

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Richard F. & Myrtle F. Ruzicka; Ralph T. & I. or we, ALZADA E. HUSHOUR, legal owner of the property situated 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 _____ case to an _____ case, for the following reasons:

See attached description

E. F. RAPHEL & ASSOCIATES
Regional Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3800

RESIDENCE: 771-4392
June 29, 1970

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FUNERAL ESTABLISHMENT

BEGINNING for the same at a point on the north side of the relocated Padonia Road at a distance of 215' southwest of the centerline of York Road as shown on the State Road Commission of Maryland Plat #24072, said point being at the division line between Lot 2 and Lot 3 Section K of Timonium Heights and recorded among the Land Records of Baltimore County in Liber WPC 5 folio 82, running thence and binding on the north Right of Way line of the relocated Padonia Road as shown on the aforesaid Plat #24072 and Plat #24071 572'16"07"W 160.00' to intersect the division line between Lot 8 and Lot 9 Section K of the Plat of Timonium Heights thence leaving the north Right of Way line of the relocated Padonia Road and binding on part of the division line between Lot 8 and Lot 9 M18°29'30"W 176.38' to the centerline of a 12' alley, running thence and binding on the centerline of the 12' alley S84°05'33"E 9.36' thence leaving the centerline line and crossing the aforesaid alley and continuing on the 3rd line of the land which by deed dated December 10, 1954 and recorded among the Land Records of Baltimore County in Liber GLB 2609 folio 422 was conveyed by Samuel L. Thomsen to Ralph T. Hushour and wife N6°54'27"E 214.89' to the north side of Padonia Road running thence and binding on the north side of Padonia Road and on the 4th line in the aforesaid deed S84°05'33"E 142.33' thence leaving the north side of Padonia Road and binding on the first line in aforesaid deed S6°54'27"W 208.89' running thence and binding on part of the outline of Lot 4 and Lot 3 as shown on the aforesaid Plat of Timonium Heights S5°54'27"W 56.00' and S84°05'30"E 46.57' to the division line between Lot 2 and Lot 3 as shown on the aforesaid Plat of Timonium Heights running thence

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and binding on part of the said division line between Lot 2 and Lot 3 S18°29'30"E 51.02' to the place of beginning.

CONTAINING 1.17 acres of land more or less.

BEING all of the land which by deed dated December 10, 1954 and recorded among the Land Records of Baltimore County in Liber GLB 2609, folio 422 was conveyed by Samuel L. Thomsen to Ralph T. Hushour and wife.

BEING also the remainder of Lots 3, 4, 5, 6, 7 and 8 Section K of the Plat of Timonium Heights and recorded among the Land Records of Baltimore County in Liber WPC 5, folio 82.



E. F. Raphael
Eugene F. Raphael #2246
Reg. Professional
Land Surveyor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Herdesty,
Zoning Commissioner
FROM: Mr. George E. Gavett, Director of Planning

SUBJECT: Petition #71-129-X, North side of Relocated Padonia Road 215' north of York Road
Petition for Special Exception for a Funeral Establishment
Richard F. Ruzicka, et al - Petitioners

8th District

HEARING: Monday, October 19, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for a funeral establishment and has the following advisory comments to make:

The staff feels that the requested special exception for a funeral establishment would be in keeping with the types of uses desired in the area of the proposed Padonia Town Center. This property is being recommended to be zoned D.R. 16 on the recommended zoning map adopted for public hearing by the Planning Board on September 10, 1970. It is hoped that the strip of land on the north side of Padonia Road between the service station and the canning plant will be used for professional offices and similar uses.

GEG:SF:NG:msh



and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a funeral establishment.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, the undersigned, 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
Address: 213 Wista Rd.
TOWSON, MARYLAND 21204

BY: William F. Mosner, Esquire
Petitioner's Attorney
Address: 21 N. Susquehanna Ave., 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of September, 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 19th day of October, 1970 at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 27, 1970

COUNTY OFFICE BUILDING
118 CHESAPEAKE STREET
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOARD OF COMMISSIONERS

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

William F. Mosner, Esquire
21 N. Susquehanna Avenue
Towson, Maryland 21204

BY: Type of Hearing: Special Exception
and Variance
Location: York Road and Padonia Road
Petitioner: Richard F. Ruzicka, et al
Committee Meeting of August 18, 1970
8th District
Item 22

Dear Mr. Mosner:

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 frame dwelling which fronts on Old Padonia Road. It also has frontage on the new Padonia Road. The property to the east is improved with an American Oil Automotive Service Station. The property to the west is improved with existing dwelling and vacant land. The property to the north is improved with a service station and a commercial business. The property to the south is undeveloped land. York Road and Padonia Road are partially improved with concrete curb and gutter, however, Padonia Road is not.

SURVEY OF ADJACENT LOTS

Highways

Padonia Park Road, an existing road, will be improved as a 10 foot closed section on a 60 foot right-of-way.

Padonia Road (relocated), an existing dual lane County road on a right-of-way of varying width, will be further improved as a divided highway with 35 foot closed sections.

Highway improvements, including highway right-of-way widening and/or slope easements, will be required in connection with any subsequent grading or building permit applications.

The entrance locations are subject to approval by the Department of Traffic Engineering.

The status of the undeveloped alley is unknown. It shall be the responsibility of the petitioner to clarify all rights-of-way within the

William F. Mosner, Esquire
Item 22

property and to initiate such action that may be necessary to abandon said rights-of-way.

Setback Controls

Development of this property through striping, grading and stabilization could result in a setback pollution problem, involving private and public buildings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

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

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the construction of a service station. Construction of any building with any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water

Public water supply is available to serve this property.

Sanitary Sewer

Public sanitary sewerage is available to serve this property via the existing 12 inch sanitary sewer in Padonia Road (relocated).

PERMIT PLANNING DIVISION

This office feels that this building is too wide for this lot because 12' is not adequate to provide for a driveway, a three foot sidewalk and four foot high compact screen planting which must be included.

The plan must be revised to either widen the sidewalk or eliminate the driveway. Four foot high compact screen planting must also be provided as required by the Baltimore County Zoning Regulations.

REQUIREMENTS FOR THE PETITIONER

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and Regulations, when plans are submitted. Also, see parking lots Section 1204.12C.

William F. Mosner, Esquire
Item 22

DEPARTMENT OF TRAFFIC ENGINEERING

The subject petition is requesting a special exception for a funeral home. This should not create any major change in site density. However, the plan should be revised to show only one point of access to Padonia Road. Also, due to the existing conditions of Old Padonia Road, this office considers it undesirable for access to this use.

FIRE DEPARTMENT

The Fire Department has no comment on the proposed site.

BOARD OF EDUCATION

No hearing on student population.

ZONING ADMINISTRATION DIVISION

This office is withholding a hearing date on the subject petition until such time as revised plans are received showing the following:

1. Proper traffic circulation around the funeral home.
- Entrances which meet county standards.
- Four foot high compact screening around the proposed parking area.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS
Chairman

CLM:me

Enclosures

2 SIGNS

71-129-X

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: OCT. 3 - 1970
Posted for: SPECIAL EXCEPTION FOR A FUNERAL ESTABLISHMENT
Petitioner: RICHARD F. RUZICKA
Location of property: N.W. OF RELOCATED PADONIA RD. 215 FT. SW. OF YORK RD.
Location of Signs: ONLY OF RELOCATED PADONIA RD. 215 FT. SW. OF YORK RD.
② 1/2 OF OLD PADONIA RD. 215 FT. SW. OF YORK RD.
Remarks: By Charles H. Neal
Posted by: Charles H. Neal Date of return: OCT. 9 - 1970

TELEPHONE: 494-2413		INVOICE No. 73882	
BALTIMORE COUNTY, MARYLAND			
OFFICE OF FINANCE			
Revenue Division		DATE: Oct. 28, 1970	
TOWSON, MARYLAND 21204		By: [Signature]	
TO: [Address]		Zoning Dept. of Baltimore County	
REPORT TO ACCOUNT NO. 65-425		RETURN TO: [Address]	
QUANTITY		DUTY: ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	
Total Amount \$0.00		Total Amount \$0.00	
Petition for Special Exception for Funeral Establishment for Richard F. Ruzicka, et al #71-129-X			
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND			
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION			
COURTHOUSE, TOWSON, MARYLAND 21204			

12-11-70

Zoning Commissioner of Baltimore County

**PETITION FOR SPECIAL
EXEMPTION—2ND DISTRICT**
ZONING: Pending for Special Reception
for a Funeral Establishment.
LOCATION: North side of W. 42nd Street,
Peddie Road 215 feet, more or
less Southwest of York No. 1.
DATE & TIME: Monday, October 19,
1978 at 10:00 A.M.
PUBLIC HEARING: Room 184, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland

[illegible]

RICHARD F. SUZICKA, ET AL #71-129
N/S of Relocated Pedonia Rd. 215'
S of York Rd. 8th

71-129-X
#22

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 1 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 ~~two weeks~~ before the 19th day of October, 1970, the first publication appearing on the 1st day of October, 1970.

THE JEFFERSONIAN.

Cost of Advertisement, \$

**PETITION FOR
SPECIAL EXCEPTION**
8th DISTRICT
ZONING: Petition for Special
Exception for a **Federal
Establishment**,
CATATIN: North side of
Relocated Padonia Road 21st feet,
more or less - Southwest of York Road
DATE & TIME: MONDAY,
OCTOBER 19, 1970 at 10:00 A.M.
PUBLIC HEARING: Room 108
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing on the

Petition for Special Exception for a
Federal Establishment.

All interested parties to the land in the
Eastern District of Baltimore County
beginning for the same at
point on the north side of
relocated Padonia Road at
21st feet, more or less

[illegible]

BEING all of the land which by deed dated December 10, 1964 and recorded among the Land Records of Baltimore County in Liber GLB 34, Section 1 was conveyed by Samuel L. Thomson, Ralph T. Housner and wife.

BEING also the remainder of Lots 3, 4, 5 and 6 Section K of the Plan of Timonium Heights and recorded among the Land Records of Baltimore County in Liber WFC 5, folio 1.

BEING the property of Richard F. Reutchen, et al as shown on plat filed with the Zoning Commission of Baltimore County on Monday, October 19, 1970 at 10:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
EDWARD D. HARGREY
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Oct. 1, 1970

THE TOWSON TIMES

October 5 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of
Edward J. Harmons
Zoning Commissioner of Baltimore County
was inserted in THE ~~BALTIMORE~~ TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one ~~ADDITIONAL~~
week before the 5th day of Oct., 1970, that is to say, the same
was inserted in the issue of October 1, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

William F. Hooper, Esq.
21 W. Susquehanna Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
15th day of September, 1970.

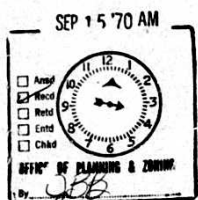
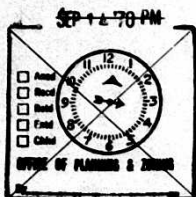
Edward D. Hardisty
EDWARD D. HARDISTY,
Zoning Commissioner

Petitioner Richard F. Rutisha, et al
Petitioner's Attorney _____

Reviewed by Oliver D. Morgan
Chairman of the
Zoning Committee

TELEPHONE 494-2413	INVOICE	No. 75335
BALTIMORE COUNTY, MARYLAND		DATE <u>Dec. 19, 1970</u>
OFFICE OF FINANCE		
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		BY <u>AED</u>
To:	Zoning Dept. of Baltimore County	
Husar's Power and Hooper 21 W. Susquehanna Ave. Towson, Md. 21204		
REPORT TO AL COUNT NO. <u>01-522</u>		TOTAL AMOUNT <u>\$79.00</u>
QUANTITY	RETAIN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG "F" POSITION AND KEEP THIS PORTION FOR YOUR RECORDS	COST <u>79.00</u>
Advertising and posting of property for Richard F. Husicks #71-129-2		

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



REVISED PLANS

RUZICKA
#22

GENERAL NOTE:

AREA OF PROPERTY 1.17AC
EXISTING USE 28% RESIDENCE & VACANT
PROPOSED USE FUNERAL HOME
EXISTING ZONE R-10 & R-1A ZONES
PROPOSED ZONE S-PK FUNERAL HOME
PARKING HOURS - 2-5 PM, 7-9 PM

PARKING NOTES:

TOTAL 1ST FLOOR AREA 9,500 sq
2ND 9,500 sq

SPACES	DEED	PROVIDED
1. FIRST FLOOR @ 1 PER 500'	32	
2. SECOND FLOOR @ 1 PER 500'	12	
TOTAL	51	55

VARIANCE NOTES:

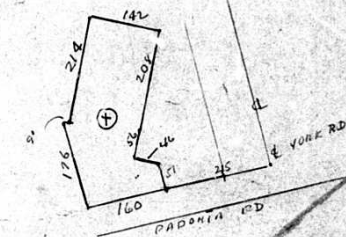
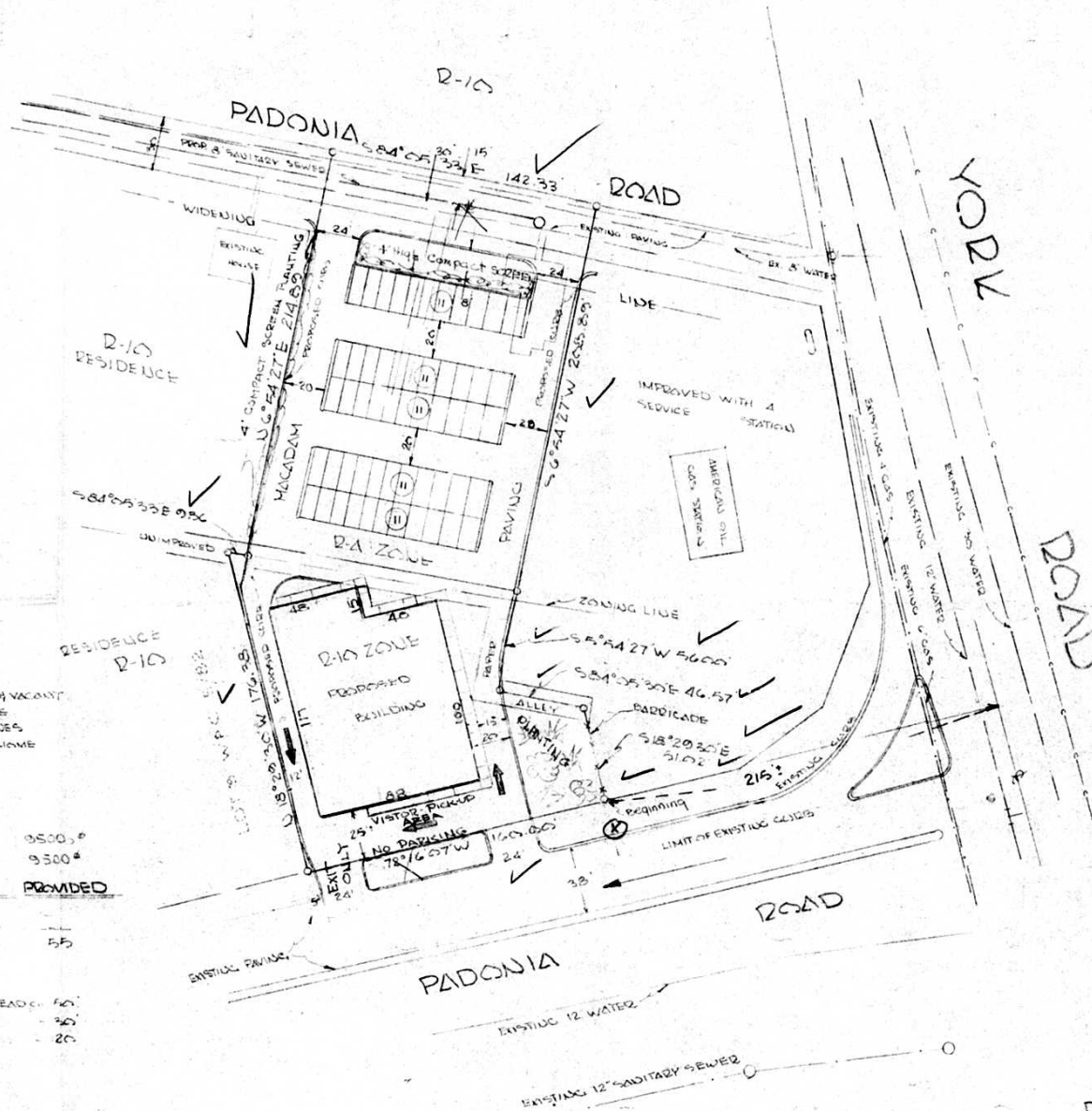
1. FOR FRONT YARD SETBACK OF 25' INSTEAD OF 40'
2. REAR YARD 0' 30'
SIDE YARD 12' 20'

E. F. Raphael

THIS PLAN WAS PREPARED BY:
EF RAPHAEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
201 CANTERLAND AVENUE
TOWSON, MARYLAND 21284

NOTE:

NOT A SURVEY PLOTTED FROM DEEDS
PLATS AND OTHER SOURCES.



#71-129X

MAP
#8
SEC. 3-D
NW-15-A
"X"

OFFICE
COPY

PLAT TO ACCOMPANY SPECIAL EXCEPTION
FUNERAL HOME
8TH ELECTION DIST. BALTIMORE CO MD
SCALE 1"=50' JUNE 26, 1970
Revised - Sept 8

1286

MICROFILMED

