



20-186

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

January 27, 2020

John V. Mettee III, PLS
Director, Maryland Division
Karins and Associates
2113 Emmorton Park Road, Suite 100
Edgewood, Maryland 21040

RE: Spirit and Intent Request, Zoning Case # 1998-0410-X, 1990-0066-SPH, 1969-0123-SPH and 1949-1523-X, Proposed Garage Addition, Evans Funeral Home, 8800 Harford Road, Parkville, Maryland 21234, 9th Election District

Dear Mr. Mettee:

Your recent letter to Michael Mallinoff, Director of Permits, Approvals and Inspections, was forwarded to me for reply. Based upon the information and site plan provided therein and my review of the above referenced zoning cases, the following has been determined:

1. Provided the proposed 576 square foot garage addition for storage is built according to the submitted red-lined site plan, then the proposed modifications are approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the orders in Zoning Case # 1998-0410-X, 1990-0066-SPH, 1969-0123-SPH and 1949-1523-X.
2. A copy of your request letter and the modified site plan, as well as a copy of this response, will be recorded and made a permanent part of the zoning case files.
3. You must place a verbatim copy of your request letter, as well as a copy of this response letter, in the details of all building permit application plans.
4. This approval is for zoning purposes only. You will also be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

We trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact us at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey N. Perlow".

Jeffrey N. Perlow, Planner II
Zoning Review

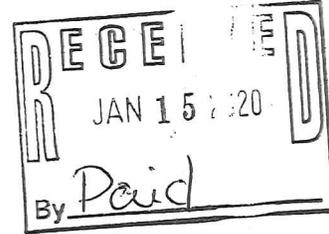


Karins and Associates
Engineering • Planning • Surveying

Newark and Georgetown, DE; Edgewood, MD; Bryn Mawr and Exton, PA
2113 Emmorton Park Road, Suite 100, Edgewood, MD 21040
Phone: (410) 612-9900

January 13, 2020

Mr. Arnold Jablon, Director PAI
Baltimore County, MD
Department of Permits, Approvals and Inspections
Baltimore County Office Building
111 West Chesapeake Avenue, Room 111
Baltimore, Maryland 21204



Re: Evans Funeral Home Garage Addition
Located at 8800 Harford Road, Parkville MD 21234

1998-0410-X
1990-0066-SPH
1949-1523-X
1969-0123-SPH

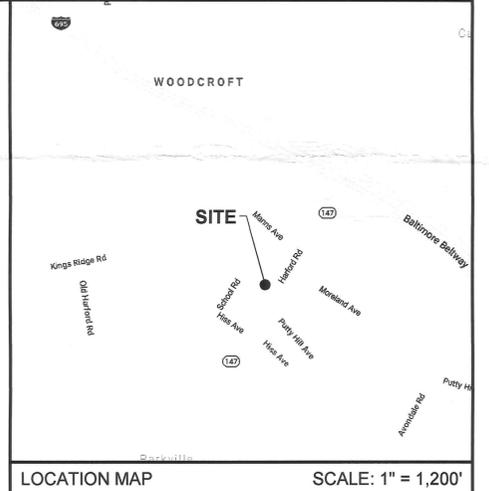
Dear Mr. Jablon,

On behalf of our client, Evans Funeral Home, Karins and Associates respectfully requests a Type D - Written Verification – Spirit & Intent Letter pursuant to the condition recommendations outlined in the recent DRC provisional limited exemption for the garage addition to Evans Funeral Home located at 8800 Harford Road, Parkville MD. The DRC meeting took place on December 31, 2019 with DRC Number 123119B; Dist. 9C6. Please refer to the attached drawing that delineates a garage addition that will be used solely for additional storage space. As you review this drawing, you will see that the proposed storage area addition to this existing garage is a minor change to the developed property. The minor changes result in less than 5,000 square feet of disturbance.

We appreciate your favorable consideration in this matter. Should you have any questions, please do not hesitate to contact us.

Sincerely,

John V. Mettee III, PLS
Director, Maryland Division



PLAN DATA

TAX PARCEL NUMBER: TAX MAP 71 PARCEL 1252 LOT 1 ACC# 0905880281
 TAX MAP 71 PARCEL 1252 LOTS 2-5 ACC# 0905880280
 TAX MAP 71 PARCEL 1252 LOT 6 ACC# 1900001890
 TAX MAP 71 PARCEL 1252 LOT 7 ACC# 0905880285
 TAX MAP 71 PARCEL 1252 LOT 8 ACC# 0905880284
 TAX MAP 71 PARCEL 1264 LOTS 26 & 27 ACC# 0905880283

OWNER: CHARLES F. EVAN & SONS
 AREA: 73, 418 S.F. or 1.685 ACRES
 ZONING: BL, DR 5.5; RO
 ZONING INFORMATION: SEE CASE NUMBERS OF ZONING HEARINGS TABLE THIS SHEET
 SOURCE OF TITLE: DEEDS WJR 3697/432; GLB 2940/484; EHK, Jr 6177/524; OTG 4759/198; RRG 4419/567; RRG 4248/87
 HORIZONTAL DATUM: MARYLAND STATE PLANE COORDINATES (NAD83 USFT)
 VERTICAL DATUM: NAVD88

SITE BENCH MARK: SPARK RM3 (BALT CO SURVEY DISK)
 N 625985.585 USFT
 E 1444076.029 USFT
 ELEV 369.20 USFT

SPARK RM3 AZ (BALT CO SURVEY DISK)
 N 626364.538 USFT
 E 1443989.703 USFT
 ELEV 353.43 USFT

PARKING CALCULATIONS

REQUIREMENTS:

BALTIMORE COUNTY CODE ZONING REGULATIONS SECTION 409- OFF-STREET PARKING 409.6 FOR FUNERAL HOME: A 10 PER 1,000 SQUARE FEET OF FLOOR SPACE AVAILABLE FOR USE BY THE PUBLIC, B PLUS 1 PER 2 EMPLOYEES, C PLUS 1 PER EACH VEHICLE USED IN CONNECTION WITH THE BUSINESS, UNLESS LOCATED IN THE R.C. 2 ZONE WHERE A TOTAL OF ONLY 7 PER 1,000 SQUARE FEET OF FLOOR SPACE AVAILABLE FOR USE BY THE PUBLIC IS REQUIRED. (BLL NOS. 136-1886; 11-2005)

TO DETERMINE THE NUMBER OF REQUIRED PARKING SPACES, PLEASE PROVIDE THE APPLICABLE FLOOR SPACE AVAILABLE FOR USE BY PUBLIC AND NUMBER OF EMPLOYEES AND NUMBER OF VEHICLES (EXPLAIN THE NUMBER OF SPACES WITHIN EXISTING BUILDING 2 THAT ACCOMMODATES COMPANY VEHICLES)

A 4,332 SQ. FT. FLOOR SPACE X 10/1000 SQ. FT. = 43 SPACES
 B 17 EMPLOYEES X 1 PER 2 EMPLOYEES = 9 SPACES
 C 5 COMPANY VEHICLES = 5 SPACES
 TOTAL REQUIRED PARKING SPACES = 57 SPACES

TOTAL EXISTING PARKING SPACES PROVIDED = 84 SPACES

PROFESSIONAL CERTIFICATION

I, JOHN V. METTEE III, HEREBY CERTIFY THAT THIS DRAWING AND THE SURVEYS ON WHICH IT IS BASED WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10851, EXPIRATION DATE: 04/04/20

**ZONING HEARING PLAN
 FOR SPIRIT & INTENT LETTER
 DETERMINATION REQUEST
 FOR
 EVANS FUNERAL HOME GARAGE
 8800 HARFORD ROAD
 PARKVILLE, MARYLAND 21234**

SITUATED IN: 9TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT, BALTIMORE COUNTY, MD

LEGEND

PROPOSED	EXISTING
LOT LINE	-----
ZONING LINE	-----
SETBACK / YARD	-----
PCC CURB	-----
FIRE HYDRANT	⊕
HANDICAPPED PARKING	♿
UTILITY POLE	⊙
LIGHT POLE	⊙
SIGN	⊙
TREE CANOPY LINE	-----
FENCE LINE	-----
GUARD RAIL	-----
BUILDING ADDITION	-----
LOD LINE	-----

DRC MEETING REQUEST

DRC #	DATE	SUBJECT
DRC-2019-00174	12/11/2019	REQUEST IS TO CONSTRUCT A 576 SQ. FT. ADDITION TO THE EXISTING STORAGE BUILDING
DRC-2019-00171	5/11/2019	REQUEST IS TO CONSTRUCT A TRELLIS AND OTHER MINOR SITE IMPROVEMENTS
DRC-2014-00082	5/28/2014	REQUEST IS TO CONSTRUCT AN EXPANSION TO THE EXISTING GARAGE

CASE NUMBERS OF ZONING HEARINGS

CASE #	DATE	SUBJECT
98-410-X	6/30/1998	SPECIAL EXCEPTION TO ALLOW FUNERAL ESTABLISHMENT IN 'RO' AND 'DR 5.5' ZONED LAND AND APPROVAL OF USE OF 'DR 5.5' ZONED LAND FOR PARKING PURPOSES.
90-66-SPH	6/6/1990	APPROVAL OF NONCONFORMING USE AS A FUNERAL HOME IN A 'DR 5.5' ZONE.
69-123-SPH	3/10/1969	PERMISSION TO USE RESIDENTIAL TRACT FOR PARKING.
1523-S	9/3/1949	GRANT SPECIAL PERMIT FOR UNDERTAKING BUSINESS OR ESTABLISHMENT OR FUNERAL HOME.

AREA OF DISTURBANCE

PREVIOUS DRC REQUEST 06/2019: 2,592 SQ. FT.
 CURRENT DRC REQUEST 12/2019: 1,116 SQ. FT.
 TOTAL DISTURBANCE: 3,708 SQ. FT.

Karins and Associates
 ENGINEERS • PLANNERS • SURVEYORS
 NEWARK & GEORGETOWN, DE & EDGEWOOD, MD
 www.karinsengineering.com
 2113 EMMORTON PARK ROAD • SUITE 100
 EDGEWOOD, MARYLAND 21040
 PHONE: (410) 612-8900

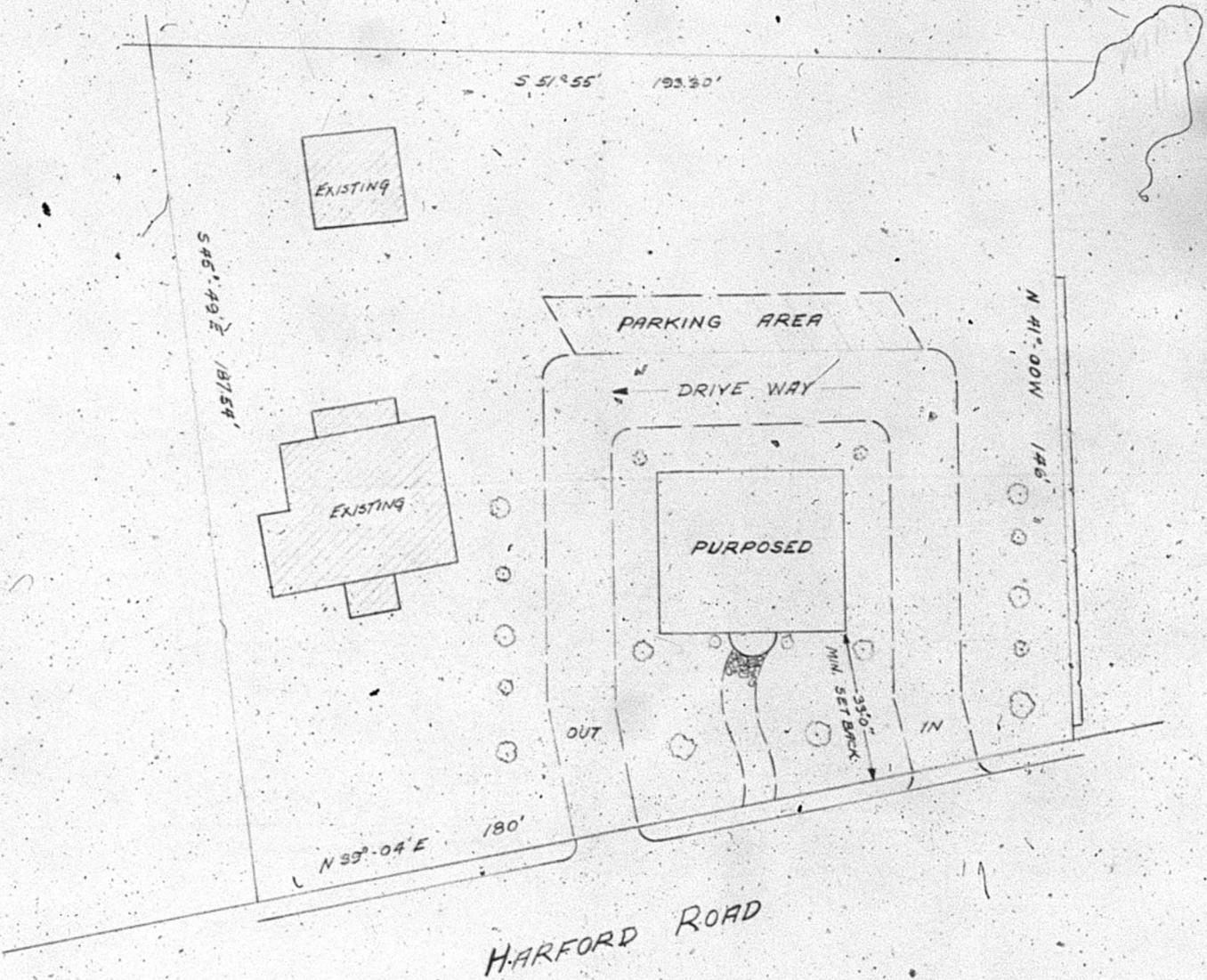
OWNER:
 C F EVANS & SONS INC
 2325 YORK ROAD
 TIMONIUM, MD 21083

SURVEY BY: R.A.D. & S.J.H.
 DESIGNED BY: M.C.A.
 DRAWN BY: J.V.M.
 CHECKED BY: J.V.M.

SCALE: 1" = 20'

DATE: 01-10-2020
 SHEET: 1 OF 1

DRAWING NO.: 2943_ExistingSurvey_EvansZoningPlan.dwg
 © KARINS ENGINEERING, INC. 2019



S 51° 55' 193.30'

S 46° 49' 1/2 187.54'

N 41° 00' 146'

EXISTING

PARKING AREA

DRIVE WAY

EXISTING

PURPOSED

OUT

IN

MIN. SET BACK
35'-0"

N 39° 04' E 180'

HARFORD ROAD

PRELIMINARY DRAWING
FOR
CHAS. F. EVANS & SON
SCALE 1" = 20' 9-8-49