



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood

the above Reclassification should be had, and it further appearing that by reason of the requirements of Section 192.1 of the Baltimore County Zoning Regulations having been met

a Special Exception for a Living Quarters in a Commercial Building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of February, 1970, that the herein described property or area should be and the same is hereby reclassified, from an R-6 zone to a BL zone and/or a Special Exception for a Living Quarters in a Commercial Building should be granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

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 19th day of February, 1970, that the above re-classification 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 in the R-6 zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: January 14, 1970
FROM: Ian Forrest
SUBJECT: Item 137 - Zoning Advisory Committee Meeting, January 13, 1970

Health Department Comments:

137. Property Owner: Joseph T. Ambrose, Jr.
Location: NW/Cor. Birch Ave. & Sulphur Spring Rd.
District: 13th
Present Zoning: R-6
Proposed Zoning: BL
No. Acres: 11,000 sq. ft. ±

Since public water and sewers are available and proposed application is for parking spaces only, no health hazards are anticipated.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IF/ca

BUREAU OF ENGINEERING

Zoning Plat - Comments

137. Property Owner: Joseph T. Ambrose, Jr.
Location: NW/Cor. Birch Ave. & Sulphur Spring Rd.
District: 13th
Present Zoning: R-6
Proposed Zoning: BL
No. Acres: 11,000 sq. ft. ±

Highways:

Sulphur Spring Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Birch Avenue has recently been improved as a 30-foot closed roadway section on a 40-foot right-of-way and no further highway improvements are required at this time.

The alleyways adjacent to the site are for residential use only. Therefore, the Developer shall provide means to prevent ingress or egress of vehicular traffic.

Storm Drains:

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water and Sewers:

Public water supply and sanitary sewerage are available to serve this property.

990:rw

10" S.W. Key Sheet
19 S.W. 15 Position Sheet
S.W. 5 D 200' Scale Topo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Attention: Mr. O. L. Myers Date: January 13, 1970
FROM: Everett Reed, Plans Review
SUBJECT: #137 Joseph T. Ambrose, Jr.
NW/Corner Birch Avenue & Sulphur Spring Road
District 13

NO COMMENT FROM THIS OFFICE.

Everett B. Reed
Everett Reed, Plans Review

ER/msh

DATE 2/19/70 BY [Signature]

WARD RECORD FOR FILING

70-154-RX

70-154-RX #137

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 29, 1970

COUNTY OFFICE BLDG. 311 E. Chesapeake Ave. Towson, Maryland 21286
MEMBERS: OLIVER L. MYERS (Chairman), BUREAU OF ENGINEERING, DEPARTMENT OF TRAFFIC ENGINEERING, STATE PLANNING COMMISSION, BUREAU OF FIRE PREVENTION, HEALTH DEPARTMENT, FACILITY PLANNING, BUILDING DEPARTMENT, BOARD OF EDUCATION, ZONING ADMINISTRATION, INDUSTRIAL DEVELOPMENT

Julian G. Brewer, Jr.
5120 Carville Avenue
Baltimore, Maryland 21227

RE: Type of Hearing: Reclassification from R-6 to BL at corner of Birch Avenue and Sulphur Spring Road
Petitioner: Joseph T. Ambrose, Jr.
Committee Meeting: January 13, 1970
Item 137

Dear Sir:

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 subject property is presently improved with a two story frame dwelling with the exception to the north, west and south create a major problem to traffic. However, if the land surrounding the subject property should become BL, it may create some congestion. There should be no access to the paper alley to the north of the subject property.

BUREAU OF ENGINEERING:

Highways:

Sulphur Spring Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Birch Avenue has recently been improved as a 30 foot closed roadway section on a 40 foot right-of-way and no further highway improvements are required at this time.

The alleyways adjacent to the site are for residential use only. Therefore, the Developer shall provide means to prevent ingress or egress of vehicular traffic.

Storm Drains:

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage

Julian S. Brewer, Jr.
5120 Carville Avenue
Baltimore, Maryland 21227
Item 137 Page 2

January 29, 1970

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water and Sewers:

Public water supply and sanitary sewerage are available to serve this property.

PUBLIC PLANNING DIVISION:

- 1. This proposal does not comply with the Planning Board's proposed comprehensive zoning map.
2. The extent of the paving and curbing for the parking area must be shown on the site plan.
3. The screening must be 6 foot high and compact, it may be a fence, wall or planting and shown on the site plan.
4. If there is to be any lighting, it must be directed away from residential lots and public streets.

DEPT. OF TRAFFIC ENGINEERING:

As R-6 the subject site should generate 30 trips per day. As BL, the site could generate 125 trips per day. This small increase in trip density should not create a major problem to traffic. However, if the land surrounding the subject property should become BL, it may create some congestion. There should be no access to the paper alley to the north of the subject property.

BOARD OF EDUCATION:

No effect on student population.

FIRE DEPARTMENT:

Fire department has no comment at this time.

BUILDING ENGINEERS' OFFICE:

No comment from this office.

Julian S. Brewer, Jr.
5120 Carville Avenue
Baltimore, Maryland 21227
Item 137 Page 3

January 29, 1970

HEALTH DEPARTMENT:

Since public water and sewers are available and proposed application is for parking spaces only, no health hazards are anticipated.

STATE ROADS COMMISSION:

The minimum width for a commercial entrance is 25 feet. The entrance must be a depressed curb type with 36" transitions.

The right of way line or parking setback must be curbed with concrete from the entrance to the west property line.

The plan must be revised prior to the processing of an entrance permit.

The entrance will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

In view of the comments by the State Roads Commission the petitioner will be required to submit revised drawings in conformance with those comments prior to the hearing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will 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,

[Signature]
OLIVER L. MYERS
Chairman

OL/mec

Enclosure

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21286
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty Date: January 22, 1970
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 137 - ZAC - January 13, 1970
Property Owner: Joseph T. Ambrose, Jr.
NW Corner Birch Avenue & Sulphur Spring Road
From R-6 to BL

As R-6 the subject site should generate 10 trips per day. As BL, the site could generate 125 trips per day. This small increase in trip density should not create a major problem to traffic. However, if the land surrounding the subject property should become BL, it may create some congestion. There should be no access to the paper alley to the north of the subject property.

[Signature]
C. Richard Moore
Assistant Traffic Engineer

CR/mr

11-2-70

**NOTICE FOR RECLASSIFICATION AND SPECIAL EXCEPTION**  
 1. **SECTION 1-101**, Ordinance No. 113, of the Baltimore City Code, which provides for the Public Hearing on a Certificate of Public Hearing is a certificate of public hearing.  
 2. **LOCATION:** Northwest corner of Birch Avenue and Sulphur Spring Road.  
 3. **DATE:** MONDAY, FEBRUARY 14, 1970 at 1:00 P.M., PUBLIC HEARING ROOM, 106 COUNTY OFFICE BUILDING, 111 W. CALVERT STREET, BALTIMORE, MARYLAND.  
 4. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, has had a public hearing.  
 5. **Proposed Zoning:** R-4 Residential Single-Family.  
 6. **Purpose:** For Special Exception for Land Use.  
 7. **Authority:** Section 1-101 of the Baltimore City Code.  
 8. **All that parcel of land in the Baltimore County District of Baltimore County, to-wit:**  
 Beginning for the same at a point on the north side of Sulphur Spring Road, said beginning being 80°40'17" east 17.60 feet to the point of intersection with the westerly side of Birch Avenue, thence binding on the northerly side of Birch Avenue, thence binding on the southerly side of Sulphur Spring Road north 88 degrees 29' 37" west 111.84 feet, thence with another curve to the right, chord south 88 degrees 24' 37" west 115.50 feet to a point intersecting the division line between lot number 263 and 264 as shown on the record plat of LINDA HILBINE ADDITION, BALTIMORE, MARYLAND, 7 FOLIO 132, with 27 degrees 13' 33" west 111.84 feet to the southerly side of Birch Avenue, thence binding on the westerly side of Birch Avenue with a curve to the right, chord south 82 degrees 29' 37" west 102.50 feet, thence with another curve to the right, chord south 28 degrees 47' west 102.50 feet, thence with another curve to the right, chord south 39 degrees 13' 33" west 111.84 feet to the southerly side of Birch Avenue, thence binding on the southerly side of Birch Avenue, thence binding on the southerly side of Sulphur Spring Road north 88 degrees 24' 37" west 115.50 feet to the place of beginning.  
 9. Being all of those lots described in a Deed from Christine A.C. Dixon to Edward D. Hardisty, Christel C. Losemann and Heinrich J. Losemann, her husband, to Joseph T. Ambrose, Jr. and Alice A. Ambrose, his wife, recorded among the Land Records of Baltimore County in Liber 4473, Folio 582.  
 10. Being the property of Joseph T. Ambrose, Jr. and Alice A. Ambrose, as shown on the plan filed with the Zoning Commission.  
 11. **Public Hearing:** Monday, February 16, 1970 at 1:00 P.M.  
 12. **County Office Building, 111 W. Calvert Street, Baltimore, Md.**  
 13. BY ORDER OF  
**EDWARD D. HARDISTY**  
 ZONING COMMISSIONER OF BALTIMORE COUNTY  
 JAN 28 1970

**CERTIFICATE OF PUBLICATION**

BALTIMORE COUNTY, MD. February 5, 1970  
 THIS IS TO CERTIFY That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 16th day of February, 1970, the first publication appearing on the 29th day of January, 1970.  
**THE TIMES,**  
 Baltimore, Md.  
 John H. Martin  
 26-25  
 Cost of Advertisement: \$57.15  
 Purchase Order 05715  
 Requisition No. 13867

BALTIMORE COUNTY, MARYLAND  
**OFFICE OF FINANCE**  
 Division of Collection and Receipts  
 COURT HOUSE  
 TOWSON, MARYLAND 21204  
 No. 69286  
 DATE 2/16/70  
 BILLED BY:  
 Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
06-022	3	\$71.75
Advertising and posting of property #70-15-01		71.75
06-022	71.75	71.75

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

BALTIMORE COUNTY, MARYLAND  
**OFFICE OF FINANCE**  
 Division of Collection and Receipts  
 COURT HOUSE  
 TOWSON, MARYLAND 21204  
 No. 67150  
 DATE Jan. 26, 1970  
 BILLED BY:  
 Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
06-022	1	\$58.00
Petition for Reclassification and Special Exception #70-15-01		58.00
06-022	58.00	58.00

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

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

To: Edward Hardisty  
 Deputy Zoning Commissioner  
 Date: January 20, 1970  
 From: John L. Wimbley  
 Office of Planning and Zoning  
 Subject: Zoning Advisory Item #137

January 12, 1970  
 Joseph T. Ambrose, Jr.  
 NW/cor. Birch Ave. &  
 Sulphur Spring Road

- This proposal does not comply with the Planning Board's proposed comprehensive zoning map.
- The extent of the paving and curbing for the parking area must be shown on the site plan.
- The screening must be 4 foot high and compact, it may be a fence, wall or planting and shown on the site plan.
- If there is to be any lighting, it must be directed away from residential lots and public streets.

Description of lots number 260,261, 262,263 of LINDA HILBINE ADDITION, located at the northwest corner of Birch Avenue and Sulphur Spring Road, District 13, Baltimore County, Maryland.

Beginning for the same at a point on the northerly side of Sulphur Spring Road, said beginning being south 89°40'17" west 17.60 feet from the point of intersection with the northerly side of Sulphur Spring Road and the westerly side of Birch Avenue, thence binding on the northerly side of Sulphur Spring Road north 88°29'37" east 39.25 feet, thence still binding on the northerly side of Sulphur Spring Road north 38°24'13" west 102.55 feet to a point intersecting the division line between lot number 263 and 264 as shown on the record plat of LINDA HILBINE ADDITION, BALTIMORE, MARYLAND, 7 FOLIO 132, thence binding on said division line north 37°33'33" west 111.59 feet to the southerly side of a 15 foot alley thence binding on said alley north 32°22'27" east 102.50 feet to the westerly side of Birch Avenue, thence binding on the westerly side of said avenue with a curve to the right, chord south 58°24' east 102.50 feet, length of arc 102.50 feet, radius being 171.97 feet, thence with another curve to the right, chord south 39°21'50" west 26.21 feet, length of arc 26.26 feet, radius 20 feet, to the place of beginning.

Being all of those lots described in a Deed from Christine A.M. Dixon (unmarried), Christel C. Losemann and Heinrich J. Losemann, her husband to Joseph T. Ambrose Jr. and Alice A. Ambrose, his wife, recorded among the Land Records of Baltimore County in Liber 4473, Folio 582.

1266  
 CHARLES W. HANLER  
 CLERK OF BALTIMORE  
 Charles W. Hanler

Chas. W. Hanler

470-15-01

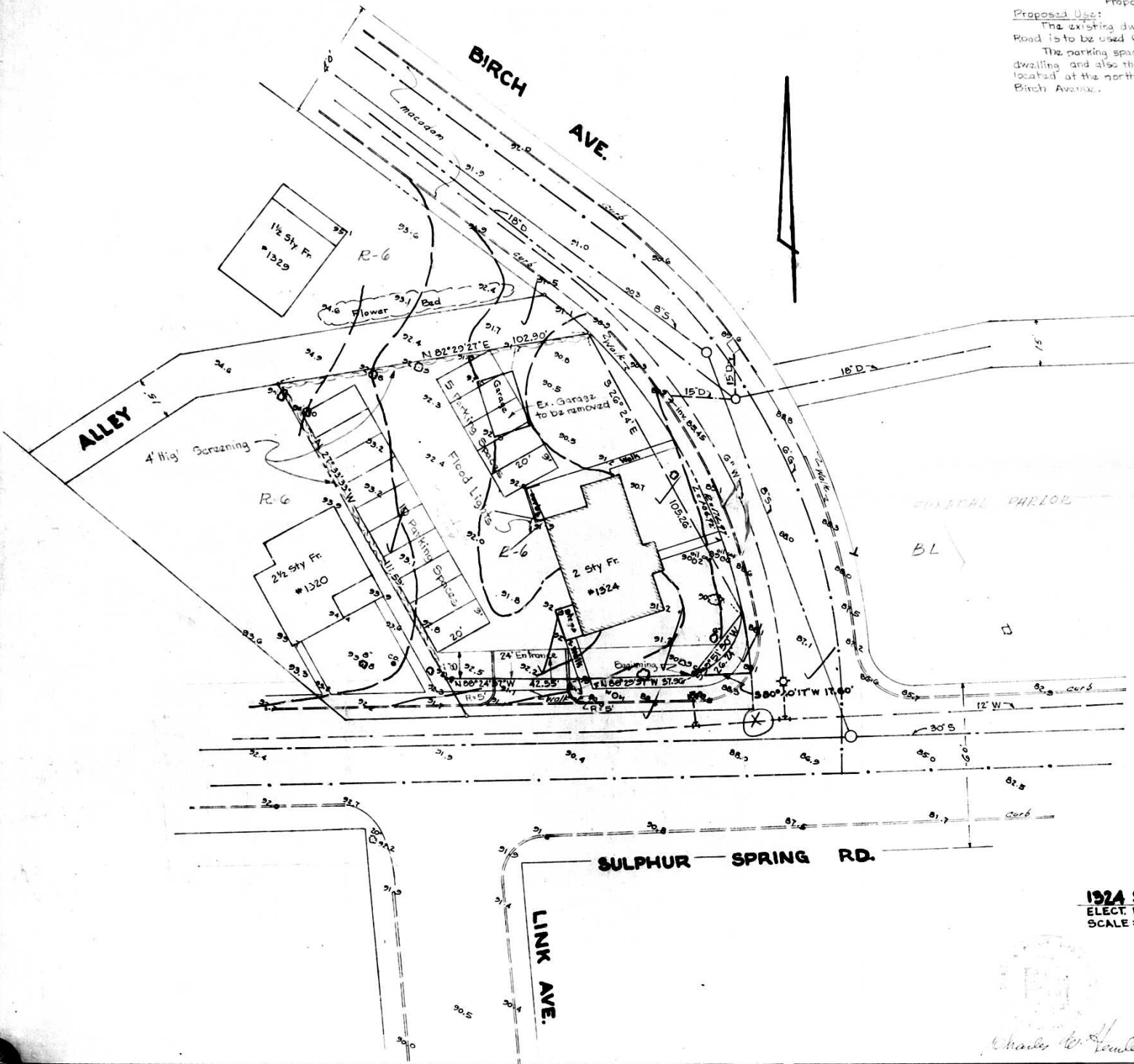
A 16, 1969

Existing Zoning R-6  
Proposed Zoning BL

Proposed Use:

The existing dwelling on the property at #1324 Sulphur Spring Road is to be used for residential purposes.

The parking spaces are to be used by the residents of the dwelling and also the visitors for the Ambrosia Funeral Parlor located at the northeast corner of Sulphur Spring Road and Birch Avenue.



OFFICE COPY

#70-154RX

MAP #13  
SEC. 2A  
SW-5-D  
BL

**1324 SULPHUR SPRING RD.**  
ELECT. DIST. 13 BALTO. CO. MD.  
SCALE: 1"=20' JULY 28, 1965  
CHARLES W. HEMLER

*Charles W. Hemler*

