

5911-X
63-28
MAP
15-C
XA

RE: PETITION FOR A SPECIAL EXCEPTION:
FOR CEMETERY - Property 1390 Feet
of Intersection of Bird River Road
and Vincent Road, 13th Dist.
Joseph A. North and
Petitioners
1 BALTIMORE COUNTY
1 OF
1 BALTIMORE COUNTY
1 No. 5911-X
1 63-28

The petitioners in the above matter have requested a special
exception for a cemetery on property 1390 feet southwest of the inter-
section of Bird River and Vincent Roads, in the 13th District of
Baltimore County.

As the petitioners have met the requirements of Section
50.1 of the Baltimore County Zoning Regulations and use for this
property is that described in the following statement of Mr. George
A. Davis, Deputy Planning Director, the special exception should
be granted:

"Plans for the future expressway in rather close proximity
to the subject property are fairly definite. One is the White Marsh
Expressway which would run close to the present line of the proposed
cemetery and another, the proposed Middle River Expressway which
would be located about one-quarter mile and parallel with the expressway
in a boundary of the cemetery property. It is possible that there would be
an interference between the White Marsh Expressway and the proposed
cemetery, and that would be suitable from the standpoint of providing access to
this entire area as it develops.

Probably the most important single factor affecting the
land use suitability of the subject property for a cemetery is the fact
that it lies within the approach zone pattern for the Martin Air Base.
The latter is now being actively utilized by the Maryland Air National
Guard, which currently uses the main northeast-southwest runway. The
normal approach and take-off pattern to the northeast has been modified
for the last several years by deflecting planes northeast and northwest
in order to avoid going over the elementary and Junior High Schools,
on opposite sides of Middle River Road, and over the comparatively high
density residential development between Middle River Road and Wapler
Road. Thus the present approach zone pattern results in an extensive
corridor of low flight over the subject property. Because there is every
reason to believe that such use of the airport and of this flight
strip will continue it is very desirable that land use within the
approach zone area consist of as open uses as possible, so that residential
development be minimized. The cemetery use fits admirably into

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Ross, Zoning Commissioner Date: July 18, 1963
FROM: Mr. Malcolm H. Dill, Director

SUBJECT: 5911-X, Special Exception for a Cemetery, 1390 Feet Southwest
from the Intersection of Bird River and Vincent Roads, Being
Property of Joseph North.

13th District
RECEIVED: Wednesday, July 31, 1963 (1:30 P.M.)

I have reviewed the subject petition for a Special Exception for a cemetery
and have the following comments to make:

The property is located in a portion of the County which has had only scattered
development up to this time. Its proposed access would be by Bird River Road
which is a typical local road, but undoubtedly will be
which at present is a typical local road, but undoubtedly will be
which at present is a typical local road, but undoubtedly will be
which at present is a typical local road, but undoubtedly will be

Plans for two future expressways in rather close proximity to the subject
property are fairly definite. One is the White Marsh Expressway which would
run close to the northeast line of the proposed cemetery and another, the
proposed Middle River Expressway which tentatively would be located about one-quarter
mile from and parallel with the southeastern boundary of the cemetery property.
It is possible that there would be an interference between Bird River Road and
the proposed Middle River Expressway, and that would be desirable from the standpoint
of providing access to this entire area as it develops.

Probably the most important single factor affecting the land use suitability
of the subject property for a cemetery is the fact that it lies within the
approach zone pattern for the Martin Air Base. The latter is now almost
entirely utilized by the Maryland Air National Guard, which customarily uses
the main northeast-southwest runway. The normal approach and take-off pattern
to the northeast has been modified for the last several years by deflecting
planes northeast and northwest in order to avoid going over the elementary
and Junior High Schools, on opposite sides of Middle River Road, and over the
comparatively high density residential development between Middle River Road
and Wapler Road. Thus the present approach zone pattern results in an extensive
corridor of low flight over the subject property. Because there is every
reason to believe that such use of the airport and of this flight strip will
continue it is very desirable that land use within the approach zone area
consist of as open uses as possible, so that residential development be
minimized. The cemetery use fits admirably into this pattern of open land use.
Because of the prospective severability of this area and the prevalent gentle
slopes which prevail in the subject property it is possible that there would be
an interference between Bird River Road and the proposed Middle River Expressway,
and that would be desirable from the standpoint of providing access to this
entire area as it develops. The proposed cemetery use therefore appears

BALTIMORE COUNTY, MARYLAND

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TO: Mr. John D. Ross, Zoning Commissioner Date: July 18, 1963
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SUBJECT: 5911-X

to be all the more acceptable in that it would preclude the potential safety
hazard inherent in the possibility of such residential use, as far as the
subject property is concerned.

One other factor appears worth noting, namely that if the aforementioned
expressways and their interchange do materialize in the approximate location
now visualized, the one-quarter mile stretch of land referred to between the
Middle River Expressway and the southeastern boundary of the cemetery, (which
would be one-half mile long), could possibly be limited to somewhat serious
access to Bird River Road or some other future road to the west of the latter
because of the lack of any street connection through the cemetery along its
entire length. However, depending on the exact location of White Marsh
Expressway in relation to the northeastern boundary of the cemetery it might
be possible for a road to be provided for access to Bird River Road from
the property referred to, between the cemetery and the Expressway. Even without
this connection, it does not appear that the extent of indifference of access
would be a really serious factor in utilizing the land that would be left
between the cemetery and Middle River Expressway.

In summary it appears that there is much to be said in favor of the cemetery
in this location and essentially no significant factor that would militate
against it. This general area seems to lack a cemetery and, therefore,
provision of such on the subject property would constitute a convenience
to serve this portion of the County as it develops more intensively.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Joseph A. North &
1 or we, Albina North, legal owner of the property situated in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
herby petition (1) that the zoning status of the herein described property be reclassified
to the Zoning Law of Baltimore County, from an R-2 zone to an
Special Exception same; for the following reasons:
Change in neighborhood

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 cemetary

Property is to be posted and advertised as provided by Zoning Regulations.
I or we agree to pay expenses of above reclassification 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.

Joseph A. North
Albina North
Address: 3248 Eastern Ave., Baltimore 24, Md.
Address: 4410 Valley View Ave., Baltimore 24, Md.
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 7th day
of June, 1963, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 31st day of July, 1963, at 1:30 o'clock
P. M.



MULLER, RAPHEL & ASSOCIATES, INC.

PLANNING AND ZONING CONSULTANTS
201-203 COURTLAND AVENUE, TOWSON, MARYLAND
TOWSON 9, MARYLAND

ZONING DESCRIPTION

BEGINNING for the same in the center of Bird River Road at a dis-
tance of 1390' more or less, measured southwesterly from the center
line intersection of Bird River Road and Vincent Road, said point of
beginning being at the end of the 1st or NS2-1/2/6" 155 perch line of
the land which by deed dated May 17, 1962 and recorded among the Land
Records of Baltimore County in Liber RRG 4084, Folio 314, was conveyed
by Clayton W. Bordley, Incorporated to Joseph A. North, running
thence southwesterly on the center of Bird River Road and binding on
the 2nd line of the land in the aforesaid deed a distance of 618.75',
thence leaving Bird River Road and binding on the 3rd line of the land
in the aforesaid deed and running on the boundary between North and
Booth, North and Whitrow, North and Magsamen, North and Smith, North
and Boone, 56°13'00" 2078.3', running thence and binding on the 4th,
5th, 6th and 7th lines of the aforesaid deed. Bordley, Incorporated
to North, 53°30'00" 627', NS1°15'00" 1527.9', NS1°30'00" 1171.5' and
NS2°10'00" 2557.5' to the place of beginning.

CONTAINING 102.2 acres of land more or less.
BEING all of the land which by deed dated May 17, 1962 and re-
corded among the Land Records of Baltimore County in Liber RRG 4084, Folio
314, was conveyed by Clayton W. Bordley, Incorporated to Joseph A.
North.

Eugene F. Raphael
Eugene F. Raphael #2246

LAND SURVEY - LOTS - FARMS - BOUNDARY - TOPOGRAPHICAL - LOCATION - SUBDIVISIONS - ROADS - UTILITIES
DRAINAGE - SEWER - WATER - MAPS - ZONING CONSULTATION - CONTRACTORS SERVICE - TESTIMONY



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PATTERSON STREET
BALTIMORE 1, M.D.

July 9, 1963

Mr. Thomas C. Ross, Attorney
South side of Bird River Road
Baltimore, Maryland 21208
Mr. White Birch Boulevard
South side of Bird River Road
East of Wapler Road
North Property

Dear Mr. Ross:
This office reviewed the subject property plat and indicated to call
and the tentatively proposed plan of use at the proposed reclassified
Bird River Road.
The subject property will, therefore, not be directly affected by the
proposed Middle River Expressway.
Thank you for your kind cooperation and petition.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

By: John L. Dwyer
Asst. Development Engineer

Enc.
3/2/63
Mr. Thomas C. Ross
Mr. William C. Hanson
Mr. James P. Taylor
Mr. George Taylor



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 19227
DATE 7/26/63

TO: Travel-Inns, Inc.
3220 Eastern Ave.
Baltimore 24, Md.

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	CERT
Advertising and posting of property for Joseph A. North		30.05
5911-X		

1-4862 1740 * 19227 TIP- 1805

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 17839
DATE 8/1/63

TO: Travel-Inns, Inc.
3220 Eastern Ave.
Baltimore 24, Md.

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	CERT
Petition for Reclassification & Special Exception for Joseph North		50.00

1-4862 1740 * 19227 TIP- 1805

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.

#5911-X

(072)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15B Date of Posting 7/11/63
 Posted for: HEARING WED JULY 31-63 AT 1:30 PM.
 Petitioner: Joseph A. North
 Location of property: 1390 SW FROM INTERSECTION OF BIRD RIVER RD AND VINCENT ROADS.
 Location of Signs: ① #2 SIGN ON RAIL TO FENCE POST THAT LEADS TO DRIVEWAY OF HOUSE AND APPROX 5 FT FROM BIRD RIVER RD
 Remarks: SIGN FACING BIRD RIVER RD.
 Posted by Robert L. Bull Date of return: 7/16/63
 Signature
#2 SIGN WAS POSTED ON MONDAY BECAUSE I WAS SHORT ON FRAMES. FR

#5911

PETITION FOR SPECIAL EXCEPTION
15TH DISTRICT

ZONING: Petition for Special Exception for a Cemetery.
LOCATION: 1290 feet southwest from the intersection of Bird River and Vincent Roads.
DATE & TIME: Wednesday, July 31, 1963 at 1:30 P. M.
PUBLIC HEARING: Room 166, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Fifteenth District of Baltimore County:

Beginning for the same in the center of Bird River Road at a distance of 1290' more or less, measured southwesterly from the center line intersection of Bird River Road and Vincent Road, said point of beginning being - the end of the 1st or N32-1/4° W. 125' porch line of the land which by deed dated May 17, 1963 and recorded among the Land Records of Baltimore County in Liber RRG 4064, Folio 214, was conveyed by Clayton W. Buddley, Incorporated to Joseph A. North, running thence southwesterly on the center of Bird River Road and binding on the 2nd line of the land in the aforesaid deed a distance of 618.72', thence leaving Bird River Road and binding on the 2nd line of the boundary between North and Beall, North and Williams, North and Magnuson, North and Smith, North and Knize, S 6° 12' 00" W 2028.3', running thence and binding on the 4th, 5th, 6th and 1st lines of the aforesaid deed, thence incorporated to North, S 22° 20' 00" E 127', N 41° 15' 00" E 1227.9', N 51° 30' 00" E 1171.2' and N 52° 16' 00" W 2447.2' to the place of beginning.

Containing 102.2 acres of land more or less.

Being all of the land which by deed dated May 17, 1963 and recorded among the Land Records of Baltimore County in Liber RRG 4064, Folio 214, was conveyed by Clayton W. Buddley, Incorporated to Joseph A. North.

Being the property of Joseph A. North and Ailina North, as shown on plat filed with the Zoning Department.

By Order of
 JOHN G. ROSE,
 Zoning Commissioner of
 Baltimore County.
 July 12.

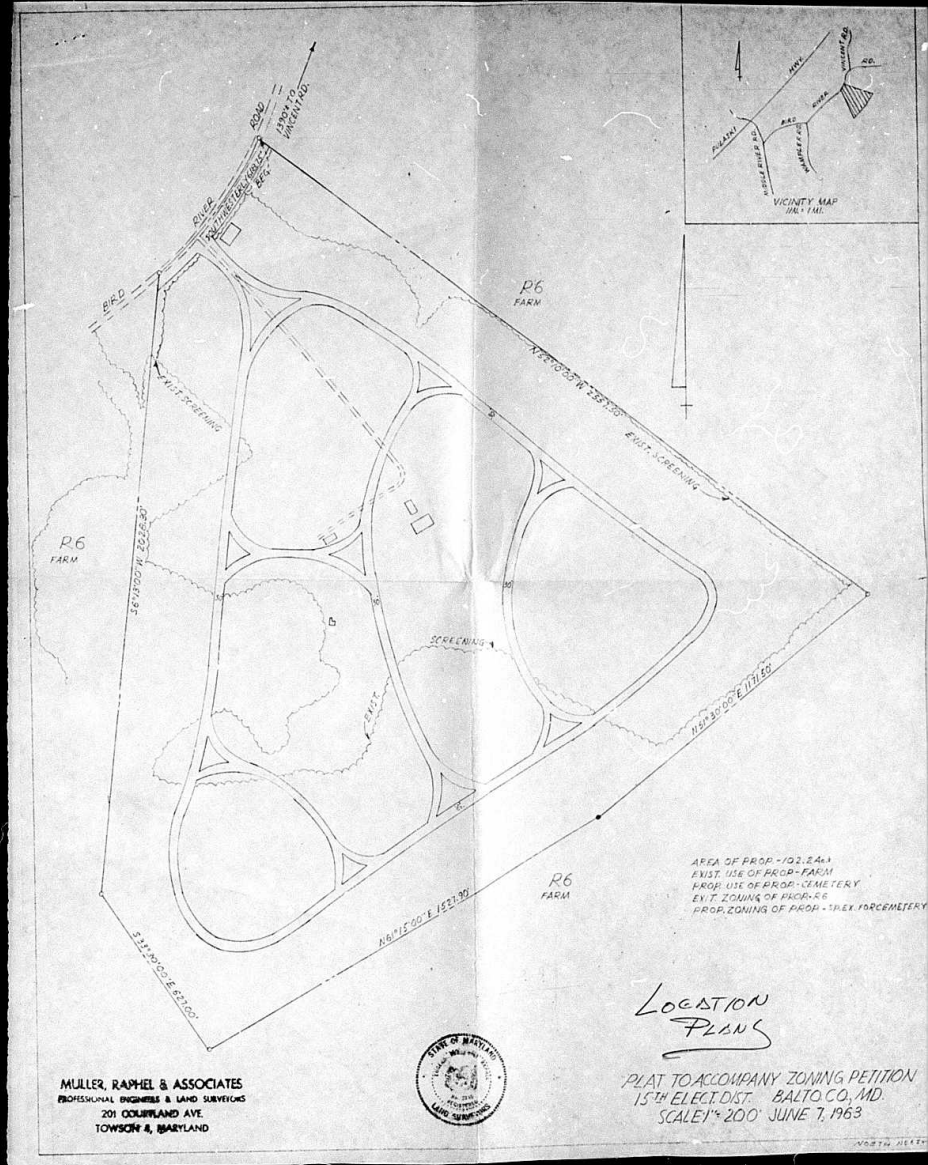
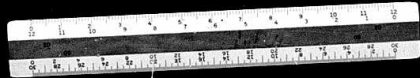
CERTIFICATE OF PUBLICATION

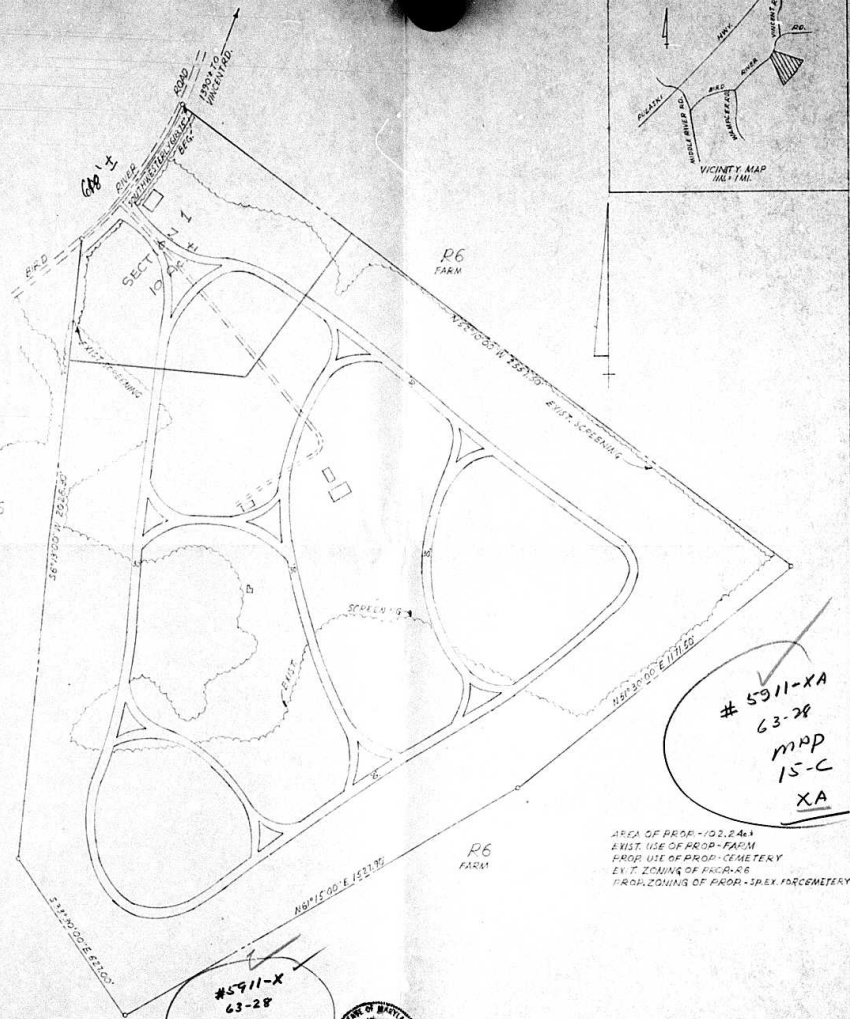
TOWSON, MD., July 12, 1963
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 3 successive weeks before the 31st day of July, 1963, the first publication appearing on the 12th day of July, 1963.

THE JEFFERSONIAN

Frank M. Smith
 Manager.

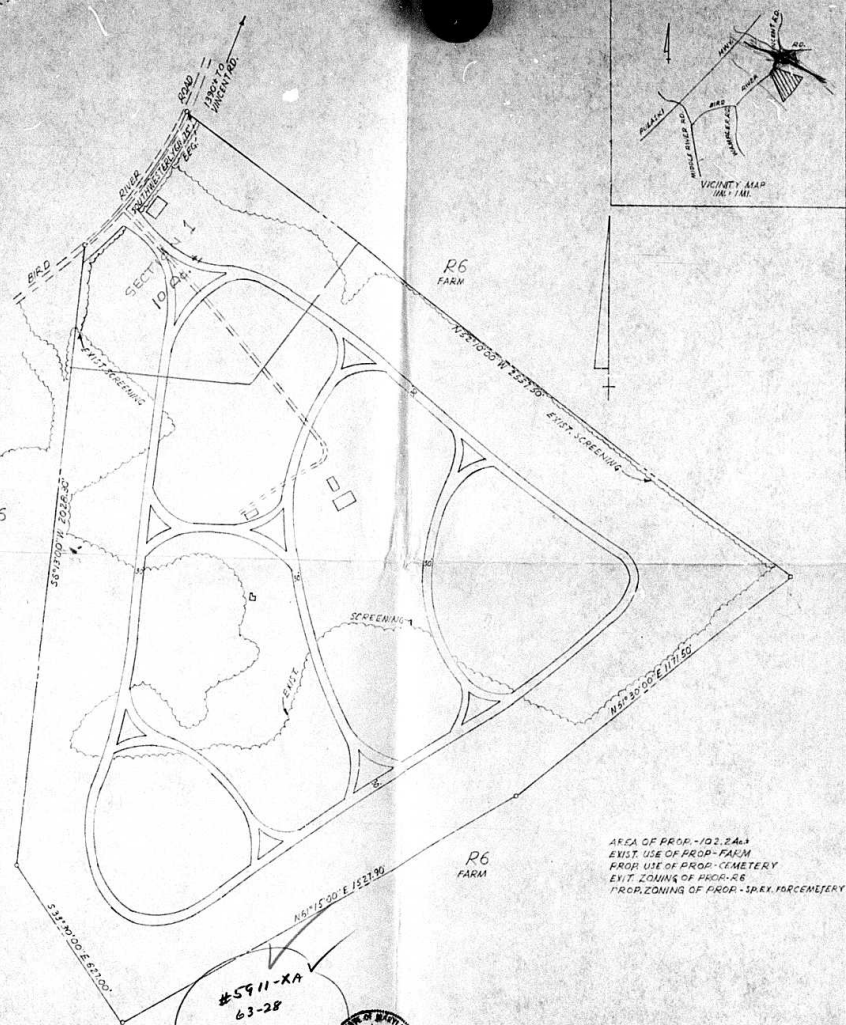
Cost of Advertisement, \$_____





AREA OF PROP. - 102.24±
EXIST. USE OF PROP. - FARM
PROP. USE OF PROP. - CEMETERY
EX. T. ZONING OF PROP. - R6
PROP. ZONING OF PROP. - SPKX. FOR CEMETERY

PLAT TO ACCOMPANY ZONING PETITION
15TH ELECT. DIST. BALTO. CO., MD.
SCALE 1" = 200' JUNE 7, 1963



AREA OF PROP. - 102.24±
EXIST. USE OF PROP. - FARM
PROP. USE OF PROP. - CEMETERY
EX. T. ZONING OF PROP. - R6
PROP. ZONING OF PROP. - SPKX. FOR CEMETERY

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