

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
N/S Johnnycake Road,		
975' E of Rolling Road	*	DEPUTY ZONING COMMISSIONER
1st Election District		
1st Councilmanic District	*	OF BALTIMORE COUNTY
(6716 Johnnycake Road)		
	*	CASE NO. 02-067-X
Eugene Anthony Cerreta, <i>Legal Owner &</i>		
Khalida Adib Khanam Chaundry,	*	
<i>Contract Purchaser</i>		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owner of the subject property, Eugene Cerreta and the contract purchaser, Khalida Adib Khanam Chaundry. The Petitioners are requesting a special exception for property located at 6716 Johnnycake Road. The subject property is zoned DR 3.5. The special exception request is for a veterinarian office.

Appearing at the hearing on behalf of the special exception request was Mr. Chaundry, the current owner of the property. Mr. Chaundry settled on the purchase of the property a few weeks ago. Also attending the hearing on behalf of Mr. Chaundry was May Jane Macgill, a realtor with Long & Foster. Appearing as an interested neighbor was Mr. Peter Doyle who resides at 6801 Johnnycake Road. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special exception request, consists of 0.48 acres, more or less, zoned DR 3.5. The subject property is improved with a single-family, residential dwelling as is shown on the site plan submitted into evidence. Mr. Chaundry is a doctor of veterinary medicine and works for the United States Department of Agriculture. He is desirous of maintaining a small veterinary business from the subject property. He intends to reside in the dwelling and have a small office located on the first floor. Mr. Chaundry indicated that he would have limited hours of operation, that being

ORDER RECEIVED FOR FILING

Date 10/2/01
By DR Cerreta

Monday-Friday, 5:00 p.m.-8:00 p.m. and Saturdays, 9:00 a.m.-5:00 p.m. There would be no overnight keeping of animals on the premises. Furthermore, he would have no employees on site except for family members.

As stated previously, Mr. Peter Doyle, a nearby resident appeared as an interested citizen. Mr. Doyle was comfortable after hearing the testimony and evidence offered, that the veterinary business could be operated on this residential property without an adverse affect upon the neighbors, so long as certain conditions and restrictions were imposed upon Dr. Chaundry. After considering the testimony and evidence offered by the Petitioner, as well as Mr. Doyle, I find that the special exception request for a veterinarian office should be approved.

It is clear the Baltimore County Zoning Regulations permits the Petitioner's use in a DR 3.5 zone by special exception. It is equally clear that the proposed use is not detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioner has shown that the use will be conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioner's Exhibit No. 1 has any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

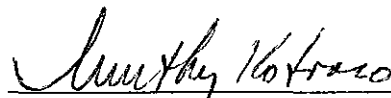
ORDER RECEIVED FOR FILING
Date 10/2/01
By M. J. G. [Signature]

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief request in the special exception shall be granted.

THEREFORE, IT IS ORDERED this 2nd day of October, 2001, by this Deputy Zoning Commissioner, that the Petitioner's Special Exception Request for approval of a veterinarian office at 6716 Johnnycake Road, on property zoned DR 3.5, be and is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The hours of operation of the veterinarian business to be located on the property shall be Monday-Friday, 5:00 p.m.-8:00 p.m. and Saturday, 9:00 a.m.-5:00 p.m. There shall be no Sunday hours.
2. There shall be no overnight keeping or boarding of any animals at the subject location. There shall be no outside storage of any animal undergoing treatment at this facility.
3. There shall be no employees other than Dr. Chaundry and any other family member who may assist him.
4. The Petitioner's veterinary business shall be limited to dogs, cats and other small household pets.
5. When applying for a permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED, that the special exception granted for this veterinarian office shall not run with the land. That is, in the event Dr. Chaundry should discontinue his veterinary practice from the subject property, then the special exception granted herein shall cease and terminate. This special exception approval shall not be transferable to a third party and shall only exist for so long as Dr. Chaundry owns the property or operates the veterinary practice thereon.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 2, 2001

Khalida Adib Khanam Chaundry
1228 Pleasant Valley Drive
Baltimore, Maryland 21228

Re: Petition for Variance
Case No. 02-067-A
Property: 6716 Johnnycake Road

Dear Mr. Chaundry:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Exception has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Eugene A. Cerreta
2912 Michelle Road
Manchester, MD 21102

Mary J. Macgill
9171 Baltimore National Pike
Ellicott City, MD 21042

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 6716 Johnnycake Road

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. 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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Veterinarian Office

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Khalida Adib Khanam Chaundry
Name - Type or Print
Khalida Adib Khanam Chaundry
Signature
1228 Pleasant Valley Drive
Address
Baltimore, MD 21228
City State Zip Code
Telephone No. 410 869 9498

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address
City State Zip Code
Telephone No.

Legal Owner(s):

Eugene Anthony Cerreta
Name - Type or Print
Eugene Anthony Cerreta
Signature
2912 Michelle Road
Address
Manchester, MD
City State Zip Code
Telephone No. 410 239 1169
21102

Representative to be Contacted:

Mary Jane Macgill
Name
9171 Baltimore National Pike
Address
Ellicott Md
City State Zip Code
Telephone No. 410 418 8140
21042

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hour
UNAVAILABLE FOR HEARING

Reviewed By RDD Date 8/10/01

ORDER RECEIVED FOR FILING
Date 10/26/01
By R. J. Johnson
Case No. 02-067-X
RSP-09/01/98

June 6, 2001

Reference: 6716 Johnnycake Road
Zoning Description to Accompany Special Exception Variance Drawing

Beginning at a point on the Northeast side of Johnnycake Road at the distance of 975 feet from the East side of Rolling Road and running thence the following courses and distances:

1. South 43 degrees 48 minutes East 6.14 feet
2. South 47 degrees 14 minutes East 50 feet
3. South 54 degrees 8 minutes East 50.25 feet
4. South 64 degrees 53 minutes East 30.33 feet
5. North 42 degrees 27 minutes 42 seconds East 152.74 feet
6. North 54 degrees 11 minutes 18 seconds West 107.47 feet
7. North 61 degrees 19 minutes 18 seconds West 29.09 feet
8. South 42 degrees 27 minutes 42 seconds West 147.51 feet

as recorded in Deed Liber 5438 folio 659 (parcel 1).

Accepted

0.44 acres

1st Elec Dist

1st Council Dist

Item #67

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

4162

DATE 8/10/01 ACCOUNT 001 006 6110

AMOUNT \$ 300 --

RECEIVED FROM: Kholina Aida Khosrow Chervany

FOR: Zoning case - special exception

02-067-X

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
03/13/2001	02/10/2001	14:36:13
PL1	WS03 CASHIER RDB3 LRD DRYMER	3
RECEIPT #	200402	OFLH
Doc #	5 528 ZONING VERIFICATION	
LR NO.	004162	

Rec'd To: 300.00
300.00 PK .00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-067-X
6716 Johnnycake Road
N/S Johnnycake Road, 975'
E of Rolling Road
1st Election District
1st Councilmanic District
Legal Owner(s): Eugene
Anthony Cerreta
Contract Purchaser: Khalida
Adib Khanam Chaundry
Special Exception: to ap-
prove use herein described
property for veterinarian of-
fice,
Hearing: Wednesday,
September 26, 2001 at
11:00 a.m. in Room 407,
County Courts Building,
401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/9/888 Sept. 11 C492899

CERTIFICATE OF PUBLICATION

9/13, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 9/11, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

CASE # 02-067-X

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 407, COUNTY COURTS BLDG.

PLACE: 401 BOSLEY AVENUE

DATE AND TIME: WEDNESDAY, SEPTEMBER 26, 2001
AT 11:00 A.M.

REQUEST: SPECIAL EXCEPTION TO

APPROVE USE HEREIN DESCRIBED

PROPERTY FOR VETERINARIAN

OFFICE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 867-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED - ACCESSIBLE



CERTIFICATE OF POSTING

RE: Case No.: 02-067-X

Petitioner/Developer: _____

KHALIDA ADEB KHANAM CHAUNDRY

Date of Hearing/Closing: 9-26-01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

#6710 JOHNNY CAKE ROAD

The sign(s) were posted on SEPT. 10, 2001
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: #02-067-X

Petitioner: Khalida Adis Khanau Chaudray

Address or Location: 6716 Johnnycake Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Khalida Adis Khanau Chaudray

Address: 1228 Pleasant Valley Dr.
Baltimore, Md. 21228

Telephone Number: (410) 869 9498

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 11, 2001 Issue – Jeffersonian

Please forward billing to:

Khalida Adib Khanam Chaundry
1228 Pleasant Valley Drive
Baltimore MD 21228

410 869-9498

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-067-X

6716 Johnnycake Road

N/S Johnnycake Road, 975' E of Rolling Road

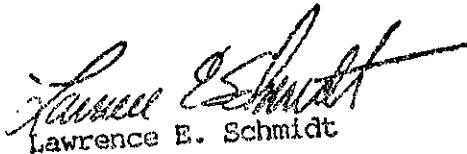
1st Election District – 1st Councilmanic District

Legal Owner: Eugene Anthony Cerreta

Contract Purchaser: Khalida Adib Khanam Chaundry

Special Exception to approve use herein described property for veterinarian office.

HEARING: Wednesday, September 26, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 29, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-067-X
6716 Johnnycake Road
N/S Johnnycake Road, 975' E of Rolling Road
1st Election District – 1st Councilmanic District
Legal Owner: Eugene Anthony Cerreta
Contract Purchaser: Khalida Adib Khanam Chaundry

Special Exception to approve use herein described property for veterinarian office.

HEARING: Wednesday, September 26, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Eugene A Cerreta, k2912 Michelle Road, Manchester 21102
Khalida Adib Khanam Chaundry, 1228 Pleasant Valley Drive, Baltimore 21228
Mary Jane Macgill, 9171 Baltimore National Pike, Ellicott City 21042

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 11, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 21, 2001

Eugene A Cerreta
2912 Michelle Road
Manchester MD 21102

Dear Mr. Cerreta:

RE: Case Number: 02-067-X, 6716 Johnnycake Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 10, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDR
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Khalida Adib Khanam Chaundry, 1228 Pleasant Valley Dr, Baltimore 21228
Mary Jane Macgill, 9171 Baltimore National Pike, Ellicott City MD 21042
People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: October 15, 2001

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 4, 2001
Item No. 067

The Bureau of Development Plans Review has reviewed the subject zoning item.

If existing curb and gutter is already in place, entrance shall comply with Department of Public Works' Standard Plate R-32; if not in place, work shall comply with Department of Public Works' Standard Plate 32-A for road and street construction.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

RECEIVED SEP 05 2001

September 4, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF August 27, 2001

Item No.: 059, 063, 064, 066, 067,

Dear Ms. Stephens:

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

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", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



sent
9/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: September 7, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SEP - 7

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-067

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey M. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.5.01

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2017 RDP

Dear. Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

P. J. Hall

In Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
6716 Johnnycake Road, N/S Johnnycake Rd,
975' E of Rolling Rd
1st Election District, 1st Councilmanic

Legal Owner: Eugene Anthony Cerreta
Contract Purchaser: Khalida Adib Khanam Chaundry
Petitioner(s)

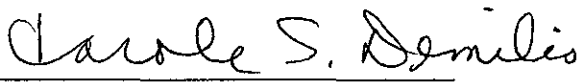
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-67-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of September, 2001 a copy of the foregoing Entry of Appearance was mailed to Mary Jane Macgill, 9171 Baltimore National Pike, Ellicott City, MD 21042, representative for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County, Maryland

Date 10/15/01

To: Mr. Chaudry

From: Zoning Commissioner's Office

- | | |
|--|---|
| ☐ Please Note & File | ☐ To be Signed |
| ☐ For Your Information | ☐ Please Comment |
| ☐ Please Note & Return | ☐ Please See Me |
| ☐ Please Handle | ☐ Investigate & Report |
| ☐ Please answer, Sending me Copy of your letter | |
| ☐ Please Prepare reply for my Signature | |

Remarks: Re: Case No. 02-067-X

Per Mr. Kotroco, the Order previously prepared and signed by him on October 2, 2001 shall stand. He has taken this position, because of the way the names appeared on the original petition for special exception requested in this matter.

R. Jameson

CPS-004

Recycled Paper

10/12/01



ANWARUL H. CHAUDRY
(should be)

Mr. Chaudry called to notify this office that his last name was misspelled & that he wanted the Order prepared under his name, not his wife's name, as set out on Settlement Sheet.

Jim said:
we were correct
in preparing order
as names etc
were set forth on
the petition.
Ray

Case Number 02-067-X

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

[illegible]

Case Number 02-067-X

PLEASE PRINT LEGIBLY

Interest

~~PROTESTANT'S SIGN-IN SHEET~~

[illegible]

This Deed, MADE THIS 21st day of September in the year Two Thousand One by and between Eugene Anthony Cerreta, party of the first part, and Khalida A. Chaudry and Anwarul H. Chaudry, parties of the second part.

Witnesseth, That in consideration of the sum of **Ninety Five Thousand Dollars and NO Cents (\$95,000.00)**, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

See Exhibit A attached hereto and made a part hereof

BEING the same parcel of ground which by deed dated March 25, 1974 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 5438, folio 659 was granted and conveyed by Wayne D. Albrecht unto Eugene Anthony Cerreta, the Grantors herein.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

Alexander Ruygrok, Esquire

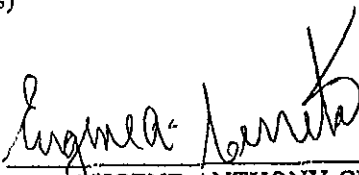
TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantor(s)

Test:

 (SEAL)
EUGENE ANTHONY CERRETA

STATE OF _____, COUNTY OF _____, to wit:

I Hereby Certify, That on this 21st day of September in the year Two Thousand One, before me, the subscriber, a Notary Public of the State of _____, County of _____ personally appeared Eugene Anthony Cerreta known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

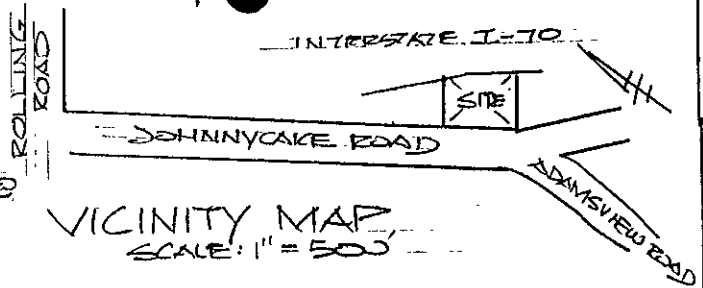
IN WITNESS WHEREOF, I hereunto set my hand and official seal

My Commission Expires: _____

File Number: 4479COR

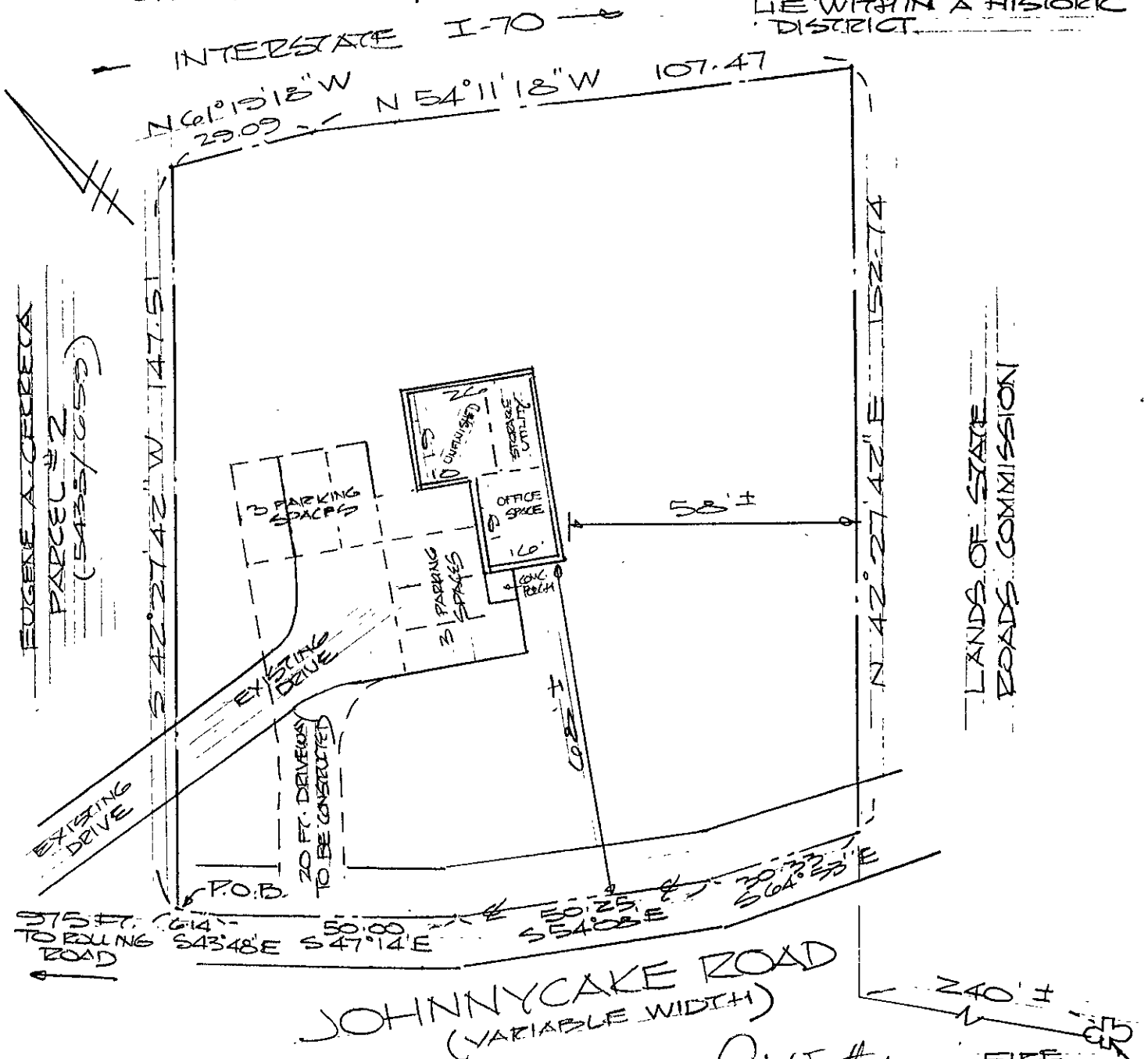
PARKING DATA -

VETERANIAN OFFICE USE
 BLDG. (1ST LEVEL ONLY) = 402 SQ. FT.
 4.5 SPACES FOR EACH 1000 SQ. FT. REQ'D.
 4 X 4.5 = 2 SPACES REQUIRED FOR OFFICE
 2 SPACES FOR DWELLING. 6 SPACES SHOWN @
 TYPICAL SPACE SIZE 8.5' X 12'
 PAVING TYPE - MACADAM.



PROPERTY ZONED: RESIDENTIAL 3.5
 FIRST ELECTION DISTRICT, FIRST COUNCILMANIC DISTRICT
 PROPERTY AREA = 0.48 AC. ± GROSS AREA
 RESIDENTIAL NET AREA = 0.48 AC. ±
 F.A.R. = 800 / 20800 = 0.038
 A.O.S. = NONE REQUIRED.
 THERE HAVE BEEN NO PRIOR
 ZONING HEARINGS HELD
 ON THIS PROPERTY.

THIS PROPERTY DOES NOT
 LIE WITHIN A H.U.D.
 IDENTIFIED SPECIAL
 FLOOD HAZARD ZONE.
 THIS PROPERTY DOES NOT
 LIE WITHIN A HISTORIC
 DISTRICT.



NOTE -
 THERE ARE NO OTHER STRUCTURES
 WITHIN 200 FEET OF THIS PROPERTY.

Ref Ex #1

FIRE HYDRANT

6716 JOHNNYCAKE ROAD BALTO. CO., MD.
 OWNER: EUGENE ANTHONY CERRETA
 2012 MICHELLE ROAD
 MANCHESTER, MD. 21102

SPECIAL EXCEPTION DRAWING
 SCALE: 1" = 30' DATE: 8/7/01

Item # 67



8/7/01 [Signature]
 REG NO. 8675

