PETITION FOR ZONING*RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

County and which is described in the description and plat attached hereto and made a part hereof hereby petition (I) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baitimore County, from an.

zone: for the following reasons

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 Regulation posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning restrictions of Baltimore County adopted pursuant to the Zoning Law f · Baltimore

Charles O Connelly anna m Connelly Address 7108 Sollers St. Rd

Johnson Bowie, Esq., 22 W. Pennsylvania Avenue Towson, Haryland 21204

. 197 2, that the subject matter of this petition be advertised, as 7 South the Zoning Law of Baltimore County, in two newspapers of general circulation through of Baltimore County in Room 106, County Office Building in Towson, Baltimor

1972 at 1:30 o'clock

of Balling County. 4 praise

September 1, 1972

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

John & Dillon 4

JOHN &. DILLON, JE.

The Zoning advisory Consittee has reviewed the plans submitted with the above referenced patition 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 hoested on the east side of Delvele Avenue and Intersects with the northeast side of Sollers Point Abada. It is presently noveled with various frame residences, many of which are not inputs to Delvel Avenue is public school property of the site and open to Delvel Avenue is public school property. To the southwest and across Sollers Point Road are existing warehouses, Inswediately to the orthwest of the site are existing frame residence and a bir and restaurant. Curb and gutter exist along Delvele Avenue.

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

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

13.1011 t 20.51) TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Charles O, Connelly and

1, or we, Anna, M. Connelly ——legal owner 8 of the property situate in Baltimore
County and which is described in the description and plat attached hereto ane made a part hereof,

on for a Variance from Section 1802, 28(Y. 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.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimers County; for the following reasons; (indicate hardship or practical difficulty)

of the property, compliance to the setback re-

quirements would create insurmountable difficulties.

NI DE VED FOR FILLYS Property is to be posted and advertised as prescribed by Zoning Regulation. Let we, agree to pay expenses of above Variance advertising, posting, also Charles O. Com Address 7108 Sollers Point Road DATE Address 22.W. Pennsylvania Ave.

197 ... that the subject matter of this

Baltimore County, Margland

Bepartment Of Bublic Works

MEDICAL SERVED STATE

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE Baroon of Engineering

W.W

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August 18, 1972

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

Ea: Item #27 (1972-1973)
Property Owner: Charles O. Connelly and Anna M. Connelly
W/S Delvale Avenue, M/SS of Sollers Point Read
Present Zoning: Dis. 5.5
Proposed Zoning: Special Exception for funeral establishment, and Variance from Section 1802.28 (V.B. 14) to persit
a ide street setback of 20' instead of required 35'
Mistrict: 12th No. Acres: 1.583 acres

Dear Mr. Di Menna.

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.

The plan do J not indicate existing physical features, i.e. structures, driveways, fences on this and adjacent sites, property outlines, excerning and use, etc. required per thefacek list.

Delvale Avenue is an existing County road constructed as a h0-foot closed-type roadway cross-section on an 80-foot right-of-way. Although further highway in provements 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 bo-foot closed-type road-may cross-seem'on on a Co-foot right-of-way. Highway improvements, including highway right-of-way widening and may necessary revertible commenter slopes will be required in connection with any grading or building permit application.

The intersection of Sollers Feint Boad with Delvale Avenue is proposed to be realigned and relocated northerly through this property. Information in this regard may be obtained from the Baltimere County bireau of Englarering. The plan must be revised to incorporate the proposed highway improvements.

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

Item #27 (1972-1973)
Property Owner: Character O. Connelly and Anna H. Conley
Page 2
August 18, 1972

Sediment Control:

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

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accor ance 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 Pet'ioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any mutances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any proble which may result, due to improper graving or improper installation of drainage facilities, would be the full responsibility of the fratitioner.

Water and Sanitary Sewer:

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

Very truly yours,

END:EAM:FWR:88

cc: John J. Trenner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM. Norman E. Gerber, Office of Planning

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.
Churles O. Connelly and Anna M. Connelly - Petitione

12th District

HEARING. Wednesday, October 75, 1972 (1:30 P.M.)

The office of Planning and Zoning ias reviewed the subject petition and has the

If the proofs of Sec. 502, 1 are met any development should be

E. F. RAPHEL & ASSOCIATES

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION CHARLES O. CONNELLY PROPERTY

formed by the west side of Delvale Avenue and the northeast

northeast side of Sollers Point Road as now surveyed. N33°07'26"W 491.36 ft. thence leaving the aforesaid Sollers

side of Sollers Point Road, running thence and binding on the

Point Road N59°01'56"E 280.86 ft. to the westernmost side of

Delvale Avenue, running thence and binding on the westernmost

side of Delvale Avenue as now surveyed \$2.51.07"E 556.74 ft. CONTAINING 1.583 acres of land more or less.

BEING the land of Charles O. Connelly and wife.

BEGINNING for the same at a point at the intersection



July 25, 1972

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

August 23, 1972

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

Item 27 - ZAC - August 15, 1972
Property Owner: Charles O, Conselly & /nna M. Connelly
Belvale Avenue M Fiside of Soliers Point Road
S.E. for funeral establishment & Var. From Sec. 1802. 28
(Vs.l.s) to permit a from yard setabek of 122 instead of
required 40° to permit a side street retback of 20°
instead of required 55° - 101 strict 12°
instead of required 55° - 101 strict 12°

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 301 and all entrances should be approved by this separtment.

Very truly yours.

Michael S. Flanigan Traffic Engineer Associate

J83:J0 Enclosure

APE 17

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Comments on Item 27, Zoning Advisory Committee Meeting, August 15, 1972,

Property Owner: Charles O. Connelly and Anna M. Connelly Location: W/S Delvale Avenue, N/E side Soller Point Road

Location: W/S Delvois Avenue, rv/z side Soiter roum soop.
Present Zoning: D. R.5.5
Proposed Zoning: Special Exception for funeral establishment, and variance from Section 1802, 28tV. S. 1.0) to permit a front yard serback of IZ Instead of required 40° and to permit a side street serback of 20° Instead of required 35°

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

Very truly yours,

John L. Wimbles Planning Specialist II Project Planning Division

John Wully

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

No. Acres: 1.583 acres

A. V. Quimby Acting Director

AWARD WXXXXXXX Award XXXXXXXX Jefferson Bellding Suite 201 Towner, Md. 21294 494-2211

Zoning Commissioner of Baltimore County

August 22, 1972

and it appearing that by reason of the following finding of facts that strict compliance. with the Baltimore County Zoning Regulations would result in practigal difficulty and unreasonable hardship upon the Petitioners, the above Variance whould be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety neral welfare of the community, Variances to permit a front yard getback of twelve (12) feet instead of the required forty (46) feet; and to permit a side yard setback of twenty (20) feet instead of the IT IS ORDERED by the Zoning Commissioner of Baltimore County this December 197 .2., that the herein Petition force Variance should be and the

same a Granted from and after the date of this Order, to permit a front word setback of believe (12) feet instead of the required forty (48) feet; and to permit a side yard setback of twenty (20) feet instead of the required the feet of the feet of the required the feet of the feet Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of_____

IT IS ORDERED by the Zonin Commissioner of Baltimore County, this

197 that the above Variance he and the same is hereby LENIED

BOARD OF EDUCATION OF BALTIMORE COUNTY

MILLION FLATEN المراجع والمراجع المراجع

TOWSON, MARYLAND - 21204

Date: August 16, 1972

Item #27 - ZAO - August 15, 1972
Property Owner: Charles O. Connolly and Anna M. Connelly
Location: W/S Delivale Ave., H/E side of Sollers Foint Road
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for funeral establishment, and
Variance from Soction IBO2.28(V.H.ld) to permit a front yard setback
of 12 instead of required (0) and to permit a side street setback of
Districts: 12
20' instead of required 35'.

Very truly yours.

WIP:1d

W. Nick Petrovich

Bacimore County Fire Department

Towson, Maryland 21204

025-7310

Office of Planning and Zoning Baltimore County Office Building Yowson, Maryland 21204

Attention: Mr. DOCUMENTAL COMMITTEE Acting Acting Acting Acting 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

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.

Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Norks.

A second means of vehicle access is required for the site. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

of the Fire Prevention Code prior to occupancy or beginnin of operations.

The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Mational Pire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.

The Pire Prevention Bureau has no comments at this time.

Reviewer: Hoge Thored and Planning Group Special Inspection Division

BALTIMORE COUNTY, MARYLAND

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

Dear Mr. DiNenna:

M. no

Re: Itom 27 Revised - ZAC - August 15, 1972
Property Owner: Charles 0. Connelly 6 Anna M. Connelly
Delvaln Avenum NE side of Sollers Point Road
Special exception for funeral establishment 6 variance
from Sec. 1802. Z8(V.8. 1d) to permit a front year satback
of 12 instead of req. 40 and to permit a side street
satuack of 20 instead of req. 35 - District 12

Avenue and one entrance or Sollers Point Road,

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

1. The site should be restricted to one entrance on Delvale

2. Maximum width of all entrances will be restricted to 301.

3. Better traffic circulation should be provided on site.

Deputy Chief
Fire Prevention Bureau

DEPARTMENT OF TRAFFIC ENGINEERING

September 26, 1972

Very truly yours.

Michael S. Flanigan Traffic Engineer Associate

EUGENE J. CLIFFORD. P.E.

mls 4/25/72

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

August 15 1972

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

Dear Mr. DiNema:

Comments on Jose 27, Zoning Advisory committee Meeting August 15, 1972, are 50 tollows:

Property Juner: Charles O. Connelly and Anna M. Connelly Location: W/S Delvale Avenue, N/E side of Sollers Point Present Zonfag: J.R. 5. Road Proposed Zoning: Special Exception for funeral establishment, and Variance from Section 1802.28(F.B.14) 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 Byglems, Baltimore County Department of Health.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVR: mn

cc: W.L. Phillips

PETITION MAPPING FROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to Denied Granted by ZC, BA, CC, CA Revised Plans: Reviewed by: 188m Change in outline or description__Yes

Мар #

'S'MGU

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PETETION FOR SPECIAL EXCEPTION AND VARIANCE

ZONDIG: Polition for Precial Exception for a Funeral Actabilisness. Polition for Variance for Front and Si is Yards. LOCATION: Rorlawest corner of Delvale Avenue and Soliers Point Road. DATE & TIME: WENNESDAY,

ATE & TDEE: WEDNESDAY,
OCTOBER S. 1972 at 130 F.M.
UBLIC HEARDIG Room 106,
COUNTY Office Building, III W.
Chesapeabe Avenue, Townon,
Maryland,
be Zening Commissioner of Balmore C. ady, by suthority of the
miles and and Revulations of

hearing: Goody, Marcol Bearing: Petition for Special Exception or Funeral Establishment. Petition for Variance from the Zong Regulations of Baltimore Docky to parmit a front yard betack of If feet lambsad of the equired 40 feet; and to permit a field yard setback of 20 feet in-tend of the required 55 feet. Zoning Regulation to feet.

cepted as follows:

*ection 1802.28(v.B.id) - Front
Yards - 40 feet - Side Vards 22 feet,

All that parcel of land in the
Twelith District of Baid-ore
County

by the west side of Iniva's Avenua and the metheant side of Solier Point Bond, running theore as thinking on the northeant side of Solier Solier Factor Randon now me worse, VSS Gargens 07°55° W 68.3. B. there have no been selected by the Solier Point Bond, I St degree of Solier Solier Bond, I St degree of S

Being use property of Charis O, Conselly and Anna M. Conselly as shown on plat plan filed wit the Zoning Department, Hearing Duler Wednesday, October 25, 1972 at 130 P.M. Public Hearings Room 106, Cour ty Office Building, Ill W. Chess peaks Avenue, Towson, 36.

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundelk Ave. Dundelk, Md. 21222

October 13, 1972

THIS IS TO CERTIFY, that the annexed advertisement of ZONNING COMMINSSIONER OF BALTO. COUNTY in the Matter of petition by Charles & Anna Conley was inserted in The Develor English a weekly newspaper published in Baltimore County, Maryland, once xweek formnongenous managing annuments. Managing meshs before the 13th day of October, 19 72; that is to say,

the same was inserted in the issues of Oct. 12,1972

Kimbel Publication, Inc.

Find Q (all.

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Soning Commissioner	177.5
Beiling Commissioner Baltimore County.	W.B.

CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN,

Cost of Advertisement, \$_____

enson, Hd. 2			OFFICE OF PLAN	NING AND ZON	ING	
			w. Chesapeake Avion, Meryland 212	/enue		
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Petitioner <u>Cl</u>	ories 0.	Cosselly and	Anno H. Connelli)	
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					Advisory Com	nittee /

BALTIMORY JOUNTY, MARYLAND
OFFICE OF PHANCE - REVENUE EVISION
MISCELLANEOUS CASH RECEIPT

DAYE Oct. 30, 1972 ACCOUNT 01-662

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BALTIMORE COUNTY, MARYLAND
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SCHOOL USE

AVE DELVALE 5-2" 51 OT E PROPOSED
FUNERAL HOME DR 5.5 TONE PROPOSED

CONNELLY FUNERAL HOME
DUNDALK 12" ELECT. DIST. BALTO CO
SCALE 1": 30"

PARKING DATA
AREA OF BUILDING. 7176 \$
REQUIRED 1 Per 300 \$\frac{24}{5}\$ \$\frac{24

GENERAL DATA
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VARIANCE NOTES

VARIANCE FROM SECT. 1-BO2.2-B. TO PERMIT
FROM YARD STITBACK OF 10 AND SIDE STREET
STRACK OF 20 INSTEAD OF THE REQUIRED 40 & 35'
RESPECTIVELY.



E. F. RAPHE! & ASSOCIATES

Registered Professional Land Surveyors 201 Courtland Avenue Towson, Haryland 21204

1437

