

February, 3 2015

J. Neil Lanzi, P.A.
PNC Bank Building, Suite 617
409 Washington Avenue
Towson, Maryland 21204

Dear Mr. Lanzi

RE: Zoning Verification, 8728 Liberty Road, Funeral Home, Proposed Repast Hall,
2nd Election District

Your letter to Mr. Arnold Jablon, Director, concerning a zoning verification for the above referenced property has been referred to this Office for reply. Upon speaking with Mr. Carl Richards, Zoning Supervisor, It has been determined that the proposed "Repast Center" is a permitted accessory use to the existing Funeral Home on the subject property, and will not require any additional parking to be provided. We also find that it is in the Spirit and Intent of Zoning Case, No. 2374-S, which approved the construction of the existing Funeral Home on the Property. This is with the understanding that use of this facility be strictly limited to those people attending a viewing or service in the main Funeral Home Building, and will in no case be rented to the general public for use as a catering hall or similar use without first submitting a site plan to this Office showing the additional parking that would be required for such a use. This letter should be copied onto all future site plans submitted to this Office for review.

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 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.

Sincerely,

Joseph C. Merrey
Planner II
Zoning Review
410-887-3391

May 13, 2004

J. Neil Lanzi, P.A.
Mercantile Building, Suite 617
409 Washington Avenue
Towson, Maryland 21204

Dear Mr. Lanzi:

RE: Zoning Verification, 8728 Liberty Road, Zoning Case 2374-S, Funeral Home,
Chapel Addition, 2nd Election District

Your letter to Mr, Timothy Kotroco, Director, concerning the above referenced matter has been referred to me for reply. The subject property is currently zoned BM (Business Major), said zone permitting funeral homes and an ancillary chapel as a matter of right. It is the opinion of this Office that the proposed use of attaching a chapel to the existing funeral home is within the spirit and intent of the properties BM zoning classification and zoning case No. 2374-S. As you are aware, this matter must be submitted to DRC for review, which can be done in conjunction with the variance petition.

Should you have any questions regarding the above, I may be reached at 410-887-3391.

Sincerely,

Joseph C. Merrey
Planner II
Zoning Review

September 25, 2003

J. Neil Lanzi, P.A.
Mercantile Building, Suite 617
409 Washington Avenue
Towson, Maryland 21204

Dear Mr. Lanzi:

RE: Zoning Verification, 8728 Liberty Road, Zoning Case 2374-S, Funeral Home and Chapel, 2nd Election District

Your letter to Mr. Timothy Kotroco, Director, concerning the above referenced matter has been referred to me for reply. Please be advised as follows. The subject property is currently zoned BM (Business Major), said zone permitting a Funeral Home/Chapel as a matter of right. Additionally, in 1954, the subject use received Zoning Commissioner review and approval pursuant to zoning case 2374-S. It is the opinion of this Office that the continued use of this property as a Funeral Home/Chapel is within the Spirit and Intent of the aforementioned zoning case and the Baltimore County Zoning regulations.

Additionally, Baltimore County Code Enforcement has confirmed that there are no outstanding zoning citations on the subject property.

Should you have any questions regarding the above, I may be reached at 410-887-3391.

Sincerely,

Joseph C. Merrey
Planner II
Zoning Review

JAMES D. C. DOWNES
RALPH E. WHITE
THOMAS F. MALINDRE JR.
WILLIAM C. PHILLIPS, JR.

JUL 12 1954
DOWNES & WHITE
ATTORNEYS AT LAW
202 WASHINGTON AVENUE
TOWSON 4, MD.

TELEPHONE
VALLEY 5-2603

July 9, 1954

Board of Zoning Appeals of Baltimore County
303 Washington Avenue
Towson 4, Maryland

Re: Petition and order for a special permit
for funeral home N. E. side Liberty Road
2880 East West Old Court Road, State
of Silver F. Krider, Loring Byers, Contract
Purchaser

Gentlemen:

Please enter the appeal filed in the above
entitled matter dismissed.

James D. C. Downes, Attorney for
John K. Huff

FILED NOV 7 1952

DOWNES & WHITE
ATTORNEYS AT LAW
202 WASHINGTON AVENUE
TOWSON 4, MD.

TELEPHONE
VALLEY 5-2603

November 7, 1952

Mr. N. Charles Heilmuller
Acting Zoning Commissioner
303 Washington Avenue
Towson 4, Maryland

Re: Petition and Order for a special
permit for funeral home N.E. side
Liberty Road 2880 ft. W. Old Court
Road, State of Silver F. Krider,
Loring Byers, Cont. Pur.

Dear Mr. Heilmuller:

Please enter an Appeal to the Board of Zoning
Appeals of Baltimore County from the Order passed in
the above entitled matter.

I am enclosing our check in the amount of
\$22.00 made payable to the County Commissioners of
Baltimore County to cover the costs.

Thanking you, I remain

Very truly yours,

James D. C. Downes

RED:im
enc1.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 10-1-52
Posted for: Special Permit for Funeral Home
Petitioner: Francis L. Black, Speculator (Under Estate)
Location of property: N.E. side Liberty Rd. 2880 ft. W. Old Court Rd. State of Silver F. Krider, Loring Byers, Cont. Pur.
Remarks: on the N.E. side Liberty Rd. 2880 ft. W. Old Court Rd. State of Silver F. Krider, Loring Byers, Cont. Pur.
Posted by: George J. Hummel Date of return: 10-2-52

IN THE MATTER OF

FOR A SPECIAL PERMIT
TO THE ZONING COMMISSIONER OF BALTIMORE

Contract
Purchaser

hereby petition for a Special Permit, under the Zoning Regulations
and Restrictions passed by the County Commissioners of Baltimore
County, agreeable to Chapter 877 of the Acts of the General Assem-
bly of Maryland of 1942, for a court in permit and use, as provided
under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now
or to be erected thereon) hereinafter described for

Funeral Home
All that parcel of land in the 2nd District of Baltimore County beginning
for the S. E. on the N. E. side Liberty Road beginning 2880' W. Old Court
Rd., thence northeasterly and bounding the N. E. side Liberty Road 403'
thence 63° 02' East 282.67 ft., thence 63° 02' East 88 ft., thence South 55°
50' East 370 ft., thence South 34° 10' West 300 ft. to place of beginning.

Francis L. Black
Loring Byers
Silver F. Krider
Second National Bank, Towson, Md.

RECEIVED OCT 20 1952 / OFFICE OF
THE BALTIMORE COUNTEAN
THE COMMUNITY NEWS
Dundalk, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

October 16, 1952
THIS IS TO CERTIFY, that the annexed advertisement of
Augustine J. Mueller, Jr., Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTEAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 10th day of October, 1952, that is to say

October 24, Oct. 31, 1952
THE BALTIMORE COUNTEAN
By Paul J. Morgan
Editor and Manager.

RE: PETITION FOR A SPECIAL PERMIT FOR A FUNERAL
HOME - N. E. side Liberty Road, 2880 ft. W.
Old Court Road, Second District - Estate of
Silver F. Krider, Loring Byers, Cont. Pur.

The property which is the subject of this petition is located
on the northeast side of Liberty Road, beginning approximately 2880
feet northwest of Old Court Road. The petitioner has requested a
special permit for the establishment of a funeral home at this
location.

A special permit will not be granted for the property
described in the petition in full. However, the portion for which
this special permit is granted will not be detrimental to the
health, safety and general welfare of the community.

The property is situated in such manner that it apparently
would not be detrimental to the surrounding area. The area
immediately to the northeast is being subdivided for cottages,
the backs of which will face the property in question. The
remainder of the property to the east and southeast is unimproved
land. It is the opinion of the Acting Zoning Commissioner that
the conduct of a funeral home on the property hereinafter described
will not adversely affect the community and the special permit
should be granted.

It is this 29th day of October, 1952, ORDERED by
the Acting Zoning Commissioner of Baltimore County that a special
permit be granted to use that portion of the above described
property, hereinafter described, and subject to the compliance
with the following provisions for the establishment of a funeral
home:

All that parcel of land beginning at a point 323.10 feet
southwest of the intersection formed by the southeast
corner of Liberty Road and Russell Avenue, thence North
34 degrees 10 minutes East 330 feet to an iron pin, thence
leaving said line South 55 degrees 50 minutes East 200
feet, thence leaving said line at right angles South 34
degrees 10 minutes West 330 feet to the center line of
Liberty Road, thence bounding along the center line of
Liberty Road North 55 degrees 50 minutes West 200 feet
to beginning. Excepting herefrom for zoning purposes
all that portion of land covered in this description
which may fall within the right-of-way of Liberty Road.

September 22, 1952

RECEIVED at Dundalk & Rossmore, Attorney
the sum of Twenty three (\$23.00) Dollars,
being cost of petition for special permit,
advertising and posting of property map
and side of Liberty Road, 2880' Northwest
of Old Court Road, 2nd District of Baltimore
County.

Receipts

Thursday, October 24, 1952
at 10:00 A. M.
Edward J. Morgan
Manager of the Baltimore Building
Towson 4, Maryland

PAID
SEP 23 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY: [Signature]



8.255 ACRES

2374

WILLIAM M. MAYNADIER
COUNTY SURVEYOR
COURT HOUSE - TOMSON, MD.
SCALE: 1"=50'. DATE: MAY 29, 1952

LIBERTY ROAD

