

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

73-27 SPH
(cont. to 182)
I, Edwin M. & Mary M. Sterling, owners of the property situate in Baltimore County and which is described in the plat attached hereto and made a part hereof, hereby petition for a Special Hearing 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 the petition for off-street parking for the operation of Sterling Funeral Estate, 736 Edmondson Avenue, in accordance with the attached plan prepared by Harry T. Campbell & Sons.

Attached also is the Petition signed by the residents abutting the property indicating their approval.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or 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 adopted pursuant to the Zoning Law for Baltimore County.

NONE
Contract Purchaser
Address: 439 Westshire Drive, #1228
Petitioner's Attorney
Address: 439 Westshire Drive, #1228
Agent

ORDERED By the Zoning Commissioner of Baltimore County, this 3rd day of July, 1972, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of August, 1972, at 1:30 o'clock P.M.

Eric D. Nenna
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition 73-27-SPH - Beginning 160.41 feet North of Edmondson Avenue and 432 feet West of Ingleside Avenue.
Petition for Special Hearing for Off-Street Parking in a residential zone.
Edwin M. and Mary 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 following comments to offer:

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 Regulations.

Any development should be conditioned to conformance with an approved plan.

NEG:cm

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

CIVIL ENGINEERS & LAND SURVEYORS

DESCRIPTION OF THE 2.567 PORTION OF NO. 734 EDMONDSON AVENUE, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point shown 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 to Kenneth W. Cline 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 side of Edmondson Avenue 432 feet, more or less, and northwesterly 261 feet, more or less, and running thence 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 said fourth line and running for a line of division across said land North 76 Degrees 14 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 0.3313 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. Cline and wife.

4-4-72

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 15, 1972

Mr. Louis J. Curley
439 Westshire Drive
Baltimore, Maryland 21228

RE: Special Hearing Petition
Item 182
Petitioner: Edwin M. & Mary Sterling

Dear Sirs:

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 attached comments are a result of this review and inspection.

The subject property is located on the north side of Edmondson Avenue, 432 feet west of Ingleside Avenue, in the First Election District of Baltimore County. This well landscaped property is currently improved with a large two-story dwelling that has been converted to a funeral home (see Case No. 555A-X). There is also an existing garage on the west side of the property. The subject of this petition is a request for off street parking in a residential DR S-2 zone 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 repair.

Because of the information contained in the comments of Project Planning Office, we will not be able to schedule this case for a hearing at this time. When this problem has been resolved and revised plans that indicate the location of structures within 200 feet of this property are submitted, we will then be able to schedule this petition for a hearing.

Very truly yours,

Oliver L. Myers, Chairman

John J. Dillon, Jr., Zoning Tech. II

OLM:JJD:JO

Enc.

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING OF May 2, 1972

Petitioner: Sterling

Location:

District:

Present Zoning:

Proposed Zoning:

No. of Acres: 2.57

Comments: see BOARDING FOR SCHOOL PUBLICATION

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING JEFFERSON BUILDING TOWSON, MARYLAND 21204 INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Attn: Oliver L. Myers

Date: May 4, 1972

FROM: Michael S. Flanigan

SUBJECT: Item 182 - ZAC - May 2, 1972
Property Owner: Edwin M. & Mary M. Sterling
Edmondson Avenue W. of Ingleside Avenue
Special hearing for off street parking in a residential zone - District I

This petition is not expected to create any traffic problems.

Michael S. Flanigan
Traffic Engineer Associate

MSF:mf

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 3, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. Myers:

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

Property Owner: Edwin M. and Mary M. Sterling
Location: N/S Edmondson Avenue, 432' W. of Ingleside Ave.
Present Zoning: D.R. S-2
Proposed Zoning: Special Hearing for off-street parking in a residential zone.
District: 1
No. Acres: 5.57

Metropolitan water and sewer are available on the site. Since this is for a parking lot, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVR:mn

GEORGE E. GAVRELS
Director
Jefferson Building
Suite 901
Towson, Md. 21204
(410) 331-1111



S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
(410) 331-1111

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 22, 1972

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

Dear Mr. Myers:

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

Property Owner: Edwin M. and Mary M. Sterling
Location: N/S Edmondson Avenue, 432' W. of Ingleside Avenue
Present Zoning: D.R. S-2
Proposed Zoning: Special Hearing for off-street parking in a residential zone
District: 1
No. 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 plan must be revised to show that the portion of the lot that remains with the house still conforms to the requirements of this section.

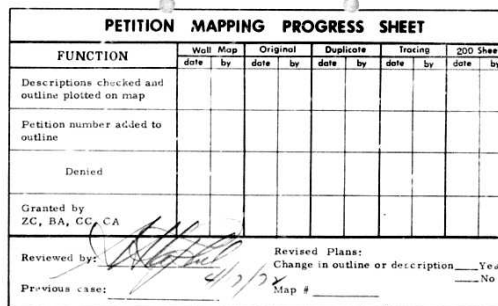
Very truly yours,

Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

Zoning Commissioner of Baltimore County

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

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



Petitioner's Attorney _____ Reviewed by John J. Dillan
Chairman,
Advisory Committee

[illegible]

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 a week~~ once a week of one time ~~successive~~ successive weeks before the 7th day of August, 1972, the first publication appearing on the 20th day of July 1972

Cost of Advertisement: \$

District	15	Date of Posting	July 20 1952
Posted for	Spren. Hearing		
Permitter	the U. S. S. R.		
Location of property	100 W. 1st St. Columbus, Ohio		
	100 W. 1st St. Columbus, Ohio		
Location of Signs	100 W. 1st St. Columbus, Ohio		
	100 W. 1st St. Columbus, Ohio		
Remarks	on the 1st of July 1952, the U. S. S. R. was		
Entered by	Spren. Hearing	Date of return	July 20 1952

COTTAGES ZONING 5.5

Exhibit "A"

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *W. J. J. J.*

DATE: 8/21/72

REGENT PARK SUB-DIVISION

ELECTIC DISTRICT NO 1
BALTIMORE COUNTY, MD.
ZONED DR 5.5
AREA 5.57 ACRES
WILD M. LIVING QUARTERS
AND FUNERAL HOME

NOTES

- (1) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA
- (2) NO LOADING SERVICE OR ANY OTHER USE OTHER THAN PARKING SHALL BE PERMITTED.
- (3) LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY AS REQUIRED.

ARUNAR AVENUE 40' F/W

ROW HOUSES ZONING 10.5

WESTSHIRE DRIVE

ZONED DR 5.5
INDIVIDUAL HOMES

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

FOR PROPOSED CONSTRUCTION OF
BITUMINOUS PARKING LOT

Prepared By:
HARRY T. CAMPBELL SONS' CO
A DIVISION OF THE PLINTKOTE CO
SCALE: 1" = 50' 30 MAR 72

EDMONSON AVENUE 60' F/W

* - PLANTINGS

TO INCLUDE AVENUE



COTTAGES, ZONING 5.5

REGENT
PARK
SUB-
DIVISION

ELECTIO DISTRICT NO 1
BALTIMORE COUNTY, MD.
ZONED DR 5.5
AREA 5.57 ACRES
CHILD M. LIVING QUARTERS
AND FUNERAL HOME

ARLON AVENUE 40' F.W.

ROW
HOUSES
ZONING
10.5

WESTSHIRE
DRIVE

ZONED DR 5.5
INDIVIDUAL HOMES

Plat of the Property of
Edwin M. Sterling
736 Edmonson Avenue
FOR PROPOSED CONSTRUCTION OF
BITUMINOUS PARKING LOT

Prepared By:
HARRY T. CAMPBELL SONS' CO
A DIVISION OF THE FLINTKOTE CO
SCALE: 1" = 50' 30 MAR 72

REVISED PLANS

JUL 14 72 PM



ZONING DEPARTMENT

PLANTINGS

EDMONSON AVENUE 60' F.W.

TO HIGHTSIDE AVENUE

MAP: 2A
SW 2-4
ELECTION: 1
DISTRICT: 1
D. TO: 5/27/72
TYPE: 5A
BY: 4/1/72
FINAL: BY:



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

Prepared By:
HARRY T. CAMPBELL SONS' CO
A DIVISION OF FLINTKOTE CO
SCALE: 1" = 50' 14 APR 72

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 immediate use. Normal visiting hours are from 2 PM to 5 PM and from 7 PM to 9 PM.

