

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Academy Realty Co., Inc. legal owner of the property situate in Baltimore County and which is described in the description and plot attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reasons:

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 _____ cemetery

Property is to be posted and advertised as prescribed 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

Academy Realty Co., Inc.

by _____ Legal Owner
John G. Henneman, Sec'y-Treas.
Address 104 Jefferson Bldg.,
Towson, Maryland 21204

Contract purchaser

J. Temple Smith
Petitioner's Attorney
104 Jefferson Bldg.,
Towson, Maryland
823-6200

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1967, 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 the public hearing be held, and that the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1967, at _____ o'clock _____ P.M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 29, 1967

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition #68-150-X, Northwest side of Berryman Lane 2190 feet West of Reisterstown Road. Petition for Special Exception for a Cemetery, Academy Realty Company - Petitioners.

4th District

HEARING: Wednesday, January 10, 1967 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the Special Exception for a cemetery and has the following advisory comments to make with respect to pertinent planning factors:

- The planning staff notes that cemeteries have been established on adjoining properties to the west. It notes also that Berryman Lane still is not programmed or scheduled for widening. Will an additional cemetery here add increments of traffic that will tend to create congestion both on Berryman Lane and the intersection with Reisterstown Road? As part of the proofs required for Special Exception, the petitioner should show that Berryman Lane is capable of carrying its traffic.
- Portions of the subject property will be taken by the proposed Northwest Expressway. Creation of an active cemetery here would interfere with adequate provision for transportation or other public requirements, conveniences, or improvements. Implementation of the Northwest Expressway is a critical ingredient in providing relief for traffic congestion, Reisterstown Road. The petitioner should show that Section 502, 1e of the Regulations can be complied with.
- From a planning viewpoint, we believe that the Northwest Expressway right of way should not be preempted. If the Special Exception is to be granted, the granting should not include the Northwest Expressway right of way. Or in the alternative, interments should be forbidden within the expressway right of way for a period not less than 3 years in order to give the State a reasonable time to secure the right of way.
- Any granting ought also to require the following:
 - Approval of a plan of ingress and egress to the cemetery property by this office.
 - Provision of widening for Berryman Lane based on an 80 foot right of way, 40 feet from the center line of the lane.
 - Completion of a public works agreement covering the improvements required by the County for that portion of Berryman Lane abutting the cemetery.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioner has complied with all requirements of Section 502.1 of the Baltimore County Zoning Regulations, a special exception for Cemetery should be granted.

Special Exception for a Cemetery should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1967, 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 and to remain a _____ zone and the Special Exception for _____ 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 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 _____ day of _____, 1967, 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 and to remain a _____ zone and the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

J. Temple Smith, Esq.,
104 Jefferson Bldg.,
Towson, Maryland 21204

SUBJECT: Special Exception for cemetery
for Academy Realty Co., Inc.,
located North side Berryman Lane,
E. of Reisterstown Road
4th District
(Item 17, November 7, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:
Road - Berryman Lane is to be ultimately developed on a minimum 80' R/W.

BOARD OF EDUCATION:
There will be no increase in pupil generation to any existing or proposed school.

STATE ROADS COMMISSION:
The site will be seriously affected by the State Roads Commission proposed Northwest Expressway. This information was given to the developer's engineer by letter from this office, dated September 13th, 1967.

PROJECT PLANNING:
The subject property appears to be in the path of the Northwest Expressway. In view of the above comments by the State Roads Commission.

ZONING ADMINISTRATION DIVISION:
The proposed R/W of the Northwest Expressway must be indicated on revised plans prior to a hearing date being assigned.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Bureau of Traffic Engineering
Health Department
Bureau of Fire Prevention
Building Engineer
Industrial Development

Very truly yours,

James E. Dyer,
Principal Zoning Technician

cc: Carlisle Brown-Sur, of Engr.; Rick Petrovitch-Board of Education; John Meyers-State Roads Comm.; Albert V. Gulmy-Project Planning

DESCRIPTION S-20 SPECIAL EXCEPTION FOR CEMETERY

BEING for the same in the center of Berryman Lane at a point distant 2190 feet more or less measured along said Lane in a southeasterly direction from the center of Reisterstown Road said point of beginning being on the division line between S-20 and S-40 zoning, thence binding on the center of said Berryman Lane and on a part of the first line of that tract of land which by deed dated June 2, 1964 and recorded among the Land Records of Baltimore County in Liber No. 4331 folio 417 etc. was conveyed by Frank S. Clouse, trustee, to Academy Realty Company, Inc. leaving said Lane and running with and binding on the second, third, fourth, fifth, sixth and part of the seventh line of said conveyance, the six following courses and distances:

north 33 degrees 59 minutes east 310.0 feet,
north 56 degrees 01 minutes east 247.5 feet,
north 4 degrees 10 minutes east 454.13 feet,
north 8 degrees 05 minutes east 741.87 feet,
north 86 degrees 24 minutes 30 seconds east 520.50 feet and
north 86 degrees 58 minutes east 607 feet to said division line between S-20 and S-40 zoning, thence binding on said division line the four following courses and distances:

south 28 degrees 28 minutes east 520 feet,
south 33 degrees 24 minutes east 150.1 feet,
south 30 degrees 21 minutes east 235 feet and
south 25 degrees 36 minutes east 1017 feet to the place of beginning.

CONTAINING 19.29 acres of land more or less.

BEING part of that tract of land which by deed dated June 2, 1964 and recorded among the Land Records of Baltimore County in Liber No. 4331 folio 417 etc. was conveyed by Frank S. Clouse, Trustee to Academy Realty Company, Inc.



DAVID W. DALLAS, JR.
CIVIL ENGINEER
1712 OLD HANOVER RD. BALTIMORE, MD. 21202

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District _____ Date of Posting _____
Posted for _____
Petitioner: _____
Location of property: _____
Location of Signs: _____
Remarks: _____
Posted by _____ Date of return: _____

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Messrs. Smith, Bottom & Smith
104 Jefferson Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622
QUANTITY _____ TOTAL AMOUNT \$91.50

Advertising and posting of property for Academy Realty Co. #68-150-X

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

DESCRIPTION S-40 SPECIAL EXCEPTION FOR CEMETERY

BEING for the same in the center of Berryman Lane at a point distant 2190 feet more or less measured along said Lane in a southeasterly direction from the center of Reisterstown Road said point of beginning being on the division line between S-20 and S-40 zoning, thence binding on the center of said Berryman Lane and reversely on a part of the first line of that tract of land which by deed dated June 2, 1964 and recorded among the Land Records of Baltimore County in Liber No. 4331 folio 417 etc. was conveyed by Frank S. Clouse, Trustee, to Academy Realty Company, Inc. leaving said Lane and running reversely on the ninth, eighth, and part of the seventh line of said deed the three following courses and distances:

south 35 degrees 59 minutes east 312.37 feet to the beginning of said line, thence leaving said Lane and running reversely on the ninth, eighth, and part of the seventh line of said deed the three following courses and distances:

south 28 degrees 28 minutes east 520 feet,
south 33 degrees 24 minutes east 150.1 feet,
south 30 degrees 21 minutes east 235 feet and
south 25 degrees 36 minutes east 1017 feet to the place of beginning.

CONTAINING 19.51 acres of land more or less.

BEING part of that tract of land which by deed dated June 2, 1964 and recorded among the Land Records of Baltimore County in Liber No. 4331 folio 417 etc. was conveyed by Frank S. Clouse, Trustee to Academy Realty Company, Inc.



DAVID W. DALLAS, JR.
CIVIL ENGINEER
1712 OLD HANOVER RD. BALTIMORE, MD. 21202

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Messrs. Smith, Bottom & Smith
104 Jefferson Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622
QUANTITY _____ TOTAL AMOUNT \$50.00

Petition for Special Exception for Academy Realty Co., Inc. #68-150-X

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR SPECIAL
EXEMPTION
4th DISTRICT
ZONING: Petition for Special
Exemption for a Cemetery.
LOCATION: Northwest side of
Berrymans Lane 2190 feet,
more or less, West of Reisterstown
Road.
DATE & TIME: WEDNES-
DAY, JANUARY 10, 1968 at
1:00 P.M.
PUBLIC HEARING: Room
108, County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regula-
tions of Baltimore County, will
hold a public hearing.

Petition for Special Exem-
ption for a Cemetery.
All that parcel of land in the
Fourth District of Baltimore
County.

PARCEL #1
BEGINNING for the same is
the center of Berrymans Lane
at a point distant 2190 feet
more or less measured along
said Lane in a southeasterly
direction from the center of
Reisterstown Road said point
of beginning being on the divi-
sion line between R-20 and R-40
zoning, thence bounding on the
center of said Berrymans Lane
and on a part of the first
line of that tract of land which
by deed dated June 2, 1964 and
recorded among the Land
Records of Baltimore County
in Liber No. 4331 folio 417
etc. was conveyed by Frank
E. Clouse, trustee, to Academy
Realty Company, Inc. north 55
degrees 24 minutes east 125
feet to end of said first line,
thence leaving said Lane and
running with and binding on
the second, third, fourth, fifth,
sixth and part of the seventh
line of said conveyance, the
six following courses and dis-
tances.

North 33 degrees 59 minutes
west 310.00 feet,
North 56 degrees 01 minutes
east 247.5 feet,
North 4 degrees 10 minutes
west 174.13 feet,
North 5 degrees 05 minutes
west 741.87 feet,
North 36 degrees 25 minutes
30 seconds west 320.50 feet and
North 86 degrees 54 minutes
west 607 feet to said division
line between R-20 and R-40
zoning, thence bounding on said
division line the four following
courses and distances:
South 28 degrees 28 minutes
east 520 feet,
South 23 degrees 24 minutes
east 158.1 feet,
South 30 degrees 21 minutes
east 235 feet and
South 25 degrees 31 minutes
east 1017 feet to the place of
beginning.

CONTAINING 19.29 acres of
land more or less.
BEING part of that tract of
land which by deed dated June 2,
1964 and recorded among the
Land Records of Baltimore
County in Liber No. 4331 folio
417 etc. was conveyed by Frank
E. Clouse, Trustee to Academy
Realty Company, Inc.

PARCEL #2
BEGINNING for the same is
the center of Berrymans Lane
at a point distant 2190 feet more
or less measured along said
Lane in a southeasterly direc-
tion from the center of Reister-
stown Road said point of
beginning being on the divi-
sion line between R-20 and R-40
Zoning, thence bounding on the
center of said Berrymans Lane
and reversely on a part of the
first line of that tract of land
which by deed dated June 2,
1964 and recorded among the
Land Records of Baltimore
County in Liber No. 4331 folio
417 etc. was conveyed by Frank
E. Clouse, Trustee to Academy
Realty Company, Inc. north 55
degrees 24 minutes west
312.7 feet to the beginning
of said line, thence leaving said
Lane and running reversely
on the ninth, eighth, and part
of the seventh lines of said
deed the three following courses
and distances north 25 degrees
41 minutes 30 seconds west
19.28 feet, north 35 degrees
59 minutes west 2356.21 feet
and south 86 degrees 54 minutes
east 745.23 feet to the said
division line between R-20 and
R-40 Zoning, thence bounding on
said zoning line the four fol-
lowing courses and distances:
South 28 degrees 28 minutes
east 520 feet,
South 23 degrees 24 minutes
east 158.1 feet,
South 30 degrees 21 minutes
east 235 feet and
South 25 degrees 31 minutes
east 1017 feet to the place of
beginning.

CONTAINING 23.51 acres of
land more or less.
BEING part of that tract of
land which by deed dated June 2,
1964 and recorded among the
Land Records of Baltimore
County in Liber No. 4331 folio
417 etc. was conveyed by Frank
E. Clouse, Trustee to Academy
Realty Company, Inc.

BEING the property of
Academy Realty Co., Inc. as
shown on plat plan filed with
the Zoning Department.

Hearing Date: Wednesday,
January 10, 1968 at 1:00 P.M.,
Public Hearing: Room 108,
County Office Building, 111
W. Chesapeake Avenue, Tow-
son, Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Dec. 21.

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

December 21, 1967

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~~ consecutive weeks before
the 28th day of December, 1967, that is to say
the same was inserted in the issues of

December 21, 1967.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager R.M.

PETITION FOR SPECIAL EXEMPTION-4TH DISTRICT

ZONING: Petition for Special Exem-
ption for a Cemetery.
LOCATION: Northwest side of Berrymans
Lane 1150 feet, more or less, West of Reisterstown Road.
DATE & TIME: Wednesday, January
10, 1968 at 1:00 P.M.
PUBLIC HEARING: Room 108 County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.

Petition for Special Exemption for
a Cemetery.
All that parcel of land in the
Fourth District of Baltimore County.

PARCEL NO. 1
Beginning for the same is the
center of Berrymans Lane at a point
distant 1150 feet more or less mea-
sured along said Lane in a southe-
asterly direction from the center of
Reisterstown Road said point of be-
ginning being on the division line
between R-20 and R-40 zoning, thence
bounding on the center of said Berrymans
Lane and on a part of the first
line of that tract of land which
by deed dated June 2, 1964 and
recorded among the Land Records of
Baltimore County in Liber No. 4331
folio 417 etc. was conveyed by Frank
E. Clouse, Trustee to Academy
Realty Company, Inc. north 55
degrees 24 minutes east 125 feet to
end of said first line, thence leaving
said Lane and running with and binding
on the second, third, fourth,
fifth, sixth and part of the seventh
line of said conveyance, the six fol-
lowing courses and distances north
33 degrees 59 minutes west 310.00
feet, north 56 degrees 01 minutes
east 247.5 feet, north 4 degrees
10 minutes west 174.13 feet, north
5 degrees 05 minutes west 741.87
feet, north 36 degrees 25 minutes
30 seconds west 320.50 feet and
north 86 degrees 54 minutes west
607 feet to said division line be-
tween R-20 and R-40 zoning, thence
bounding on said division line the
four following courses and distances:
South 28 degrees 28 minutes east
520 feet, South 23 degrees 24
minutes east 158.1 feet, South
30 degrees 21 minutes east 235
feet and South 25 degrees 31
minutes east 1017 feet to the place
of beginning.

Containing 19.29 acres of land
more or less.
Being part of that tract of land
which by deed dated June 2, 1964
and recorded among the Land Re-
cords of Baltimore County in Liber
No. 4331 folio 417 etc. was conveyed
by Frank E. Clouse, Trustee to Ac-
ademy Realty Company, Inc.

PARCEL NO. 2
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Reisterstown Road said point of be-
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of the seventh lines of said deed the
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Being part of that tract of land
which by deed dated June 2, 1964
and recorded among the Land Re-
cords of Baltimore County in Liber
No. 4331 folio 417 etc. was conveyed
by Frank E. Clouse, Trustee to Ac-
ademy Realty Company, Inc.

BEING the property of Academy
Realty Co., Inc. as shown on plat
plan filed with the Zoning Depart-
ment.

Hearing Date: Wednesday, January
10, 1968 at 1:00 P.M.
Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County
Dec. 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD. DEC 21 1967, 19...

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 one time ~~consecutive~~ weeks before the 10th
day of January, 1968, the first publication
appearing on the 21st day of December
1967.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

ZONING DATA

1. EXISTING ZONING OF TRACT
R-20 - 10.20 AC
R-40 - 23.51 AC
2. PROPOSED ZONING OF TRACT
R-20 & R-40 WITH SPECIAL EXCEPTION
FOR CEMETERY
3. GRASS ACREAGE OF TRACT 47.50 AC
4. UTILITIES - 8' WATER IN STOCKDALE AVE.
ON-SITE DOUBLE DISPOSAL
5. DRAINAGE AND DETENTION SHALL BE
AS PROVIDED IN DETAIL DATED CO.
ZONING REGULATIONS

ZONING FLAT

PROPERTY OF
ACADEMY REALTY COMPANY, INC.

C/O J. THOMAS SMITH
SMITH, PATTON & SMITH
SUITE 104 JEFFERSON BLVD
BALTIMORE, MD 21204
PHONE 823-0200

4TH ELECTION DISTRICT
SCALE 1"=100'

BALTIMORE COUNTY, MD
SEPT 15, 1967
REV. OCT 21, 1967

STATE ROUTE COMMISSION
#19

#68-15DX
MAP
#4
SEC. 1-D
NW-15-K
"X"



DAVID W. HALL, JR.
CIVIL ENGINEER
1015 10th STREET, N.E., WASHINGTON, D.C. 20002

