

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, legal owner(s) of the property situated 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 a non-conforming use for a restaurant, alcoholic beverage package store, tavern, living quarters in a commercial building.

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

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

Michael A. Cesenaro, Sr.
Michael A. Cesenaro, Sr.
Florence M. Cesenaro
Vincent E. Cesenaro
(Type or Print Name)

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.

Legal Owner(s):

Ernest W. Beck

(Type or Print Name)

Signature

Myrtle V. Beck

(Type or Print Name)

Signature

Address

180 Baltimore Avenue

City and State

Baltimore, Maryland 21227

City and State

Attorney for Petitioner:

S. Eric DiNenna, Esquire

(Type or Print Name)

Signature

Address

406 W. Pennsylvania Avenue

City and State

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 296-6820

Address

City and State

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

S. Eric DiNenna, Esquire

406 W. Pennsylvania Ave.

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 296-6820

ORDERED By The Zoning Commissioner of Baltimore County, this 10th 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 15th day of July, 1985, at 1:30 o'clock.

Commissioner of Baltimore County.

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 10th day of June, 1985.

ARNOLD JABLON

Zoning Commissioner

Petitioner Ernest W. Beck, et ux
Attorney S. Eric DiNenna, Esquire
cc: Paul Lee Engineering, Inc.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1985

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

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

RE: Item No. 335 - Case No. 86-21-SPH
Petitioners - Ernest W. Beck, et ux
Special Hearing Petition

Dear Mr. DiNenna:

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:mr

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Penna. Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3201
NORMAN E. GERBER
DIRECTOR

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

JUNE 25, 1985

Re: Zoning Advisory Meeting of May 14, 1985
Item # 335 - ERNEST W. BECK, et ux
Location: SE CORNER HAMMONDS FERRY RD.
+ HAZEL 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.

- (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 1/18/85.
- () 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 "g" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
- () Additional comments:

Eugene A. Boser
Chief, Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

May 20, 1985

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

Item No. 335 ZAC-Meeting of May 14, 1985
Property Owner: Ernest W. Beck, et ux
Location: S/E Corner Hammonds Ferry Road and Hazel Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Special hearing for a non-conforming use for a restaurant, alcoholic beverage package store, tavern, living quarters in a commercial building.

Acres: .16 acres ±
District: 13th

Dear Mr. Jablon:

Should this site be found to be a non-conforming use, then this department has no comments. Should the site be found to be not of a non-conforming use than the site will be required to meet County standards.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSP/cem

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

PAUL H. RENCKE
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: Ernest W. Beck, et ux

Location: S/E Corner Hammonds Ferry Road and Hazel Avenue

Item No.: 335 Zoning Agenda: Meeting of 5/14/85

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.

- (X) 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.

REVIEWER: C. E. Jones, Kelly, 5/14/85 Noted and Approved: Errol M. Markowitz
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

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

TED ZALESKI, JR.
DIRECTOR

May 21, 1985

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

Dear Mr. Jablon:

Comments on Item # 335 Zoning Advisory Committee Meeting are as follows:
Property Owner: Ernest W. Beck, et ux
Location: S/E Corner Hammonds Ferry Road and Hazel Avenue
District: 13th.

ADDITIONAL ITEMS ARE CHECKED:

- (X) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.A.H.A. #17-1 - 1980) and other applicable Codes and Standards.
- (X) 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. Approved seals are not acceptable.
- (X) All Use Groups except B-1 Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Group 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 1106.2 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 necessary 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 Use/occupancy Permit, an alternative 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 new use. Maryland architectural or Engineer seals are usually required. The Change of Use Groups are from Use _____ to Use _____ or to Mixed Uses. See Section 312 of the Building Code.
- () The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 510.1 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevation above sea level for the lot and the finish floor levels including basement.
- (X) Comments: Section 103.1 as amended by Bill #17-85 appears applicable. Erite and Life Safety requirements shall be adhered to at all times, in all buildings. See Section 1405.5.3.

These abbreviated comments reflect only 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 the applicant may obtain additional information by visiting Room 111 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

4/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: July 2, 1985

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

SUBJECT: Zoning Petition No. 86-21-SPH

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

NEG:JGH:slm

Norman E. Gerber, Director
Office of Planning and Zoning

JAN 15 1986

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 for a restaurant, alcoholic beverage package store, tavern, living quarters in a commercial building.

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

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

Contract Purchaser(s):
Michael A. Cesenaro, Sr.
Florence A. Cesenaro
Vincent C. Cesenaro
(Type or Print Name)

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.

Legal Owner(s):

Ernest W. Beck
(Type or Print Name)

Signature

Myrtle V. Beck
(Type or Print Name)

Signature

Address

Baltimore, Maryland 21227

City and State

Attorney for Petitioner:

S. Eric DiNenna
(Type or Print Name)

Signature

Address

406 W. Pennsylvania Avenue

Address

Baltimore, Maryland 21204

City and State

Attorney's Telephone No.: 236-6820

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

S. Eric DiNenna, P.A.

406 W. Pennsylvania Ave.

Towson, Maryland 21204 296-6820

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th 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 15th day of July, 1985, at 1:30 o'clock.

Carl J. Jolson
Zoning Commissioner of Baltimore County.

(over)

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

STEPHEN E. COLLINS
DIRECTOR

May 20, 1985

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

Item No. 335 ZAC-Meeting of May 14, 1985
Property Owner: Ernest W. Beck, et ux
Location: S/E Corner Hammonds Ferry Road and Hazel Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Special hearing for a non-conforming use for a restaurant, alcoholic beverage package store, tavern, living quarters in a commercial building.

Acres: .16 acres ±
District: 13th

Dear Mr. Jablon:

Should this site be found to be a non-conforming use, then this department has no comments. Should the site be found to be not of a non-conforming use than the site will be required to meet County standards.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2366
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: Ernest W. Beck, et ux

Location: S/E Corner Hammonds Ferry Road and Hazel Avenue

Item No. 335 Zoning Advisory Meeting of 5/14/85

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 reference property are required and shall be located at intervals of 100 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", 1976 edition prior to occupancy.

6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Eric J. Kelly, Supt.
Planning Group
Special Inspection Division

Noted and Approved: Errol N. Markowitz
Fire Prevention Bureau

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1985

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

ooo
Nicholas B. Commodari
Chairman

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

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 335 - Case No. 86-21-SPH
Petitioners - Ernest W. Beck, et ux
Special Hearing Petition

Dear Mr. DiNenna:

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

ENCLOSURE

cc: Paul Lee Engineering, Inc.
30 W. Penna. Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3711
NORMAN E. GERBER
DIRECTOR

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

JUNE 25, 1985

Re: Zoning Advisory Meeting of May 14, 1985
Item # 335 Ernest W. Beck, et ux
Property Owner: S/E Corner Hammonds Ferry Rd.
+ Hazel 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.

- X There are no site planning factors requiring comment.
- X A County Review Group Meeting is required.
- X A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- X This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- X A record plat will be required and must be recorded prior to issuance of a building permit.
- X The access is not satisfactory.
- X The circulation on this site is not satisfactory.
- X The parking arrangement is not satisfactory.
- X Parking calculations must be shown on the plan.
- X This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- X Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-96 of the Development Regulations.
- X Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- X The amended Development Plan was approved by the Planning Board on
- X Landscaping: Must comply with Baltimore County Landscape Manual.
- X 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
- X 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 Areas are re-evaluated annually by the County Council.
- X Additional comments:

cc: James Howell

Eugene A. Borer
Chief, Current Planning and Development

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

TED ZALESKI JR.
DIRECTOR

May 21, 1985

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

Dear Mr. Jablon:

Comments on Item # 335 Zoning Advisory Committee Meeting are as follows:

Property Owner: Ernest W. Beck, et ux
Location: S/E Corner Hammonds Ferry Road and Hazel Avenue
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #17-1-1980) and other applicable Codes and Standards.
- 2. A building and other miscellaneous permits shall be required before the start of any construction.
- 3. 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.
- 4. 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.
- 5. All Use Groups except All Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. And the Group requires 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 501, Section 505.2 and Table 505.3. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 6. 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 necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your Architect/Engineer contact this department.
- 7. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- 8. When filing for a required Change of Use/Occupancy Permit, an alternative 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 new use. Maryland Architectural or Engineer seals are usually required. The change of the Group are from the to the or to Mixed Use. See Section 312 of the Building Code.
- 9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level, or the lot and the finish floor levels including basement.
- 10. Comments: Section 103.1 as amended by Bill #17-85 appears applicable. Exits and Life Safety requirements shall be adhered to at all times, in all buildings. See Section 1105.5.3.
- 11. These abbreviated 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. The applicant may obtain additional information by visiting Room 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Edman
871 C. E. Harbo, Chief
Building Plan Review

4/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO: Zoning Commissioner

Date: July 2, 1985

FROM: Norman E. Gerber, Director

Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-21-SPH

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

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGR:sim

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:

IN RE: PETITION SPECIAL HEARING
SE/corner of Hammonds Ferry
Road and Hazel Avenue
(2511 Hammonds Ferry Road) -
13th Election District
Ernest W. Beck, et ux,
Petitioners
* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-21-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to determine that the use of their property as a restaurant, alcoholic-beverage package store, tavern, and living quarters 1. a commercial building is nonconforming, as more particularly described on Petitioners' Exhibit 3.

The Petitioners appeared and were represented by Counsel. Florence M. Cesenaro, one of the Contract Purchasers, also appeared and was represented by Counsel. Harry Haverkorn, William Parsons, and Ruth Riggleman, area residents, as well as Theresa Lowry, Chairperson of the Lansdowne Improvement Association's Zoning Committee, all appeared and testified in support of the Petitioner. There were no Protestants.

At the onset of the hearing, the Petitioner, Ernest W. Beck, moved to amend the Petition to add an existing parking lot, located across Hazel Avenue from the restaurant, et al, as part of the nonconforming use, which was inadvertently left off Petitioners' Exhibit 3. This uncontested motion was granted.

Testimony indicated that the subject property, presently zoned D.R.5.5 and located on the corner of Hammonds Ferry Road and Hazel Avenue, is improved with a two-story building containing a restaurant, alcoholic-beverage package store, and tavern on the first floor and living quarters on the second floor. The first liquor license was granted by the Baltimore County Liquor Board to a Mr. Esler on December 19, 1933, immediately after Prohibition was lifted. Mr. Esler

operated his business, consisting of the aforescribed components, continuously and without interruption from that time until February 26, 1957, when the business was sold to the Petitioners herein. The Petitioners operated their business continuously and without interruption from that date until March 20, 1965, when it was sold to the Contract Purchasers herein.

Mr. Haverkorn testified that he has lived in the area his entire life and can attest to the continuous use of the property and business, as described, without expansion or interruption, since 1933. Additionally, Mr. Parsons testified that he moved to the area after his discharge from the armed services early in 1945 and can also attest to the described uses as being continuous and without interruption since that time. Ms. Riggleman, who lived next door in the 1940's and has lived in the area since, agreed with Mr. Haverkorn and Mr. Parsons. Ms. Lowry, on behalf of the Association, also agreed with the testimony presented and supported the instant Petition.

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

The uncontested testimony, which was amply supported, conclusively indicated that the property has been used continuously and without interruption as a restaurant, alcoholic-beverage package store, tavern, living quarters, and parking area since 1933. 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 the 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 18th day of July, 1985, that a nonconforming use for a restaurant,

alcoholic-beverage package store, tavern, living quarters in a commercial building, and parking area across Hazel Avenue from the building be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following restriction which is a condition precedent to the relief herein granted:

1. A revised site plan, showing the parking area, shall be submitted to the Zoning Commissioner for approval within 30 days from the date of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

AD/srl

cc: S. Eric DiNenna, Esquire
Bruce Kent, Esquire
Ms. Theresa Lowry
People's Counsel

ORDER RECEIVED FOR FILING
DATE July 18, 1985
BY *[Signature]*

ORDER RECEIVED FOR FILING
DATE July 18, 1985
BY *[Signature]*

ORDER RECEIVED FOR FILING
DATE July 18, 1985
BY *[Signature]*

- 3 -

PETITION FOR SPECIAL HEARING
13th Election District

LOCATION: Southeast corner of Hammonds Ferry Road and Hazel Avenue
(2511 Hammonds Ferry Road)

DATE AND TIME: Monday, July 15, 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, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for a restaurant, alcoholic beverage package store, tavern, living quarters in a commercial building.

Being the property of Ernest W. Beck, 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

Paul Lee P.E.

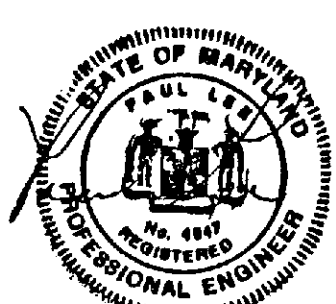
Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5941

DESCRIPTION

#2511 HAMMONDS FERRY ROAD (0.16 Ac. Parcel)
13th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located on the east side of Hammonds Ferry Road said point being 25 feet from the centerline of Hazel Avenue running thence along the south side of Hazel Avenue (1) Easterly - 97 feet 1 inch, thence leaving said south side of Hazel Avenue (2) Southerly - 67 feet and (3) Westerly - 109 feet 11 inches to the east side of Hammonds Ferry Road; thence binding on the east side of Hammonds Ferry Road (4) Northerly - 68 feet 2 3/4 inches to the place of beginning.

Containing 0.16 acres of land more or less.



Engineers — Surveyors — Site Planners

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE Corner of Hammonds Ferry Rd. & Hazel Ave. (2511 Hammonds Ferry Rd.), 13th District : OF BALTIMORE COUNTY
ERNEST W. BECK, et ux, : Case No. 86-21-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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 21st day of June, 1985, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners.

[Signature]
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

July 11, 1985

S. Eric DiNenna, P. A.
406 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
SE corner of Hammonds Ferry Road, and
Hazel Avenue (2511 Hammonds Ferry Rd.)
13th Election District
Ernest W. Beck, et ux - Petitioners
Case No. 86-21-SPH

Dear Mr. DiNenna,

This is to advise you that \$ 52.96 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,

[Signature]
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007367
DATE 7-15-85 ACCOUNT R-61-615-CCO
AMOUNT \$ 52.96
RECEIVED FROM S. Eric DiNenna, Esquire
FOR Advertising & Posting Case No. 86-21-SPH
113*****52960 61585
VALIDATION ON SIGNATURE OF CASHIER

JAN 15 1986

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:

IN RE: PETITION SPECIAL HEARING
SE/corner of Hammonds Ferry
Road and Hazel Avenue
(2511 Hammonds Ferry Road) -
13th Election District
Ernest W. Beck, et ux,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-21-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to determine that the use of their property as a restaurant, alcoholic-beverage package store, tavern, and living quarters in a commercial building is nonconforming, as more particularly described on Petitioners' Exhibit 3.

The Petitioners appeared and were represented by Counsel. Florence M. Cesenaro, one of the Contract Purchasers, also appeared and was represented by Counsel. Harry Haverkorn, William Parsons, and Ruth Piggelman, area residents, as well as Theresa Lowry, Chairperson of the Lansdowne Improvement Association's Zoning Committee, all appeared and testified in support of the Petitioner. There were no Protestants.

At the onset of the hearing, the Petitioner, Ernest W. Beck, moved to amend the Petition to add an existing parking lot, located across Hazel Avenue from the restaurant, et al, as part of the nonconforming use, which was inadvertently left off Petitioners' Exhibit 3. This uncontested motion was granted.

Testimony indicated that the subject property, presently zoned D.R.5.5 and located on the corner of Hammonds Ferry Road and Hazel Avenue, is improved with a two-story building containing a restaurant, alcoholic-beverage package store, and tavern on the first floor and living quarters on the second floor. The first liquor license was granted by the Baltimore County Liquor Board to a Mr. Esler on December 19, 1933, immediately after Prohibition was lifted. Mr. Esler

operated his business, consisting of the aforescribed components, continuously and without interruption from that time until February 26, 1957, when the business was sold to the Petitioners herein. The Petitioners operated their business continuously and without interruption from that date until March 20, 1985, when it was sold to the Contract Purchasers herein.

Mr. Haverkorn testified that he has lived in the area his entire life and can attest to the continuous use of the property and business, as described, without expansion or interruption, since 1933. Additionally, Mr. Parsons testified that he moved to the area after his discharge from the armed services early in 1945 and can also attest to the described uses as being continuous and without interruption since that time. Ms. Piggelman, who lived next door in the 1940's and has lived in the area since, agreed with Mr. Haverkorn and Mr. Parsons. Ms. Lowry, on behalf of the Association, also agreed with the testimony presented and supported the instant Petition.

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

The uncontested testimony, which was amply supported, conclusively indicated that the property has been used continuously and without interruption as a restaurant, alcoholic-beverage package store, tavern, living quarters, and parking area since 1933. 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 18th day of July, 1985, that a nonconforming use for a restaurant,

- 2 -

alcoholic-beverage package store, tavern, living quarters in a commercial building, and parking area across Hazel Avenue from the building be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following restriction which is a condition precedent to the relief herein granted:

1. A revised site plan, showing the parking area, shall be submitted to the Zoning Commissioner for approval within 30 days from the date of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: S. Eric DiNenna, Esquire

Bruce Kent, Esquire

Ms. Theresa Lowry

People's Counsel

ORDER RECEIVED FOR FILING

DATE July 18, 1985

BY *[Signature]*

ORDER RECEIVED FOR FILING

DATE July 18, 1985

BY *[Signature]*

ORDER RECEIVED FOR FILING

DATE July 18, 1985

BY *[Signature]*

- 3 -

PETITION FOR SPECIAL HEARING
13th Election District

LOCATION: Southeast corner of Hammonds Ferry Road and Hazel Avenue
(2511 Hammonds Ferry Road)

DATE AND TIME: Monday, July 15, 1985 at 1:30 p.m.

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

The Zoning Commission: 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 non-conforming use for a restaurant, alcoholic beverage package store, tavern, living quarters in a commercial building.

Being the property of Ernest W. Beck, 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

Paul Lee P.C.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5941

DESCRIPTION

#2511 HAMMONDS FERRY ROAD (0.16 Ac. Parcel)
13th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located on the east side of Hammonds Ferry Road said point being 25 feet from the center line of Hazel Avenue running thence along the south side of Hazel Avenue (1) Easterly - 97 feet 1 inch, thence leaving said south side of Hazel Avenue (2) Southerly - 67 feet and (3) Westerly - 109 feet 11 inches to the east side of Hammonds Ferry Road; thence binding on the east side of Hammonds Ferry Road (4) Northerly - 68 feet 2 3/4 inches to the place of beginning.

Containing 0.16 acres of land more or less.



Engineers - Surveyors - Site Planners

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SE Corner of Hammonds Ferry
Rd. & Hazel Ave. (2511 Hammonds
Ferry Rd.), 13th District : OF BALTIMORE COUNTY
ERNEST W. BECK, et ux, : Case No. 86-21-SPH
Petitioners :

ENTRY OF APPEARANCE

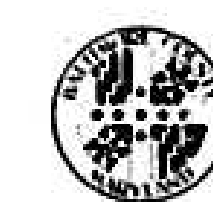
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
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 21st day of June, 1985, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

July 11, 1985

S. Eric DiNenna, P. A.
406 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
SE corner of Hammonds Ferry Road, and
Hazel Avenue (2511 Hammonds Ferry Rd.)
13th Election District
Ernest W. Beck, et ux - Petitioners
Case No. 86-21-SPH

Dear Mr. DiNenna,

This is to advise you that \$ 52.96 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,

[Signature]
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASES RECEIPT
DATE 7-15-85
CASE NO. 86-21-SPH
FEE \$ 52.96
RECEIVED BY S. Eric DiNenna, Esquire
FOR Advertising & Posting
8 8113*****5296 61287

S. Eric DiNenna, P. A.
406 W. Pennsylvania Avenue
Towson, Maryland 21204

June 12, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
SE corner of Hammonds Ferry Rd., and
Hazel Avenue (2511 Hammonds Ferry Rd.)
13th Election District
Ernest W. Beck, et ux - Petitioners
Case No. 86-21-SPH

TIME: 1:30 p.m.

DATE: Monday, July 15, 1985

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

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

No. 007478

DATE: 5-2-85 ACCOUNT: R04615-079

AMOUNT: \$100.00

RECEIVED: Wynnham, Styles & McClellan

FROM: Flying Ace, 335 Back

FOR: R04615-079 \$100.00

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-21-SPH

District: 13th
Posted for: Special Hearing
Petitioner: Ernest W. Beck, et ux
Location of property: South east corner of Hammonds Ferry Rd.
and Hazel Ave.
Location of signs: South east corner of Hammonds Ferry Rd.
and Hazel Ave.
Remarks: S. J. DiNenna
Posted by: S. J. DiNenna
Number of Signs: 4
Date of Posting: June 24-85
Date of return: June 28-85

PETITION FOR SPECIAL
HEARING
13th Election District
LOCATION: Southeast corner of
Hammonds Ferry Road and Hazel
Avenue (2511 Hammonds Ferry
Road)
DATE AND TIME: Monday, July 15,
1985 at 1:30 p.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland 21204
The Zoning Commissioner of Baltimore
County, by authority of the Zoning
Act and Regulations of Baltimore
County, will hold a public hearing
on the Petition for Special Hearing under
Section 20-2 of the Baltimore County
Zoning Regulations, to determine
whether or not the Zoning Commission
should approve a special use
conforming use for a restaurant, alcoholic
beverage package store, tavern,
living quarters in a commercial building,
on the property of Ernest W. Beck,
et ux, at the above location.
In the event that the Petition is
granted, a building permit may be
issued within the thirty (30) day appeal
period. The Zoning Commissioner is
not to be held responsible for any
error in the information and permit
issued during this period for good cause
shown. Such information and permit
shall be valid for the period of the hearing
and for the period of the appeal.
By Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
June 27, 1985

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27, 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 27, 1985

THE JEFFERSONIAN,

13 Ventana
Publisher

Cost of Advertising

27.50

Board of Hearing Appeals
CHAR. M. DOING
Chairman
DANIEL W. HUBERS
CARL F. VOHREN

Buildings and Zoning Department of Baltimore County

303 WASHINGTON AVE., TOWSON 4, MARYLAND
Telephone Valley 3-3000-Ext. 1001 Building 181

WILFRED H. ATANOR
County Commissioner
CHAR. C. FITZPATRICK
Deputy County Commissioner
WILLIAM L. SCHOTT
Zoning Engineer
ROLAND B. PIEL
Building Engineer
JOHN B. DRYDEN
Deputy Building Engineer
CLARENCE C. GRUBB
Chief Inspector

February 21, 1987

Liquor Board
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

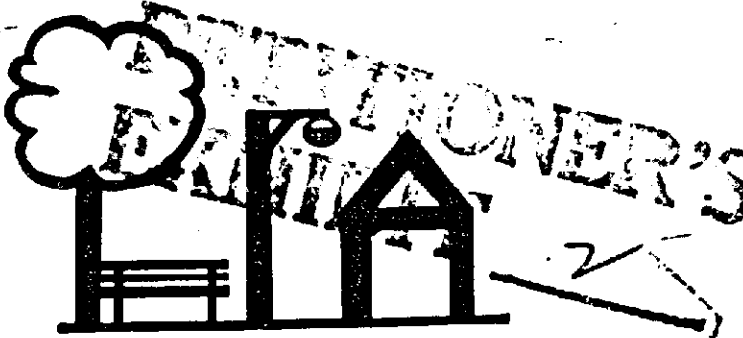
Gentlemen:

This is to notify you that the Zoning Department
of Baltimore County has approved the transfer of liquor
license in the name of Evelyn Eiler, Executrix to Eiler's
Tavern, Inc., located at 2511 Hammonds Ferry Road, Thirteenth
District of Baltimore County.

Very truly yours,

Wilsie H. Adams
Zoning Commissioner
of Baltimore County

PETITIONER'S
EXHIBIT 1



Annual meeting
May 1985

Binding thru
April 1986

To whom it may concern:

Please be advised that at the annual meeting of the Lansdowne Improvement Association,
Inc., according to Baltimore County code section 2-40-Article 7 - Rules of Practice and
Procedures; this association took the action to elect a president, who then became a member
of the Board of Directors and Chairperson of the Board of Directors, by this action of total
consent.

The Chairperson of the Board represents this Association by the action taken at the
annual meeting and thereby represents this Association in any and all matters relating to same.

This action of this Association is attested to by the Secretary and approved by the body
of this Association by voice vote at this annual meeting.

The boundaries and territorial limits of this Association represent, according to the
Baltimore County Zoning Maps, on the Northeast by the section known as Bloomfield Avenue
(Baltimore County portion only), plus the Washington Boulevard and all lands adjacent and the
Baltimore Beltway down to the Southwest Boundary of the Patapsco River, on the East by the
Washington-Baltimore Expressway to the Northeast Boundary of Patapsco Avenue.

The person who duly represents this Association is Theresa Mary Lowry, in its Zoning
Proceedings and all legal matters both at the county and state levels.

Zoning Committee

Chairperson
Theresa Mary Lowry

Members
Michael Tatzelke
Joseph Hull
Chris Kessler
Dorothy Wineke

Members
Dana Melicki
John Reise
Theresa Mary Lowry
Dorothy Wineke

Respectfully,
Diana Meleki
Secretary
Eugene Winko
1st Vice President
John Reise
2nd Vice President
Frank Vanhorn
Treasurer
Theresa Mary Lowry
President

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
ROBERT A. BRESCHI

August 20, 1985

Arnold Jablon
Zoning Commissioner for Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

RE: Petition of Ernest W. Beck, et ux.
Case No.: 86-21-SPH

Dear Mr. Commissioner:

On July 18, 1985, you found, as a result of a Petition and
hearing, a non-conforming use for a restaurant, alcoholic-beverage
package store, tavern, living quarters in a commercial building and
parking across Hazel Avenue from the building approved as a non-
conforming use subject to the condition precedent as follows:

"1. A revised site plan, showing the parking area,
shall be submitted to the Zoning Commissioner
for approval within 30 days from the date of
this Order."

As per my letter and enclosure dated July 18, 1985, I for-
warded you the amended plans.

My clients are now ready to settle with the contract
purchasers of the subject property.

A requirement of that settlement is that you affirm, in
writing, that there has been no Appeal filed, with your office,
within the 30 days of the date of your Order, in accordance with
the Baltimore County Code and, that the amended site plan has
been approved by your office.

Time is of the very essence for settlement and I respectfully
request an immediate response to this inquiry.

Very truly yours,
S. ERIC DINENNA

SED:bk
cc: Elmer L. McConkey, Esquire

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Ferry
Countryside, MD 21044

86-30-X

July 5 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

Petition Special Exception
67017

was inserted in the following:

Patuxent Times
Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 30 day of June 19 85, that is to say,
the same was inserted in the issues of

June 27, 1985

PATUXENT PUBLISHING CORP.
By: S. J. DiNenna

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff
VS
Defendant

CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-0353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 20, 1985

S. ERIC DINENNA, Esquire
DINENNA, MANN & BRESCHI
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition of Ernest W. Beck, et ux.
Case No.: 86-21-SPH

Dear Mr. DiNenna:

I am in receipt of your correspondence of August 20, 1985
wherein you request that I affirm, in writing, that no Appeal
has been filed with this office within the 30 day Appeal period
from the above-captioned decision, pursuant to the Baltimore
County Code. You also requested that I indicate whether or not
the amended site plan, as submitted to this office, has been
approved.

This is to advise you that a review of our records indicate
that no Appeal has been taken from my Decision dated July 18,
1985 within the 30 day Appeal period.

This is also to advise you that the amended site plan sub-
mitted to me on July 18, 1985 has been approved by this office.

If you have any further questions concerning this matter,
do not hesitate to contact me.

Very truly yours,

ARNOLD JABLON
Zoning Commissioner

AJ

S. Eric DiNenna, P. A.
406 W. Pennsylvania Avenue
Towson, Maryland 21204

June 12, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
SE corner of Hammonds Ferry Rd., and
Hazel Avenue (2511 Hammonds Ferry Rd.)
13th Election District
Ernest W. Beck, et ux - Petitioners
Case No. 86-21-SPH

TIME: 1:30 p.m.

DATE: Monday, July 15, 1985

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

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

No. 007478

DATE: 5-2-85 ACCOUNT: R 04615-178

AMOUNT: \$100.00

RECEIVED FROM: William, Styles & McClellan

FOR: Filing fee for item 355 Back

VALIDATION OR SIGNATURE OF CASHIER

WILLIAM H. ADAMS
Zoning Commissioner
CHAS. L. FRYSPATRICK
Deputy Zoning Commissioner
WILLIAM L. SCHOTT
Building Engineer
ROLAND S. FIEL
Deputy Building Engineer
JOHN D. DIERTRICH
Deputy Building Engineer
CLARENCE C. GIBBS
Chief Inspector

Buildings and Zoning Department of Baltimore County

303 WASHINGTON AVE., TOWSON 4, MARYLAND
Telephone Valley 3-3000 - Extensions: Zoning 180
Building 181

Board of Hearing Appeals
CHAS. M. DOING
Chairman
DANIEL W. HUBERS
DANIEL F. VONDER

February 21, 1987

Liquor Board
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Gentlemen:

This is to notify you that the Zoning Department
of Baltimore County has approved the transfer of liquor
license in the name of Evelyn Keler, Executrix to Keler's
Tavern, Inc., located at 2511 Hammonds Ferry Road, Thirteenth
District of Baltimore County.

Very truly yours,

William H. Adams

William H. Adams
Zoning Commissioner
of Baltimore County

EXHIBIT 1



Annual meeting
May 1985

Binding thru
April 1986

To whom it may concern:

Please be advised that at the annual meeting of the Lanedowne Improvement Association, Inc., according to Baltimore County code section 2-40-Article V - Rules of Practice and Procedures; this association took the action to elect a president, who then became a member of the Board of Directors and Chairperson of the Board of Directors, by this action of total consent.

The Chairperson of the Board represents this Association by the action taken at the annual meeting and thereby represents this Association in any and all matters relative to zoning hearings; appeals; zoning proceedings and all legal matters relating to same.

This action of this Association is attested to by the Secretary and approved by the body of this Association by voice vote at this annual meeting.

The boundaries and territorial limits of this Association represent, according to the Baltimore County Zoning Maps, on the Northeast by the section known as Bloomfield Avenue (Baltimore County portion only), plus the Washington Boulevard and all lands adjacent and the Baltimore Beltway down to the Southwest Boundary of the Patuxent River, on the East by the Washington-Baltimore Expressway to the Northeast Boundary of Patuxent Avenue.

The person who duly represents this Association is Theresa Mary Lowry, in its' Zoning Proceedings and all legal matters both at the county and state levels.

Zoning Committee

Chairperson
Theresa Mary Lowry

Members
Michael Tarkenton
Joseph Hull

Chris Kessler
Gladys Parker
Dorothy Wierke

Members
Daryl Meleki
John Reise

Respectfully,
Diana Meleki
Secretary
Eugene Winkler
1st Vice President
John Reise
2nd Vice President
Frank VanHorn
Treasurer
Dorothy Wierke
Theresa Mary Lowry
President

Office of
PATUXENT

10750 Little Patuxent Pkwy
Columbia, MD 21044

July 5 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

Petition Special Exception
67017

was inserted in the following

Catonsville Times
Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 30 day of June 19 85, that is to say,
the same was inserted in the issues of

June 27, 1985

PATUXENT PUBLISHING CORP.

By: [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

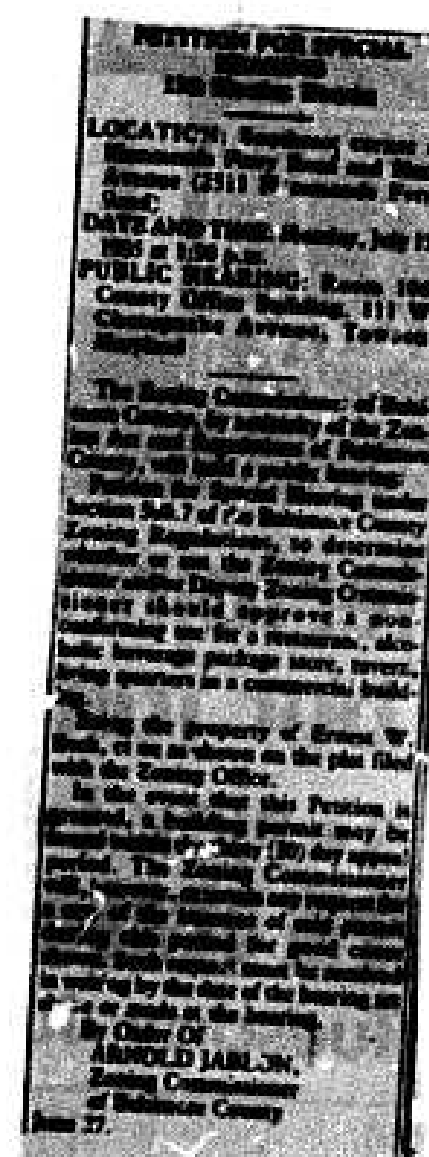
Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: June 24-25
Posted for: Ernest W. Beck, et ux
Petitioner: Ernest W. Beck, et ux
Location of property: SE corner of Hammonds Ferry Rd.
and Hazel Ave.
Location of Sign: SE corner of Hammonds Ferry Rd.
and Hazel Ave.
Remarks:
Posted by: [Signature] Date of return: June 26-27
Number of Signs: 2



CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27, 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 27, 1985

THE JEFFERSONIAN,

18 Kenton

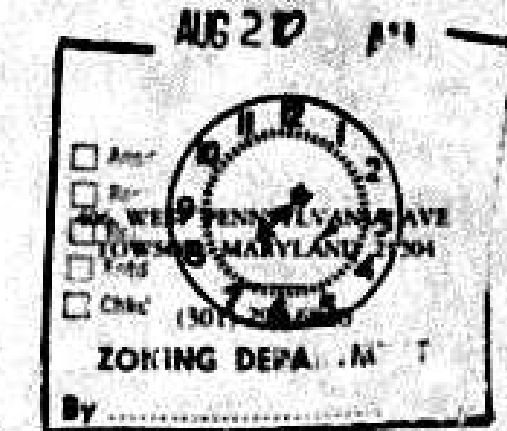
Publisher

Cost of Advertising

27.50

26-771
S. ERIC DINENNA, P.A.
JAMES C. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
ROBERT A. BRESCHI

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW



August 20, 1985

Arnold Jablon
Zoning Commissioner for Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

RE: Petition of Ernest W. Beck, et ux.
Case No.: 86-21-SPH

Dear Mr. Commissioner:

On July 18, 1985, you found, as a result of a Petition and
hearing, a non-conforming use for a restaurant, alcoholic-beverage
package store, tavern, living quarters in a commercial building and
parking across Hazel Avenue from the building approved as a non-
conforming use subject to the condition precedent as follows:

"1. A revised site plan, showing the parking area,
shall be submitted to the Zoning Commissioner
for approval within 30 days from the date of
this Order."

As per my letter and enclosure dated July 18, 1985, I for-
warded you the amended plans.

My clients are now ready to settle with the contract
purchasers of the subject property.

A requirement of that settlement is that you affirm, in
writing, that there has been no Appeal filed, with your office,
within the 30 days of the date of your Order, in accordance with
the Baltimore County Code and, that the amended site plan has
been approved by your office.

Time is of the very essence for settlement and I respectfully
request an immediate response to this inquiry.

Very truly yours,

[Signature]
S. ERIC DINENNA

SED:bk
cc: Elmer L. McConkey, Esquire



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 20, 1985

S. Eric DiNenna, Esquire
DiNenna, Mann & Breschi
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition of Ernest W. Beck, et ux.
Case No.: 86-21-SPH

Dear Mr. DiNenna:

I am in receipt of your correspondence of August 20, 1985
wherein you request that I affirm, in writing, that no Appeal
has been filed with this office within the 30 day Appeal period
from the above-captioned decision, pursuant to the Baltimore
County Code. You also requested that I indicate whether or not
the amended site plan, as submitted to this office, has been
approved.

This is to advise you that a review of our records indicate
that no Appeal has been taken from my Decision dated July 18,
1985 within the 30 day Appeal period.

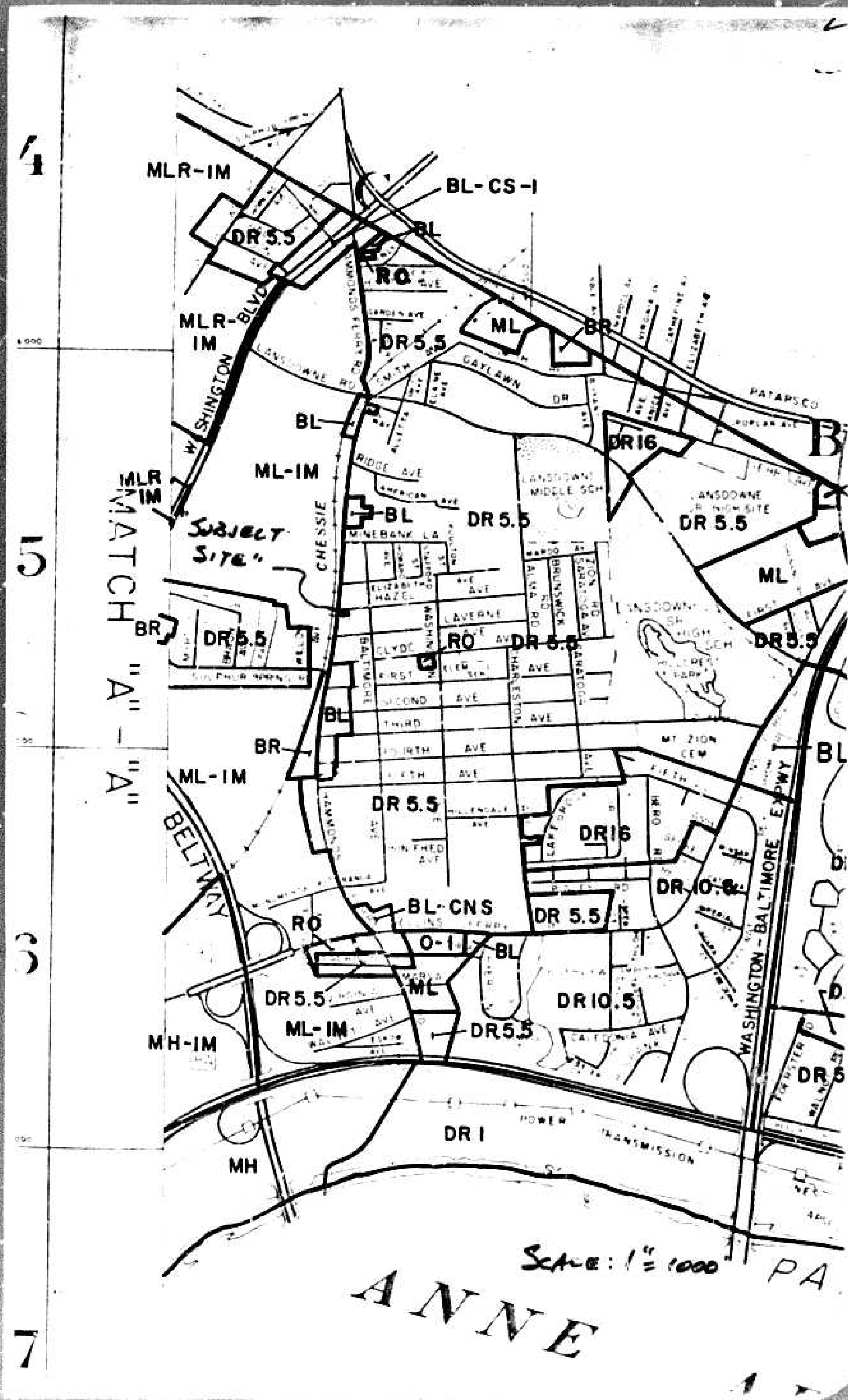
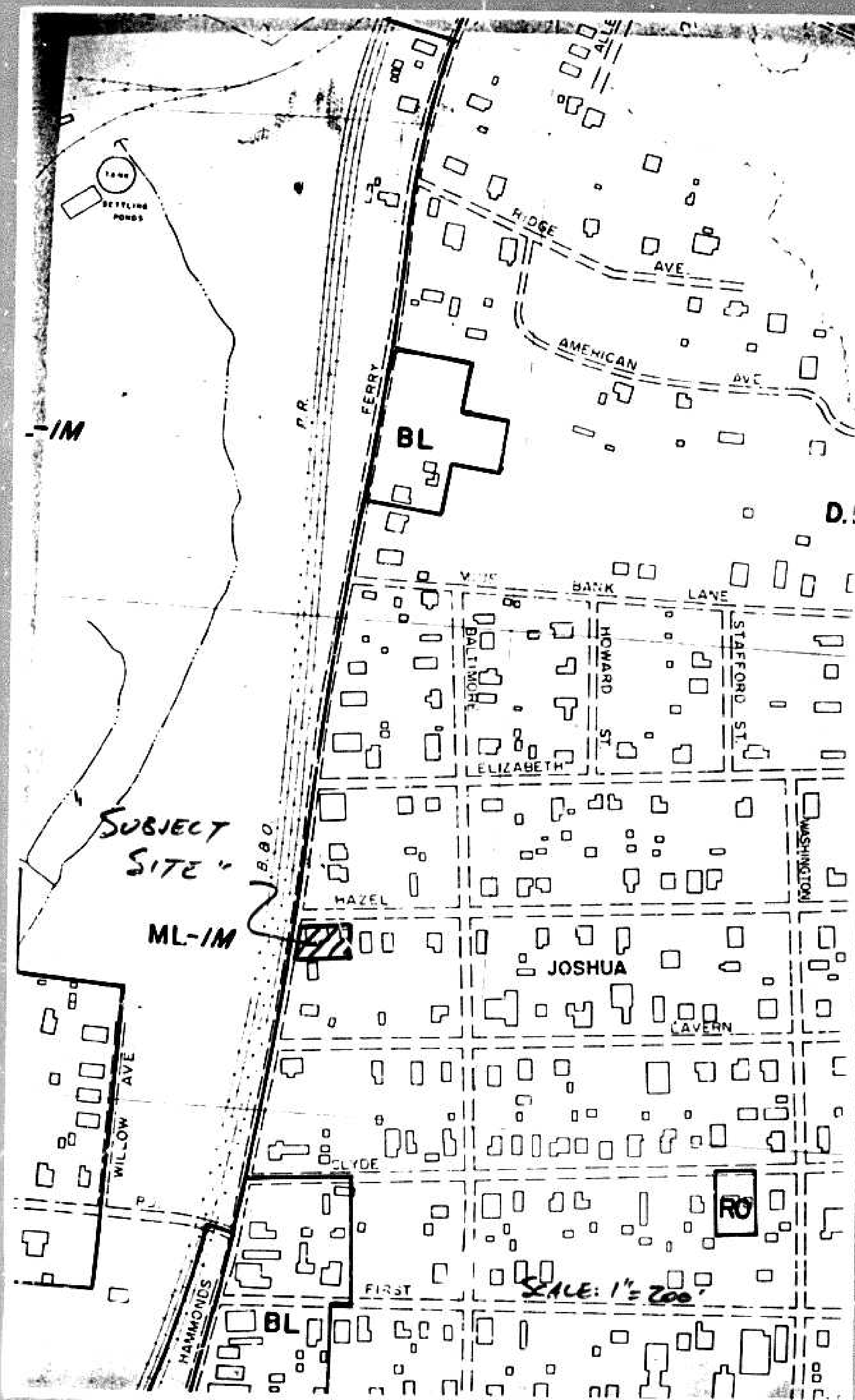
This is also to advise you that the amended site plan sub-
mitted to me on July 18, 1985 has been approved by this office.

If you have any further questions concerning this matter,
do not hesitate to contact me.

Very truly yours,

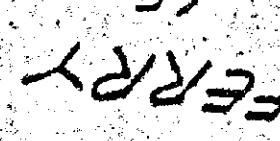
ARNOLD JABLON
Zoning Commissioner

AJ





AVENUE



1. TOTAL AREA OF SITE = 4266 CA.
2. EXIST. ZONING OF SITE = "DR-5.5"
3. EXIST. USE OF SITE: TAVERN & RESTAURANT
2500 FL. APARTMENT & PARKING LOT
4. PROP. ZONING OF SITE = "DR-5.5"
5. PROP. USE OF SITE: TAVERN & RESTAURANT
2500 FL. APARTMENT & PARKING LOT
6. PARKING AREA EXISTING ON SITE
7. PUBLIC UTILITIES EXISTING TO SITE
8. PETITIONER REQUESTING SPECIAL HEARING
TO PERMIT TAVERN & RESTAURANT ON 12TH
AND APARTMENT ON 2500 FL. & PARKING LOT

EXIST. ZONING: "DR.B.5"
EXIST. USE: "RESIDENTIAL"

" JOSHUA C.W. HULL'S SUBDIVISION
J.W.S. #1 FOLIO 144

PLAT TO ACCOMPANY PETITION

SPECIAL HEARING

*2511 HAMMONDS FERRY ROAD

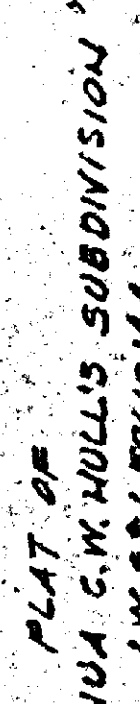
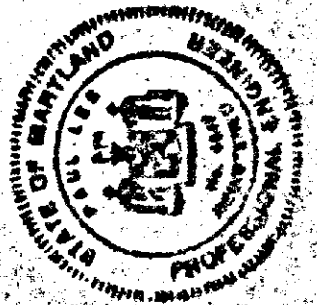
13TH ELECT. DIST. BALTIMORE CO., MD.
APRIL 29, 1985
REV. JULY 16, 1985
SCALE: 1"=10'

SHEET 1 OF 2

600-59

ENGINEER

PAUL LEE ENGINEERING, INC.
304 N. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204



AMENDED PLAT TO BE ATTACHED TO
NON-CALFORMING USE PLAN FOR

2511 HAMMONDS FERRY ROAD

(HMS 12-28, SECT-N/NEARBY 5, 1972)

18 IN ELECT. DIST.
3 CAL 5 1 1/2 10

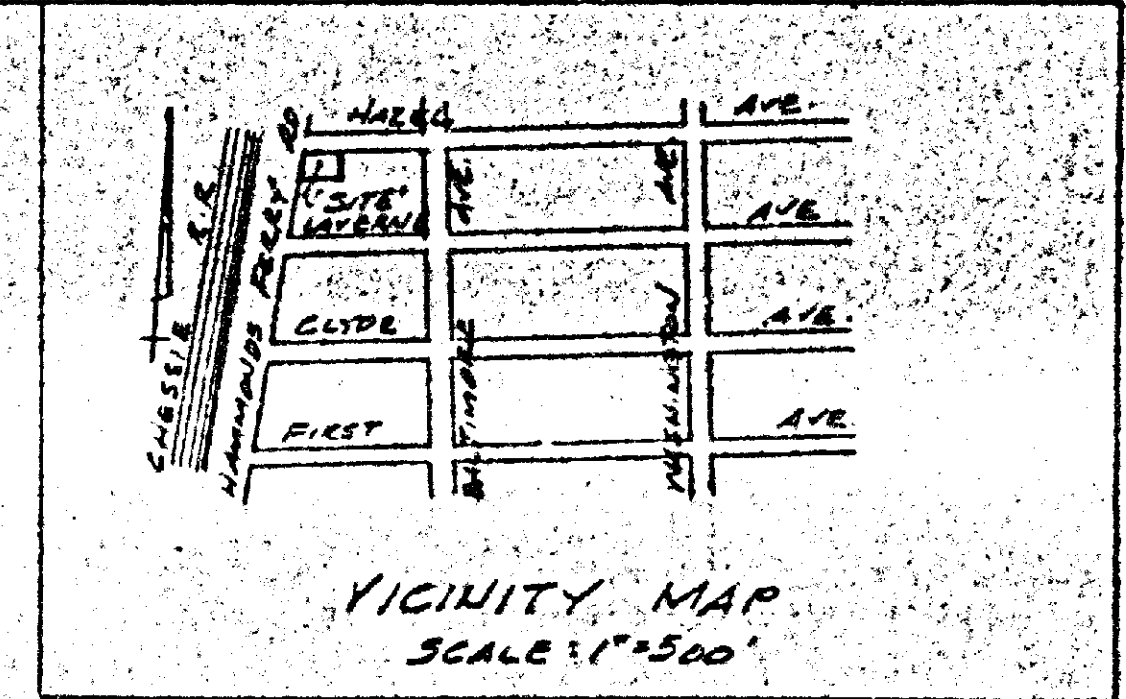
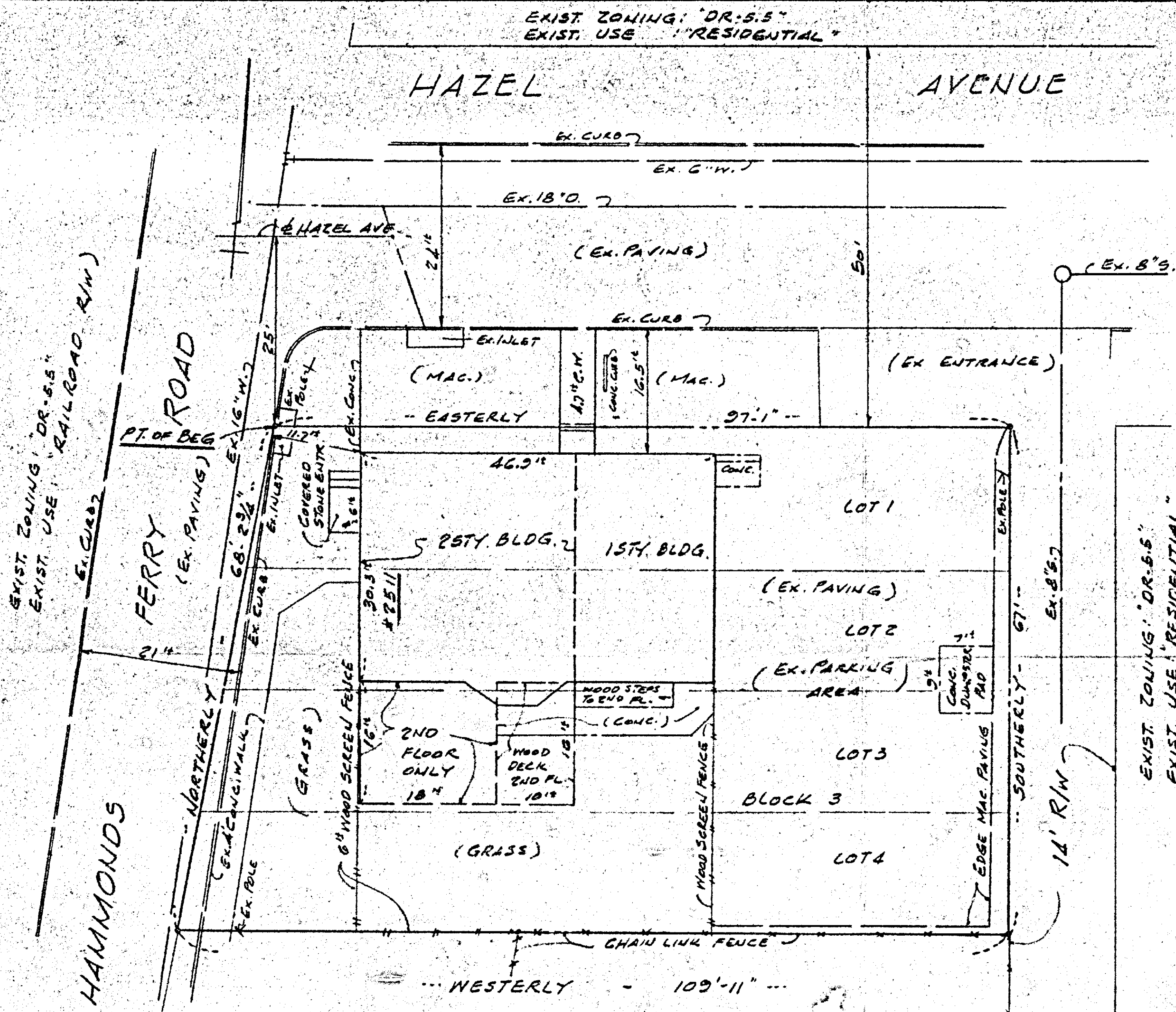
ENGINEER

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204



5 HET 2011

A 5:00



GENERAL NOTES

1. TOTAL AREA OF SITE = 0.16 AC.
2. EXIST. ZONING OF SITE = "DR-5.5"
3. EXIST. USE OF SITE: 1ST FL. TAVERN & RESTAURANT, 2ND FL. APARTMENT
4. PROP. ZONING OF SITE = "DR-5.5"
5. PROP. USE OF SITE: 1ST FL. TAVERN & RESTAURANT, 2ND FL. APARTMENT
6. PARKING AREA EXISTING ON SITE
7. PUBLIC UTILITIES EXISTING TO SITE
8. PETITIONER REQUESTING SPECIAL HEARING TO PERMIT TAVERN & RESTAURANT ON 1ST FL. AND APARTMENT ON 2ND FL.

"JOSHUA C.W. HULL'S SUBDIVISION"
J.W.S. #1 FOLIO 144

Pet. Et 3

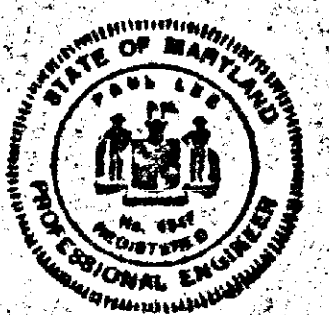
PLAT TO ACCOMPANY PETITION
FOR

SPECIAL HEARING

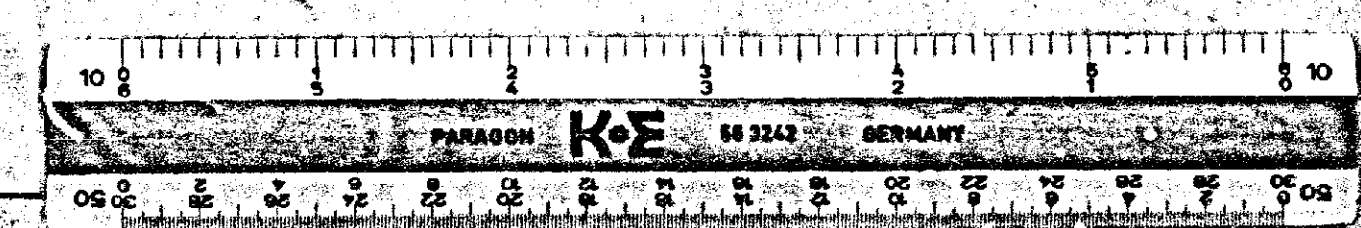
***2511 HAMMONDS FERRY ROAD**

15TH ELEC. DIST. BALTIMORE CO., MD.
SCALE: 1" = 10' APRIL 29, 1985

335



ENGINEER
PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204



65-009

