

RE: PETITION FOR A SPECIAL
EXEMPTION FOR FUNERAL
HOME - S.W. Cor. North
Point Road and Wells Ave.,
15th District - John G.
Connolly, Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

No. 4171-X

OPINION

This is a petition of John G. Connolly involving a piece of land located at the southwest corner of North Point Road and Wells Avenue, in the Fifteenth District of Baltimore County. This petition asked for a special exception for a Funeral Home.

It is the unanimous opinion of this Board that the granting of a special exception for the use of a Funeral Home on the above named property could be detrimental to the safety and general welfare of the locality involved and that it would tend to create congestion in the roads, streets and the alleys surrounding the property.

Also, that it could impair the operation of the fire equipment operating out of the Fire Department located just east of the subject property and in so doing create a fire hazard. Also it would tend to overcrowd the use of the land involved.

For the reasons set forth above the ruling of the Deputy Zoning Commissioner is hereby reversed and the petition for a special exception is denied.

MICROFILMED

RE: PETITION FOR A SPECIAL
EXEMPTION FOR FUNERAL
HOME - S.W. Cor. North
Point Road and Wells Ave.,
15th District - John G.
Connolly, Petitioner

BEFORE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

No. 4171-X

From testimony at hearing and from personal inspection it is believed that John G. Connolly's petition for a funeral home at the southwest corner of North Point Road and Wells Avenue discloses a need for a funeral home in that area.

It is not believed that the type of home Mr. Connolly plans to erect will in any way be detrimental to the neighborhood especially since he will use the funeral home as his own residence. There will be very few assistants on the premises most of the time.

The traffic situation is not good, but neither is it anywhere else in this area. Another site would create the same problem and would deny the people of the community a needed funeral home. Most of the heavy traffic would not occur during funerals or when people are visiting the home.

Mr. Connolly's plan submitted with his petition indicates his proposed building will be approximately six feet beyond the building line of Mr. Forbes' property at 7003 North Point Road. This must be changed so that the proposed building is in line with Mr. Forbes' house and not the porch on Mr. Forbes' house.

MICROFILMED

ORDER

For the above reasons in the foregoing Opinion, it is this 19th day of August, 1957, by the County Board of Appeals, ORDERED that the petition for a special exception be and the same is hereby denied.

COUNTY BOARD OF APPEALS

Re: Petition for a special
exception for funeral
home - S.W. Cor. North
Point Road and Wells Ave.,
15th District - John G.
Connolly, Petitioner.

Before
Deputy Zoning Commissioner
of Baltimore County.
No. 4171-X

July 10th, 1957.

Hon. Wilkie H. Adams,
Zoning Commissioner,
Towson, Maryland.

Dear Sir:

Please enter an appeal to the County Board of Zoning Appeals from the Order of Hon. John G. Rose, Deputy Zoning Commissioner, dated July 2nd, 1957, granting the special exception in the above matter, and please transmit all papers and records to said Board.

Very truly yours,

Joseph Patti Jr.,
7101 North Point Road,
Baltimore, #19, Maryland.



JUL 10 1957



MICROFILMED

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF
JOHN G. CONNOLLY

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

For a Special Exception
To The Zoning Commissioner of Baltimore County

John G. Connolly
Legal Owner
Contract
Purchaser

herby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable 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 Exception to use the land (and improvements now or be erected thereon) hereinafter described for Funeral Home

All that parcel of land in the Fifteenth District of Baltimore County on the Southwest corner of North Point and Wells Roads; thence running Westerly and binding on the South side of North Point Road 56.5 feet with a rectangular depth Southerly of 210 feet and binding on the West side of Wells Road, being Lot No. 8, Plat of Battle Park.

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John G. Connolly
Legal Owner
Contract Purchaser
Address
418 EASTERN AVE.
Baltimore, MD

Department of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From: GEORGE R. PERES
To: WILKIE H. ADAMS
Subject: Special Exception
Funeral Home - S.W. Cor North Point and Wells Rds.
District 15

This office wishes to indicate that Wells Road must be improved to a 30' road. It is quite possible that the right of way shall remain at 10', thereby requiring no widening of right of way. The owner, upon application for a building permit, shall be responsible to widen Wells Road on the northeast side to 15' from the centerline.

George R. Peres
GEORGE R. PERES
Chief - Permit Section

CRL:ls

cc: Mr. Stirling (Planning)

MICROFILMED

June 7, 1957

\$35.00

RECEIVED of John G. Connolly, petitioner, the sum of Thirty-five dollars (\$35.00), being cost of petition, advertising and posting property signs on the Southwest corner of North Point and Wells Roads, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

MICROFILMED

RECEIVED
JUN 7 1957
COMPTROLLER'S OFFICE

June 26, 1957

\$2.00

RECEIVED of John G. Connally, petitioner, the sum of Two (\$2.00) dollars, to cover cost of additional advertising of the property located on the South side of North Point & Wells Roads in the Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

July 10, 1957

\$30.00

RECEIVED of James Patti, Jr., attorney for protestants, the sum of Thirty (\$30.00) Dollars, being cost of appeal to the County Board of Appeals from the decision of the Zoning Commissioner in the matter of a special exception for a Funeral Home at the southwest corner of North Point Road and Wells Avenue, 15th District, John G. Connally, petitioner.

Zoning Commissioner

01.621

RECEIVED
JUL 10 1957
COMPTROLLER'S OFFICE

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 6-12-57
Posted for: Special Exception for a Funeral Home
Petitioner: John G. Connally
Location of property: S.W. Corner of North Point & Wells Roads, etc.
See Plat
Location of Signs: Southwest corner of North Point Rd. and Wells Road
Remarks: _____
Posted by George R. Hammond Date of return: 6-13-57

Ord. A 6807 Reg. - 7 8584

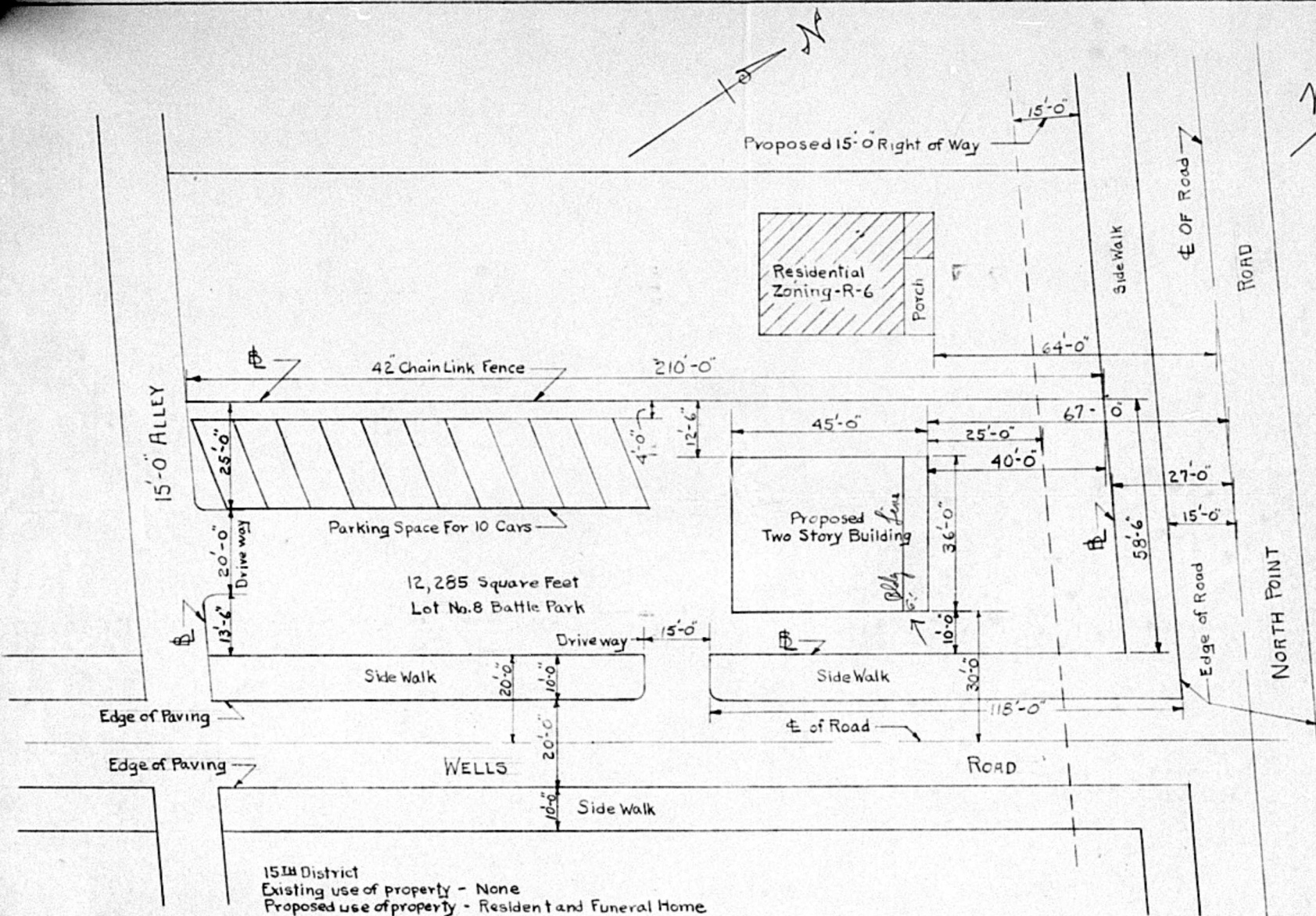
Certificate Of Publication

ESSEX, MD., June 17th., 1957

THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 26th day of June 1957, the first publication appearing on the 5th day of June 1957.

THE EASTERN ENTERPRISE, INC.
Helen H. Fieldon
Manager.

Yest. #1



15th District
 Existing use of property - None
 Proposed use of property - Resident and Funeral Home
 Present Zoning of Property - R-6
 Proposed Zoning of Property - R-6 Special Exception

Drawn By F.J. Rosenthal
 Scale 1" = 20'-0"

