



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1224-1226 RACE ROAD which is presently zoned BL
Deed References: L16096 F. 725 10 Digit Tax Account # 17 00 00 3443
Property Owner(s) Printed Name(s) 1224-1226 RACE ROAD LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. X a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for A FUNERAL ESTABLISHMENT (SECTION 230.3 BCZR)
3. X a **Variance** from Section(s) 409.6.A.4 TO PERMIT 45 PARKING SPACES IN LIEU OF THE REQUIRED 91 PARKING SPACES

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print ROBERT TERRY CONNELLY JR.
Signature Robert Terry Connelly Jr.
Mailing Address 3520 GALLOWAY RD MIDDLE RIVER MD 21220
City State Zip Code
Telephone # 443-690-7657 Email Address terryconnelly2@comcast.net

Attorney for Petitioner:

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

30 South CALVERT ASSOCIATES LLLP
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 Robert W. Catzen, General Partner Signature #2
Mailing Address 600 WINDHURST AVE BALTIMORE, MD City State
Zip Code 21210 Telephone # 410-532-1002 Email Address bob@CATZEN.COM

Representative to be contacted:

ROBERT W. CATZEN, General Partner
Name - Type or Print
Signature Robert W. Catzen
Mailing Address 600 WINDHURST AVE, BALTIMORE, MD City State
Zip Code 21210 Telephone # 410-532-1002 Email Address bob@CATZEN.COM

CASE NUMBER 2019-0319-XA Filing Date 5/10/19 Do Not Schedule Dates: Reviewer JS

302nd Street, Baltimore
The City of Baltimore, Maryland
In a case where the Baltimore
the 302nd Street Baltimore
The City of Baltimore, Maryland
The City of Baltimore, Maryland
The City of Baltimore, Maryland
The City of Baltimore, Maryland

ZONING DESCRIPTION 1224-1226 RACE ROAD

Beginning at a point on the north side of Race Road (60 feet wide) distant 121 feet westerly from its intersection with the center of Yellow Brick Road, thence:

(1) 48.04 feet along a curve to the left having a radius of 410.38 feet

(2) N 86° 16' 28" W 115.80 feet

(3) N 17° 19' 07" E 260.98 feet

(4) S 80° 48' 53" E 130.38 feet

(5) S 00° 58' 28" E 191.86 feet

(6) N 76° 51' 33" W 32.60 feet and

(7) S 13° 09' 01" W 70.99 feet to the place of beginning.

Containing 42,688 square feet or 0.98 acre of land, more or less.

Being known as 1224 and 1226 Race Road. Located in the 15TH Election District, 6TH

Councilmanic District of Baltimore County, Maryland.



2019-0319-XA

CENTRAL DRAFTING AND DESIGN
601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298

June 4, 2019

Michael D. Mallinoff, Director
Permits, Approvals and Inspections
111 West Chesapeake Avenue
Towson, Md. 21204

ATTN: Kristin Lewis
Zoning Review

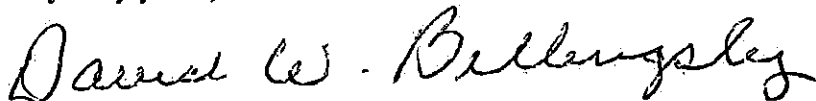
RE: 1224-1228 RACE ROAD
CASE NO. 2019-0319-XA

Dear Ms. Lewis,

On behalf of 30 South Calvert Street Associates, LLLP and Robert Terry Connelly, Jr., we are requesting that the referenced petition be withdrawn.

Should you have any questions, please do not to hesitate to contact this office.

Very truly yours,

A handwritten signature in black ink that reads "David W. Billingsley". The signature is written in a cursive, flowing style.

David W. Billingsley

Cc: 30 South Calvert Street Associates
Terry Connelly

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 29, 2019

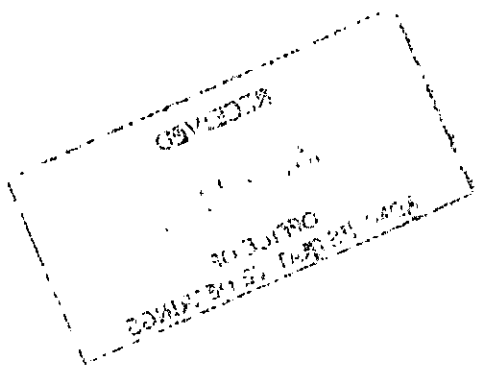
SUBJECT: DEPS Comment for Zoning Item # 2019-0319-XA
Address 1224-1226 Race Road
(Race Road, LLC Property)

Zoning Advisory Committee Meeting of **May 27, 2019**.

The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Any development of this property must comply with all requirements of Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains.
2. Any development of this property must comply with Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 6. Forest Conservation.

Reviewer: Paul Dennis, Environmental Impact Review



RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
AND VARIANCE		
1224-1226 Race Road; N/S Race Road,	*	OF ADMINISTRATIVE
121' W of c/line of W. Yellow Brick Road		
15 th Election & 7 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): 1224-1228 Race Road LLC		
Contract Purchaser: Robert Terry Connolly, Jr.*	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2019-319-XA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAY 23 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of May, 2019, a copy of the foregoing Entry of Appearance was mailed to Robert Catzen, General Partner, 600 Wyndhurst Avenue, Baltimore, Maryland 21210, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **182592**

Date: **5/10/19**

PAID RECEIPT

BUSINESS ACTION DPL LFS

5/10/2019 5/10/2019 11/11/199 2

REC 0002 MARKIN JEL

RECEIPT # 001126 5/10/2019 OFLR

Dept 5 528 ZONING VERIFICATION

CR NO. 182592

Recpt Tot \$ 1,000.00

1,015.00 01

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 1,000.00

Total:

\$ 1,000.00

Rec

From:

1224-1228 RICE ROAD, LLC

For:

2019-0319-X1

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0319-XA
Property Address: 1224-1226 RACE ROAD
Property Description: N. SIDE RACE ROAD 121 W OF E
YELLOW BRICK ROAD
Legal Owners (Petitioners): 1224-1228 RACE ROAD LLC
Contract Purchaser/Lessee: ROBERT TERRY CONNELLY, JR

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAYID BILLINGSLEY
Company/Firm (if applicable): _____
Address: 601 CHARWOOD CT.
EDGEWOOD MO 61040
Telephone Number: (410) 679-8719

Revised 7/9/2015

Pt. Bk./Folio # 039030A
Pt. Bk. 0000039, Folio 0030
1700005883

Lot # 300

BL

1600001212

Lot # 200A

1900011449

MLIM

1236

Pt. Bk. 0000017, Folio 0010 1511570330

Lot # 13

Pt. Bk. 0000013, Folio 0127

2200016963

PAI # 150371

PAI # 150371

Pt. Bk./Folio # C016127

PAI # 150371

2200008355

2200008353

2200008356

2200008354

2200008351

6 CD

Pt. Bk./Folio # 017010

1700007834

15 ED 090A1
NE 4-G

1230

BL

Lot # 10

Lot # 10

1226

Lot # 10
1700003443

PAI # 150018

1226-B 1224 1226-A

Lot # 100A

1900011448

Pt. Bk. 0000050, Folio 0121

Pt. Bk./Folio # 050141

PAI # 150146

PAI # 150146

PAI # 150146

YELLOW BRICK RD

PAI # 150796

Pt. Bk./Folio # MP03046

PAI # 150796

Pt. Bk. 0000078, Folio 0022 2400012014

Lot # 2

BR

1502190260 RACE RD

ROSSVILLE BLVD

ROSSVILLE BLVD

BRAS

7 CD

MLNC

1502370900

PAI # 150192

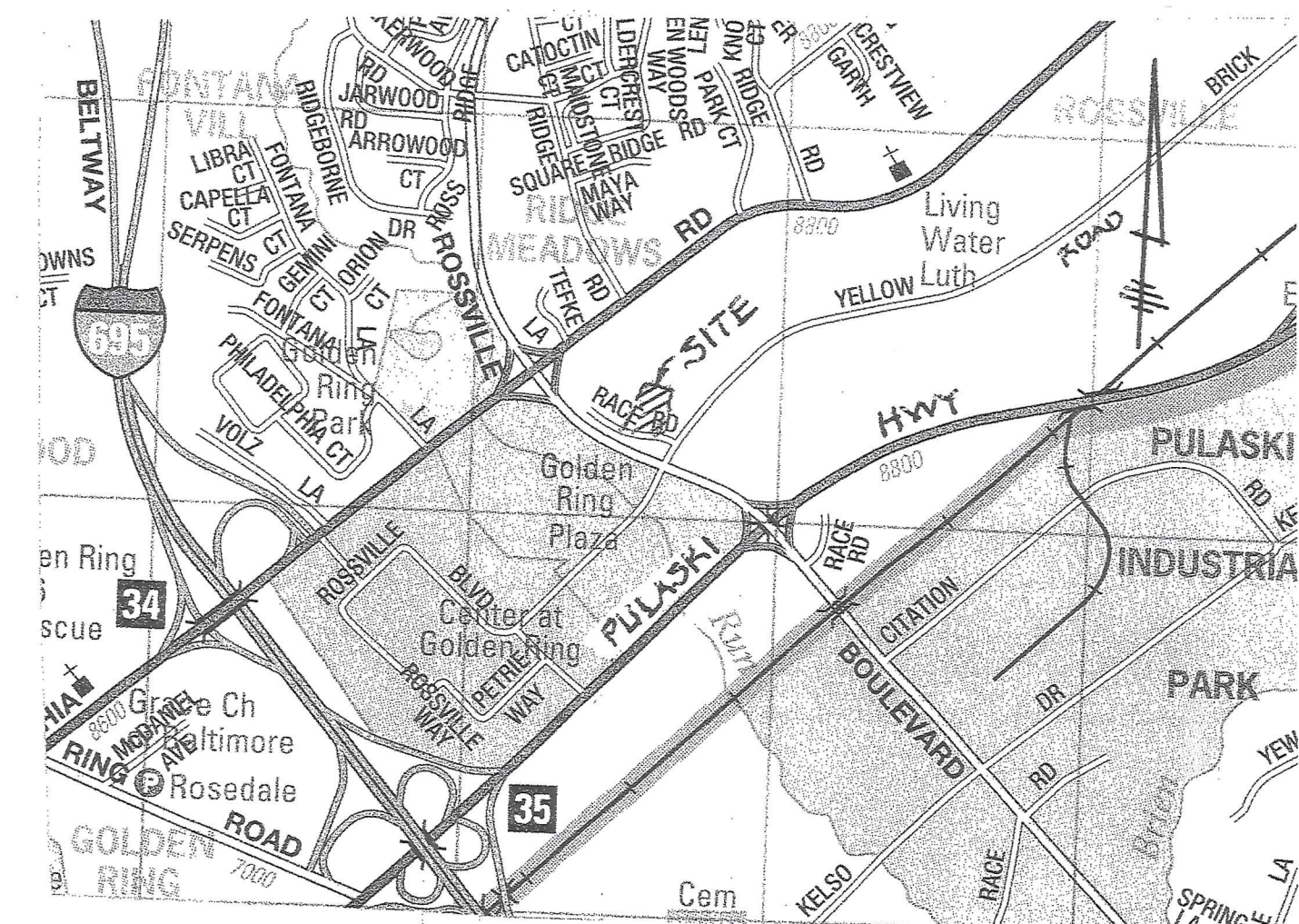
Pt. Bk./Folio # MP00141

PAI # 150192

Pt. Bk./Folio # MP00141

ROSSVILLE BLVD

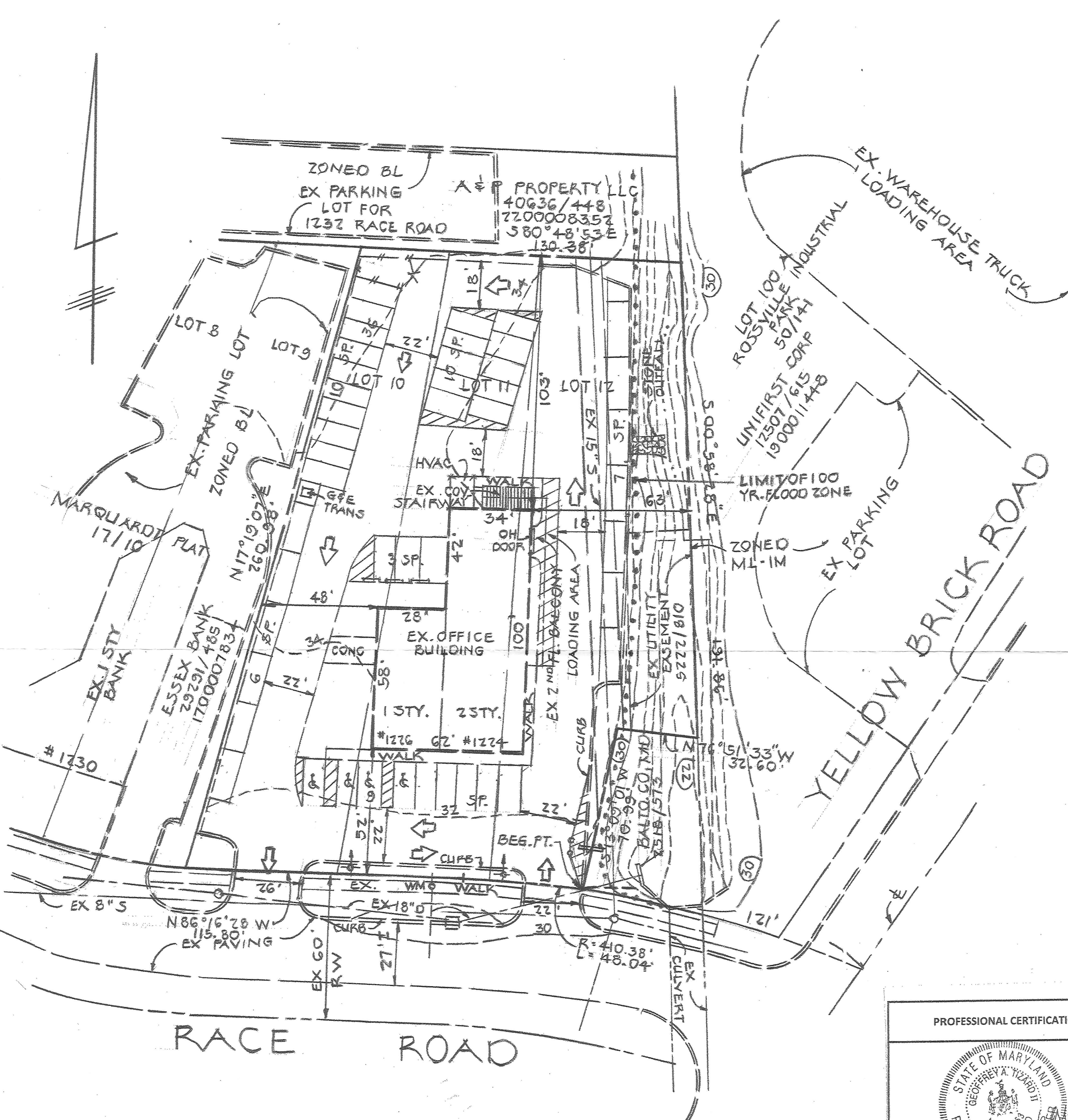
MI



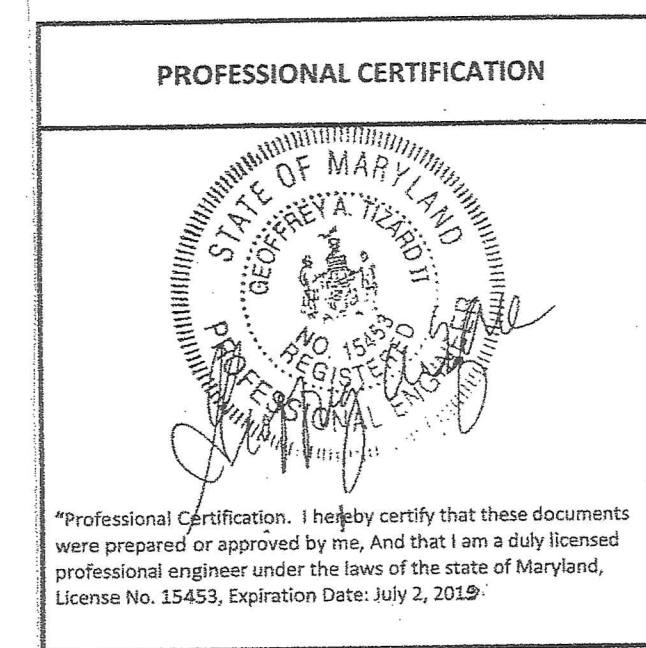
LOCATION PLAN
SCALE: 1 INCH = 1000 FEET

NOTES

1. ZONING.....BL (MAP NO. 090A1)
2. LOT AREA.....42,688 SF = 0.98 ACRE +/-
3. EXISTING.....OFFICE BUILDING
4. PROPOSED USE.....FUNERAL HOME
5. BUILDING AREA
FIRST FLOOR.....5024 SF
SECOND FLOOR.....3400 SF
TOTAL.....8424 SF
6. FLOOR AREA RATIO....8425 SF / 42,688 SF = 0.20
7. OFFSTREET PARKING DATA
REQUIRED: 8424 SF @ 10 SPACES / 1000 SF = 85 SPACES
8 EMPLOYEES @ 1 SPACE / EMPLOYEE = 4 SPACES
2 BUSINESS VEHICLES = 2 SPACES
TOTAL REQUIRED = 91 SPACES
TOTAL PROVIDED = 45 SPACES
ALL SPACES ARE TO BE 8.5 X 18 MIN. ALL SPACES AND ACCESS AISLES ARE TO BE STRIPED AND HAVE A DURABLE DUSTLESS SURFACE
8. PREVIOUS ZONING HISTORY -
CASE NO. 2008-0369-A (APRIL 18, 2008) GRANTED A VARIANCE TO PERMIT THE CONSTRUCTION OF A DWELLING WITH A HEIGHT OF 45 FEET IN LIEU OF THE PERMITTED 35 FEET
9. NO ADDITIONAL SIGNAGE OR LIGHTING IS PROPOSED
10. TO THE PREPARERS KNOWLEDGE, NO VIOLATIONS, HISTORIC STRUCTURES, HAZARDOUS MATERIALS OR UNDERGROUND STORAGE TANKS EXIST.
11. THIS SITE IS NOT IN ANY FAILED BASIC SERVICES MAP AREA.
12. A PORTION OF THIS SITE IS LOCATED IN A 100 YEAR NON-TIDAL FLOOD ZONE
13. THIS SITE IS NOT LOCATED IN THE CBCA
14. THIS SITE IS NOT LOCATED IN A FAILED BASIC SERVICES AREA
15. CASE NO. 1994-0339 TO REZONE PROPERTY FROM ML-IM TO BL WAS DISMISSED



CENTRAL DRAFTING & DESIGN,
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

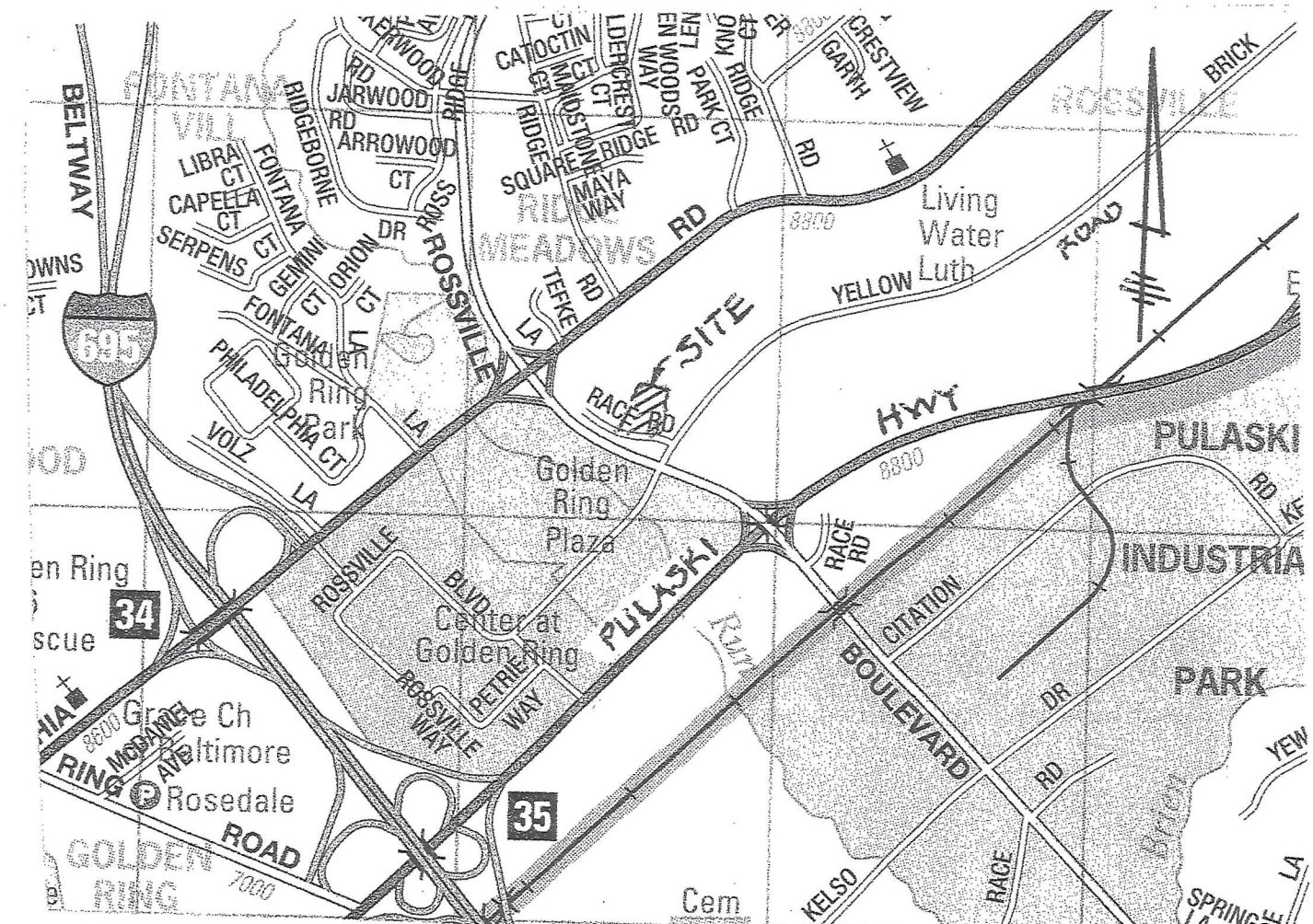
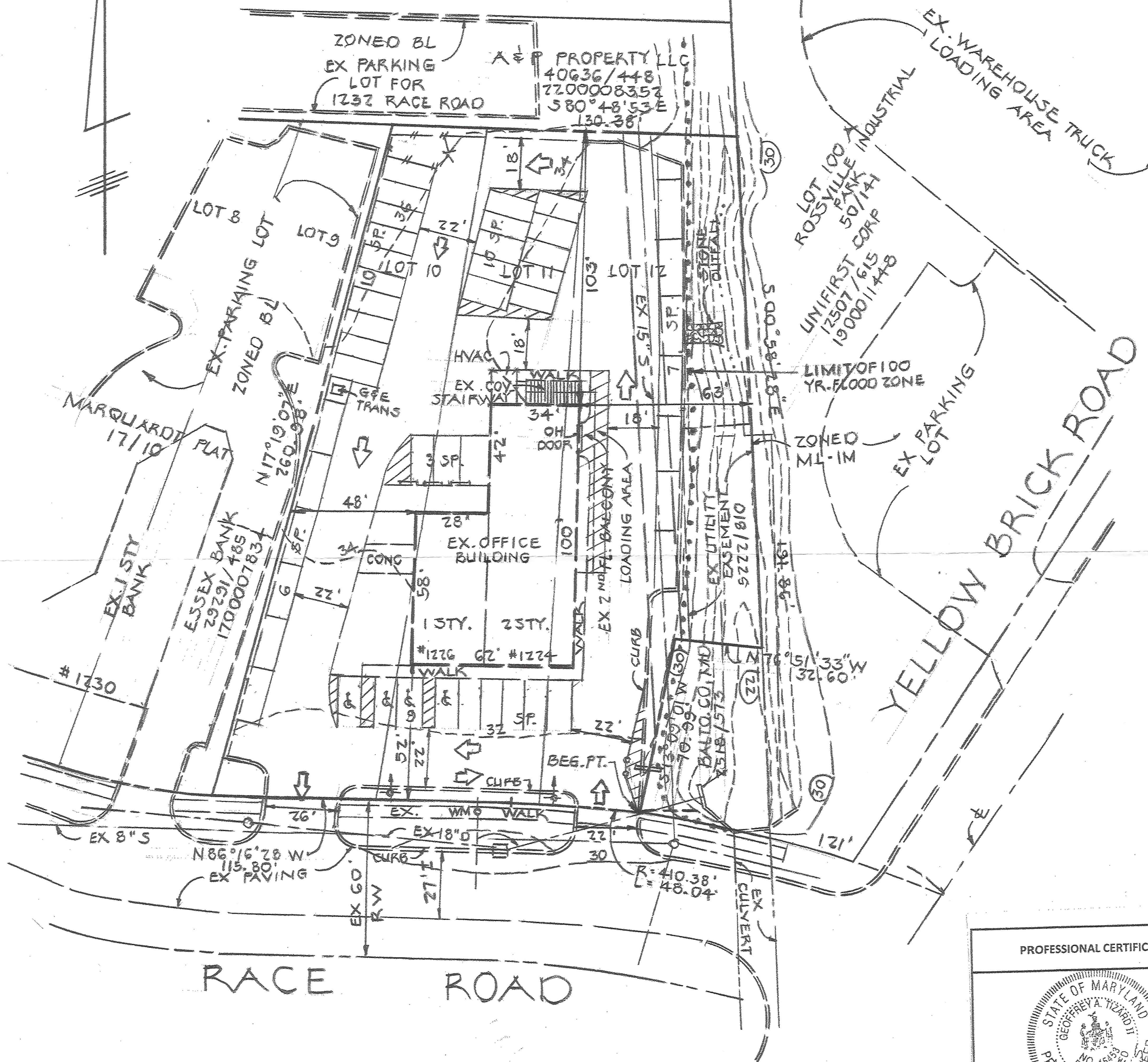


GEOFFREY A. TIZARD, II, P.E.
5 LEADBURN COURT
TOWSON, MD. 21204

OWNER
1224 - 1226 RACE ROAD LLC
P.O. BOX 5992
BALTIMORE, MD. 21282
DEED REF: L16096 F.725
ACCOUNT NO. 1700003443

2019-0319-XA

**PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION AND VARIANCE**
1224 - 1226 RACE ROAD
LOTS 10, 11 & 12 MARQUARDT PLAT 17/10
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET MAY 1, 2019

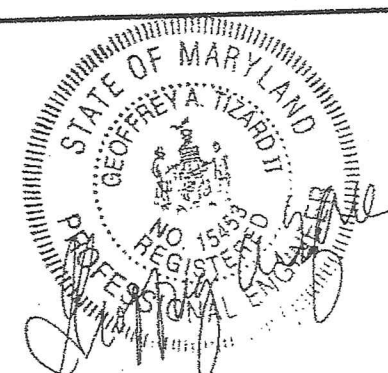


LOCATION PLAN
SCALE: 1 INCH = 1000 FEET

NOTES

1. ZONING.....BL (MAP NO. 090A1)
2. LOT AREA.....42,688 SF = 0.98 ACRE +/-
3. EXISTING.....OFFICE BUILDING
4. PROPOSED USE.....FUNERAL HOME
5. BUILDING AREA
FIRST FLOOR.....5024 SF
SECOND FLOOR.....3400 SF
TOTAL.....8424 SF
6. FLOOR AREA RATIO.....8425 SF / 42,688 SF = 0.20
7. OFFSTREET PARKING DATA
REQUIRED: 8424 SF @ 10 SPACES / 1000 SF = 85 SPACES
8 EMPLOYEES @ 1 SPACE / EMPLOYEE = 4 SPACES
2 BUSINESS VEHICLES = 2 SPACES
TOTAL REQUIRED = 91 SPACES
TOTAL PROVIDED = 45 SPACES
ALL SPACES ARE TO BE 8.5 X 18 MIN. ALL SPACES AND ACCESS AISLES ARE TO BE STRIPED AND HAVE A DURABLE DUSTLESS SURFACE
8. PREVIOUS ZONING HISTORY -
CASE NO. 2008-0369-A (APRIL 18, 2008) GRANTED A VARIANCE TO PERMIT THE CONSTRUCTION OF A DWELLING WITH A HEIGHT OF 45 FEET IN LIEU OF THE PERMITTED 35 FEET
9. NO ADDITIONAL SIGNAGE OR LIGHTING IS PROPOSED
10. TO THE PREPARERS KNOWLEDGE, NO VIOLATIONS, HISTORIC STRUCTURES, HAZARDOUS MATERIALS OR UNDERGROUND STORAGE TANKS EXIST.
11. THIS SITE IS NOT IN ANY FAILED BASIC SERVICES MAP AREA.
12. A PORTION OF THIS SITE IS LOCATED IN A 100 YEAR NON-TIDAL FLOOD ZONE
13. THIS SITE IS NOT LOCATED IN THE CBCA
14. THIS SITE IS NOT LOCATED IN A FAILED BASIC SERVICES AREA
15. CASE NO. 1994-0339 TO REZONE PROPERTY FROM ML-IM TO BL WAS DISMISSED

PROFESSIONAL CERTIFICATION



"Professional Certification. I hereby certify that these documents were prepared or approved by me, And that I am a duly licensed professional engineer under the laws of the state of Maryland, License No. 15453, Expiration Date: July 2, 2019"

GEOFFREY A. TIZARD, II, P.E.
5 LEADBURN COURT
TOWSON, MD. 21204

OWNER

1224 - 1226 RACE ROAD LLC
P.O BOX 5992
BALTIMORE, MD. 21282
DEED REF: L.16096 F.725
ACCOUNT NO. 1700003443

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION AND VARIANCE
1224 - 1226 RACE ROAD
LOTS 10, 11 & 12 MARQUARDT PLAT 17/10
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET MAY 1, 2019

CENTRAL DRAFTING & DESIGN,
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719