

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ROCCO CITRO, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an 11th District zone to an 11th District zone; for the following reasons:

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 Cemetery.

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 zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Rocco Citro Legal Owner
Address 7541 Belair Road Address 7541 Belair Road
Baltimore, Maryland 21206
Petitioner's Attorney Edward P. Horde Protestants Attorney Edward P. Horde

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June, 1970, 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 106, County Office Building in Towson, Baltimore County, on the 29th day of July, 1970, at 2:00 o'clock.

Edward P. Horde
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 23, 1970

Mr. Rocco Citro
7541 Belair Road
Baltimore, Maryland 21236

RE: Type of Hearing: Special Exception for Cemetery
Location: N/E side of Forge Road, 1016' W/W to Int. of Cross Road
Petitioner: Rocco Citro
Committee Meeting of May 12, 1970
11th District
Item 301

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 an unimproved tract of land with one frame farm building existing on the site used for storage. The properties to the east, west and south are improved with dwellings. The property to the north is property owned by the State of Maryland Forest and Parks. Forge Road is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Forge Road, an existing road, shall ultimately be improved as a 62' curbed roadway on a 60' right-of-way. Right-of-way dedication will be required.

The interior roads shall remain private.

The entrance location is subject to approval by the Department of Traffic Engineering.

Mr. Rocco Citro
Item 301
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June 23, 1970

Storm Drains

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

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:

Public water is available to serve this site.

Sewer:

Public sanitary sewer facilities are not available at this time. Private sewer disposal will be required in accordance with the Health Department Standards.

FIRE DEPARTMENT:

This office has no comment on the proposed site for the proposed use.

BOARD OF EDUCATION:

Cemetery use would have no effect on increasing student population.

BUILDING ENGINEER'S OFFICE:

No comment from this office at this time.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed

Mr. Rocco Citro
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Page 3

June 23, 1970

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,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:AO
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: July 27, 1970
FROM: Mr. George E. Gervais, Director of Planning
SUBJECT: Petition #71-23-X, Northeast side of Forge Road 1016 feet Southeast of Cross Road. Petition for Special Exception for a Cemetery Rocco Citro - Petitioner

11th District

HEARING: Wednesday, July 29, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning offers the following comments on the subject petition:

The existing land use character of this area is single family detached dwellings along the Forge Road frontage, with the Gunpowder State Park abutting the subject property on the north.

Highway corridor studies are presently being prepared for the East-Northeastern planning area; one alternate alignment for the extension of Radcliffe Avenue toward Harford County could possibly affect this property. This property also appears to be relatively small for the type of use requested.

GEG:mh



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: July 1, 1970
FROM: Richard B. Williams, Project Planning Division
SUBJECT: Cemetery Building Application #301

May 12, 1970

Rocco Citro
N/E side of Forge Road
1016' 1/4' W to Int. to Cross Road

This plan has been reviewed and there are no site-planning factors requiring comment.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 301 - ZAC - May 12, 1970
Property Owner: Rocco Ciro
Forge Road W of Cross Road
Special Exception for cemetery

Date: July 7, 1970

The subject petition is requesting a special exception for a cemetery. The trip density to a cemetery is expected to be less than to R10 & R20. Although this petition is decreasing the trip density, it should be pointed out that the sight distance along the frontage of this property is substandard.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:nr

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#71-23-X

District: 11M Date of Posting: July 9, 1970
Posted for: Harvest, Wed. July 22, 1970 at 2:00 P.M.
Petitioner: Rocco Ciro
Location of property: Forge Road W of Cross Road
Location of signs: On both sides of Forge Rd. slight curve from West
Remarks: 1 sign, Harvest, Harvest
Posted by: Paul H. Hardesty Date of return: July 16, 1970
Signature:

THE **TIMES**
TOWSON EDITION
724 YORK ROAD TOWSON, MD 21204

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardesty
Zoning Commissioner of Baltimore County
was inserted in THE **TIMES**, a weekly newspaper published
in Baltimore County, Maryland, once a week for one ~~consecutive~~
week before the 13th day of July 19 70 that is to say, the same
was inserted in the issue of July 9, 1970.

STROMBERG PUBLICATIONS, Inc.

By: *Paul H. Hardesty*TELEPHONE
484-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73718

DATE: July 20, 1970

TO: Mr. Rocco Ciro
7941 Belair Rd.
Baltimore, Md. 21215
Zoning Dept. of Baltimore County

QUANTITY	ADVERTISING TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	01-622	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	\$44.00
4	Advertising and posting of property #71-23-X		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 9, 1970 19....

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 line ~~consecutive~~ weeks before the 27th day of July, 1970, the first publication appearing on the 5th day of July, 19....
19....
20

THE JEFFERSONIAN,

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION - 11M DISTRICT
ZONING: Petition for Special Exception for a Cemetery.
LOCATION: Northeast side of Forge Road 1445 intersection of Cross Road.
DATE & TIME: Wednesday, July 22, 1970 at 2:00 P.M.
PUBLIC HEARING: Room 104 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Board of Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for a Cemetery.
All that parcel of land in the County of Baltimore, Maryland, known as the Rocco Ciro property, containing 15.77 acres of land, being the property of Rocco Ciro, as shown on plat filed with the Zoning Department.
Meeting Date: Wednesday, July 22, 1970 at 2:00 P.M.
Public Hearing: Room 104 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By order of
EDWARD D. HARDESTY
Zoning Commissioner of Baltimore County
July 9, 1970

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EDWARD D. HARDESTY
Zoning Commissioner of Baltimore County
July 9, 1970

Mr. Rocco Ciro
7941 Belair Rd.
Baltimore, Md. 21215
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 12th day of June, 1970

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

Petitioner: Rocco Ciro

Petitioner's Attorney: _____

Reviewed by: *Oliver L. Myers*
Oliver L. Myers
Chairman of Advisory Committee

TELEPHONE
825-3000
EXT. 397

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 71311

DATE: July 6, 1970

TO: Mr. Rocco Ciro
7941 Belair Rd.
Baltimore, Md. 21215
Zoning Dept. of Baltimore County

QUANTITY	ADVERTISING TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	01-622	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	\$44.00
4	Petition for Special Exception #71-23-X		

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

STATE OF MARYLAND
DEPT. OF FORESTS & PARKS
PUBLIC LAND

SAT. MAR 27 W
UN. TER. STATES OF MARYLAND & VIRGINIA

Zoned
R-10

Zoned R-10
Zoned R-20

Zoned
R-20

ZONING NOTES

PRESENT ZONING - R-10, R-20
PROPOSED ZONING - SPECIAL EXCEPTION
CEMETERY

- (1) NO CHANGES REQUIRED AT
PRESENT TIME.
- (2) SCREENING WILL BE IN CONFORMANCE
WITH ZONING COMMISSIONER'S
REQUIREMENTS.
- (3) ENTRANCE TO MEET COUNTY
STANDARDS.
- (4) ROADWAY TO BE PAVED WITH
DURABLE PAVING SURFACE.

PLAT TO ACCOMPANY SPECIAL
EXCEPTION FOR A CEMETERY

11TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE - 1"=100' Date - 2/15/70

Office Copy
11TH DIST
4C
11 INE
"X"



✓
#71-35X
NHP
4C
NORTH-
EASTERN
AREA
NE-11-I
"X"

