Inc., Class D liquor license, and/or trading as the Railway Inn.

CIRCUIT COURT FOR BALTIMORE COUNTY
ELMER H. KAHLIN, JR., CLERK
COUNTY COURTS BUILDING
401 BOSLEY AVENUE
P.O. BOX 6754
TOWSON, MARYLAND 21204-0754

IN THE MATTER OF THE PETITION OF
ALBERT A. TESTANI, et ux FOR A
SPECIAL HEARING - NON-CONFORMING USE
7100 Railway Avenue
Baltimore, MD XX 21222

Case Number 86-14SPH
XXXXXX XXXXXXXX
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

SUBPOENA
TO: (Name, Address & County) Mr. Sally A. Testani or: 9800 Dundalk Ave.
7100 Railway Avenue Balto., MD 21222
Baltimore, MD 21222

YOU ARE HEREBY COMMANDED TO: () Personally appear; () Produce documents and or objects only; (x) Personally appear and produce documents or objects;
at Zoning Commissioner of Baltimore County, Room 106, County Office Bldg.
(Place where attendance is required)
in Towson, Baltimore County, Towson, MD 21204
on Tuesday, the 20th day of August, 1985, at 9:30 a.m. XXXX
YOU ARE COMMANDED TO produce the following documents or objects:
(See attached.)

Protestant
Subpoena requested by () Defendant; and any questions should be referred to:
William N. White, Esq., 202 Washington Ave., Towson, MD 21204, 337-9555
(Name of Party or Attorney, Address and Phone Number)
Date Issued August 15, 1985
Clerk Signature & Seal
NOTICE:
(1) YOU ARE LIABLE TO BODY ATTACHMENT AND FINE FOR FAILURE TO OBEY THIS SUBPOENA.
(2) This subpoena shall remain in effect until you are granted leave to depart by the Court or by an officer acting on behalf of the Court.
(3) If this subpoena is for attendance at a deposition and the party served is an organization, notice is hereby given that the organization must designate a person to testify pursuant to Rule 2-412(d).

SHERIFF'S RETURN
() Served and copy delivered on date indicated below.
() Unserved, by reason of _____
Date: 8/18/85 Fee: \$ 15.00
Original and one copy retained for each witness
Sheriff Signature & Seal

YOU ARE COMMANDED to produce the following documents or objects:

1. Any and all of your records pertaining to the purchase of the business, and/or real property known as 7100 Railway Avenue, Baltimore, Maryland 21222, Boetton, Inc., Class D liquor license, and/or trading as the Railway Inn.

CIRCUIT COURT FOR BALTIMORE COUNTY
ELMER H. KAHLIN, JR., CLERK
COUNTY COURTS BUILDING
401 BOSLEY AVENUE
P.O. BOX 6754
TOWSON, MARYLAND 21204-0754

IN THE MATTER OF THE PETITION OF
ALBERT A. TESTANI, et ux FOR A
SPECIAL HEARING - NON-CONFORMING USE
7100 Railway Avenue
Baltimore, MD XX 21222

Case Number 86-14SPH
XXXXXX XXXXXXXX
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

SUBPOENA
TO: (Name, Address & County) Albert A. Testani and/or Sally A. Testani
7100 Railway Avenue
Baltimore, MD 21222
or: 9800 Dundalk Ave., Balto., MD 21222
(SERVE ON: Patrick Cavanaugh, Esquire
2 N. Dundalk Ave., Balto., MD 21222
Atty. for Albert A. & Sally A. Testani)

YOU ARE HEREBY COMMANDED TO: () Personally appear; () Produce documents and or objects only; (x) Personally appear and produce documents or objects;
at Zoning Commissioner of Baltimore County, Room 106, County Office Bldg.
(Place where attendance is required)
in Towson, Baltimore County, Towson, MD 21204
on Tuesday, the 20th day of August, 1985, at 9:30 a.m. XXXX
YOU ARE COMMANDED TO produce the following documents or objects:

Protestant
Subpoena requested by () Defendant; and any questions should be referred to:
William N. White, Esq., 202 Washington Ave., Towson, MD 21204, 337-9555
(Name of Party or Attorney, Address and Phone Number)
Date Issued August 15, 1985
Clerk Signature & Seal
NOTICE:
(1) YOU ARE LIABLE TO BODY ATTACHMENT AND FINE FOR FAILURE TO OBEY THIS SUBPOENA.
(2) This subpoena shall remain in effect until you are granted leave to depart by the Court or by an officer acting on behalf of the Court.
(3) If this subpoena is for attendance at a deposition and the party served is an organization, notice is hereby given that the organization must designate a person to testify pursuant to Rule 2-412(d).

SHERIFF'S RETURN
() Served and copy delivered on date indicated below.
(x) Unserved, by reason of Office closed
Date: 8-17-85 Fee: \$
Original and one copy retained for each witness
Sheriff Signature & Seal

YOU ARE COMMANDED to produce the following documents or objects:

1. Any and all of your records pertaining to the purchase of the business, and/or real property known as 7100 Railway Avenue, Baltimore, Maryland 21222, Boetton, Inc., Class D liquor license, and/or trading as the Railway Inn.

CIRCUIT COURT FOR BALTIMORE COUNTY
ELMER H. KAHLIN, JR., CLERK
COUNTY COURTS BUILDING
401 BOSLEY AVENUE
P.O. BOX 6754
TOWSON, MARYLAND 21204-0754

IN THE MATTER OF THE PETITION OF
ALBERT A. TESTANI, et ux FOR A
SPECIAL HEARING - NON-CONFORMING USE
7100 Railway Avenue
Baltimore, MD XX 21222

Case Number 86-14SPH
XXXXXX XXXXXXXX
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

SUBPOENA
TO: (Name, Address & County) Mr. Philip R. Leyhe, Jr., and/or Custodian of Records
for the Board of Liquor License Commissioners for
Baltimore County
County Office Bldg., 111 W. Chesapeake Ave.
Towson, Maryland 21204 (Balto. Co.)

YOU ARE HEREBY COMMANDED TO: () Personally appear; () Produce documents and or objects only; (x) Personally appear and produce documents or objects;
at Zoning Commissioner of Baltimore County, Room 106, County Office Bldg.
(Place where attendance is required)
in Towson, Baltimore County, Towson, MD 21204
on Tuesday, the 20th day of August, 1985, at 9:30 a.m. XXXX
YOU ARE COMMANDED TO produce the following documents or objects:
(See attached.)

Protestant
Subpoena requested by () Defendant; and any questions should be referred to:
William N. White, Esq., 202 Washington Ave., Towson, MD 21204, 337-9555
(Name of Party or Attorney, Address and Phone Number)
Date Issued August 15, 1985
Clerk Signature & Seal
NOTICE:
(1) YOU ARE LIABLE TO BODY ATTACHMENT AND FINE FOR FAILURE TO OBEY THIS SUBPOENA.
(2) This subpoena shall remain in effect until you are granted leave to depart by the Court or by an officer acting on behalf of the Court.
(3) If this subpoena is for attendance at a deposition and the party served is an organization, notice is hereby given that the organization must designate a person to testify pursuant to Rule 2-412(d).

SHERIFF'S RETURN
(x) Served and copy delivered on date indicated below.
() Unserved, by reason of _____
Date: 8/19/85 Fee: \$ 15.00
Original and one copy retained for each witness
Sheriff Signature & Seal

YOU ARE COMMANDED to produce the following documents or objects:

1. The regular and confidential files of the Liquor Board pertaining to the transfer of a liquor license and/or pertaining to the granting of a liquor license to Albert A. Testani and Sally Testani on or about 12/30/83, including but not limited to, any and all documentation pertaining to the Class D license of Boetton, Inc. located at 7100 Railway Avenue, Baltimore, Maryland 21222.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 25, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-10-SPH and 86-14-SPH

In view of the subject of these petitions, this office offers no comment.
Norman E. Gerber, Director
Office of Planning and Zoning
NEG:JCH:slm

THE BOARD OF LIQUOR LICENSE COMMISSIONERS
FOR BALTIMORE COUNTY
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
494-3191

Philip R. Leyhe, Jr., Chairman
Leon Albin, Member
Anthony Padusais, Member

Stanley Pianowski,
Administrator

To: Office of Zoning

From: Liquor Board

Dear Sirs:

Application has been filed for hearing with this Board for
Alcoholic Beverage License, Class D (RUC).

By: 700 RAILWAY AVE.
Address: BALTO RD. 21222

Located at the North South East West Side of Street
Nearest Intersecting Street
Approximate Distance

This is transfer of current license New License
Transfer of Class Transfer of Location

It is respectfully requested that your office view the premises
and location as to compliance with your department regulation and
submit to the Liquor Board office your finding.

Very truly yours,

Stanley Pianowski,
Administrator

RECEIVED

DEC 29 1983

ZONING OFFICE:

Zoning Classification B
Use Permitted Yes No

By:
Date: 5/1/85

SP:11 **PETITIONER'S
EXHIBIT 1**

*Mr. Leona Trance 601 N. Woodward Dr. Essex Md
W. Q. Boas 601 N. Woodward Dr. Baltimore 21221
Mrs. Vera Winters 7012 Railway Ave 21222
Walter Marmash 6801 Robt McGee 21222
Dino Casarini - 1723 Bethlehem Rd. 21222
Arthur Baker - 1701 BETHLEHEM AVE 21222
Gudolph B. Sacchetti 1703 Bethlehem Ave 21222
William F. Howell 1804 W. A. N. Ave 21222*

**PETITIONER'S
EXHIBIT 2**

86-14-SFH

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
4th day of June, 1985.

Petitioner Albert A. Testani
Petitioner's Attorney Patrick Cavanaugh, Esquire

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1985

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

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

Patrick Cavanaugh, Esquire
2 North Dundalk Avenue
Baltimore, Maryland 21222

RE: Item No. 318 - Case No. 86-14-SFH
Petitioner - Albert A. Testani
Special Hearing Petition

Dear Mr. Cavanaugh:

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 infor-
mative 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.

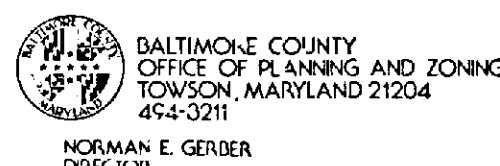
Very truly yours,

Nicholas B. Commodari, Esq.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

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



BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
KORAN E. GENDER
DIRECTOR

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

JUNE 17, 1985

Re: Zoning Advisory Meeting of APRIL 30, 1985
Item # 318
Property Owner: ALBERT A. TESTANI
Location: N/E CORNER BETHLEHEM AVE.
+ RAILWAY AVE.

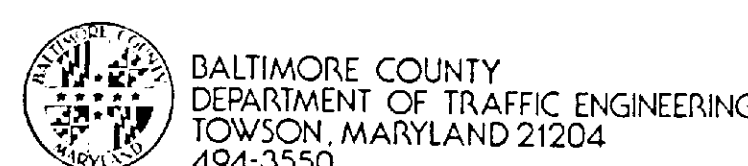
Dear Mr. Jablon:

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.
- ☐ The 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: Must comply with Baltimore County Landscape Manual.
- ☐ 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 "P" level
intersection as defined by Bill 178-79. And its conditions change
traffic capacity may become limited. The Basic Services Areas
are re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Howell

Eugene A. Robor
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

May 16, 1985

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

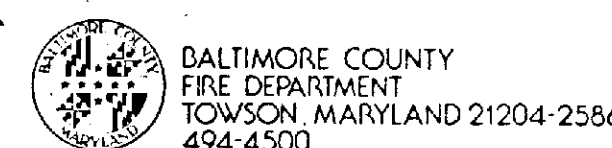
Item No. 315, 316, 317, 318, 320, 322, 324, and 325 Meeting of May 7, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments
for item numbers 315, 316, 317, 318, 320, 322, 324, and 325.

MSF/ccm

Michael S. Flanagan
Traffic Engineering Assoc. II



BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

May 15, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Albert A. Testani

Location: N/E Corner Bethlehem Avenue and Railway Avenue

Item No.: 318 Zoning Agenda: Meeting of 5-7-85

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.
- ☒ 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", 1978 edition prior
to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Paul H. Reincke Noted and Approved: Errol N. Markowitz
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 21, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 318 Zoning Advisory Committee Meeting are as follows:

Property Owner: Albert A. Testani
Location: N/E Corner Bethlehem Avenue and Railway Avenue
District: 12th.

APPLICABLE RULES ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 67-85,
the Maryland Code for the Building and Code (A.B.C. 17-1-1) and 1980 and other applicable Codes and Standards.
- ☐ A building and other miscellaneous permits shall be required before the start of any construction.
- ☐ Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☐ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☐ All Use Groups except B-1 Single Family Detached dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer
than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party
wall. See Table 101, Section 1107, Section 1108.2 and Table 1102. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.
- ☐ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office cannot be considered until the case study data pertaining to height/area and
construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- ☐ The requested variance appears to conflict with Section(s) of the Baltimore
County Building Code.
- ☐ When filing for a required change of the Temporary Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the use. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from the to the or
to the . See Section 312 of the Building Code.
- ☐ The proposed project appears to be located in a Flood Plain, Flood/Directive. Please see the attached
copy of Section 216 of the Building Code as adopted by Bill 67-85. Site plans shall show the current
elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments: Exits shall comply with the Code Article 8 of the 1984 B.O.C.A. Any alterations in the area of the
structure would require compliance to Section 505.2, otherwise Section 103.1
as amended by Bill 17-85 as amended.
- ☐ These abbreviated comments reflect only on the information provided by the drafter submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Charles B. Commodari
C. B. COMMODARI
Building Plans Review

7/75

JUN 15 1985

PETITION FOR SPECIAL HEARING
12th Election District
LOCATION: Northeast corner of
Bethlehem Avenue and Railway Ave-
nue (7100 Railway Avenue)
DATE AND TIME: Tuesday, August
20, 1985 at 9:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
ing 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 approve a non-
conforming use due to the fact that
the property has been used as a bar/
tavern since prior to 1945.
Being the property of Albert A. Tes-
tani, et al as shown on the plat filed
with the Zoning Office.
In the event that this Petition is
granted, a building permit may be is-
sued 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 receiv-
ed in writing by the date of the hear-
ing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

August 8,

1985

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of P.O. #67816 - Req. #
L73294.

was inserted in **The Dundalk Eagle** a weekly news-
paper published in Baltimore County, Maryland, once a week
for one ~~successive~~ weeks before the
9th day of August 1985; that is to say,
the same was inserted in the issues of August 8, 1985

Kimbel Publication, Inc.

per Publisher.

By K.E. Dalke

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 8, 1985

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
August 8, 1985

THE JEFFERSONIAN,

B. Venetaki
Publisher

Cost of Advertising

22.00

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

June 20,

1985

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of Petition For Special
Hearing - P.O. #65910 - Req. #L73121.

was inserted in **The Dundalk Eagle** a weekly news-
paper published in Baltimore County, Maryland, once a week
for one ~~successive~~ weeks before the
21st day of June 1985; that is to say,
the same was inserted in the issues of June 20, 1985

Kimbel Publication, Inc.

per Publisher.

By K.E. Dalke

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 20, 1985

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
June 20, 1985

THE JEFFERSONIAN,

B. Venetaki
Publisher

Cost of Advertising

27.50

CERTIFICATE OF POSTING

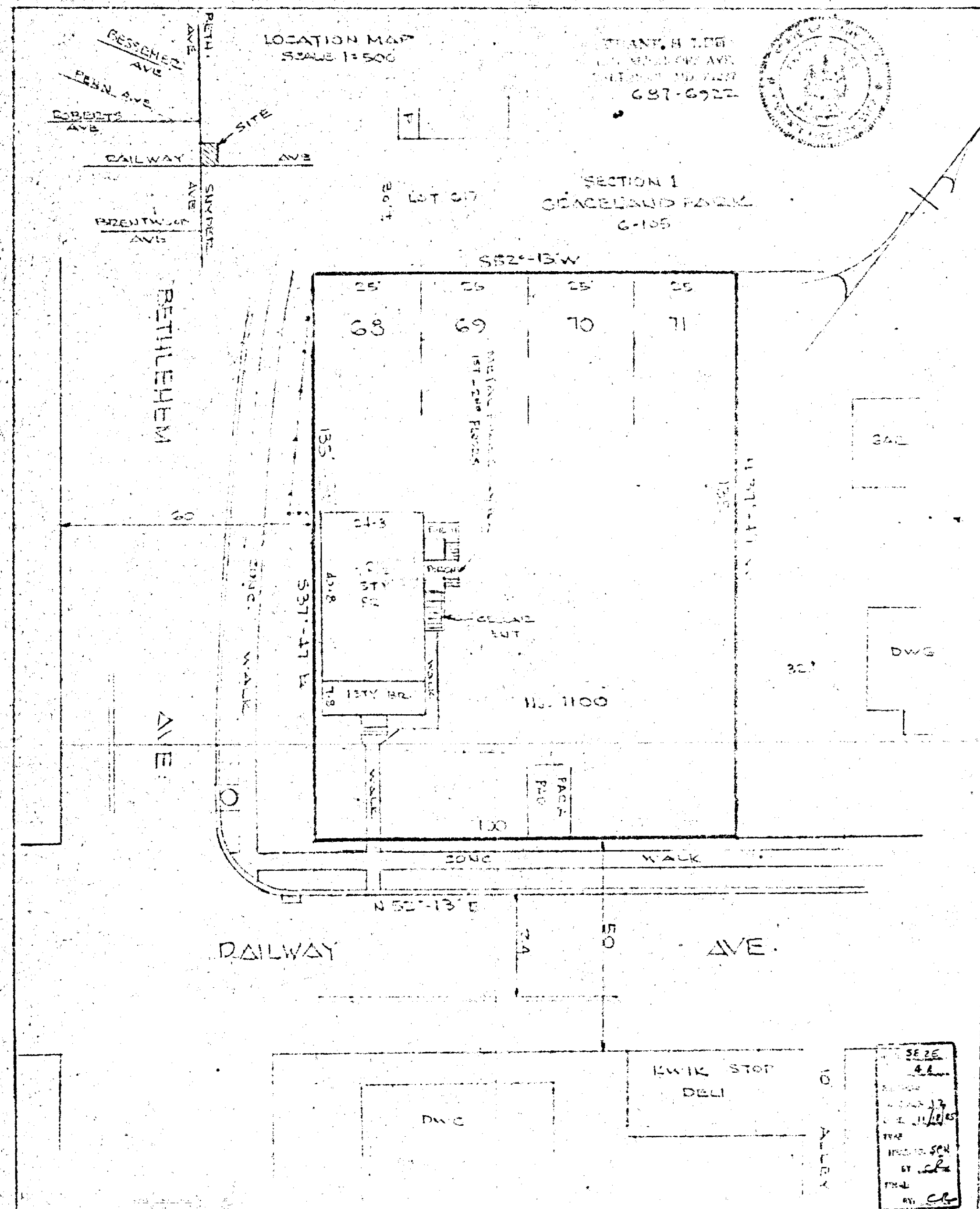
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 8/7/85
Posted for: Special Hearing
Petitioner: Albert A. Testani, et al
Location of property: N.E. cor. Bethlehem Ave. & Railway Ave.
7100 Railway Ave.
Location of Signs: Facing Cor. of Bethlehem Ave. & Railway Ave., approx. 15' from
corner, on property of Petitioner
Remarks: As shown on plat
Posted by: M. J. Harty Date of return: 8/21/85
Number of Signs: 1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 6/14/85
Posted for: Special Hearing
Petitioner: Albert A. Testani, et al
Location of property: N.E. cor. Bethlehem Ave. & Railway Ave.
7100 Railway Ave.
Location of Signs: Facing Cor. approx. 15' from road way of each st.
on property of Petitioner
Remarks: As shown on plat
Posted by: M. J. Harty Date of return: 6/21/85
Number of Signs: 1



EXISTING USE - TAVERN & RES.
PROPOSED USE - SAME
EXISTING ZONING - Res. 1
PROPOSED ZONING - SAME
AREA OF LOT - 13500 SQ. FT.
PUBLIC WATER AND SEWERAGE SERVICE LOT

PLAT TO ACCOMPANY PETITION FOR A SPECIAL
HEARING FOR A NON-CONFORMING USE AND
REZONING

PETITIONER'S EXHIBIT 3

OWNER
AL & SALLY TESTANI
7100 RAILWAY AVE
BALTO., MD. 21222

LOTS 68-69-70-71 BLK. 1
FAIRLAWN
PLAT BOOK 6403

2TH DISTRICT BALTIMORE CO., MARYLAND
SCALE 1"=20' DATE 3-2-85

