

#2464-S
MAP #13
X

RE: PETITION FOR A SPECIAL PERMIT FOR A FUNERAL HOME - S. S. Wilkins Ave., 210 East W. of Leada Ave., 13th District - J. W. and Louise Stevens, Petitioners - Howard H. and Louise V. Hubbard, Contract Purchasers

The property which is the subject of this petition is located on the south side of Wilkins Avenue, 210 feet west of Leada Avenue, Thirteenth District. The property at the south-west corner of Leada and Wilkins Avenues is zoned commercially. The frontage on Wilkins Avenue is approximately 110 feet. Immediately to the west of the commercial area is located a non-conforming use in the form of a barber shop. The property to the west of the barber shop is improved with a frame dwelling. The property in question is immediately west of this frame dwelling and is undeveloped.

The Contract purchaser, Mr. Howard H. Hubbard, testified that it is his intention to construct a building on this property of residential design and that the funeral establishment will occupy the first floor and the second floor will be occupied as living quarters for his family.

Mr. Hubbard further stated that it is his intention to construct a driveway on either side of the building leading to a parking area in the rear yard. All of the rear yard will be used for parking spaces as garages for the funeral cars would be constructed in the basement of the building.

It does not appear that the location of a funeral home on this property would be detrimental to the proper enjoyment of surrounding properties for residential use or be detrimental to the general welfare of the community.

Mr. Hubbard stated that the average funeral procession leaving the property would consist of from eight to ten cars. It does not appear that such use would create a traffic hazard in the area. It also appears that there would be sufficient parking area on the lot so that no parking would be required in the bed of Wilkins Avenue.

In view of the foregoing, it is the opinion of the Zoning Commissioner of Baltimore County that the granting of a special permit will not be detrimental to the health, safety and general welfare of the community and the special permit petitioned should be granted.

It is this 16th day of February, 1953, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid special permit be and the same is hereby granted.

Signature
Zoning Commissioner

IN THE MATTER OF

RECEIVED THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For a Special Permit

To The Zoning Commissioner of Baltimore

J. W. and Louise Stevens, Contract Purchasers

Howard H. and Louise V. Hubbard, Contract Purchasers, hereby petition for a Special Permit, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, applicable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain 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 Residence and Funeral Home

All that parcel of land in the 13th District of Baltimore County on the south side Wilkins Avenue beginning 210' West of Leada Avenue thence westerly and binding on the south side of Wilkins Avenue 60' thence S 17° 0' E 150' ft., thence N 72° 11' E 80' ft., thence N 17° 10' E 150' ft. to place of beginning known as 2107 Wilkins Ave.

Howard H. Hubbard, J. W. Stevens
Contract Purchasers
Howard H. Hubbard, J. W. Stevens
Contract Purchasers
Howard H. Hubbard, J. W. Stevens
Contract Purchasers

2/2/53
H A M

ORDERED by the Zoning Commissioner of Baltimore County this 16th day of January, 1953, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 24th day of February, 1953, at 11:00 o'clock A.M.

Zoning Commissioner
of Baltimore County

January 12, 1953

\$20.00

RECEIVED of James K. Legg, the son of Twenty Dollars (\$20.00), being cost of petition for Special Permit, advertising and posting of property 1107 Wilkins Avenue, 13th District of Baltimore County.

Zoning Commissioner

Received

Monday, February 5, 1953
at 11:00 A. M.

Room at the Boarding Building
Towson, Maryland

PAID
JAN 13 53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *Signature*

CONTRACT PURCHASERS OF
BALTIMORE COUNTY, MD.
PETITION FOR A SPECIAL
PERMIT
FOR A FUNERAL HOME
The Zoning Commissioner of Baltimore County is hereby notified that the following property is being offered for a Special Permit under the Zoning Regulations and Act of Assembly of 1943, Chapter 877, for a certain permit and use, as provided under said Regulations and Act, as follows:

OFFICE OF
THE BALTIMORE COUNTY
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ANGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.

January 24, 1953.
THIS IS TO CERTIFY, that the annexed advertisement of *Augustine J. Miller, Zoning Commissioner of Baltimore County* was inserted in THE BALTIMORE COUNTYMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the 24th day of January, 1953, that is to say the same was inserted in the issues of
January 15 and 22, 1953
THE BALTIMORE COUNTYMAN
By *P. J. Morgan*
Editor and Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District... 12th Date of Posting... 1-21-53
Posted for: *Special Permit (Residence & Funeral Home)*
Petitioner: *J. W. & Louise Stevens, Howard H. & Louise V. Hubbard*
Location of property: *S. S. Wilkins Ave., 210' West of Leada Ave., Thence S 17° 0' E 150' ft., thence N 72° 11' E 80' ft., thence N 17° 10' E 150' ft. to place of beginning known as 2107 Wilkins Ave.*
Remarks:
Posted by: *George R. Hummel* Date of return: 1-22-53

NO PLAT
IN
THIS FOLDER