



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

November 25, 2024

Jason Vettori, Esquire – jvettori@sgs-law.com
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

RE: Petition for Special Hearing
Case No. 2024-0239-SPH
Property: 2719 Hammonds Ferry Road and 6 Third Avenue

Dear Mr. Vettori:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to be "DJB", written over a circular stamp or seal.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dln
Enclosure

c: Joseph Ambrose, Jr., justputn@gmail.com
Alice Larrimore alice@machadoconstruction.net
Erik Marks marks.aa@comcast.net
John S Baker jamirbaker12@gmail.com
Richard Meredith rmeredith6969@yahoo.com
Debra Barnett – debra-1-2-3@comcast.net

IN RE: PETITIONS FOR SPECIAL EXCEPTION	*	BEFORE THE
AND VARIANCE		
(2719 Hammonds Ferry Rd. & 6 Third Ave.)	*	OFFICE OF
13 th Election District		
1st Council District	*	ADMINISTRATIVE HEARINGS
Ambrose Properties, LLC &		
Ambrose Funeral Home, Inc.	*	FOR BALTIMORE COUNTY
<i>Legal Owner</i>		
Petitioner	*	Case No: 2024-0239-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed by Ambrose Properties, LLC and Ambrose Funeral Home, Inc., (“Petitioners”) for the property known as 2719 Hammonds Ferry Road and 6 Third Avenue, Lansdowne, Baltimore County, Maryland (the “Property”). The request for Special Hearing is filed pursuant to Baltimore County Zoning Regulations (“BCZR”) §500.7 to determine whether or not the Administrative Law Judge (“ALJ”) should approve the striking of Condition No. 4 from the Opinion and Order in Case No. 2021-0043-SPHX, to allow crematorium services without previously imposed date/time restrictions, and for such other and further relief as may be required by the ALJ for Baltimore County.

A public hearing was conducted on November 18, 2024, using the virtual platform WebEx in lieu of an in-person hearing. Joseph F. Ambrose, Jr., authorized representative of the Petitioner, attended the hearing and was represented by Jason Vettori, Esq. of Smith, Gildea & Schmidt, LLC. Also in attendance in support of the Petition were Erik Marks, a licensed surveyor who prepared the Site Plan, and Richard Meredith, an employee of Ambrose Funeral Home, Inc. From the community, Alice Larrimore, Debra Barnett, and Ernest Bailey on behalf of the Lansdowne Improvement Association. After the conclusion of the hearing, OAH also received written testimony from community members Phyllis Sipes, Henry Thacker, and Barbara Glanzman.

The following exhibits were submitted by Petitioner and admitted into the record: (1) Site Plan; (2) SDAT printout; (3) GIS aerial from My Neighborhood; (4) Photographs; (5) Cremation Association of North America (“CANA”) data from 2024; (6) National Funeral Directors Association (N”FDA”) Report on Cremations from 2023; (7) Lansdowne letter of support (2021); (8) Lansdowne letter of support (2024); (9) Erik Marks CV; (10) Resolution No. 36-23; (11) Zoning Policy Manual (p. 29); (12) Order – Case No. 1991-211-XA; and (13) Order – Case No. 2021-0043-SPHX. The following Zoning Advisory Committee (“ZAC”) comments were received from county agencies and admitted in the record: (1) Department of Planning (“DOP”); (2) Department of Environmental Protection and Sustainability (“DEPS”), and (3) Development Plans Review (“DPR”)/Department of Public Works and Transportation (“DPWT”). ZAC reports do not indicate any objection to the requested relief. Ms. Debra Burnett, a community member, submitted photographs of the funeral establishment (marked as Protestant’s Exhibit 1).

Findings of Fact

The property is approximately 7500 sq. ft. in land area and is zoned BL. In 1991, the property was approved for use as a funeral establishment by Special Exception in Case No. 1991-211-XA. *See* Petitioner’s Exhibit 12. Under the 1991 approval, crematory services were expressly excluded from the funeral establishment use. The premises was subsequently improved under proper permit for a funeral establishment. In 2021, Petitioner sought approval to remove the restriction on crematory services, thereby adding crematory services to the established funeral home as an accessory use. That approval was granted in Case No. 2021-0043-SPHX with certain specified conditions limiting the use. *See* Petitioner’s Exhibit 13. Relevant to this Petition, the fourth listed condition of approval (“Condition #4”) restricted the funeral establishment to “crematory operations from 10 p.m. until 6 a.m. Monday thru Friday.” *Id.* at p. 4. In sum, Petitioner requests removal of Condition #4 to permit crematory operations at any time.

Mr. Ambrose testified to the historical use of the property, the business's history and its general operations, as well as the utilization of cremation devices for performing crematory services and the desire to provide those services to meet market demand. Mr. Ambrose also described difficulties the business has faced with complying with Condition #4 including scheduling difficulties for required state inspections (which must occur during standard agency business hours), as well as inconveniences experienced by customers and families for the business to comply within state mandated timelines and the wishes of family members to receive the deceased person and prepare both the deceased and the crematory device for incineration. Mr. Ambrose testified that he was not requesting any intensification of use or to add capacity, merely lifting the hours/days restriction to provide needed flexibility to comply with state law and better serve customers and families.

Mr. Marks, a licensed surveyor and land planner who prepared the Site Plan, testified that upon review of BCZR and the Zoning Policy Manual ("ZPM") the requested relief was within the authority of OAH to grant.

Mr. Meredith, an employee of Ambrose Funeral Home, Inc., testified that his responsibilities included, among other things, maintenance and operation of the crematory device. Mr. Meredith described the cremator including its capacity, operation, timing and temperature, duration, and automatic report generating capabilities. Mr. Meredith further testified to his training and certification in operating the cremator. Mr. Meredith stated that the cremator used by Ambrose Funeral Home, Inc. was not a large capacity cremator and had operational limitations with regard to capacity and duration of use, and further described the safety and quality control mechanisms on the cremator to relay data pursuant to Maryland Department of the Environment ("MDE") reporting requirements directly to MDE in the event that incineration or environmental controls are functioning improperly. Mr. Meredith reiterated Mr. Ambrose's testimony with regard to the

problems encountered with complying with the time restrictions contained in Condition #4 and the desire to remove those restrictions not to increase capacity but, rather, to provide more flexibility to comply with state inspection requirements and customer preferences.

With respect to testimony from the community, Ms. Larrimore testified that Ambrose Funeral Home was a good neighbor but expressed concerns with lifting the hours/days restrictions put in place by Condition #4. Ms. Larrimore expressed concerns about future operators and future increased capacity with a larger cremator. Ms. Larrimore further expressed concern for herself and family members from environmental harms from the cremator.

Ms. Barnett testified to her concerns regarding noise and environmental harms from the crematory. She stated that she could not open her windows at night and would not be able to enjoy her property during the day if the cremator was in operation during daytime and weekend hours. Ms. Barnett further stated that she could “see the smoke and flames” coming out of the smokestack when it was in operation, the operation was generally disruptive, and that cremator operations had been conducted on weekends and during hours outside of the hours permitted under Condition #4. After the conclusion of the hearing, Mr. Barnett submitted photographs of the purported smoke and flames. *See* Protestant’s Exhibit 1.

Mr. Bailey, on behalf of the Lansdowne Improvement Association, testified in support of the Petition adding that the Ambrose Funeral Home have been good neighbors in the community. *See generally* Petitioner’s Exhibits 7 & 8. He further described the Association’s efforts to be a platform for community concerns while balancing the positive impacts of the business in the community. Mr. Bailey further stated that during recent community meetings he had not observed negative feedback regarding Ambrose Funeral Home

Mr. Ambrose, on rebuttal, denied operating beyond the scope of his permit. He further described the operation of the cremator during pre-heat and cool-down phases as being audible but

that active incineration was not being performed at that time. As emblematic of typical intensity of use, Mr. Ambrose stated that the crematory provided service for 13 deceased remains during November 2024, and for October 2024, the crematory provided service for approximately 10 deceased remains. Lastly, Mr. Ambrose stated that flames and smoke do not exit the smokestack during incineration and would not be visible to community members during the day.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, § 500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016). Based on the testimony and exhibits adduced at the hearing, I find that the requested Special Hearing relief should be granted. Pursuant to BCZR § 500.7, I find that the requested modification of the underlying Special Exception approval to remove the day/time restriction contained in Condition #1 is within the spirit and intent of BCZR, and to do so will not cause harm to the general public's health, safety or welfare. The restriction to limit crematory operational hours to night

time/weekday use appears to have been an accommodation to community concerns but has proven to be problematic in its application. Crematoria emissions are regulated by the MDE and there is nothing in this record to demonstrate negative impacts on public health, safety or welfare for this particular cremator whether in operation during evening or nighttime hours or during daytime hours. In that same vein, there is nothing in this record to demonstrate how crematory operations during weekend versus weekday use would generate negative impacts to public health, safety or welfare. This Petition does not seek to establish a crematory use as accessory to the existing funeral establishment, but rather, requests merely the removal of a discretionary condition.

Testimony from Protestants, while no doubt sincere, was contradictory at times, specifically lacking any substantive evidence showing negative impacts to public health, safety or welfare during certain days or times of operation over other days or times. Protestant's Exhibit 1 shows light and what appears to be exhaust, but not "smoke and flames." Much of the community testimony, both oral and written, pertains to general operations of crematories as accessory to a funeral establishment, but the general approval of accessory crematory operations at this funeral establishment was not at issue in this hearing. Rather, it is the efficacy or necessity of maintaining the day/hour restrictions contained in Condition #4 that were the subject of review. As the record lacks substantive and persuasive evidence to the contrary, I find striking Condition #4 from the prior Special Exception approval would be compatible with the community and generally consistent with the spirit and intent of the regulations without negatively impacting the general health, safety and welfare of the community.

THEREFORE, IT IS ORDERED this 25th day of **November, 2024**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to BCZR §500.7 to determine whether or not the Administrative Law Judge ("ALJ") should approve striking Condition No. 4 from the Opinion and Order in Case No. 2021-0043-SPHX, to allow crematorium services without the

previously imposed date/time restrictions be, and it is hereby, **GRANTED** such that Condition #4 in Case No. 2021-0043-SPHX limiting “crematory operations from 10 p.m. until 6 a.m. Monday thru Friday” is hereby **STRICKEN**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition;
2. Petitioner shall strictly comply with all reporting, maintenance, and operational requirements imposed by local, state, and federal law with regard to crematory machinery and services performed and provided on site; Petitioner shall continually monitor crematory operations to ensure ongoing compliance and limit all emissions to industry standards and employ best practices to ensure community health, safety and welfare; and
3. Petitioner remains under the ongoing obligation to maintain crematory operations as accessory to the principal use of the property as a Funeral Establishment.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm



PETITION FOR PUBLIC HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 2719 Hammonds Ferry Road and 6 Third Avenue Currently Zoned BL
Deed Reference 30005/275 and 28303/001 / 10 Digit Tax Account # 1318351220, 1318351221 & 1318471510
Owner(s) Printed Name(s) Ambrose Properties, LLC & Ambrose Funeral Home, Inc.

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

Please see attached.

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a **Variance** from the Zoning Regulations of Baltimore County Section(s)

4. ☐ a **Floodplain Management Variance** from Baltimore County Code Section(s)

for the following reasons: (For Variance items 3 or 4 above, indicate below what is unique about your property resulting in 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 and indicate "SEE ATTACHED" below)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the Zoning Regulations or County Code.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the Zoning Regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County or bound by the Floodplain Management laws of the Baltimore County Code.

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

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Joseph F. Ambrose, Jr., Authorized Representative of Ambrose Properties, LLC and Ambrose Funeral Home, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2719 Hammonds Ferry Road

Baltimore MD

Mailing Address

City State

21127 / (443) 858-2084

jusputn@gmail.com

Zip Code Telephone #'s (Cell and Home)

Email Address

Representative to be contacted:

Jason T. Vettori Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Ave, Ste 200

Towson MD

Mailing Address

City State

21204 / (410) 821-0070

jvettori@sgs-law.com

Zip Code Telephone #

Email Address

Attorney for Petitioner:

Jason T. Vettori Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Ave, Ste 200 Towson MD

Mailing Address City State

21204 / (410) 821-0070 / jvettori@sgs-law.com

Zip Code Telephone # Email Address

Case Number 2024-0239-SPH Filing Date

Do Not Schedule Dates

Reviewer [Signature]
Revised 6/18/2024

ATTACHMENT TO PETITION FOR PUBLIC HEARING(S)

2719 Hammonds Ferry Road
6 Third Avenue
1st Councilmanic District
13th Election District
Case No.: 2024-____-SPH

Special Hearing Relief

to determine whether or not the Zoning Commissioner should approve:

1. The striking of condition #4 from the Opinion and Order in Case No. 2021-0043-SPHX to allow crematorium services without the previously imposed date/ time restrictions; and
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

**DESCRIPTION OF LOTS 56-59 AND LOTS 74 AND 75
SECTION 3, PLAT OF LANDSDOWNE
TAX MAP 109, PARCEL 356
BALTIMORE COUNTY, MARYLAND**

BEGINNING for the same at a point being 230 feet east from the intersection of the northernmost right of way for Third Avenue being 50 feet wide and the centerline of Hammonds Ferry Road; also being the common point for the southeast corner of Lot 75 and the southwest corner of Lot 76.

Being Lots numbered 56-59 and Lots 74 and 75, Section 3 in the subdivision entitled "Plat of Landsdowne" and recorded in Baltimore County Plat Book J.W.S.1, Folio 49 containing 15,000 square feet.
Located in the 13th Election District and first Councilmatic District.



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: 2024-0239-SPH
Property Address: 2719 Hammonds Ferry Road and 6 Third Avenue
Legal Owners (Petitioners): Ambrose Properties, LLC & Ambrose Funeral Home, Inc.
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Joseph F. Ambrose, Jr. - Authorized Representative
Address: Ambrose Properties, LLC and Ambrose Funeral Home, Inc
2719 Hammonds Ferry Road
Baltimore, MD 21123
Telephone Number: (443) 858-2084 or jusputn@gmail.com

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022



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Attorney for Petitioner:

Jason T. Vettori Smith, Gildea & Schmidt, LLC

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Special Hearing Relief

to determine whether or not the Zoning Commissioner should approve:

1. The striking of condition #4 from the Opinion and Order in Case No. 2021-0043-SPHX to allow crematorium services without the previously imposed date/ time restrictions; and
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Revised 3/2022

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 11/1/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0239-SPH

INFORMATION:

Property Address: 2719 Hammonds Ferry Road

Petitioner: Ambrose Properties, LLC & Ambrose Funeral Home, Inc. - Joseph F. Ambrose, Jr.

Zoning: BL

Requested Action: Special Hearing

The Department of Planning has reviewed the petition for the following request:

Special Hearing Relief for:

1. The Striking of condition #4 from the Opinion and Order in Zoning Case No. 2021-0043-SPHX to allow crematorium services without the previously imposed date/time restrictions;
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

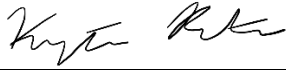
The proposed site is a 0.3444-acre property zoned BL. It is surrounded by mostly residential properties and is currently operating as a funeral establishment. The applicant has requested to have the crematory hours of operation restrictions removed. The site has two previous Zoning cases (1991-0211-XA) (2021-0043-SPHX).

Ambrose Funeral Home in Lansdowne began offering on-site cremation services in the Fall of 2023. Prior to construction the Owner contacted and coordinated with the Lansdowne Improvement Association. It is understood that the proposal went through the state regulatory and permitting process with the Maryland Department of the Environment to offer the expanded crematory services. The crematory addition was approved with conditions with the caveat that the services are only allowed to be performed Monday-Friday from 10pm to 6am per Zoning Case No. 2021-0043-SPHX. The applicant has indicated that there have been requests to conduct daytime cremations to accommodate certain cultural and religious customs. It shall be noted that a letter of support from the Lansdowne Improvement Association was submitted with the request where it states that there is no objections to Ambrose Funeral Home taking the necessary steps to begin conducting daytime cremations. It also states that the owner of the funeral home has spoken to local neighbors in the vicinity of the operations, and they have no issues with daytime cremations being conducted. The Lansdowne Improvement Association indicated that there have been no issues or complaints about cremations occurring since the crematory services started being offered last fall.

The Department has no objections in granting the relief as requested above.

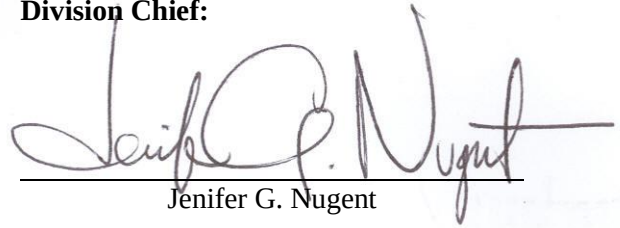
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Jason T. Vettori, Smith, Gildea & Schmidt, LLC
Abigail Rodgers, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: October 25, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0239-SPH
Address: 2719 HAMMONDS FERRY ROAD
Legal Owner: Joseph Ambrose

Zoning Advisory Committee Meeting of October 28, 2024.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: October 31, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0239-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 13 Account Number - 1318351220

Owner Information

Owner Name: AMBROSE PROPERTIES LLC Use: COMMERCIAL
Principal Residence: NO

Mailing Address: 1328 SULPHUR SPRING RD Deed Reference: /30005/ 00275
BALTIMORE MD 21227-2714

Location & Structure Information

Premises Address: 2719 HAMMONDS FERRY RD Legal Description: LT 57,58
0-0000 2719 HAMMONDS FERRY RD
LANSDOWNE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0109 0002 0356 20000.04 0000 3 57 2023 Plat Ref: 0001/ 0049

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1992 4,051 SF 7,500 SF 06

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
MORTUARY / C4

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2023	As of 07/01/2024	As of 07/01/2025
Land:	120,000	120,000		
Improvements	549,800	600,500		
Total:	669,800	720,500	703,600	720,500
Preferential Land:	0	0		

Transfer Information

Seller: AMBROSE ALICE A/JOSEPH F, SR	Date: 10/18/2010	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30005/ 00275	Deed2:
Seller: AMBROSE JOSEPH T, JR	Date: 12/27/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11959/ 00133	Deed2:
Seller: RAABE, FREDERICK G	Date: 11/13/1991	Price: \$1
Type: ARMS LENGTH IMPROVED	Deed1: /08970/ 00676	Deed2:

Exemption Information

Partial Exempt Assessments: Class		07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

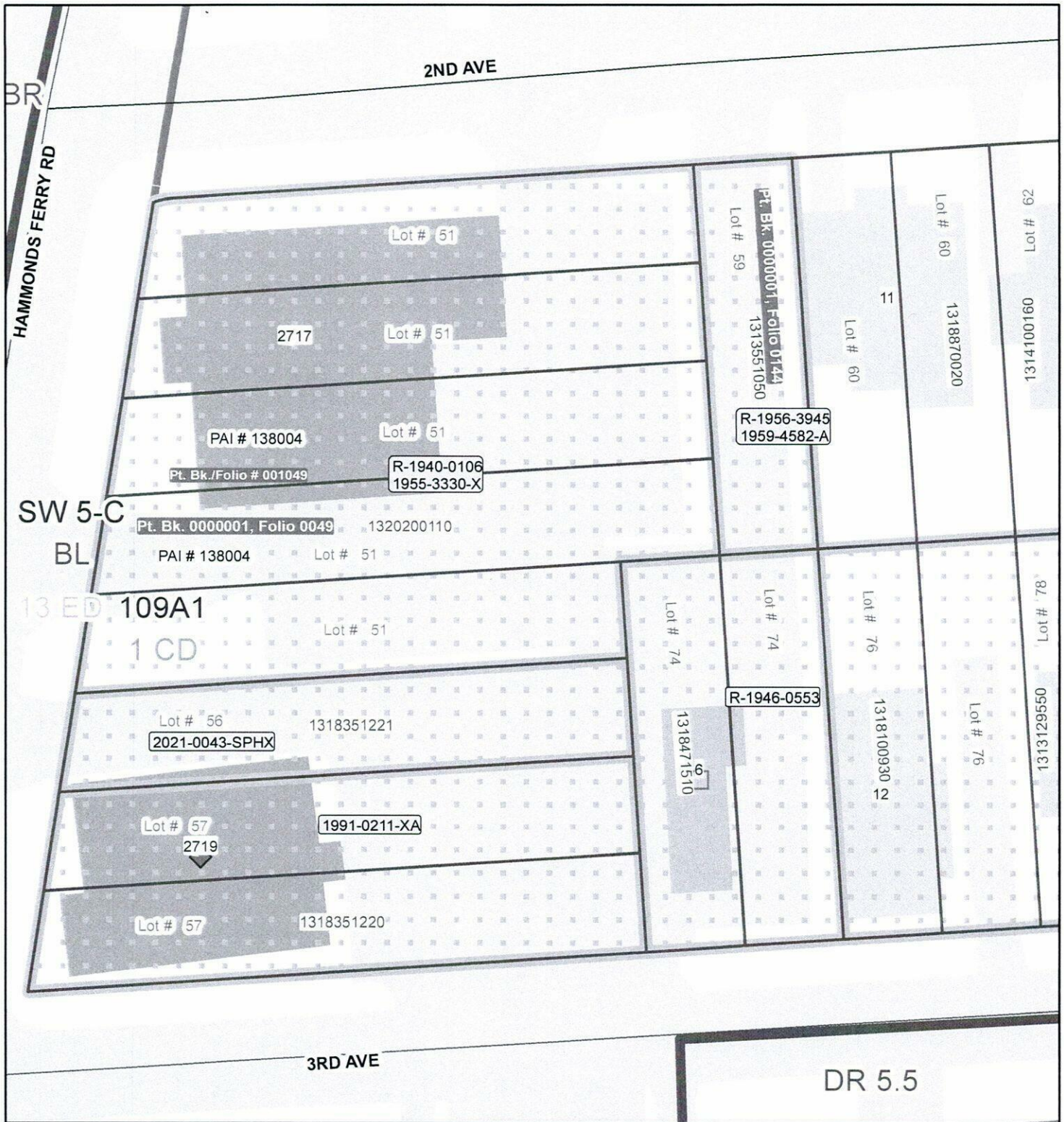
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2719 Hammonds Ferry Road



Publication Date: 10/15/2024



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 510 20 30 40
Feet

1 inch = 35.133948 feet

PLAT TO ACCOMPANY PETITION FOR ZONING □ VARIANCE ☒ SPECIAL HEARING

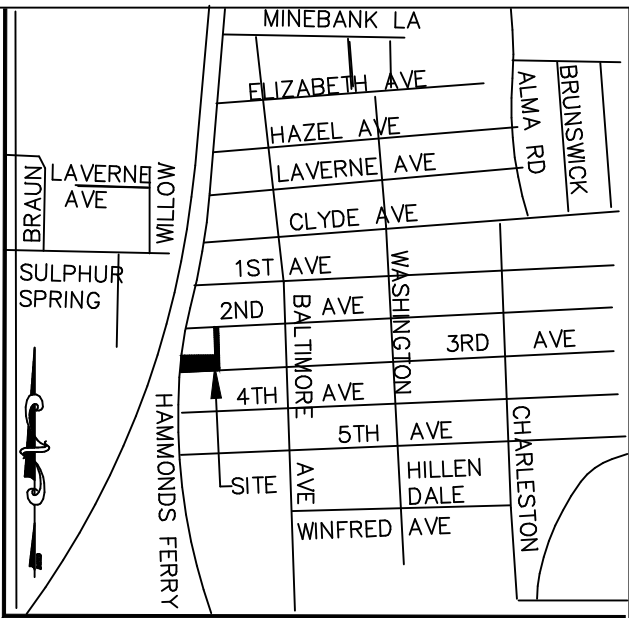
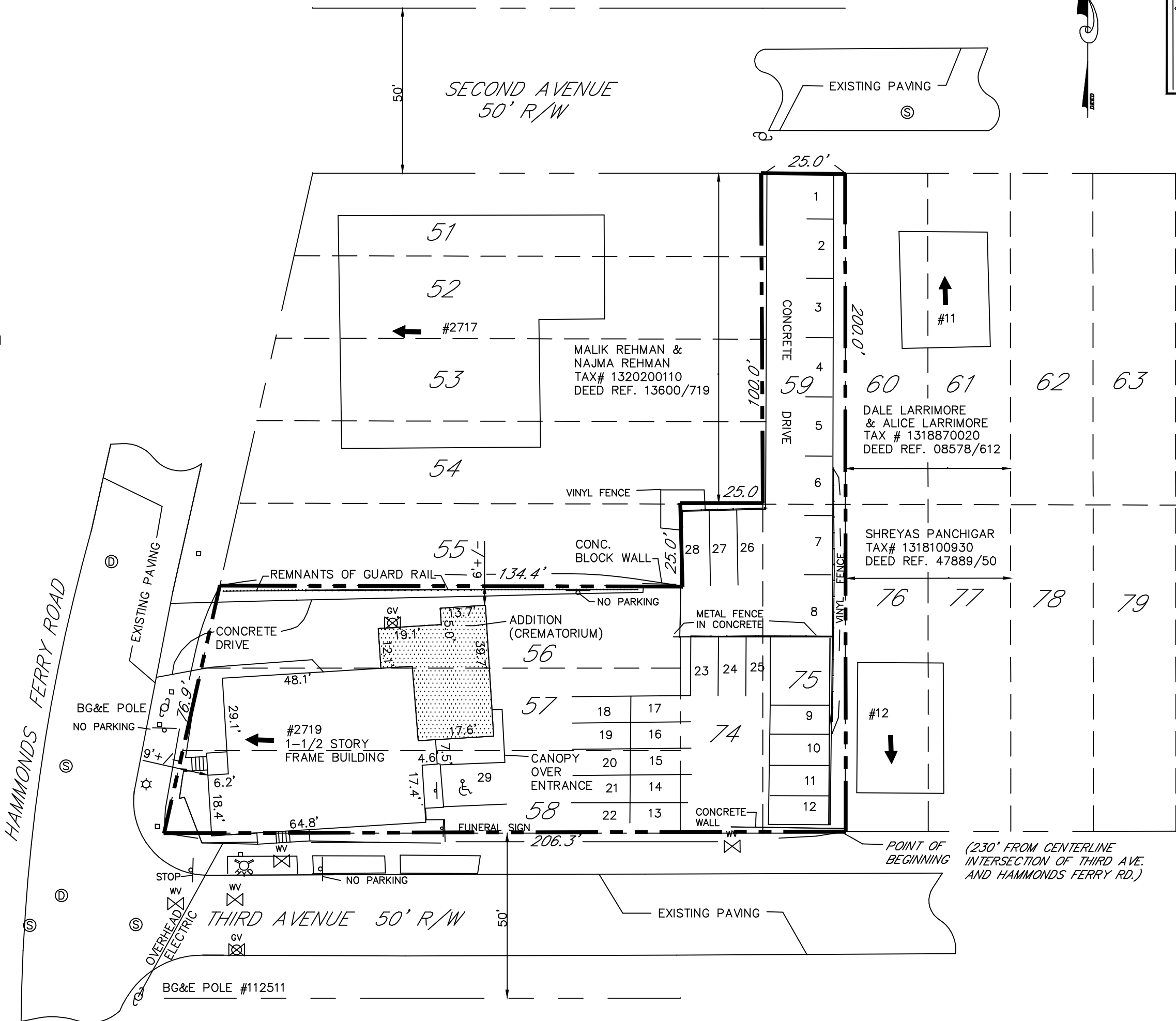
GENERAL NOTES

1. SITE AREA: 15,000 SQ. FT OR 0.3443 ACRES
2. BUILDING AREA: 1ST FLOOR 2,745 SQ. FT.
2ND FLOOR 690 SQ. FT.
CREMATORIUM 986 SQ. FT.
TOTAL: 4,421 SQ. FT.
3. PARKING CALCULATIONS:
REQUIRED PARKING IS 10 SPACES PER 1,000 SQ. FT BASED ON 3,435 SQ. FT. = 35 SPACES
HOWEVER NO PARKING IS REQUIRED FOR CREMATORIUM AND A SPECIAL EXEMPTION AND ZONING VARIANCE WAS GRANTED TO ALLOW 26 SPACES IN LIEU OF 35 SPACES
TOTAL SPACES PROVIDED: 28 REGULAR AND 1 HANDICAP.
(SEE SPECIAL EXCEPTIONS 2021-0043-SPHX & 91-211-XA.)
4. HEIGHT OF STRUCTURE: 28.8 FEET
5. DEED REF. 28303/1 & 30005/275
6. TAX ACCOUNTS NOS. LOT 56 #1318351221
LOT 57 & 58 #1318351220
LOT 74 & 75 #1318471510
LOT 59 #1313401420
7. ZONING: BL
8. TAX MAP 109 PARCEL 356
9. PREVIOUS ZONING CASES:
2021-0043-SPHX: SPECIAL EXCEPTION APPROVAL FOR FUNERAL ESTABLISHMENT EXPANSION (STRUCTURE AND PROPERTY) AS WELL AS SPECIAL HEARING RELIEF TO ALLOW FOR MODIFICATION OF EXISTING CONDITIONS FOR AN EXPANSION AND MODIFICATION OF THE APPROVED FUNERAL SERVICES (WITH A CONDITION THAT CREMATORY OPERATIONS SHALL ONLY BE FROM 10 P.M. TO 6 A.M. MONDAY THRU FRIDAY) AND A MODIFIED PARKING PLAN APPROVAL.
- 1991 -0211-XA: SPECIAL EXCEPTION APPROVAL FOR FUNERAL ESTABLISHMENT WITH CONDITION THAT PROHIBITED EMBALMING OR CREMATORY SERVICES ON THE PREMISES AND VARIANCES FROM FRONT AND STREET SIDE YARD SETBACKS, SETBACKS FROM PARKING SPACES TO A RIGHT-OF-WAY, 9 PARKING SPACES WITH NO DIRECT ACCESS TO AN AISLE WHICH WILL BE PARKED BY AN ATTENDANT AND 26 PARKING SPACES IN LIEU OF THE REQUIRED 35 PARKING SPACES.
- 1946-0553 R: PETITION FOR ZONING RECLASSIFICATION GRANTED FOR 6 THIRD AVENUE (LOTS 74 & 75) TO CHANGE FROM A (RESIDENTIAL) TO B (COMMERCIAL) BY REASON FOR LOCATION AND NEED FOR COMMERCIAL EXPANSION.
10. PLAT REF. :PLAT OF LANDSDOWNE: P.B. J.W.S. NO.1 FOLIO 49

LEGEND

- ⊙ STORM DRAIN MANHOLE
□ ELECTRIC BOX
⊙ SEWER MANHOLE
⊗ WATER VALVE
⊗ GAS VALVE
☆ LIGHT POLE
⊙ BG&E UTILITY POLE
⊗ FIRE HYDRANT
⊙ SIGN ON POLE
— WOOD LANDSCAPE BORDER
57 PLAT LOT NUMBER

PREPARED BY: MARKS & ASSOCIATES LLC
4531 COLLEGE AVENUE
ELLICOTT CITY, MARYLAND 21043
PH. (410) 747-8738
FAX (410) 747-8739



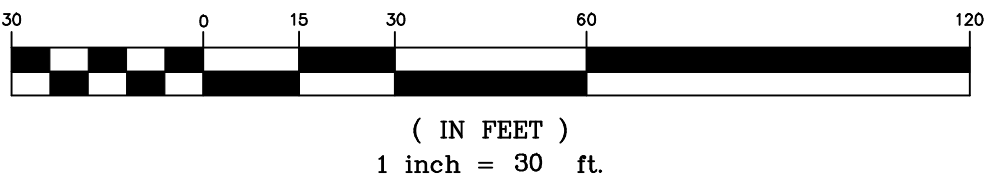
VICINTY MAP
SCALE: 1"=1000'

PLAN TO ACCOMPANY SPECIAL HEARING

2719 HAMMONDS FERRY ROAD
LOTS 56-59 AND LOTS 74 AND 75 SEC. 3
PLAT OF LANDSDOWNE (P.B. JWS 1 FOLIO 49)
BALTIMORE, MARYLAND 21227

OWNER: AMBROSE PROPERTIES LLC
1328 SULPHUR SPRING ROAD
BALTIMORE, MARYLAND 21227

GRAPHIC SCALE



LOCATION INFORMATION

ELECTION DISTRICT: 13

COUNCILMATIC DISTRICT: 1

ZONING: BL
1"=200' SCALE MAP # 109A1

PARCEL SIZE: 0.3444 15,000
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
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HISTORIC PROPERTY/ BUILDING	☐	☒
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ZONING OFFICE USE ONLY
REVIEWED BY ITEM# CASE#

DATE: SEPTEMBER 12, 2024

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

GENERAL NOTES

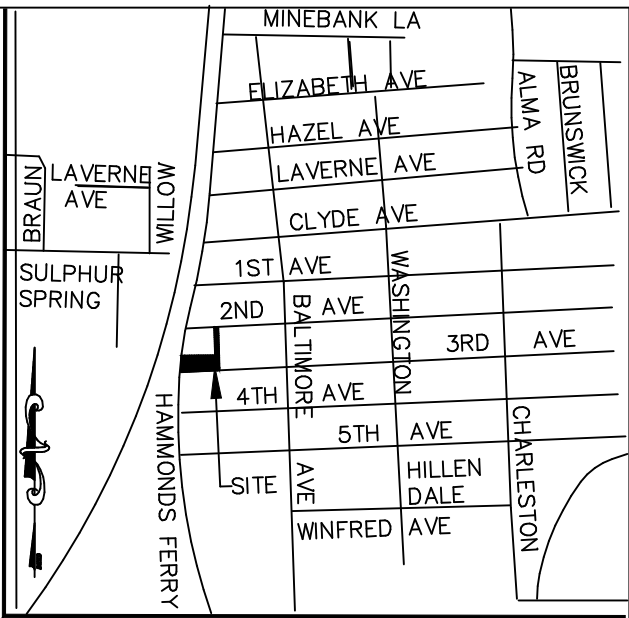
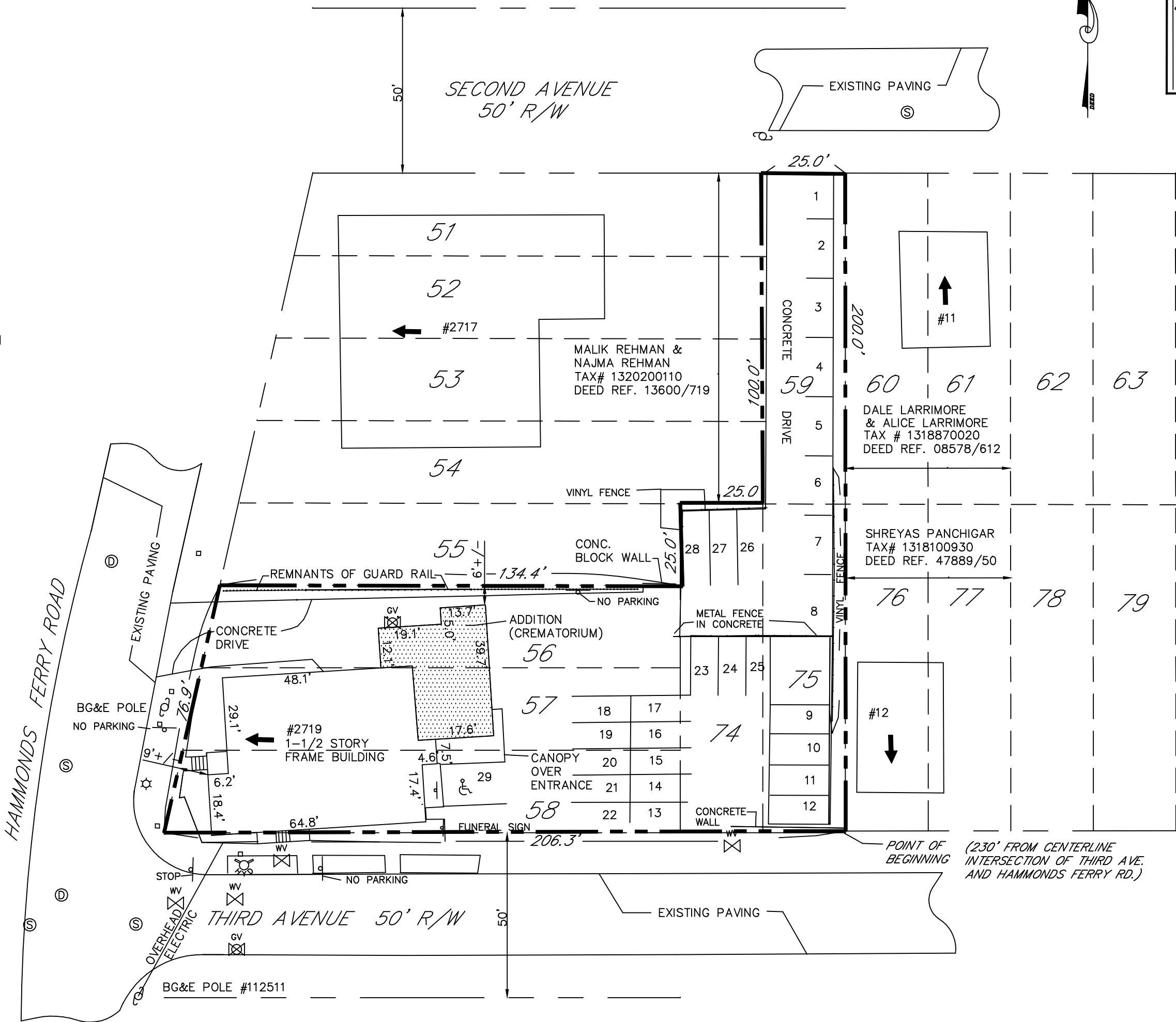
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- 57 PLAT LOT NUMBER

PREPARED BY: MARKS & ASSOCIATES LLC
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VICINTY MAP
SCALE: 1"=1000'

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BALTIMORE, MARYLAND 21227

OWNER: AMBROSE PROPERTIES LLC
1328 SULPHUR SPRING ROAD
BALTIMORE, MARYLAND 21227

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

DATE: SEPTEMBER 12, 2024

LOCATION INFORMATION

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COUNCILMATIC DISTRICT: 1

ZONING: BL
1"=200' SCALE MAP # 109A1

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	YES	NO
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100 YEAR FLOOD PLAIN	☐	☒
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HISTORIC PROPERTY/ BUILDING	☐	☒
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ZONING OFFICE USE ONLY
REVIEWED BY ITEM# CASE#