

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Charles O. Connelly and
I, or we, Anna M. Connelly, legal owner(s) 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 _____ 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 of Baltimore County.

Contract purchaser _____
Address _____
John Bowin, Petitioner's Attorney _____
Address 22 W. Pennsylvania Avenue _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th _____ day

of September, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th _____ day of October, 1972, at 1:30 o'clock

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Charles O. Connelly and
I, or we, Anna M. Connelly, legal owner(s) 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 for a Variance from Section 1B02.2B(V.B.1d) to permit a front yard setback of 12 ft. instead of the required 40 ft. and to permit a side street setback of 20 ft. instead of the required 35 ft.

Due to the _____ of the property, compliance to the setback requirements would create insurmountable difficulties.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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 _____
John Bowin, Petitioner's Attorney _____
Address 22 W. Pennsylvania Ave. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1972, at _____ o'clock

Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 1, 1972

Johnson Bowin, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Variance Petition
Item 27
Charles O. Connelly and Anna M. Connelly

Dear Mr. Bowin:

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 east side of Delvale Avenue and intersects with the northeast side of Sollers Point Road. It is presently improved with various frame residences, many of which are not indicated on the submitted plans. To the east of the site and opposite Delvale Avenue is public school property. To the southwest and across Sollers Point Road are existing warehouses. Immediately to the northwest of the site are existing frame residences and a bar and restaurant. Curb and gutter exist along Delvale Avenue.

This office is withholding approval of this petition until revised plans are submitted that reflect the comments of the Department of Traffic Engineering, the Bureau of Engineering, and the Project Planning Office.

Very truly yours,
John J. Dillon, Jr.,
Chairman
Zoning Advisory Committee

JB:JD
Enclosure

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

Bureau of Engineering
ELLENWORTH H. LIVER, P. E. CHIEF

August 18, 1972

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

Re: Item #27 (1972-1973)
Property Owner: Charles O. Connelly and Anna M. Connelly
W/S Delvale Avenue, W/S of Sollers Point Road
Present Zoning: D.B. 5.5
Proposed Zoning: Special Exception for funeral establishment, and Variance from Section 1B02.2B (V.B. 1d) to permit a side street setback of 20' instead of required 35'
District: 12th No. Acres: 1.583 acres

Dear Mr. DiNenna:

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 does not indicate existing physical features, i.e. structures, driveways, fences on this and adjacent sites, property outlines, ownership and use, etc., required per the Check List.

Highways:

Delvale Avenue is an existing County road constructed as a 40-foot closed-type roadway cross-section on an 80-foot right-of-way. Although further highway improvements are not required, sidewalks will be required to be constructed in connection with any grading or building permit application.

Sollers Point Road, an existing County road, is proposed to be improved as a 40-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The intersection of Sollers Point Road with Delvale Avenue is proposed to be realigned and relocated northerly through this property. Information in this regard may be obtained from the Baltimore County Bureau of Engineering. The plan must be revised to incorporate the proposed highway improvements.

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

Item #27 (1972-1973)
Property Owner: Charles O. Connelly and Anna M. Connelly
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Sediment Control:

Development of this property through stripping, grading and stabilization would 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.

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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.

Water and Sanitary Sewers:

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

Very truly yours,

Ellenworth H. Liver, P.E.
Chief, Bureau of Engineering

END:HAM:WHR:ISS

cc: John J. Treiner

F-33 Key Sheet
12 SE 19 Position Sheet
12 3 E Tape
103 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: October 24, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-101-XA, Northwest corner of Delvale Avenue and Sollers Point Road. Petition for special exception for a funeral establishment. Petition for variance for front and side yards. Charles O. Connelly and Anna M. Connelly - Petitioner

12th District

HEARING: Wednesday, October 27, 1972 (1:30 P.M.)

The office of Planning and Zoning has reviewed the subject petition and has the following comment to offer:

If the proofs of Sec. 502.1 are met any development should be conditioned to conformance to an approved site plan.

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. CHIEF
WIL T. MELSER DEPUTY CHIEF

August 23, 1972

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

Re: Item 27 - ZAC - August 15, 1972
Property Owner: Charles O. Connelly & Anna M. Connelly
Delvale Avenue NE side of Sollers Point Road
S.E. for funeral establishment & Var. from Sec. 1B02.2B (V.B.1d) to permit a front yard setback of 12' instead of required 40' & to permit a side street setback of 20' instead of required 35' - District 12

Dear Mr. DiNenna:

Should this special exception be granted, the site should be restricted to one entrance on Delvale Avenue and one entrance on Sollers Point Road. All entrances must not be wider than 30' and all entrances should be approved by this department.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

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,

Special Exception for a Funeral Establishment should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of December, 1972, that the herein described property should be reclassified from and after the date of this Order, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of December, 1972, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a Funeral Establishment, and/or the Special Exception for a Funeral Establishment be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners,

the above Variance should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a front yard setback of twelve (12) feet instead of the required forty (40) feet; and to permit a side yard setback of twenty (20) feet instead of the required thirty-five (35) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of December, 1972, that the herein Petition for Variances should be and the same is hereby GRANTED, from and after the date of this Order, to permit a front yard setback of twelve (12) feet instead of the required forty (40) feet; and to permit a side yard setback of twenty (20) feet instead of the required thirty-five (35) feet, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of December, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County Fire Department

J. Austin Ditz
Chief



Towson, Maryland 21204
832-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. Eric DiNenna, Acting
Zoning Advisory Committee

Re: Property Owner: Charles O. Connelly and Anna M. Connelly
Location: W/S Delvale Avenue, N/E side of Sollers Point Road
Item No. 27 Zoning Agenda Tuesday, August 15, 1972

Citizens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and Approved: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 15, 1972

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

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 27, Zoning Advisory Committee Meeting August 15, 1972, are as follows:

Property Owner: Charles O. Connelly and Anna M. Connelly
Location: W/S Delvale Avenue, N/E side of Sollers Point Road
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for funeral establishment, and Variance from Section 1802.28(V.B.1d) to permit a front yard setback of 12' instead of required 40' and to permit a side street setback of 20' instead of required 35'.
District: 12
No. Acres: 1.583

Since metropolitan water and sewer are available, no health hazards are anticipated.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

cc: W.L. Phillips

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quinby
Acting Director

August 22, 1972

TOWSON, MARYLAND - 21204

Date: August 16, 1972

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 27, Zoning Advisory Committee Meeting, August 15, 1972, are as follows:

Property Owner: Charles O. Connelly and Anna M. Connelly
Location: W/S Delvale Avenue, N/E side of Sollers Point Road
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for funeral establishment, and variance from Section 1802.28(V.B.1d) to permit a front yard setback of 12' instead of required 40' and to permit a side street setback of 20' instead of required 35'

District: 12
No. Acres: 1.583 acres

1. The site plan must be revised to show the relocation of Sollers Point Road as requested by the Bureau of Engineering.
2. The plan must also show all existing improvements on the site and adjacent properties.

Very truly yours,

[Signature]
John L. Winkley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 16, 1972

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

Re: Item #27 - ZAC - August 15, 1972

Property Owner: Charles O. Connelly and Anna M. Connelly
Location: W/S Delvale Ave., N/E side of Sollers Point Road
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for funeral establishment, and Variance from Section 1802.28(V.B.1d) to permit a front yard setback of 12' instead of required 40' and to permit a side street setback of 20' instead of required 35'.
District: 12
No. Acres: 1.583 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

WLP:ld

W. Nick Petrovich
Field Representative

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELLER
DEPUTY TRAFFIC ENGINEER

September 26, 1972

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

Re: Item 27 Revised - ZAC - August 15, 1972

Property Owner: Charles O. Connelly and Anna M. Connelly
Delvale Avenue NE side of Sollers Point Road
Special exception for funeral establishment & variance from Sec. 1802.28(V.B.1d) to permit a front yard setback of 12' instead of req. 40' and to permit a side street setback of 20' instead of req. 35' - District 12

Dear Mr. DiNenna:

The revised plan does not reflect previous comments, i.e.:

1. The site should be restricted to one entrance on Delvale Avenue and one entrance on Sollers Point Road.
2. Maximum width of all entrances will be restricted to 30'.
3. Better traffic circulation should be provided on site.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineer Associate

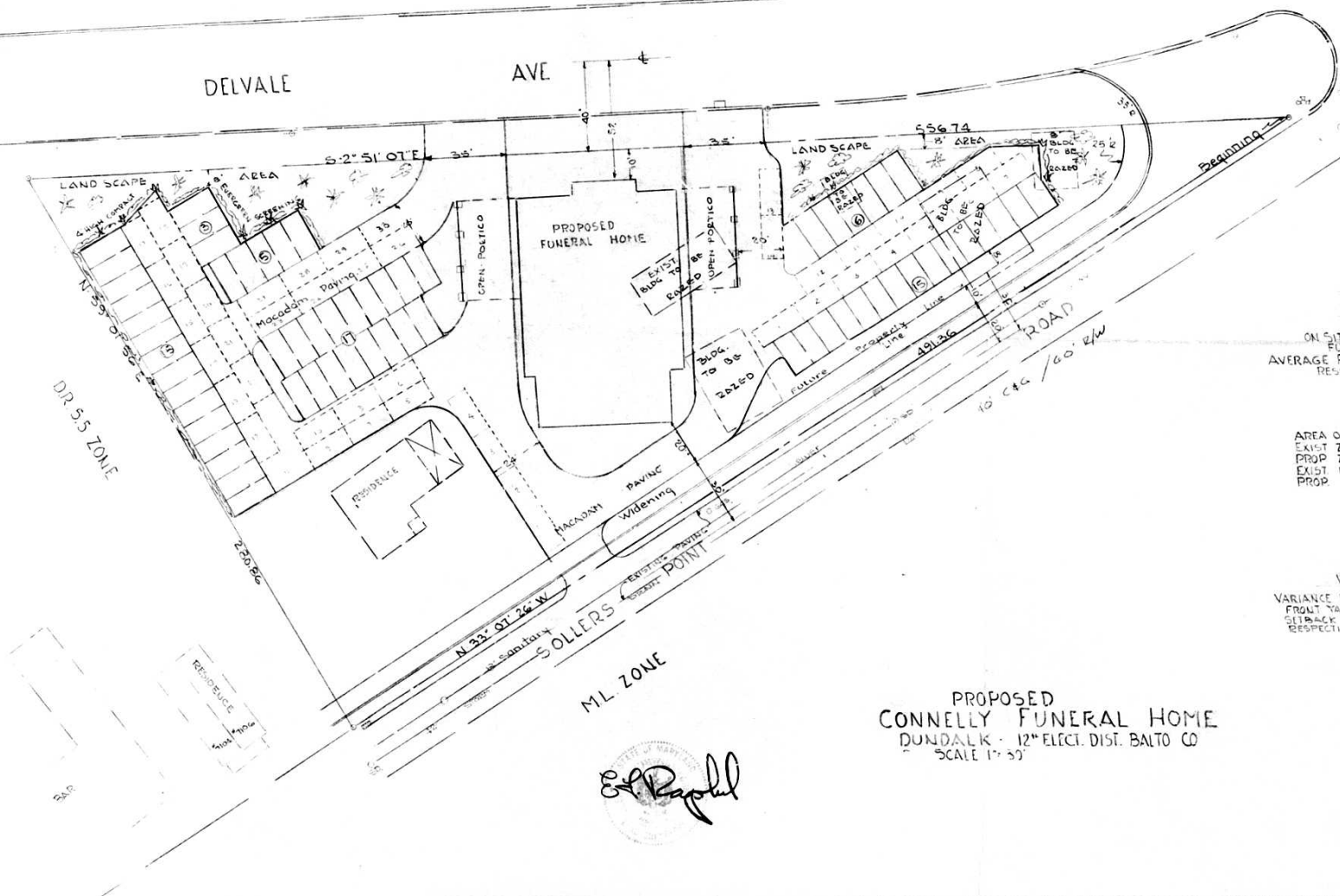
M. .EC

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

SCHOOL USE

DELVALE

AVE



PARKING DATA
 AREA OF BUILDING: 7116 sq ft
 REQUIRED 1 Per 300 sq ft: 24 SPACES
 PROVIDED: 64 SPACES
 PARKING HOURS: 2-5 PM T-SPM
 ON SITE LAKE STORAGE CAPACITY FOR
 FUNERAL PROCESSION: 44 CARS
 AVERAGE FUNERAL PROCESSION: 15 CARS
 RESIDENCE PARKING: 2 SPACES (GARAGE)

GENERAL DATA
 AREA OF PROP.: 1.583 AC. ±
 EXIST ZONE: DR 55
 PROP ZONE: DR 55-SPER.
 EXIST USE: RESIDENTIAL
 PROP USE: FUNERAL HOME

VARIANCE NOTES
 VARIANCE FROM SECT. 1 B22.2-B TO PERMIT
 FRONT YARD SETBACK OF 10' AND SIDE STREET
 SETBACK OF 20' INSTEAD OF THE REQUIRED 40' & 55'
 RESPECTIVELY

PROPOSED
CONNELLY FUNERAL HOME
 DUNDALK - 12th ELEC. DIST. BALTO CO
 SCALE 1" = 30'

SEP 14 '72 AM

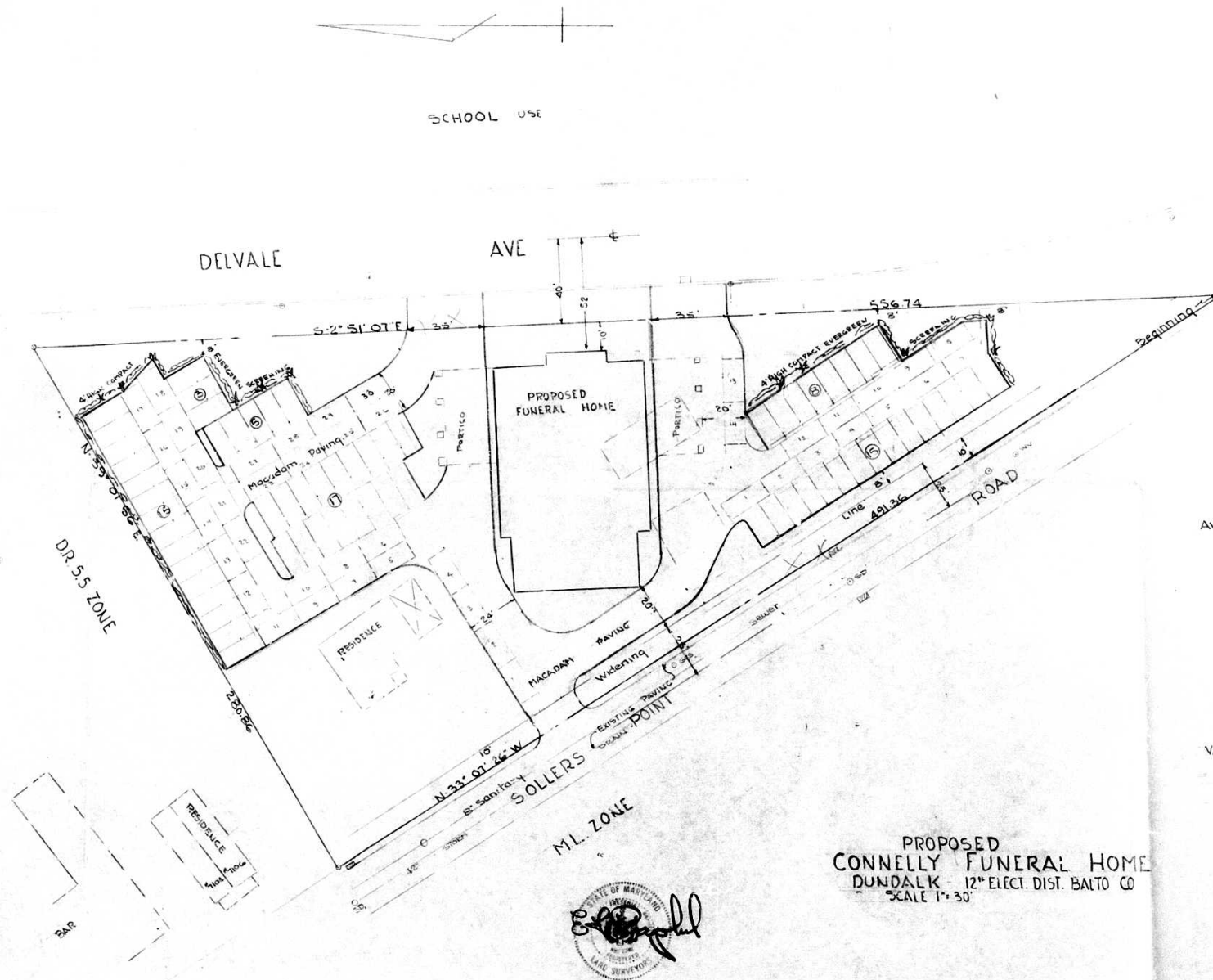


OFFICE COPY

#27

REVISED PLANS

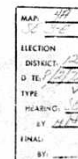
E. F. KAPHE & ASSOCIATES
 Registered Professional Surveyors
 2001 E. J. Street
 Baltimore, Maryland 21204



PARKING DATA
 AREA OF BUILDING: 7176 sq ft
 REQUIRED 1 Per 300 sq ft: 24 SPACES
 PROVIDED: 63
 PARKING HOURS: 2-5 PM 7-9 PM
 ON SITE LANE STORAGE CAPACITY FOR
 FUNERAL PROCESSION: 44 CARS
 AVERAGE FUNERAL PROCESSION: 15 CARS
 RESIDENCE PARKING: 2 SPACES (CARTPORT)

GENERAL DATA
 AREA OF PROP.: 1.583 AC. ±
 EXIST ZONE: DR 5.5
 PROP ZONE: DR 5.5-SPEX.
 EXIST USE: RESIDENTIAL
 PROP USE: FUNERAL HOME

VARIANCE NOTES
 VARIANCE FROM SECT. 1-B02.2-B TO PERMIT
 FRONT YARD SETBACK OF 10' AND SIDE STREET
 SETBACK OF 20' INSTEAD OF THE REQUIRED 40' & 35'
 RESPECTIVELY



ed But
E. F. RAPHEL & ASSOCIATES
 Registered Professional Land Surveyors
 201 Courtyard Avenue
 Towson, Maryland 21204

DELVALE

AVE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John L. Lambly
DATE 8/9/73
Zoning File # 73-101

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY LE 01/17/73
PLANNING
DATE 01/17/73
BY James L. Brown
ZONING COMMISSIONER
DATE 01/17/73

PARKING DATA

AREA OF BUILDING:	7176 sq
REQUIRED 1 Per 300 sq:	24 SPACES
PROVIDED:	61 "
PARKING HOURS:	2-5 PM 7-9 PM
ON SITE LAKE STORAGE CAPACITY FOR	
FUNERAL PROFESSION: 44 CARS	
AVERAGE FUNERAL PROFESSION: 15 CARS	
RESIDENCE PARKING: 2 SPACES (ADDITIONAL)	

GENERAL DATA

AREA OF PROP.	1.583 AC. ±
EXIST ZONE	DR 55 SPEX. FUNERAL HOME

VARIANCE GRANTED FROM SECT. 1-B02.2-B TO PERMIT
FRONT YARD SETBACK OF 12 AND SIDE STREET
SETBACK OF 20' INSTEAD OF THE REQUIRED 40' & 35'
RESPECTIVELY

CONNELLY FUNERAL HOME
DUNDALK - 12th ELECT. DIST. BALTO CO
SCALE 1" = 30'

E. F. RAFFEL & ASSOCIATES
Registered Professional Land Surveyors
201 Carroll Avenue
Tomball, Maryland 21064

NOTES DERIVED FOR BLDG. APPLIC. 5-3-73