



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 1, 1983

Mr. Alan Shecter
Alan Shecter Realty Ventures
Loft Three
519 North Charles Street
Baltimore, Maryland 21201

RE: Case No. 5081-XA
NE/S of Dogwood Road, 200' NW
of Wrights Mill Road -
2nd Election District

Dear Mr. Shecter:

This letter is in response to your inquiry concerning the sale of a portion of the above-referenced cemetery and the overall status of said cemetery insofar as the Special Exception is concerned.

Please be advised that the sale of a portion of the cemetery does not affect the status of the Special Exception. The Special Exception granted the right to utilize the parcel of land described in the petition for cemetery purposes and the operation of the cemetery is not restricted to any one person or corporation.

Notwithstanding the above, the operation of the cemetery must at all times be in accord with the site development plan that was part of the Special Exception Petition. For example, should you find it advantageous to add another entrance, the plan must be revised which would, in all probability, require a Special Hearing.

Very truly yours,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:JED:nr

cc: Mr. James E. Dyer
Zoning Supervisor



Alan Shecter Realty Ventures

October 14, 1983

Honorable Arnold Jablon, Esq.
Zoning Commissioner
Baltimore County Office Building
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Special Exception
Case No. 5081-XA
Wpts. of Dogwood Rd., 200' NW of Wrights Mill Rd.

Dear Commissioner Jablon:

During a recent visit to the Office of Zoning to review the above-referenced file, I was instructed by your office to write this letter to obtain your written confirmation that this special exception remains effective as to the entire property, unaffected by the sale of a portion of the original parcel.

The facts are as follows:

On November 17, 1960, the then Zoning Commissioner of Baltimore County granted the owners' request for a special exception to allow the entire 219 acre tract to be developed as a cemetery (Case No. 5081-XA).

The enclosed plat shows this 219 acres. In March of 1961 and thereafter, the first burials were made in various locations throughout the entire 219 acres. These locations are designated by asterisks on the enclosed plat.

On various subsequent dates, between March, 1961 and November, 1981, road and landscape improvements, as well as the erection of several sculptures were completed, in several sections of the original tract.

In 1973, the most-developed 30 acres, (designated on the plat as "Section 1") were sold, and that 30 acres has been and continues to be used by the purchaser for frequent burials.

Although the remaining 169 acres has not been as extensively developed-- as is common with cemetery properties which may be developed over a century or more-- there have been burials in portions of this 169 acres, dating back to 1961 and periodically since that time.

(cont'd.)

Loft Three
519 N. Charles Street
Baltimore, Maryland 21201
(301) 685-1653
Limited Partnership Investments
Real Estate Brokerage
Tax-Favored Exchanges
Property Management

Hon. Arnold Jablon, Esq.

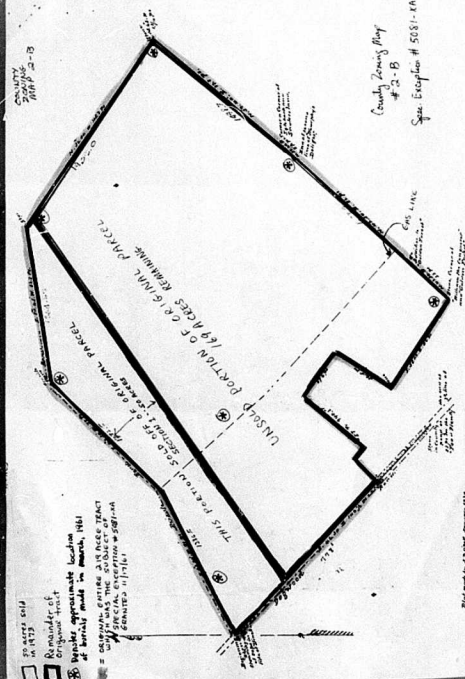
Page Two

October 14, 1983

The owners, of which I am one, seek your written reassurance that the sale of the more-fully developed 30-acre portion of the original 219 acres has not compromised the applicability of the special exception of November 17, 1960 as to the unsold portion, which has also been used for burials.

Thanking you and your staff for your review of this matter, I am

Yours truly,
Alan Shecter
Alan Shecter



No

Beginning of the new street leading up to the tower of St. Peter's Church

Townson,
Md.

Reviewed By FE
Date 8/5/60

— of —
Land, the property
— of —

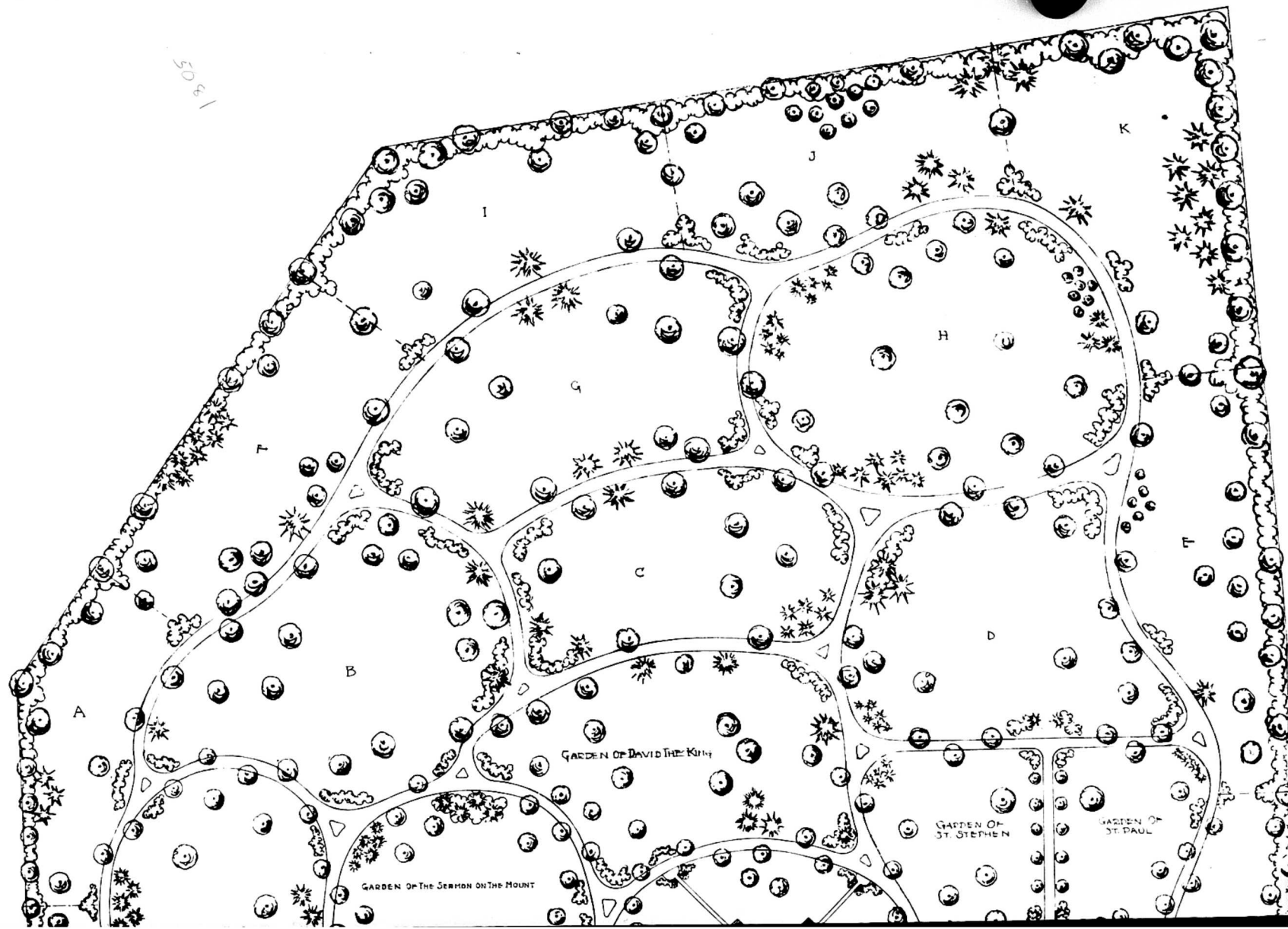
Bowling, Inc.
at Dogwood Road

Located in Second District

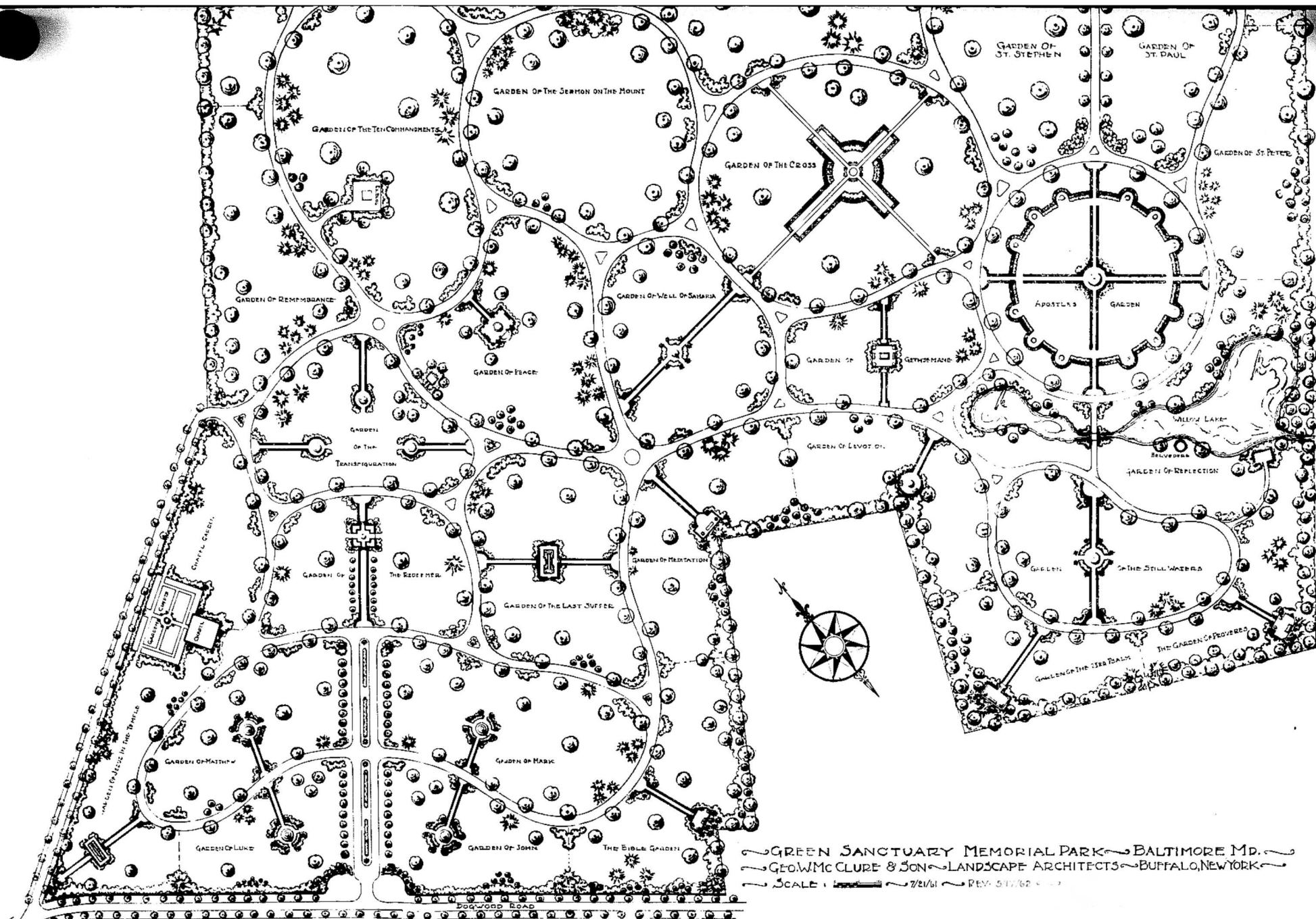
Baltimore County

Maryland

5081
MAP
2-B



5081



~ GREEN SANCTUARY MEMORIAL PARK ~ BALTIMORE MD. ~
 ~ GEORGE W. MCCLURE & SON ~ LANDSCAPE ARCHITECTS ~ BUFFALO, NEW YORK ~
 ~ SCALE: 1" = 72' ~ REV. 5/17/62 ~

DOGWOOD ROAD TO BE 60' R/W

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
BALTIMORE 1, MARYLAND
TE. 8-3000

MALCOLM H. DILL
COMMISSIONER
JOHN G. ROSE
DEPUTY COMMISSIONER

June 15, 1962

GREEN SANCTUARY MEMORIAL PARK June 25, 1962.

June 12, 1962.

Bowling, Inc.
1727 N. Charles Street
Baltimore 1, Maryland

Attn: Mrs. Comer Re: Special Exception for Cemetery on Dogwood Road near Wrights Mill Road Pet. #5081

Dear Mrs. Comer:

In answer to your inquiry about permits for your planting program, please be advised as follows:

Permits are not required for planting in general, however, the special exception as granted by the Zoning Commissioner for the subject cemetery, was approved subject to conditions in Section 401 of the Baltimore County Zoning Code.

The completed master plan should be submitted to this Office for approval, in order that the zoning file may be completed.

I am enclosing a copy of Section 401 for your files.

If I can be of any further assistance in this matter, please do not hesitate to contact me.

Yours very truly,

James E. Dyer
JAMES E. DYER

JED/ba
encl:

Baltimore County Office of
Planning & Zoning
County Office Building
111 W. Chesapeake Ave.
Towson 1, Md.

Attn: Mr. James E. Dyer

Dear Mr. Dyer:

Thank you for your friendly letter of June 15, 1962.

As you request, we are enclosing herewith the completed master plan for Green Sanctuary Memorial Park so that your zoning file may be completed.

We appreciate your sending us Section 401.

We are proceeding with the planting as well as layouts of lots and various directional signs needed by our memorial park operation.

Sincerely,

BOWLING, INC.

M. Comer, Sec.

Mr. John G. Rose
Zoning Commissioner,
Baltimore County,
Towson 1, Md.

Re: Cemetery Zoning on our tract on Dogwood Road.

Dear Mr. Rose:

We have been proceeding with our development program on the Green Sanctuary Memorial Park for the last eight months.

Mr. George McClure, nationally known memorial park designer has completed the master plan for the entire Dogwood Road tract.

Our sales manager is now expanding the sales and operating organization.

This week the first section showing 2000 lots was completed and we have finished staking the front area of the memorial park for grading.

Our planting plan for bushes, trees, landscaping and floral design is ready. We will require any permits from Baltimore County to proceed with our planting program.

Your cooperation will be appreciated as we desire to comply with all county regulations.

Sincerely yours,

BOWLING, INC.

M. Comer, Sec.

Mr. Louis E. Shetter
Old Town Bn. Building
Baltimore 2, Maryland

Re: Bowling, Inc. - 218 acres Wrights Mill Road

Dear Mr. Shetter:

I enclose herewith two copies of the order of November 17, 1960 of John G. Rose, Deputy Zoning Commissioner, granting the cemetery zoning on the above property.

Sincerely yours,

J. Dyer

d

May 2, 1962. Phoned Mr. Rose's office. His secretary stated that it was not necessary to have a body buried on the site to live up to the zoning requirements. All that was needed was signs of development, roads, shrubbery, etc.

Section 401. The zoning commission or the board of zoning appeals, on appeal, may require a minimum setback from any property line for any building, structure, grave, on place of temporary or permanent burial, and may require such walls, fences and or planting of shrubbery, trees, or vines as may be reasonable and proper to afford adequate screening.

Section 401 - CEMETERIES

The Zoning Commissioner or the Board of Zoning Appeals, on appeal, may require a minimum setback from any property line for any building, structure, grave or place of temporary or permanent burial, and may require such walls, fences, and or planting of shrubbery, trees, or vines as may be reasonable and proper to afford adequate screening.

GEORGE W. MCCLURE & SON
LANDSCAPE ARCHITECTS
FRANKLIN BLVD., 4th FLOOR
BUFFALO 3, N. Y.

FIVE Green Sanctuary

July 3rd, 1962 613.64
on No 9-14-62 200.00
on No 9-11-62 413.64
on No 10-3-62 363.64
11-2-62 ch #8019 163.64

Mr. Louis E. Shetter
Bowling, Inc.
1721 North Charles Street
Baltimore 1, Md.

July 23rd 1961 (Delivered May 22nd, 1962)

Master Plan of Main Area; plus Plan of entire Area; plus Sales Plan of one Section. \$ 2,000.00

April 25-28 1962 Geo. N. Mc Clure 4 days; 3 days charged @ 50.00 150.00
Expenses 810 miles @ .07 56.70
Meals enroute & out of Hotel 14.00
\$ 70.70
Less credit on personal phone call 66.59 64.11

May 19, 1962 Grading Plan with details \$ 100.00

May 22, 1962 Geo. E. Mc Clure 1 day @ 75.00 37.50
One-half expenses 31.30
68.84

June 5, 1962 Planting Plan & List \$ 2,382.95
300.00
\$ 2,682.95

Payments received;
Apr. 6, 1962 1,000.00
Apr. 28, 1962 300.00
May, 22, 1962 300.00
June 15, 1962 200.00
June 30, 1962 200.00
2,000.00
Balance. 682.95

We note that you also have paid a hotel bill for a trip. We had no record of this, we have billed at the hotel. 8-14-62 ch # 2192 \$200.00 613.64

PETER L. PERI, LIBERTY 2-4321

VERNON H. SHIREY, 242-9430

ROCCHI PAVING CORPORATION
4517 PARK HEIGHTS AVENUE

BALTIMORE 15, MD. October 25, 1962.

Attn: Mr. Louis Shetter
1727 N. Charles St., Baltimore 1, Md.

Job: Cemetery	Location: Dogwood Road
Construct Roadway as Described in Proposal dated October 15, 1962	\$2,250.00
Extra Grading Along Country Road Right-of-Way	60.00
	\$2,310.00
	1,810.00
	1,000.00

11-22-62
ch # 2100

on No Baltimore ch 11-5-62 ch # 2022

PETER L. PERI, LIBERTY 2-4321

VERNON H. SHIREY, 242-9430

ROCCHI PAVING CORPORATION
4517 PARK HEIGHTS AVENUE

BALTIMORE 15, MD. October 30, 1962.

Attn: Mr. Shetter
1727 N. Charles Street, Baltimore 1, Md.

Job: Cemetery	Location: Dogwood Road
Provide and Install 30 lin. ft. of 12" Reinforced Concrete Pipe	\$86.40

OK PER

11-5-62
ch # 2022