

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Charles O. Connelly, Sr., owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 1802.2B(4)(b)(2), to permit a corner side street setback of 24 ft. in lieu of the required 35 ft. and 1801.2d(3) to permit a distance of 49 ft. from the street centerline in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County in the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. To conserve energy.
2. Appearance.
3. Extra security.

Property to be posted and advertised as provided by Zoning Regulations. I, the undersigned, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the petition and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Charles O. Connelly, Sr.
Address 300 Mace Avenue
Baltimore, Md. 21221

Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of June, 1976, 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 public hearing be had before the Zoning Commission of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 23rd day of June, 1976, at 10:15 o'clock A.M.

John W. Heaton, III
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW corner of Mace Ave. & Townsend Rd.
15th District
OF BALTIMORE COUNTY

CHARLES O. CONNELLY, SR.
Petitioner : Case No. 76-249-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Leitz Jr.
Charles E. Leitz, Jr.
Deputy People's Counsel

I HEREBY CERTIFY that on this 2nd day of June, 1976, a copy of the foregoing Order was mailed to Mr. Charles O. Connelly, Sr., 300 Mace Avenue, Baltimore, Maryland 21221, Petitioner.

John W. Heaton, III
John W. Heaton, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiWenna
TO: Zoning Commissioner : Date: May 19, 1976
FROM: William D. Fromm :
Director of Planning

SUBJECT: Petition 76-249-A - Petition for Variance from the Zoning Regulations of Baltimore County to permit a corner side street setback of 24 feet instead of the required 35 feet, and to permit a distance of 49 feet from the center line of the street instead of the required 50 feet.
Petitioner - Charles O. Connelly, Sr.

15th District

Hearings: Monday, June 7, 1976 at 10:15 A.M.

There are no comprehensive planning factors requiring comment on this petition.

William D. Fromm
William D. Fromm
Director of Planning

WDF/JGH/mcc



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

June 18, 1976

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

Dear Mr. DiWenna:

Comments on Item #215, Zoning Advisory Committee Meeting, April 27, 1976, are as follows:

Property Owner: Charles O. Connelly, Sr.
Location: NW/C Mace Ave. & Townsend Rd.
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit corner side street setback of 24' in lieu of the required 35' and to permit a distance of 49' from street centerline in lieu of the required 50'.

Acres: 150 x 200
156 x 200
District: 15th

Since this is a variance for corner side street setbacks and metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HER:ph

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 24, 1976

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Franklin T. Hoopes, Jr.
Chairman

- MEMBERS
- BUREAU OF ENGINEERING
- DEPARTMENT OF TRAFFIC ENGINEERING
- STATE ROADS COMMISSION
- BUREAU OF FIRE PREVENTION
- HEALTH DEPARTMENT
- PROJECT PLANNING
- BUILDING DEPARTMENT
- BOARD OF EDUCATION
- ZONING ADMINISTRATION
- INDUSTRIAL DEVELOPMENT

Mr. Charles O. Connelly, Sr.
300 Mace Avenue
Baltimore, Maryland 21221

RE: Variance Petition
Item 215
Charles O. Connelly, Sr. - Petitioner

Dear Mr. Connelly:

The Zoning Plans 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 may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northwest corner of Mace Avenue and Townsend Road, and is currently the site of the Connelly Funeral Home. The petitioner is requesting a Variance to permit corner side street setbacks for the recent enclosure of a vestibule on the Townsend Road side of the building. Field inspection revealed the addition to have been completed.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in

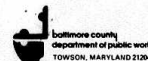
Mr. Charles O. Connelly, Sr.
Re: Item 215
May 24, 1976
Page 2

in the near future.

Very truly yours,
Franklin T. Hoopes, Jr.
FRANKLIN T. HOOPES, JR.
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure



May 28, 1976

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

Re: Item #215 (1975-1976)
Property Owner: Charles O. Connelly, Sr.
NW cor. Mace Ave. and Townsend Rd.
Existing Zoning: DR 5-5
Proposed Zoning: Variance to permit corner side street setback of 24' in lieu of the required 35' and to permit a distance of 49' from street centerline in lieu of the required 50'.
Acres: 150 x 200 District: 15th

Dear Mr. DiWenna:

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 submitted plan should be revised to indicate the location of public water main and sanitary sewerage relative to this site, and to include a location or vicinity map.

Highways:

Townsend Road, an existing County road, is improved as a 30-foot closed section roadway on a 50-foot right-of-way. No further highway improvements are required.

Mace Avenue, also an existing County road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway improvements and highway right-of-way widening, including a fillet area at the intersection for right distance and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

Any construction or reconstruction of sidewalks, curb and gutter, entrances, egress, etc., as may be required will be the full responsibility of the petitioner.

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

Item #215 (1975-1976)
Property Owner: Charles O. Connelly, Sr.
Page 2
May 28, 1976

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 Drainage:

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 Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Ellsworth M. Diver, P.E.
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EMH/PWR:ss

cc: J. Frenner

1-W Key Sheet
6 NE 26 Pos. Sheet
NE 2 O Topo
77 Tax Map

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
410/549-2266

STEPHEN COLLINS
DIRECTOR

May 17, 1976

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

Re: Item 215 - ZAC - April 27, 1976
Property Owner: Charles O. Connelly, Sr.
Location: NW/2 Mac Ave. & Townsend Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit corner side street setback of 24' in lieu of required 35' and to permit a distance of 49' from street centerline in lieu of the required 50'.
Acres: 150 x 200
150 200
District: 15th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to the side street setback.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
410/549-3211

WILLIAM D. FRANK
DIRECTOR

May 11, 1976

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 #215, Zoning Advisory Committee Meeting, April 27, 1976, are as follows:

Property Owner: Charles O. Connelly, Sr.
Location: NW/2 Mac Avenue and Townsend Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit corner side street setback of 24' in lieu of the required 35' and to permit a distance of 49' from street centerline in lieu of the required 50'.
Acres: 150 x 200
150 200
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 28, 1976

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

Z.A.C. Meeting of: April 27, 1976

Re: Item 215
Property Owner: Charles O. Connelly, Sr.
Location: NW/2 Mac Ave. & Townsend Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit corner side street setback of 24' in lieu of the required 35' and to permit a distance of 49' from street centerline in lieu of the required 50'.

District: 15th
No. Acres: 150 x 200
150 200

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/al

WILLIAM D. FRANK, DIRECTOR
T. PATRICK HILLIGER, JR., ASSISTANT DIRECTOR
FRED FORTNEY, L. SCHNEIDER
NANCY M. ROTHMAN
THOMAS R. FOSTER
MRS. LORRAINE F. CHURCH
JOHN H. KELLER, SUPERVISOR
ROGER B. HAYES
ALVIN LORICE
RICHARD W. TRACER, JR.

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

May 28, 1976

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

Re: Item #215 (1975-1976)
Property Owner: Charles O. Connelly, Sr.
NW cor. Mac Ave. and Townsend Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit corner side street setback of 24' in lieu of the required 35' and to permit a distance of 49' from street centerline in lieu of the required 50'.
Acres: 150 x 200
150 200
District: 15th

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 submitted plan should be revised to indicate the location of public water main and sanitary sewerage relative to this site, and to include a location or vicinity map.

Highways:

Townsend Road, an existing county road, is improved as a 30-foot closed section roadway on a 50-foot right-of-way. No further highway improvements are required.

Mac Avenue, also an existing county road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway section for right distance and any necessary reversible easements for slopes will be information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

Any construction or reconstruction of sidewalks, curb and gutter, entrances, aprons, etc. as may be required will be the full responsibility of the Petitioner.

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

Item #215 (1975-1976)
Property Owner: Charles O. Connelly, Sr.
May 2, 1976

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Storm Drains:

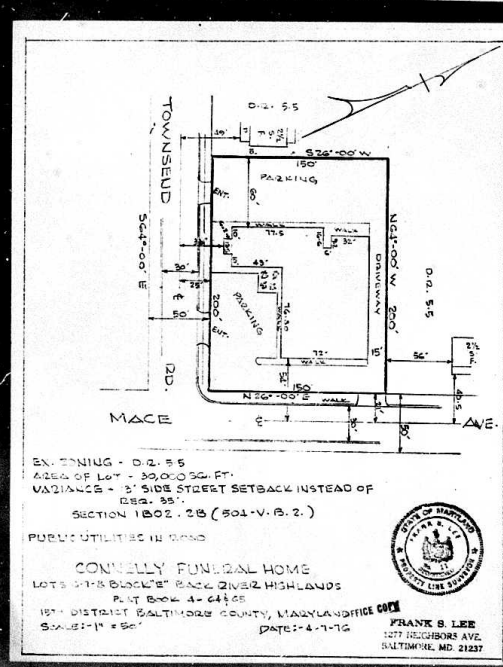
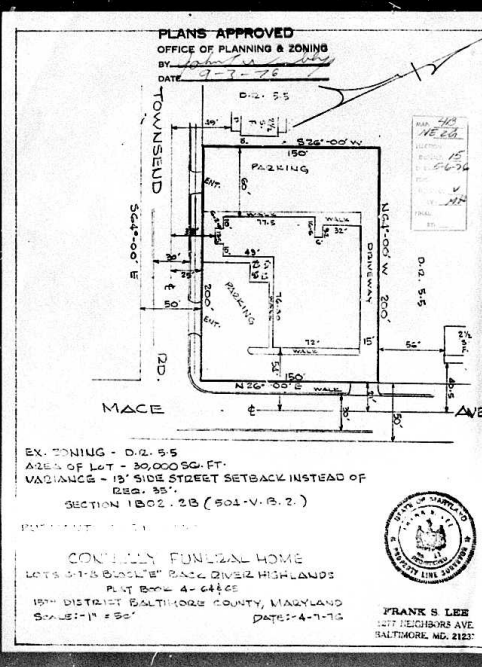
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,
Edward M. P. Davis
EDWARD M. P. DAVIS, P.E.
Chief, Bureau of Engineering

BMD:BNM/PMB:SS
OO: J. Frenner
1-BM Key Sheet
6-BM 26 Pot. Sheet
MS 2.0 Topo
97 Tax Map



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received • this 20 day of
APR. 1976. Filing Fee \$ 25 Received ☒ Cash ☐ Other ☐

Petitioner *Connelly* Submitted by *Connelly*
Petitioner's Attorney *Connelly* Reviewed by *MSL*

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 5-22-76
Posted for: *Henry W. Jones* 1976.8.15.15.15.15
Petitioner: *Charles O. Connelly, Sr.*
Location of property: *Mac Ave. & Townsend Rd.*
Location of Sign: *Left side of Mac Ave. & Townsend Rd. Facing Mac Ave.*
Remarks: *See above*
Posted by: *Michael H. Hays* Date of return: 5/22/76

