

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James Brudinski, 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, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone, to the following reasons: Petition for variance from Section 208.1, whereby your Petitioner asks that the side yard set back on Pelcar Avenue be changed from 30 feet, as required in said section, to 3 feet 4 inches; that your Petitioner is now using said property as a funeral home, under a non-conforming use and desires to enlarge his building for better accommodations.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for: Funeral Home Establishment

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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. Brudinski Legal Owner
Address 1407 Eastern Avenue
Baltimore, Md. (21221)

Robert J. Rasmussen, Attorney Protestant's Attorney

Address 809 Eastern Avenue
Baltimore, Md. (21221)

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day

of _____ October, 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 through out 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 _____ day of November, 1964, at _____ o'clock

PM, at _____

by _____

Zoning Commissioner of Baltimore County.

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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____ the requirements of Section 501.2 of the Zoning Regulations having been met, the above Special Exception should be hereby _____

and it further appearing that by reason of practical difficulties a Variance to the Zoning Regulations of Baltimore County to permit a side yard setback on Pelcar Avenue of 3 feet 4 inches instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____ 1964, that the herein described property on _____ should be and is hereby _____

granted, from and after the date of this order, and a Variance to permit side yard setback on Pelcar Avenue of 3 feet 4 inches instead of the required 30 feet.

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____ 1964, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

Robert J. Rasmussen, Esq.
809 Eastern Ave.
Baltimore, Md. 21221

15th Dist.
Petition for Special Exception
for a Funeral Home, located
on the SE corner of Eastern
Ave. & Pelcar Ave.
James Brudinski

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OFFICE OF PLANNING AND ZONING: The petitioner's plans should be revised to indicate the following items:

1. The limits or boundaries of the parking, parking, driveway, etc. type of lighting, screening, 8 foot high stockade fence, should be indicated adjacent to all residential properties.
2. The method of making up of funeral processions should also be indicated.
3. 1-parking space for each 100 sq. ft. of floor area used in the funeral home, must be provided for as in Section 409.2 b (5) of the Baltimore County Zoning Regulations.

MEAN OF TRAFFIC ENGINEERING: See attached comments

No comments from the following Departments:
Health Department
Board of Education
Buildings Department
Fire Bureau
Industrial Commission
Bureau of Engineering
R & R Commission
State Roads Commission

CC: Albert Orlap-Office of Planning & Zoning
Gilbert Nelson-Traffic Engineering

Yours very truly,

James E. Dyer
Chief of Planning and
Petition Processing

WILLARD M. LEE
REGISTERED CIVIL ENGINEER
4604 MARLBOROUGH AVENUE
BALTIMORE 14, MARYLAND

August 25, 1964

#1407 Old Eastern Avenue
S.E. corner of Eastern Avenue and Pelcar Avenue
15th District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the south side of Old Eastern Avenue with the east side of Pelcar Avenue and thence running and binding on the south side of Old Eastern Avenue North 86 degrees 54 minutes 11 seconds East 70 feet thence leaving Old Eastern Avenue and running for two lines of division as follows: South 3 degrees 45 minutes 49 seconds East 150 feet and South 86 degrees 54 minutes 11 seconds West 70 feet to the east side of Pelcar Avenue and thence running and binding on the east side of Pelcar Avenue North 3 degrees 45 minutes 49 seconds West 150 feet to the place of beginning.

Containing 10,500 square feet of land.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District 15A
Posted for 10/21/64
Petitioner: James Brudinski
Location of property: SE corner of Eastern Ave. & Pelcar Ave.
Location of Sign: SE corner of Eastern Ave. & Pelcar Ave.
Remarks: For a Funeral Home, located on the SE corner of Eastern Ave. & Pelcar Ave.
Posted by James Brudinski Date of return 10/21/64

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: John G. Rase, Zoning Commissioner Date: October 29, 1964
FROM: Gordon E. Garretts, Director
SUBJECT: #65-138-2A, Special Exception for Funeral Establishment and Variance to permit a side yard setback on Pelcar Ave. of 3 feet 4 inches instead of the required 30 feet. Southeast corner of 15th District Eastern Avenue and Pelcar Avenue. Being property of James J. Brudinski.
15th District
HEARING: Monday, November 9, 1964 (11:00 A.M.)
The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception and has the following advisory comments to make:
1. The subject property is situated at the southeasterly corner of Pelcar and Old Eastern Avenues. Pelcar Avenue has a thirty (30) foot right-of-way with a twenty-four (24) foot 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 is of the opinion that granting the side yard variance would not interfere with the making of proper provision for the future widening of Pelcar Avenue. If the Special Exception is granted, the granting should be conditioned upon establishment of a widening strip for Pelcar Avenue 25 feet from the center line.

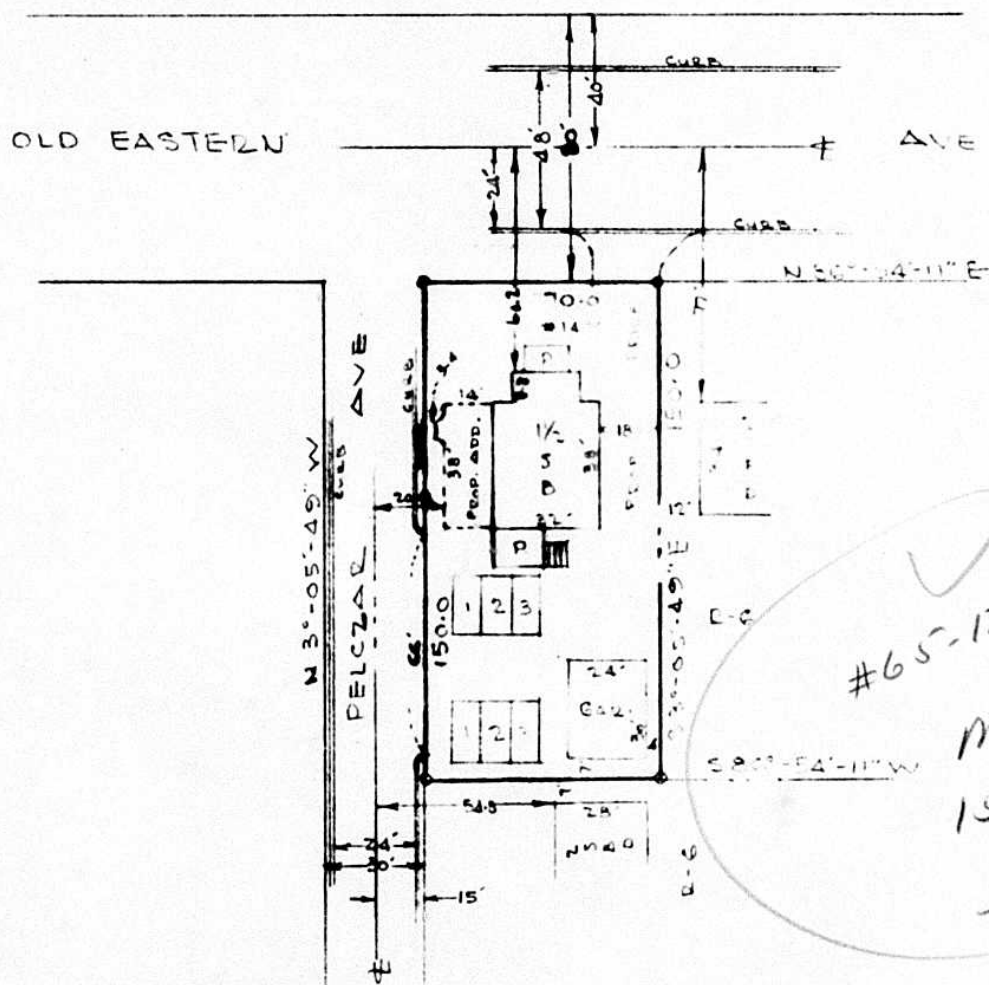
GEG:dms

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 25398
DATE 10/15/64
To: Robert J. Rasmussen, Esq.
809 Eastern Ave.
Baltimore, Md. 21221
Zoning Department of Balto. Co.
REPORT TO ACCOUNT NO. 01-622
QUANTITY 1
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Pattition for Special Exception & Variance for James J. Brudinski
TOTAL CHARGE \$56.00
COST \$0.00
10/16/64 4:30 PM 25398 TIP \$0.00
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. 27564
DATE 11/10/64
To: James J. Brudinski
1407 Eastern Ave.
Eston 21, Md.
Zoning Department of Balto. Co.
REPORT TO ACCOUNT NO. 01-622
QUANTITY 1
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Advertising and posting of property
#65-138-2A
\$45.00
PAID - Baltimore County, Md. - Office of Finance
11-1064 4:30 PM 27564 TIP \$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.

PETITION FOR SPECIAL EXCEPTION FOR VARIANCE
ZONING DEPARTMENT OF BALTIMORE COUNTY, MARYLAND
TO: James J. Brudinski
1407 Eastern Ave.
Eston 21, Md.
SUBJECT: #65-138-2A, Special Exception for Funeral Establishment and Variance to permit a side yard setback on Pelcar Ave. of 3 feet 4 inches instead of the required 30 feet. Southeast corner of 15th District Eastern Avenue and Pelcar Avenue. Being property of James J. Brudinski.
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THE JEFFERSONIAN
G. L. Ladd, Jr., Editor
Cost of Advertisement \$.....
10/21/64

MARS HILL BAPTIST
CHURCH



#65-138XA

MAP

15-B

XA

PRESENT USE - FUNERAL HOME
 PROPOSED USE - FUNERAL HOME
 PRESENT ZONING - NON CONFORMING
 PROPOSED ZONING - SPECIAL EXCEPTION WITH VARIANCE
 NEW PROPOSED CHAPEL
 CHAPEL SEATS - 36
 1 PARKING SPACE REQUIRED FOR EACH 6 SEATS
 NO. PARKING SPACES REQUIRED - 6
 NO. PARKING SPACES SHOWN 6
 AREA OF LOT - 10,500 SQ. FT.
 AREA OF PROPOSED ADDITION 532 SQ. FT.

LOT 51
 EDGEWOOD PARK

15th District Baltimore Co., Md.
 Scale: 1"=50'

Date: 5-15-64



Threlkeld

REG

CIVIL

ENGR

