

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE

50 Westminster Pike, E/S Westminster Pike
and S/E Wolf Ave
4th Election District, 3rd Councilmanic

Legal Owner: A. Vernon Bucher, Jr.
Contract Purchaser: M.P. Properties, LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case No. 00-383-SPHXA

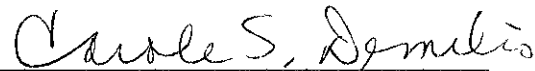
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of April, 2000 a copy of the foregoing Entry of Appearance was mailed to Robert W. Cannon, Esq., Weinberg & Green, 100 S. Charles Street, Baltimore, MD 21201, and to John B. Gontrum, Esq., 814 Eastern Boulevard, Baltimore, MD 21221, attorneys for Petitioner(s).



PETER MAX ZIMMERMAN



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 50 Westminster Pike

which is presently zoned BL-CCC and
DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) 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 should approve Waiver of Public Works Standards relating to public improvements along Wolf Avenue as outlined in the attached letter from D. S. Thaler & Associates, Inc. addressed to Mr. Arnold F. ("Pat") Keller, Director of Planning and Mr. Charles R. Olsen, Director of Public Works.

SEE ATTACHED LETTER

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.

Signed in counterpart. *Law*

Contract Purchaser/Lessee:

M. P. PROPERTIES, LLC

(Type or Print Name)

Michael P. Marzullo

Signature

c/o Michael P. Marzullo

3981 Carrollton Road

Address

Upperco, Maryland 21155
City 410-239-6666 State Zipcode

Attorney for Petitioner:

Robert W. Cannon, Esquire

(Type or Print Name)

Robert W. Cannon

Signature

Saul, Ewing, Weinberg & Green

100 South Charles Street 410-332-8816

Address

Phone No.

Baltimore, Maryland 21201
City State Zipcode

Legal Owner(s):

A. VERNON BUCHER, JR.

(Type or Print Name)

A. Vernon Bucher, Jr.

Signature

REBA BUCHER

(Type or Print Name)

Reba Bucher

Signature

50 Westminster Pike

Address

410-833-1040

Phone No.

Reisterstown, Maryland 21136

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

John B. Gontrum, Esquire

Romadka Gontrum & McLaughlin, P.A.

Name

814 Eastern Boulevard 410-686-8274

Address

Baltimore, Maryland 21221

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

Next Two Months

ALL

OTHER

REVIEWED BY: *SPD*

DATE 03-20-00



D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • P.O. BOX 47428 • BALTIMORE, MARYLAND 21244-7428

(410) 944-ENGR • (410) 944-3647 • FAX (410) 944-3684

March 17, 2000

Baltimore County, Maryland
Office of Planning & Zoning
401 Bosley Avenue
Towson, Maryland 21204

ATTN: Mr. Arnold F. ("Pat") Keller, Director

Baltimore County, Maryland
Department of Public Works
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Mr. Charles R. Olsen, Director

RE: Marzullo Property
(Zoning Case # ~~00383 SP4A~~)
Waiver of Public Works Standards Request

Gentlemen:

This letter is to accompany the attached Request for a Waiver of Public Works Standards for the referenced project. We have enclosed with this Request a copy of the Plan to Accompany Zoning Petitions for the project and an aerial photograph exhibit.

The subject property is located at the northeast corner of Westminster Road (Maryland Route 140) and Wolf Avenue in Reisterstown, Maryland.

Currently, the right-of-way along Westminster Road is 66-feet, with an ultimate right-of-way of 72 feet. Wolf Avenue has a 33 foot wide right-of-way and is to be ultimately improved to 50 feet wide. Wolf Avenue is a dead-end road, variable in paving width, serving approximately eleven single family dwellings.

The existing single family dwelling at the front of the site will be razed. The existing building towards the rear of the property will remain, and along with a proposed addition which will be converted into a funeral home.

page 2 of 2
Messrs. Keller & Olsen
RE: Marzullo Property
Zoning Case #
March 17, 2000

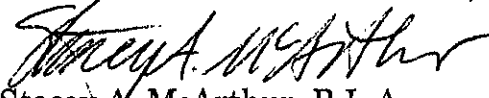
The existing building is located about nine (9) feet from the current edge of pavement and four (4) feet from the existing right-of-way. The ultimate right-of-way for Wolf Avenue is 50 feet. The full highway widening on the subject property would leave the existing building several feet inside the right-of-way.

In order to keep the existing building intact, we respectfully request, on behalf of our client, a waiver of a portion of right-of-way widening requirements along Wolf Avenue. The ultimate right-of-way will then be dedicated as indicated on the enclosed plan, notched around the existing building.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

D.S. THALER & ASSOCIATES, INC.


Stacey A. McArthur, R.L.A.

Enclosure

Copy: Michael Marzullo
Robert W. Cannon, Esquire
David S. Thaler, P.E., L.S.
Alan E. Scoll, R.L.A.



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 50 Westminster Pike

which is presently zoned BL-CCC and
DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) 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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a funeral establishment. The requested Special Exception use will not create any of the circumstances or conditions outlined in Section 502.1 of the Baltimore County Zoning Regulations.

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

~~I/we~~ agree to pay expenses of above Special Exception 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.

~~Signed in counterpart~~ *PWC*

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

M. P. PROPERTIES, LLC

(Type or Print Name)

Michael P. Marzullo

Signature

c/o Michael P. Marzullo

3981 Carrollton Road

Address

Upperco, Maryland 21155

City 410.239.6666

State

Zipcode

Legal Owner(s):

A. VERNON BUCHER, JR.

(Type or Print Name)

A. Vernon Bucher, Jr.

Signature

REBA BUCHER

(Type or Print Name)

Reba Bucher

Signature

Attorney for Petitioner:

Robert W. Cannon, Esquire

(Type or Print Name)

Robert W. Cannon

Signature

Saul, Ewing, Weinberg & Green

100 South Charles Street 410-332-8816

Address

Phone No.

Baltimore, Maryland 21201

City

State

Zipcode

50 Westminster Pike

Address

410-833-1040

Phone No.

Reisterstown, Maryland 21136

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

John B. Gontrum, Esquire

Romadka Gontrum & McLaughlin, P.A.

Name

814 Eastern Boulevard 410-686-8274

Address

Phone No.

Baltimore, Maryland 21221

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: SDA DATE 03-20-00



CO-383-SPXA





Petition for Variance

to the Zoning Commissioner of Baltimore County

To allow a 12'± rear yard setback to the property line and 3.5'± to the zoning line (building) and to allow a 9'± rear yard setback to the property line and 6' to the zoning line (parking) in lieu of the required 20'. (SM)

50 Westminster Pike

which is presently zoned BL-CCC and DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) 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(s) 232.2.B. to allow a side yard setback of 4'± in lieu of the required 10'; 232.3.B. to allow a 12'± rear yard setback in lieu of the required 20'; 409.6.A.4. to allow 20 parking spaces in lieu of the required 43 spaces; 409.8.A.1. to allow a 3'± wide planting area in lieu of the required 10' wide planting area that is adjacent to a residential use property, (Baltimore County Landscape Manual, Section 1X.c.2.b.(3); and 409.8.A.4. to allow a parking space to be 5'± from a public right-of-way in lieu of the required 10'.

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

Petitioner's request for setback and parking variances are necessary because of the unique character of the subject property, the existing improvements, the proposed expansion and the surrounding neighborhood. Granting the variances is in harmony with the spirit and intent of the zoning regulations and would not result in substantial harm to public health, safety and general welfare. Denial of Petitioner's request would cause practical difficulty and unreasonable hardship.

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

I/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.

Contract Purchaser/Lessee

M. P. PROPERTIES, LLC
(Type or Print Name)

Signature

Michael P. Marzullo

c/o Michael P. Marzullo

Address

3981 Carrollton Road

Upperco, Maryland 21155
City State Zipcode

Attorney for Petitioner

Robert W. Cannon, Esquire

(Type or Print Name)

Signature

Robert W. Cannon

Saul, Ewing, Weinberg & Green
100 South Charles Street 410-332-8816

Address

Phone No

Baltimore, Maryland 21201
City State Zipcode

I/we do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

A. VERNON BUCHER, JR.

(Type or Print Name)

Signature

A. Vernon Bucher Jr.

REBA BUCHER

(Type or Print Name)

Signature

Reba Bucher

50 Westminster Pike 410-833-1040

Address

Phone No

Reisterstown, Maryland 21136

City

State

Zipcode

Name Address and phone number of representative to be contacted

John B. Gontrum, Esquire
Romadka Gontrum & McLaughlin, P.A.

Name

814 Eastern Boulevard 410-686-8274
Address Baltimore, Maryland 21221 Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL OTHER

REVIEWED BY: *SMH* DATE 03-20-00

Printed with Soybean Ink
on Recycled Paper

00-383-SPXA

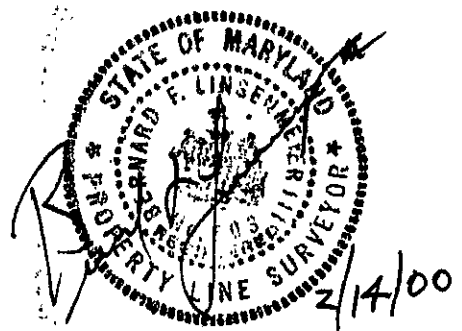
February 14, 2000

**MARZULLO PROPERTY
(DESCRIPTION FOR ZONING PURPOSES ONLY)**

Beginning at the point located at the intersection of the northeast side of Westminster Road (MD Route 140) as laid out sixty six (66) feet wide and the southeast side of Wolf Street as laid out thirty three (33) feet wide thence, running the following four (4) courses and distances:

1. North 47°42'00" East 204.51 feet to a point; thence,
2. South 47°23'00" East 93.12 feet to a point; thence,
3. South 42°38'30" West 199.21 feet to a point; thence,
4. North 49°42'00" West 111.23 feet to the point of beginning.

Containing approximately 0.47 acres of land, more or less.
(Also known as "50 Westminster Road.")



CERTIFICATE OF POSTING

RE: Case No.: 00-383-3PHXA

Petitioner/Developer: _____

M.P. PROPERTIES, LLC

Date of Hearing/Closing: APRIL 17, 2000

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

N.E. SIDE OF WESTMINSTER PIKE AND SE. SIDE OF WOLF AVE.

The sign(s) were posted on APRIL 13 2000
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

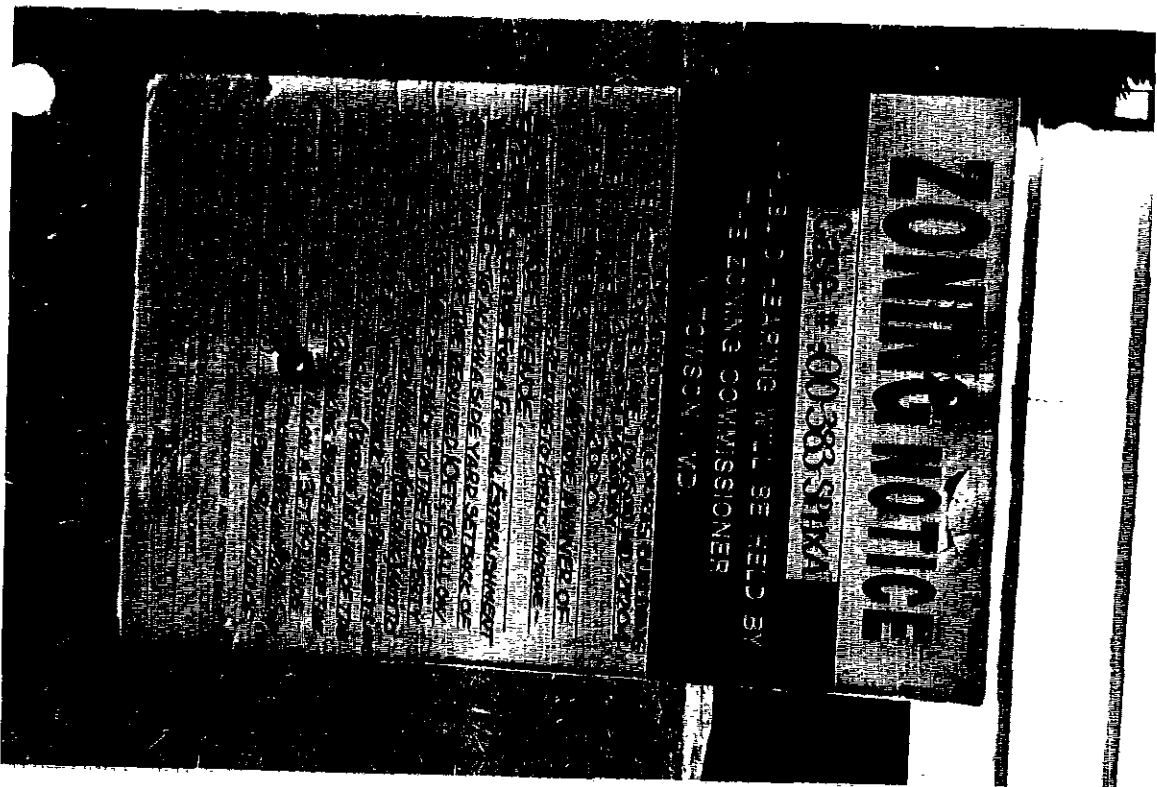
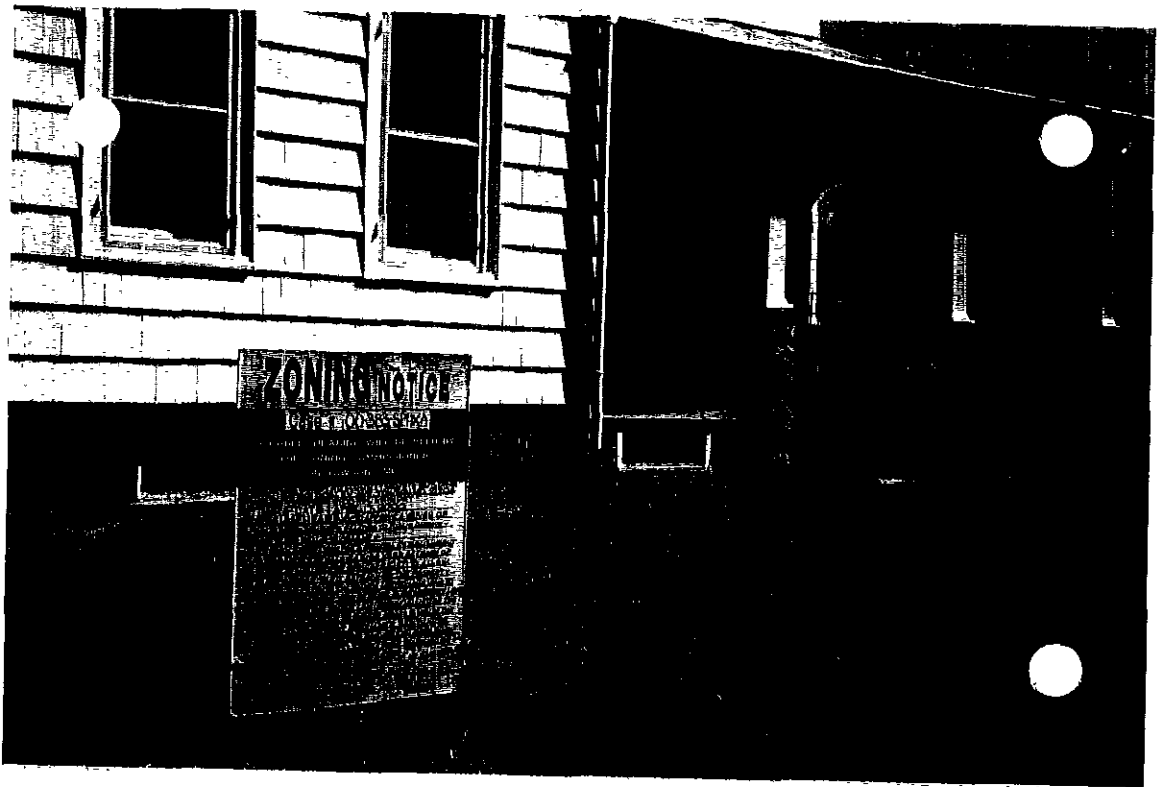
BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

RECEIVED

APR 3 2000

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

00-553-SPX A.

No. 079028

DATE 03-20-00 ACCOUNT ROCKFORD

AMOUNT \$ 650.00

RECEIVED FROM: MICHAELE P. MARZULLO PA

FOR: CUBAN SPECIAL SERVICES TAX COLLECTOR

THANK YOU

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

5007

CASHIER'S VALIDATION

FOR DEPOSIT
ALL DEPOSITS MUST BE DEPOSITED
WITHIN 10 BUSINESS DAYS OF THE
DATE OF THE RECEIPT
DATE 03/20/00
AMOUNT \$ 650.00
CASHIER'S VALIDATION



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 24, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-383-SPHXA

50 Westminster Pike

Corner NE/S Westminster Pike (MD Route 140) and SE Wolf Avenue

4th Election District – 3rd Councilmanic District

Legal Owner: Reba & A. Vernon Bucher, Jr.

Contract Purchaser: M.P. Properties, LLC

Special Hearing to approve a waiver of Public Works Standards relating to public improvements along Wolf Avenue. Special Exception for a funeral establishment. Variance to allow a side yard setback of 4 feet (+/-) in lieu of the required 10 feet; to allow a 12-foot (+/-) rear yard setback to the property line and 3.5 feet (+/-) to the zoning line (building) and to allow a 9-foot (+/-) rear yard setback to the property line and zero feet to the zoning line (parking) in lieu of the required 20 feet; to allow 20 parking spaces in lieu of the required 43 spaces; to allow a 3-foot (+/-) wide planting area in lieu of the required 10 feet; and to allow a parking space to be 5 feet (+/-) from a public right-of-way in lieu of the required 10 feet.

HEARING: Monday, April 17, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon, Director

C: Robert Cannon, Esquire, 100 S. Charles Street, Baltimore 21201
John Gontrum, Esquire, 814 Eastern Blvd., Baltimore 21221
M.P. Properties, LLC, 3981 Carrollton Road, Upperco 21155
Reba & A. Vernon Bucher, Jr., 50 Westminster Pike, Reisterstown 21136

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 2, 2000.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, March 30, 2000 Issue – Jeffersonian

Please forward billing to:

M.P. Properties, LLC
c/o Robert W. Cannon, Esquire
Saul, Ewing, Weinberg & Green
100 South Charles Street
Baltimore, MD 21201

410-332-8816 (Cannon)

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-383-SPHXA
50 Westminster Pike
Corner NE/S Westminster Pike (MD Route 140) and SE Wolf Avenue
4th Election District – 3rd Councilmanic District
Legal Owner: Reba & A. Vernon Bucher, Jr.
Contract Purchaser: M.P. Properties, LLC

Special Hearing to approve a waiver of Public Works Standards relating to public improvements along Wolf Avenue. Special Exception for a funeral establishment. Variance to allow a side yard setback of 4 feet (+/-) in lieu of the required 10 feet; to allow a 12-foot (+/-) rear yard setback to the property line and 3.5 feet (+/-) to the zoning line (building) and to allow a 9-foot (+/-) rear yard setback to the property line and zero feet to the zoning line (parking) in lieu of the required 20 feet; to allow 20 parking spaces in lieu of the required 43 spaces; to allow a 3-foot (+/-) wide planting area in lieu of the required 10 feet; and to allow a parking space to be 5 feet (+/-) from a public right-of-way in lieu of the required 10 feet.

HEARING: Monday, April 17, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-383-SPHXA ;
50 Westminster Pike
Corner NE/S Westminster Pike (MD Route 140) and
SE Wolf Avenue
4th Election District - 3rd Councilmanic District
Legal Owner(s): Reba & A. Vernon Bucher, Jr.
Contract Purchaser: M.P. Properties, LLC

Special Hearing: to approve a waiver of Public Works Standards relating to public improvements along Wolf Avenue.
Special Exception: for a funeral establishment. **Variance:** to allow a side yard setback of 4 feet (+/-) in lieu of the required 10 feet; to allow a 12-foot (+/-) rear yard setback to the property line and 3.6 feet (+/-) to the zoning line (building) and to allow a 9-foot (+/-) rear yard setback to the property line and zero feet to the zoning line (parking) in lieu of the required 20 feet; to allow 20 parking spaces in lieu of the required 43 spaces; to allow a 3-foot (+/-) wide planting area in lieu of the required 10 feet; and to allow a parking space to be 6 feet (+/-) from a public right-of-way in lieu of the required 10 feet.

Hearing: Monday, April 17, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/4/03 March 30 C380359

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/30/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/30/, 2000.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 14, 2000

Attorney Robert B. Cannon
Saul, Ewing, Weinberg & Green
100 South Charles Street
Baltimore MD 21201

Dear Attorney Cannon:

RE: Case Number 00-383-SPHXA , 50 Westminster Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 20, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

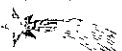
If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



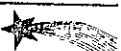
Census 2000



For You, For Baltimore County



Census 2000



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 10, 2000

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 10, 2000
Item No. 383

The Bureau of Development Plans Review has reviewed the subject zoning item. This office will recommend against the requested waiver of public improvements along Wolf Avenue. The developer will be responsible to construct a 28-foot paving section along the entire property frontage on Wolf Avenue. The width of right-of-way will be 10 feet behind the curb line except where the existing and future buildings are/will be located. The right-of-way line there will be the face of buildings. The sidewalks will be between the curb line and the buildings.

Public sanitary sewer shall be extended across Westminster Road and along the property frontage.

RWB:HJO:jrb

cc: File



Baltimore County

Department of Permits and
Development Management (PDM)
County Office Building, Room 111

Mail Stop #1105

111 West Chesapeake Avenue
Towson, Maryland 21204

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 3, 2000

Item No.: 383, 386, 390,

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

*** ADDITIONAL COMMENT FOR COMMENT #386 ONLY ***
DRIVING SURFACES MUST SUPPORT 50,000 LBS OVER 2 AXLES
IN ALL WEATHER CONDITIONS.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

April 6, 2000



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley */bjs*

DATE: April 10, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 4, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
381	1954 Catanna Avenue
382	19621 Middletown Road
383	50 Westminster Pike
384	245 Ashland Road
387	9415 Horn Avenue
388	515 Picadilly Road
389	5504 Dunrovin Lane
390	3738 Butler Road
391	115 Carolstowne Road
392	113 Carolstowne Road
393	142 Carolstowne Road
394	140 Carolstowne Road
395	11930 Jericho Road
397	Glen Arbor North
335	Liberty Road

4/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 17, 2000

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 50 Westminster Pike

INFORMATION:

Item Number: 383

Petitioner: M. P. Properties, LLC

Zoning: DR3.5

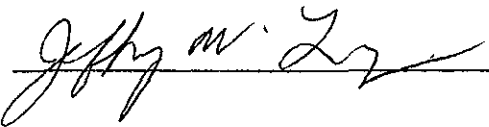
Requested Action: Special Hearing/Special Exception/Variance

SUMMARY OF RECOMMENDATIONS:

The subject request raises several concerns due to the number of variances that are necessary in order to improve the subject property. The parking variance is of particular concern to staff because it would appear that a funeral home would need more than twenty (20) spaces for typical practices such as a viewing or the formation of even a modest sized funeral procession, for example. Failure to provide the minimum required parking on site could negatively impact the adjacent residential area along Wolf Avenue. Based upon the information provided and analysis conducted, it would appear that the proposed project would overburden the site; therefore, this office recommends that the applicant's request be denied.

If the request is granted, however, the Office of Planning requests that elevation drawings (including materials) and a landscape plan be submitted to this office for review and approval prior to the issuance of a building permit.

Prepared by:  _____

Section Chief:  _____

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

April 5, 2000

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

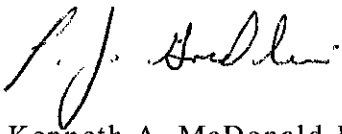
RE: Baltimore County
Item No. 383 (JRA)
50 Westminster Pike

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as it does not access a State roadway and will not be permitted access to MD 140.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Kenneth A. McDonald Jr.
Acting Chief
Engineering Access Permits Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

THOMAS L. MYERS

6 WOLF AVE., REGISTERSTOWN MD

MICHAEL D. BOPST

12 WOLF AVE. REGISTERSTOWN MD

Mr. & Mrs. Harold Haines

7 Wolf Ave. R. 410 833 0846

21136

21136



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ROBERT W. CANNON

MICHAEL P. MARZULLO

ALAN SCOLL

ADDRESS

100 SOUTH CHARLES ST
BALTIMORE, MD. 21201

3981 CARROLLTON ROAD
UPPERCO, MARYLAND 21153

7115 Ambassador Rd

Bethesda, Md. 21224



We, the undersigned, are in opposition of the proposed zoning variances and funeral establishment at the corner of Westminster Pike and Wolf Avenue for a number of reasons. Among them, we are extremely concerned about the parking issues, road closures due to funeral processions and the safety of our children.

Signature	Address	Date
1. <u>Juanin Myers</u>	<u>6 Wolf Ave d1136</u>	<u>4/15/00</u>
2. <u>Thomaz L. Meyer</u>	<u>6 WOLF AVE 21136</u>	<u>4/15/00</u>
3. <u>Mr. Harold James</u>	<u>7 Wolf Ave.</u>	<u>4/15/00</u>
4. <u>Michael O Bopst</u>	<u>12 WOLF AVE</u>	<u>4-15-00</u>
5. <u>Shirley A. Bopst</u>	<u>12 WOLF AVE</u>	<u>4-15-00</u>
6. <u>Judy Raver</u>	<u>15 Wolf ave</u>	<u>4-15-00</u>
7. <u>William Rave</u>	<u>15 wolf ave</u>	<u>4-15-00</u>
8. <u>John R Riner</u>	<u>15 WOLF AVE</u>	<u>4-15-00</u>
9. <u>Barbara Stoffa</u>	<u>13 WOLF AVE.</u>	<u>4-15-00</u>
10. <u>Wayne Cockey</u>	<u>13 WOLF AVE</u>	<u>4-15-00</u>
11. <u>Ferry MAY</u>	<u>13 WOLF AVE</u>	<u>4-15-00</u>
12. <u>Cindy Metcalf</u>	<u>11 Wolf Ave</u>	<u>4-15-00</u>
13. <u>Keith Metcalf</u>	<u>112 Wolf Ave</u>	<u>4-15-00</u>
14. <u>Rolin Long</u>	<u>8 Wolf Ave</u>	<u>4-15-00</u>
15. <u>Bridget Goodman</u>	<u>9 Wolf Ave.</u>	<u>4-15-00</u>
16. <u>Al [Signature]</u>	<u>23 wolf ave</u>	<u>4-15-00</u>
17. _____	_____	_____
18. _____	_____	_____

#383

00-383-SPHXA

Plat says LO is Vernon A. Bucher
Jr — Petition says A. Vernon
Bucher Jr.

Need authority for Gontruum to
sign for LO

* Need new forms — ZADM-forms

Need phone # for LO —

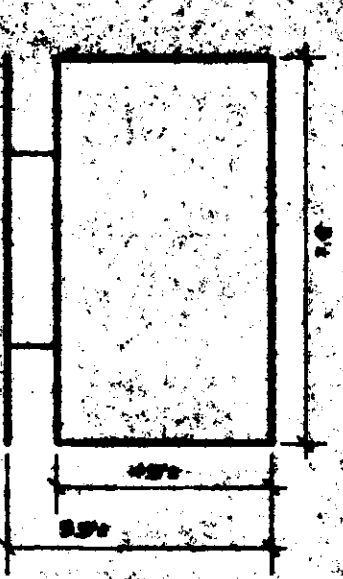
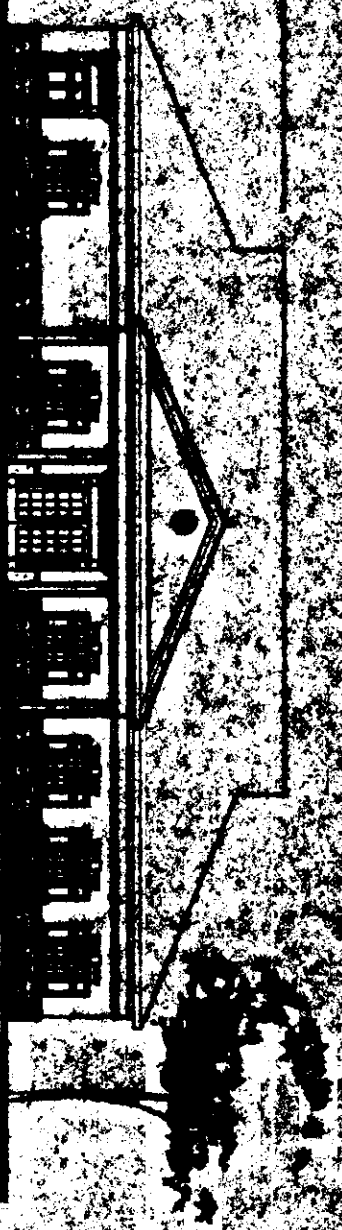
Need title of person signing
for CP

Need advertising form

Received 2 P.M. 04-12-00
CALLER FOR INFORMATION FROM
GONTRUM 3 P.M. 04-12-00.

TRA - Take care of
this ASAP. Carl

SCHEMATIC FRONT ELEVATION



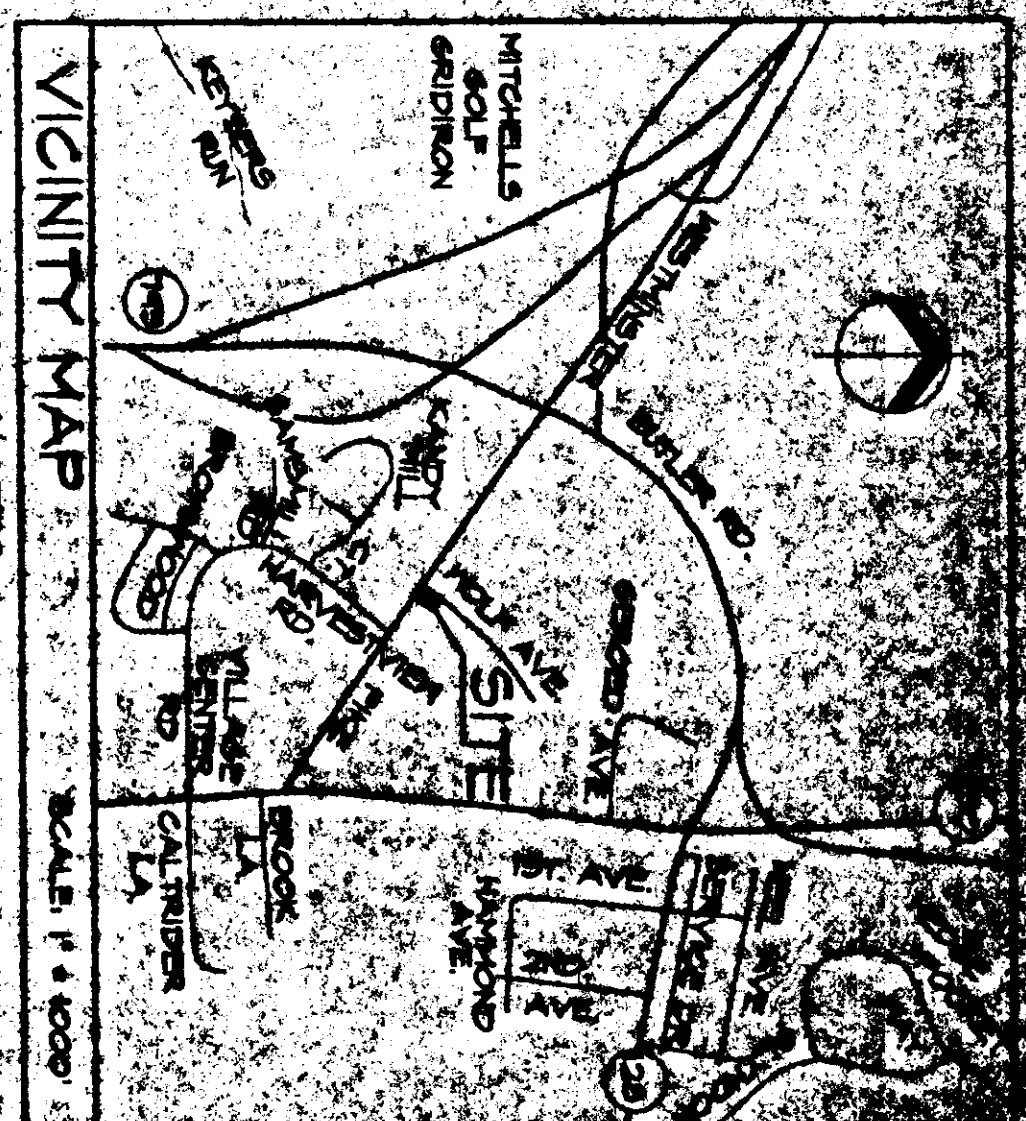
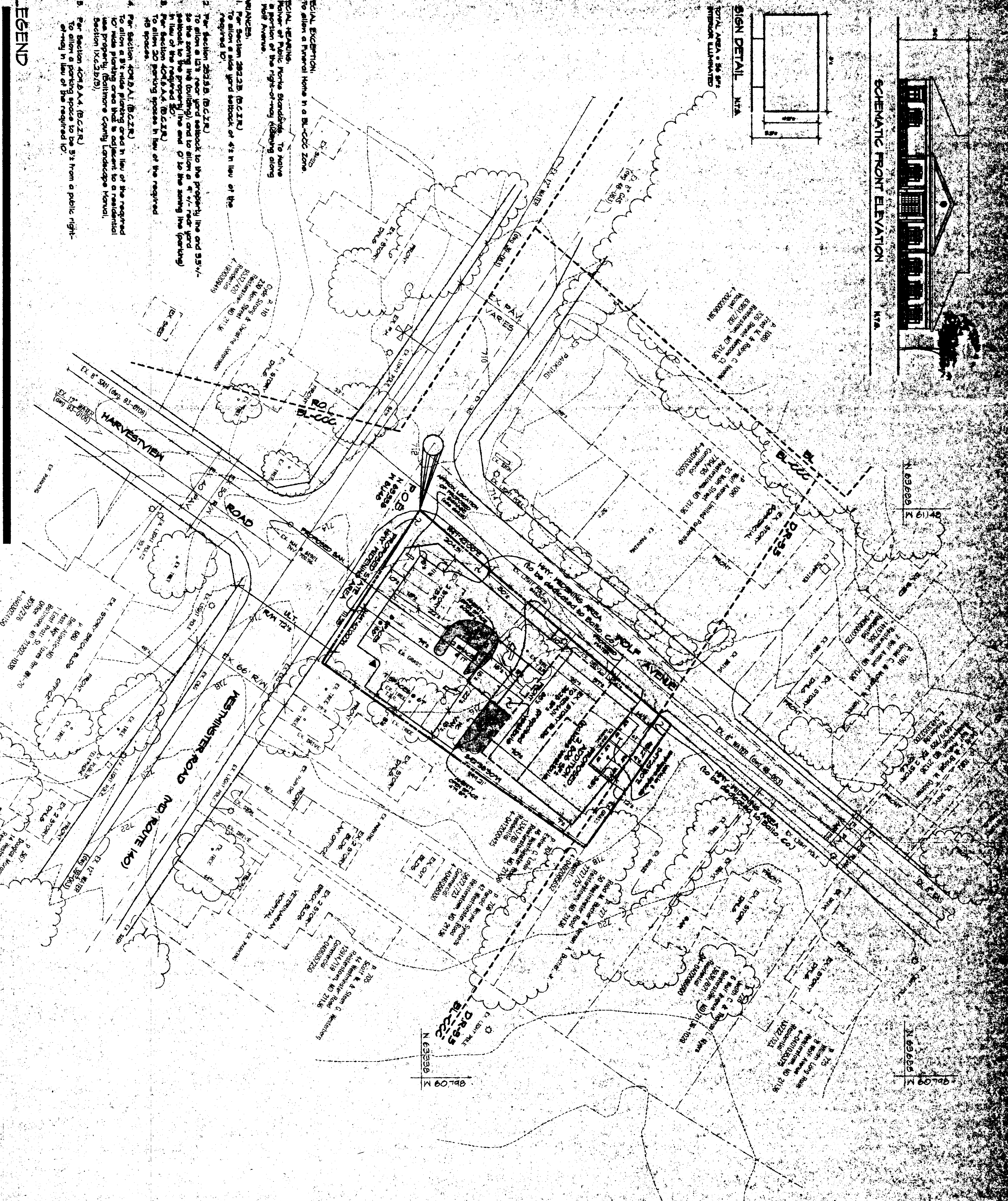
SIGN DETAIL

TOTAL AREA = 60 sq ft
MINIMUM LIGHTING

- SPECIAL EXCEPTION:**
To allow a Funeral Home in a B-C-C-Zone.
- APPLICANT:**
MARZULLO FUNERAL SERVICE
9801 Carrollton Road
Upper Merion, PA 15101
- ATTORNEY:**
Michael P. Marzullo, Director
- VARIANCES:**
1. Per Section 202.23 (B-C-Z) to allow a 12' rear setback to the property line and 35' to the zoning line (building) and to allow a 4' rear yard setback to the property line and 0' to the zoning line (parking) in lieu of the required 20'.
 2. To allow 20 parking spaces in lieu of the required 40 spaces.
 3. Per Section 402.21 (B-C-Z) to allow a 6' wide planting area in lieu of the required 10' wide planting area that is adjacent to a residential lot (Section 402.21).
 4. Per Section 402.21 (B-C-Z) to allow a parking space to be 5' from a public right-of-way in lieu of the required 10'.

LEGEND

- | | | | | | |
|--|---|---|--|---|---|
| ☒ Street Light | ☒ Street Sign | ☒ Road | ☒ Fire Hydrant | ☒ Light | ☒ Utility |
| ☒ Sidewalk | ☒ Tree | ☒ Barrier | ☒ Fire Hydrant | ☒ Light | ☒ Utility |
| ☒ Storm Drain | ☒ Light | ☒ Barrier | ☒ Fire Hydrant | ☒ Light | ☒ Utility |
| ☒ Storm Drain | ☒ Light | ☒ Barrier | ☒ Fire Hydrant | ☒ Light | ☒ Utility |



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES

1. DEVELOPMENT NAME: MARZULLO PROPERTY
2. APPLICANT: MARZULLO FUNERAL SERVICE
3. ADDRESS: 9801 CARROLLTON ROAD, UPPER MERION, PA 15101
4. DEDICATED: ATTN: MICHAEL P. MARZULLO, DIRECTOR
5. PREPARED BY: MARZULLO FUNERAL SERVICE, INC.
6. DATE: 09/15/00
7. SHEET NO. 02251

PARCELS	TRACED	FIELD	DATE	BY	DATE
108	4-10-00	10-10-00	10-10-00	10-10-00	10-10-00

- GENERAL DATA:**
- 1. SITE INFORMATION: Green, 0.61 Acre
 - 2. SITE INFORMATION: 108 Ltr & 30 R/W - Not Ave = 0.07 Acre
 - 3. SITE INFORMATION: 108 Ltr & 30 R/W - Westchester Ave = 0.07 Acre
 - 4. SITE INFORMATION: 108 Ltr & 30 R/W - Not Ave = 0.07 Acre
 - 5. SITE INFORMATION: 108 Ltr & 30 R/W - Not Ave = 0.07 Acre

- EXISTING ZONING:** B-C-C-Z
- EXISTING ZONING:** B-C-C-Z
- EXISTING ZONING:** B-C-C-Z
- EXISTING ZONING:** B-C-C-Z
- EXISTING ZONING:** B-C-C-Z

- EXISTING ZONING:** B-C-C-Z
- EXISTING ZONING:** B-C-C-Z
- EXISTING ZONING:** B-C-C-Z
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- EXISTING ZONING:** B-C-C-Z
- EXISTING ZONING:** B-C-C-Z

MARZULLO PROPERTY
PLAT TO ACCOMPANY ZONING PETITIONS

DATE: 09-15-00
SCALE: 1"=50'
SHEET: 1 OF 1

PROJECT NAME: MARZULLO PROPERTY
PLAT TO ACCOMPANY ZONING PETITIONS

CONCILIATION DIST. 5

REVISIONS:

APPLICANT: MARZULLO FUNERAL SERVICE
9801 Carrollton Road
Upper Merion, PA 15101

ATTORNEY: Michael P. Marzullo, Director

D.S. THALER & ASSOC., INC.

7000 MARZULLO ROAD
PO BOX 27400
UPPER MERION, PA 15101

DATE: 09-15-00
SCALE: 1"=50'
SHEET: 1 OF 1