

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, and Margaret E. Larsen, 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 an _____ zone to an _____ 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 a funeral establishment.

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.

Handwritten signatures and stamps:
C. F. Evans and Son, Inc.
Contract purchaser
Margaret E. Larsen, Legal Owners
Address: 2325 York Road
C. Rider Brandau, Jr.
Petitioner's Attorney
Address: 8200 Harford Road, 21234
Protector's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 29th _____ day of _____ 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 _____ 1st _____ day of _____ 1971, at _____ o'clock _____ p.m.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenna, Zoning Commissioner Date November 30, 1971

FROM George E. Gavrellis, Director of Planning

SUBJECT: Petition #72-137X. E. side of York Rd.; S. of Talbott Ave.
Petition for Special Exception for Funeral Establishment
Alfred and Margaret E. Larsen - Petitioners

8th District

HEARING: Wednesday, December 1, 1971 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed Petition #72-137X and has the following comments to offer.

In view of the existing zoning pattern in the area, the intended use appears to be compatible with adjacent zoning and land uses, if it is developed in accordance with an approved site plan.

George E. Gavrellis
Director of Planning

DEC 1 - 77 AM

ZONING DEPARTMENT

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 117289

DATE July 30, 1971

TO: C. F. Evans & Son, Inc.
6802 Harford Road 21234

BILLED BY: Iden Dept.

Property: 1.336 Acres 27 York Road & Imps.

PROPERTY TO ACCOUNT NO. 0 31.0698.02.....\$1,225.00 REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	06-31 TOTAL DEDUCTIONS \$1,225.00 COST
District 08 Property No. 08-12-000450 Form No. A 20938 Senior Deficit.....\$600.00 Sewer Area..... 300.00 Sewer House Conn..... 325.00 Total.....\$1,225.00	Total..... \$1,225.00

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

DEPARTMENT OF PUBLIC WORKS No. A- 20938
BUREAU OF ADMINISTRATIVE SERVICES Date July 30, 1971

METROPOLITAN IMPROVEMENT REPAYMENT NOTICE - 40 YEAR TERM

In accordance with Bill No. 67, of the County Council, effective June 21, 1963, authorizing the Director of Finance to amortize certain Metropolitan District charges on a 40 year equal annual payment basis, the following charges are to be placed against the designated tax account:

NAME AND ADDRESS	SUB-DIVISION & LOT	DISTRICT	ACCOUNT	COST
C. F. Evans & Son, Inc. 6802 Harford Rd. 21234	2325 York Rd. 1.336 Acs ES	8	08-12-000450	\$1225.00
			DATE OF INSTALLATION July 1971	
			CONTRACT # 72112 JOB ORDER 12-312	
			WATER DEFICIT	
			WATER SYSTEMS CONNECTION	
			WATER HOUSE CONNECTION	
			SPECIAL WATER INSTALLATION	
			SPECIAL SEWER INSTALLATION	
			SEWER DEFICIT	
			SEWER SYSTEMS CONNECTION	
			SEWER HOUSE CONNECTION	
			TOTAL	
			FRONT FOOT ASSESSMENT	233'
			1st Year Charge-Interest Only	
			Months X Interest (1/3 of 1%) X See Annual Payment Below	
			40 Annual Payments - Principal and Interest @ 4%	
			\$ 1225.00	
			Principal Amount X .05052519 = \$ 61.89	

APPROVED:

ALBERT B. KALTENBACH, Director
Department of Public Works

DAN R. SMITH, Chief
Bureau of Administrative Services

APPLICANT'S COPY

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 1, 1971

C. Rider Brandau, Jr., Esq.,
8200 Harford Road
Baltimore, Maryland 21234

RE: Type of Hearing: Special Exception
Location: E/S York Rd., S. of Talbott Ave.
Petitioners: Alfred & Margaret E. Larsen
Committee Meeting of August 3, 1971
8th District
Item 25

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 improved with a dwelling, with the property to the south improved with an office building. The property to the west is improved with retail stores and dwellings. The property to the east is improved with an apartment house. The property to the east with dwellings. Work done in this location is not improved insofar as concrete curb and gutter is 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:

York Road (U.S. 111) is a State road, therefore, this site will be subject to State Highway Administration review and all street improvements and entrance locations on this road will be subject to State Highway Administration requirements.

Storm Drains:

This property encompasses a significant water course which will require a 50-foot minimum width drainage and utility easement to be established through the property in accordance with the Bureau of Engineering Design Manual. A storm drainage study and/or facilities will be required in connection with the proposed development of this property.

C. Rider Brandau, Jr., Esq.
Item 26
Page 2
September 1, 1971

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.

York Road (U.S. 111) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

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.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water:

Public water supply is available to serve this property.

Sanitary Sewers:

Public sanitary sewerage is not available to serve this property. However, public sanitary sewerage will be available to serve this site when the proposed Timonium Heights and Mayfield sanitary sewerage (Job Order 1-2-312) is constructed in the future. The construction schedule for this sewerage is indefinite at this time and is contingent upon right of way acquisition. For further details in regard to the proposed sanitary sewer, the petitioner should contact the Chief of the Sanitary Sewer Design Group of the Bureau of Engineering.

DEPT. OF TRAFFIC ENGINEERING:

Since the land is presently zoned commercial, a special exception for a funeral home should not increase the trip density of the subject property.

C. Rider Brandau, Jr., Esq.
Item 26
Page 3
September 1, 1971

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

The plan must be revised to show the on site area to be used to line up the cars for the funeral processions.

HEALTH DEPARTMENT:

Public water is available to the site.

Prior to hearing date being assigned, a revised plot plan showing the location of the underground sewage disposal system, the number of employees and the approximate amount of water to be used in any 24 hour period must be submitted to this office.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

STATE HIGHWAY ADMINISTRATION:

The proposed right of way for York Road is 81' rather than 80' as indicated on the subject plan.

The plan indicates a proposed 35' wide entrance. An entrance of 30' in width would be sufficient to serve the proposed business.

The roadside ditch fronting the property must be closed with a standard drain pipe.

The plan must ultimately be revised.

The entrance will be subject to State Highway Administration approval and permit.

C. Rider Brandau, Jr.,
Item 26
Page 4
September 1, 1971

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date on the subject application until such time as revised plans are received in compliance with the Project Planning and Health Department comments in the foregoing. The revised plan must also indicate a line to be used for the stacking of vehicles on the site for funeral processions.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

The above Reclassification should be had, and it is further ordered that by reason of

a Special Exception for a funeral establishment should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of December, 1971, that the herein described property or area should be and

is hereby reclassified from a residential zone to a funeral establishment zone.

and a Special Exception for a funeral establishment should be and the same is

granted, from and after the date of this order, subject to the approval of the site plan by

the Department of Traffic Engineering, Bureau of Engineering, Bureau of Public

Services, State Highway Administration, and the Office of Planning and

Zoning, and the Office of Planning and Zoning, Baltimore County

DEPUTY Zoning Commissioner of Baltimore County

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Baltimore County
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

October 27, 1975

ALBERT B. KALTENBACH, P.E.
DIRECTOR OF PUBLIC WORKS

THORNTON M. MOURING, P.E.
DEPUTY DIRECTOR

Mrs. Frances Evans
2325 York Road
Timonium, Maryland 21093

Dear Mrs. Evans:

The effective date of the charges for sanitary sewer installed under contract number 72123, Job Order 1-2-312 listed on notice # A20938 to Charles F. Evans and Son, Inc. is July 1, 1975.

Very truly yours,

THORNTON M. MOURING
Deputy Director

TMM WDT:mw

December 2, 1971

C. Rider Brandau, Jr., Esquire
8200 Harford Road
Baltimore, Maryland 21234

RE: Petition for a Special Exception
E/S of York Road, 335' S of
Talbot Avenue - 8th District
Alfred Larsen - Petitioner
NO. 72-157-X (Item 25, 25)

Dear Mr. Brandau:

I have this date passed my Order in the above captioned matter in accordance with the attached.

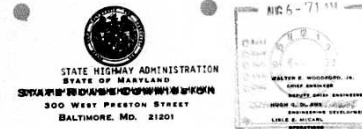
Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED:mce

Enclosure

cc: C. F. Evans and Son, Inc.
2602 Harford Road
Baltimore, Maryland 21234



August 5, 1971

Mr. S. Eric Di Nenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Rel ITEM 25
Z.A.C. Meeting, 8/3/71
Owner: Alfred E. Larson
East Side of York Road (Route 55)
South of Talbot Ave.
Proposed Funeral Home

Dear Mr. DiNenna:

The proposed right of way for York Road is 81' rather than 50' as indicated on the subject plan.

The plan indicates a proposed 35' wide entrance. An entrance of 30' in width would be sufficient to serve the proposed business.

The roadside ditch fronting the property must be closed with a standard drain pipe.

The plan must ultimately be revised.

The entrance will be subject to State Highway Administration approval and permit.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
By: John C. Meyers
Asst. Development Engineer

CLJ:cmk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner DATE: August 4, 1971

Attention: Mr. Myers

FROM: Lieutenant Thomas E. Kelly
Fire Department

SUBJECT: Property Owners

Alfred & Margaret E. Larsen

Location: E/S York Road, S of Talbot Avenue

ITEM # 25 Zoning Agenda August 3, 1971

The Fire Department has no comment on the proposed site.

Respectfully submitted,

THOMAS E. KELLY
Fire Prevention Bureau

TEK/mh

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF AUGUST 5, 1971

Petitioner: Alfred & Margaret E. Larsen

Location: E/S York Rd, S of Talbot Ave.

District: 7

Present Zoning: R1

Proposed Zoning: S.E. RES. FUNERAL ESTABLISHMENT

No. of Acres: 1.37

Comments: NO HEARING ON STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers DATE: August 16, 1971

FROM: Ian J. Forrest

SUBJECT: Item 25 - Zoning Advisory Committee Meeting, August 3, 1971

25. Property Owners: Alfred & Margaret E. Larsen
Location: E/S York Rd, S. of Talbot Avenue
Present Zoning: R1.
Proposed Zoning: Special Exception for a funeral establishment
District: 8
No. Acres: 1.37

Public water is available to the site.

Prior to hearing date being assigned, a revised plot plan showing the location of the underground sewage disposal system, the number of employees and the approximate amount of water to be used in any 24 hour period must be submitted to this office.

IAN J. FORREST
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

RWB/te

SPECIAL EXCEPTION

FOR FUNERAL HOME
IN A BL ZONE

BEGINNING for the same on the easternmost side of York Road (66 feet wide) at a pipe heretofore planted at a point distant 335 feet more or less measured southerly from the center line of Talbott Avenue (as constructed) said point of beginning being at the end of the fourth or north 11 degrees 53 minutes west 253 foot line of that tract of land which by deed dated November 19, 1951 and recorded among the Land Records of Baltimore County in Liber GLB No. 2042 folio 218 etc. was conveyed by Everett D. Waring and wife to Alfred Larsen and wife, thence running with and binding reversely in said last line and on the easternmost side of said York Road south 11 degrees 53 minutes east 253 feet, thence leaving said road and running with and binding reversely on the third, second and first lines of said deed the three following courses and distances north 77 degrees 35 minutes east 238.45 feet, north 4 degrees 29 minutes west 217.99 feet and south 85 degrees 31 minutes west 268.75 feet to the place of beginning.

CONTAINING 1.37 acres of land more or less.

BEING all of that tract of land which by deed dated November 19, 1951 and recorded among the Land Records of Baltimore County in Liber GLB No. 2042 folio 218 etc. was conveyed by Everett D. Waring and wife to Alfred Larsen and wife.

July 12, 1971



David W. Dallas, Jr.
DAVID W. DALLAS, JR.
CIVIL ENGINEER

8723 OLD HARFORD RD. BALTO. 34, MD.
NO 5-7422

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinnema
Attn: Oliver L. Myers
Date: August 5, 1971

FROM: C. Richard Moore

SUBJECT: Item 25 - ZAC - August 3, 1971
Property Owner: Alfred & Margaret E. Larsen
York Road & of Talbot Avenue
Special Exception for a funeral establishment

Since the land is presently zoned commercial, a special exception for a funeral home should not increase the trip density of the subject property.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:nr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Eric D. Dinnema
TO: Zoning Commissioner
Date: August 10, 1971

FROM: John L. Wimbley
Project Planning Division

SUBJECT: Zoning Advisory Agenda Item 25

August 3, 1971
Braker Service Station, Inc.
N/S Reisterstown Road,
W. of E/S Kennard Ave.

This office has reviewed the subject site plan and offers the following comments:

The plan must be revised to show the on site area to be used to line up the cars for the funeral processions.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinnema
Attn: Oliver L. Myers
Date: August 2, 1971

FROM: William M. P. S. S.

SUBJECT: Item 25 (1971-1972)
Property Owner: Alfred & Margaret E. Larsen
E/S York Road, S. of Talbot Avenue
Present Zoning: R-1
Proposed Zoning: Special Exception for a funeral establishment
District: 8th
No. Acres: 1.37

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:

York Road (U.S. 111) is a State Road; therefore, this site will be subject to State Highway Administration review and all street improvements and entrance locations on this road will be subject to State Highway Administration requirements.

Storm Drains:

This property encompasses a significant water course which will require a 50-foot drainage width drainage and utility easement to be established through the property in accordance with the Bureau of Engineering Design Manual. A storm drainage study and/or facilities will be required in connection with the proposed development of this property.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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.

York Road (U.S. 111) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

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.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Item 25 (1971-1972)
Property Owner: Alfred & Margaret E. Larsen
Page 2
August 9, 1971

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property. However, public sanitary sewerage will be available to serve this site when the proposed Manassas Heights and Bayside sanitary sewerage (Job Order 1-2-112) is constructed in the future. The construction schedule for this sewerage is indefinite at this time and is contingent upon right-of-way acquisition. For further details in regard to the proposed sanitary sewer, the petitioner should contact the Chief of the Sanitary Sewer Design Group of the Bureau of Engineering.

William M. P. S. S.
WILLIAM M. P. S. S., P.E.
Chief, Bureau of Engineering

END/REMARKS:

cc: Samuel Bellistri

3-NE Key Sheet
50 & 57 3 Position Sheet
NW 1/4 & 15 A. 10
51 Tax Map

THE TOWSON TIMES

TOWSON, MD. 21204 November 15 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of

S. Eric Dinnema
Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 15 day of November 1971 that is to say, the same was inserted in the issue of November 11, 1971.

STROMBERG PUBLICATIONS, Inc.

By: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 11, 1971.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time, on or before the 15 day of December, 1971, the last publication appearing on the 11th day of November, 1971.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

H 72-137-X

District: 8th
Date of Posting: 11-11-71
Posted for: [Signature]
Petitioner: Alfred & Margaret E. Larsen
Location of property: E/S York Road, 335 S. of Talbot Ave.
Location of Signs: [Signature]
Remarks: [Signature]
Posted by: [Signature]
Date of return: 11-16-71

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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: [Signature]										
Previous case:										
Revised Plans:										
Change in outline or description										
Yes										
No										
Map #										

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

No. 286

DATE Nov. 9, 1971 ACCOUNT 01662

AMOUNT \$50.00

DISTRIBUTION WHITE - CARRIER PINK - AGENCY YELLOW - CUSTOMER

C. F. Evans & Son

8802 Harford Rd.

Towson, Md. 21234

Petition for Special Exception for Alfred Larsen

H72-137-X

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

No. 1424

DATE Dec. 1, 1971 ACCOUNT 01-662

AMOUNT \$53.75

DISTRIBUTION WHITE - CARRIER PINK - AGENCY YELLOW - CUSTOMER

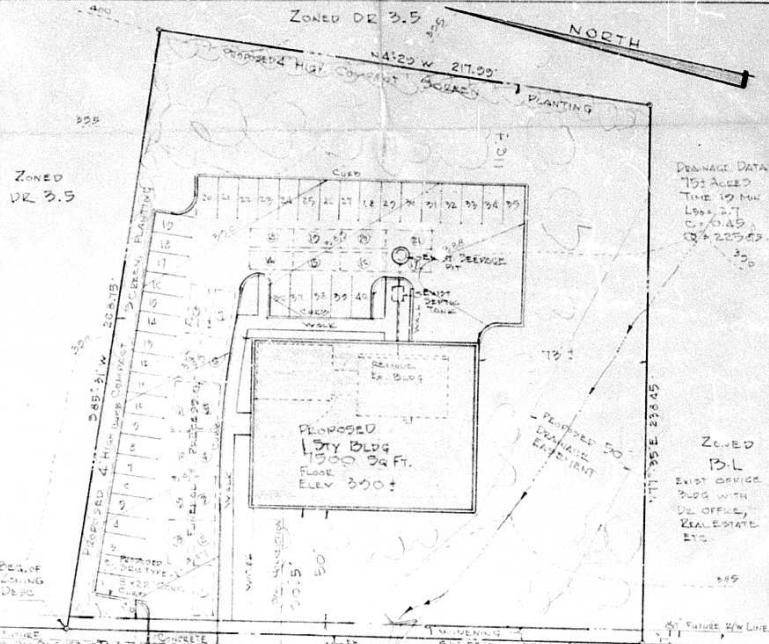
C. F. Evans & Son

8802 Harford Road

Baltimore, Md. 21234

Advertising and posting of property for Alfred Larsen

H72-137-X



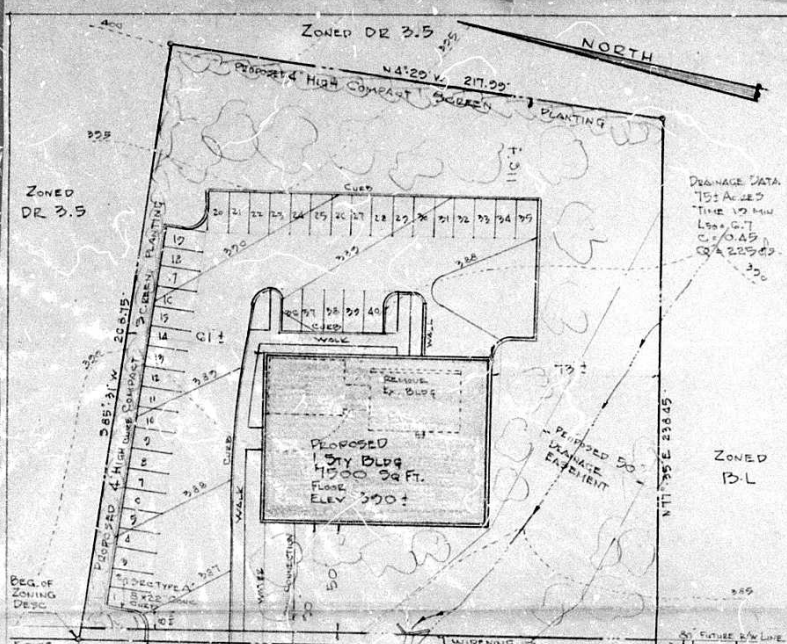
ZONING DATA

- Existing Zoning of Tract
- Proposed Zoning of Tract
- Gross Acreage of Tract
- Area of Proposed Building
- Required Parking
- Proposed Parking

ZONING PLAT
FOR
EVANS FUNERAL HOME
BALTO COUNTY MD
JULY 12, 1971

OWNER
ALFRED LARSEN & WIFE
% C. RIDER BRANDEN JR. ATTORNEY
2200 HARRISON ROAD
BALTO MD 21204
PHONE GGB-1441

REVISIONS
1. 11/20/71
2. 11/20/71
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ZONING DATA

- Existing Zoning of Tract
- Proposed Zoning of Tract
- Gross Acreage of Tract
- Area of Proposed Building
- Required Parking
- Proposed Parking

ZONING PLAT
FOR
EVANS FUNERAL HOME
BALTO COUNTY MD
JULY 12, 1971

OWNER
ALFRED LARSEN & WIFE
% C. RIDER BRANDEN JR. ATTORNEY
2200 HARRISON ROAD
BALTO MD 21204
PHONE GGB-1441

REVISIONS
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