

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Clyde R. Tucker and Ruth A. Tucker, legal owners 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 MD-2-5 Special Exceptions to MD-2-5 Special Exceptions Funeral Home, and (2) for the following reasons. The property is under option to be purchased for this use, and is ideally suited for this purpose.

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 MD-2-5 Special Exceptions Funeral Home.

Property is to be posted and advertised as prescribed by Zoning Regulations.

And 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
Address: 1813 Plymouth Rd.
Baltimore, Maryland 21207
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of July, 1971, 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 23rd day of August, 1971, at 1:00 o'clock.

Deputy Zoning Commissioner of Baltimore County.

(over)

JOSEPH D. THOMPSON, P.E., A.L.S. CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 - VAIL- 3-8820

DESCRIPTION OF NO. 1813 PLYMOUTH ROAD, FIRST DISTRICT, BALTIMORE COUNTY, MARYLAND, FOR SPECIAL EXCEPTION TO ZONING

BEGINNING for the same of the two following distances from the intersection of the centerline of Colonial Road, 50 feet wide, and the centerline of Security Boulevard, 120 feet wide, southerly along the centerline of Colonial Road, 320 feet more or less, and Easterly 45 feet, more or less, said point being on the Northeast side of Plymouth Road of irregular width and running thence North 69 Degrees 01 Minute East 105.15 feet to the Southwest side of Security Boulevard herein referred to and running thence and binding thereon southerly by a curve to the right with a radius of 740.00 feet the distance of 166 feet, more or less, thence leaving the Southwest side of Security Boulevard and running South 73 Degrees 19 Minutes West 200.32 feet to the Northeast side of Plymouth Road herein referred to and running thence and binding thereon North 18 Degrees 30 Minutes West 150.00 feet to the place of beginning.

CONTAINING 0.68 acres of land, more or less.



6.10.71

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner August 20, 1971

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition 72-35X. Petition for Special Exception for a Funeral Home. East side of Colonial Road 320 feet, more or less, south of Security Blvd. Clyde R. and Ruth A. Tucker - Petitioners

1st District

HEARING: Monday, August 23, 1971 (1:00 p.m.)

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

We voice no opposition to the concept of a funeral home here if the petitioner can show that he meets the proofs required for special exception in Section 502.1 of the Zoning Regulations. If granted, the granting should be conditioned upon complete compliance with the site plan to be approved by the appropriate County agencies which includes proposed grading and details of access from Colonial Road.

GEG:mdh

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION Public Buildings Service Washington, D.C. 20463



JUL 28 1971

Mr. John J. Dillon, Jr.
Planning and Zoning Technician II
Baltimore County Office of Planning
and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Dear Mr. Dillon:

This is in reply to your letter dated July 19, 1971, concerning any possible plans we might have for acquiring a property located at the intersection of Plymouth and Colonial Roads in the First District of Baltimore County, Maryland.

The General Services Administration does not have any present or projected plans for acquiring this property.

Sincerely,

ARTHUR O. BARTON
Acting Chief, Acquisition Branch
Space Management Division
Office of Operating Programs

Keep Freedom in Your Future With U.S. Savings Bonds

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 29, 1971

Paul F. Harris, Esq.
208 S. Croft Highway
Glen Burnie, Maryland 21051

RE: Type of Hearing: Special Exception
Location: E/S Colonial Road, 320' S. of
Security Blvd.
Petitioner: Clyde R. & Ruth A. Tucker
Committee Meeting of July 6, 1971
1st District
Item 5

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 site is located on the east side of Colonial Road just south of Security Blvd. It is currently improved with a one story rancher. It is adjacent to some church property. The remainder of the property in the area is wooded. There is existing curb along Colonial Road.

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:

Security Boulevard is a dual lane County highway with a 120-foot right of way. No further highway improvements are proposed.

Colonial Road, an existing County road, is proposed to be improved as a 30-foot closed type highway cross section on a 50-foot right of way. Further highway improvements are not proposed at this time.

Paul F. Harris, Esq.
Item 5
July 29, 1971

The status of Plymouth Road (A "paper" street) is unknown, particularly that portion not formally closed, which provided access for this site and the adjoining St. Lawrence Roman Catholic Church property.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

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.

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 nuisance or damage 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.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available and serving this property.

HEALTH DEPARTMENT:

Since public water and sewer is available to this site, no health hazards are anticipated.

FIRE PREVENTION BUREAU:

Fire hydrants for the proposed site shall be in accordance with Baltimore County Standards.

Paul F. Harris, Esq.
Item 5
July 29, 1971

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1957 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

DEPT. OF TRAFFIC ENGINEERING:

The site once as shown is not satisfactory for anything other than a residential use. Due to the configuration of the church drive and Colonial Road, special care will be required in considering traffic circulation and other traffic requirements, particularly to funeral homes.

BOARD OF EDUCATION:

No bearing on student population.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Parking Lots, Section 409.101.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing. However, revised plans will be required prior to the hearing indicating a revised entrance and indicating the width of said entrances.

This petition is accepted for filing on the date of the enclosed filing certificate, within 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, Chairman

OLM:MD
Enc.

PETITION MAPPING PROGRESS SHEET											
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet		
	date	by	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by: <i>JEB</i>					Revised Plans:						
Previous case:					Change in outline or description:		Yes ☐ No ☐				
					Map #						

NOV 03 1971

