HINE 45 PETITION FOR ZONING RE-CLASSIFICATION X #71-23X AND/OR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: MAP L or we ... FOCCO CITRO \_\_\_legal owner\_\_ of the property situate in Baltimore 4- C County and which is described in the description and plat attached hereto and made a part hereof, HORTHhereby petition (1) that the zoning status of the herein described property be re-classic fied, pursuant Eps7ex1 zone to an AMCR -----zone: for the following reasons NE-II-I "x" 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 Regulat I, or we, agree to pay expenses of above re-classification and/or Special Exception advertisin posting, etc., upon filing of this petition, and fu ther agree to and are to be bound by the roning regulations and restrictions of Baltimore County adopted pursuani to the Zoning Law for Baltim Ance Peto Contract purchaser ress. 7541 Belair moad Saltimore, Maryland 21206 ORDERED By The Zoning Commissioner of Baltimore County, this 15th , 19879, that the subject matter of this petition be advertised, as

11TH DIST 0 20 HINE 4C #71-23X FRANK S. LEE Northeast side of Forge Anna Southeast of Belair Boad Represent side of Forge Anna 1010 feet southeast of Centerior and 11th District Belliere County, Maryland "X regiming for the same in the center of sorge most at the center of not of the center o 111.23-1 1110 Containing 15.77 acres of land.

outheant of the center line of Gross Road, in the Eleventh Election District of Daltimore County. A review of the evidence indicated that the Petitioner is to develop hig property as a censtery, the type community known as a monorial garden. Rusidents of the area, in protest of the granting of this Petition,

and the till the till the

W/Z side of Forga Road, 1016: of Gross Road - 11th District

0. 71-23-X (Itam No. 301)

The Petitioner seeks a Special Exception for the use of a cemetery or

nel of land consisting of 15.77 acres, zoned 3-10 and 3-20. The property is

scated on the Northeast side of Forge Road, Southeast of Belair Road, 1.016 feet

DEPUTY ZONING COMMISSION F

BALDIYORK COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty Date
Zoning Commissioner
Mr. George E. Gavrelis, Director of Planning July 27, 1970 Date

Petition #71-23-X. Northeast side of Forge Road 1016 feet Southeam of Cross Road.
Petition for Special Exception for a Cemetery Rocco Citro - Peritioner

11th District

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

The Staff of the Office of Planning and Zoning offers the following co

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 Laing prepared for the East-Northecste planning area; one alternate alignment for the extension of Rodecke Avenue toward Horford County could possibly offect this property. This property also appears to be relatively small for the type of use requested.

GEG-md



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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 coning

29th day of July

COUNTY OFFICE NATIO OLIVER I MYER

MEMPERS MUSE AT OF

DEPARTMENT OF TRAFFIC ENGINEERS STATE ROADS COMES BUNEAU OF FIRE PREVENTION

HEALTH DEPARTMENT PROJECT PLANSIN BUILDING DEPARTMEN BOARD OF EDUCATION ZONING ADMINISTRAL DIDUSTRIAL DEVELOPMENT

Mr. Rocco Citro 7541 Belair Road Baltimore, Haryland 21236

RE: Type of Heering: Special Exception for Cemeterv Location: M/E side of Forge Road, 1016\* M/M to int. of Crc:s Road Pelitioner: Rocco Citro Cummit : ... Realing of May 12, 1970 11th Datrict

June 23, 1970

Elward D. Harde

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced notition 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 itsel of faryland forest and Parks, Furgs Road is not incread 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,

Forge Road, an existing road, shall ultimately be improved as a 42' curbed roadway on a 50' 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 partment of Traffic Engineering.

Mr. Rocco Citro Item 301 Page 2

67/

June 23, 1970

### Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or parament) to prevent creating any nuisances or damages water. Correction of any problem which may result, due to improper grading or improper installatio. of dishacy facilities, would be the full reasonabilitie of the petitioner.

#### Sediment Controls

Development of this property through stripping, grading and sublification could result in a sediment collution problem, demaging 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.

Public water is available to serve this site,

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

#### FIRE DEPARMENT:

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

#### BOARD OF EDUCATION:

Cemetery use would have no affect 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

FOR INFO

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, Allew L Myens

OLIVER L. HYERS, Chairman

OLM:JO Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty Date July 1, 1970

SUBJECT Comm. Bullding Appli

May 12, 1970 Rocco Citro N/E side of Forge Road 1016' N/W to int. to Cross Road

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

# BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINE: MG
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

FROM:

SUBJECT:

Date. July 7, 1970

Mr. Edward D. Hardesty Attn: Oliver L. Hyers C. Richard Moore Item 301 - ZAC - May 12, 1970 Property Owner: Rocco Citro Forge Road Mw of Cross Road Special Exception for cemetery

The subject petition is requesting a special exception for a cometery. The trip density to a cometery is expected to be less than 6 NIO 6 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 substander.

|                       | CERTIFICATE OF POSTING                                   |                |
|-----------------------|----------------------------------------------------------|----------------|
| 1. Sign               | ZONNIS DEPARTMENT OF BALTIMORE COUNTY<br>Towns, Maryland | #71-28-X       |
| District // M         | aring Wed July 29 1970 C.                                | 200 PM         |
| Location of property: | NIELS of Forge Bd 1016 d                                 | E. f Cion Rd   |
| Location & Signe      | D. Postla Isage Rd shipt                                 | aut for Vocant |
| Remarks: /            | L. M. Licate Data of return.                             |                |

| PRITTION FOR SPECIAL EXCEPTION 11th DISTRICT ZONING Pusitor for Special Excep- on for a Community. LOCATION: Northeast side of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | • |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| ren Band 1016 authors of Cross-<br>tic Control of Control |   |
| nere County will hold a public<br>noting:<br>Puttion for Special Exception for a<br>lamentary<br>All that pured of land in the<br>lay aught District of Beltimore County<br>to the pure for the same in the court                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |   |
| Frags Basel at the distance of 1016 at managed along the center of trugs Basel Sept the center kine of trugs Basel Sept the center kine of your Basel and (thence remains and centers at the water of Furgs Basel as 3 followings; yourses and distance in; (1) Septh 75 degrees 57 minutes (2) Septh 75 degrees 15 minutes East 231 feet (2) Septh 76 degrees 15 minutes East 231 feet (2) Septh 76 project [2] minutes East 200 feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |   |
| hence leaving Purps Rend for 3 lines<br>deviation as follows: North 41<br>lapons 37 minutes 30 percends Last<br>300.12 fast, Seeth 87 degrees 48<br>signatus 07, accurds West 802.57 fest<br>and South 41 degrees 44 minutes 30<br>percends West 1071.70 fest to the place<br>(hearing/ss.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |   |
| Containing 15.77 acres of land.<br>Being the property of Rocco Citro, as<br>destro on plat plan filed with the<br>louing Department.<br>Happing Date Wednesday July 23.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |   |
| 1970 at 2:00 P.M. Public Hearing: Reom 105, County Office Building, 111 W. Chempushe Avenue, Torroon, Md. BY ORDER OF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |   |
| EDWARD D. HARDESTY<br>ZONENG COMMISSIONER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |   |

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|                                                     | July                                  | IJ         | -             | 19 70         |
| THIS IS TO CERTIFY, :                               | at the annexes                        | dadvertise | ment of       |               |
| Edward D. Hardes                                    | ty                                    |            |               |               |
| Soming Commission                                   | MODIF                                 |            |               | per published |
| Soning Commission                                   | SON<br>TIMES.                         | 2 weekly   |               | per published |
| Zoning Commission<br>TOW<br>as inserted in THE EDOS | SON<br>BLACK TIMES,<br>and, once a we | s weekly   | newspa<br>one |               |

| By List | niary | 05 |  |
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| B)      |       |    |  |

STROMBERG PUBLICATIONS. Inc.

|         | BALT MORE COUNTY, MARY AND                                     | Me. 73718   |
|---------|----------------------------------------------------------------|-------------|
|         | GOURT HOUSE TOWSON, MARYLAND 21204                             |             |
| To:     | No. Passo Citro<br>75% Emily Robert B.<br>Builtnera, MJ. 21215 | County      |
| 100 m   | ACCOUNT NO. 91-422 RETURN THIS PORTION WITH YOUR REL           | TOTAL AMOUN |
| 4000    | DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR        |             |
| 62 TF 6 | Absorbing and positing of property<br>281-25-1                 | 1           |
| 46.00m  | 4                                                              |             |

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| į   | Public<br>Office De<br>Avenue.                | Houring:                               | Room 106                                                     | County                            |
| - 1 |                                               | DWARD<br>South C                       | D HARDE                                                      | STY.                              |

# 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 appearing on the 91a day of July 19....70 H frank frank,

| to the place of be-                                                                                           |                           | Mana |
|---------------------------------------------------------------------------------------------------------------|---------------------------|------|
| 15.77 acres of land.<br>reporty of Rocco Citro,<br>plat plan filed with the<br>riment.<br>ate: Wede-Toy, July | Cost of Advertisement, \$ |      |
| ring: Room 106 County<br>ng. 111 W. Chessprake<br>sen, Md.                                                    |                           |      |

| THE PERSON NAMED IN COLUMN CO.                                                                                                                                          |   |
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| ZONING: Petition for Special                                                                                                                                            |   |
| Selion for a Cometery                                                                                                                                                   | • |
| LOCATION: Northeast side of Fac                                                                                                                                         | , |
|                                                                                                                                                                         |   |
| DATE & TIME: Wednesday, Jo                                                                                                                                              |   |
| 29, 1970 at 2100 P M<br>PUBLIC MEARING Room 186 Co-                                                                                                                     | ī |
| ty Office Building 15 Cor                                                                                                                                               | • |
| ty Office Building, 11. W. Che<br>peaks Avenue, Touton, Marylan                                                                                                         | • |
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| The Sening Commissioner Baltimore County, by authority the Sening Act to Be Sening Act                                                                                  |   |
| the Zoning Act and Regulations                                                                                                                                          |   |
| Soltimore County, will hold a publishment                                                                                                                               | i |
| Petition for an array                                                                                                                                                   | ī |
| for a Cemetery special Exception                                                                                                                                        | Þ |
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| Eleventh District of Baltimos                                                                                                                                           | ŀ |
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| Public Header S                                                                                                                                                         | : |
| Office Building, 111 W Chetaprate                                                                                                                                       |   |
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| By order of                                                                                                                                                             |   |
| EDWARD D HARDESTY                                                                                                                                                       |   |
| Sealing Commissioner of                                                                                                                                                 |   |
| July 1                                                                                                                                                                  |   |
|                                                                                                                                                                         |   |

## 0 CERTIFICATE OF PUBLICATION

| Name of Contrast                                             |
|--------------------------------------------------------------|
| TOWSON MD July 9, 1970                                       |
| THIS IS TO CPTIFY, that the annexed advertisement was        |
| published in THE JEFFERSONIAN, a weekly newspaper printer    |
| and published in Towson, Baltimore County, Md., once in each |
| of one time assessments before the 27th                      |
| day ofJuly                                                   |
| appearing on the 9th day of July                             |
| 1920                                                         |
| THE JEFFERSONIAN,                                            |
| Manager.                                                     |
| Cost of Advertisement, \$                                    |

| 7521 Geleir Rd.<br>Beltimpie, Hd. 21236 | BALLOGE COUNTY OFFICE OF PLANNING CAONING COUNTY OFFICE Bullding 111 W. Chasapasha Avenue Tomon, Maryland 21204 |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|                                         | Your Petition has been received and accepted for filling                                                        |
| this 15th                               | day of dame 1970                                                                                                |
|                                         | Elecat D Harden L<br>EDMAN B. HERDESTY<br>Zoning Commander                                                      |
| Petitioner: Reco Citro                  |                                                                                                                 |
| Petitioner's Attorney_                  | Raviamed by Alice I. M. Chairman of Advisory Countities                                                         |
|                                         |                                                                                                                 |
|                                         |                                                                                                                 |

| TELEPHONE<br>823.3000<br>EXT. 387                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | BAJ TIMO<br>OFI                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | INVOICE  DRE COUNTY, MAF LAN  FICE OF FINANCE  CURT HOUSE  TOWSON MARYLAND 21704 | No. 71311 DATE dely 6, 1970 |
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| To: Formation Section | o Clare made   Sales   Sales | RETURN THIS FORTION<br>DETACH ALONG PERFORATION AND KEEP THIS FOR                | TOTAL AMOUNT                |
| 2000 mg                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Q <sub>r</sub>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                  | UNTY, MARYLAND              |

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

