

# PETITION FOR ZONING RE-CLASSIFICATION ~~FOR~~ SPECIAL EXCEPTION & VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

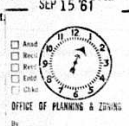
I, or we, James J. Rudzinski owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an \_\_\_\_\_ zone; for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for special exception to permit funeral home

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser James J. Rudzinski  
 Address 1407 Eastern Ave. Edgewood, Md.  
 Petitioner's Attorney \_\_\_\_\_  
 Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of September, 1961, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of November, 1961, at 10:00 o'clock A.M.



## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 10, 1961  
 FROM: Mr. George E. Gavrilis, Deputy Director

SUBJECT: #5398-XV. Special Exception for Funeral Home and variance to permit a 6 foot side yard instead of the required 25 ft. Southeast corner of Eastern Ave. and Pelcoser Ave. Being property of James J. Rudzinski.

15th District  
 Monday, November 20, 1961 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception and has the following advisory comment to make:

1. The subject property is situated at the southeasterly corner of Pelcoser and old Eastern Avenues. Pelcoser Avenue has a thirty (30) ft. right-of-way with a twenty-four (24) ft. pavement and is a dead end street. All of the traffic must enter and leave Eastern Avenue adjacent to this property. At the same time the funeral home exists as a nonconforming use.
2. The Planning staff voices no objection to the continuation of the present funeral use if the petitioner can show that he has adequate off-street parking to meet the needs for parking the larger funerals and for accommodating visitors. The Planning staff, also in its opinion that granting the side yard variance would interfere with the making of proper provision for the future widening of Pelcoser Avenue. If, the Special Exception is granted, the granting should be conditioned upon establishment of a widening strip for Pelcoser Avenue a 25 feet from the center line.

GB:abm



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of \_\_\_\_\_

the above Reclassification should be had; and it further appearing that by reason of \_\_\_\_\_

a Special Exception for a \_\_\_\_\_ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of \_\_\_\_\_, 1961, that the herein described property or area should be and the same is hereby reclassified; from a \_\_\_\_\_ zone to a \_\_\_\_\_ zone, and/or a Special Exception for a \_\_\_\_\_ should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition, and it appearing that by reason of \_\_\_\_\_ the petitioner is already utilizing as much of his property as he should for business purposes. To grant additional use would over-crowd the land, therefore, the special exception should not be granted. There is no hardship upon the petitioner warranting the granting of the variance, therefore, for the above reasons the special exception and variance should be denied.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 1961, that the herein described property or area be and the same is hereby reclassified; from a \_\_\_\_\_ zone to a \_\_\_\_\_ zone, and/or the Special Exception for a \_\_\_\_\_ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

## INTER-OFFICE CORRESPONDENCE DEPARTMENT OF PUBLIC SAFETY Baltimore County, Maryland

To: Town 4, Maryland

Date: November 27, 1961

TO: Mr. John G. Rose  
 FROM: Zoning Commissioner  
 Walter J. Addison  
 SUBJECT: Petition 5398

This is in response to your memorandum of November 20 concerning a zoning matter at the intersection of Old Eastern Avenue and Pelcoser Avenue. In your memorandum you state that complaints have been made regarding the parking situation at this intersection so that the parking constitutes a hazard and would have a bearing on your decision of the zoning matter.

Immediately after receiving your memorandum, an investigation was conducted at this location by Mr. Lewis G. Summerlin, Traffic Investigator, and a copy of his report, which is self-explanatory, is attached. The recommendations contained in Mr. Summerlin's report are being followed through and we are requesting the necessary legislation for the parking restrictions. I should like to further point out that if there are any other hazardous situations created because of parking in the vicinity of this intersection, we will conduct further investigations and corrective action where necessary. At the present time the action mentioned in Mr. Summerlin's report would appear to be sufficient, but we will be glad to re-investigate this matter at any time.

Walter J. Addison  
 Walter J. Addison, Chief  
 Division of Traffic Engineering

WJA:ach  
 Attachment

## BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF PUBLIC SERVICES Inter-Office Correspondence

From: George A. Davis  
 To: Albert B. Kallenbach  
 Subject: Zoning Petition #5398  
 Comm. Order App. #530-2  
 Funeral Home  
 1407 Eastern Avenue

November 28, 1961

This office is in receipt of a letter dated November 20, 1961 from Mr. John Rose, Zoning Commissioner, wherein he has requested additional information pertaining to the subject site.

My testimony of November 20th indicated the necessity of a minimum 100' right of way for Pelcoser Avenue at this location, and it is felt that to permit the addition to the funeral home would eliminate any future widening of what is believed to be an inadequate traveling.

It is, therefore, the opinion of this office that the applicant adjust his improvements to permit a minimum 5' widening of his side of Pelcoser Avenue, and also allow for a much needed sidewalk.

George A. Davis  
 Assistant Chief  
 Bureau of Public Services

GA:spb

cc: Mr. John Rose  
 Mr. Dawson

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 11-1-61  
 Posted for: Special Exception for Funeral Home & Variance  
 Petitioner: James J. Rudzinski & C. Rudzinski  
 Location of property: S. corner of Eastern Ave. & Pelcoser Ave.  
 Location of Sign: Signs 23 1/2 ft. on E. side of Eastern Ave. & 23 1/2 ft. on S. side of Pelcoser Ave. & 23 1/2 ft. on S. side of Eastern Ave. & 23 1/2 ft. on S. side of Pelcoser Ave.  
 Reported by: George A. Davis  
 Posted by: George A. Davis Date of return: 11-2-61

## INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 8249

DATE 11/16/61

TO: Mr. James J. Rudzinski  
 1407 Eastern Ave.  
 Essex 21, Md.  
 BILLED BY: The Zoning Department of Baltimore County

| DEPOSIT TO ACCOUNT NO. | QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE | TOTAL AMOUNT DUE |
|------------------------|----------|------------------------------------------------------|------------------|
| 01622                  |          | Advertising and posting of your property             | \$4.00           |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND  
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

## INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 8095

DATE 9/18/61

TO: Porter Brothers, Inc.  
 150 Rocky Point Road  
 Balto. 21, Md.  
 BILLED BY: Zoning Department of Baltimore County

| DEPOSIT TO ACCOUNT NO. | QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE            | TOTAL AMOUNT DUE |
|------------------------|----------|-----------------------------------------------------------------|------------------|
| 01622                  |          | Petition for Special Exception and Variance for James Rudzinski | \$5.00           |

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND  
 PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., November 2nd 1961

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY PAPER, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1961, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1961.

The COUNTY Paper, Inc.  
W. F. Keenan  
 Manager

