



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 13, 2000

Mr. Ned Fowler
SCI Management L.P.
P.O. Box 130548
Houston, TX 77219-0548

Dear Mr. Fowler:

RE: Zoning Verification, Arbutus Memorial Park, 1101 Sulfer Spring Rd.,
13th Election District

Your letter to Mr. Jablon dated March 16, 2000 has been referred to me for reply.
No site plan information was included with your letter.

The above referenced property is currently zoned D.R.10.5. and 5.5. A portion of
the property may also be zoned D.R.3.5. depending upon the extent of the property.
Enclosed, please find a copy of a portion of Baltimore County zoning maps SW 5E and
6E.

You may contact the Baltimore County Office of Planning at 401 Bosley Avenue,
Towson, Maryland 21204, (410) 887-3211 to discuss Master Plan considerations.

Cemetery use is permitted in the aforementioned zones by the grant of a Special
Exception from the Zoning Commissioner for Baltimore County. The proposed use
would be subject to the requirements of Sections 401 and 502 of the Baltimore County
Zoning Regulations (B.C.Z.R.). I have included information on the Special Exception
process.

If the cemetery has existed prior to the inception of zoning regulations in
Baltimore County, which occurred in 1945, and the use has continued uninterrupted since
that date it may be considered as non-conforming. Non-conforming uses are subject to
the requirements of Section 104, B.C.Z.R.. A search of the zoning records shows
multiple cases associated with this property. These cases include but are not limited to
171-S, 5432-X, 78-209-A. I have included a copy of the order for the latter case. This is
not to be considered the extent of zoning history for this property. It would be advisable
to engage an attorney familiar with Baltimore County Zoning Regulations who can
research the case files and assess the present and potential status of the property.

Mr. Ned Fowler
April 11, 2000
Page 2

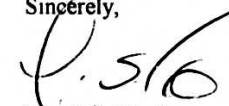
Mausoleums are considered to be non-residential principal structures and are
subject to the requirements of Section 1B01.2.C.1.a, B.C.Z.R.. A thorough assessment
of the zoning case history for this property may show zoning relief granted for setback
and design requirements.

Pursuant to Section 1B01.1.C.9, B.C.Z.R. funeral establishments are permitted by
Special Exception in the D.R. zones. Setbacks are pursuant to Section 1B01.2.C.1.A,
B.C.Z.R. Residential transition area requirements as per Section 1B01.1.B.1 will apply.

All development within Baltimore County must have full development, zoning
and permit approval. You may contact the Office of Development Management at 111
West Chesapeake Avenue, Towson, Maryland 21204, (410) 887-3335 for inquiries
pertaining to site construction issues and the development approval process. You may
contact the Office of Permits at the address above, (410) 887-3900 for building permit
application requirements. I am enclosing a copy of the zoning checklist requirements for
non-residential properties for your use. Additionally, I am including information on how
to purchase a copy of the B.C.Z.R. If you plan to develop in the county, it is strongly
advised you obtain these regulations.

I trust that the information set forth in this letter is sufficiently detailed and
responsive to the request. If you need further information or have any questions, please
do not hesitate to contact me at 410-887-3391.

Sincerely,


Lloyd T. Moxley
Planner II
Zoning Review

LTM:kew

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Katie R. Williams, legal owner of the property situate in Baltimore County and which is described as, the description and plat attached hereto and made a part hereof, hereby petition the Zoning Commission of Baltimore County to re-classify the property as follows:

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, RESIDENCY.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or 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.

Contract purchaser: Katie R. Williams
Legal Owner: Katie R. Williams
Address: 321 N. Schroeder Street
Baltimore 23, Maryland

Address: 806 Maryland Trust Building
Baltimore 2, Maryland
Plaza 2-7943
ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of October, 1961, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of December, 1961, at 3:00 o'clock P.M.



PETITION FOR ZONING
SPECIAL EXCEPTION
13th DISTRICT
ZONING: Petition for Special
Exception for a Cemetery.
LOCATION: South Side of
Sulphur Spring Road 485 feet
East from the center line of
Shelbourne Road.
DATE AND TIME: WEDNES-
DAY, DECEMBER 13, 1961 AT
3:00 P.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regula-
tions of Baltimore County, will
hold a public hearing.
Concerning all that parcel of
land in the Thirteenth District of
Baltimore County.
Beginning for the same on the
south side of Sulphur Spring
Road at the distance of 485 feet
easterly measured along the
south side of Sulphur Spring
Road from a point in line with
the center of Shelbourne Road
and running thence and binding
on the south side of Sulphur
Spring Road north 88 degrees 18
minutes East 67.09 feet, thence
leaving said road and running
the three following courses and
distances viz: South 38 degrees
58 minutes East 193.95 feet,
South 46 degrees 40 minutes
West 49.71 feet and North 39
degrees 50 minutes West 236.43
feet to the place of beginning.
Containing 0.25 of an acre of
land more or less.
Being the property of Katie R.
Williams, as shown on plat plan
filed with the Zoning Department.
BY ORDER OF
JOHN G. ROSE

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

November 27, 1961.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One sixteen weeks before
the 27th day of November, 1961, that is to say
the same was inserted in the issues of
November 24, 1961.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.

Zoning Description

October 6, 1961

All that piece or parcel of land situate, lying and being in the
Thirteenth Election District of Baltimore County, State of Maryland and
described as follows to wit:

Beginning for the same on the south side of Sulphur Spring Road at the
distance of 485 feet easterly measured along the south side of Sulphur
Spring Road from a point in line with the center of Shelbourne Road and
running thence and binding on the south side of Sulphur Spring Road North
88 degrees 18 minutes East 67.09 feet, thence leaving said road and running
the three following courses and distances viz: South 38 degrees 58 minutes
East 193.95 feet, South 46 degrees 40 minutes West 49.71 feet and North 39
degrees 50 minutes West 236.43 feet to the place of beginning.

Containing 0.25 of an Acre of land more or less.



PETITION FOR ZONING
SPECIAL EXCEPTION
13th DISTRICT

ZONING: Petition for Special
Exception for a Cemetery.
LOCATION: South Side of
Sulphur Spring Road 485 feet
East from the center line of
Shelbourne Road.

DATE AND TIME: WEDNES-
DAY, DECEMBER 13, 1961
AT 3:00 P.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by auth-
ority of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing.

Concerning all that parcel of
land in the Thirteenth District
of Baltimore County.

Beginning for the same on the
south side of Sulphur Spring
Road at the distance of 485 feet
easterly measured along the
south side of Sulphur Spring
Road from a point in line
with the center of Shel-
bourne Road and running
thence and binding on the
south side of Sulphur Spring
Road North 88 degrees 18 mi-
nutes East 67.09 feet, thence
leaving said road and running
the three following courses
and distances viz: South 38
degrees 58 minutes East
193.95 feet, South 46 de-
grees 40 minutes West 49.71
feet and North 39 degrees 50
minutes West 236.43 feet to
the place of beginning.

Containing 0.25 of an Acre
of land more or less.

Being the property of Katie
R. Williams, as shown on
plat plan filed with the Zon-
ing Department.

By Order Of
JOHN G. ROSE
Zoning Commissioner Of
Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., November 24, 19 61.

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, Md., once in each of one
successive weeks before the 13th
day of December 19 61, the first publication
appearing on the 23rd day of November
19 61.

THE TIMES

Manager

John M. Martin

Cost of Advertisement \$ 15.00

Requisition No. L 7308

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 1, 1961

FROM: Mr. George K. Gavrellis, Deputy Director

SUBJECT: 13th District, Special Exception for a Cemetery.
Southside of Sulphur Spring Road 485 feet East
of Shelbourne Road. Being property of Katie
R. Williams.

13th District

DISTRICT: Wednesday, December 13, 1961 (3:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the
subject petition for Special Exception for a Cemetery. It con-
sidered the proposed cemetery use to be a logical extension in
use, at least, of the existing Arbutus Memorial Park Cemetery
to the west. If granted, the granting should be conditioned upon
provision and dedication of possible widening for Sulphur Spring
Road, approval of ingress and egress by the appropriate county
agencies, and provision of a compact evergreen screen as indicated
on the petitioner's site plan.

OK/iam

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 8215

DATE 10/24/61

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: J. Royall Tippet, Jr., Esq.
806 Maryland Trust Building
Baltimore 2, Maryland

BILL TO: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622			
		Petition for Special Exception for Katie R. Williams	50.00
			50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 13th Date of Posting: 11-21-61
Posted for: Special Exception for Cemetery
Petitioner: Katie R. Williams
Location of property: South side of Sulphur Spring Road 485 ft East of Shelbourne Rd. 1st Plat
Location of Sign: South side of Sulphur Spring Road 515 ft East of Shelbourne Road
Remarks: George R. Hammett
Posted by: George R. Hammett Date of return: 11-22-61

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 9771

DATE 12/6/61

TO: J. Royall Tippet, Esq.
806 Maryland Trust Building
Baltimore 2, Md.

BILL TO: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622			
		Advertising and posting of property for Katie R. Williams	34.50
			34.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

December 1, 1961

J. Royall Tippet, Jr., Esq.
806 Maryland Trust Building
Baltimore 2, Maryland

Re: Petition for Special Exception for
a Cemetery for Katie R. Williams

Dear Sir:

We are enclosing copy of comments from the Office of
Planning, in reference to the above petition.

If you desire to have a member of the Planning Staff
testify, it will be necessary for you to summons him through
the Sheriff's Office.

Yours very truly,

JOR/ba
encl:

JOHN G. ROSE
ZONING COMMISSIONER

