PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

TRUSTERS OF FIRST BAPTIST
r we/CHURCH.QF.HERERORD.....legal owner... of the property situate in Baltim County and which is described in the description and plat attached hereto and made a part hereof

MP SE 1-/V-3 1000 6-20-20 1000 6-20-20

County, to use the herein described property, for a cometery.

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 adv 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 Baltimor

Levi A. Carlstrom

Jerald Bostic

Serald Besty Legal Owner

Monkton, Maryland 21111

Protestant's Attorney

FOR

74-260-

d M. Cornwell - Trustees

Monkton, Maryland 21111 Edward C. Mackie

Sixth Floor, Title Building Baltimore, Maryland 21202 ORDERED By The Zoning Commissioner of Baltimore County, this 12th

Dear Mr. Mackie:

..., 197 _4 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 13th ___day of ______ 197 4, at 10:15 clock APALA-MA AM

10:45A 5/13/74

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 10, 1974

Edward C. Mackie, Esq. Sixth Floor, Title Building Baltimore, Maryland 21202 ******

MEMBERS

BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERIN

STATE ROADS COUNE BUREAU OF FIRE PREVENTION REALTH DEPARTMENT PROJECT PLANNING BOARD OF EDUCATION ZONING ADMINISTRAT

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

RE: Special Exception Petition

Trustees of First Baptist Church of Hereford - Fetitioners

These comments are not intended to indicate the appropriateness of the zoning action requested, but the property of the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located north of Mount Carmol Road, approximately 1000 feet east of the Baltimore-Harrisburg Expressway, in the 7th Election District of Baltimore County, and is presently unimproved.

To the south of the subject site, and along To the south of the subject site, and along Mount Carmel Road, there exists various Tesideness as well as a State Highway Administration garage, which cemetery. There are various residential uses to the east along York Road. The Baptist Church, to which this cemetery is to be a part, is located south of the site and across Mount Carmel Road. Curb and gutter do not exist throughout the area. RE: FETITION FOR SPECIAL EX-Beginning 1035' N of Mt. Carmel Road and 1000 NE of Harrisburg Expressway - 7th District Trustees of First Baptist Church of Hereford - Petitioners NO. 74-260-X (Item No. 165)

BEFORE THE DEPUTY ZONING

OF BALTIMORE COUNTY

This Petition represents a request by the Trustees of the First Baptist Church of Hereford for a Special Exception for a cemetery. Said property contains . 3 of an acre, more or less, and is part and parcel of a nineteen acre

tract owned by the church and located at the rear of properties fronting Mt. Carmel Road at a point 1,000 feet from the center line of the Harrisburg Expressway, in the Seventh Election District of Baltimore County.

Three trustees of the church appeared and provided testimony as to the use of the property, the number of expected vehicles to be generated as a result of the cemetery, surrounding land uses, and the general proposed de-

After reviewing all testimony and evidence submitted during the course of the hearing, it is the opinion of the Deputy Zoning Commissioner that the proposed use will meet all the requirements of Section 502.1 of the Baltimore County Zoning Regulations and, with certain restrictions and conditions, will

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Paltimore County this 17Th day of May, 1974, that the herein described property or area should be and the same is hereby GRANTED a Special Exception for a cemetery from and after the date of this Order. Said granting is

The second secon

This petitioner is proposing to establish a three acre cemetery to supplement the existing cemetery on the south side of Mount Carmel Road, which apparently has been utilized to its fullest extent.

The on site inspection by this Committee revealed that the three acre parcel in question is part of a 19 acre tract, which has been cleared. The petitioner indicates no future use of the remaining 16 acres. This Committee can only assure that it will be utilized as a future site for either a new or other church facilities.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

James B. Byrnott JAMES B. BYRMES,III Chairman, Zoning Advisory Committee

Edward C. Mackie, Esq. Item 165

Page 2 April 10, 1974

Enclosure

cc: Dollenberg Brothers 709 Washington Avenue Towson, Maryland 21204

 All grave plots must be setback or situated at least 25 feet from the boundaries of the Special Exception as berein described.

becders of said cemetery as is feasible and shall pro-vide additional screening along said boundaries as may be deemed necessary and reasonable at a future date when surrounding properties are developed.

3. Approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning. Said plan is to include the above mentioned 25 foot setback, line interior road pattern and access road leading from Mt. Carmel Road to the site, as well as the general location of existing trees that are to be saved.

2. The Petitioners shall retain as many trees along the

P.O. Box 717 / 300 West Preston Street, Baltimore, Miryland 21203

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

. . .

April 11, 1974

Hr. S. Eric DiNenna

Re: Item 165 - ZAC - Harch 26, 1974 Property Owner: Trustees of First Baptist Church of Hereford Special Exception for a cemetery

Dear Hr. DiNenna

The special exception for a cemetery should create no major traffic

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH—

JEFFERSON BUILDING

April 1, 1974

DONALD J. ROOP, M.D., M.P.H.

Mr. 5. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item 165, Zoning Advisory Committee Meeting March 26, 1974, are as follows:

of Hereford

of Hereford

Location: N/S of Mt. Carnel Md., 1000' NE of the
Hartisburg Expressway

Existing Zoning: R.P.
Proposed Zoning: Special Exception for a cemetery
No. of Aces: 3

District: 7

Baltimore County Department of Health has no objections to this Special Exception for a cemetery.

Very truly yours.

Thom X North Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES



Maryland Department of Transportation State Highway Administration

Bernard M. Evans

April 1,1974

Hr. Eric DiNemna Zoning Commissioner Att: Mc. James Byrnes

Res L.A.C. Meeting March 26, 1974 Item 165. Property Owner: Trustees of First Baptist Courch of Hereford Location: M/F of ft. Carmel Hd. 1000/ Mt. of the Harris-burg Expressway (ite 137) Propose Coning: Special Exception for a Semetery No. of Acress 3 Wistricts 7th

Dear Mr. DiNenna.

The proposed entrance must have a minimum width of 25' rather than 24' as indicated on the subject plan. The entrance must be paved and channelized the concrete curb and gutter. The roads/de face of curb is to be 24' from the centerline of Mount Carmel Moad. The entrance will be subject to approval and permit from the State Highway Administration.

The 1972 average daily traffic count on this section of Hount Carmel

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

CI - IFM-es

her John F. Hevers John Fun 24 tro



April 5, 1974

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna

Comments on Item \$165, Zoning Advisory Committee Meeting, March 26, 1974, are as follows:

Property Owner: Trustees of the First Baptist Church of Hereford Location: N/S of Mt. Carmel Road, 1000| NE of the Harrisburg Expressway Existing Zoning: R.D P. Proposed Zoning: Special Exception for a cemetery No. of Acres: 3

This plan has been reviewed and there are no site-planning factors requiring comment.

Zevalles John John L. Wimbley Planning Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

AREA CODE 301 PLANNING 404-3211 ZONING 494-3351

Bultimore County, Maryland Bepartment Of Bublic Works

COUNTY OFFICE BUILDING TOWSON MARYLAND 21204

Bareau of Engineeri

May 2, 197h ELLSWORTH N. DIVER, P. E. CHIEF

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

> Item #165 (1973-1974) Property Owner: Trustees of First Baptist Church of Hereford M/S of Mt. Carmel Rd., 1000 * M/E of the Harrieburg Expressway Existing Zoning: R.D.P. Proposed Zoning: Special Exception for a Cemetery No. of Acres: 3 District: 7th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Mt. Carmel Road (Md. 137) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highawy Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. Drainage and utility egsements may be required through the overall property for ultimate drainage and utilities.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of nurface weters. Correction of any problem which any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 27, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Buildin Towson, Maryland 2120

Z.A.C. Meeting of:

Property Comer: Trustees of First Reptist Church of Hereford Location: N/S of Mt. Carmel Rd, 1000' N.E. of the Harrisburg Present Zoning: R.D.P. Expresswey

Expresswey

Expresswey

District. No. Acres:

No adverse effect on student population.

Very truly yours,

to link though W. Nick Fetrovich Field Ropresentative

H EMBLIE PARKE ----MAS ADDERT L. BERNE.

WNP/ml

JOSEPH N. MISCHAN

RICHARD W. TRACEY, V.M.D.

Property Owner: Trustees of First Baptist Church of Hereford Page 2 May 2, 1974

Water and Sanitary Sewer:

Public water supply and sonitary sewerage are not available to serve this property which is located beyond the limits of the Emitimore County Metropolitan District and Comprehensive "After and Sever Plans [July 1973].

Very truly yours,

Calciurouk S. Dunco ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: FAM: FWR . se

HH-SW Key Sheet 108 & 109 NW 8 Pos. Sheets NW 27 & 28 C Topo 22 Tax Map

BALTMORE COUNTY, MARYLA

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date May 10, 1974

PROM William D. Fromm, Director of Planning

SUBJECT Petition #74-260-X. Beginning 1035 feet North of Mt. Carmel Road and 1000 feet northeast of Harrisburg Expressway.
Petition for Special Exception for a Genetary
Petitioner - Trustees of First Baptist Church of Hereford.

7th District

HEARING: Monday, May 13, 1974 (10:45 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The granting of this request would not be in conflict with the Baltimore County 1980 Guideplan, the official County master plan.

Alillian A Ruman William D. Fromm Director of Planning

WDF:NEG:rw



BALTIMOST COURTY ZONING ADVISORY COMMITTEE

May 8, 1974

Edward C. Mackie, Esq. Sixth Floor, Title Building

RE: Special Exception Petition Item 165
Thustees of First Baptist Church of Hereford - Petitioners

Dear Mr. Mackie:

AMES B.BYRNES, III

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

This petition is accepted for filling on the date of the enclosed filling certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 aways after the date on the filling certificate, will be forwarded to you in the near future.

Very truly yours.

Comecia Estate JAMES B. BYRNES, ITI

Chairman, Zoning Advisory Committee

JRR:JD

Enclosure

cc: Dollenberg Brothers 709 Washington Avenue Towsen, Maryland 21204

TOWSON, MD. 21204 Zoning Description

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

DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyor

709 WASHINGTON AVENUE AT YORK ROAD

Beginning for the same at a point distant North 31 degrees 18 minutes East, measured for a part along the outline of the property of the petitioners herein, 1035 feet from a point in the center of the Mt. Carwel Road, said point in the Mt. Carwel Road being located 1000 feet northeasterly measured along the center of said road from the center line of the Baltimore-Harrisburg Expressivay and running thence from said place of teginning North 31 degrees 16 minutes East 300 feet to intersect the northermost outline of the property of the petitioners herein at the distance of 210 feet easterly measured along said outline for the property of the petitioners herein at the distance of 210 feet easterly measured along, 30uth 56 degrees 25 minutes East 570 feet and the fit inner herein, 30uth 56 degrees 25 minutes East 570 feet and the fit inner herein 30uth 56 degrees 25 minutes East 570 feet and the fit inner herein 30uth 56 degrees 25 minutes West 300 feet to the place of beginning.

Containing 3.0 Acres of land more or less.

Being a part of the property of the petitioners herein as shown on a plat filed in the office of the Zoning Commissioners.



February 27, 1974

May 17, 1974

Edward C. Mackie, Esquire Sixth Floor Baltimore, Maryland 21202

> RE: Petition for Special Exception Beginning 0035' N of Mt. Carmel Road and 1000' NE of Harrisburg Expressway Trustees of First Baptist Church of Hereford - Petitioners NO. 74-260-X (Item No. 165)

Dear Mr. Mackie:

I have this date passed my Order in the above captioned matter in accordance with the attached

> Very truly yours, games 6. Dye

JAMES E. DYER Deputy Zoning Commissioner

Attachment

JED/mc

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OFFICE OF

TOWSON IMES

TOWSON, MD, 21204

April 29 - 19 74

ORIGINAL

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one auccessive weekplefore the 29 day of April 1974, that is to say, the same was inserted in the issuef of April 25 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Revel neoyan

CERTIFICATE OF PUBLICATION

Cost of Advertisement, \$_____

PETITION	MAPPING		NG	PROGRESS		SHEET				
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA	V E									

>	BALTIMACE	COUNTY OFFICE O	F PLANNING . 20	NING Item 165
dword C. Mackie linth Floor, Ti- laltimore, Hary	tle Building	County Office 111 W. Chesape Towson, Maryla	ake Avenue	
	Your	Petition has bee	n received and	accepted
or filing this	- 10°	day of	ni li He	1974.
		S. ERI	C DINENNA, Commissioner	$\overline{}$
etitioner	second of Th	nt Bestlet		
etitioner's Att	corney C	arch of Hereford	eviewed by Chan	ne B. Byrone
collenbery Broti	here			man, g Advisory Commi

BALTIMORE COUNTY, MARYLAND No. 15008 No. 14752 OFFICE OF FINANCE - REVENUE DIVISION BALTIMORE COUNTY MARYLAND MISCELLANEOUS CASH RECEIPT OFFICE OF FINANC REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE May 13, 1974 ACCOUNT 01-662 DATE April 22, 1974 ACCOUNT 01-662 AMOUNT_ \$50.00 Herford Baptist Church Monkton, Md. 21111 Advertising and posting of property Bereford Bestist Church Monkton, Md. 21111 ₹74-260-X Petition for Special Exception 5 8.5 C MSC #71-260-X 28332FAT 23 50.00 KSC

74-260-X

1-8,6N

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY





