



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

January 27, 2020

John V. Mettee III, PLS
Director, Maryland Division
Karins and Associates
2113 Emmorton Park Road, Suite 100
Edgewood, Maryland 21040

RE: Spirit and Intent Request, Zoning Case # 1998-0410-X, 1990-0066-SPH, 1969-0123-SPH and 1949-1523-X, Proposed Garage Addition, Evans Funeral Home, 8800 Harford Road, Parkville, Maryland 21234, 9th Election District

Dear Mr. Mettee:

Your recent letter to Michael Mallinoff, Director of Permits, Approvals and Inspections, was forwarded to me for reply. Based upon the information and site plan provided therein and my review of the above referenced zoning cases, the following has been determined:

1. Provided the proposed 576 square foot garage addition for storage is built according to the submitted red-lined site plan, then the proposed modifications are approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the orders in Zoning Case # 1998-0410-X, 1990-0066-SPH, 1969-0123-SPH and 1949-1523-X.
2. A copy of your request letter and the modified site plan, as well as a copy of this response, will be recorded and made a permanent part of the zoning case files.
3. You must place a verbatim copy of your request letter, as well as a copy of this response letter, in the details of all building permit application plans.
4. This approval is for zoning purposes only. You will also be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

We trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact us at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey N. Perlow".
Jeffrey N. Perlow, Planner II
Zoning Review



Karins and Associates
Engineering • Planning • Surveying

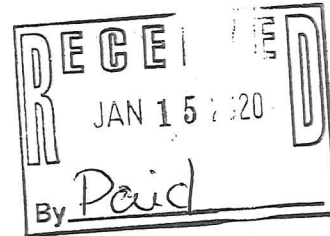
Newark and Georgetown, DE; Edgewood, MD; Bryn Mawr and Exton, PA

2113 Emmorton Park Road, Suite 100, Edgewood, MD 21040

Phone: (410) 612-9900

January 13, 2020

Mr. Arnold Jablon, Director PAI
Baltimore County, MD
Department of Permits, Approvals and Inspections
Baltimore County Office Building
111 West Chesapeake Avenue, Room 111
Baltimore, Maryland 21204



Re: Evans Funeral Home Garage Addition
Located at 8800 Harford Road, Parkville MD 21234

1998-0410-X
1990-0066-SPH
1949-1523-X
1969-0123-SPH

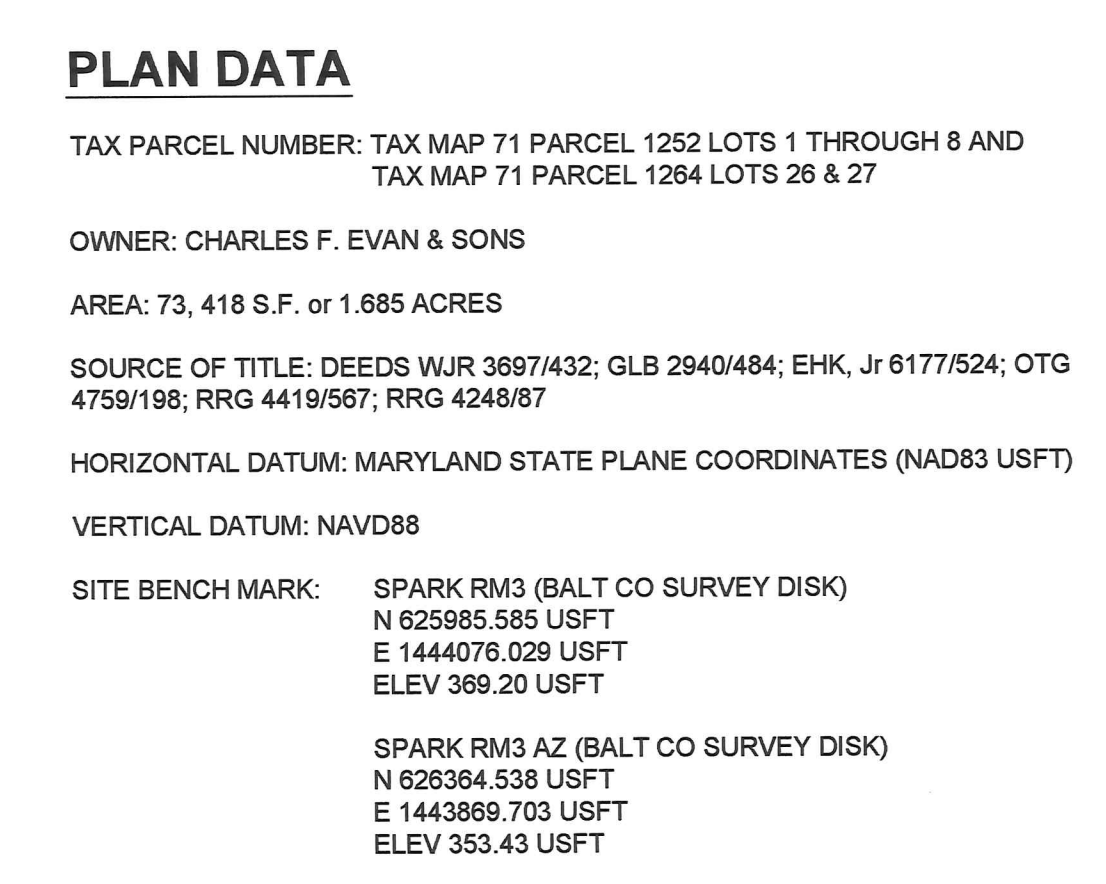
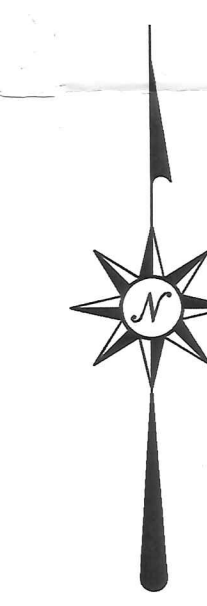
Dear Mr. Jablon,

On behalf of our client, Evans Funeral Home, Karins and Associates respectfully requests a Type D - Written Verification – Spirit & Intent Letter pursuant to the condition recommendations outlined in the recent DRC provisional limited exemption for the garage addition to Evans Funeral Home located at 8800 Harford Road, Parkville MD. The DRC meeting took place on December 31, 2019 with DRC Number 123119B; Dist. 9C6. Please refer to the attached drawing that delineates a garage addition that will be used solely for additional storage space. As you review this drawing, you will see that the proposed storage area addition to this existing garage is a minor change to the developed property. The minor changes result in less than 5,000 square feet of disturbance.

We appreciate your favorable consideration in this matter. Should you have any questions, please do not hesitate to contact us.

Sincerely,

John V. Mettee III, PLS
Director, Maryland Division



LEGEND

EXISTING CONTOUR

EXISTING INDEX CONTOUR

EXISTING SPOT GRADE

DEPRESSION CONTOUR

FIRE HYDRANT

GAS VALVE

ELECTRIC METER

HANDICAPPED PARKING

UTILITY POLE

LIGHT POLE

GUY WIRE

SIGN

BOLLARD

CANOPY/D RIP LINE

FENCE LINE

GUARD RAIL

OVERHEAD WIRES

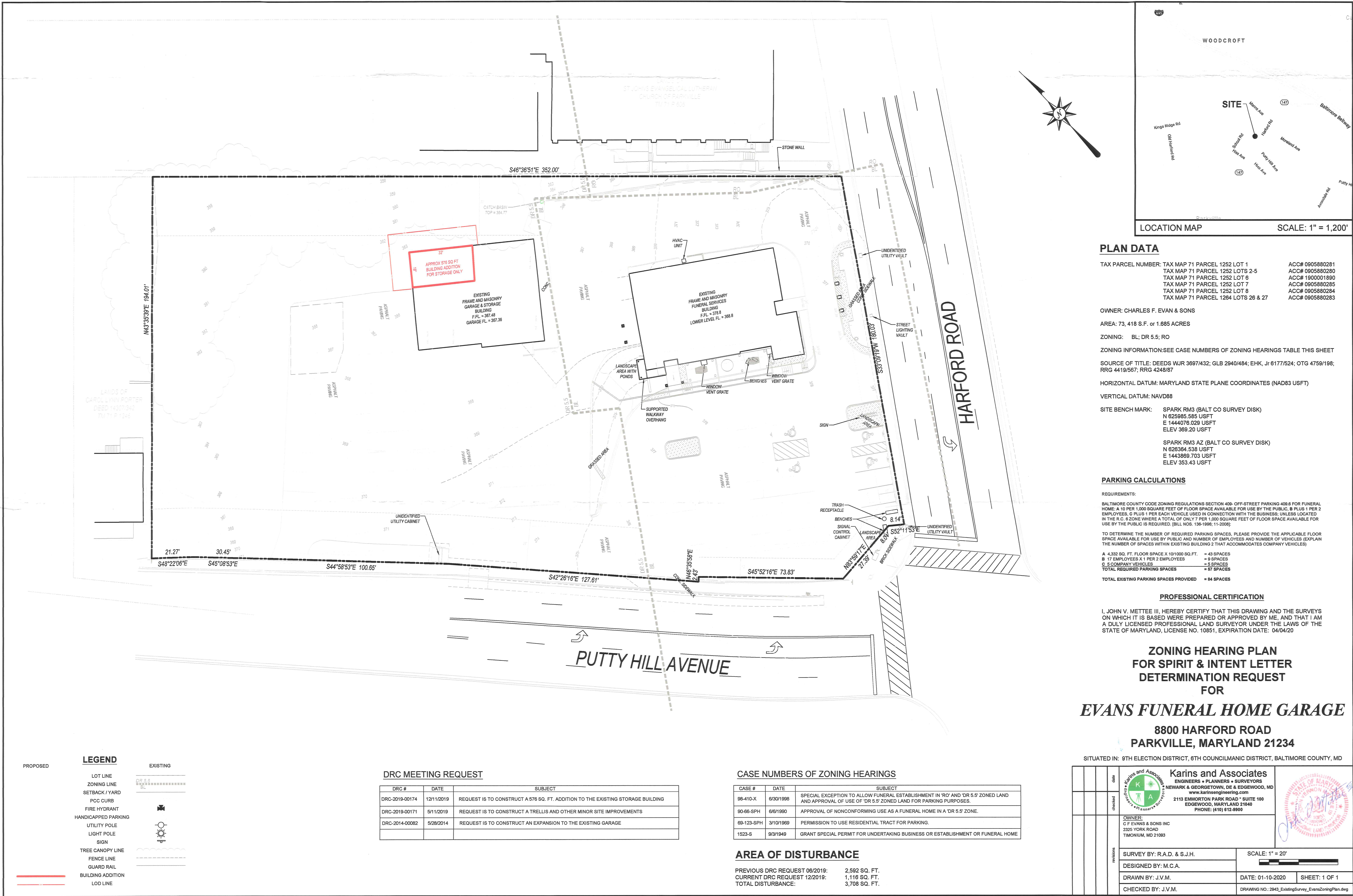
X 354.28

**BOUNDARY & TOPOGRAPHIC PLAN
FOR
EVANS FUNERAL HOME
8800 HARFORD ROAD
PARKVILLE, MARYLAND 21234**

SITUATED IN: 9TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT, BALTIMORE COUNTY, MARYLAND

DATE OF SURVEY	10-21-19		Karins and Associates ENGINEERS • PLANNERS • SURVEYORS NEWARK & GEORGETOWN, DE & EDGEWOOD, MD www.karinsengineering.com 2115 EDMONTON PARK ROAD • SUITE 100 EDGEWOOD, MARYLAND 21040 PHONE: (410) 812-9500		
SURV.	RAD		OWNER: C F EVANS & SONS INC 2325 YORK ROAD TIMONIUM, MD 21093		
DATE OF SURVEY	04-05-19				

			SCALE: 1" = 20' 	
DATE OF SURVEY		DESIGNED BY:	DATE: 10-31-19	SHEET: 1 OF 1
DATE OF SURVEY		DRAWN BY: E.L.G. & S.J.H.	DRAWING NO: 2943_ExistingSurvey_EvansCompleteSits.dwg	
		CHECKED BY: J.V.M.	DRAWING NO: 2943_ExistingSurvey_EvansCompleteSits.dwg	



PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

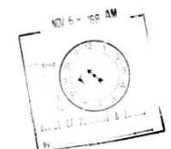
~~XXXXXXXXXX~~ C. F. EVANS & SON, INC., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve BUSINESS PARKING IN RESIDENTIAL ZONE R-6

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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: None
Legal Owner: C. F. Evans & Son, Inc.
Address: 8802 Harford Road, Baltimore, Maryland 21234
Petitioner's Attorney: [Signature]
Address: 414 Jefferson Building 21204, 823-8465

ORDERED By the Zoning Commissioner of Baltimore County, this 5th day of November, 1968, 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 had before the Zoning Commissioner of Baltimore County in Room 109, County Office Building in Towson, Baltimore County, on the 3rd day of December, 1968, at 1:00 o'clock P.M.



Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
Beginning 236.6' from the NE/corner : DEPUTY ZONING
of Putty Hill Avenue and Harford : COMMISSIONER
Road - 9th District :
C. F. Evans & Son, Incorporated - :
Petitioner : OF
NO. 69-123-SPH : BALTIMORE COUNTY

The Petitioner requests permission for the use of land in a residential zone for a parking area in accordance with Section 409.4 of the Baltimore County Zoning Regulations.

Since the health, safety and general welfare of the community would not be adversely affected, it would be in order to grant permission for parking in a residential zone.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10 day of March, 1969, that permission to use the residential tract for parking in accordance with the plat, dated September 27, 1967, and approved March 4, 1969, by George E. Corvelli, Director of the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding, and which is incorporated by reference hereto as part of this Order, is GRANTED, subject to compliance with the requirements of Section 409.4 of the Baltimore County Zoning Regulations.

[Signature]
Deputy Zoning Commissioner of Baltimore County

DESCRIPTION OF PROPERTY TO BE REZONED

Starting at a point of the existing Southeast corner of The Evans Funeral Home property 236.6 feet from the Northeast corner of the intersection of Putty Hill and Harford Roads proceed on the bearing of N 41°00' W for 146.0 feet to the Beginning Point of the property to be rezoned. From the Beginning Point bear S 51°45' W for 100.5 feet, then bear N 41°00' W for 205.0 feet, then bear N 49°00' E for 100.0 feet, then bear S 41°00' E for 210.0 feet back to the Point of Beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 27, 1968

FROM: George E. Corvelli, Director of Planning

SUBJECT: Petition #69-123-SPH. Special Hearing for off-street parking in a residential zone. Beginning 236.6 feet from the northeast corner of the intersection of Putty Hill and Harford Roads. C.F. Evans & Son, Inc., Petitioners.

9th District

HEARING: Monday, December 9, 1968 (1:00 P.M.)

The planning staff is basically in accord with the concept of and the plan for additional off-street parking in connection with an existing funeral home. We withhold approval on the specific plan pending clarification of hours of operation and details of lighting facilities. Neither are set forth in the request.

GEG:bms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: November 7, 1968

FROM: William M. Greenwalt

SUBJECT: Property Owners: C. F. Evans & Son, Inc.
Location: NW/Cor. of Putty Hill & Harford Rd.
District: 9th
Present Zoning: R-6
Proposed Zoning: Offstreet parking in residential zone.
No. Acres: 0.054

Health Department comments:

109. Since the proposed zoning is for parking only, this office does not anticipate any health problems.

[Signature]
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WME/ca

Baltimore County, Maryland

BUREAU OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

EUGENE CLIFFORD
Traffic Engineer

November 7, 1968

TO: Mr. John G. Rose

FROM: C. Richard Moore

SUBJECT: Item 109 ZAC - Wednesday, November 6, 1968
Northwest corner of Putty Hill & Harford Road
off street parking in residential zone

This office is of the opinion that the increased parking will be of benefit to both the funeral home and to the churches at this location.

[Signature]
C. Richard Moore
Engineer II

CRM:nr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE

Zoning Commissioner

Date: November 8, 1968

FROM: PROJECT PLANNING DIVISION

SUBJECT: ZONING ADVISORY AGENDA ITEM NO. 109

November 6, 1968
C. F. Evans & Son, Inc.
NW/cor. of Putty Hill & Harford Roads

The above noted plan has been reviewed and there are no problems of a site-planning nature.

AVQ:vh

[Signature]
ALBERT V. QUIMBY, Chief



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST FREESTON STREET
BALTIMORE, MD. 21201

DAVID H. FISHER
DEPUTY COMMISSIONER AND
CHIEF ENGINEER

WALTER E. HARRISON, JR.
POLICE COMMISSIONER

DEPUTY CHIEF ENGINEER

WALTER E. HARRISON, JR.
PLANNING & SURVEY
CONSTRUCTION & MAINTENANCE
ENGINEERING & DEVELOPMENT
L. L. & W. L. HARRISON
CONSTRUCTION

November 8, 1968

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson, Maryland 21204

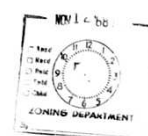
Re: Zoning Advisory Committee Meeting
Item 109. Property Owners: C.F. Evans & Son, Inc.
Location: NW/Cor. of Putty Hill & Harford Rd. Route 147 District: 9th
Present Zoning: R-6
Proposed Zoning: Offstreet parking in residential zone No. Acres: 0.054

Dear Mr. Rose:

This Office has reviewed the subject plot plan and finds that the existing entrances are acceptable to the State Roads Commission.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
[Signature]
John E. Meyers
Asst. Development Engineer

JEM/dcw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 17, 1968

Lee Stuart Thomson, Esq.
414 Jefferson Building
Baltimore, Maryland 21204

RE: Type of Hearing: Special Hearing
for Business Parking in Residential
Zone R-6
Location: NW/Cor. of Putty Hill
& Harford Road
District: 9th
Petitioners: C. F. Evans & Son, Inc.
Committee Meeting of November 6, 1968
Item 109

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The property is improved with a two-story stone building presently used as a funeral home, a two-story, split level building, also used as a funeral home, and a retail store used as a TV shop.

The property is bounded on the northeast by St. John's Church and cemetery; on the northwest by residential dwellings; on the southwest by residential dwellings, and Putty Hill Road. The property on the opposite side of Harford Road is improved with a catholic church and parsonage. The proposed area to be used as a parking lot consists of a portion of the rear yards of two dwellings fronting on Putty Hill Road. This property is located in a sump and could cause storm drain problems if not properly drained and graded. The Committee commented on this property previously. (See Bureau of Engineering comments).

BUREAU OF ENGINEERING
Previous Engineering comments on this petition have been complied with; therefore, this office has no comment.

PROJECT PLANNING DIVISION
The above noted plan has been reviewed and there are no problems of a site-planning nature.

Lee Stuart Thomson, Esq.
414 Jefferson Building
Baltimore, Maryland 21204
RE: C. F. Evans & Son, Inc.
Item 109

November 17, 1968

FIRE PREVENTION:

No fire problems found at time of this inspection.

HEALTH DEPARTMENT:

Since the proposed zoning is for parking only, this office does not anticipate any health problems.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of a hearing date and time, which be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES E. DYER, Chairman

JED:JO
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. John G. Rose, Zoning
Date: November 8, 1968
FROM: Captain Charles F. Morris, Jr.
Fire Bureau
SUBJECT: Item - 109 - Wednesday, November 6, 1968
Property Owner: C. F. Evans & Son, Inc.
Location: NW corner of Putty Hill & Harford Road
District: 9th

No fire problems found at time of this inspection.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

P. 60725

DATE: Nov. 9, 1968

To: Lee Stuart Thomson, Esq.
414 Jefferson Building
Baltimore, Md. 21204

Zoning Dept. of Balto. Co.

TELEPHONE 822-3000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	DATE: Nov. 9, 1968	TOTAL AMOUNT \$46.00
TO: Lee Stuart Thomson, Esq. 414 Jefferson Building Baltimore, Md. 21204	RE: Advertisement and posting of property for C. F. Evans & Son, Inc. Ad. #69-123-SH	QUANTITY 1	COST \$46.00
REMARKS: This portion of your remittance is for the advertisement and posting of property for C. F. Evans & Son, Inc. Ad. #69-123-SH.		TOTAL AMOUNT \$46.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 21, 1968

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of consecutive weeks before the 21st day of December, 1968, the first publication appearing on the 21st day of November, 1968.

THE JEFFERSONIAN

By: *James E. Dyer*
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 56396

DATE: Nov. 19, 1968

To: Lee S. Thomson, Esq.
414 Jefferson Building
Baltimore, Md. 21204
Zoning Dept. of Balto. Co.

RE: Advertisement and posting of property for C. F. Evans & Son, Inc.
Ad. #69-123-SH

Position for Special Hearing for C. F. Evans & Son, Inc.
Ad. #69-123-SH

REMARKS: This portion of your remittance is for the advertisement and posting of property for C. F. Evans & Son, Inc. Ad. #69-123-SH.

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCECERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted for: Hearing, Monday, Dec. 9, 1968, at 10:00 A.M.
Petitioner: C. F. Evans & Son, Inc.
Location of property: Opp. 236.6' from the NE corner of the intersection of Putty Hill & Harford Rd.
Location of Signs: 21' N. of the E. corner of the intersection of Putty Hill & Harford Rd.
Remarks:
Posted by: *Mad N. Rose*
Signature
Date of return: Nov. 22-68

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Lee Stuart Thomson, Esq.
414 Jefferson Building
Baltimore, Maryland 21204

Your Petition has been received and accepted for filing this

6th day of November, 1968.

JOHN G. ROSE,
Zoning Commissioner

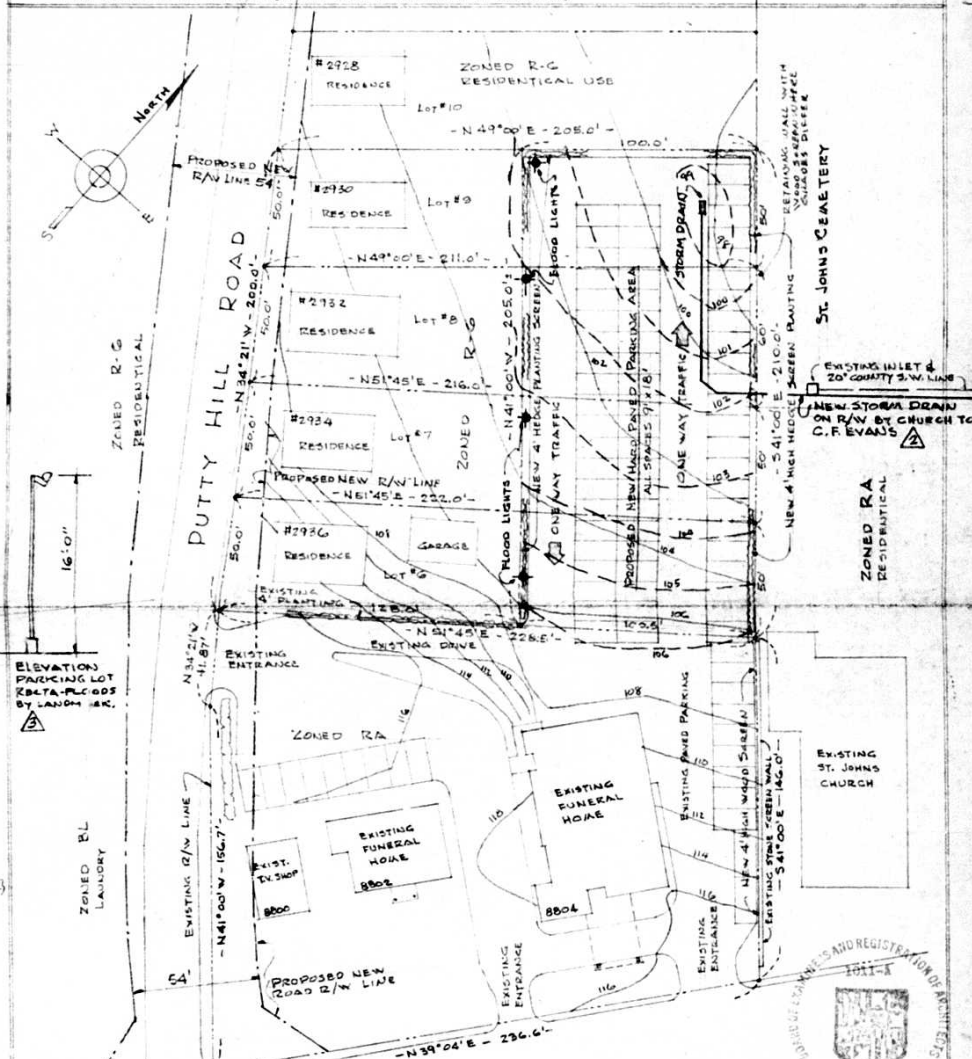
Petitioner: C. F. Evans & Son, Inc.

Petitioner's Attorney: Lee Stuart Thomson, Esq.

Reviewed by:
Chairman of
Advisory Committee

DESCRIPTION OF PROPERTY TO BE REZONED

STARTING AT A POINT OF THE EXISTING SOUTHEAST CORNER OF THE EVANS FUNERAL HOME PROPERTY 236.6 FEET FROM THE NORTHEAST CORNER OF THE INTERSECTION OF PUTTY HILL AND HARFORD ROADS PROCEED ON THE BEARING OF N 41° 00' W FOR 146.0 FEET TO THE BEGINNING POINT OF THE PROPERTY TO BE REZONED, FROM THE BEGINNING POINT BEAR S 51° 45' W FOR 100.5 FEET, THEN BEAR N 41° 00' W FOR 205.0 FEET, THEN BEAR N 49° 00' E FOR 100.3 FEET, THEN BEAR S 41° 00' E FOR 210.0 FEET BACK TO THE POINT OF BEGINNING.



PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *J. S. G...*
DATE: 8/31/67

PARKING DATA
18 EXISTING PARKING SPACES
65 NEW PARKING SPACES

AREA OF PARKING LOT .054 ACRES

TO BE PAVED WITH DUSTLESS
HARD SURFACE AND HAVE 4'
HIGH HEDGE PLANTING SCREEN
AROUND ENTIRE PARKING AREA.

SCALE 1"=40'-0"

NEW PARKING AREA DATA

EXISTING ZONING RA
(SPECIAL EXCEPTION
FUNERAL HOME)

EXISTING ZONED LOT R-6

PROPOSED ZONING-
ADDITIONAL FUNERAL HOME
PARKING USE ONLY

COMMISSION NO. 6014 (6702)
DATE: SEPTEMBER 27, 1967

REVISED JAN. 16, 1967 FLOOD LIGHTING
REVISED SEPT. 4, 1968 GRADES & DRAINS
REVISED MAR. 1, 1966 GRADES-DRAINAGE

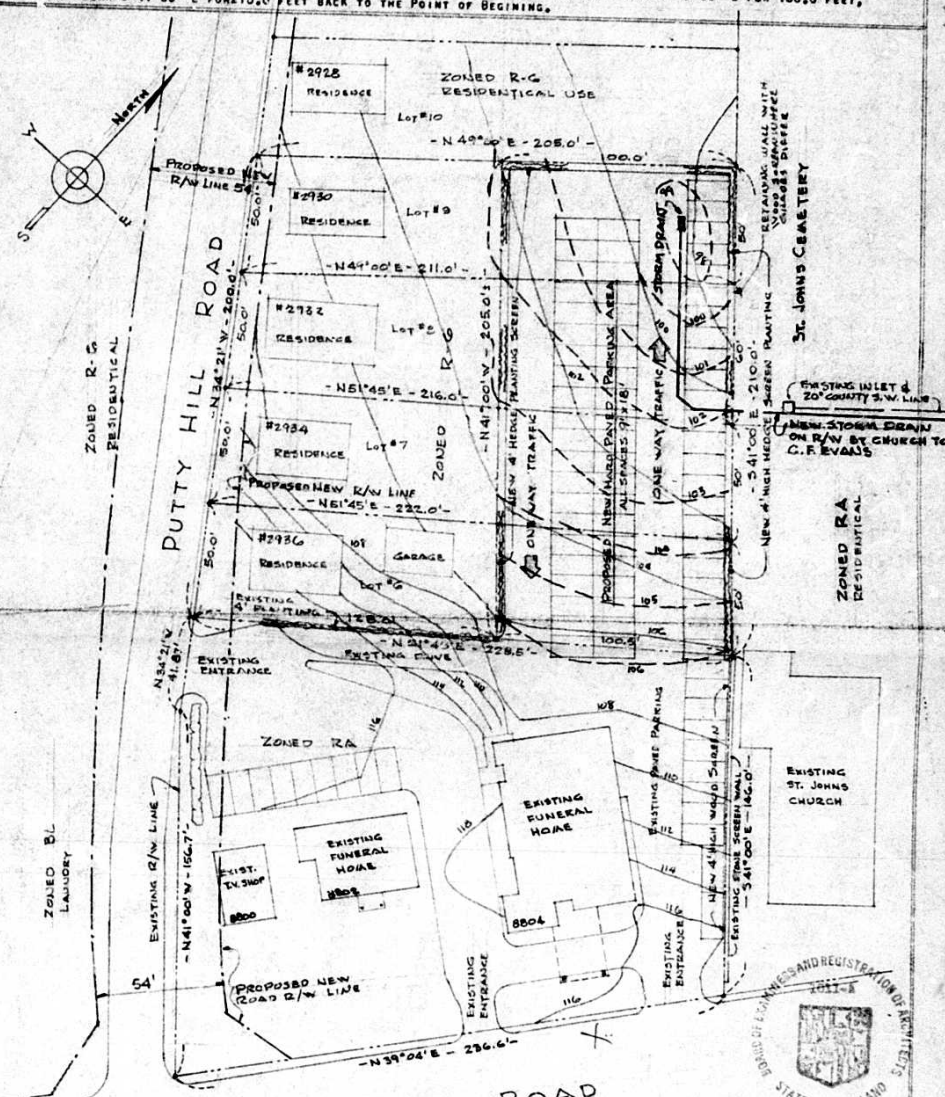
REZONING PLAT FOR PARKING LOT
EVANS FUNERAL HOME
8804 HARFORD ROAD
9TH DISTRICT BALTIMORE COUNTY, MD.

ARTHUR G. WILDBERGER, JR. & ASSOCIATES
ARCHITECTS & LAND PLANNERS
4402 LA PLATA AVENUE, BALTO. MD 21211

SURVEY INFORM. FROM ALLEN EVANS PLAT
DRAWING NO. RZ-1

DESCRIPTION OF PROPERTY TO BE REZONED

STARTING AT A POINT OF THE EXISTING SOUTHEAST CORNER OF THE EVANS FUNERAL HOME PROPERTY 236.6 FEET FROM THE NORTHEAST CORNER OF THE INTERSECTION OF PUTTY HILL AND HARFORD ROADS PROCEED ON THE BEARING OF N 41° 00' W FOR 146.0 FEET TO THE BEGINNING POINT OF THE PROPERTY TO BE REZONED, FROM THE BEGINNING POINT BEAR S 51° 45' W FOR 100.5 FEET, THEN BEAR N 41° 00' W FOR 205.0 FEET, THEN BEAR N 49° 00' E FOR 100.0 FEET, THEN BEAR S 41° 00' E FOR 210.0 FEET BACK TO THE POINT OF BEGINNING.



HARFORD ROAD

PARKING DATA
18 EXISTING PARKING SPACES
65 NEW PARKING SPACES

AREA OF PARKING LOT .054 ACRES

TO BE PAVED WITH DUSTLESS
HARD SURFACE AND HAVE 4'
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AROUND ENTIRE PARKING AREA.

SCALE 1"=40'-0"

EXISTING GRADES
NEW GRADES

NEW PARKING AREA DATA

EXISTING ZONING RA
(SPECIAL EXCEPTION
FUNERAL HOME)

EXISTING ZONED LOT R-6

PROPOSED ZONING-
ADDITIONAL FUNERAL HOME
PARKING USE ONLY

COMMISSION NO. 6014 (6702)
DATE: SEPTEMBER 27, 1967

REVISED SEPT. 4, 1968 GRADES & DRAINS
REVISED MAR. 1, 1966 GRADES-DRAINAGE

REZONING PLAT FOR PARKING LOT
EVANS FUNERAL HOME
8804 HARFORD ROAD
9TH DISTRICT BALTIMORE COUNTY, MD.

ARTHUR G. WILDBERGER, JR. & ASSOCIATES
ARCHITECTS & LAND PLANNERS
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SURVEY INFORM. FROM ALLEN EVANS PLAT
DRAWING NO. RZ-1