

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George E. Coach, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 211.3 Side Yard Request of 17 feet instead of 10 feet as required by the

211.3 Side Yard Request of 17 feet instead of 10 feet as required by the

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty.

Due to the increase of business and the large numbers of visitors paying their respects to the deceased, especially the night before the funeral service is held, it is necessary to provide larger accommodations for them and the families who are in service. Additional parking is available to us on the 51st Avenue parking lot directly across the street as is shown in the attached plat. In the normal time we have only one visitor and it is very difficult and dangerous when several vehicles are parked on the street as is shown in the attached plat. When there are many vehicles parked, the additional cars will be almost 25 times the size of one present vehicle.

See Attached Description

Property is to be posted and advertised as provided by Zoning Regulations.

I, or we, agree to pay expenses of above Variance 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 George E. Coach Legal Owner

Address 1311 Chesaco Ave. Baltimore, Maryland 21205

Petitioner's Attorney John G. Rose Protestant's Attorney

Address 1311 Chesaco Ave. Baltimore, Maryland 21205

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day

of September, 1964, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of October, 1964, at 10:00 o'clock

A. M. John G. Rose Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO John G. Rose, Zoning Commissioner Date September 18, 1964

FROM George E. Coach, Director

SUBJECT 65-25-A Variance to permit a side yard of zero (0) feet instead of the required 20 feet; and to permit a front yard of 17 feet instead of the required 40 feet. Southwest side of Chesaco Avenue 287 feet Northwest of Pulaski Highway. Being the property of Philip and Mary Coach.

15th District

HEARING: Monday, October 5, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the sideyard requirements of the Regulations. The staff is in no position to offer definitive comment on the variance as such. It notes that the subject property is used for funeral home purposes. Is there sufficient parking available either on site or off site to serve the enlarged funeral home?

GGJ:lms

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the granting of the variance to Sections 211.3 and 211.2 of the Baltimore County Zoning Regulations will grant relief to the petitioner without substantial injury to the public health, safety or general welfare,

the above Variance should be had, and it is hereby ordered that the variance be granted, from and after the date of this order, which permits a side yard if zero feet instead of the required 20 feet and a front yard of 17 feet instead of the required 40 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of October, 1964, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, which permits a side yard if zero feet instead of the required 20 feet and a front yard of 17 feet instead of the required 40 feet.

John G. Rose 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of September, 1964, that the above Variance be and the same is hereby DENIED.

John G. Rose Zoning Commissioner of Baltimore County

MICROFILMED

Mr. Philip E. Coach
1211 Chesaco Ave.
Baltimore, Md. 21205

September 10, 1964

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this 25 day of September, 1964.

OWNED BY: Philip E. Coach

Reviewed by: John G. Rose Zoning Commissioner

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

TO: Coach Funeral Home 1211 Chesaco Ave. Baltimore 6, Md. Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-422 TOTAL AMOUNT \$36.40

Advertising and posting of your property 65-25-A \$6.40

9-2864 6242 • 25352 T1P- 36.40

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.

WILLARD M. LEE
REGISTERED CIVIL ENGINEER
4624 MAINFIELD AVENUE
BALTIMORE 14, MARYLAND
July 21, 1964

#1211 Chesaco Avenue
S.W.S. Chesaco Avenue 287 feet N.W. Pulaski Highway
15th District Baltimore County, Maryland

Beginning for the same at a point on the southwest side of Chesaco Avenue at the distance of 287 feet measured northwesterly along the south west side of Chesaco Avenue from the north side of Pulaski Highway and thence running and binding on the southwest side of Chesaco Avenue North 42 degrees 15 minutes West 110 feet thence running for three lines of division as follows: South 62 degrees 20 minutes West 151.40 feet, South 42 degrees 15 minutes East 110 feet to the centre of a private 20 foot Right of Way and thence running and binding on the centre of said Right of Way North 60 degrees 06 minutes East 150 feet to the place of beginning.

Containing 17,029 square feet more or less.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 25316
DATE 9/21/64

DEPOSIT TO ACCOUNT NO. 01-422 TOTAL AMOUNT \$25.00

Petition for Variance for Philip E. Coach

9-1464 6242 • 25316 T1P- 25.00

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 POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 9-17-64

Posted for Heating Man. 9-17-64 9-17-64

Petitioner: Philip E. Coach

Location of property: S.W.S. Chesaco Ave. 287' N.W. of

Pulaski Highway

Location of Sign: On front lawn of funeral home

Remarks: and copy of S.P. from funeral home before

Posted by Robert S. Bull Date of return 9-24-64

ST. CLEMENT'S RECTORY
1211 CHESACO AVENUE
BALTIMORE 6, MARYLAND

July 29, 1964

TO WHOM IT MAY CONCERN:

Mr. Philip E. Coach of the Coach Funeral Home 1211 Chesaco Avenue Baltimore, Maryland 21205, has permission to use the facilities of the parking area of St. Clement's Catholic Church 1200 Chesaco Avenue, for over-flow parking resulting from funerals conducted at his establishment.

This permission is granted for as long as the churches parking facilities exist.

John G. Rose Pastor

JTH/hbl

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 18, 1964

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. since its date

of September 18, 1964 the first publication appearing on the 18th day of September

19 64

THE JEFFERSONIAN

John G. Rose Manager

Cost of Advertisement \$ 1.00

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD. 9-23-64 19

THIS IS TO CERTIFY, that the annexed advertisement of "Philip E. Coach"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week

for 1 successive weeks before the

15th day of September 19 64; that is to say,

the same was inserted in the issues of 9-16-64

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price

ST. CLEMENT'S

CHURCH

CHESACO

287' TO PULASKI HWY. →

AVE

FUTURE WIDENING LINE

#1200

P-6

FACE OF PROPOSED
BIDS TO BE SET
ON E/W LINE

File # 65-95

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *J. J. Gaudin*

DATE: *11/18/64*

15TH DISTRICT BALTIMORE CO, MARYLAND
Scale: 1"=50'

Date: 7-21-64

THIS PLAT FOR VARIANCE ONLY

NEW PROPOSED CHAPEL

CHAPEL SEATS 48

1 PARKING SPACE REQUIRED FOR EACH 6 SEATS

No. PARKING SPACES REQUIRED - 8

No. PARKING SPACES SHOWN - 7

AREA OF LOT - 17,029 SQ. FT.

AREA OF PROPOSED ADDITION - 1,298 SQ. FT.



Willard M. Lee
ENG'G

0 30 2 28 4 26 6 24 8 22 10 20 12 18 14 16 16 14 18 12 20 10 22 8 24 6 26 4 28 2 30

0 12 1 11 2 10 3 9 4 8 5 7 6 6 7 5 8 4 9 3 10 2 11 1 12 0