

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Theodore H. Ulrich and John Theodore Ulrich, legal owners 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 409.2 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve business parking in a residential (D.R. 5.5) zone pursuant to Section 409.4 of the Zoning Regulations.

The subject property is presently used as a parking lot for a funeral home located on your Petitioner's property. The funeral home is to be converted to professional office use. Your Petitioners have also submitted a Petition for a Zoning Variance from Section 409.2-b(4) of the Zoning Regulations, and request that the Petition for a Special Hearing and Petition for a Zoning Variance be set for a concurrent hearing, to be held at the earliest possible date.

**See attached description**  
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.

Theodore H. Ulrich  
Contract Purchaser  
John Theodore Ulrich  
Legal Owner

Address: 2112 Dundalk Avenue  
Baltimore, Maryland 21222

Petitioner's Attorney  
Protestant's Attorney

ORDERED BY the Zoning Commissioner of Baltimore County, this 11th day of February, 1977, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of February, 1977, at 9:00 o'clock A.M.

William R. Hansen  
Zoning Commissioner of Baltimore County

Please send a copy of all notices to William R. Hansen, 2000 First Maryland Building, 25 South Charles Street, Baltimore, Maryland 21201.

(over)

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Theodore H. Ulrich and I, or we, John Theodore Ulrich, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2-b(4) to permit 31 parking spaces in lieu of the required 35 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty)

See attached description  
(See Attached Statement)

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.

Theodore H. Ulrich  
Contract purchaser  
John Theodore Ulrich  
Legal Owner

Address: 2112 Dundalk Avenue  
Baltimore, Maryland 21222

Petitioner's Attorney  
Protestant's Attorney

ORDERED BY the Zoning Commissioner of Baltimore County, this 11th day of February, 1977, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of February, 1977, at 9:00 o'clock A.M.

William R. Hansen  
Zoning Commissioner of Baltimore County

Please send a copy of all notices to William R. Hansen, 2000 First Maryland Building, 25 South Charles Street, Baltimore, Maryland 21201.

(over)

RE: PETITION FOR VARIANCE

BEFORE THE ZONING COMMISSIONER

PETITION FOR SPECIAL HEARING  
NW/4 of Dundalk & Pine Aves.,  
12th District

OF BALTIMORE COUNTY

THEODORE H. ULLRICH, et al,  
Petitioners

Case No. 77-134-ASPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

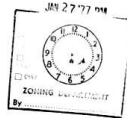
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated, and of the passage of any preliminary or final Order in connection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

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

John W. Heslian, III  
John W. Heslian, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 27th day of January, 1977, a copy of the foregoing Order was mailed to Mr. Theodore H. Ulrich, 2112 Dundalk Avenue, Baltimore, Maryland 21222, Petitioner.

John W. Heslian, III  
John W. Heslian, III



William R. Hansen, Esquire  
2000 First Maryland Building  
25 South Charles Street  
Baltimore, Maryland 21201

RE: Petitions for Variance and Special Hearing  
NW/4 corner of Dundalk & Pine Avenue -  
12th Election District  
Theodore H. Ulrich, et al - Petition  
NO. 77-134-ASPH (Item No. 120)

Dear Mr. Hansen:

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

Very truly yours,  
S. ERIC DI NENNA  
Zoning Commissioner

SED/mc

Attachments

cc: John W. Heslian, III, Esquire  
People's Counsel

# Statement to Accompany Petition For Zoning Variance

Pursuant to Section 409.5 of the Zoning Regulations of Baltimore County, your Petitioners are requesting a variance from the minimum off-street parking space requirements established in Section 409.2-b(4) of the Zoning Regulations. This statement is submitted with the Petition for a Variance in order to explain the nature of and reasons for said request.

The property subject to this Petition (the "Parking Lot") is part of a larger parcel of property which is divided into two zoning classifications. The Parking Lot is in a D.R. 5.5 zone; the remainder of your Petitioners' property, which is currently improved by a split-level masonry building, is zoned B.L. (Business, Local). The masonry building was constructed and is currently maintained as a funeral home. The funeral home and Parking Lot were previously granted a special exception (#73-180XA).

From a financial standpoint, the funeral home has been an unsuccessful operation. Your Petitioners attempted unsuccessfully for a period of over one year to market the subject property, but were unable to attract a purchaser for the property as it is presently improved, i.e., as a funeral home. Accordingly, your Petitioners are contemplating either renovating the funeral home for use as professional (general and/or medical) offices, or selling the property to a third party for a subsequent renovation by that party to such office use.

Under Section 409.2-b(5) of the Zoning Regulations, the minimum parking space requirement for use as a funeral home was 25 spaces. In order to permit your Petitioners the maximum latitude in renovating and/or marketing the property, it will be necessary to apply the most restrictive minimum parking space requirements applicable to office use -- which are set forth in Section 409.2-b(4). Under that section it is necessary to provide one space for each 300 square feet of total floor area. Based on an existing floor area of 10,500 sq. ft., 35 parking spaces must be provided. The Parking Lot can accommodate 31 parking spaces. Accordingly, your Petitioners are requesting a variance under Section 409.5 to permit 31 spaces instead of the required 35 spaces.

Your Petitioners have also submitted a Petition for a Special Hearing to permit business parking in a residential (D.R. 5.5) zone, and request that the Petition for a Special Hearing and the Petition for a Zoning Variance be set for a concurrent hearing, to be held at the earliest possible date.

# EVANS, MAGAN & HOLDEPER, INC.

SURVEYORS AND CIVIL ENGINEERS  
8012 BELAIR RD. BALTIMORE, MD 21236 (301) 668-1901  
1515 N. MARYLAND STREET, BALTIMORE, MD 21201 (410) 542-7000  
1115 N. MARYLAND STREET, BALTIMORE, MD 21201 (410) 542-7000

November 29, 1976

DESCRIPTION OF #2112 DUNDALK AVENUE, TO ACCOMPANY PETITION FOR VARIANCE FROM PARKING SPACE REQUIREMENTS AS SET FORTH IN SECTION 409.2 - b (4) OF THE BALTIMORE COUNTY ZONING REGULATIONS.

BEGINNING FOR THE SAME at the corner formed by the intersection of the southwest side of Dundalk Avenue, 60.00 feet wide and the North side of Pine Avenue, [40.00 feet wide], thence leaving said place of beginning and running and binding along the North side of Pine Avenue, (1) South 85 degrees 44 minutes 00 seconds West 256.75 feet, thence leaving Pine Avenue and running the four following courses and distances, viz: (2) North 4 degrees 16 minutes 00 seconds West 160.00 feet (3) North 85 degrees 44 minutes 00 seconds East 45.87 feet (4) South 20 degrees 19 minutes 00 seconds East 104.05 feet and (5) North 85 degrees 44 minutes 00 seconds East 175.00 feet to the West side of Dundalk Avenue, thence running and binding thereon, (6) South 73 degrees 19 minutes 00 seconds East 52.43 feet to the place of beginning.

Containing 0.499 acres of land, more or less.  
This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



# EVANS, MAGAN & HOLDEPER, INC.

SURVEYORS AND CIVIL ENGINEERS  
8012 BELAIR RD. BALTIMORE, MD 21236 (301) 668-1901  
1515 N. MARYLAND STREET, BALTIMORE, MD 21201 (410) 542-7000  
1115 N. MARYLAND STREET, BALTIMORE, MD 21201 (410) 542-7000

November 24, 1976

DESCRIPTION OF REAR PORTION OF #2112 DUNDALK AVENUE, TO ACCOMPANY PETITION FOR A SPECIAL HEARING TO ALLOW BUSINESS PARKING IN A DR 5.5 ZONE.

BEGINNING FOR THE SAME on the North side of Pine Avenue, 40 feet wide, at a point distant 199.48 feet, measured westerly along said North side of Pine Avenue from its intersection with the southwest side of Dundalk Avenue, 60 feet wide, thence leaving said place of beginning and running and binding on said North side of Pine Avenue, (1) South 85 degrees 44 minutes 00 seconds West 68.27 feet thence leaving Pine Avenue and running the 4 following courses and distances, viz: (2) North 04 degrees 16 minutes 00 seconds West 160.00 feet, (3) North 85 degrees 44 minutes 00 seconds East 45.87 feet, (4) South 20 degrees 19 minutes 00 seconds East 81.02 feet and (5) South 04 degrees 16 minutes 00 seconds East 82.14 feet to the place of beginning.

Containing 0.231 acres of land, more or less.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



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 requirements set forth in Section 408-4 of the Baltimore County Zoning Regulations, and that the health, safety and general welfare of the locality involved are not being adversely affected, the Special Hearing for Off-street Parking in a Residential Zone, in accordance with the plat, dated October 30, 1978, and approved February 2, 1977, by John L. Wimbley, Planner III, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding 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 25 day of February, 1977, that the herein Petition for a Special Hearing for Off-street Parking in a Residential Zone should be and the same is GRANTED, from and after the date of this Order, subject to compliance with the above mentioned site plan approved on February 2, 1977.

*[Signature]*  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25 day of February, 1977, that the above Special Hearing be and the same is hereby DENIED.

*[Signature]*  
Zoning Commissioner of Baltimore County

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

the above Variance should be and; and it further appearing that by reason of the findings of the Variance requested and its effect on the health, safety, and general welfare of the community...

to permit 31 off-street parking spaces instead of the 15 spaces requested. It should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25 day of February, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

*[Signature]*  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25 day of February, 1977, that the above Variance be and the same is hereby DENIED.

*[Signature]*  
Zoning Commissioner of Baltimore County

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: 5. Eric Dillema, Zoning Commissioner Date: January 20, 1977

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-13-ADPH. Petition for Variance for Off-Street Parking for Special Hearing for Off-Street Parking in a residential zone, Northwest corner of Dundalk and Pine Avenues. Petitioner - Theodore H. Ullrich and John Theodore Ullrich

HEARING: Wednesday, February 2, 1977 (10:15 A.M.)

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

*[Signature]*  
Norman E. Gerber  
Acting Director of Planning

NEG:JCH:rw

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



### PETITION AND SITE PLAN EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

James Theodore H. & John Theodore Ullrich  
2112 Dundalk Avenue  
Baltimore, Md. 21222

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 14th day of December 1976.

*[Signature]*  
Eric Dillema  
Zoning Commissioner

Petitioner: Theodore H. & John T. Ullrich

Petitioner's Attorney: Messrs. Hagan & Holdefer, Inc.  
8013 Belair Road  
Baltimore, Md. 21236

Reviewed by: *[Signature]*  
Nicholas B. Commodari  
Planning & Zoning Associate III

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

Nicholas B. Commodari  
Acting 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

January 26, 1977

Messrs. Theodore H. & John Theodore Ullrich  
2112 Dundalk Avenue  
Baltimore, Maryland 21222

RE: Special Hearing Petition's Variance  
Item 120 Petition  
Theodore H. & John T. Ullrich -  
Petitioners

Gentlemen:

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.

Located on the northwest corner of Dundalk & Pine Avenues, in the 12th Election District, this site is improved with a one-story masonry funeral home (Case No. 73-180-2A) and accessory parking to the rear. Adjacent properties to the north and west are improved with residences, while a church exists to the south across Pine Avenue.

Your proposal to convert the existing funeral home to a professional building creates a unique situation. Because the existing parking in the residential (D.R. 5.5) zone will be utilized for a different use (i.e. offices), thereby creating a de novo situation, the Special Hearing is necessitated along with the Variance request.

Messrs. Theodore H. & John Theodore Ullrich  
January 26, 1977  
Page 2

Particular attention should be afforded the comments of Mr. Charles Burnham concerning the possible requirement of handicap parking.

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 the near future.

Very truly yours,

*[Signature]*  
Nicholas B. Commodari  
Acting Chairman, Zoning  
Plans Advisory Committee

ENC:JD

Enclosure

cc: Evans, Hagan & Holdefer, Inc.  
8013 Belair Road  
Baltimore, Md. 21236

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21204  
THORNTON & MOURING, P.E.  
DIRECTOR

January 20, 1977

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

Re: Item #120 (1976-1977)  
Property Owner: Theodore H. & John T. Ullrich  
N/W cor. Dundalk Ave. & Pine Ave.  
Existing Zoning: RL 4 R1 16  
Proposed Zoning: Variance to permit 31 parking spaces  
in lieu of the required 35 spaces and a Special Hearing  
to permit off-street parking in a residential zone.  
Acres: 0.499 District: 12th

Dear Mr. Dillema:

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 comments which were supplied in connection with the Zoning Advisory Committee review of this site for Item #113 (1972-1973) are referred to for your consideration. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #120 (1976-1977).

Very truly yours,

*[Signature]*  
Ellsworth W. Dyer, P.E.  
Chief, Bureau of Engineering

END: EAM:FWH:es

P-55 Key Sheet  
12 SE 17 Pos. Sheet  
SE 4 E Topo  
103 Tax Map



January 13, 1977

Mr. Eric S. DiNenna  
Zoning Commissioner  
2nd Floor, Courthouse  
Towson, Maryland 21204

Re: Item 120 - ZAC - December 13, 1976  
Property Owner: Theodore H. & John T. Ulrich  
Location: NW/C Dundalk Ave. & Pine Ave.  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Variance to permit 31 parking spaces in lieu of the required 35 spaces and a Special Hearing to permit off-street parking in a residential zone.  
Acres: 0.499  
District: 12th

Dear Mr. DiNenna:

The requested variance to parking may cause some parking problems in the area.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate

HSF/ty

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 10, 1976

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

Z.A.C. Meeting of: December 13, 1976

Re: Item 120  
Property Owner: Theodore H. & John T. Ulrich  
Location: NW/C Dundalk Ave. & Pine Ave.  
Present Zoning: B.L. & D.R. 16  
Proposed Zoning: Variance to permit 31 parking spaces in lieu of the required 35 spaces and a Special Hearing to permit off-street parking in a residential zone.

District: 12th  
No. Acres: 0.499

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

*W. Nick Petrovich*  
W. Nick Petrovich,  
Field Representative.

WNP/ml

JOSEPH W. BLOOMBERG, PRESIDENT  
T. EDWARD W. LINDSEY, JR., VICE-PRESIDENT  
MRS. ROBERT L. HEDDERLEY

MARION M. BETHUNE  
T. EDWARD W. LINDSEY, JR., VICE-PRESIDENT  
MRS. ROBERT L. HEDDERLEY

ROBIN R. HAYDEN  
ALVIN L. BRUCE  
RICHARD W. TRACY, D.D.

CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222

January 20, 77

THIS IS TO CERTIFY, that the annexed advertisement of S. ERIC DINENNA, ZONING COMMISSIONER OF BALTO COUNTY was inserted in the Dundalk Eagle, a weekly newspaper published in Baltimore County, Maryland, once a week successive weeks before the 14th day of January, 1977; that is to say, the same was inserted in the issues of January 13, 1977

Kimbel Publication, Inc.  
Publisher.

*Kimbel & Co.*

CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222

January 20, 77

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Kimbel Publication, Inc.  
Publisher.

*Kimbel & Co.*

January 4, 1976

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, December 13, 1976, are as follows:

Property Owner: Theodore H. & John T. Ulrich  
Location: NW/C Dundalk Ave. & Pine Ave.  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Variance to permit 31 parking spaces in lieu of the required 35 spaces and a Special Hearing to permit off-street parking in a residential zone.  
Acres: 0.499  
District: 12th

Comments: Since this is a variance for parking and metropolitan water and sewer exist, no health hazard is anticipated.

Very truly yours,

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

THS/bw/rhs

January 24, 1977

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, December 13, 1976, are as follows:

Property Owner: Theodore H. & John T. Ulrich  
Location: NW/C Dundalk Avenue and Pine Avenue  
Existing Zoning: B.L. & D.R. 16  
Proposed Zoning: Variance to permit 31 parking spaces in lieu of the required 35 spaces and a Special Hearing to permit off-street parking in a residential zone.  
Acres: 0.499  
District: 12th

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  
Planner III  
Project and Development Planning

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 13, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing at one time before the 2nd day of February, 1977, the 13th day of January, 1977.

THE JEFFERSONIAN

*S. L. Smith*  
S. L. Smith  
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222

January 20, 77

THIS IS TO CERTIFY, that the annexed advertisement of S. ERIC DINENNA, ZONING COMMISSIONER OF BALTO COUNTY was inserted in the Dundalk Eagle, a weekly newspaper published in Baltimore County, Maryland, once a week successive weeks before the 14th day of January, 1977; that is to say, the same was inserted in the issues of January 13, 1977

Kimbel Publication, Inc.  
Publisher.

*Kimbel & Co.*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 3rd day of January, 1976 Item #.....

*Dante*

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner *Theodore H. Ulrich* Submitted by *Dr. Hester*  
Petitioner's Attorney Reviewed by *Dave. Allen*

\* 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

#77-134 P5174

District: 12th Date of Posting: 1-13-77

Posted for: *Posting Feb. 2, 1977, to 1-15-77*

Petitioner: *Theodore H. Ulrich*

Location of property: *111 W. Chesapeake Ave. & Pine Ave.*

Location of Sign: *Edgar, Robert, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th*

Remarks: *Mark H. Hester*

Posted by: *Mark H. Hester* Date of return: 1-22-77

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

No. 42840

DATE: Jan. 10, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: *Thomas, Piper and Marbury, 25 S. Charles St., Baltimore, Md. 21201*  
for: *Petition for Variance and Special Hearing for Theodore H. Ulrich* #77-134-P5174

849 A. J. 11 2500 MC

VALIDATION OR SIGNATURE OF CASHIER

GENERAL NOTES:

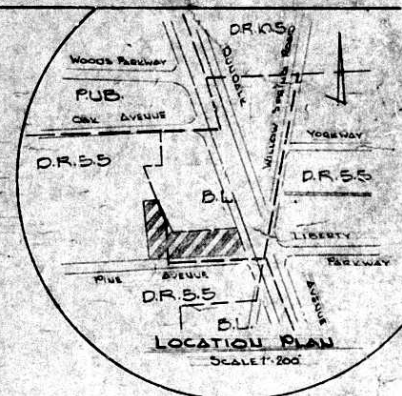
- |                     |                                                                 |
|---------------------|-----------------------------------------------------------------|
| 1. Area of Property | 0.292 Acres = Total (0.251A = DR 55 Zone)                       |
| 2. Existing Use     | Funeral Home (Special Exception<br>* 75-180X-A) and Parking Lot |
| 3. Proposed Use     | Professional Offices and Parking Lot                            |
| 4. Existing Zoning  | DR 55 and B.U. as shown.                                        |

PARKING NOTES:

1. Total Square Footage of Building to be Served (1,500 Sq. Ft.)
2. Total Parking Spaces Required (1/300 Sq. Ft.) 50 Spaces
3. Parking Spaces Provided: 31 Spaces (See Request for Variance to Section 409.5)
4. The Parking Lot Adjoints Business Involved
5. Only Passenger Vehicles Excluding Buses will use the Parking Area.
6. No Loading Service or any use other than Parking shall be Permitted.
7. Lighting to be Low Level & High Maximum and Directed Away from Residential Zones, As Required
8. Surrounding to be Shared with Flat
9. All Parking Areas are Macadam Paved and will be Properly Drained.
10. Parking Spaces Located as Shown on Plan.

## REQUEST FOR

- 1) A Special Hearing to Permit Business Parking in a Residential (D.R.S. S) Zone Pursuant to Section 400.4 of the Zoning Regulations;
- 2) A Variance Pursuant to Section 400.5 of the Zoning Regulations to Permit 31 Parking Spaces Instead of 20 Parking Spaces.



DR. 5.5 ZONE  
1150. B. 1000000

25 STORY

DL-ZONE  
Use-Residence

2 STOR  
FRAM  
Dwelling

**PUNDAV**

BLZONE  
AVENUE

NOTE:  
PRO AREA RESERVED FOR  
FUTURE ROAD WIDENING.

PLANS APPROVED

OFFICE PLANNING &  
BY *John Smith*  
DATE *2-2-77*

Exhibits

OFFICE COPY

PLAT TO ACCOMPANY PETITIONS

SPECIAL HEARING & VARIANCE FROM PARKING SPACE REQUIREMENTS

2112 DUNDALK AVENUE

12<sup>TH</sup> ELECTION DISTRICT

BALTIMORE COUNTY MARYLAND

THEODORE H ULLRICH & JOHN THEODORE ULLRICH  
2112 DUNDALK AVENUE  
BALTIMORE MARYLAND 212

EVANS, HAGAN & HOLDEFER, INC.

## ARTICLE 10. CIVIL SERVICE

012 2842 1040 / BETWEEN THE LINES

END PAGE 2

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John MacArthur

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# GENERAL NOTES:

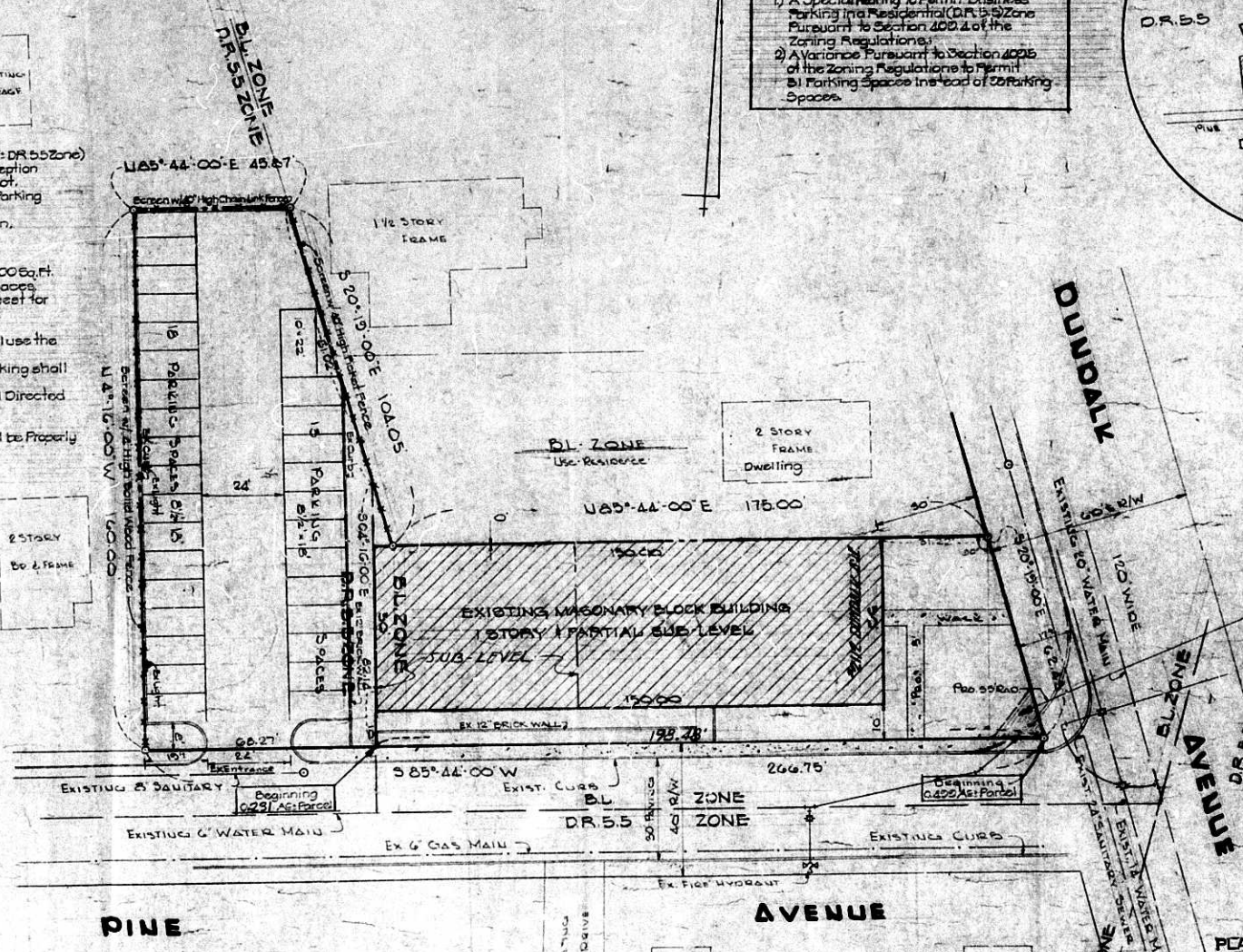
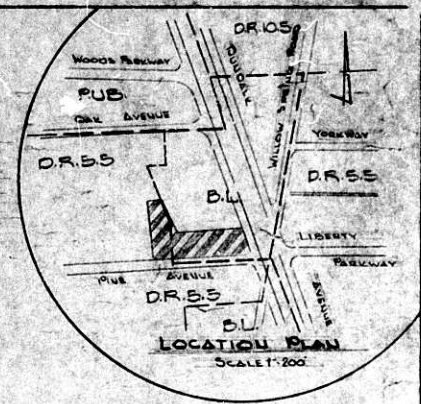
1. Area of Property 0.4250 Acres Total (0.251 AC - DR 55 Zone)
2. Existing Use Funeral Home (Special Exception #73-180X-A) and Parking Lot
3. Proposed Use Professional Offices and Parking Lot
4. Existing Zoning Lot DR 55 and BL as shown.

# PARKING NOTES:

1. Total Square Footage of Building to be Served 10,500 Sq. Ft.
2. Parking Spaces Required (1/500 Sq. Ft.) 21 Spaces
3. Parking Spaces Provided 21 Spaces (See Request for Variance to Section 409.5)
4. The Parking Lot Adjoins Business Involved.
5. Only Passenger Vehicles, Excluding Buses, will use the Parking Area.
6. No Loading Service or any use other than Parking shall be Permitted.
7. Lighting to be Low Level & High Maximum and Directed Away from Residential Zones, As Required
8. Screening as shown on Plat.
9. All Parking Areas are Macadam Paved and will be Properly Drained.
10. Parking Spaces Located as Shown on Plan.

# REQUEST FOR:

- 1) A Special Hearing to Permit Business Parking in a Residential (DR 55) Zone Pursuant to Section 409.2 of the Zoning Regulations.
- 2) A Variance Pursuant to Section 409.5 of the Zoning Regulations to Permit 21 Parking Spaces instead of 20 Parking Spaces.

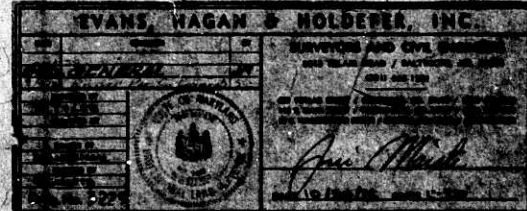


NOTE:  
THE AREA RETAINED FOR  
FUTURE ROAD WIDENING

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *[Signature]*  
DATE: 2-2-77  
*Edith H*

PLAT TO ACCOMPANY PETITIONS  
FOR  
SPECIAL HEARING & VARIANCE FROM PARKING SPACE REQUIREMENTS  
2112 DUNDALK AVENUE  
12<sup>TH</sup> ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

THEODORE H. ULLRICH & JOHN THEODORE ULLRICH  
2112 DUNDALK AVENUE  
BALTIMORE, MARYLAND 212



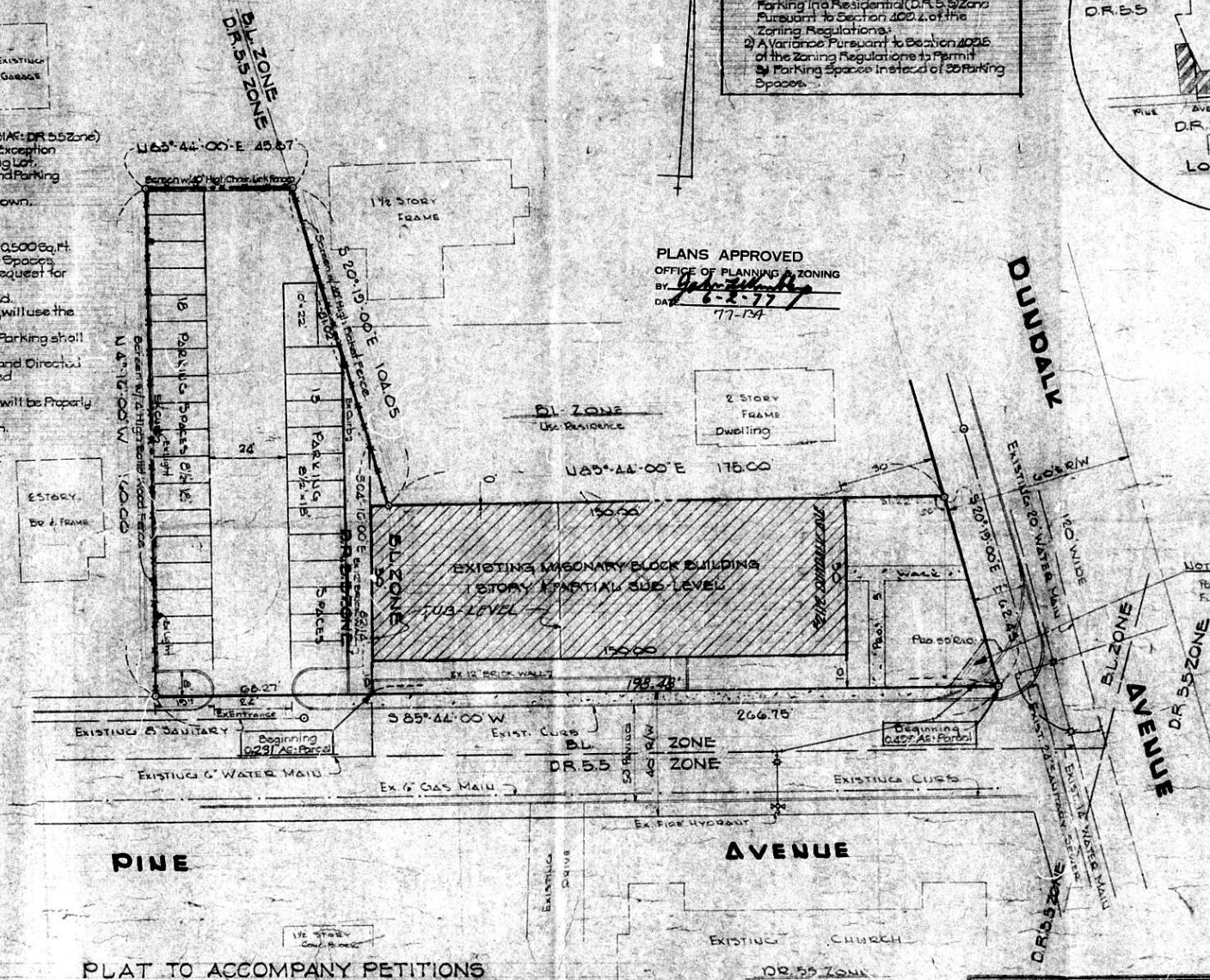
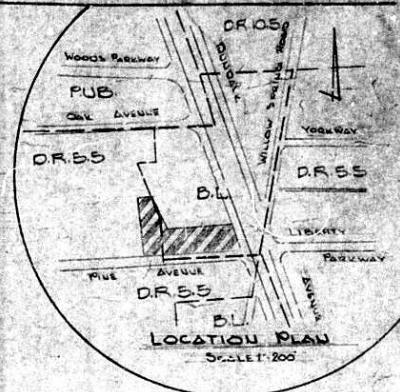


|                     |                                                                 |
|---------------------|-----------------------------------------------------------------|
| 1. Area of Property | 0.455 Acres=Total (Q231AF=DR 5.5 Zone)                          |
| 2. Existing Use     | Funeral Home (Special Exception<br>* 75-180X-A) and Parking Lot |
| 3. Proposed Use     | Professional Offices and Parking Lot                            |
| 4. Existing Zoning  | DR 5.5 and B.L. as shown.                                       |

1. Total Square Footage of Building to be Served: 1,050,000 Sq. Ft.
2. Parking Spaces Required: (1/100 Sq. Ft.) 25 Spaces
3. Parking Spaces Provided: 31 Spaces (See Request for Variance to Section 409.5)
4. The Parking Lot Adjoins Business Involved.
5. Only Passenger Vehicles Excluding Buses will use the Parking Area.
6. No Loading Service or any use other than parking shall be permitted.
7. Lighting to be Low Level, High Maximum and Directed Away from Resident Lot. Signs, As Required.
8. Seeding as shown on Plan.
9. All Parking Areas are Macadam Paved and will be Properly Drained.
10. Parking Spaces Located as Shown on Plan.

- 1) A Special Permit to Permit Business Parking in a Residential (R1.5-S) Zone Pursuant to Section 402.2 of the Zoning Regulations.
- 2) A Variance Pursuant to Section 402.6 of the Zoning Regulations to Permit 3) Parking Space Instead of 20 Parking Spaces.

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *[Signature]*  
DATE: *6-2-77*  
*77-134*



12<sup>TH</sup> ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

THEODORE H ULLRICH & JOHN THEODORE ULLRICH  
2112 DUNDALK AVENUE  
BALTIMORE MARYLAND 212

|                                                                                                                                                                                                |            |     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| EVANS, HAGAN & HOLDEFER, INC.                                                                                                                                                                  |            |     |
| DATE                                                                                                                                                                                           | EXPIRATION | NO. |
| 1964                                                                                                                                                                                           | 12/31      | 101 |
| MEMBER NATIONAL                                                                                                                                                                                |            |     |
| 501 W. 10th St.<br>OMAHA, NEB. 68102<br>402-346-1301                                                                                                                                           |            |     |
| 229 FORTUNE DRIVE / SADDLEBROOK, CALIF. 92675 / 714-942-1040<br>115 S. GARDEN STREET / WASHINGTON, D.C. 20001 / 202-546-1990<br>12 S. WASHINGTON STREET / ANNEAPOLIS, MD. 21403 / 410-293-6800 |            |     |
| JOHN A. HOLDEFER<br>President<br>JOHN E. HAGAN<br>President<br>JOHN W. EVANS<br>President                                                                                                      |            |     |
| DRUG. No. 3228<br>DATE 10/26/77, 10/26/78                                                                                                                                                      |            |     |