

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Antoinette C. Bruzdinski owner 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 Sections 232.2b and 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone.

To permit a Variance from Sections 232.2b and 500.7 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The lot of ground is presently improved with a building which cannot be moved without causing substantial damage to the building and financial hardship to Petitioner, and that further, your Petitioner is unable to acquire additional land to provide for the additional required parking spaces.

See attached description

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.

Antoinette C. Bruzdinski
Antoinette C. Bruzdinski

Contract purchaser _____ Legal Owner _____
Address: 1407 Eastern Avenue
Baltimore, Maryland 21221

Petitioner's Attorney _____
Robert J. Romadka 676-2274
Address 809 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1973, 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 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 _____, 1973, at 10:15 o'clock

County, on the _____ day of _____, 1973, at 10:15 o'clock

Zoning Commissioner of Baltimore County

(over)

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PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Antoinette C. Bruzdinski owner 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 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 off-street parking in a residential zone.

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.

Antoinette C. Bruzdinski
Antoinette C. Bruzdinski

Contract Purchaser _____ Legal Owner _____
Address: 1407 Eastern Avenue
Baltimore, Maryland 21221

Petitioner's Attorney _____
Robert J. Romadka 676-2274
Address 809 Eastern Boulevard
Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1973, 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 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 _____, 1973, at 10:15 o'clock A.M.

County, on the _____ day of _____, 1973, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

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RE: PETITION FOR VARIANCES

from Section 232.2b and Section 409.2c(4) of the Baltimore County Zoning Regulations; and SPECIAL HEARING for off-street parking SE corner of Eastern Avenue and Pelczar Avenue 15th District

Antoinette C. Bruzdinski
Petitioner

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 73-248-ASPH

The Board of Appeals is amending its Order of December 19, 1973 for the reason that said Order made no provision for the subject of the Special Hearing, namely, one (1) additional parking space. The Opinion preceding the aforesaid Order indicated that said additional parking space should be granted, therefore the Board's Order in this case is amended to read as follows:

AMENDED ORDER

For the reasons set forth in the foregoing Opinion, it is this 9th day of January, 1974, by the County Board of Appeals ORDERED, that the additional one (1) parking space be and it is hereby GRANTED; and it is

FURTHER ORDERED, that the Variance to permit a side yard setback of zero (0) feet instead of the required twelve (12) feet along the zoning division line, which is located along the north side of the property, and to also permit a four (4) foot setback for one (1) parking space, and a six (6) foot setback for three (3) other parking spaces instead of the required eight (8) foot setback along Pelczar Avenue, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Miller, Jr., Acting Chairman

John A. Miller

Robert L. Gifford

MICROFILMED

RE: PETITION FOR VARIANCES

from Section 232.2b and Section 409.2c(4) of the Baltimore County Zoning Regulations; and SPECIAL HEARING for off-street parking SE corner of Eastern Avenue and Pelczar Avenue 15th District

Antoinette C. Bruzdinski
Petitioner

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 73-248-ASPH

OPINION

This case comes before the Board on an appeal by the Protestants from an Order of the Zoning Commissioner dated May 2, 1973 granting a zero (0) foot side yard setback instead of the required twelve (12) feet, and permitting a four (4) foot and six (6) foot buffer instead of the required eight (8) feet for the parking area granted in a residential zone.

The subject property is located on the southeast corner of Eastern and Pelczar Avenues, in the 15th Election District of Baltimore County, a funeral home. The business is located on the subject property, which has been in operation at that location for thirty-two years. The zoning contained on the subject property is B.R., with the exception of an approximate 4 foot strip extending along the east side of the property, and a 20 foot strip extending along the south property line, which is zoned D.R. 5.5. The Petitioner is asking for a 0 foot setback for the enlargement of his existing building, said 0 foot setback being from the D.R. 5.5 zoning line on the east side of this property, which would still leave approximately 4 feet between the proposed building and the property line of the adjoining property to the east. The Petitioner also requested the allowance of a 4 foot and a 6 foot buffer strip on the west side of the property which faces on Pelczar Avenue, instead of the required 8 foot buffer, for the accommodation of his parking arrangements, of which one of the parking spaces and a portion of the existing garage are located within the D.R. 5.5 zone. There was testimony produced by the Petitioner that his existing structure contained three parlors for the use of his business, and he presently does not have a building

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Antoinette C. Bruzdinski - No. 73-248-ASPH

Consequently, the Board finds that there was no opposition whatsoever to the variances with regard to the parking area, and feels that the refusal to grant same would constitute unreasonable hardship and practical difficulty upon the Petitioner. The Board finds that to not allow the variance in order to allow the Petitioner to add to his present building and create an area for an office to conduct the administrative portion of his business would also be subjecting him to an unreasonable hardship and practical difficulty, and consequently the variances petitioned for should be granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 19th day of December, 1973, by the County Board of Appeals ORDERED, that the variance to permit a side yard setback of zero (0) feet instead of the required twelve (12) feet along the zoning division line, which is located along the north side of the property, and to also permit a four (4) foot setback for one (1) parking space, and a six (6) foot setback for three (3) other parking spaces instead of the required eight (8) foot setback along Pelczar Avenue, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Miller, Jr., Acting Chairman

John A. Miller

Robert L. Gifford

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Frank S. Lee

FRANK S. LEE
1877 NEIGHBORHOOD AVENUE
BALTIMORE, MARYLAND 21237

November 24, 1972

No. 1407 Eastern Avenue
Southeast corner of Eastern Avenue and Pelczar Avenue
15th District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the south side of Eastern Avenue with the east side of Pelczar Avenue, and thence running and binding on the south side of Eastern Avenue North 86 degrees 54 minutes 11 seconds East 70 feet; thence leaving Eastern Avenue for two lines of division as follows: South 3 degrees 05 minutes 49 seconds East 150 feet and South 86 degrees 54 minutes 11 seconds West 70 feet to the east side of Pelczar Avenue, and thence running and binding on the east side of Pelczar Avenue North 3 degrees 05 minutes 49 seconds West 150 feet to the place of beginning.

Containing 10,500 Square feet of land.

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Beginning for the same at the corner formed by the intersection of the south side of Eastern Avenue with the east side of Pelczar Avenue and thence running and binding on the south side of Eastern Avenue North 86 degrees 54 minutes 11 seconds East 70 feet; thence leaving Eastern Avenue for two lines of division as follows: South 3 degrees 05 minutes 49 seconds East 150 feet and South 86 degrees 54 minutes 11 seconds West 70 feet to the east side of Pelczar Avenue, and thence running and binding on the east side of Pelczar Avenue North 3 degrees 05 minutes 49 seconds West 150 feet to the place of beginning. Saving and excepting that portion that is zoned D.R. 5.5 at the southernmost portion of property described above.

Containing 10,500 square feet of land.

SPECIAL HEARING FOR OFF-STREET PARKING IN A RESIDENTIAL ZONE

Beginning for the same on the east side of Pelczar Avenue at the end of the 3rd line in the above described parcel of land, and thence running with and binding on part of the 4th line along the east side of Pelczar Avenue north 30 degrees 05 minutes 49 seconds West 20 feet; thence running for a line of division north 86 degrees 54 minutes 11 seconds East 70 feet to intersect the 2nd line in the above described parcel of land and thence running with and binding on part of said 2nd line and on the 3rd line as follows: South 3 degrees 05 minutes 49 seconds East 20 feet and South 86 degrees 54 minutes 11 seconds West 70 feet to the place of beginning.

Containing 1,400 square feet of land.

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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 the Petitioner's plans meet the conditions set forth in Section 402.4 of the Baltimore County Zoning Regulations and that the health, safety, and general welfare of the community involved not being adversely affected.

the above Special Hearing for Off-street Parking in a Residential Zone in accordance with the plat dated November 23, 1972, revised March 1, 1973, and approved April 25, 1973, by George H. Pryor, Acting Chief, Project Planning Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this case, and which is incorporated by reference hereto as a part of this Order, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of May, 1973, that the herein Petition for a Special Hearing for Off-street Parking in a Residential Zone should be granted, and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Planning and Zoning, 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 following finding of facts that the Petitioner's plans meet the conditions set forth in Section 402.4 of the Baltimore County Zoning Regulations and that the health, safety, and general welfare of the community involved not being adversely affected.

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of May, 1973, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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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 the Petitioner's plans meet the conditions set forth in Section 402.4 of the Baltimore County Zoning Regulations and that the health, safety, and general welfare of the community involved not being adversely affected.

to permit a side yard setback of zero (0) feet instead of the required twelve (12) feet; and to permit a four (4) foot and six (6) foot buffer instead of the required eight (8) feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of May, 1973, that the herein Petition for a Variance should be and the same is GRANTED, from and after the date of this Order, to permit a side yard setback of zero (0) feet instead of the required twelve (12) feet; and to permit a four (4) foot and six (6) foot buffer instead of the required eight (8) feet, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, 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 following finding of facts that the Petitioner's plans meet the conditions set forth in Section 402.4 of the Baltimore County Zoning Regulations and that the health, safety, and general welfare of the community involved not being adversely affected.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of May, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

Division of Engineering
ELLSWORTH N. DYER, P. E., CHIEF

January 22, 1973

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

Re: Item #120 (1972-1973)
Property Owner: Antoinette C. Brudzinski
Location: S/E corner of Eastern Avenue and Pelczar Avenue
Present Zoning: S.L. and D.R. 5.5
Proposed Zoning: Variance from Sections 232.2b and 409.2b(5) for side yard setback of 0' instead of req. 12' and special permit for parking of 6 cars instead of req. 9
District: 15th No. Acres: 10,500 sq. ft.

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.

Highways

Eastern Avenue is an existing public road with a 18-foot combination curb and gutter cross-section on an 80-foot right-of-way. No additional highway improvements will be required at this time along this road.

Pelczar Avenue is an existing road which shall ultimately be improved with a 30-foot combination curb and gutter cross-section on a 140-foot right-of-way. Although no additional road improvements are required at this time, the Petitioner will be responsible for the dedication of a 5-foot road widening along the frontage of his property at no cost to Baltimore County.

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.

Storm Drains

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.

MICROFILMED

Item #120 (1972-1973)
Property Owner: Antoinette C. Brudzinski
Page 2
January 22, 1973

Storm Drains (Cont'd)

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 and sanitary sewers are available to provide additional services to this property from the existing systems in Pelczar Avenue.

Very truly yours,

Elsworth N. Dyer, P.E.
Chief, Bureau of Engineering

END:RAN:MKSS

1-28 Key Sheet
6 & 7 NE 31 Position Sheets
NE 2 H Topo
57 Tax Map

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BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLUFF, JR., P.E.
DIRECTOR

WM. T. MELSER
DEPUTY TRAFFIC ENGINEER

January 17, 1973

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

Re: Item 120 - ZAC - January 2, 1973
Property Owner: Antoinette C. Brudzinski
Location: S/E corner of Eastern Avenue and Pelczar Avenue
Present Zoning: S.L. and D.R. 5.5
Proposed Zoning: Variance from Sections 232.2b and 409.2b(5) for side yard setback of 0' instead of req. 12' and special permit for parking of 6 cars instead of req. 9
District: 15

Dear Mr. DiNenna:

The subject petition is requesting a variance to the side yard and a reduction in the parking requirement for nine parking spaces to six parking spaces.

If the petitioner would request two - three reductions in the set back for parking, he would then be able to provide the required parking.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

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Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrator

January 5, 1973

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

RE: Z.A.C. Meeting,
January 2, 1973
Item: 120
Owner: Antoinette C. Brudzinski
Location: S/E corner of Eastern Ave. and Pelczar Avenue
Present Zoning: S.L. and D.R. 5.5
Proposed Zoning: Variance from Sections 232.2b and 409.2b(5) for side yard setback of 0' instead of req. 12' and special permit for parking of 6 cars instead of req. 9
District: 15 S/E Freeway
No. Acres: 10,500 square feet

Attention Mr. John J. Dillon:

Dear Mr. DiNenna:

Preliminary State Highway Administration plans indicate that the subject property will be required for the proposed Southeast Freeway, therefore the administration would be opposed to any substantial improvement to the property.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

John E. Meyers
Asst. Development Engineer

CLJ:JMS

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 3, 1973

DONALD J. ROOD, 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 120, Zoning Advisory Committee Meeting
January 2, 1973, are as follows:

Property Owner: Antoinette C. Brudzinski
Location: S/E corner of Eastern Avenue and Pelczar Ave.
Present Zoning: S.L. and D.R. 5.5
Proposed Zoning: Variance from Sections 232.2b and 409.2b(5) for side yard setback of 0' instead of req. 12' and special permit for parking of 6 cars instead of req. 9.
District: 15
No. Acres: 10,500 sq. ft.

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:md

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
County Office Building
Towson, Md. 21204
40-2211

January 19, 1973

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 N. Chesapeake Ave.
Towson, Md. 21204
40-2211

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 #120, Zoning Advisory Committee Meeting, January 2, 1973, are as follows:

Property Owner: Antoinette C. Brudzinski
Location: S/E corner of Eastern Avenue and Pelczar Avenue
Present Zoning: S.L. and D.R. 5.5
Proposed Zoning: Variance from Sections 232.2b and 409.2b(5) for side yard setback of 0' instead of req. 12' and special permit for parking of 6 cars instead of req. 9
District: 15
No. Acres: 10,500 square feet

The petition and site plan must be amended to reflect what the petitioner is requesting.

The site plan must be revised to show the required screening, grading and cutting of the parking area.

Very truly yours,

John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

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BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 2, 1973

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

Re: Item 120 ZAC Meeting of January 2, 1973
Property Owner: Antoinette C. Bruzdinski
Location: S/E corner of Eastern Avenue and Pelczar Avenue
Present Zoning: B.L. and D.R. 5.5
Proposed Zoning: Variance from Sections 232.2b and 409.2b (5) for side yard setback of 0' instead of req 12' and special permit for parking of 6 cars instead of req 9

District: 15
No. Acres: 10,500 square feet

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

WNP/ml

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H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE PRESIDENT
MRS. ROBERT A. DUNN

MARCUS M. BOTSANIS
JOSEPH M. HIGDON
ALVIN LEBOWITZ
JOSHUA M. WHEELER, SECRETARY

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, JR., CLERK
MRS. RICHARD F. HENRIKSEN

LAW OFFICES
WILLIAM J. BLONDELL, JR.
408 EASTERN AVENUE
BALTIMORE, MARYLAND 21201

PHONE MU 7-7878

May 25, 1973

S. Eric DiNenna
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for variances and
Special Hearing
SE corner of Eastern and Pelczar
Avenues - 15th District
Antoinette C. Bruzdinski -
Petitioner
No. 73-248-ASPH (Item No. 120)

Dear Mr. DiNenna:

This is to advise you that I represent
James C. Bates, Ronald M. Bates, Robert B. Bates,
Freston L. Bates and Doris Mae Long, Individually and
as Personal Representative of Minnie A. Bates.

Enclosed please find check in the amount of
Thirty-five (\$35.00) Dollars. Kindly note an appeal
to the Board of Appeals from your Order in the above
captioned case dated May 2, 1973.

Very truly yours,

William J. Blondell, Jr.

WJB:cw
Enclosure



MICROFILMED

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
(Between Federal Building)
ESSEX, MARYLAND 21221

ASSOCIATES
IRVIN H. CAPLAN
CHARLES E. FORD, III
ALFRED H. WALBERT

April 24, 1973

MURDOCK 6-8274

Mr. George M. Pryor, Jr.
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Antoinette C. Bruzdinski
No. 73-248-ASPH

Dear George:

Enclosed please find amended plot plan of the Bruzdinski
Funeral Home property, with the requested changes noted thereon.

Kindest personal regards.

Sincerely yours,

Robert J. Romadka

ds1
Enc.

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ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
(Between Federal Building)
ESSEX, MARYLAND 21221

ASSOCIATES
IRVIN H. CAPLAN
CHARLES E. FORD, III
ALFRED H. WALBERT

April 17, 1973

MURDOCK 6-8274

Mr. George M. Pryor, Jr.
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Antoinette C. Bruzdinski
No. 73-248-ASPH

Dear George:

Please find enclosed herewith amended plot plan of the
Bruzdinski Funeral Home property, which plat shows a proposed
four foot compact fence to be constructed along the South side
of the subject property. I would appreciate your reviewing
and approving said plan and forwarding same to the Zoning
Commissioner for further reply.

Kindest personal regards.

Very truly yours,

Robert J. Romadka

RJR/dsl
Enc.

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 9, 1973

FROM: Norman E. Setzer, Chief
Land Use Master Plans

SUBJECT: Petition #73-248-ASPH, Southeast corner of Eastern and Pelczar Ave.
Petition for Variance for Side Yard and Front Property Line
Petition for Special Hearing for Off-Street Parking in a residential zone.
Petitioner - Antoinette C. Bruzdinski

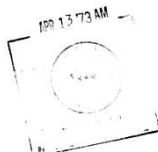
15th District

HEARING: Monday, April 16, 1973 (10:15 A.M.)

The Office of Planning and Zoning staff will offer the following comments.

It appears that a request for a permit for off-street parking in a residential
zone is necessary for the 7th space.

This property is needed for the future extension of South East Expressway.



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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 18, 1973

OFFICE OF PLANNING AND ZONING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

ROBERT J. ROMADKA, ESQ.
ATTORNEY AT LAW

809 EASTERN BOULEVARD
ESSEX, MARYLAND 21221

Robert J. Romadka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: Variance Petition
Item 120
Antoinette C. Bruzdinski - Petitioner

Dear Mr. Romadka:

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.

These comments are not intended to indicate the appropriateness
of the zoning action requested, but to assure
that all parties are made aware of plans or problems with
regard to the development plans that may have a bearing on
this case. The Director of Planning will file a written report
with the Zoning Commissioner with recommendations on the appropriateness
of the requested zoning.

The subject property is located on the southeast corner
of Eastern Avenue and Pelczar Avenue, in the 15th District of
Baltimore County. This property is currently zoned Business
Local (B.L.) and D.R. 5.5 and improved with a two-story brick
dwelling that is used as a funeral home. It also has a detached
3-car garage in the rear. The remaining properties in this
vicinity are residential dwellings and are well maintained.
Curb and gutter are existing along Eastern Avenue and Pelczar
Avenue. The subject property has previously been before this
office requesting a Special Excavation for a funeral home. The
request was denied on December 1, 1971 and retained a non-conforming
status (Case No. 577-42).

This petition is being withheld for filing until such time
as the following comments have been considered.

1. The Department of Traffic Engineering has proposed
two alternatives to the parking requirements on
this site which this office feels are worth
consideration.

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Robert J. Romadka, Esq.
Item 120
Page 2
January 18, 1973

2. The petitioner is advised that a special hearing is
required for off street parking in a residential
zone if parking is to be provided right the rear
property line.
3. Revised site plans should be submitted to this office
that show the size of the existing driveway, and the
distance between the dwelling and driveway. The plans
should also show the existing curb and gutter at the
intersection of Eastern and Pelczar Avenues.

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

JJG:JRG:EDJ

(Enclosure)

Eric DiNenna
Zoning Commissioner
111 West Chesapeake Avenue (Room 121)
Towson, Maryland
Attention: Miss Loughy

This is a written appeal against Case #73-248-SPH in which the
Bruzdinski Funeral Home at 1407 Eastern Avenue, Essex are seeking
permission to extend their Funeral Home from present 18 feet minimum
to 5 feet from our property. (Immediate neighbor - 1409 Eastern Avenue)
Complete reasons for this appeal would be brought out at hearing.

Due to the sudden death of our mother, Minnie A. Bates on 4-13-73
(owner of property at 1409 Eastern Avenue) we were unable to appear
at original hearing held on 4-16-73.

Your consideration in this matter will be greatly appreciated.

Doris Mae Long
Daughter of Minnie A. Bates
and Executrix of her estate

Registered Mail
Return Receipt Requested

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 3-29-73

Posted for: William J. Blundell, Jr., Esquire

Petitioner: Antoinette C. Brudinski

Location of property: 15th Ave. E. between S. Calverton Ave. and S. Calverton Ave.

Location of Sign: 15th Ave. E. between S. Calverton Ave. and S. Calverton Ave.

Remarks: None

Posted by: Eric Dinenna Date of return: 4-5-73

MICROFILMED

PETITION MAPPING PROGRESS SHEET						
FUNCTION	Wall Map		Original		Duplicate	
	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: <u>Eric Dinenna</u>	Revised Plans:		Change in outline or description		Yes	
Previous case: <u>65-138</u>	Map #				No	

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 10811

DATE: May 30, 1973 ACCOUNT: 01-662

AMOUNT: \$35.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER

William J. Blundell, Jr., Esquire
Cost of an Appeal on Case No. 73-248-ASPH
SE/corner of Eastern and Pelczar Avenues - 15th District
Antoinette C. Brudinski - Petitioner 350.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 8298

DATE: April 16, 1973 ACCOUNT: 01-662

AMOUNT: \$82.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER

Brudinski/Petitioner
1407 Eastern Ave.
Baltimore, Md. 21221
Advertising and posting of property
#73028-ASPH 820.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 9226

DATE: March 23, 1973 ACCOUNT: 01-662

AMOUNT: \$25.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER

Robert J. Brudinski, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221
Petition for Variance and Special Hearing for
Antoinette C. Brudinski - #73-248-ASPH 250.00

MICROFILMED

By: Eric Dinenna

STROMBERG PUBLICATIONS, Inc.

OFFICE OF
THE
ESSEX TIMES

ESSEX, MD. 21221 April 2, 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna, Zoning Commissioner
of Baltimore County
was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for One ~~SIXTY-SIX~~
week before the 2nd day of April, 1973 that is to say, the same
was inserted in the issue of March 29, 1973.

PETITION FOR
VARIANCE AND
SPECIAL HEARING
FOR THE
ZONING DEPARTMENT OF BALTIMORE COUNTY
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 10811

DATE: May 30, 1973 ACCOUNT: 01-662

AMOUNT: \$35.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER

William J. Blundell, Jr., Esquire
Cost of an Appeal on Case No. 73-248-ASPH
SE/corner of Eastern and Pelczar Avenues - 15th District
Antoinette C. Brudinski - Petitioner 350.00

PETITION FOR VARIANCE AND
SPECIAL HEARING
FOR THE
ZONING DEPARTMENT OF BALTIMORE COUNTY
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 8298

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Brudinski/Petitioner
1407 Eastern Ave.
Baltimore, Md. 21221
Advertising and posting of property
#73028-ASPH 820.00

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 29, 1973

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~~
for one time ~~before~~ before the 15th
day of April, 1973, the first publication
appearing on the 22th day of March,
1973.

THE JEFFERSONIAN
S. Leach Smith
Manager

Cost of Advertisement, \$

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 6-14-73

Posted for: Antoinette C. Brudinski

Petitioner: Antoinette C. Brudinski

Location of property: 15th Ave. E. between S. Calverton Ave. and S. Calverton Ave.

Location of Sign: 15th Ave. E. between S. Calverton Ave. and S. Calverton Ave.

Remarks: None

Posted by: Eric Dinenna Date of return: 6-20-73

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING - ZONING

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

Your Petition has been received * this 24th day of
Dec. 1972. Item # 1

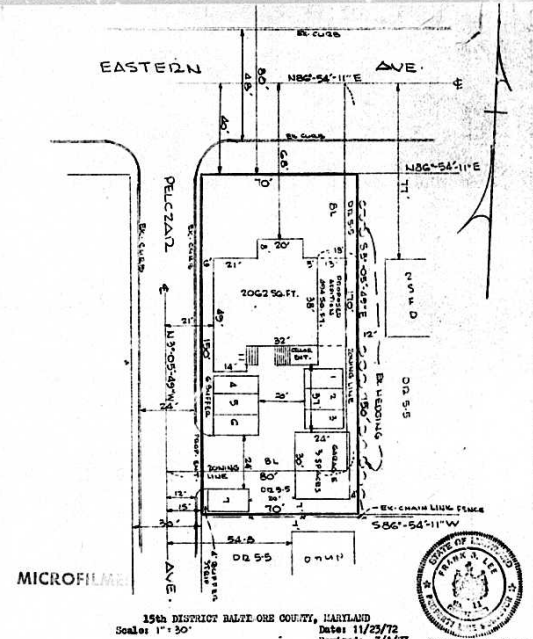
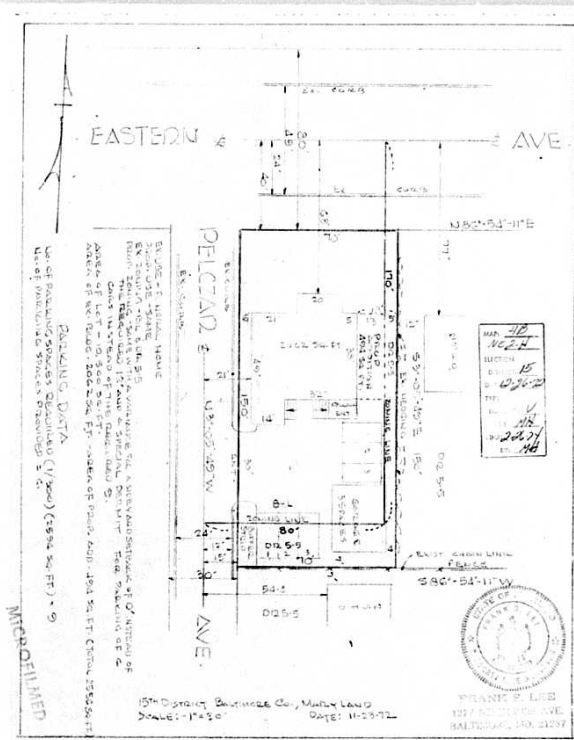
S. Eric Dinenna
Zoning Commissioner

Petitioner: Brudinski Submitted by: Romanaka

Petitioner's Attorney: Romanaka Reviewed by: Eric Dinenna

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

MICROFILMED

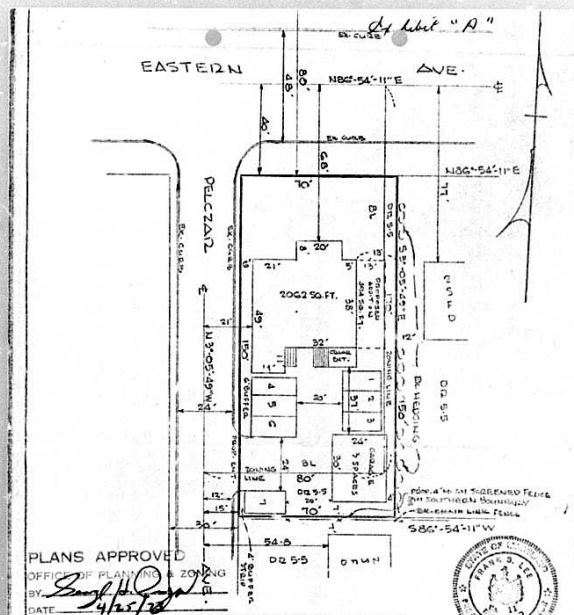


15th DISTRICT BALTIMORE CO., MARYLAND
 Scale: 1"=30'
 Date: 11/23/72
 Revised: 3/1/73
 FRANK G. LEE
 1277 HENRIERS AVE.
 BALTIMORE, MD. 21237

Ex. Use - Funeral Home
 Prop. Use - Same
 Ex. Zoning - 2 L & D R 5.5
 Prop. Zoning - Same, with a variance for a side yard setback of 0' instead of the required 12'.
 Area of lot = 10,500 square feet.
 Area of existing bldg. (2062 sq. ft.) Area of proposed bldg. (494 sq. ft.)
 Total - 2556 square feet.

PARKING DATA
 No. of parking spaces required (1/300) (2594 sq. ft.) = 7 spaces .
 No. of parking spaces provided - 7 spaces.

409.4
 a. The land so used must adjoin or be across an alley or street from the business or industry involved.
 b. Only passenger vehicles, excluding buses may use the parking area.
 c. No loading, servicing, or any use other than parking shall be permitted.
 d. Lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, as required.
 e. Screening by a wall, fence planting and/or otherwise shall be required as deemed advisable by the Office of Planning.
 f. A paved surface, properly drained shall be required.
 g. A satisfactory plan showing parking arrangement and vehicular access must be provided. Said plan shall also be approved by the Office of Planning.
 h. Method and area of operation, provision for maintenance and permitted hours of use shall be specified, and regulated as required.



15th DISTRICT BALTIMORE CO., MARYLAND
 Scale: 1"=30'
 Date: 11/23/72
 Revised: 3/1/73
 FRANK G. LEE
 1277 HENRIERS AVE.
 BALTIMORE, MD. 21237

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 Area of lot = 10,500 square feet.
 Area of existing bldg. (2062 sq. ft.) Area of proposed bldg. (494 sq. ft.)
 Total - 2556 square feet.

PARKING DATA
 No. of parking spaces required (1/300) (2594 sq. ft.) = 7 spaces .
 No. of parking spaces provided - 10 spaces.

409.4
 a. The land so used must adjoin or be across an alley or street from the business or industry involved.
 b. Only passenger vehicles, excluding buses may use the parking area.
 c. No loading, servicing, or any use other than parking shall be permitted.
 d. Lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, as required.
 e. Screening will be provided by means of a 4 foot high screen fence on southern boundary line and 4 foot high hedge on eastern property line will be provided.
 f. A paved surface, properly drained shall be required.
 g. A satisfactory plan showing parking arrangement and vehicular access must be provided. Said plan shall also be approved by the Office of Planning.
 h. Method and area of operation, provision for maintenance and permitted hours of use shall be specified, and regulated as required.