

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, TRUSTEES, U/W DORMAN, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition that the zoning of said property be reclassified, or that a special exception be granted for the following reasons:

See attached description

ask for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a cemetery.

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.

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.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of June, 1966, 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 10th day of August, 1966, at 11:00 o'clock.

By: *[Signature]*
Deputy Zoning Commissioner of Baltimore County

DESCRIPTION

TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION
PROPERTY OF ONE SHALON CONGREGATION
FOURTH ELECTION DISTRICT

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distance North 07° 54' 10" East 231.00 feet, North 02° 47' 05" West 830.76 feet and North 74° 21' 20" West 329.85 feet from the center line of Nicodemus Road, and running thence referring the following courses and distances to the True Meridian as established by the Baltimore County Metropolitan District binding reversely for a part along the Last Line of that parcel of land secondly described in the above first mentioned deed and for a part along the Fifth Line of that parcel of land which by deed dated December 8, 1921 recorded among the aforesaid Land Records in Liber W.P.C. No. 547 at Folio 587 was conveyed by Zachariah C. Ebaugh and Helen Ebaugh, his Wife, to Martin Dorman and Estelle Fisher Dorman, his Wife North 74° 21' 20" West 329.85 feet to a stone found planted, thence binding along the Sixth, Seventh, and Eighth Lines and along part of the Ninth line of that parcel of land described in the above last mentioned deed the four following courses and distances, viz:

- (1) North 41° 55' 30" West 955.81 feet,
- (2) North 31° 38' 40" East 390.03 feet to a stone found planted,
- (3) North 04° 31' 30" East 312.84 feet to a stone found planted, and
- (4) South 63° 59' 10" East 869.36 feet to a point thereon and to a point on the west side of the aforesaid 150 feet wide transmission line right of way, thence binding along the west side of said 150 feet wide transmission line right of way South 02° 47' 05" West 1064.56 feet to the place of beginning, containing 20.27 acres of land more or less.

Being part of that parcel of land firstly described and part of that parcel of land secondly described in a deed dated May 24, 1921 recorded among the aforesaid Land Records in Liber W.P.C. No. 541 at Folio 79 which was conveyed by A. Mason Sites and Barbara Ella Sites, his Wife, to Martin Dorman and Estelle Fisher Dorman,

PURDUM AND JESCHKE, ENGINEERS 2415 MARLAND AVENUE, BALTIMORE, MARYLAND 21218

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

a Special Exception for a cemetery should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of August, 1966, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a cemetery and/or the Special Exception for a cemetery be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of June, 1966, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a cemetery and/or the Special Exception for a cemetery be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

DESCRIPTION

TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION
PROPERTY OF ONE SHALON CONGREGATION
FOURTH ELECTION DISTRICT

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his Wife, and being part of that parcel of land which by deed dated December 8, 1921 recorded among the aforesaid Land Records in Liber W.P.C. No. 547 at Folio 587 was conveyed by Zachariah C. Ebaugh and Helen Ebaugh, his Wife, to Martin Dorman and Estelle Fisher Dorman, his Wife, and being part of that parcel of land which by deed dated May 5, 1932 recorded among the aforesaid Land Records in Liber L.M.C. No. 900 at Folio 34 was conveyed by Zachariah Charles Ebaugh and Helen Ebaugh, his Wife, to Martin Dorman and Estelle Fisher Dorman, his Wife.



PURDUM AND JESCHKE, ENGINEERS 2415 MARLAND AVENUE, BALTIMORE, MARYLAND 21218

June 3, 1966

DESCRIPTION

TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION
PROPERTY OF ONE SHALON CONGREGATION
N.W. CORNER OF BERRYMAN LANE AND NICODEMUS ROAD
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PARCEL I

BEGINNING FOR the same at the corner formed by the intersection of the center line of Berryman Lane and the center line of Nicodemus Road, said point being the beginning of the Fifth Line of that parcel of land firstly described in a deed dated May 24, 1921 recorded among the Land Records of Baltimore County, Maryland in Liber W.P.C. No. 541 at Folio 79 which was conveyed by A. Mason Sites and Barbara Ella Sites, his Wife, to Martin Dorman and Estelle Fisher Dorman, his Wife, and running thence referring the following courses and distances to the True Meridian as established by the Baltimore County Metropolitan District binding along the center line of Nicodemus Road and along the Fifth Line of that parcel of land firstly described in the above mentioned deed North 68° 35' 50" West 429.00 feet to the end thereof, thence leaving the aforesaid center line of Nicodemus Road and binding along the Sixth and First Lines of that parcel of land firstly described in the above mentioned deed the two following courses and distances, viz:

- (1) North 07° 54' 10" East 231.00 feet, and
- (2) North 02° 47' 05" West 830.76 feet to a stone found planted at the beginning of that parcel of land secondly described in the above mentioned deed, thence binding reversely for a part along the Last Line of that parcel of land secondly described in the above mentioned deed North 74° 21' 20" West 73.43 feet to a point thereon at the end of the Second Line of that parcel of land which by deed dated January 31, 1962 recorded among the aforesaid Land Records in Liber W.J.R. No. 3953 at Folio 92 was conveyed by The First National Bank of Baltimore and Stanley Paul, Executors under the Last Will and Testament of Martin Dorman to Bankers Trust Company and Baltimore Gas and Electric Company, thence binding

PURDUM AND JESCHKE, ENGINEERS

2415 MARLAND AVENUE, BALTIMORE, MARYLAND 21218

JUN 3 1966

DESCRIPTION

TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION
PROPERTY OF ONE SHALON CONGREGATION
FOURTH ELECTION DISTRICT

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reversely along said Second Line North 02° 47' 50" East 529.11 feet to the place of beginning thereof and to a point on the First Line of that parcel of land which by deed dated May 5, 1932 recorded among the aforesaid Land Records in Liber L.M.C. No. 900 at Folio 34 was conveyed by Zachariah Charles Ebaugh and Helen Ebaugh, his Wife, to Martin Dorman and Estelle Fisher Dorman, his Wife, thence binding along part of said First Line South 52° 02' 40" East 249.13 feet to the end thereof and to a point on the Third Line of that parcel of land secondly described in the above first mentioned deed thence binding reversely along part of said Third Line South 63° 31' 50" East 1234.56 feet to the beginning thereof and to a point in the aforesaid center line of Berryman Lane, thence binding along the center line of Berryman Lane and along the southeastern outlines of that parcel of land firstly described in the above first mentioned deed the two following courses and distances, viz:

- (1) South 39° 09' 20" West 1273.84 feet, and
- (2) South 31° 34' 10" West 847.75 feet to the place of beginning, containing 28.63 acres of land more or less.

PARCEL II

BEGINNING FOR the same at a point on the Last Line of that parcel of land secondly described in a deed dated May 24, 1921 recorded among the Land Records of Baltimore County, Maryland in Liber W.P.C. No. 541 at Folio 79 which was conveyed by A. Mason Sites and Barbara Ella Sites, his Wife, to Martin Dorman and Estelle Fisher Dorman, his Wife, and distant 329.85 feet from the end thereof, said point being on the west side of a transmission line right of way, 150 feet wide, which by deed dated July 23, 1931 recorded among the aforesaid Land Records in Liber L.M.C. No. 876 at Folio 358 was granted by Martin Dorman and Estelle Fisher Dorman, his Wife, to Susquehanna Transmission Company of Maryland, said point being also

PURDUM AND JESCHKE, ENGINEERS

2415 MARLAND AVENUE, BALTIMORE, MARYLAND 21218

JUN 3 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Mr. Lee Thomas, Esquire
Campbell Building
Towson, Maryland 21204

SUBJECT: Special Exception - Cemetery
For First National Bank of Maryland, located N.W. corner of Berryman Lane and Nicodemus Road, 4th District
(Item 4, June 21, 1966)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

DEPARTMENT OF TRAFFIC ENGINEERING: Since no entrances are indicated on the petitioners' plot plan, this office cannot comment at this time.

BUREAU OF ENGINEERING: Water and sewer not available. Road - both Nicodemus Road and Berryman Lane are to be developed on minimum 60' right of way.

LAND ADMINISTRATION DIVISION: Prior to a hearing date being assigned, the following items must be shown on revised drawings: (1) nature of ingress and egress from the subject site (2) a 100 ft. setback line from Nicodemus Road and Berryman Lane (3) type and height of screening (4) widening lines along Nicodemus Road and Berryman Lane to provide for a minimum of a 60 ft. right of way. 25' setback along interior lines between lots.

If the special exception for a cemetery is granted, it should be made subject to an over-all development plan showing the remainder circulation of the site.

The following members had no comment to offer:

Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission

Very truly yours,

[Signature]
Edward D. Hardy
Deputy Zoning Commissioner

JED:ym

cc: Mr. Carlyle Brown - Bureau of Engineering
Mr. G. Richard Rouse - Bureau of Traffic Engineering

BALTIMORE COUNTY, MARYLAND

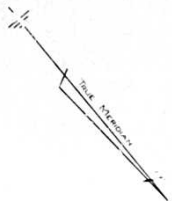
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardy, Deputy Zoning Commissioner
FROM: George E. Gavelis, Director of Planning
SUBJECT: Petition #67-32-X, Northwest corner of Berryman Lane & Nicodemus Road, First National Bank of Maryland - Petitioners
4th District
HEARING: Wednesday, August 10, 1966. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition. If it should be decided to grant the special exception, we request that our approval of the site plan be made a condition of the grant.

#67-32-X
MAP
#4
NW-14K
X
6/2/66

ZONED R-4C



PART 1, 1
ZONED R-40

ZONED R-40

PART 1, 1
ZONED R-40

NICODEMUS ROAD

BERRYMAN'S LANE

ZONED R-40
(SPECIAL EXCEPTION)



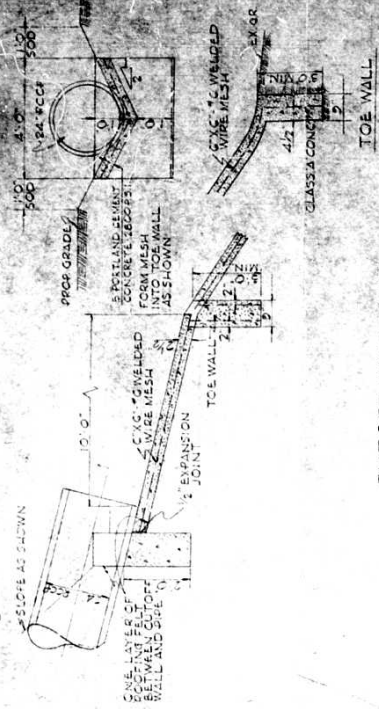
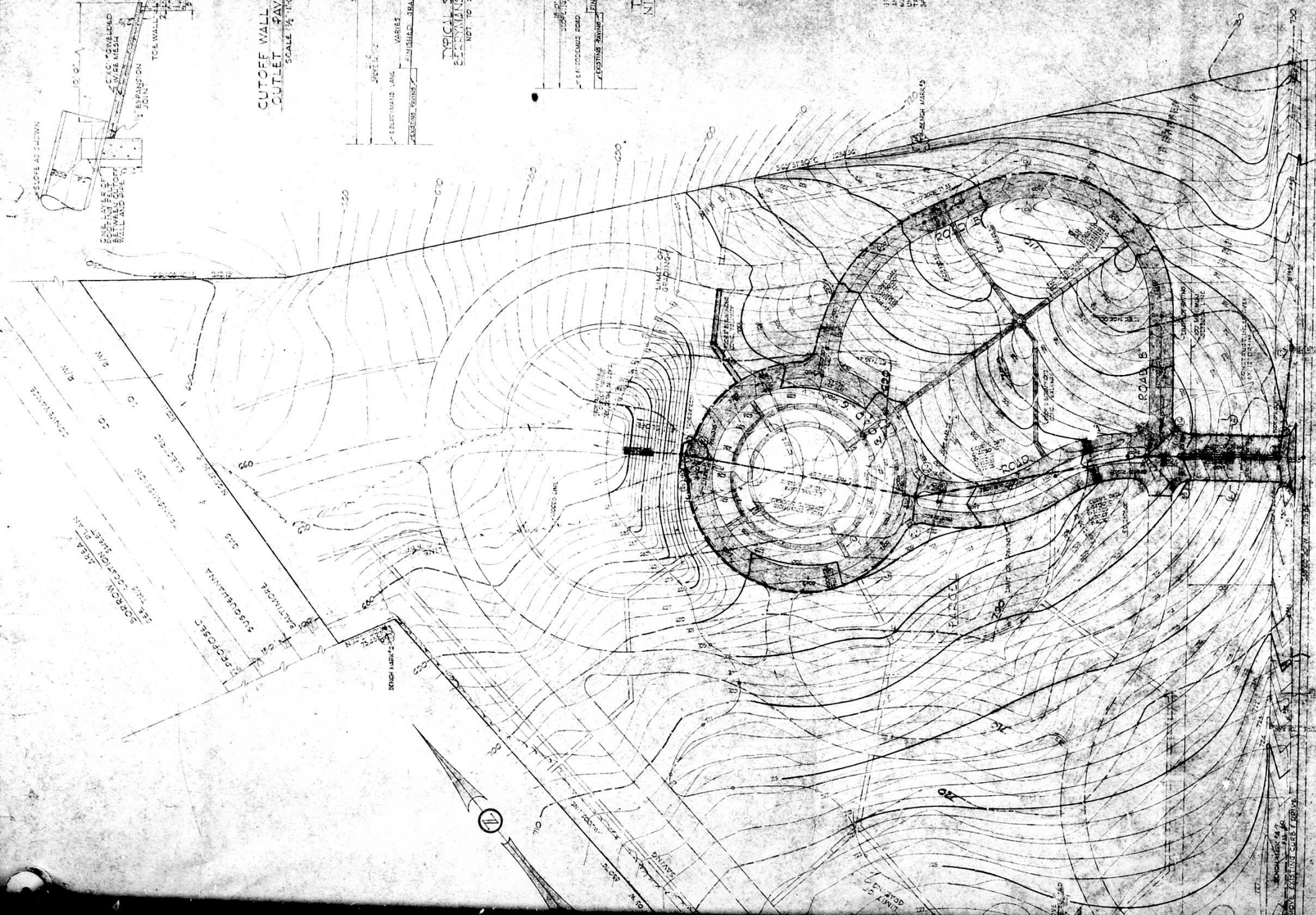
PURDUM & JESCHKE
ENGINEERS & LAND SURVEYORS
2415 MARYLAND AVENUE
BALTIMORE, MARYLAND 21210



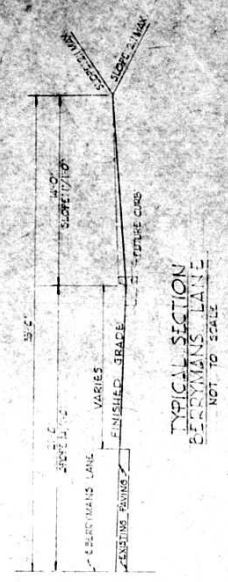
ADDITIONS JULY 13, 1966

PLAT TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
PROPERTY OF
OHEB SHALOM CONGREGATION
NW CORNER OF
BERRYMAN'S LANE & NICODEMUS ROAD
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
JUNE 3, 1966 SCALE 1"=100'

51-1955A



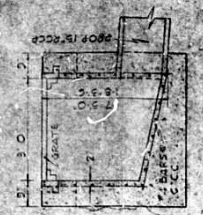
CUTOFF WALL AND
OUTLET PAVING
SCALE 1/2" = 1'-0"



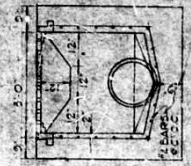
TYPICAL SECTION
BERRYMAN'S LANE
NOT TO SCALE



TYPICAL SECTION
NICODIMUS ROAD
NOT TO SCALE



NOTE:
ANY TYPE OF SUBSTANTIAL TRANSVERSE DRAIN
UNLESS SPECIFICALLY NOTED OTHERWISE
SHALL BE USED TO DRAIN THE SURFACE
WATER LAPS

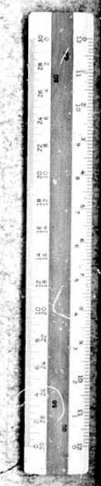


TYPE B INLET
SCALE 1/4" = 1'-0"

BERRYMAN'S
END

GENERAL NOTES

- 1. All disturbed areas not being paved or graded, shall be topsoiled and seeded.
- 2. All walkways shall be five (5) feet in width.



BENCH MARKS

BENCH MARK	ELEVATION
BENCH MARK 1	ELEVATION 728.22
BENCH MARK 2	ELEVATION 728.22
BENCH MARK 3	ELEVATION 728.22
BENCH MARK 4	ELEVATION 728.22
BENCH MARK 5	ELEVATION 728.22

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 1/15/10
BY [Signature]

LAYOUT AND
GRADING PLAN FOR

Ches Shalom

MEMORIAL PARK

FOURTH ELECTION DISTRICT - BALTIMORE COUNTY
MAY 12, 1967
REVISED: JULY 27, 1967
SCALE 1" = 50'

LOCATION PLAN
SCALE 1" = 200'



OWNER AND ENGINEER
ONE SHILOH CONGREGATION
2100 WEST HENRI AVENUE
BALTIMORE, MD 21201

BERRYMAN'S

LEGEND

- 716. EXISTING GROUND CONTOURS
- 716. FUTURE GROUND CONTOURS
- 716. FUTURE ROADS AND HIGHWAYS
- 716. PROPOSED ROADS AND HIGHWAYS
- 716. PROPOSED GRADE SPOT ELEVATIONS

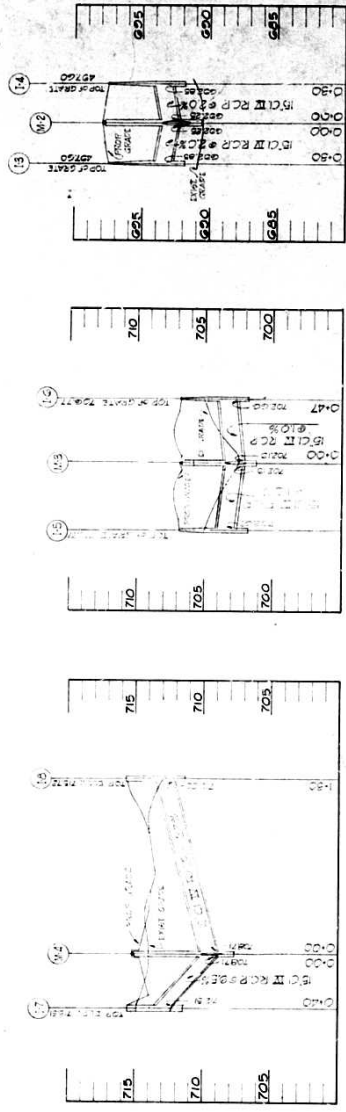
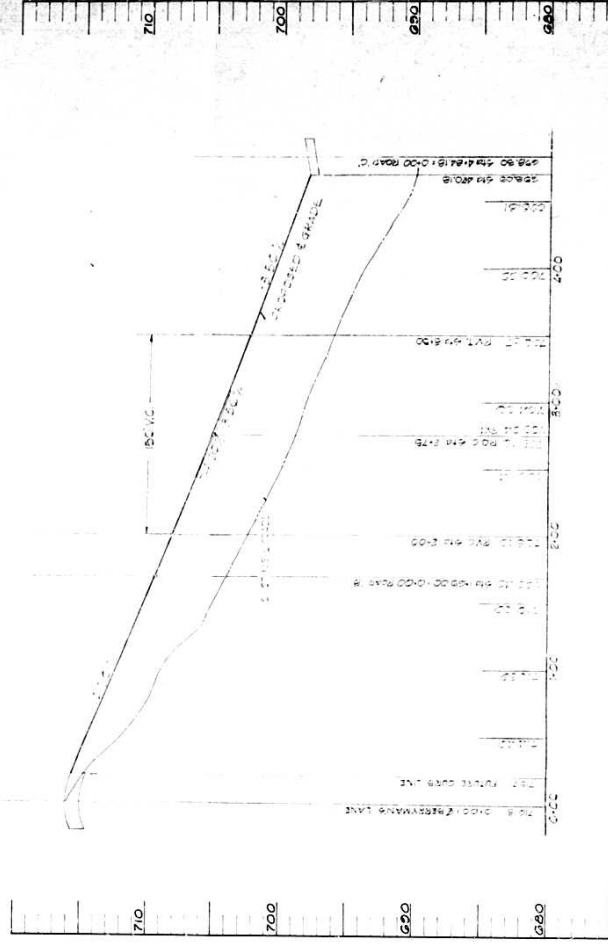
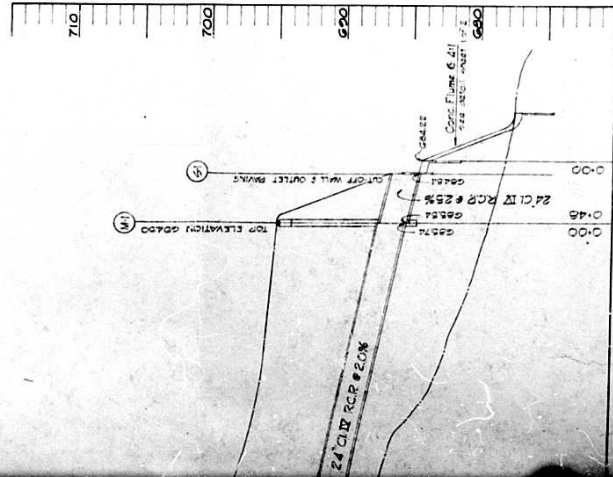
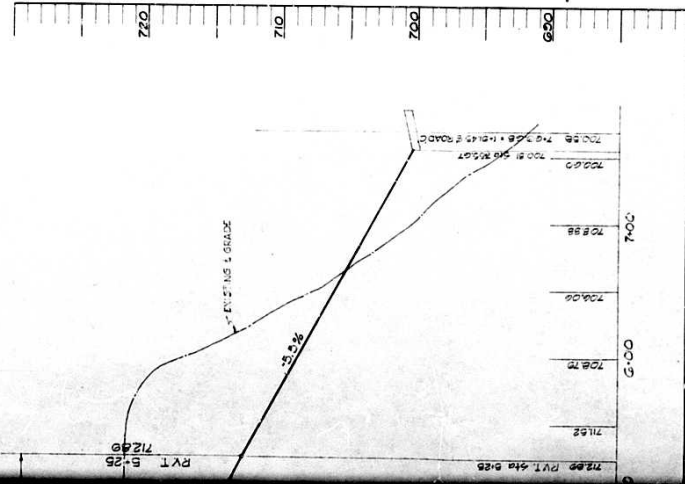
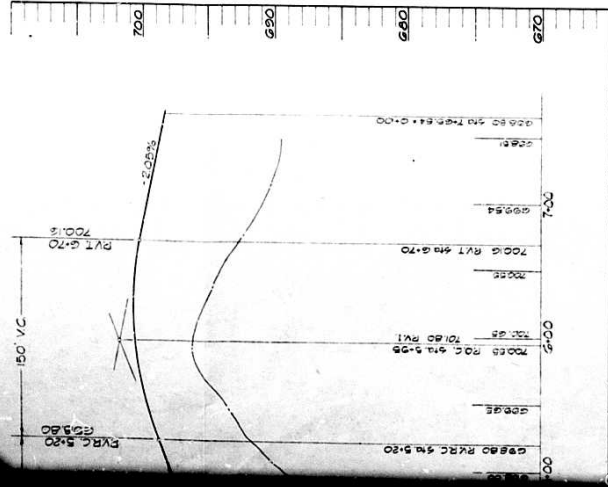
GENERAL NOTES

- 1. All disturbed areas not being paved or seeded shall be topsoiled and seeded.
- 2. All walkways shall be 15' (5' total width).

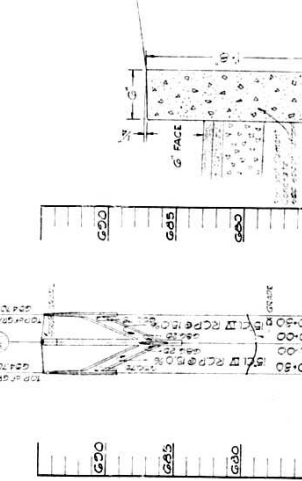
CONTRACTOR
THE FOLLOWING LISTED
FIRM HAS BEEN SELECTED
TO CONSTRUCT THE PROJECT
AND IS TO BE RESPONSIBLE
FOR THE DESIGN AND
CONSTRUCTION OF THE
PROJECT. THE CONTRACTOR
SHALL BE RESPONSIBLE
FOR THE DESIGN AND
CONSTRUCTION OF THE
PROJECT.

ARM AND JESCHKE

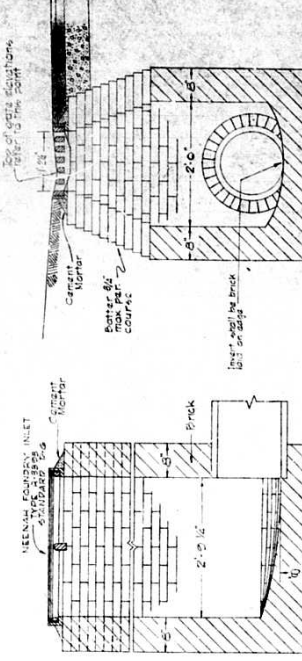
1023 N. ALBERT STREET
BALTIMORE, MARYLAND 21201



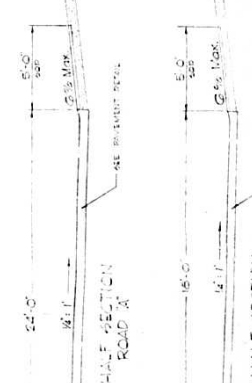
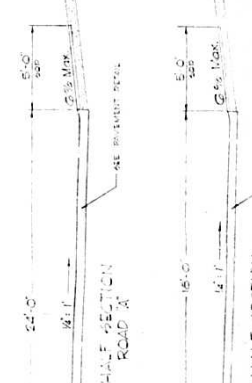
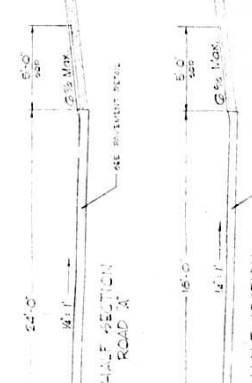
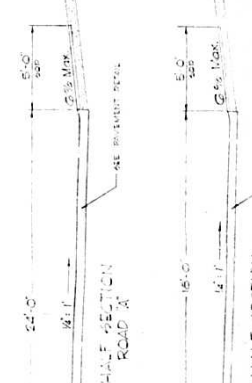
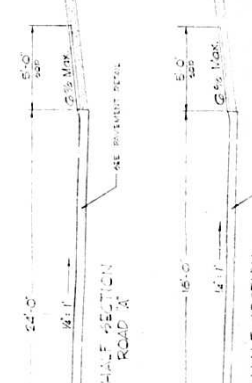
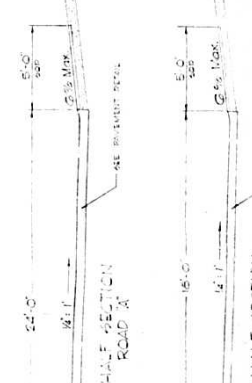
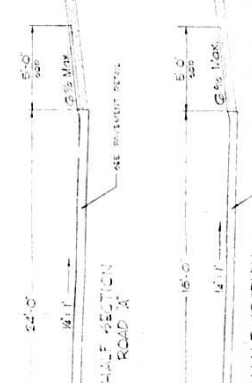
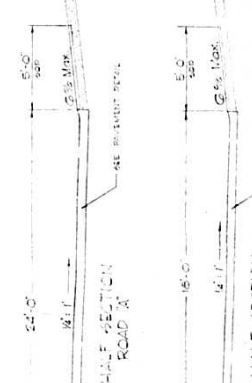
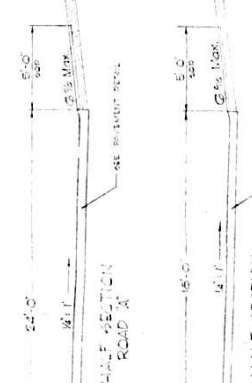
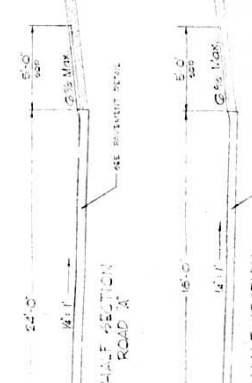
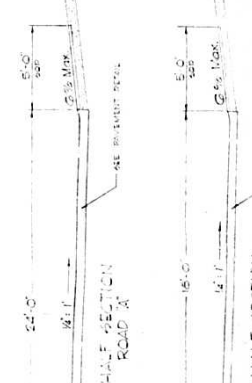
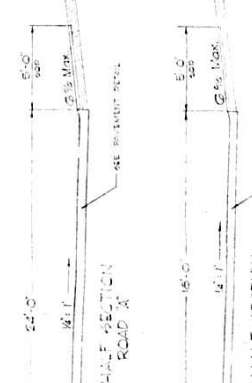
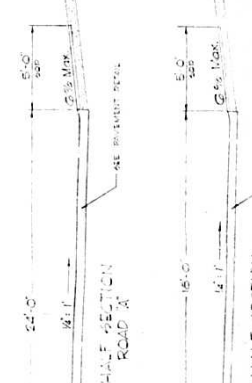
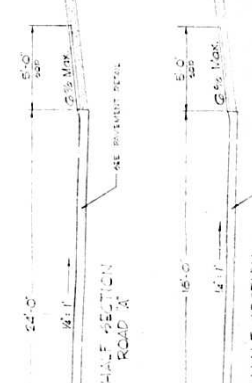
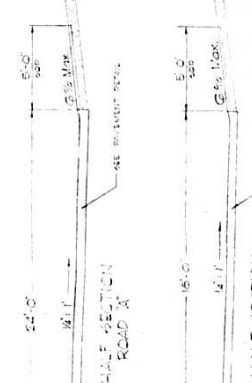
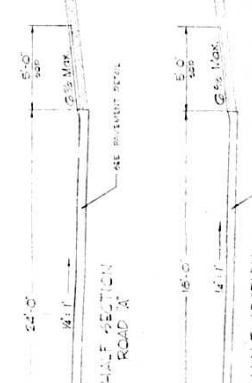
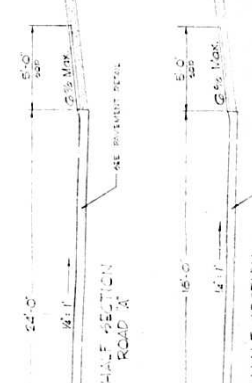
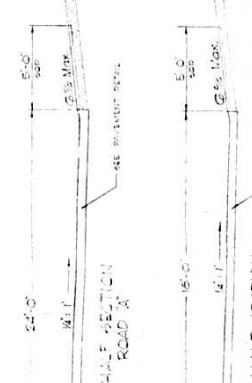
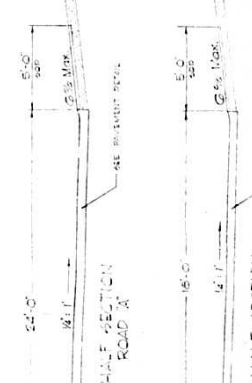
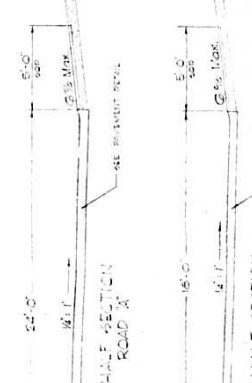
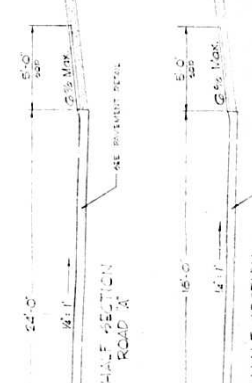
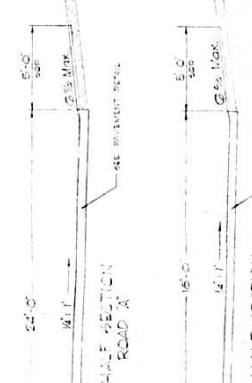
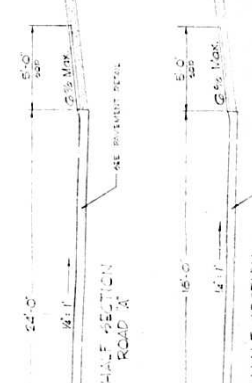
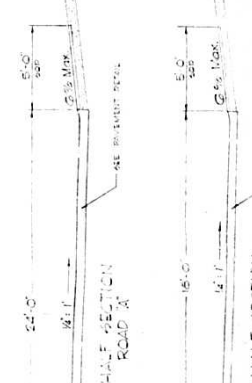
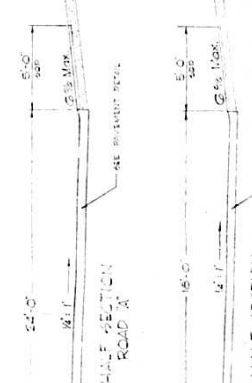
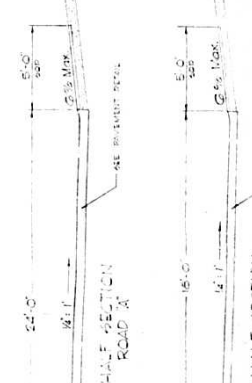
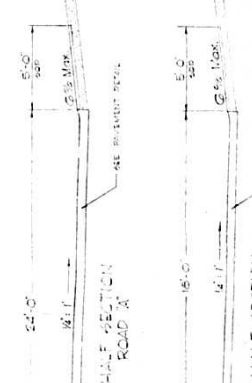
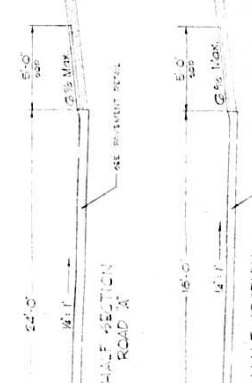
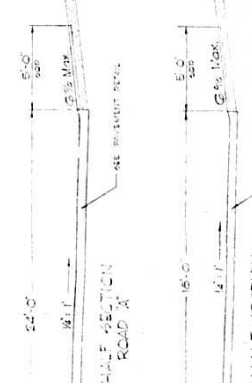
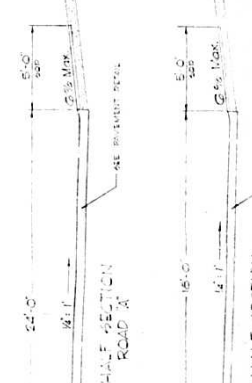
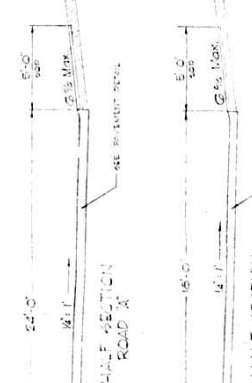
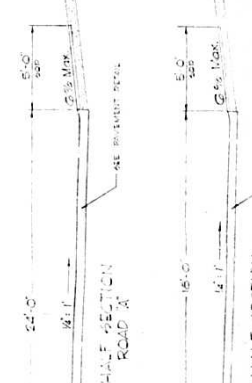
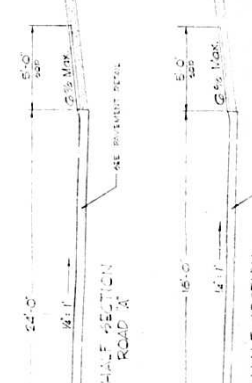
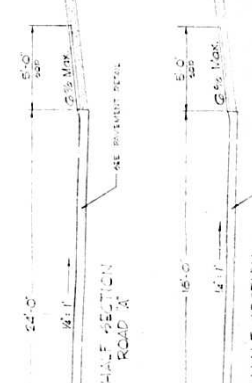
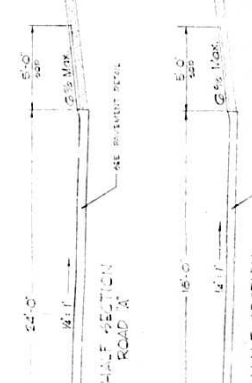
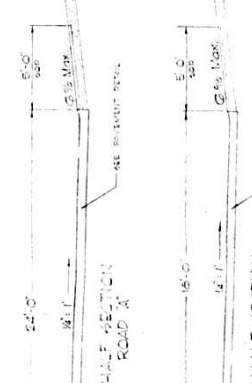
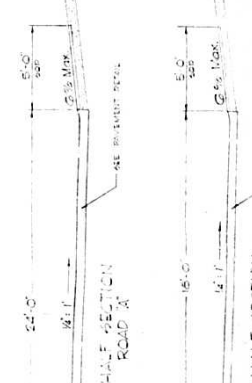
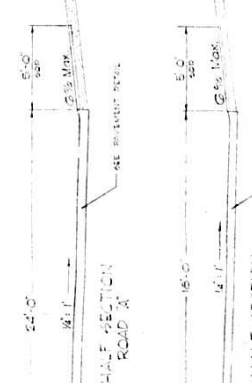
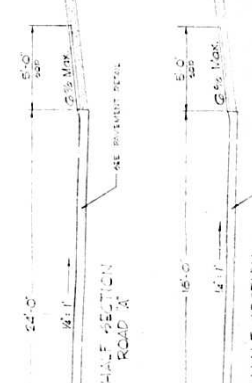
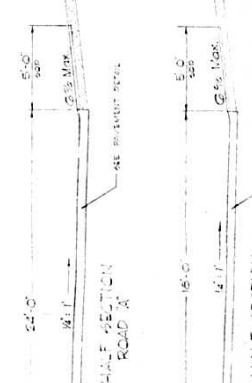
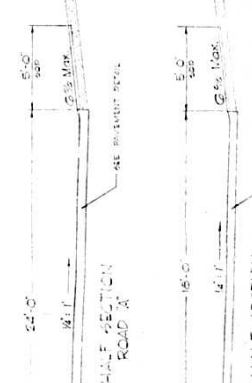
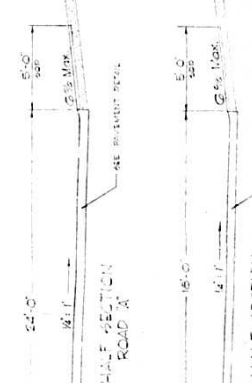
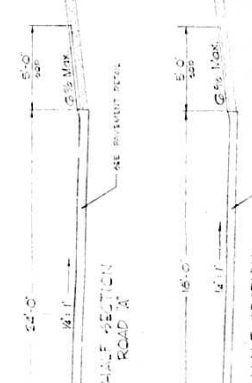
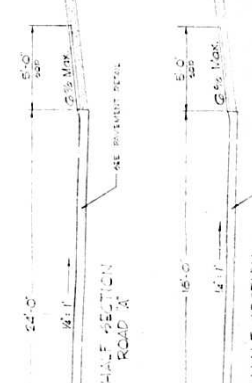
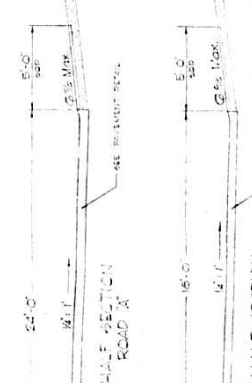
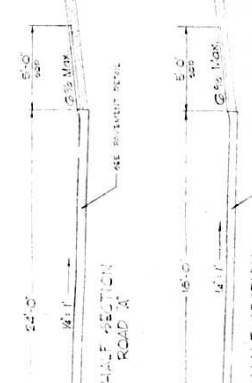
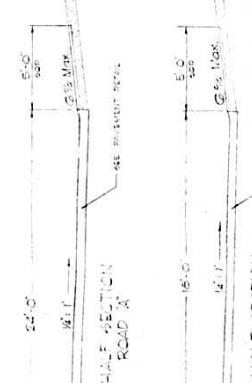
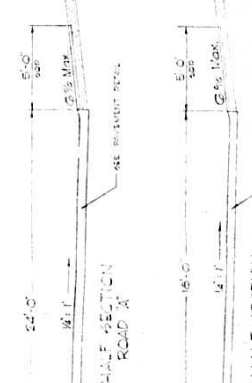
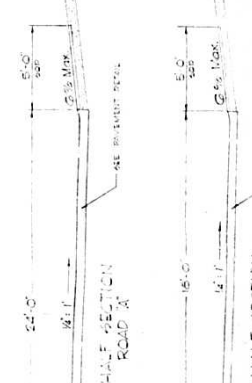
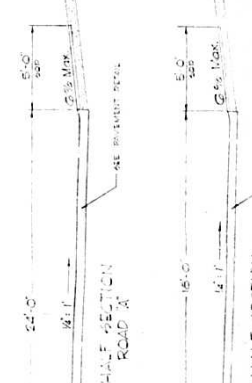
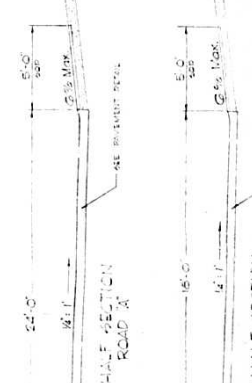
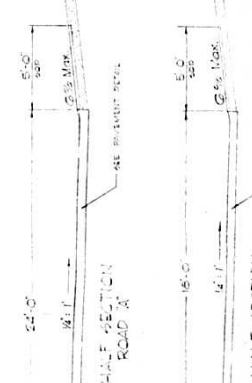
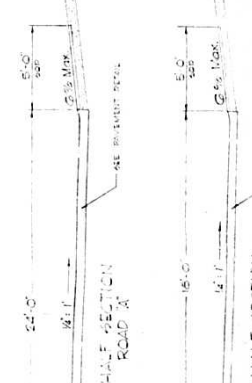
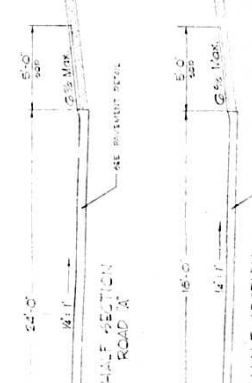
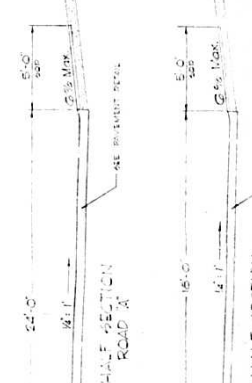
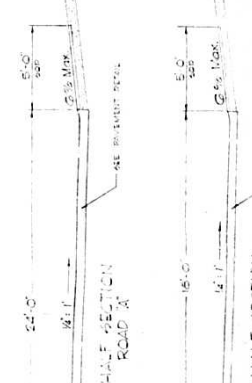
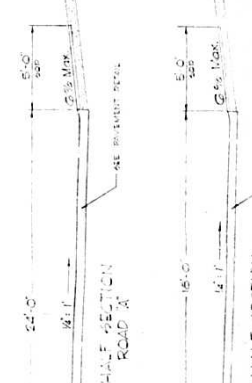
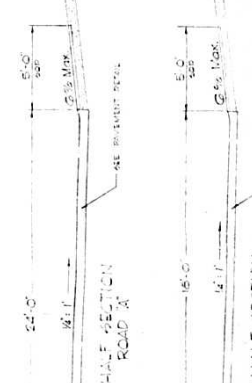
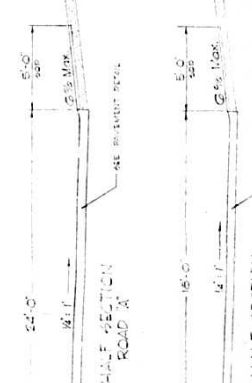
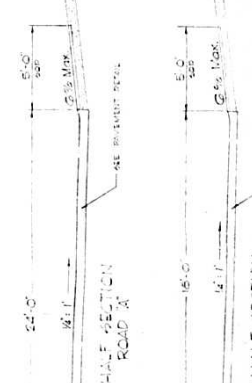
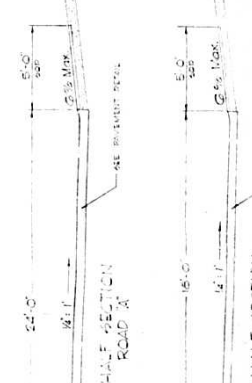
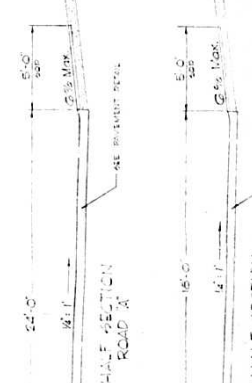
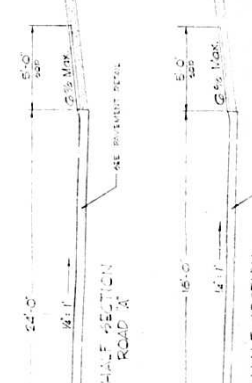
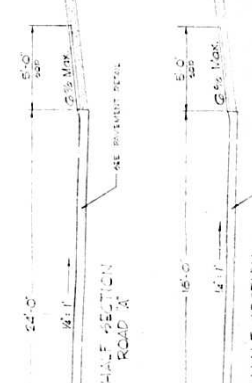
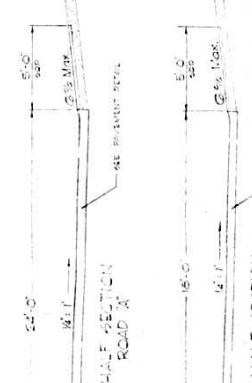
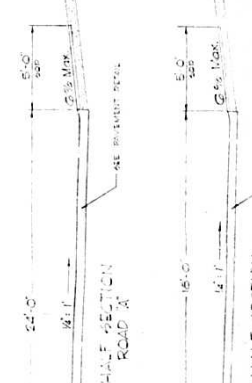
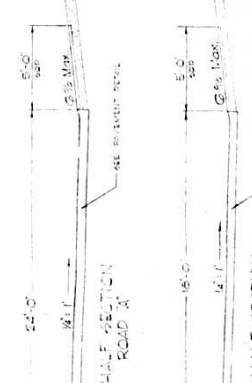
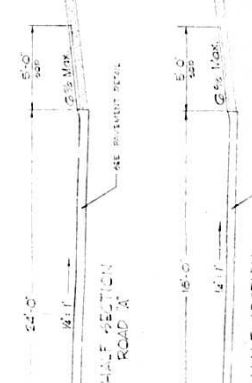
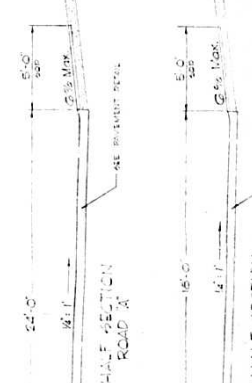
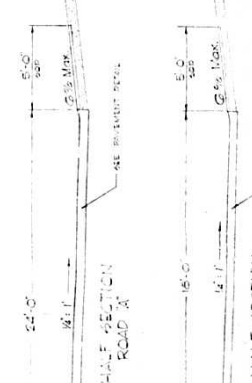
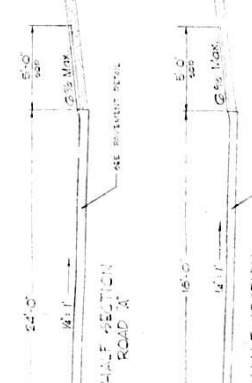
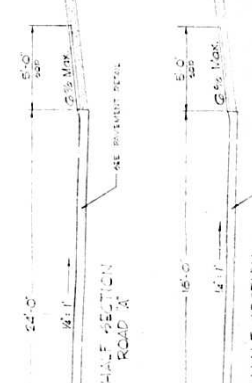
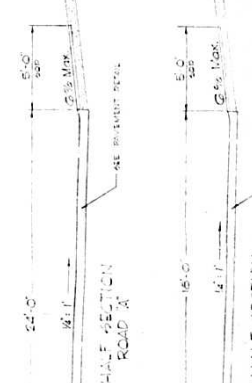
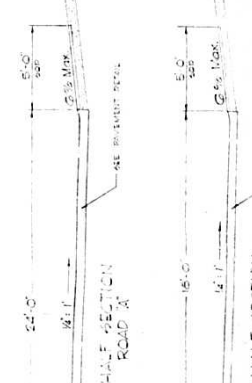
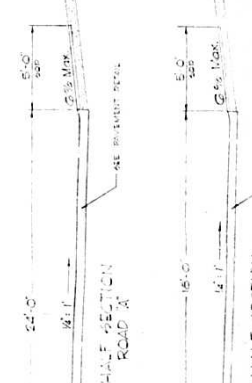
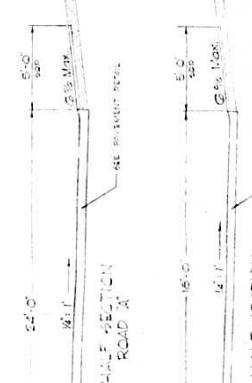
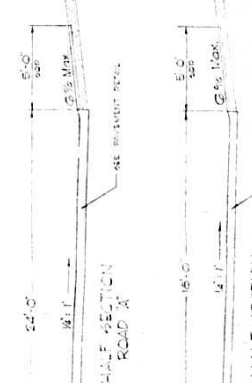
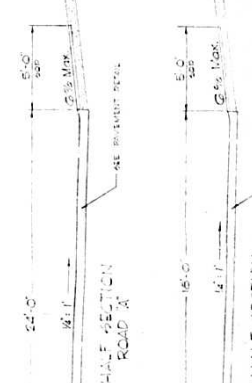
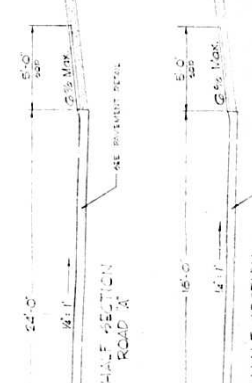
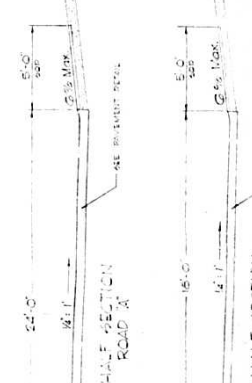
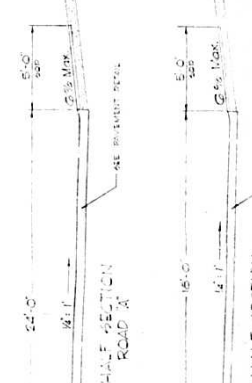
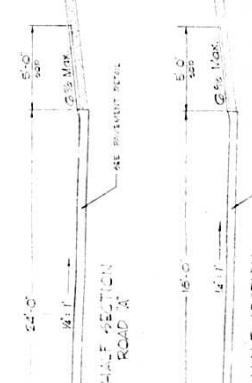
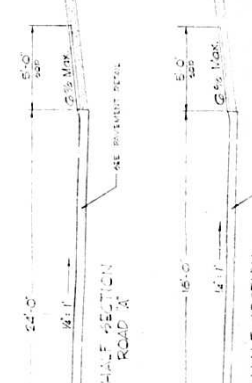
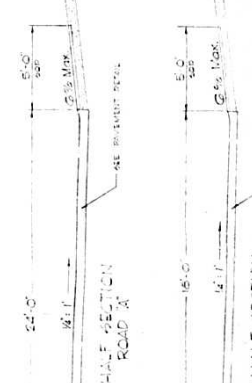
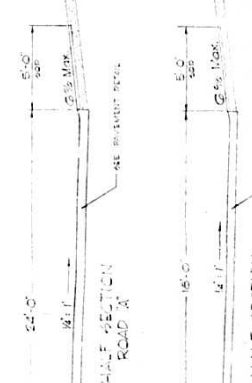
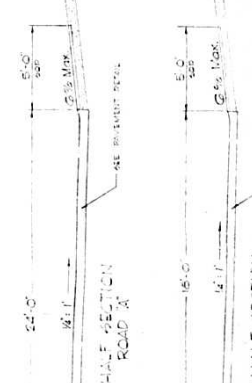
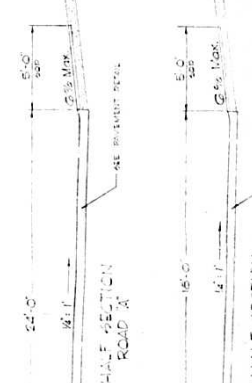
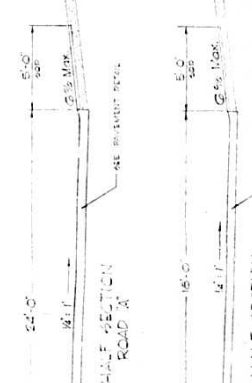
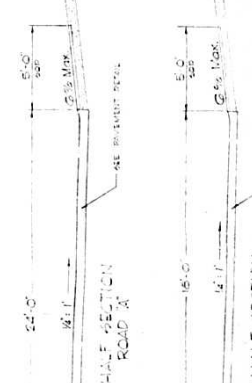
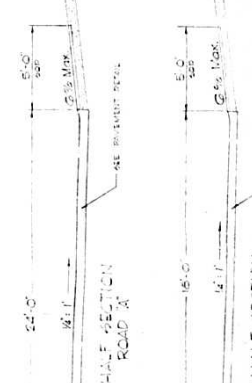
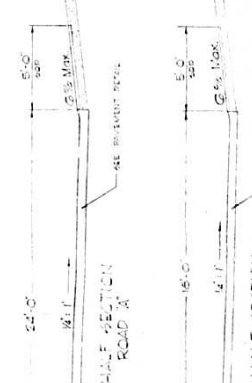
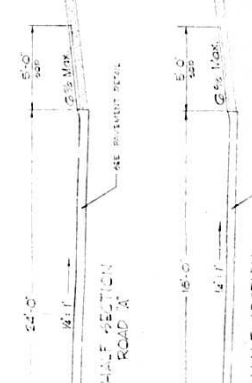
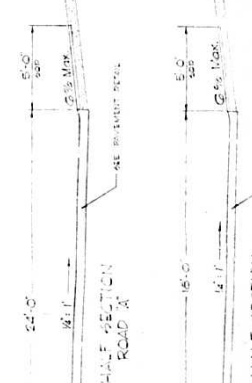
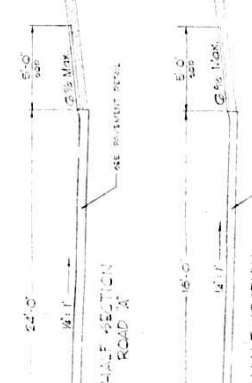
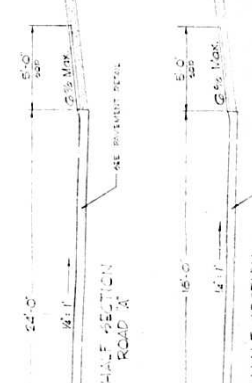
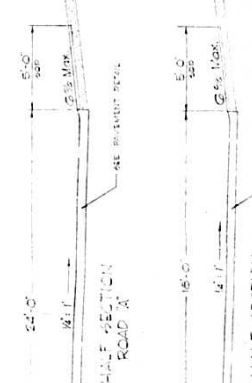
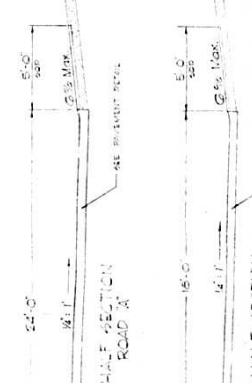
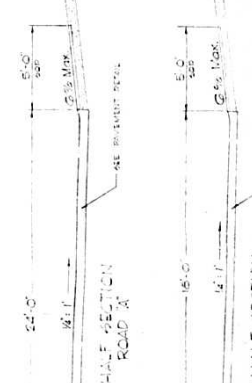
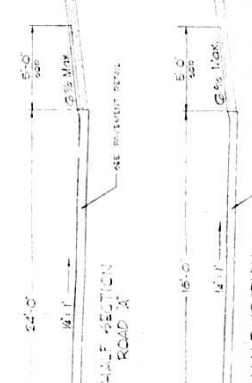
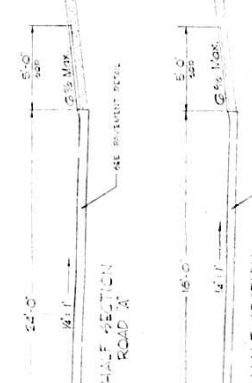
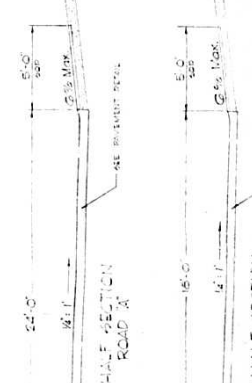
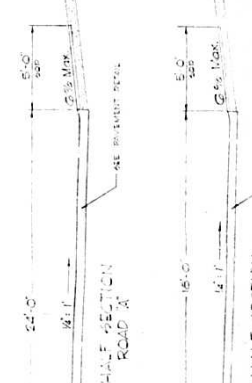
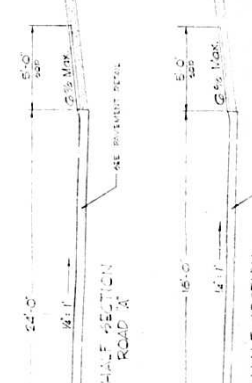
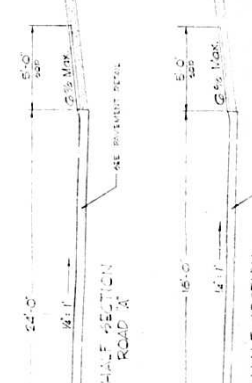
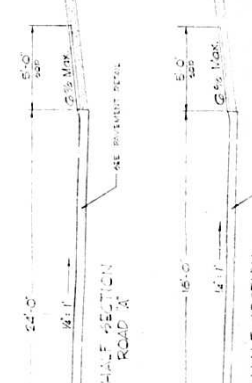
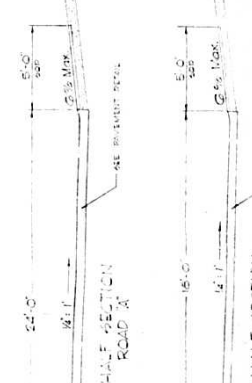
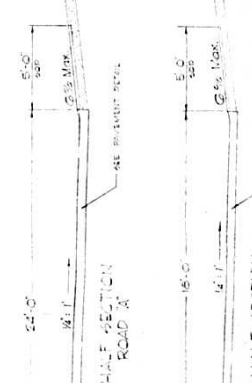
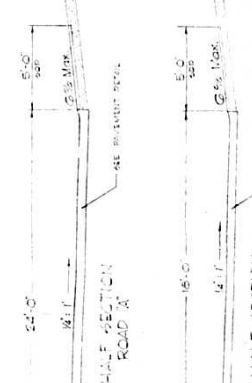
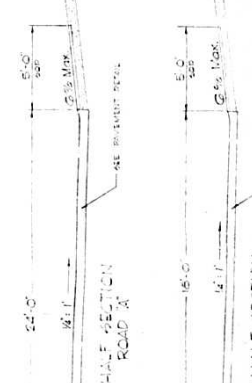
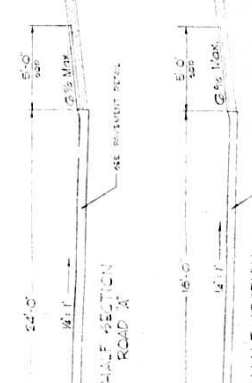
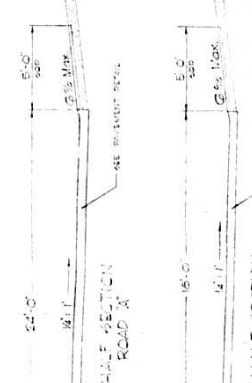
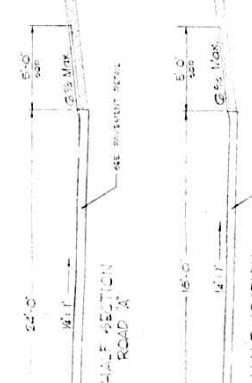
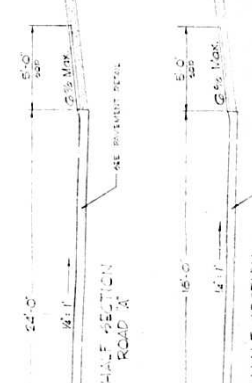
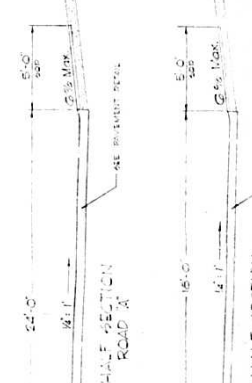
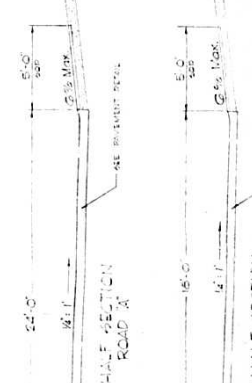
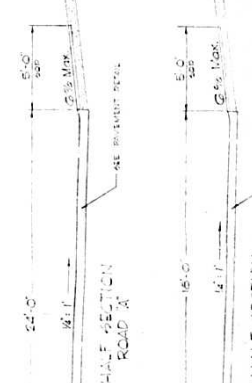
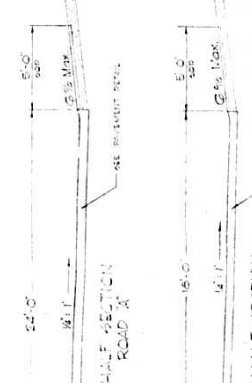
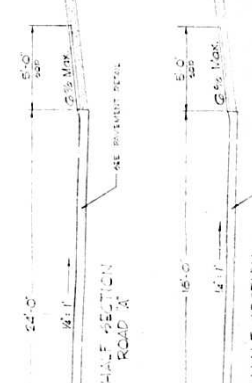
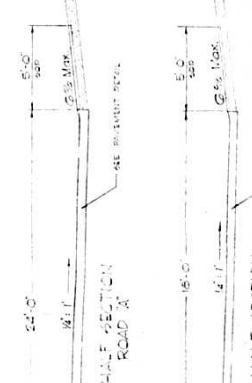
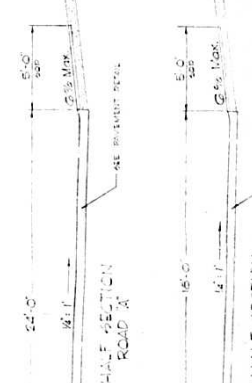
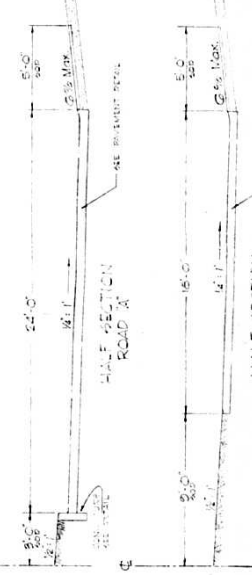
STORM DRAIN PROFILES



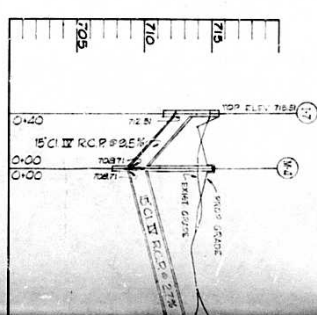
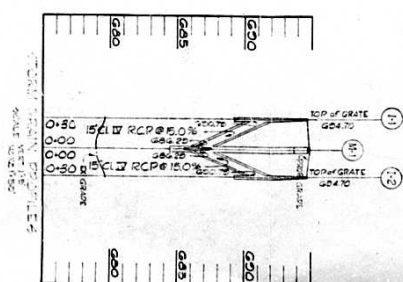
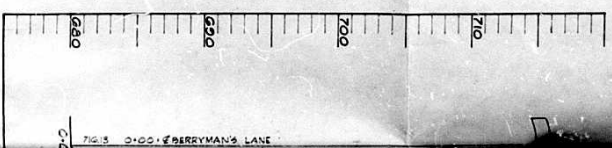
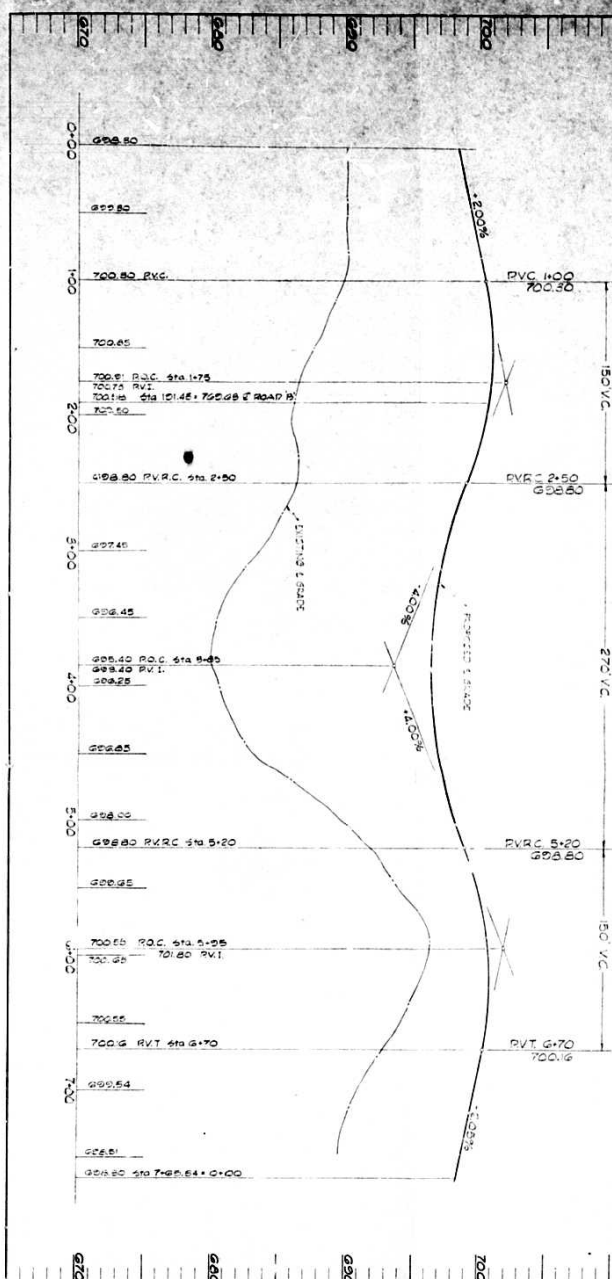
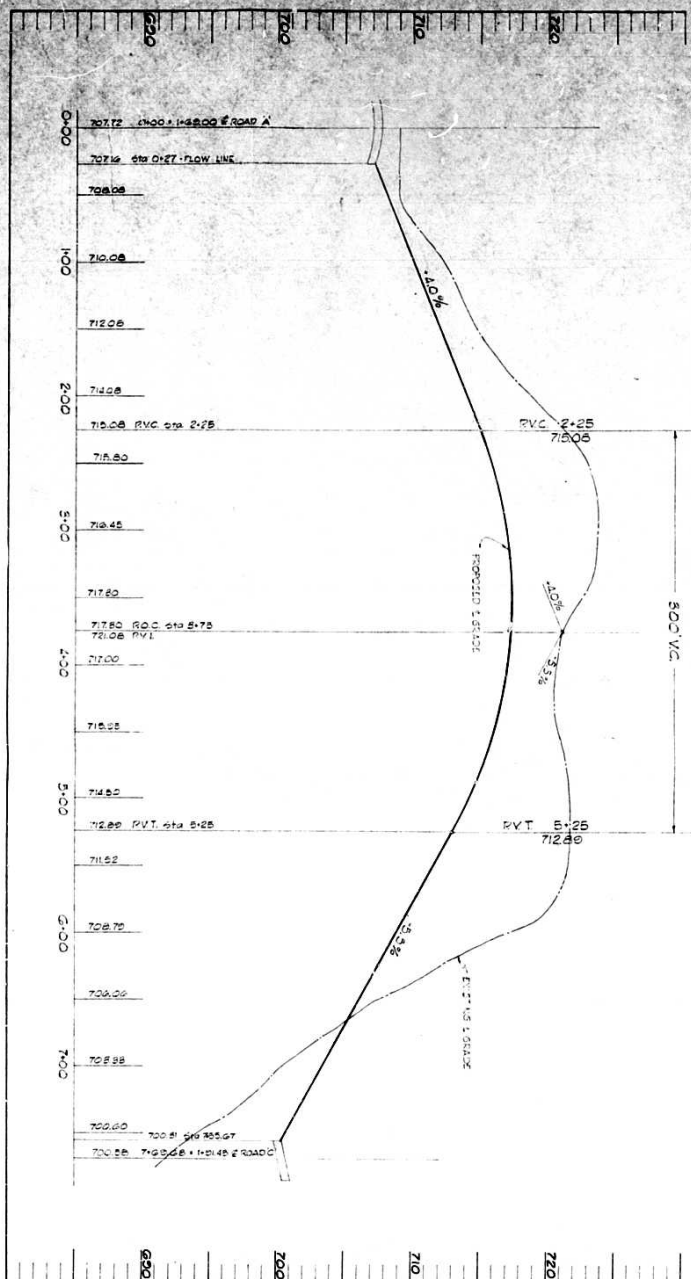
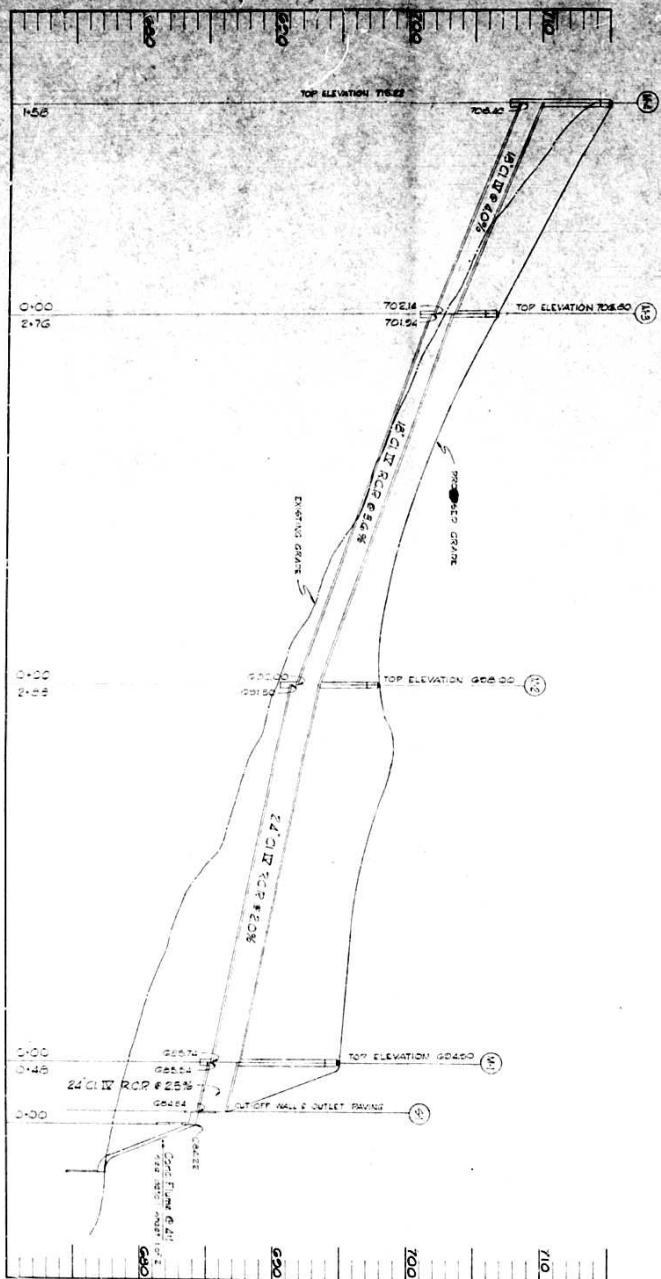
CURB DETAIL



INLET DETAIL



STORM DRAIN PROFILES



TYPICAL

HALF SECTION
ROAD "A"

HALF SECTION
ROAD "A"