

July, 1/27/87
Send to Mr. Friedman,

MAP NW 9K
1C
E. D. 2
DATE 9/3/86
200
1000
DP

10402 LIBERTY RD.
TOWSON, MD. 21204
86-260-SPH
141

86-260-SPH
141

IN THE MATTER OF
IRENE SALEMI
FOR SPECIAL HEARING
ON PROPERTY LOCATED ON
THE NORTH SIDE OF LIBERTY
RD., 1235 FT. EAST OF
LYONS MILL RD.
(10400 LIBERTY ROAD)
2ND DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 86-260-SPH

ORDER OF DISMISSAL

Petition of Irene Salemi for special hearing on property located on the north side of Liberty Road, 1235 feet east of Lyons Mill Road, (10400 Liberty Road), in the 2nd District of Baltimore County, and

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of petition filed May 12, 1986 (a copy of which letter is attached hereto and made a part hereof) from the Petitioner in the above entitled matter, and

WHEREAS, the said Petitioner requests that the petition filed on her behalf be withdrawn as of May 12, 1986.

IT IS HEREBY ORDERED this 13th day of May, 1986, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Keith S. Frank, Acting Chairman
Patricia E. Phipps
Leroy B. Sawyer

Baltimore County Board of Appeals
Attention: Ms. Holmen, Secretary
Baltimore County Court House, Room 200
Towson, Maryland 21204

Re: Petition for Special Hearing
N/S of Liberty Road, 1235' E
of Lyons Mills Road (10400
Liberty Road) 2nd District

Ladies and Gentlemen:

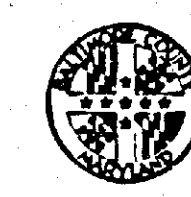
As I have a person interested in purchasing the above-mentioned property, I wish to withdraw my petition at this time without prejudice to any future petition of this matter.

Your assistance in this matter is appreciated.

Very truly yours,

Irene S. Salemi

RECEIVED
COUNTY BOARD OF APPEALS
MAY 12 4 00 PM '86



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

May 13, 1986

Ms. Irene Salemi
10402 Liberty Road
Randallstown, Md. 21133

Re: Case No. 86-260-SPH
Irene Salemi

Dear Ms. Salemi:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled matter.

Very truly yours,

June Holmen, Secretary

Encl.
cc: Phyllis C. Friedman
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean Jung
James E. Dyer

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

the existing 2 apartment dwelling and single family dwelling

on the overall tract as nonconforming uses and to allow a

subdivision of a 1 acre plus lot from said tract.

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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

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

Irene Salemi

Name

10402 Liberty Road (301) 922-4254

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of November, 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 the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 21st day of December, 1985, at 2:30 o'clock (over)

19.85. at 2:30 o'clock

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19.85. at 2:30 o'clock

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: November 26, 1985
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 86-260-SPH

Assuming compliance with Zoning Plans Advisory Committee comments, this office offers no comment.

Norman E. Gerber, AICP
Director

NEG:JCH:slm

Case No. 86-260-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
20th day of November, 1985.

Arnold Jablon
Zoning Commissioner

Petitioner: Irene Salemi
Petitioner's Attorney: James E. Dyer
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 6, 1985

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

Ms. Irene Salemi
10402 Liberty Road
Randallstown, Maryland 20613

RE: Item No. 141 - Case No. 86-260-SPH
Petitioner - Irene Salemi
Special Hearing Petition

Dear Ms. Salemi:

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,

James E. Dyer
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Landtech Associates, Inc.
1811 Bollinger Road
Westminster, Maryland 21157



Maryland Department of Transportation

State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

November 4, 1985

Mr. A. Jablon
County Office Building
Towson, Maryland 21204

Att: James Dyer

Re: Item # 141
Property Owner: Irene L. Salemi
Location: N/S Liberty Rd (Route 26) 1230 ft. W. of centerline of Lyons Mills Road
Existing zoning: R.C. 5
Proposed Zoning: Spec. hearing to approve the existing two apartment dwelling and single family dwelling on the overall tract as non-conforming uses and to allow a subdivision of a one acre plus lot from said tract
Acres: 5.21
District: 2nd

Dear Mr. Dyer:

On review of the submittal of 9/26/85, and field inspection, the State Highway Administration offers the following comments.

We (S.H.A.) find the existing in-common access generally acceptable, however with the site being subdivided, the S.H.A. will require the site plan to be revised to show a proposed 80' R/W (40' each side of the existing Liberty Road centerline), prior to a hearing date being set.

Very truly yours,

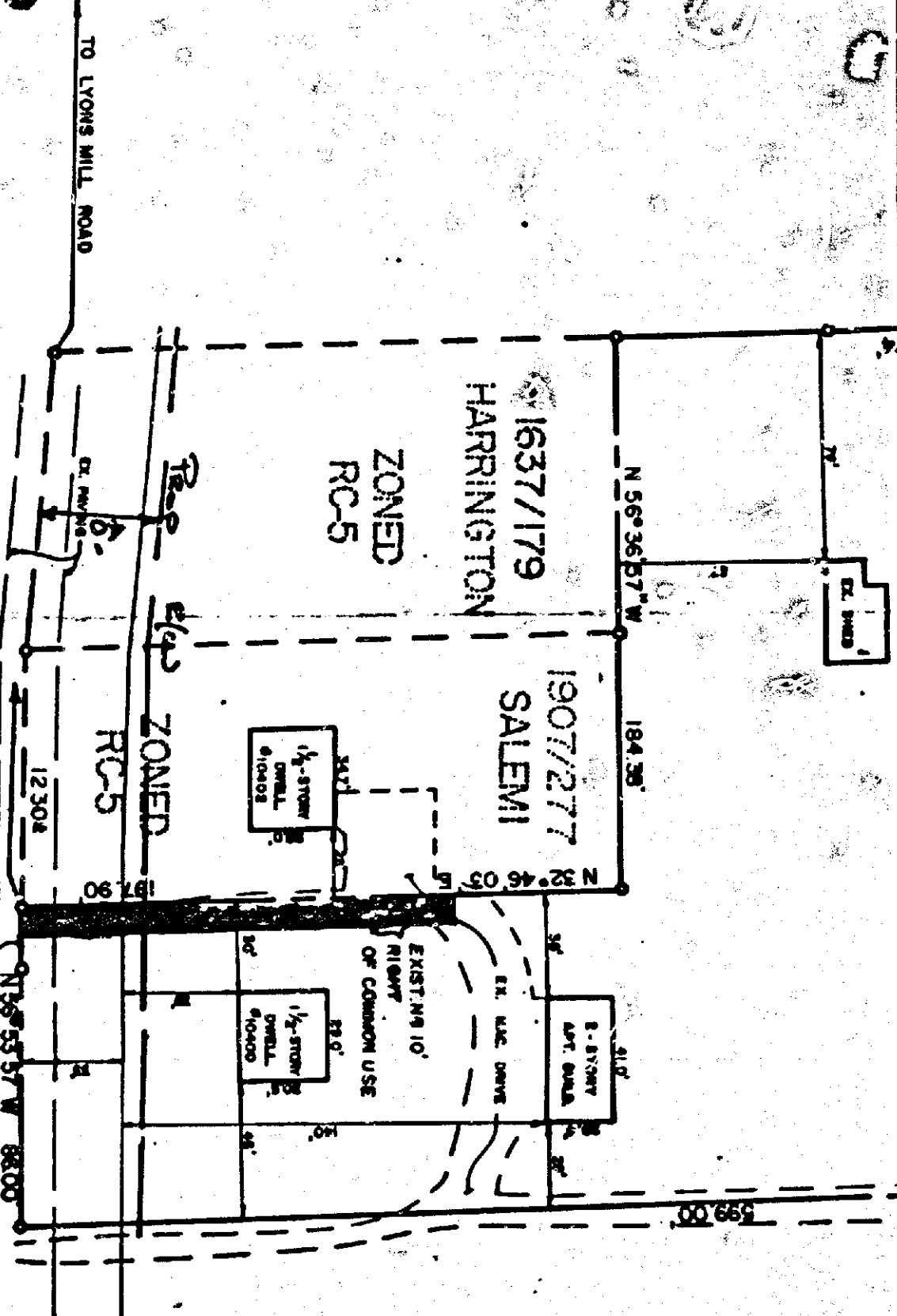
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

enclosure

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717



LIBERTY ROAD

PLAT
SPECIAL HEAR
NON-CONFORMIN
SUBMITTING OFFIC
SCALE 1" = 40'

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
404-3211
JOHN E. GERBER
DIRECTOR

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

NOVEMBER 25, 1985

Re: Zoning Advisory Meeting of OCTOBER 29, 1985
Item # 141
Property Owner: IRENE L. SALEMI
Location: N/S LIBERTY RD. 1230' W. OF LYONS MILLS RD.

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 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 [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Silt 170-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "top level" intersection as defined by Silt 170-79, and as conditions change traffic capacity may become more limited. The Basic Service Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: ANY FUTURE EXPANSION OF SITE MUST COMPLY WITH BALTIMORE COUNTY REGULATIONS AND STANDARDS.

cc: James Howell

Eugene A. Bolar
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

November 15, 1985

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

Item No. -2AC- Meeting of October 29, 1985
Property Owner: [blank]
Location: [blank]
Existing Zoning: [blank]
Proposed Zoning: [blank]

Acres: [blank]
District: [blank]

Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items numbered 141, 142, 143, 144, 145, 146, 149, and 150.

Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 141, Zoning Advisory Committee Meeting of OCT. 29, 1985

Property Owner: IRENE SALEMI

Location: N/S LIBERTY RD. 1230' W. OF LYONS MILLS RD. District: 2nd

Water Supply: PRIVATE Sewage Disposal: PRIVATE

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Material and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

ES 20 1022 (1)

Nov. 4, 1985
Date

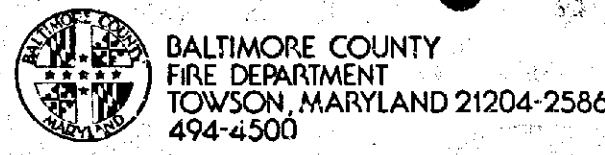
Zoning Item # 141 Zoning Advisory Committee Meeting of OCT. 29, 1985

Page 2

- ☐ Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3766, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3766.
- ☒ Soil percolation tests (have been must be) conducted.
 - ☐ The results are valid until [blank].
 - ☐ Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until [blank].
 - ☐ is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ☐ Others [blank]

John J. Foy, Director
BUREAU OF ENVIRONMENTAL SERVICES

ES 20 1283 (2) R



BALTIMORE COUNTY
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

November 20, 1985

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

Attention: Nick Commodori, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Irene L. Salemi

Location: N/S Liberty Road, 1230 feet W of centerline of Lyons Mill Road

Item No.: 141 Zoning Agenda: Meeting of October 29, 1985

Gentlemen:

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

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

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

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

EXCEEDS the maximum allowed by the Fire Department.

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

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

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

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

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mh



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

December 5, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 141 Zoning Advisory Committee Meeting are as follows:

Property Owner: Irene L. Salemi
Location: N/S Liberty Road, 1230 feet W of c/l of Lyons Mill Road
District: 2nd.

APPLICABLE STANDARDS 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. #117-1 - 1985) 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 the County except R-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. R-1 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 101.1, Section 101.2 and Table 102. 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 101 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 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 new use. Modified architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____. See Section 312 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Flood/Overflow. 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 for the lot and the finish floor levels including basement.

10. Comments: Section 103.0 as amended by Bill #17-85 is applicable. If it was not done under an approved permit then Life Safety features such as exits, tenant separations of 1 hour, smoke detectors, etc., etc. would be required to be updated under an alteration permit.

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. If desired the applicant may obtain additional information by visiting Room 125 of the County Office Building at 311 N. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Review

1/23/86

James E. Burman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-260-SFH

District: 2nd Date of Posting: 3-18-86

Posted for: *Appeal*

Petitioner: *Irene L. Salemi*

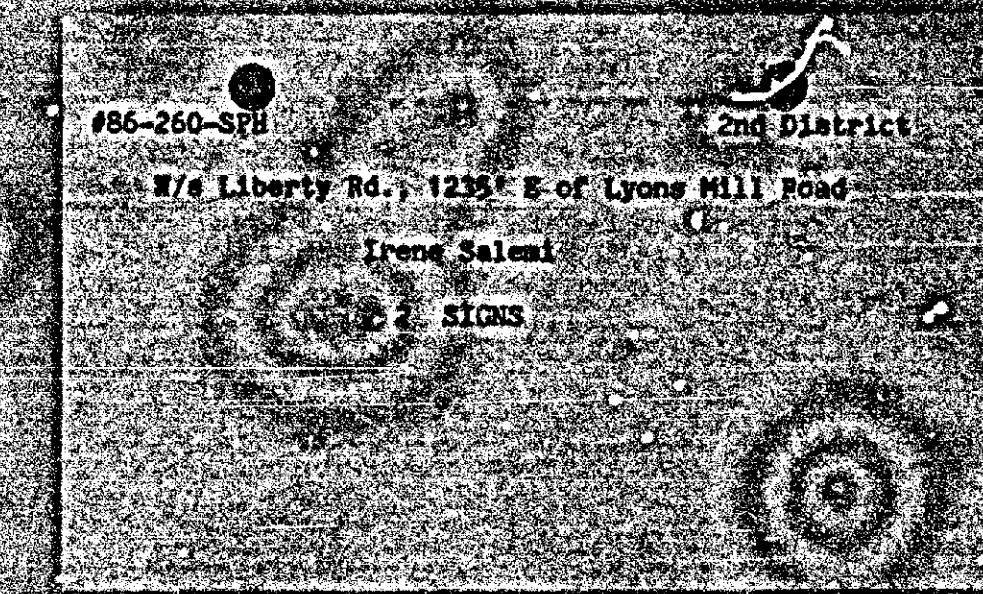
Location of property: *N/S of Liberty Road, 1230' E of Lyons Mill Road*

Location of signs: *Signs on lot of 1230' E of Lyons Mill Road and signs on lot of 1230' E of Lyons Mill Road, approx. 1/2 mile west of Lyons Mill Road*

Remarks: _____

Posted by: _____ Date of return: 3-21-86

Number of Signs: *2*



Case No. 86-260-SFH N/S of Liberty Road, 1235' E of
Item No. 141 Lyons Mill Road (10400 Liberty Road)
Date: March 7, 1986 2nd Election District
Irene Salemi, Petitioner

- ☒ 1. Copy of Petition
- ☒ 2. Copy of Description of Property
- ☒ 3. Copy of Certificate of Posting (2 Signs)
- ☒ 4. Copy of Certificates of Publication
- ☒ 5. Copy of Zoning Advisory Committee Comments
- ☒ 6. Copy of Comments from the Director of Planning
- ☒ 7. Planning Board Comments and Accompanying Map
- ☒ 8. Copy of Order to Enter Appearance
- ☒ 9. Copy of Order - Zoning/Deputy Zoning Commissioner
- ☒ 10. Copy of Plat of Property (Petitioner's Exhibit 1)
- ☒ 11. 200' Scale Location Plan
- ☒ 12. 1000' Scale Location Plan
- ☒ 13. Memorandum in Support of Petition
- ☒ 14. Letter(s) from Protestant(s)
- ☒ 15. Letter(s) from Petitioner(s)
- ☒ 16. Protestants' Exhibits _____ to _____
- ☒ 17. Petitioner's Exhibits *1* to *7*
- ☒ 18. Letter of Appeal

Ms. Irene Salemi
10402 Liberty Road
Randallstown, MD 21133

Petitioner

Phyllis C. Friedman, Esquire
Norman E. Gerber
James Roswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

People's Counsel
Request Notification
Request Notification
Request Notification
Request Notification

PETITIONER'S EXHIBITS:

- #1 - Plan of property
- #2 - Tax map portion
- #3 - Zoning map portion
- #4 - Aerial
- #5 - Assessment
- #6 - History of property
- #7 - Zoning recap

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
N/S of Liberty Rd., 1235' E : OF BALTIMORE COUNTY
of Lyons Mill Rd. (10400 :
Liberty Rd.), 2nd District :
IRENE SALEMI, Petitioner : Case No. 86-260-SFH
ZONING DEPARTMENT

NOTICE OF APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of February 12, 1986, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of March, 1986, a copy of the foregoing Notice of Appeal was mailed to Mrs. Irene Salemi, 10402 Liberty Road, Randallstown, MD 21133, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION SPECIAL HEARING : BEFORE THE
N/S of Liberty Road, 1235' : DEPUTY ZONING COMMISSIONER
E of Lyons Mill Road :
(10400 Liberty Road) - : OF BALTIMORE COUNTY
2nd Election District :
Irene Salemi, : Case No. 86-260-SFH
Petitioner :

The Petitioner herein requests approval of a nonconforming use of two dwellings (one two-apartment dwelling and one single-family dwelling) on the overall tract and permission to subdivide the tract to provide an additional lot of one acre in size.

Testimony by and on behalf of the Petitioner indicated that in 1947, on a portion of a 20-acre farm zoned "A" under the 1945 Baltimore County Zoning Regulations, a 1 1/2-story, single-family and a two-story, two-family dwelling were built as indicated on the plan prepared by Landtech Associates, Inc., dated September 26, 1985 and marked Petitioner's Exhibit 1. Since then, the existing 5.21 acre site has been rezoned R.6 in 1955, R.20 in 1962, D.R.2 in 1970 and R.C.5 in 1980. The two apartments in the two-family dwelling have been rented continuously from 1947 to date. The parent(s) occupied the single-family dwelling from 1947 to 1970 and it has been rented continuously from 1970 to date. There were no Protestants.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, a nonconforming use for two dwellings on the 5.21 acre lot has been established, a fact which would permit the subdivision of the lot into a 4.21 acre lot containing the two dwellings and a one acre lot, the latter shown as a proposed lot on Petitioner's Exhibit 1. Pursuant to the advertisement, posting of property, and public hearing on the petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the granting of the

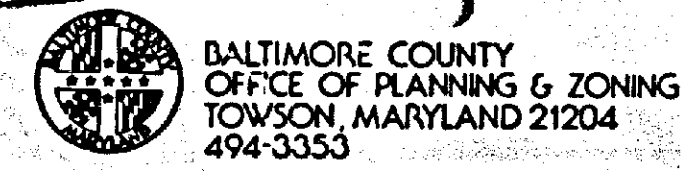
special hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety and general welfare of the community and, therefore, should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 11th day of February, 1986, that the herein Petition for Special Hearing to approve the nonconforming use of two dwellings (one two-apartment dwelling and one single-family dwelling) on the overall tract and permission to subdivide the tract to provide an additional lot of one acre in size is hereby GRANTED, from and after the date of this Order.

JMH:jbg
cc: Ms. Irene Salemi
People's Counsel

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE *February 12, 1986*
BY *Barbara A. Schmitt*
ADMINISTRATIVE ASSISTANT



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

ARNOLD JABLON
ZONING COMMISSIONER

February 12, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mrs. Irene Salemi
10402 Liberty Road
Randallstown, MD 21133

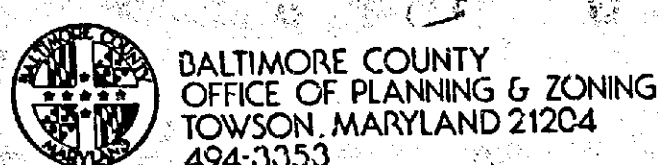
RE: PETITION SPECIAL HEARING
N/S of Liberty Road, 1235' :
E of Lyons Mill Road :
(10400 Liberty Road) - :
2nd Election District :
Irene Salemi, Petitioner :
Case No. 86-260-SFH

Dear Mrs. Salemi:

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

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg
Attachments:
cc: People's Counsel



ARNOLD JABLON
ZONING COMMISSIONER

December 23, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Ms. Irene Salemi
10402 Liberty Road
Randallstown, Maryland 20613

RE: PETITION FOR SPECIAL HEARING
N/S Liberty Road, 1235' E of
Lyons Mill Road
(10400 Liberty Road) -
2nd Election District
Irene Salemi, Petitioner
Case No. 86-260-SPH

Dear Ms. Salemi:

The hearing date to continue the above subject Petition will be Tuesday,
February 4, 1986 at 11:00 a.m. in Room 106 of the County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland 21204.

Sincerely yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:tg

LANDTECH ASSOCIATES, INC.
Surveyors

P.O. BOX 443
GLEN BURNIE, MARYLAND 21051
PHONE 768-2121

Zoning Description of Property Known as
10400 Liberty Road
2nd Election District
Baltimore County, Maryland

Beginning for the same at the centerline of Liberty Road, at the
distance of 1230 feet west of the centerline of Lyons Mill Road;
thence; 1) N32°46'03"E-197.90 feet to a point, thence; 2) N56°36'57"W-
184.38 feet to a point, thence; 3) N32°46'39"E-368.74 feet to a point,
thence; 4) N 57°15'57"W-177.00 feet to a point, thence; 5) N32°44'03"E-
281.84 feet to a point in Lyons Mill Road; thence, with said road
6) N85°42'03"E-108.00 feet to a point, thence; leaving said road
7) S 9°10'51"E-363.70 feet to a point, thence; 8) S 1°31'10"E-160.80
feet to a point, thence; 9) S 32°16'03"W-599.00 feet to a point in the
center of Liberty Road; thence, with Liberty Road 10) N 56°53'57"W-86.00
feet to a point, and thence; 11) N 54°34'56"W-20.60 feet to the Place of
Beginning. Containing 5.21 Acres of land more or less.



#141

PETITION FOR SPECIAL HEARING
2nd Election District

LOCATION: Northside of Liberty Road, 1235' East of Lyons Mill Road
(10400 Liberty Road)

DATE AND TIME: Monday, December 23, 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 to approve the existing 2 apartment dwelling
and single family dwelling on the overall tract as nonconforming uses and
to allow a subdivision of a 1 acre plus lot from said tract.

Being the property of Irene L. Salemi 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, enter-
tain any request for a stay of the issuance of said permit during this period for
good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
N/S Liberty Rd., 1235' E of : OF BALTIMORE COUNTY
Lyons Mill Rd. (10400 Liberty :
Rd.), 2nd District
IRENE L. SALEMI, Petitioner : Case No. 86-260-SPH
: : : : :
ENTRY OF APPEARANCE

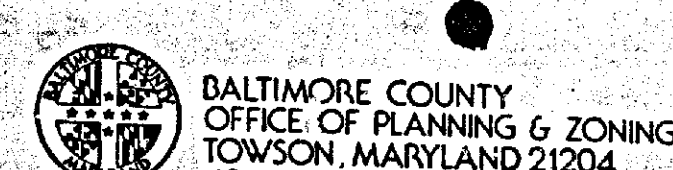
Please enter the appearance of the People's Counsel in the
above-captioned matter. Notices should be sent of any hearing dates
or other proceedings in this matter and of the passage of any prelim-
inary or final Order.

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 26th day of November, 1985, a
copy of the foregoing Entry of Appearance was mailed to Irene L. Salemi,
10402 Liberty Rd., Randallstown, MD 20613, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

December 17, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Ms. Irene L. Salemi
10402 Liberty Road
Randallstown, Maryland 21133

Re: Petition for Special Hearing
N/S Liberty Road, 1235' E Lyons Mill Rd.
(10400 Liberty Road)
2nd Election District
Irene L. Salemi - Petitioner
Case No. 86-260-SPH

Dear Ms. Salemi:

This is to advise you that \$56.75 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by
this office until the day of the hearing itself.

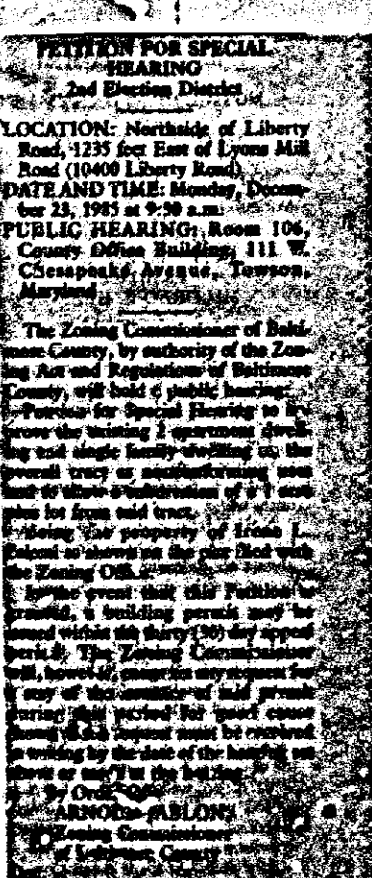
Please make the check payable to Baltimore County, Maryland, and remit
to the Office, Room 111, County Office Building, Towson, Maryland

012456

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-260-SPH

District 2nd Date of Posting 12-5-85
Posted for: Special Hearing
Petitioner: Irene L. Salemi
Location of property: N/S of Liberty Road, 1235' E of Lyons Mill Road,
and S/S of Lyons Mill Road, 925' E of Liberty Road (10400)
Location of Sign: on front of 10400 Liberty Road and
1 sign on each side of Lyons Mill Road approx. 950' East of Liberty Road.
Remarks: As per Petition
Posted by: A. J. Jablon Date of return: 12-13-85
Number of Signs: 2



CERTIFICATE OF PUBLICATION
TOWSON, MD., December 5, 1985

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County,
December 5, 1985

THE JEFFERSONIAN,

18 Kentz
Publisher

Cost of Advertising
24.75

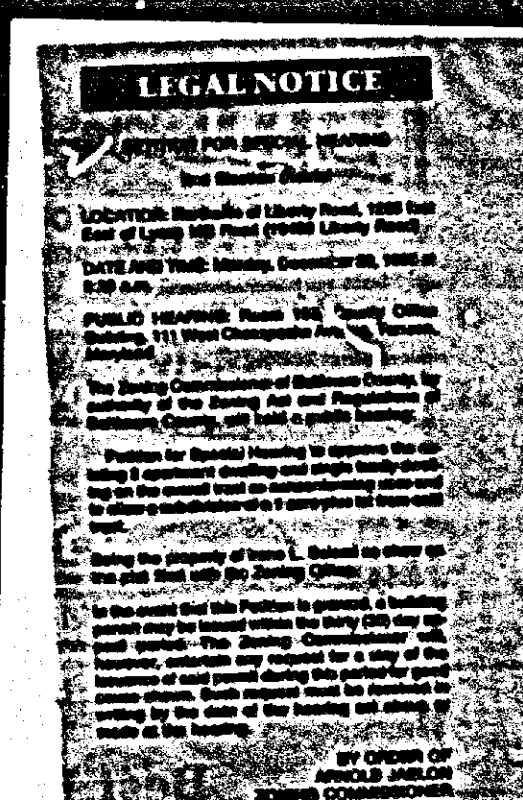
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December 5, 1985

THE JEFFERSONIAN,

18 Kentz
Publisher

Cost of Advertising
24.75



CERTIFICATE OF PUBLICATION
72296

Pikesville, Md., Dec. 4, 1985

CERTIFY, that the annexed advertisement
was in the NORTHWEST STAR, a weekly
published in Pikesville, Baltimore
County, Maryland before the 23rd day of
1985

publication appearing on the
day of Dec. 1985
the second publication appearing on the
day of 1985
the third publication appearing on the
day of 1985

THE NORTHWEST STAR

Allen H. Hickey
Manager

Cost of Advertisement \$22.00

November 22, 1985

Ms. Irene L. Salemi
10402 Liberty Road
Randallstown, Maryland 21133

NOTICE OF HEARING

Re: Petition for Special Hearing
N/S Liberty Road, 1235' E Lyons Mill Rd.
(10400 Liberty Rd.)
2nd Election District
Irene L. Salemi - Petitioner
Case No. 86-260-SPH

TIME: 9:30 a.m.

DATE: Monday, December 23, 1985

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

BALTIMORE COUNTY, MARYLAND No. 012334

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 10/24/85 ACCOUNT R-01-615-001

AMOUNT \$ 100.00

RECEIVED FROM Ender Ross

FOR John J. Ross 11/11

B 80127 ***1005018 214ZF

VALIDATION OR SIGNATURE OF CASHIER _____

[Signature]
Prisoner
County

[illegible]

LANDTECH ASSOCIATES, INC. SURVEYORS
4208 EDMONSTON ROAD
BLADENSBURG, MD 20710
P.O. BOX 443
GLEN BURNIE, MD 21081
1811 BOLLINGER ROAD
WESTMINSTER, MD 21157

January 31, 1986

ZONING HISTORY OF SALOME PROPERTY
2nd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
(5.21 ACRES)

1945
Property Zoned as "A" Residence.

1955
"A" Residence Designation was changed to R-6 Zone

1962
Property was Zoned 2-R-20-5 as per the adopted Official Baltimore County Zoning Map dated November 15, 1962.

1970
Zoning classified of R-20 was changed to D.R.-2 as per Council Bill No. 100, 1970

1980
Property was downshifted in Zoning from D.R.-2 to R.C.-5 (See attached correspondence, from the Office of Planning and Zoning)

PETITIONER'S
EXHIBIT 6

86-260-5PH

32. Trailer: A vehicle used, or intended for use as a conveyance upon the public street or highway, so designed, constructed, reconstructed, or added to by means of portable accessories in such manner as will permit the occupancy thereof as a movable dwelling or sleeping place.

33. Trailer Camp: Any land upon which, habitually or infrequently, one or more trailer or house trailers, when detached from any automobile, or means of locomotion, or a combined car and house trailer, are placed or located, and whether or not used for occupancy as dwelling or otherwise, and shall include any structure or building used as a service building for such camp or intended for use as a part of the equipment of such camp.

34. Wayside Stand: A temporary structure including tables, or other method for display and sale of farm products or commodities.

35. Yard: An open space on the same lot as the building and unoccupied and unobstructed from the ground up (except such automobile, buildings, or projections as are expressly permitted in these regulations) and not including a court.

36. Yard, Front: A yard extending across the full width of the lot and measured between the front lot line and the foundation wall of the building.

37. Yard, Rear: A yard extending across the full width of the lot measured between the rear lot line and the main building.

38. Yard, Side: A yard extending from the front yard to the rear yard and measured from the side lot line to the building.

39. Zones: An area for which the regulations governing the use of buildings and land are identical.

SECTION II - ZONES

For the purposes of these regulations, the County is hereby divided into Seven (7) Zones as follows:

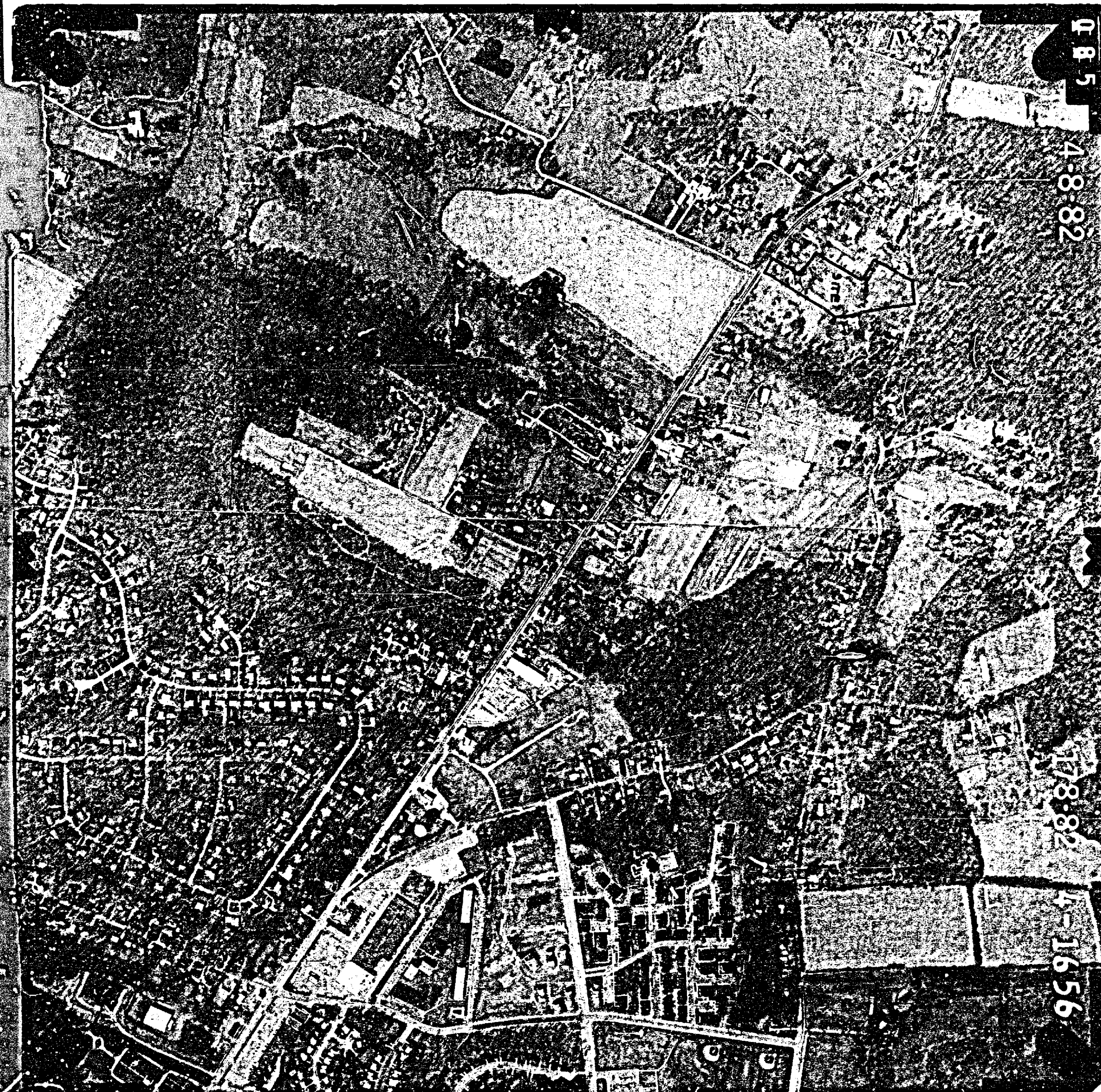
"A" Residence Zone	(Cottage)
"B" Residence Zone	(Semi-detached)
"C" Residence Zone	(Apartment)
"D" Residence Zone	(Group)
"E" Commercial Zone	
"F" Light Industrial Zone	
"G" Heavy Industrial Zone	

SECTION III - "A" RESIDENCE ZONE

A. Use Regulations: In any "A" Residence Zone, except as hereinafter expressly provided, no building or land shall be used as no building or structure shall be hereafter erected, altered, repaired or used except for one or more of the following uses:

1. Church, parochial school, convent or monastery.
2. Dwelling, single family.
3. Dwelling, two-family.
4. Farming and buildings incidental thereto.
5. Home Occupations, provided that no sign or signs shall be displayed on the lot so used exceeding a total of two square feet in area, not projecting more than one foot beyond the building, and not illuminated.

SPH PETITIONER'S
EXHIBIT 7



PETITIONER'S
EXHIBIT 4

Exhibit
ITEM #141
SALEMI

86-260-5PH

