PETITION FOR ZONING VALANCE PROM AREA AND HEIGHT REGULATIONS

1 gives Charles C. Connelly, Sr. Agest owner, of the property situate in Baltimore may and which is described in the description and plat attached herein and made a part hereof.

Variance from Section 1802.28(Y.B.2.) to persit a comparside street set back of 24 ft. in lieu of the required 35 ft. and

1861.20(5) to rermit a distance of 49 ft. from the street center-

line in lieu of the required 50 feet. of the Zoning Regulations of Baltimore County, to the Zoning Low of Baltim NE 2-0

F0.8

ONDER

RECEIVED F

Property is to be posted and advertised as prescribed by Zoning Regulations.

Let we, agree to pay expanses of above Variance advertising, posting, etc., upon filing of this time and further agree to and are to be bound by the soning regulations and restrictions of most County adopted pursuant to the Zoning Law For Baltimere County.

Charles O Connelly & 300 Mace Avenue

Bulto., Md. 21221

May 24, 1976

Item 215 Charles O. Connelly, Sr. - Petitioners

16-24-A

1215

11 MH

27ch of 197 asserted by the Zoning Law of Balt. out Baltimore County, that 197 & that the subject matter of this petition be adv ... 1976 at /4 / 5 o'clock 1 th

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

CHARLES O. CONNELLY SE

...... ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524, 1 of the Bultimore County

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

John W. Hessian, III People's Coursel County Office Building Towers, Maryland 21204

I HEREBY CERTIFY that on this 2nd day of June, 1976, a capy of the forespoint Order was matted to Mr. Charles O. Connelly, Sr., 300 More Avenue, Builtim

ha W. Hersin, IT



BALTIMORE COUNTY, MARYLAND

Britise 22:-297-A.- Britises by Verience from the Zoning Regulations of Britismer County to parent to correct ride steed earliest of 24 feet instead of the required Steety and to passin 4 distance of 49 feet from the center line of the steed instead of the required Steety. 50 feet. Partitioner - Charles Co. Consolly, 50 feet.

15th District

lessings Monday, hope 7, 1976 at 10-15 A M



June 18, 1976

76.249.1

6/2/20

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, '(aryland 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: NV/C Mace Ave. & Townsend Rd. Existing Zoning: D.A. 3.2 Existing Zoning: D.A. 3.2 no presist corner side street Proposed Zoning: 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: $\frac{150}{150} \times \frac{200}{200}$ District: 15th

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

Very truly yours,

Other 11. Neven Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HER: ph

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

RE: Variance Petition

COUNTY OFFICE BLDG. 111 V. Chesapeake Ave. Towner, Maryland 21204

Chairman

BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERIN STATE BOADS COM

BUREAU OF HEALTH DEPARTMENT PROTECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

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

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field imspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the proprietaness of the soning action requested, the proprietaness of the soning action requested, the proprietaness of the soning action aware of plans or problems are proposed to the plans that may have a bearing on this case. The plans that may have a bearing on this case. The plans that may have a bearing on this case. The plans that may have a bearing on this case. The plans that may have a bearing on the case. The plans that the plans that the proprietaness of the requested tooling.

The subject property is located on the northwest corner of Maco Avenue and Townsend Road, and is currently the site of the Connelly Tuneral Home. Currently the site of the Connelly Tuneral Home. Corner side street setbseks for the recont 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, Chairman, Zoning Plans



May 28, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Tem #215 (1975-1976)
Property Owner: Charles O. Curnelly, Sr.
Ny cor. Nace Ave. and Townsend Ad.
Existiry Venica: DR. 53.

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

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.

Townsend Road, an existing County road, is improved as a 30-foot closed section bway 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 60-foot closed section roadway on a 60-foot right-of-way. Highway improvements and highway right-of-way videning, incloding a filled area at the intersection for sight distance and any necessary revertible casements for slopes will be required in connection with any grading or building permit againstoction. Further information may be obtained from the Sattimore County Bureau of Engineering. The small test plan was the reversed accordingly.

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

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

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 guading, including the stripping of top soil.

The Petitioner must provide mecessary drainage facilities (temperary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem any result, due to improper grading or improper installation of drainage facilities, would be the full inseponsibility of the Petitioner.

Water and S nitary Sewer:

Public water supply and wanitary sewerage are serving this property.

Ellsworth M. Dire) Comer

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END FAM PMR . . .

cc: J. Frenner

I-SW Key Sheet 6 NE 26 Pos. Sheet NE 2 G Topo 97 Tax Map

Pursuant to the advolument, part	ting of property, and publishering on the above petition
and it appearing that by reason of the S	ollowing finding of facts that strict compliance with
	egulations would result in practical difficulty and
uarcasonable bardehip upon the	Petitioner
	it further appearing that by reason of the granting of
	it turner appearing that by reason outside and general
the "ariances requested not au	riances to permit a corner side street setback of
welfare of the community, var	35 feet and a distance of 49 feet from the center
	e required 50 feet should be granted.
T IS ORDERED by the Zoning Co	mmissioner of Baltimore County this
day of June 1976	., that the herein Petition for the aforementioned Variances
	RANTED, from and after the date of this Order, subject
to the approval of a site plan t	by the Department of Public Works and the Oliver of
Planning and Zoning.	Deputy Joning Compassions of Baltimore County
	0()1
Pursuant to the advertisement, por	sting of property and public hearing on the above petition
and it appearing that by reason of	
the above Variance should NOT BE	GRANTED.
PT IS ORDERED by the Zoning Co	ommissioner of Baltimore County, thisday
	nat the above Variance be and the same is hereby DENIED.
of 197, th	at the above variance be and the same is initialy binaria.
15	
	Zoning Commissioner of Buttimore County



May 17, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

tion 315 - 58c - April 37, 1876
reportly Owner. Charles 0. Connelly, Sr.
Location: MM/C Nece Ave. 8 Townsend Md.
Patiting Zonology D.M. 5.5
Proposed Zonology D.M. 5.5
Proposed Zonology Control of Co

District: 15th

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

Very truly yours, Michael S. Flenigar.
Progincer Associate

WILLIAM D. FROMM

May 11, 1974

Mr. S. Eric DiNenna, Zoning Comm Mr. S. Eric Dirvenna, Zonting Co Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

District: 15th

Dear Mr. DiNenna

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

Property Owner: Charles O. Conveilly, Sr. Location: NM/C Maca Avenue and Tomesed Bood Easing Zonling. D.R.3.5 Property of the Conversion of Co

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

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

Very truly yours,

John L. Wimbley Planning Specialist II Project and Development Pla

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND 21204

Date: April 28 1976

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

Item
Property Owner: Charles 0, Connelly, Sr.
Charles 0, Connelly, Sr.
Charles 0, Connelly, Sr.
Proposed Joning: O.R. 5.3
Proposed Joning: 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 30'.

150 × 200 150 × 200

District

Dear Mr. DiNenna:

No bearing on student population.

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

KNP/n1

MESCRIPTICA POR VARIANCE

Beginning for a point on the Morthwest corner of Mace Avenue and Townsend Bood and rumning themeo Morth 26 degrees OO simutes East 150 feet, themeo Korth 64 degrees OO simutes West 200 feet, themeo Bouth 26 degrees OO simutes West 150 feet, themeo South 64 degrees OO simutes East 200 feet to the place of beginning.

June 10, 1976

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

RE: Petition for Variance NW/corner of Mace Avenue and Townsend Road - 15th Election District Charles O. Connelly, Sr. - Petitioner NO 76-249-A (Item No. 215)

Dear Mr. Connelly:

I have this date passed my Order in the above captioned matter in accordance with the attached.

GIM/n.c

cc: John W. Heesian, III. Esquire Feople's Counsel

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Tranklin T. Hogans, J Chairman

MEMBERS

BURLAL OF DEPARTMENT OF STATE BOADS COMMIS

NUREAU OF FIRE PREVENTION HEALTH DEPARTMEN PROJECT PLANNING BOARD OF EDIT ATION ZONING AUPINISTRAT INDUSTRIAL DISTRIBUTION

May 24, 1976

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

RE: Variance Petition Item 215 Charles C. Connelly, Sr. - Petitioners

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 ansure that all parties are nada aware of plans or proceed and are the appropriate and the plans of procedure of plans are all plans are

The subject property is located on the northwest corner of Mace Avenue and Townsend Bood, and is currently the site of the Connelly Funeral Homer. Corner side street setbacks for the recent enclosure of a westibule on the Townsend Road side of the building. Field inspection revealed the addition to have been completed.

Thir 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.

FRANKLIN T. HOGANS, JR. Chairman, Toning Plans Advisory Committee

FTH: JD

Enclosure

Satimore county department of Incitic engin TOURON TEARNAM AND STOR

May 17, 1976

Mr. S. Eric DiNenna

Re: Item 215 - ZAC - April 27, 1976 Tion 215 - 226 - Agril 27, 1976
Property Gonze, Charles G. Connelly, Gr.
Listen and Connelly, Gr.
Listen and Connelly of Troposed Mol.
Proposed Zeningi Verlance to perpart crerequired 35° and to -controlled 110° and to --

District: 15th

Dr. traffin and problems are anticipated by the requested

> Michael S. Planigan Traffic Engineer Associate

Very truly yours

Mr. S. Eric DiNenna, Zoning Committee 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. Connell yearing, april 27, 1176, are as follows: Location: NM/C More Avenue and Townsend Bood Existing Zoning: D.R.5.5 Proposed Zoning: Variance to permit corner side street setback of 24' in lieu of the required 33' and to permit a distance of 49' from street centerline in lieu of the required 30'. Acres: 150 x 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

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

Very truly yours,

John L. Wimbley Planning Specialist II

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 28, 1976

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

Charles O. Connelly, Sr. NM/C Mace Ave. & Townsend Rd. D.R. 5.5

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:

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

* FAVARO WILLIAMS. JS. VICE-188

JOSHUE M. WHEELEM, BUPERMIESOES

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. N/M cor. Nace Ave. and Townsend Rd. Existing Zoning: DR 5.5 PRINKING Zoning: DR 5.5
Proposed Zoning: Variance to permit corner side street
Proposed Zoning: Variance to permit corner side street
permit a clary of the property of the permit a clary of the perm

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

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

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.

Nace Avenue, also an existing County read, is proposed to be further improved in the future as a 40-foot closed section readway on a 60-foot right-si-say. Highway supervessents and highway right-or-say vincining, including a filled area of the section for sight distance and any necessary revertible easements for slopes will be received by the county of the section of the section

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

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

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

Sediment Control:

Development of this property through stripping, grading and stabilisation could result in a sodiment pollution problem, damaging private and public holdings domestrems of the property. A grading paratit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or parameth) to prevent creating any muisoness or damages to adjacent properties, especially by the concentration of surface waters. Correction of any probles 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.

SULLANDAN . Divy / Collect
ELLSWORN N. DIVER, P.E.
Chief, Bureau of Engineering

I-SW Key Sheet 6 HE 26 Pos. Sheet HE 2 G Topo 97 Tax Map

PLANS APPROVED OFFICE OF PLANNING & ZONING D.2. 5.5 NEZG SEND PAZKING 5-6-30 MH 20 E WALE MACE -AVE. EX. TONING - D.Q. 5.5 AZE - OF LOT - 30,000 SG. FT. VACIANCE - 13' SIDE STREET SETBACK INSTEAD OF

DEG. 35'

SECTION 1802 . 28 (504 - V. B. 2.)

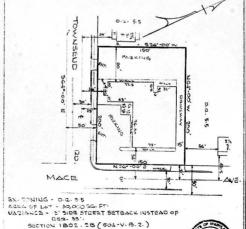
part of the first

SCALE: - 1" = 50"

CONTILLY FUNLEAL HOME LOTS 4-1-8 BLOCK "E" BACK DIVER HIGHLANDS PLAT BOOK 4- GALCE 197 DISTRICT BALTHORE COUNTY, MARYLAND

FRANK S. LEE 1277 NEIGHBORS AVE BALTIMORE, MD. 2123

PATE:-4-7-7G



PUBLIC ÚTILITIES IN TIOSO

CONVELLY FUNERAL HOME PLAT BOOK 4- 646 65 187 DISTRICT BALTIMORE COUNTY, MARYLANDIFICE COT SOME:- 1" = 50" DATE:-4-7-76

PRANK S. LEE 1277 REIGHBORS AVE. SALTIMORE, MD. 21237

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this____ NOR. Cash Other Petitioner Country Submitted by Petitioner's Attorney ____ This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTURE THESIT OF BALTIMONE COUNTY #76-249-R Tourse, Maryland Posted for Alessing Monday Jane & Posted for Charles De Consully Su Date of Party 5-12-76 2. 1976 C 10:15 AM Location of property M/W/Cak & mary one y Transond Rd Lacation at time I Signe Road of Thomas But From Inne & Transand Kd Posted by Mul H Hery Date of return 5/22/26



CERTIFICATE OF PUBLICATION

TOWSON, MD. Hay 20 , 1976
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Má., on the county
nt one time successive masks before the 7th
day of June 19 76 the first publication
appearing on the 20th day of May
19. 76
Leant Sunta
Cost of Advertisement, \$

	OFFICE OF
TIMES (7	Devena
THE	LILLE
VI_I	NEWSPAPERS

TOWSON, MD. 21204

May 19, 19 76

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception-- Connelly was inserted in the following:

Catonsville Times		
Dundalk Times		
Essex Times		
Suburban Times East		

☐ Towson Times ☐ Arbutus Times

Dundalk Times
Essex Times

☐ Community Times ☐ Suburban Times West

weekly newsp	apers publishe	ed in Baltimore, County, Maryland
once a week	for one	
was inserted i	n the issues of	May 19. 1976.

STROMBERG PUBLICATIONS, INC. BY E Patricia Snink

orles O. Connelly, Sr. Maryland 2022 MORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition was been received and accepted for filing this day of 1970.

Zoning Commissioner

Petitioner charles O. Cosselly, Sp.

Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND OFFICE OF MANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Ma 33387 .01-662 DATE MET 14, 1976 \$25.00 ALCEIVED John G. Connelly Sons, 300 Mage Ave., Belto., Md. 700 Petition for Variance 76-219-A 400 7 0 ARROW 17 25.00 MSC

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND No. 33429 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE June 7, 1976 ACCOUNT 01-662

AMOUNT \$42.50 MEGEIVED Cash

Advertising and posting of property for Charles 0. Connelly, Br. - - 76-219-8

08817#JUN 7

4 2.5 CHSC

VALIDATION OR SIGNATURE OF CASHIET