# PETITION FOR SPECIAL HEARING 73-27 SPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

(Dan 16 18d) #7//#We Edwin.M. 5. Mary M. Storing legal owner.s..of the property situate in Baltimore County and which is described in the description and olat attached hereto and made a part hereof, hereby petition for a Special Rearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve \_\_\_\_\_ Patition for additional Off-Street Parking \_\_\_

for the operation of Sterling Funeral Estate, 736 Edmondson Avenue, in accordance

with the attached plan prepared by Harry T. Campbell & Sors.

Attached also is the Petition signed by the residents abutting the property

See attached description

Property is to be posted and advertised as prescribed by Zoning

requiations.

1/ By we, agree to pay expenses of above Special Hearing 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 appred jursuant on the Zonir. Law for Baltimore County.

NONE

NONE

Contract Purchaser ss Curs Curley

139 Westshire Drive, 1228

Petitioner's Attorney dre Chen 201 3211

Mary Margaret Starking Address 131 Edmondson Queme Sack mk 21268

Protestant's Attorney

OPDERED By the Zoning Commissioner of Baltimore County, this 3rd ...

JUL 3 72 AM .

Zoning Commissioner of Baltimore County

(over)

1:30P 8/1/12

182

BALTIMORE COUNTY RD OF EDUCATION

ZONTNO ADVISORY COMMITTER MERTING

OP MAY 2, 1974

Petitioner: Security

Proposed Zoning:

Furents: No BEARING ON STUDENT POPULATION

# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenno, Zoning Commissioner Date July 28, 1972

FROM. Norman E. Gerber, Office of Planning

Petition #73-27-SPH. Beginning 160,41 feet North of Edmondson Avenue and 432 feet West of Ingleside Avenue. Petition for Special Heoring for Off-Street Parking in a residential zone. Edwin M and May M. Sterling - Petitioner

1st District

HEARING: Monday, August 7, 1972 (1:30 P.M.)

The Office of Planning and zoning has reviewed the subject petition and has the

If granted, the parking area should also be screened on the North side. Lighting should be identified on the plan to conform to the Zoning

ment should be conditioned to conformance with an appro

M 28 72 PM .

JOSEPH D. THOMPSON, P. E. AL. S.

CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING . 20C EAST JOPPA RGAD

TOWSON, MARYLAND 21204 · VAlley 3-8820

DESCRIPTION OF THE LEAR PORTION OF NO. 734 EDMONDSON AVENUE, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a granite stone found at the beginning of the third line of the land which by deed dated June 10,1964, and recorded among the Land Records of Baltimore County in Liber No. R.R.G. No. 4316, folio 367, was conveyed by Inez E. Hirsch > Kenneth W. Oiln and wife said stone being at the two following distances from the corner formed by the intersection of the north side of Edmondson Avenue and the west side of Ingleside Avenue, westerly along the north n Avenue 432 feet, more or less, and northwesterly 261 feet, more or less, and runnnce and binding on the third and part of the fourth lines of said land and referring the courses of this description to the Baltimore County Grid Meridian North 76 Degrees 14 Minutes 40 Seconds West 169,78 feet to a concrete monument found, and South 15 Degrees 20 Minutes 40 Seconds East 192,59 feet, thence leaving stid fourth line and running for a line of division across said land North 78 Degrees 16 Minutes 50 Seconds East 148,65 feet to intersect the second line of the land herein referred to and running thence and binding on a part of said second line North 15 Degrees 20 Minutes 40 Seconds West 119.42 feet to the place of beginning.

CONTAINING 0,5313 acres of land, more or less.

BEING part of the land which by deed dated June 10,1964, and recorded among the Land Records of Baltimore County in Liber No. R.R.G. 4316, folio 367, was conveyed by Inez E. Hirsch to Kenneth W. Olin and wife.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 15, 1972

Petitioner: Edwin 4. 6 Mary Sterling

OLIVER L. SIVERS

Mr. Louis J. Curley 439 Westshire Drive Baltimore, Naryland 21228 RE: Special Hearing Petition Item 182

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has nade an on site field inspection of the property. The attached comments are a result of this review and inspection.

The subject prometry is located on the north side of Edonodason Avenue, 432 feet west of Ingleside Avenue, in the First Election Oistrict of Baltimore County. This well landscaped property is currently increased with a large two-story Amelling that There is also an existing operage on the west side of the organization. The singlest of this pacific in a residential OB 5,2 one on a parcel of ground that immediately adjoining this property on the east. The surrounding properties are improved with residential homes and are in good reading.

Because of the information contained in the comments of Project Planning Office, we will not be able to schedule this case of the project of the project of the project of the case of the project of the project of the project of servicious within 200 feet of this property are submitted, we will then be able to schedule this petition for a hearing.

Very truly yours.

Claux Mens, Chairman

JOHN J. DILLON, JR., Zoning Tech. 11

OLM:JJD:JO

BALTIMORE COUNTY, MARYLAND

THENT OF TRAFFIC ENGINE JEFFERSON BUILDING

\*\*\* \*\* IL \*\*\*

S. Eric DiNenna Attn: Oliver L. Myers Michael S. Flanigan

NEG: cn

Date May 4, 1972

Item 182 - ZAC - May 2, 1972
Property Owner: Edwin M. & Hary H. Sterling
Edwondson Avenue W. of Ingleside Avenue
Special hearing for off street parking
In a residential zone - District 1

This petition is not expected to create any traffic problems

Michael S. Flanigan Traffic Engineer Associate

MSF . nr

BALTIMORE COUNTY, MALILAND DEPARTMENT OF HEALTH-



May 5, 1972

Comments on Item 182, Zoning Advisory Committee Meeting, May 2, 1972, are as follows:

Property Owner: Edvin M. and Mary M. Sterling Location: N/S Edmondson Avenue, 432 W. of Ingleside Are. Present Zoning: D.R. 5. Proposed Zoning Special Hearing for off-street parking in a residential zone.

District: 1 No.Acres: 5.57

Metropolitan water and sever are available to the site. Since this is for a parking lot, no health hazard is a cipated.

Very truly yours,

Thomas II. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

GEORGE E. GAVRELI



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 22, 1972

0

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building Towan, Maryland 21204

Comments on Item 182, Zoning Advisory Committee Meeting, May 2, 1972, are as follows:

Property Owner: Edwin M. and Mary M. Sterling rroperty Jumes: cawin M. and Mary M. Sterling Location: N.J. Edmondson Avenue, 432' W. of Ingleside Avenue Present Zoning: D.R.S.5 Proposed Zoning: Special Hearing for off-street parking in a residential \_one District: 1 . Acres: 5.57 acres

The subject petition covers a tract of ground which was sold out of a larger tract which contains a house. This house has been converted to a 7-family dwelling under Section 402 of the Baltimore County Zoning Regulations. The plat must be revised to show that the portion of the lot that remains with the house still conforms to the requirements of this section.

Richard B. Williams Office of Planning and Zoning

HVB:mn

BAL MORE COUNTY, MARY! ID

TO 3. Eric DiNenna ATTW: Oliver L. Hyers FROM Ellsworth N. Diver, P.E.	Date May 2h, 1972
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SURJECT. Item \$132 (1971-1972)

From the state of the sta

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.

#### General:

The plan should be revised to indicate physical features onsite and adjacent to this property, i.e. buildings, structures, houses and roadways, property outlines, ownership and adjacent zoning classification and uses.

Edmondson Avenue has been fully improved as a County road. No further

Subby Road, a County street which intersects the west outline of this sits was improved as a 36-foot cross-section on a 60-foot right-of-way in control of the sits of the sit

Arunah Arenue, an existing public road is proposed to be improved in the future as a closed-type roadway ross-wotion on a 50-foot right-of-way. Highway improvements are not required at that size. However, injusty right-of-way videning based upon the conterlist of the existing right-of-way and including any necessary rewrittle seasons for slopes vill be required in connection with any graving or building permit application. The plan should be revised to indicate the proposed injusty right-of-way videning.

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

Item #152 (1971 7.) Property Owner: Swin M. and Mary M. Sterling Page 2 Nav 2h, 1972

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings domastream of the property. A grading privat is, therefore, necessary for all grading, including the stripping of top soil.

The Fetitioner must crowide necessary drainage facilities (temporary or permanent) to prevent creating any mniances or damages to adjacent properties, especially by the concentration of surface waters. Correction of surface practing to the properties of surprise to the properties of the properties o

## Water and Samitary Sewer:

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

and on Diver LSWORTH N. DIVER, P.E. ief, Bureau of Engineering

### END: EAM: FWR: 88

cc: John J. Trenner

H-NE Key Sheet 3 SW 23 Position Sheet SW 2 F Topo 95 Tax Map

11.5/2/2 17 MH 0 -3/37 80 N78°16'50' 5 148.65 , 432 : OUTLINE SURVEY REAR OF 734 EDMONUSON AVE BALTIMORE CO, MD JOSEPH D. THOMPSONIN NGINEERS AND SURVEYORS TOW SOM MD AUG 17 1970 K-E

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Salara Barrella

19...72

PETITION	M	APPI	NG	PRO	OGRE	SS	SHEE	T		
FUNCTION	Woll 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:	The	1/2	15		ed Pla e in ou		or des	ripti	on	

# CERTIFICATE OF POSTIN ZONING DEPARTMENT OF BALTIMORE

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District 155	Date of Posting Day 2 1953
Posted for PACCE. HEARING	
Positioner the 11 STERING	
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11 15 W OF	IN Oleside ALL
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Remarks of the design of the d	
Friendly ( laste of Place	Date of return 1964 31

No. 3783 BALTIMORE COUNTY MARYLAND PATE Aug. 7, 1972 ACCOUN 01-662 DISTRIBUTION PINK - AGENCY Starling Funeral Estate 736 Edmondson Ave. Catonsville, Md. 21228 Advertising and posting of property \$73-27-SER

Petitioners Mr. Louis J. Curley

William our Ballington	and the state of the state of	
BALTIMORE COUN OFFICE OF FI CE - R MISCELLANEOUS C	EVENUE DIVISION	No. 3753
DATE July 13, 19	72 ACCOUNT 1-	-662
	AMOUNT_	\$25 <b>.</b> 00
Harry T. Campbell Towson Md. 21204	PINK - AGENCY Son's Co.	YELLOW - CUSTOMER
Petition for Spec	ial Hearing for E	dwin Sterling
€73-27-SPH	72 APJL 14	25.00 kg

ORTGINAL. CATONSVILLE I IM IES CATONSVILLE, MD 21228 July 24 - 19 72 THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dimenna Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper put lished in Baltimore Lounts, Maryland, once a week for One the same was inserted in the issue/of July 20, 1972.

All that parcel of land in the First District of Baltimore County

STROMBERG PUBLICATIONS, Inc.

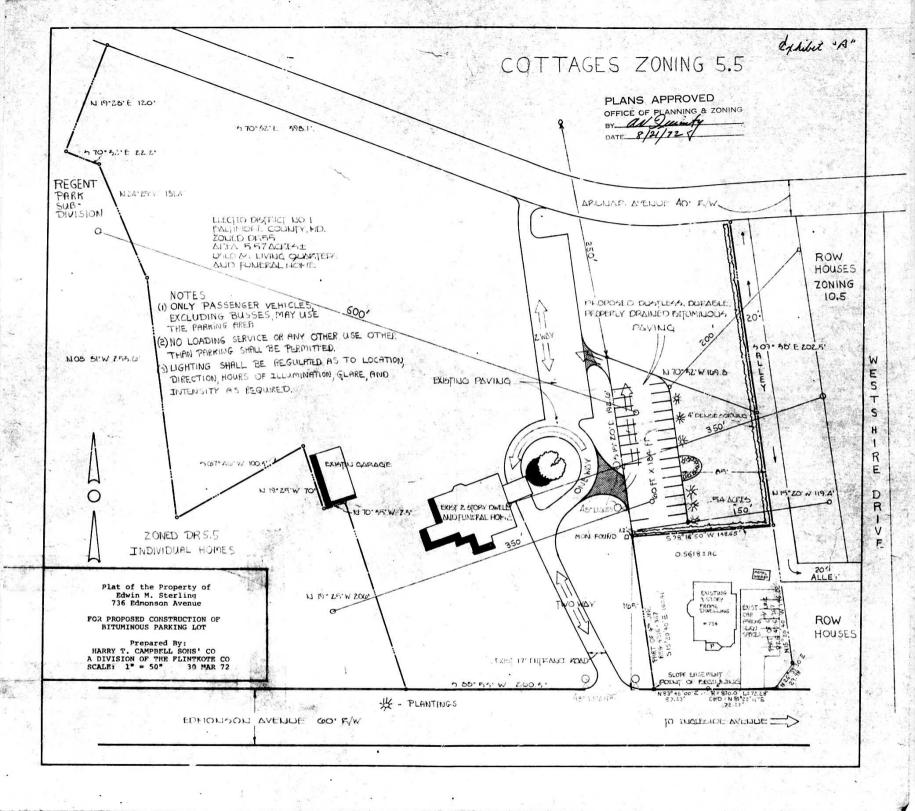
By has muya

CERTIFICATE OF PUBLICATION

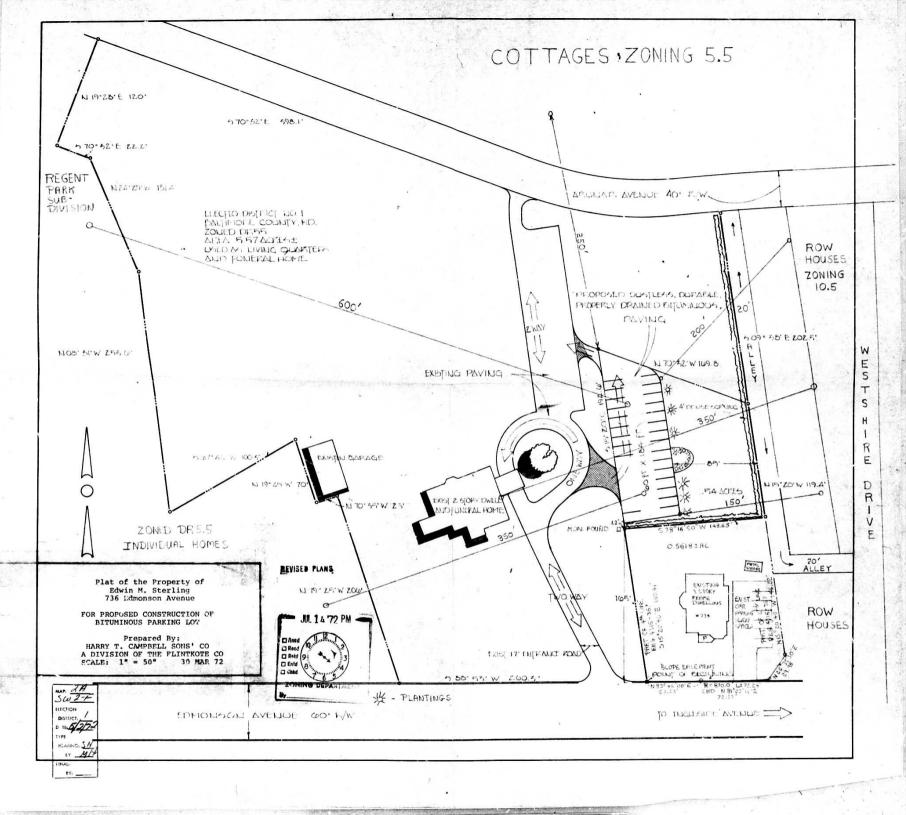
appearing on the \_\_\_\_\_ 20tb \_\_\_day of \_\_\_\_ July \_\_

L. Lean Strate

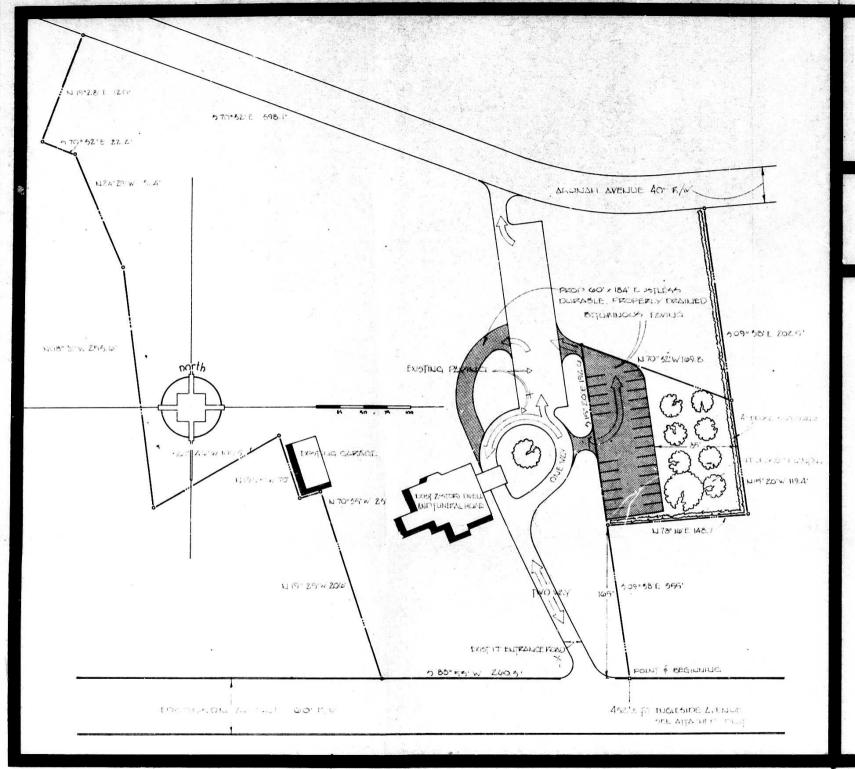
Cost of Advertisement











Plat of the Property of Edwin M. Sterling 736 Edmonson Avenue

Election District No. 1
Baltimore County, Md.
Zoned DR5.5
Area 5.57 Acres •
Used as living quarters
and funeral home

FOR PROPOSED CONSTRUCTION OF BITUMINOUS PARKING LOT

Prepared By:
HARRY T. CAMPBELL SONS' CO
A DIVISION OF FLINTKOTE CO

SCALE: 1" = 50' 14 APR 72

In accordance with Section 409.4 "Off-Street Parking and Loading Regulation" under the zoning code, the following data is furnished:

- A. Land adjoins the subject property.
- B. Parking area is for passenger cars only.
  - $\mathcal{C}_{\star}$  . No loading facilities or service vehicles will use this area.
- D. All lighting w.ll be regulated and hours of illumination will not exceed 9:30 PH when in usc.
- E. A 60' lawn with Boxwood and rose planting will be provided on completion of the parking area.
- F. Paved area in accordance with specification supplied by Harry T. Campbell Sons' Co, Towson, Maryland.
- G. Set forth here.
- H. Requested additional parking area will be used as required by volume of visitors to funeral home.

During normal operation the principal lot will be utilized. All parking areas are maintained on a daily basis. Fall cleaning of leaves and debris is done by mechanical equipment. Snow removal equipment is on hand for emmadiate use. Normal visiting hours are from 2 FM to 5PM and from 7 PM to 9 PM.