PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION TO THE ZUNING COMMISSIONER OF BALTIMORE COUNTY: Joseph T. Ambroso, Jr. and Abor we, Alasca. A. Ambroso, Jr. and Abor we, Alasca. A. Ambroso, Jr. and County and which is described in the description and plat attached hereto and made a part here #13 hereby petition (1) that the zoning status of the herein described property be re to the Zoning Law of Baltimore County, from an.....R.6.... SW-5-D zone: for the following reasons: 1. Change in neighborhood BL 2. Error in origina! map See attached description and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, to use the herein described property, for. living quarters in a commercial building 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 roming regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltin Joseph ampres & JOSEPH T. AMBROSE, JR. ALICE A. AMBROSE Legal Owner Julian S. Brewer, Jr. Address .5420 Carville Avenue 21227 ORDERED By The Zoning Commissioner of Baltimore County, this 13th , 196^{x70}, 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 had before the Zoning Compensations of Baltimore County in Soom 106, County Office Building in Towson, Baltimore day of rebruary

BALTIMCRE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissioner Date February 5, 1970 FROM Mr. George E. Gavrelis, Director of Planning

Petition #70-154-RX。 Northwest corner of Birch Avenue and Sulphur Spring Road,
Petition for Reclassification from R-6 to B. L. Petition for Special Exception for Living Quarters in a commercial building.

Joseph T. Arr.brose - Fetitioner

13th District

HEARINGs Monday, February 16, 1970 (1:00 %.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for meclastification from Re-6 to 8.1. sonling. It values its objection to such reclassification. Commercial coning here would constitute on entering wedge for yet further expansion of commercial activity into a residential careu. Commer zoning would create use potentials for this property which are not in accord with those of adjoining residential properties. Commercial zoning have would not be in accord with the recommendations of the Planning Board for comprehensive re-

Subject to the controls inherent in a use permit, the Planning staff would not be opposed to utilization of portions of this property for parking in connection with the adjacent funeral parlor.

GEG:bm



PROPERTY C JOSEPH T. AMBROSE, JR. AND ALICE A. AMBROSE, HIS WIFE - LOCATED IN BALTIMORE COUNTY 13th DISTRICT

I. DESCRIPTION OF PROPERTY

The subject property is located on the northwest corner of Birch Avenue and Sulphur Spring Road, Arbutus, Maryland, and is improved by a cottage type home which is presently rented. A legal description has been filed in these proceedings and a plat has also

II. PRESENT ZONING

The subject property is presently Zoned R6.

III. REQUESTED ZONING

The property owners respectfully request 'hat the property be designated Business Local.

IV. REASONS FOR REQUEST

The property in question is on the northwest corner of Birch Avenue and Sulphur Spring Road. On the northeast corner of Birch Avenue and Sulphur Spring Road, there is located a Funeral Home owned by the Petitioners, which property is Zoned Rusiness Local. Immediately to the east of this property and continuing down to Carville Avenue, the properties are Zoned Business Local. To the west of the property, the subject of this Petition, there is a residence which has in the past been used for commercial purposes and adjoining this property is the Arbutus Elementry School property.

i. is requested that the Zoning Commissioner refer to Case to 66-74-R which property is in the immediate area, located at Sulphur Spring Road and Selma Avenue which was rezoned to Business Local. Your Petitioners also refer the Zoning Commissioner to

Case No. 69-202-R which is located on Selma Avenue near Sulphur Spring Road and which was changed to Business Local on April 2,

Your Petitioners desire to use the property to be rezoned for parking of automobiles of people who are visiting their Funeral Home across the Street. It is also their desire that so time in the future that they might establish an office in the present building located on the property subject to this Petition.

For these and other reasons to be presented, the property owners respectfully request that the subject property be placed in a Business Local Classification.

Respectfully submitted

Julian S. Brewer, Jr.

All that print of lead in the

CERTIFICATE OF PUBLICATION

TOWSON, MD.......January 29....., 1970. 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 one time precentive washs before the 1615. day of _______, February ______, 19_70_, the first publication appearing on the ... 29th ... day of ... January ...

THE JEFFERSONIAN

4 SIERS

CERTIFICATE OF POSTING

Date of Posting VAL 31,1976 Posted for MERASSLEGATION R. W. TO. B. L. STEELEL ESCRITION FOR MARCHINES ATT IN A CONTRACTOR MARCHINE. Location of property: A.W. CCR. O.F. BIRCH AUF & Sulphus Think Rd. Location of Stemas 1-2- 1/8 CF Cathering STEWS Rd 35 574- WAF DUTE # AVE 3-4 W/SOF BORN AVE 250 NO STEWN STEWN File. Posted by Clarks M. Mess. Date of return: 118 6 - 1970

70-154-RX

137

ZONING ADVISORY COMMITTEE MEETING

OF JAN 13, 1970

Petitioner: Joseph T Amanose, J.

Location: who coe. Biren Ave. & Sucreue Serine Ro

District: /d Present Zoning: R6

Proposed Zoning: BL

No. of Acres: 11,000 Sq. Fr ±

Comments: NO EFFECT ON STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver L. Myers Date January 15, 1970

FROM Inspector John Lilley

SUBJECT Property wmer Joseph T. Ambrose, Jr.

Location: Ww corner of Birch Avenue and Sulphur Spring Soad

Item #137 Zoning Agenda January 13, 1570

(Parking)

Fire Department has no comment at this time.

Inspector John Lilley

oc: Kr. Jay Hanna

BALTIMORE MD 21201

. Hardesty

Re: Zoning Advisory Committee Meeting 1/13/70 Committee Heeting 1/13/70
Property Owner: Jos. T. Ambrose, Jr.
Location: NW/Cor. Birch Ave. 6
Sulphur Spring Road (Route 643)
Present Zoning: R-6 Proposed Zoning: BL 13th District ITEM 137

The minimum width for a commorcial entrance is 25 ft. The entrance must be a depressed curb type with 35" 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 Hoads Commission approval and permit.

Charles Lee, Chief Development Engine Section by: John E. Meyers Asst. Development Enginee

11-2-70

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date January 14, 1970 TO. Mr. Oliver L. Myers FROM Ian Forrest SUBJECT. Item 137 - Zoni: 9 Advisory Committee Meeting, January 13, 1970

Health Department Comments:

137. Property Owner: Joseph T. Ambrose, Jr.
Location: Nd/Cor. Birch Avs. & Sulphur Spring Rd.
Dresent Zoning: Rd
Proposed Zoning: Rd
No. Acres: 11,000 eq. ft. ±

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

1 fruit Chief
Water and Sewer Section

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PUREAU OF ENGINEERING

Zoning Plet - Comments

137. Property Owner: Joseph T. Ambrose, Jr. (1969-1970) Location: N/W cor. Birch Ave. & Sulphur Spring Rd.

District: 13th
Present Zoning: R-6
Proposed Zoning: BL
No. Acres: 11,000 sq. ft.+

Sulphur Spring Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements an 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 10-foot right-of-way and no further highway improvements are required at this time.

The alloyways adjacent to the site are for residential use only. Therefore, the Developer shall provide seams to prevent ingress or egrees of vehicular traffic.

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

Water and Sewers

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

PMD: sw

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

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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January 29, 1970

OLIVED L. MYERS

BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERING

BURLAU OF FIRE PREVENTION HEALTH DEPARTMENT PROJECT PLANSING BUILDING DEPARTMENT BOARD OF EURCATION

INDUSTRIAL DUVELGPMENT

Julian S. Brewer, Jr. 5h20 Carville Avenue Baltimore, Karyland 21227

RE: Type of Monring: Reclarationtion from R 6 to RL Location N/W cruer of Rirch Avenue and Sulpaur Spring Hond Petitioner: Joseph 7. Ambrose, Jr. Committee Neeting: January 13, 1870 Item 137

The Zoning Advisory Cormittee has reviewed the plans asbmitted with the above referenced petition and has made as on site field inspection of the property. The following comments are a results of this review and inspection.

The subject property is presently improved with a two story frame dwelling with the properties to the north, went and south improved wit. dwellings in the came category 10 to 25 years of age and in excellant repair. The property to the east is improved as far as concerned corb is cameerned.

BUREAU OF ENGINEERING:

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

Birch Avenue has recently been improved as a 30 foot closed readway section on a 10 foot right-of way and no further highway improvements are required at this time.

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

The Developer must provide necessary drainings facilities (ternormy, or otherwise) to prevent creating any multances or darages to sujected properties, aspecially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other draining

Julian S. Brower, 5½20 Carville Avanue Baltimore, Karyland 21227 Itom 137 Page 2

January 29, 1970

Sidiment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, demanding private and public holdings demarkers of the property. A grading point its, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to reviewed and approved prior to the issue of any grading or huilding

Water and Sewer:

Public water suchly and manitary newerage are available to serve this property.

PROJECT PRACTICE LIVESTON:

- 1. This project does not comply with the Clanning 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 h foot high and compact, it may be a fence, wall or planting and shown on the site plan.
- h. If there is to be any lighting, it must be directed away from residential lots and public streets.

DEPT. OF TRAFFIC ENGINEERING:

Ar R 6 the subject site should generate 10 trins per day. As RL, the site coals generate 125 trips per day. This small increase in trip countly should not create a salp roblem to traffice. However, if the land surrounding the subject per should become RL, it may create one compession. There should be no access to the paper olley to the morth of the smallest property.

BOARD OF EDUCATION:

No effect on student population.

FIRE DEPARTMENT:

Pire department has no comment at this time,

BUILDING ENGINEERS OFFICE:

No comment from this office.

Julian S. Brewer, Jr. 5h20 Carville Avenue Baltimore, Maryland 21227 Itom 137 Page 3

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January 29, 1970

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HEALTH DEPARTMENT:

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

STATE POADS COMMISSION:

- The minimum width for a commercial entrance is 25 feet. The entrance must be a depressed curb type with $36^{\rm w}$ transitions.
- The right of any line or parking setback must be curted 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. ZOWING 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

This petition in secepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will to held not less than 35, nor more than 95 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYLES

Enclosur

BALTIMORE COUNTY, MARYLAND

Zoning Attention: Mr. O. L. Meyers FROM . Sperett Reed, Plans Review

SUBJECT. #137 M/M/Corner Birch Avenue

NO COMMENT FROM THIS OFFICE.

Everett B. Rud

Date. January 13, 1970.

BALTIMORE COUNTY, MARYLAND

Mr. Edward D. Herdesty Attn: Oliver L. Myers

C. Richard Moore Item 137 - ZAC - January 13, 1970 Property Demor: Joseph T. Ambrose, Jr. MM Corner Birch Avenue & Sulphur Spring Road From R-6 to BL

As 8.6 the subject situational generate 10 trips per day. As 8.1, the site could generate 125 trips per day. This small increase it trip density should not create a mine per day. This small increase if the land surrounding the subject property should before Subject some congestion. There should be no access to the paper alley to the north of the subject property.

January 22, 1970

11-2-70

SALES COMMISSION OF THE PARTY O

CERTIFICATE OF PUBLICATION	
CERTIFICATE OF 1 CE	

BALTIMORE COUNTY, MD. February 5 . 19 70

THIS IS TO CLATIFY. That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. cace in each of one

day of February 19 70, the first publication

19 70.

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Purchase Order Go716 Requisition Go. 1386 blication

OFFICE OF FINANCE

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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

ELEPHON 823-3700 EXT. 387		
TC:		OTAL AMOL
DEPOSIT T	TO ACCOUNT NO. 41-622 RETURN THIS PORTION WITH YOUR REMITTA YES DETACH ALONG PERFORATIVE AND REET THIS PORTION FOR YOUR RECOADS	COST
9 34 35 27	Politics for Boclassification and Special Enception #8-150-EX	58.00

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

16, 1969

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr Edward Hardesty
TO Deputy Zoning Commissioner

Date January 20, 1970

FROM John L. Wimbley
Office of Planning and Zoning

Office of Planning and Zon SUBJECT ... Zoning Advisory Item #137

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

- This proposal does not comply with the Flanning 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 LHOSH HIDERS ADDITION, located at the northmeet corner of firch Avenue and Sulphur Spring Mond, District 13, Baltinore Sounty, England #70-15483

Beginning for the same at a point on the memberty with of Bulphur Spring Road, ends beginning being sough 80 MB17 went 17.69 fort aren the point of intersection of the point of the point of intersection of the point of the point of intersection of the point intersection of the point intersection of the point intersection of the division line interese lates under 4.55 fort to a point interporting the division line interes lates of the point of the

Being all of these lots described in a Deed from Omristina A.M. Diener (uncerted), Caristel C. Lasenam and Heinrich J. Losenama, her husband to Joseph T. Arbroso Jr. and Allee A. Arbroso, his wife, recorded enough the land (seconds of Baltimore County in liber 1917 folio 592.



Chas. W. Herder



