



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

November 1, 2023

Mr. Michael J. Pieranunzi, PLA
Vice President.
Century Engineering
10710 Gilroy Road
Hunt Valley, MD 21031

Re: Spirit and Intent Request
Moreland Memorial Park Cemetery
1601 Taylor Avenue
Tax Account Number 0913751170
9th Election District, 6th Councilmanic District

Dear Mr. Pieranunzi:

Your request to the Baltimore County Zoning Review Office (Zoning) regarding the above, referenced property was referred to me for reply. Based upon our review of Baltimore County's "My Neighborhood" website (County GIS), the Baltimore County Zoning Regulations (BCZR), and prior zoning case history of the property and use, please be advised of the following.

Based upon County GIS, the property as referenced above is zoned DR5.5, and its existing use of a cemetery was approved via Special Exception and Variance Case No. 1978-0080-XA. That Special Exception and Variance was later amended by Zoning Cases 1986-0201-SPHA and 2016-0102-SPHA.

You request confirmation that the proposed improvements, which includes a 3,228-square foot new building replacing a 3,052-square foot dilapidated building, primarily within the same building footprint and used for maintenance and garage purposes, are within the spirit and intent of the last approved and other referenced zoning cases. Please note that the garage/maintenance building were shown on the hearing site plan which accompanied all zoning cases.

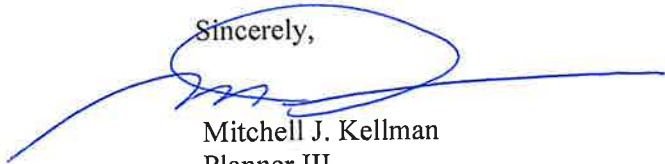
You offer that the new garage building will remain relatively the same height as the garage building to be razed, and the service building replacement will be one foot higher in the rear wall adjacent to the residences on Forest Avenue. That height will angle slightly up to 16 feet moving away from the adjacent residences. The additional building square footage will be located in the area away from the off-site residences internal to the cemetery property.

Zoning will consider your proposal as being within the spirit and intent of the referenced cases provided that the proposed building replacement extends no closer to the off-site residential property line than the building to be replaced and that the landscape buffer between the cemetery and off-site residences remain undisturbed. Any modifications to these conditions will require a public hearing.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

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

Sincerely,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Mitchell J. Kellman
Planner III
Zoning Review

Mr. George Beishlag
1530 Taylor Avenue
Baltimore, Maryland 21234

I hereby certify that on this 16th day of January, 1979, a copy of this letter and of Exhibits A and B were hand delivered to the office of Samuel F. Kenney, Esquire, 31 Allegheny Avenue, Towson, Maryland 21204, attorney for protestants.

ORDER RECEIVED FOR FILING

DATE 09/29/77

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.

ORDER RECEIVED FOR FILING
DATE 09/29/77
ORDER RECEIVED FOR FILING
DATE 09/29/77

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of March, 1977, that the above re-classification 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/or the Special Exception for

Zoning Commissioner of Baltimore County

Moreland Memorial Park Cemetery, Inc. - File No. 78-80-XA

ORDER

For the reasons set forth in the foregoing Opinion, it is this 14th day of March, 1977, by the County Board of Appeals ORDERED, that the requested special exception for the operation of a cemetery on the subject property be and the same is hereby GRANTED, subject to the following restrictions:

Any addition to the existing mausoleum shall be limited to one story structures not exceeding a total additional square footage of 10,000 square feet. Said additions must be connected with or immediately adjacent to the existing mausoleum structure.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Keller, Jr., Chairman
Robert L. Gilliland
John A. Miller

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had, and it further appearing that by reason of the EXTENSIVE of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

to permit front and side yard setbacks of 1 foot instead of the required 40 feet and 20 feet, respectively, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of October, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of October, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
RE: PETITION FOR VARIANCE : OF BALTIMORE COUNTY
SW/5 of Taylor Ave. 1465' W of :
Oakleigh Rd., 9th District :
MORELAND MEMORIAL PARK CEMETERY, :
INC., Petitioner : Case No. 78-80-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of September, 1977, a copy of the foregoing Order was mailed to Rogers, Moore and Rogers, 6 S. Calvert Street, Baltimore, Maryland 21202, Attorneys for Petitioners.

John W. Hession, III
John W. Hession, III



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
FOR A CEMETERY, and :
VARIANCE from Section 1802.28 : COUNTY BOARD OF APPEALS
(V.R.2) of the Baltimore County :
Zoning Regulation : OF
SW/5 Taylor Ave. 1465' West of : BALTIMORE COUNTY
Oakleigh Road : File No. 78-80-XA
9th District :
Moreland Memorial Park Cemetery, Inc.
Petitioner

OPINION

This case comes before the Board on appeal from the decision of the Deputy Zoning Commissioner, which granted a variance and special exception to the Moreland Memorial Park Cemetery, Inc.

This Petitioner owns and operates the Moreland Memorial Park Cemetery, which is located in the Ninth Election District, on the southwest side of Taylor Avenue, approximately 1465 feet west of Oakleigh Road. The subject property contains approximately 46.44 acres, and has been in operation as a cemetery since 1929-30.

Edward Q. Rogers, a member of the Board of Directors of the Cemetery Company, testified on behalf of the petition. At the outset the Petitioner dismissed his request for a variance, and the only question before the Board is for the special exception for a cemetery. The Board was told that the Cemetery Company commenced operation on this site in 1929 and 1930, and has been operating as a non-conforming use up and through the present time. The special exception is sought to legitimize this non-conforming operation. The underlying zoning of the subject land is D.R. 5.5, and if the Petitioner can satisfy the requirements of Section 502.1, he is entitled to the requested special exception for a cemetery.

Mr. Rogers went through each of the requirements of Section 502.1 and explained to the Board how, in his judgment, he felt that the present operation and future plans of the Cemetery Company could satisfy each and every requirement of this section. There are comments from the various County agencies in the file of this case, including the Traffic Department. None of these comments adversely address the elements required to be satisfied in Section 502.1. The subject property is served by public sewer and water, and has installed

RE: Petition for Special Exception : BEFORE THE COUNTY
Petition for Variance : BOARD OF APPEALS
SW/5 Taylor Avenue 1465' W of :
Oakleigh Road, 9th District :
MORELAND MEMORIAL PARK CEMETERY, :
INC. : BALTIMORE COUNTY
Petitioner : Case No. 78-80-XA

ORDER TO ENTER APPEARANCE

MR. CLERK:

Please enter my appearance as attorney for the Protestants, Mr. and Mrs. James Chellis, Mr. William Garrison, Mr. George Delshian and Hillendale Improvement Association.

Samuel F. Kenna
Attorney for Protestants
31 Allegheny Avenue
Towson, Maryland 21204
823-5560

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 8th day of September, 1978 to John W. Hession, Jr., Esquire and Peter Max Zimmerman, Esquire, People's Counsel for Baltimore County, County Office Building, Towson, Maryland 21204 and John Paul Rogers, Esquire, Attorney for Petitioner, 6 S. Calvert Street, Baltimore, Maryland 21202.

Samuel F. Kenna

Moreland Memorial Park Cemetery, Inc. - File No. 78-80-XA

its own adequate storm water drainage system.

Several neighboring property owners appeared in opposition to the granting of the special exception as same might apply to the first 30 feet of the subject property along the Taylor Avenue frontage. It seems that this protest to this particular 30 foot strip along Taylor Avenue arises because of a planned County road project. The neighbors understand that there is a pending proposal to widen Taylor Avenue and are fearful that if and when such widening should take place, because of the cemetery operation, the County would take more lands from the residents than from the cemetery company.

The Board consulted with the proper authorities in the Baltimore County Bureau of Land Acquisition and the Baltimore County Bureau of Highways. As an aside to the issue before the Board, this consultation revealed that the County plans, in fact, to take slightly more for this widening from the cemetery company than from the residential homesites. These County authorities assured this Board that these plans would go forward in this manner whether or not the special exception as petitioned herein would be granted or denied.

Evidence presented to this Board indicates that the 30 foot strip protested by the neighboring property owners is, in fact, a plotted gravesite area. This area has been so plotted since the inception of the cemetery operation and the cemetery company has sold gravesites within this strip, and there have been a number of interments in this strip. The Board can find no legal basis for separating this 30 foot strip from the overall cemetery property and cemetery business operation. For this reason, the Board cannot legally support the Protestants' position and desire to exclude this 30 foot strip from the requested special exception for a cemetery.

Moving from this point and returning to the basic land use issue, the Board is satisfied, based upon the testimony and evidence presented, that the Petitioner has met all of the requirements of Section 502.1, and is therefore entitled to the special exception for the operation of a cemetery at the subject property. An Order to this effect follows hereafter.

1714 Hilliard Road
Baltimore, Maryland 21234
February 21, 1978

Baltimore County Board of Appeals
Room 219
Court House
Towson, Md. 21206

Re: Case 78-80-XA (Moreland Memorial Cemetery)

Gentlemen:

Please send me particulars pertaining to the above case and the date of appeal.

Yours very truly,

Charles J. Everett
Charles J. Everett

Rec'd 2/27/78
10 am

11-25-77
Mr. S. Eric DiMenna, Zoning Committee
Baltimore, County, Md.

Revised: 11/25/77

As previously advised on Taylor Ave.
We jointly desire to submit the request
Zoning division # 18-50-XA (Item #24).

William A. Garrison
1532 Taylor Ave.
Baltimore, Md. 21234
665-3854

Mr. Helen Chellis
1534 Taylor Ave.
Baltimore, Md. 21234
668-6585

William A. Garrison
Mr. Helen Chellis



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 28, 1977

Rogers, Moore & Rogers
6 South Calvert Street
Baltimore, Maryland 21202

Attention: Mr. John Paul Rogers

RE: Special Exception and
Variance Petition
Item Number 24
Petitioner - Moreland Memorial
Park Cemetery, Inc.

Dear Mr. Rogers:

The Zoning Plans 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.

These 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 with regard to 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 property in question which has frontage on Taylor, Hillendale, Hilyard and Oakleigh Roads in the 9th Election District, is zoned D.R. 5.5 and is currently improved with the Moreland Memorial Park Cemetery. Adjacent properties completely surrounding this site are also zoned residential and are improved with existing single family dwellings and apartments.

This Special Exception is required in order to "legalize" the existing use, and the Variance is included to allow the construction of a wall with burial crypts to be located one foot from the front and side property

March 14, 1977

John W. Hendon, III, Esq.
People's Counsel
County Office Building
Towson, Md. 21204

Re: File No. 78-01-XA
Moreland Memorial Park Cemetery, Inc.

Dear Mr. Hendon:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Marcel E. Kucharski

Encl.

cc: Mr. William A. Garrison
Mrs. James C. Gable
John S. Rogers, Esq.
Samuel P. Kennedy, Esq.
Mr. George H. H. H. H.
Mr. Charles J. Swisher
Mr. and Mrs. Godfrey Fawcett
Mr. S. E. DiMenna
Mr. James Dyer
Mr. Leslie Grant
Mr. James H. H. H.

PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

August 16, 1977

Re: Item #24 (1977-1978)
Property Owner: Moreland Memorial Park Cemetery, Inc.
S/MS Taylor Ave. 1465' N/W Oakleigh Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception to add burial crypts and wall to existing cemetery and variance to permit a front and side setback of 1' in lieu of the required 40' and 20' respectively.
Acres: 46.44 District: 9th

Dear Mr. DiMenna:

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.

General:

This property comprises a re subdivision of Plat 2, Hillendale Park (L.N.C. M. 9, Folio 70) and is the major portion thereof. This property was also processed as I.D.C.A. Project No. 77-184.

Highways:

Taylor Avenue, Oakleigh and Hilyard Roads are existing public roads, which are proposed to be improved in the future; Taylor Avenue as a 50-foot closed section roadway on a 70-foot right-of-way (variable width right-of-way in the vicinity of this property); Oakleigh and Hilyard Roads as 40-foot and 30-foot closed section roadways on 60-foot and 50-foot rights-of-way, respectively. Hilyard Road, which intersects unimproved Beech Road, as shown on the aforesaid recorded Plat 2, Hillendale Park, lacks a standard type road termination. Highway rights-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Rogers, Moore & Rogers
6 South Calvert Street
Baltimore, Md. 21202

Item # 24

Attention: Mr. John Paul Rogers
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
121 N. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 28th day of August 1977.

S. Eric DiMenna
Zoning Commissioner

Petitioner: Moreland Memorial Park Cemetery, Inc.

Petitioner's Attorney: John Paul Rogers Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

James S. Spamer & Associates
8017 York Road
Towson, Md. 21204

Item #24 (1977-1978)

Property Owner: Moreland Memorial Park Cemetery, Inc.
Page 2
August 16, 1977

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 Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

ELLENWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END: SAN: PDR: 6

cc: J. Tremmer

J. Wimbley

J. Somers

N-W, NW, SE & SW Key Sheets
30 & 31 NE 10 & 11 Pos. Sheets
NE & S 20's
70 & 80 Tax Maps



August 31, 1977

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

Dear Mr. DiNenna:

Comments on Item #24, Zoning Advisory Committee Meeting, August 2, 1977, are as follows:

Property Owner: Moreland Memorial Park Cemetery, Inc.
Location: SW/S Taylor Ave. 1465' NW Oakleigh Rd.
Existing Zoning: D.R.S.5
Proposed Zoning: Special Exception to add burial crypts and wall to existing cemetery and variance to permit a front and side setback of 1' in lieu of the required 40' and 20' respectively.
Acres: 46.44
District: 9th

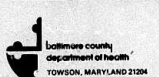
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All existing and proposed street rights-of-ways and paving should be shown on the site plan.

Detail landscape plans should be submitted prior to a hearing.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning



DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 11, 1977

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

Dear Mr. DiNenna:

Comments on Item #24, Zoning Advisory Committee Meeting, August 2, 1977, are as follows:

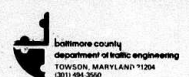
Property Owner: Moreland Memorial Park Cemetery, Inc.
Location: SW/S Taylor Ave. 1465' NW Oakleigh Rd.
Existing Zoning: D.R.S.5
Proposed Zoning: Special Exception to add burial crypts and wall to existing cemetery and variance to permit a front and side setback of 1' in lieu of the required 40' and 20' respectively.
Acres: 46.44
District: 9th

A health hazard is not anticipated as a result of the proposed use.

Very truly yours,

Thomas S. Devlin
Thomas S. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TSD/ks/rhc



STEPHEN E. COLLINS
DIRECTOR

September 13, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re:

Item #24 - SAC - August 2, 1977
Property Owner: Moreland Memorial Park Cemetery, Inc.
Location: SW/S Taylor Ave. 1465' NW Oakleigh Rd.
Existing Zoning: D.R.S.5
Proposed Zoning: Special Exception to add burial crypts and wall to existing cemetery and variance to permit a front and side setback of 1' in lieu of the required 40' and 20' respectively.

Acres: 46.44
District: 9th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exception to add burial crypts and a wall to an existing cemetery and to variances to the front and side setbacks.

Very truly yours,

Michael S. Flannery
Michael S. Flannery
Traffic Engineer Associate

MSF/cvm



Paul H. Heinicke
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nicholas Comodori, Chairman
Zoning Advisory Committee

Re: Property Owner: Moreland Memorial Park Cemetery, Inc.

Location: SW/S Taylor Ave. 1465' NW Oakleigh Rd.

Item No. 24

Zoning Agenda August 2, 1977

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the one side below surveyed with an "L" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. The fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *James G. Brown*
James G. Brown
Special Inspection Division

Noted and Approved: *George M. Hageman*
George M. Hageman
Fire Prevention Bureau



JOHN D. SEYFERT
DIRECTOR

August 2, 1977

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

Dear Mr. DiNenna:

Comments on Item #24, Zoning Advisory Committee Meeting, August 2, 1977 are as follows:

Property Owner: Moreland Memorial Park Cemetery, Inc.
Location: SW/S Taylor Ave. 1465' NW Oakleigh Rd.
Existing Zoning: D.R.S.5
Proposed Zoning: Special Exception to add burial crypts and wall to existing cemetery and variance to permit a front and side setback of 1' in lieu of the required 40' and 20' respectively.
Acres: 46.44
District: 9th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
 - ☒ B. A building permit shall be required before construction can begin.
 - ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
 - ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
 - ☒ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
 - ☒ F. Property line setback shall be determined by type of construction and Tables 5 and 6 and other height and area requirements of the Building Code.
 - ☒ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- Please advise how the 1'-0" of property will be maintained without trespassing on the adjoining property.

Charles E. Burroughs
Charles E. Burroughs
Plans Review Chief
CEB:rzj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 27, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

RE:

Item No: 24
Property Owner: Moreland Memorial Park Cemetery, Inc.
Location: SW/S Taylor Ave. 1465' NW Oakleigh Rd.
Existing Zoning: D.R.S.5
Proposed Zoning: Special Exception to add burial crypts and wall to existing cemetery and variance to permit a front and side setback of 1' in lieu of the required 40' and 20' respectively.

Z.A.C. Meeting of: August 2, 1977

District: 9th
No. Acres: 46.44

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH H. McGUIRE, PRESIDENT
T. BARBARA WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROTUNDO

THOMAS H. ROYER
MRS. LORRAINE F. CHURCH
ROGER R. HAYDEN

ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. WILTON M. SMITH, JR.
RICHARD W. TRACEY, DVM.

THIS IS TO CERTIFY that the annexed advertisement of Petition for Special Exception & Variance, Moreland Memorial Park Cemetery, Inc. H-1391 was inserted in the following:



TOWSON, MD. 21204 September 22 1977

THIS IS TO CERTIFY that the annexed advertisement of Petition for Special Exception & Variance, Moreland Memorial Park Cemetery, Inc. H-1391 was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for _____ successive weeks before the 22nd day of _____ 1977, that is to say, the same was inserted in the issues of September 22, 1977

STROMBERG PUBLICATIONS, INC.

By *Ertha Bogue*

CERTIFICATE OF PUBLICATION

TOWSON MD. September 22, 1977.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the _____ day of _____ 1977, before the _____ day of _____ 1977, appearing on the _____ day of _____ 1977.

THE JEFFERSONIAN
L. Leach, Jr.
Manager

Cost of Advertisement, \$ _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 62 day of

July 1977. Filing Fee \$ 50.00. Received ☒ Check

☐ Cash
☐ Other

S. Eric Dinenna
S. Eric Dinenna,
Zoning Commissioner

Petitioner Michael H. H. H. Submitted by Ed. H. H.

Petitioner's Attorney _____ Reviewed by Ed. H. H.

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#78-80XA

District 9A Date of Posting 7-22-77
Posted for Moreland Memorial Park Cemetery, Inc.
Petitioner Moreland Memorial Park Cemetery, Inc.
Location of property Sp. 15 & Taylor Ave. 1465' N. & Oakliff Rd.
Location of Signs 2 Signs on Eastern Taylor Ave. 2 Signs on Oakliff Rd. where your entrance is to be
Remarks _____
Posted by Michael H. H. Date of return 7-29-77

Appeal

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#78-80XA

District 9A Date of Posting 12-1-77
Posted for _____
Petitioner Moreland Memorial Park Cemetery, Inc.
Location of property Sp. 15 & Taylor Ave. 1465' N. & Oakliff Rd.
Location of Signs 1 Sign on Eastern Taylor Ave. 1 Sign on Oakliff Rd.
Remarks _____
Posted by Michael H. H. Date of return 12-8-77

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 57166

DATE Aug. 31, 1977 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Rogers and Yeath, Inc. 1000 Century Plaza Columbia, Md. 21044

FOR Petition for Special Exception and Variance for Moreland Memorial Park Cemetery, Inc. #78-80-XA

4041 SEP 1 5 00 PM '77

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 57331

DATE Nov. 28, 1977 ACCOUNT 01-662

AMOUNT \$80.00

RECEIVED FROM William I. Garrison 1532 Taylor Ave., Balto., Md. #78-80-XA

FOR Cost of Appeal - Moreland Memorial Park Cemetery, Inc. #78-80-XA (Item #2)

4041 NOV 28 8 00 PM '77

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 57329

DATE Nov. 23, 1977 ACCOUNT 01-662

AMOUNT \$80.00

RECEIVED FROM Balto. Co. Disbursement Account John V. Hessler 3rd, People's Council

FOR Cost of Appeal for Moreland Memorial Park, Inc. #78-80-XA

4041 NOV 23 8 00 PM '77

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 57215

DATE Oct. 10, 1977 ACCOUNT 01-662

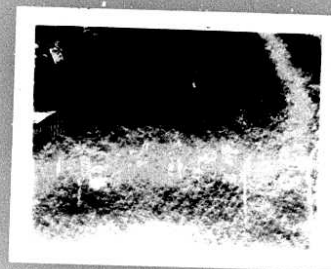
AMOUNT \$91.50

RECEIVED FROM Moreland Memorial Park Cemetery, Inc. 2901 Taylor Ave., Balto., Md. 21231

FOR Advertising and posting of property #78-80-XA

4056 OCT 11 9 15 PM '77

VALIDATION OR SIGNATURE OF CASHIER



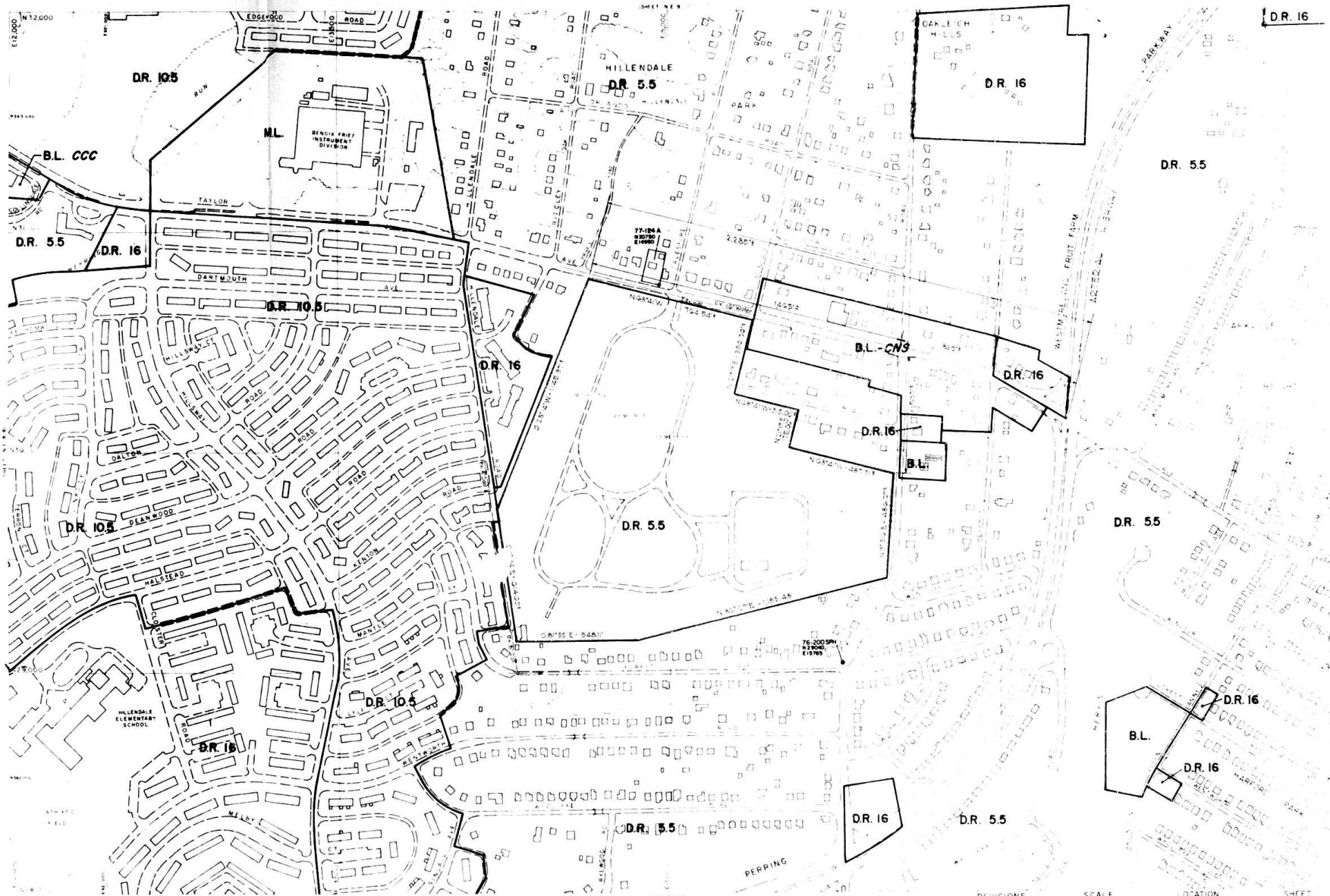


N-SW N-SE
N-NW N-NE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		DATE	SCALE	LOCATION	SHEET
Topographic	BY W3PS, INC.	4-11-70	1" = 200'	HARFORD PARK	N E
DATE OF PHOTOGRAPHY		APR 1953			8 - C
Topography Compiled By Photogrammetric Methods AFRO SERVICE CORPORATION-PHILADELPHIA, PA.					



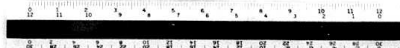
3000
10,000
390
249
165
15/1/85
13

N-SW N-SE
N-NW N-NE

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
JULY 7, 1976 & OCT. 8, 1976
BUL NOS. 108 76, 109 76, 110 76, 111 76,
112 76, 113 76, and 114 76

CHAIRMAN: COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS

BY DATE

SCALE

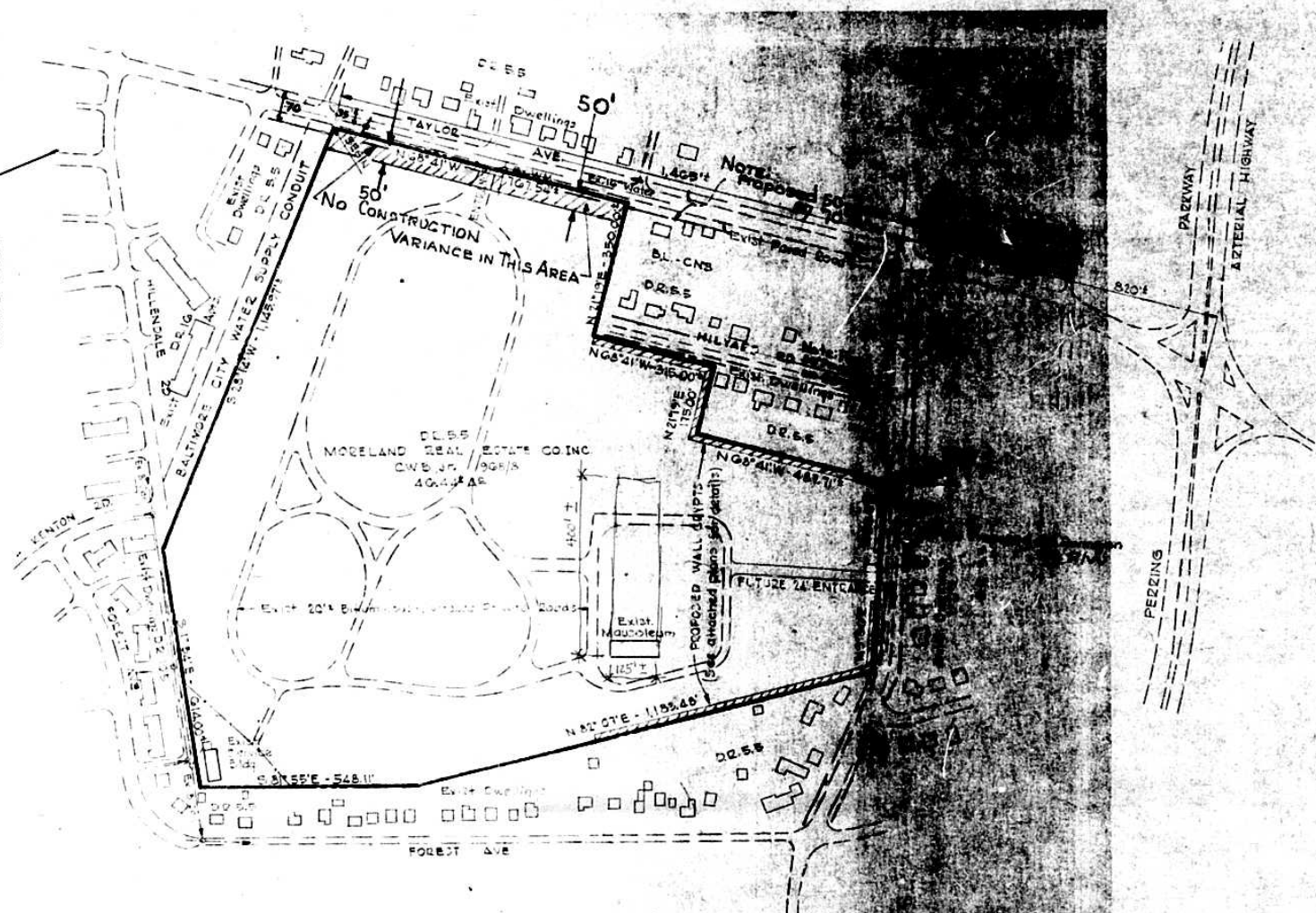
1" = 200'

LOCATION

HARFORD PARK

SHEET

OFF OF APPEALS
 CITY OF BALTIMORE
 EXHIBIT



Zoning Data
 EXIST D.E.S.S. AC= 46.44
 USE: CEMETERY

Public water and sewer facilities exist.
 Existing water service and sewer
 connection are shown on plan.
 No additional public facilities are
 required for this proposed project.

PLAT FOR SPECIAL EXCEPTION AND ZONING VARIANCE
 PROPOSED WALL 40 FT
 MORELAND MEMORIAL PARK CEMETERY INC.
 TAYLOR AVENUE BALTIMORE COUNTY MARYLAND
 SCALE: 1"=200'



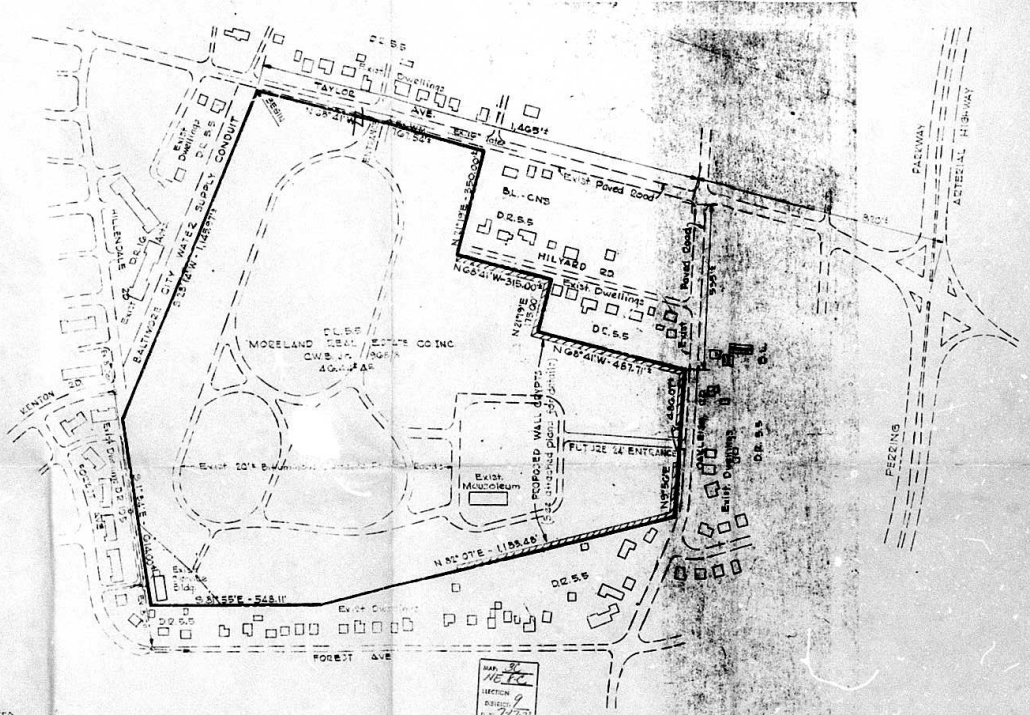
NOTE: Face of wall is to be set 10' off new property line (Widening Line)
 (As per Balto Co. Dept of Public Works
 Comments Aug 1977)

Irvin Scott Robinson
 7/13/77

ELECTION DISTRICT #3
 COUNCILMANIC DISTRICT #4

JAMES S. SPANIER
 BALTIMORE COUNTY
 P.O. BOX 100
 BALTIMORE, MD 21201





Zoning Data
 EXIST D.C.S.S. AC 46.44%
 Use: CEMETERY

Public water and sewer facilities exist.
 Existing water service and sanitary
 connection are shown on plan.
 No additional public facilities are
 required for this proposed project.



John L. Pothman
 7/13/77

PLAT FOR SPECIAL EXCEPTION AND ZONING VARIANCE
 PROPOSED WALL CRYPTS

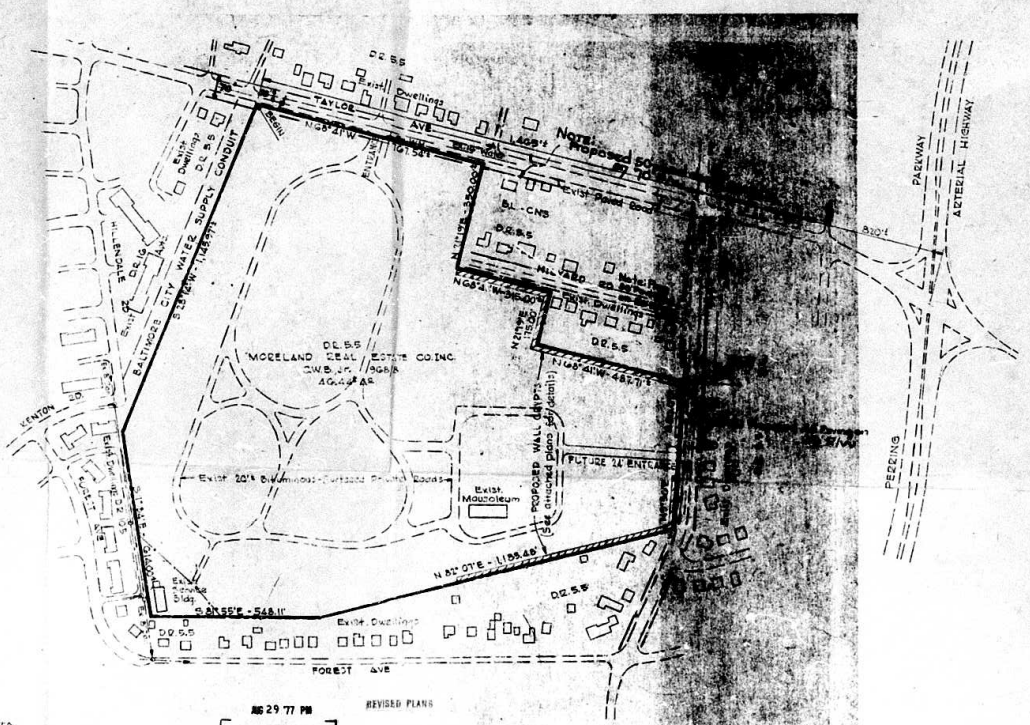
MORELAND MEMORIAL PARK CEMETERY, INC.
 TAYLOR AVENUE BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 200'

JAMES S. SHAW & ASSOCIATES
 ENGINEERS & ARCHITECTS
 P.O. BOX 2889
 TOWSON, MD 21204

ELECTION DISTRICT NO. 20
 COUNCILMAN'S DISTRICT #4

NOTE: Face of wall is to be set 1' from property line

SHEET 1



Zoning Data
 EXIST D.C.S.S. AC 46.44%
 Use: CEMETERY

Public water and sewer facilities exist.
 Existing water service and sanitary
 connection are shown on plan.
 No additional public facilities are
 required for this proposed project.



John L. Pothman
 7/13/77

REVISED PLANS

PLAT FOR SPECIAL EXCEPTION AND ZONING VARIANCE
 PROPOSED WALL CRYPTS

MORELAND MEMORIAL PARK CEMETERY, INC.
 TAYLOR AVENUE BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 200'

JAMES S. SHAW & ASSOCIATES
 ENGINEERS & ARCHITECTS
 P.O. BOX 2889
 TOWSON, MD 21204

ELECTION DISTRICT NO. 20
 COUNCILMAN'S DISTRICT #4

NOTE: Face of wall is to be set 1' from property line (Widening Lane)

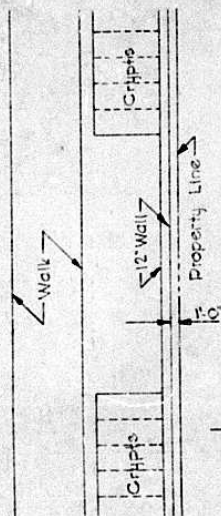
(As per Balto Co. Dept of Public Works
 Comments Apr 1977)

SHEET 1

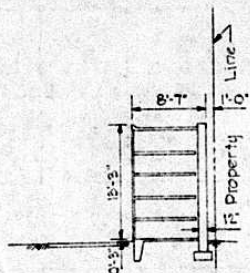
NOTE: See accompanying surveyor's plat by J.S. Spamer & Associates for outline of entire property, existing buildings, roads and utilities.

DETAIL
SCALE: 1"=10'

A



A



SECTION A-A
SCALE: 1"=10'

NOTE: See accompanying architect's plan by Rogers & Voeth, Inc. for large scale details, section, elevation and perspectives.

N 21°19'E - 390.00'
N 68°41'W - 315.00'

N 21°19'E - 175.00'

N 68°41'W - 487.71'

CAKLEIGH ROAD
N 9°52'E - 486.07'

PROPOSED WALL CRYPTS

N 82°07'E - 1103.45'

PLAN
SCALE: 1"=100'

3/4" = 1" NORTH

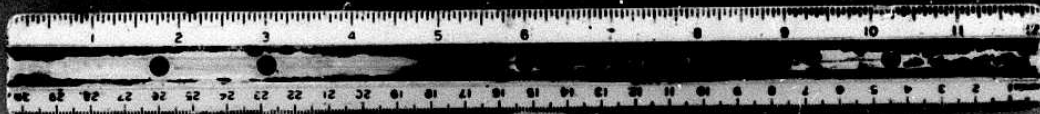
PLAT FOR SPECIAL EXCEPTION AND ZONING VARIANCE.
PROPOSED WALL CRYPTS
MORELAND MEMORIAL PARK CEMETERY, INC.
TAYLOR AVENUE BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN
JULY 1977

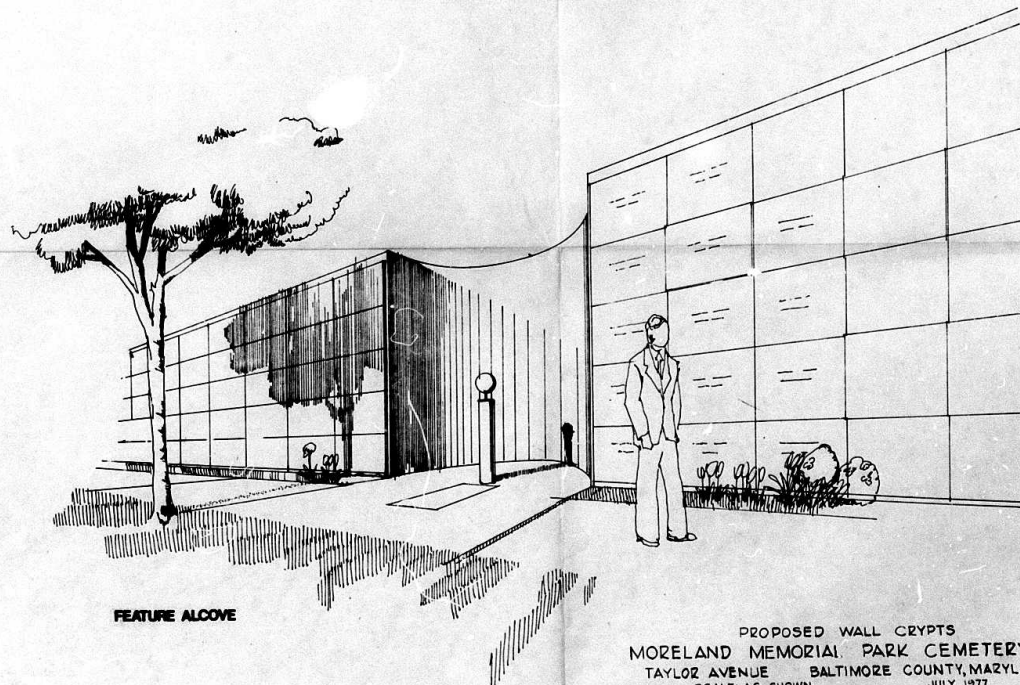
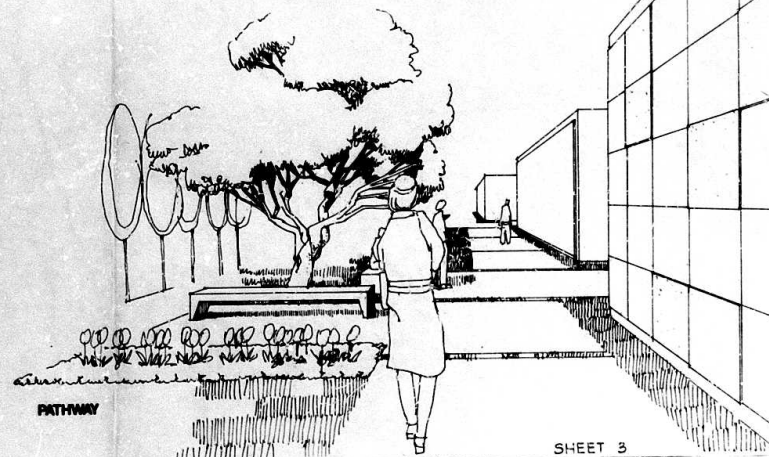
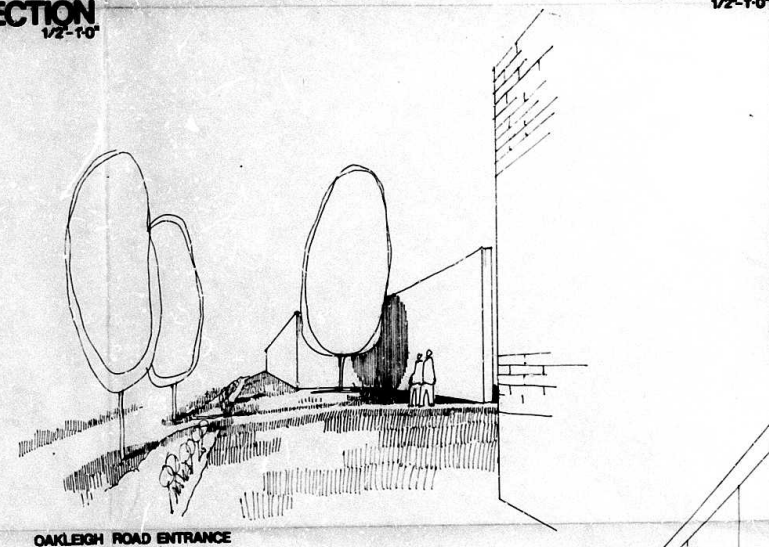
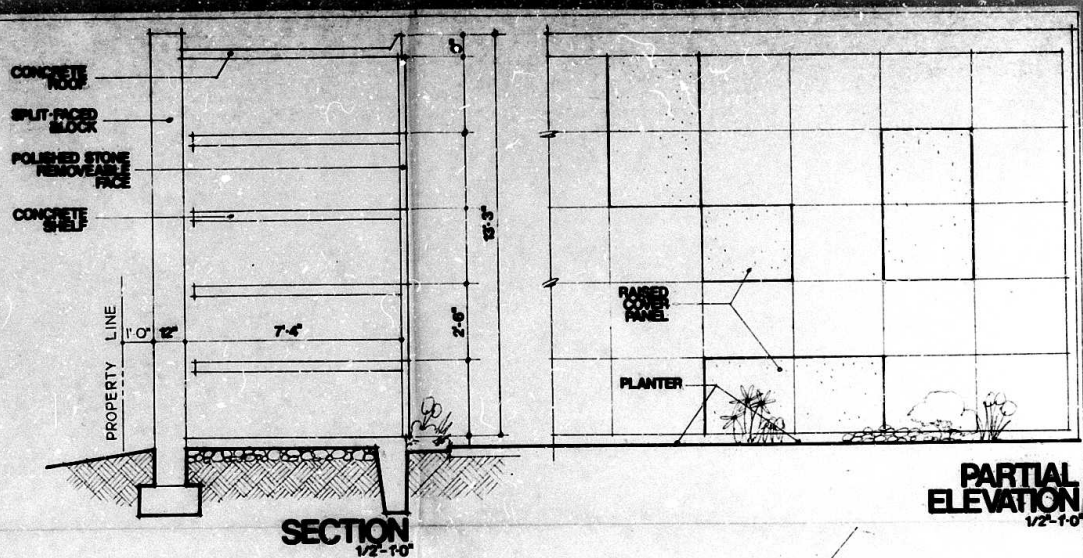
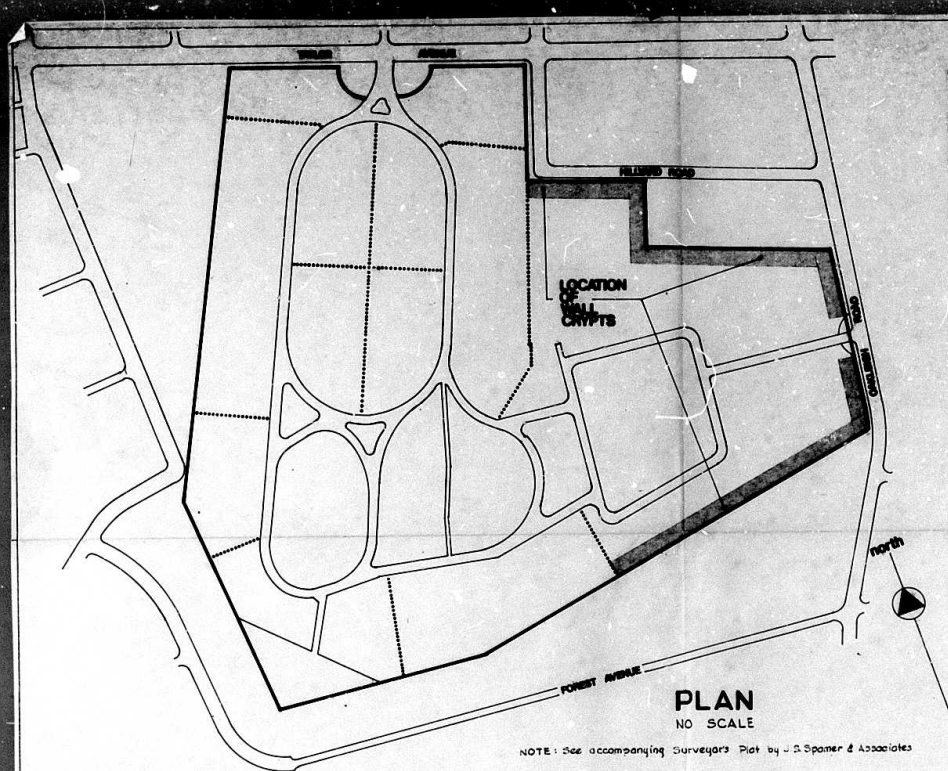


James S. Spamer
7/13/77

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD. 21204

ELECTION DISTRICT # 9
COUNCILMANIC DISTRICT # 4
SHEET 2





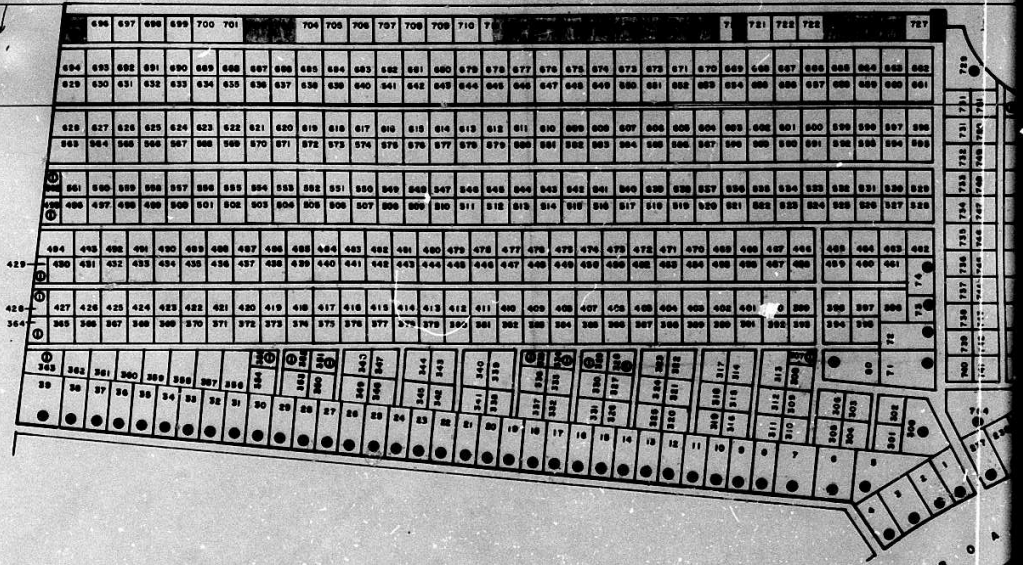
PROPOSED WALL CRYPTS
MORELAND MEMORIAL PARK CEMETERY, INC.
TAYLOR AVENUE BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN JULY 1977
ROBERTS & VAETH, INC. - ARCHITECTS
COLUMBIA, MARYLAND 21044



TAYLOR AVENUE

R/W BALTIMORE CITY WATER SUPPLY

30'



REVISION

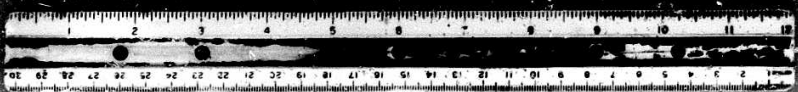


EXHIBIT B

NOTE

1. NUMBER IN A CIRCLE INDICATES NUMBER OF GRAVES IN LOT.
- THREE GRAVE LOTS ARE 129 AND 144.
- FOUR GRAVE LOTS ARE 3-44, 47-84, 87-71, 74-78, 10-84, 87-117, 120-123, 123-127, 130-133, 136-143, 146-154, 157-162, 165-174, 177-184, 187-192, 195-197, 200-205, 208-213, 216-220, 223-224, 227-232, 235-240, 243-254, 257-264, 267-270, 273-276, 279-281, 284-297, 300-302, 304, 307-312, 315-319, 322-328, 330-343, 346-353.
- FIVE GRAVE LOT IS 84.
- SIX GRAVE LOTS ARE 1, 2, 15, 44, 68, 72, 73, 83, 118, 119, 124, 125, 129, 134, 137-142, 145, 155, 156, 157, 164, 167, 168, 172, 178, 185, 186, 193, 194, 198, 206, 207, 214, 215, 221, 222, 224, 226, 233, 234, 241, 242, 250, 258, 263, 264, 271, 272, 275, 282, 283, 293, 294, 299, 299, 303, 305, 306, 313, 314, 321, 322, 325.
- EIGHT GRAVE LOT IS 79.
- TOTAL
2. THREE GRAVE LOTS
- 276 FOUR GRAVE LOTS
- 1 FIVE GRAVE LOT
- 84 SIX GRAVE LOTS
- 1 EIGHT GRAVE LOT
- 344 TOTAL LOTS
3. STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE MORELAND MEMORIAL PARK CEMETERY, INC. FURTHER, IT IS UNDERSTOOD THAT SAID STREETS AND/OR ROADS MAY BE RELOCATED AND OPEN SPACES ON SAID PLAT ARE RESERVED UNTO MORELAND MEMORIAL PARK CEMETERY, INC. FOR FUTURE DEVELOPMENT.
4. THE PLAT VOIDS THE PLAT OF SECTION "C" DATED MARCH 20, 1957 AND ALL PREVIOUS PLATS.

TAYLOR AVENUE

BON AIR

NORTH

SCALE 1" = 20'-0"

SECTION "C"

MORELAND MEMORIAL PARK CEMETERY INC.
TAYLOR AVENUE BALTIMORE COUNTY, MARYLAND

ROGERS AND VAETH ARCHITECTS
SIX SOUTH CALVERT STREET BALTIMORE, MD.

A-3

REVISIONS

6/5/50 MHC

30'



REVISIONS

