298

PETITION FOR ZONING VARIANCE 84-3-SPHA
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I am the President of Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc., ~~XXXXX~~ which is the legal owner 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 for a Variance from Section 204.4.A (504 and V.B.2)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To permit a side yard and a rear yard of 0 feet each rather than the required set-back of 35 feet and 30 feet, respectively.

The variance is sought for the erection of an accessory building to the existing funeral establishment, which accessory building would house a crematorium, flower shop and garage (for the storage only of motor vehicles).

The only practical and feasible location of the accessory building is in the northeast corner of the lot, which permits proper ingress and egress to traffic to and from the funeral establishment and which permits the maximum number of parking spaces. An addition to the existing structure cannot be made to house the accessory uses.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County.

J.E. Lowell Lemmon, Pres.
Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc.

Contract purchaser

by J.E. Lowell Lemmon, Legal Owner
President.

Address

Address 10 West Padonia Road
Timonium, MD 21093

Thomas G. Bodie
Thomas G. Bodie
Petitioner's Attorney

Protestant's Attorney

Address 21 W. Susquehanna Avenue
Towson, MD 21204 823-1250

MAP 3D
NW15A
ELECTION DISTRICT 8
DATE 5/2
TYPE A
HEARING
BY
FINAL
BY

ORDERED By The Zoning Commissioner of Baltimore County, this ______ day of ______, 1984, 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 ______ day of ______, 1984, at ______ o'clock ______ M.

Zoning Commissioner of Baltimore County.

(over)

85-3-SPHA
#298

85-3-SPHA
Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc.
N/S Padonia Rd. 215' SW of c/l of York Road/10 W. Padonia Road

ORDER RECEIVED FOR FILING
DATE July 6, 1984
BY

298

PETITION FOR SPECIAL HEARING 85-3-SPHA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the amendment of the site plan in 71-129X to allow an accessory building on site to house a crematorium, ~~flower shop and garage (for the storage only of motor vehicles)~~ and to determine that a crematorium and flower shop are accessory uses to a funeral establishment.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Dulaney Valley Home of (Type or Print Name)
Signature	Lemmon-Mitchell-Wiedefeld, Inc. ~~Signature~~
Address	(by J. E. Lowell Lemmon, Pres.) (Type or Print Name)
City and State	J. E. Lowell Lemmon, Pres. Signature
Attorney for Petitioner:	
Thomas G. Bodie (Type or Print Name)	10 West Padonia Road 252-6000 Address Phone No.
Signature	Timonium, Maryland 21093 City and State
21 West Susquehanna Avenue Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, Maryland 21204 City and State	Name
Attorney's Telephone No.: 823-1250	Address Phone No.

MAP 3D
NW15A
ELECTION DISTRICT 8
DATE 5/2
TYPE SPH
HEARING
BY
FINAL
BY

ORDER RECEIVED FOR FILING
DATE July 6, 1984
BY

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of May, 1984, 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 2nd day of July, 1984, at 10:45 o'clock A. M.

Arnold Jablon
Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

(over)

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner

Date June 14, 1984

FROM Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT Zoning Petition Nos. 85-1, 85-3-SpHA, 85-4-A, 85-5-A, 85-6-X and 85-8-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber per J G Hoswell
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

85-3-SPHA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 8th day of May, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc.
Petitioner's Attorney Thomas G. Bodie, Esquire

Received by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

oOo

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

June 26, 1984

Thomas G. Bodie, Esquire
21 West Susquehanna Avenue
Towson, Maryland 21204

RE: Item No. 298 - Case No. 85-3-SPHA
Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc.
Special Hearing & Variance Petitions

Dear Mr. Bodie:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

In view of your client's proposal to construct a combination garage, flower shop and crematorium building to the rear of the existing funeral establishment, this combination hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: E. F. Raphel & Associates
201 Courtland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

S-NE Key Sheet
58 & 59 NW $ Pos. Sheets
NW 15A Topo
51 Tax Map

June 1, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #298 (1983-1984)
Property Owner: Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc.
N/S Padonia Rd. 215' W. from centerline York Rd.
Acres: 1.17 District: 8th

Dear Mr. Jablon:

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:

Baltimore County highway and utility improvements are not directly involved.

Old Padonia Road, an existing public road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

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

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.

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.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

5/8/84

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 5-8-84
Item # 298
Property Owner: Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld
Location: N/S Padonia Rd, 215' W. of York Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (✓) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on ______.
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is ______.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments:

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

MAR 1 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

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 ------------------

the above Variance should be had; and it further appearing that by reason of ------------------

a Variance ------------------ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this ---------- day of ----------, 197 --, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ---------- day of ----------, 197 --, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

JUN 22 AM

ZONING DEPARTMENT
By ....

May 24, 1984
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 298, Zoning Advisory Committee Meeting of May 8, 1984

Property Owner: Dulaney Valley Home of Lemmon-Mitchell-et al, Inc.

Location: N/S Padonia Road District 8

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

(✓) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

(✓) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

(✓) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 298 Zoning Advisory Committee Meeting of May 8, 1984
Page 2

( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

( ) Soil percolation tests (have been/must be) conducted.
  ( ) The results are valid until ____________.
  ( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  ( ) shall be valid until ____________.
  ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

( ) Others ____________

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

May 9, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Dulaney Valley Home of Lemmon-Mitchel-Wiedefeld, Inc.

Location: N/S Padonia Road 215' W. from c/l York Road

Item No.: 298 Zoning Agenda: Meeting of 5/8/84

Gentlemen:

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

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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 ____________ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 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", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Joseph Kelly 5-9-84
Planning Group
Special Inspection Division

Noted and Approved: George M. Weigandt
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

May 10, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 298 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc.
Location: N/S Padonia Road 215' W. from c/l York Road
Existing Zoning: O-1
Proposed Zoning: Variance to permit a side yard setback of 0' in lieu of the required 35', to permit a rear yard setback of 0' in lieu of the required 30', and Special Hearing to approve the amendment to the site plan in Case No. 71-129-X.
Acres: 1.17
District: 8th.

The items checked below are applicable:

(A.) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

(B.) A building/ ~~& other~~ /miscellaneous permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(D.) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(E.) An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2. – See Also Section 1311.0 for possible parapet requirements.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s ____________.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

SPECIAL NOTE (I.) Comments – The crematorium and its enclosure room shall be constructed in strict compliance with Section 904.0 of the 1981 B.O.C.A. Mechanical Code. The crematoria room shall not open into a garage area. The proposed structure appears to contain 3 uses – a crematorium, Use Group "B", a garage, use group "S-1" and a flower shop, use group "M". See Section 312.0 of the Building Code for fire separation requirements.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham

Charles E. Burnham, Chief
Plans Review

CEB:es

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
N/S Padonia Rd., 215' SW of : OF BALTIMORE COUNTY
the Centerline of York Rd.
(10 W. Padonia Rd.), :
8th District
:
DULANEY VALLEY HOME OF Case No. 85-3-SPHA
LEMMON-MITCHELL-WIEDEFELD, :
INC., Petitioner

: : : : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 13th day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Thomas G. Bodie, Esquire, 21 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

PETITIONER'S EXHIBIT 5

DEATH & CREMATION IN THE UNITED STATES

A Statistical Report for the Years 1980 - 1981 - 1982

	1980			1981			1982		
UNITED STATES	Estimated Deaths	Cremations	Percent of Cremations to Deaths	Estimated Deaths	Cremations	Percent of Cremations to Deaths	Estimated Deaths	Cremations	Percent of Cremations to Deaths
NEW ENGLAND (CT, ME, MA, NH, RI, VT)	113,839	10,952	9.64	107,670	12,068	11.21	113,224	12,570	11.10
MIDDLE ATLANTIC (NJ, NY, PA)	355,896	28,977	8.14	356,239	32,973	9.26	350,609	33,933	9.68
EAST NO. CENTRAL (IL, IN, MI, OH, WI)	359,830	22,870	6.36	360,069	26,442	7.34	354,415	27,171	7.67
WEST NO. CENTRAL (IA, KS, MN, MO, NE, ND, SD)	158,482	5,725	3.61	156,376	7,446	4.76	157,250	8,313	5.29
SO. ATLANTIC (DE, DC, FL, GA, MD, NC, SC, VA, WV)	332,442	33,897	10.20	341,068	37,793	11.08	335,068	41,328	12.33
EAST SO. CENTRAL (AL, KY, MS, TN)	134,770	1,581	1.17	134,782	1,735	1.29	134,113	2,110	1.57
WEST SO. CENTRAL (AR, LA, OK, TX)	195,085	5,481	2.81	199,018	6,472	3.25	202,458	7,972	3.94
MOUNTAIN (AZ, CO, ID, MT, NV, NM, UT, WY)	81,341	13,790	16.96	82,507	15,187	18.41	82,997	17,882	21.55
PACIFIC (AK, CA, HI, OR, WA)	251,421	70,080	27.87	249,753	77,654	31.09	254,551	81,510	32.02
TOTAL U.S.	1,984,906	193,343	9.74%	1,987,512	217,770	10.96%	1,984,686	232,789	11.73%

Cremation Association of North America.

1 1985

85-3-SPHA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8 th. Date of Posting 6-15-84
Posted for: Special Hearing
Petitioner: Dulany Valley Home of Lemmon-Mitchell-Weidefeld, Inc.
Location of property: N/S Padonia Rd. 215' S.W of the C/L of York Rd. (10 West Padonia Rd.)
Location of Signs: 2 signs posted S. side of Old Padonia Rd. approx. 200 ft. W. of York Rd. 2 signs posted N.S. of Padonia Rd. approx. 315 West of York Rd.
Remarks:
Posted by S. J. Arata (Signature) Date of return: 6-22-84
Number of Signs: 4

MICROFILMED

PETITION FOR SPECIAL HEARING AND VARIANCE
8th Election District
ZONING: Petition for Special Hearing and Variance
LOCATION: North side Padonia Road, 215 ft. Southwest of the centerline of York Road (10 West Padonia Road)
DATE & TIME: Monday, July 2, 1984 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Commissioner should approve the amendment of the site plan in Case No. 71-129-X to allow an accessory building on the site to house a crematorium, flower shop and garage (for the storage only of motor vehicles) and to determine that a crematorium and flower shop are accessory uses to a funeral establishment and Variance to permit a side yard and a rear yard of 0 ft. each rather than the required setback of 35 ft. and 30 ft., respectively

Being the property of Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc. as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within

riod. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
June 14.

85-3-SPHA

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 14, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 14, 1984.

THE JEFFERSONIAN,

T. B. Venetoulis
Publisher

Cost of Advertising ~~$20.00~~ $28.00

June 5, 1984

Thomas G. Bodie, Esquire
21 West Susquehanna Avenue
Towson, Maryland 21204

NOTICE OF HEARING
Re: Petition for Special Hearing and Variance
N/S Padonia Rd., 215' SW of the c/l of York Road (10 West Padonia Road)
Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc. - Petitioner
Case No. 85-3-SPHA

TIME: 10:45 A.M.
DATE: Monday, July 2, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 130212

DATE 4/27/84 ACCOUNT R-01-615-000
AMOUNT $200.00
RECEIVED FROM: Tom Bodie
FOR: filing fee for Item # 288 Special Hearing & Variance

C 132•••••200001b 8304A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

June 27, 1984

Thomas G. Bodie, Esquire
21 W. Susquehanna Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing and Variance
N/S Padonia Rd., 215' SW of the c/l of York Rd. (10 W. Padonia Road)
Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc. - Petitioner
Case No. 85-3-SPHA

Dear Mr. Bodie:

This is to advise you that $81.92 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 131912

DATE 7-5-84 ACCOUNT R-01-615-000
AMOUNT $81.92
RECEIVED FROM: Dul. Val. Home of Lemmon-Mitchell-Weidefeld
FOR: adv. + posting # 85-3-SPH

B 085••••••81921b 8063A

VALIDATION OR SIGNATURE OF CASHIER

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3908 RESIDENCE: 771-4592

DESCRIPTION TO ACCOMPANY
ZONING PETITION
10 WEST PADONIA ROAD

April 17, 1984

Beginning for the same at a point on the north side of Padonia Road at a distance of 215' ± southwesterly from the centerline of York Road, running thence and binding on the north right of way line of Padonia Road S 72° 16' 07" W 160.00', thence leaving the north right of way line of Padonia Road and running the 3 following courses and distances 1) N 18° 29' 30" W 176.38', 2) S 84° 05' 33" E 9.36', 3) N 6° 54' 27" E 214.89 to the north side of Old Padonia Road, running thence and binding on the north side of Old Padonia Road S 84° 05' 33" E 142.33', thence leaving the north side of Old Padonia Road and running the 4 following courses and distances 1) S 6° 54' 27" W 208.89' 2) S 5° 54' 27" W 56.00' 3) S 84° 05' 30" E 46.57' 4) S 18° 29' 30" E 51.02' to the place of beginning.

Containing 1.17 Acres ±.

Being known as Lemmon, Mitchell, Wiedef eld Funeral Home located at 10 West Padonia Road.

No. 2246

E. F. Raphel
Eugene F. Raphel #2246
Registered Professional Land Surveyor

PETITION FOR SPECIAL HEARING AND VARIANCE

8th Election District

ZONING: Petition for Special Hearing and Variance

LOCATION: North side Padonia Road, 215 ft. Southwest of the centerline of York Road (10 West Padonia Road)

DATE & TIME: Monday July 2, 1984 at 10:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the amendment of the site plan in Case No. 71-129-X to allow an accessory building on site to house a crematorium, flower shop and garage (for the storage only of motor vehicles) and to determine that a crematorium and flower shop are accessory uses to a funeral establishment and Variance to permit a side yard and a rear yard of 0 ft. each rather than the required setback of 35 ft. and 30 ft., respectively

Being the property of Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc., as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITIONS SPECIAL HEARING AND VARIANCES N/S of Padonia Road, 215' SW of the centerline of York Road (10 West Padonia Road) - 8th Election District Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc., Petitioner	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 85-3-SPHA

* * * * * * * * * * *

ORDER

After notice and public hearing held pursuant to Sections 500.1 and 500.6, Baltimore County Zoning Regulations (BCZR), and upon consideration of the unopposed Motion to Amend filed by the Petitioner herein, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of December, 1984, that the Motion to Amend the Order of the Zoning Commissioner dated July 6, 1984 to permit the proposed building as shown on Petitioner's Exhibit 1 herein to be 33' x 74' instead of 30' x 70' as shown therein and as there is no adverse impact on the special exception for the funeral establishment granted in Case No. 71-129-X or on the crematorium as an accessory use granted in the previous hearing in the instant case be and is hereby GRANTED, from and after the date of this Order, and further, that all of the conditions and restrictions as delineated in the July 6, 1984 Order shall remain in effect.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Thomas G. Bodie, Esquire
Mr. Carl M. Lambert
People's Counsel

ORDER RECEIVED FOR FILING
DATE December 18, 1984
BY
ADMINISTRATIVE ASSISTANT

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCES N/S of Padonia Road, 215' SW of the centerline of York Road (10 West Padonia Road) - 8th Election District Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc., Petitioner	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 85-3-SPHA

* * * * * * * * * * *

ORDER

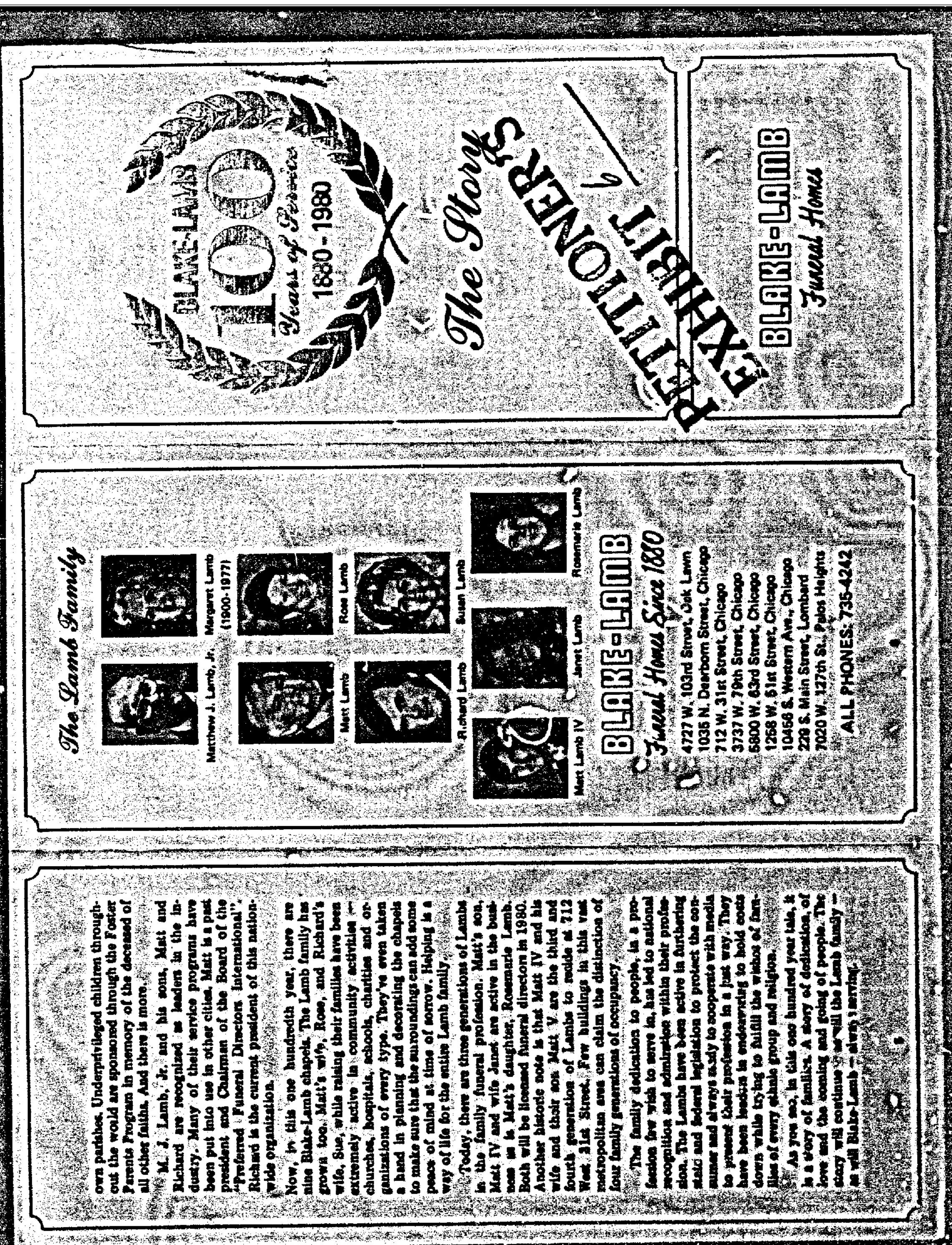
Pursuant to the Motion to Amend the site plan filed herein by the Petitioner, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of December, 1984, that a hearing will be held on said Motion on December 17, 1984, at 9:30 a.m., in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Thomas G. Bodie, Esquire
Mr. Carl M. Lambert
People's Counsel

ORDER RECEIVED FOR FILING
DATE December 4, 1984
BY
ADMINISTRATIVE ASSISTANT



PETITIONER'S EXHIBIT 6

BLAKE-LAMB 100 Years of Service 1880-1980

The Story

BLAKE-LAMB
Funeral Homes

The Lamb Family

Matthew J. Lamb, Jr.
Margaret Lamb (1900-1977)
Matt Lamb
Rose Lamb
Richard Lamb
Susan Lamb
Matt Lamb IV
Janet Lamb
Rosemarie Lamb

BLAKE-LAMB
Funeral Homes Since 1880

4727 W. 103rd Street, Oak Lawn
1035 N. Dearborn Street, Chicago
712 W. 31st Street, Chicago
3737 W. 79th Street, Chicago
5800 W. 63rd Street, Chicago
1258 W. 51st Street, Chicago
10458 S. Western Ave., Chicago
229 S. Main Street, Lombard
7020 W. 127th St., Palos Heights
ALL PHONES: 735-4242

own parishes. Underprivileged children throughout the world are sponsored through the Foster Parents Program in memory of the deceased of all other faiths. And there is more.

M. J. Lamb, Jr. and his sons, Matt and Richard are recognized as leaders in the industry. Many of their service programs have been put into use in other cities. Matt is a past president and Chairman of the Board of the "Preferred Funeral Directors International". Richard is the current president of this nationwide organization.

Now, in this one hundredth year, there are nine Blake-Lamb chapels. The Lamb family has grown too. Matt's wife, Rose, and Richard's wife, Sue, while raising their families have been extremely active in community activities — churches, hospitals, schools, charities and organizations of every type. They've even taken a hand in planning and decorating the chapels to make sure that the surroundings can add some peace of mind at time of sorrow. Helping is a way of life for the entire Lamb family.

Today, there are three generations of Lambs in the family funeral profession. Matt's son, Matt IV and wife Janet are active in the business as is Matt's daughter, Rosemarie Lamb. Both will be licensed funeral directors in 1980. Another historic note is that Matt IV and his wife and their son Matt V are the third and fourth generation of Lambs to reside at 712 West 31st Street. Few buildings in this vast metropolitan area can claim the distinction of four family generations of occupancy.

The family dedication to people, in a profession few wish to serve in, has led to national recognition and admiration within their profession. The Lambs have been active in furthering state and federal legislation to protect the consumer and always ready to cooperate with media to present their profession in a just way. They have been leaders in endeavoring to hold costs down while trying to fulfill the wishes of families of every ethnic group and religion.

As you see, in this one hundred year tale, it is a story of families. A story of dedication, of love and the coming and going of people. The story will continue — as will the Lamb family — as will Blake-Lamb — always serving.

MAR 1 1985

One hundred years. It's only a moment in the time span of our universe or the history of mankind. Yet, to men and their families it is the dreams and accomplishments of numerous generations.

1980 marks the one hundreth anniversary of the Blake-Lamb Funeral Homes. More than just a birthday, it's the one hundred year story of two families — their dreams, their dedication, their work, their joys and sorrows, their children and the impressions they have left on the thousands of people they have touched!

Blake-Lamb Funeral Homes were founded in 1880 at Canalport and Jefferson by the brothers Michael and Thomas Blake. At the very beginning, they realized the funeral profession was a very personal one. Fair dealing and conscientious service was a must. After all, their name was on the family business.

When Chicago announced plans for its first World Fair, Michael Blake decided to move the funeral home to the South Side. In 1892, he purchased the property at 712 West 31st Street, which had been the post office for the town of "Lake" before the area was made part of Chicago. There was a building on the rear of the lot and he built onto the front. The old building housed the carriages. The new building was used by the Blake family on the second floor, the funeral chapel on the first floor and the horses were stabled in the basement.

Michael Blake served the ward as Alderman at the turn of the century. He served the community well. As Chicago grew and the neighborhood expanded, so did the funeral home.

In 1928, after the death of Michael and his son Thomas Blake, Matthew J. Lamb, Jr. and his wife Margaret purchased the business from the heirs of Tom Blake. Matt had been working in the livery business with his father servicing the Blake Funeral Home as well as many other funeral homes in Chicago at that time. This had given him in-depth funeral experience, a comparison of other funeral homes and an understanding of what people expected and wanted in funeral service. He had learned much about the principles of honest dealing with families.

Now, with the Lamb name on the business, he vowed to continue the same fine traditions set forth by the Blakes.

Matt and Margaret's roots were deep in Chicago. They were very active in the community activities during the turmoil of the twenties and thirties. Everyone knew them . . . or so it seemed. The policies laid down by Blake-Lamb's founders of never refusing service to any family because of financial condition, faith or creed, helped many through the trying times of the Great Depression. People don't forget. The city came to place their trust in Matt and Margaret and the name Blake-Lamb. They were one.

1941 saw the city population growing southward. So did Blake-Lamb. A second funeral chapel was opened at 1413 West 79th Street. There too, business grew as the Lambs served so many families through the trying years of the second world war.

M. J. Lamb, Jr. brought his son Matt into the business in 1945. They worked together . . . a real team. In 1958 son Richard also joined the family profession. Both have contributed immensely to the ideals and operation of Blake-Lamb dedicated service.

In 1960 ground was broken at 4727 West 103rd Street in Oak Lawn for the third funeral home. With the opening of this chapel in 1961, came the award from the Preferred Funeral Directors International of the "Nations Most Outstanding Funeral Home of the Year"!

As Chicagoland has grown, so has Blake-Lamb. The fourth chapel at 3737 West 79th was opened in 1964, the fifth on 63rd Street in the Clearing District in 1968 and the sixth chapel on Main Street in Lombard, Illinois was ready for use in 1970. The Lamb Flower Shop was also established in 1968 to provide floral service when arrangements are being made. Thus, bereaved families are relieved of the time consuming chore of seeking out floral arrangements separately.

In 1977, Blake-Lamb purchased the former Lain Funeral Home at 1035 North Dearborn in the heart of Chicago and also assumed management of the Patka Funeral Home on 51st Street.

In 1978 C. H. Jordan & Company, the oldest continuously operated funeral firm in Illinois (over 125 years), was purchased and is still operating from the 1035 North Dearborn chapel. The newest Blake-Lamb Home opened in late 1979 at 105th and Western Avenue where the name was already a tradition with many families.

In 1980 the Lamb family entered a long term agreement with Jack Sheehy's sons to jointly operate the John Sheehy and Sons Funeral Home at 7020 W. 127th Street in Palos Heights in conjunction with Blake-Lamb Funeral Homes.

In addition to the beautiful chapels themselves, Blake-Lamb owns and maintains their own vehicles to insure cleanliness and quality. Display rooms (for caskets etc.) are located in many Blake-Lamb funeral homes. No outside trips. In time of immediate sorrow, arrangements are made in one place . . . briefly and simply.

Besides beautiful chapels there has also been growth in services and stature at Blake-Lamb. Matt and Richard have worked creatively and tirelessly to provide services and programs they felt people should have. Where do you turn when suddenly confronted with the loss of a loved one? There are legal matters. What of the endless paper work? What to do??

Some of the unique programs developed by Matt and Richard include — having a full time specialist on their staff to aid survivors after the funeral in Social Security matters, pension funds, insurance, etc. (aid in where to go and what to do) — another program is a small lending library in each funeral home with professionally written books and pamphlets on how to cope with grief and other related problems. In addition to educational (non-advertising) audio-visual programs for schools, churches and organizations they and their staff participate in the Blake-Lamb Speakers Bureau for conducting informative discussions on funeral related subjects.

Blake-Lamb also sponsors free monthly educational T.H.E. O.A.R. (To Help Each Other Accept Reality) meetings for widowed persons. There is also the sponsorship of the Mass program for remembering the anniversary dates of deceased members of the Catholic faith in their

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IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCES
N/S of Padonia Road, 215' SW of the centerline of York Road (10 West Padonia Road) - 8th Election District
Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc.,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-3-SPHA

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests an amendment to the site plan accepted and approved in Case No. 71-129-X in which a special exception for a funeral establishment was granted, to determine whether a crematorium, flower shop, and garage are accessory uses to the funeral establishment, and variances to permit side and rear yard setbacks of zero feet instead of the required 35 feet and 30 feet, respectively, as shown on Petitioner's Exhibit 1.

The Petitioner, by its President, J. E. Lowell Lemmon, appeared and testified and was represented by Counsel. Testifying for the Petitioner were David Filbert, Director of Air Pollution Control, Department of Health; Eugene Raphel, a registered land surveyor; Paul Rahill, Production Manager for Industrial Equipment and Engineering Company; and P. Gail Whitehead, Associate Director of Broadmead, a life-care facility for the elderly. Carl Lambert, President of the Wayside-Timonium Heights Community Assocaition, appeared on behalf of himself and the Association to protest the crematorium, not the flower shop or garage.

Testimony indicated that the Petitioner has been operating its funeral establishment continuously since 1971. The funeral home faces Padonia Road and its rear is on Old Padonia Road, although the rear of the property is not presently developed. The Petitioner proposes to construct a 30' x 70' building on

ORDER RECEIVED FOR FILING
DATE July 6, 1984
BY
ADMINISTRATIVE ASSISTANT

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the northeastern corner of the property to house a crematorium, flower shop, and three-bay garage. The crematorium would be located in the northern part of the building, the flower shop in the southern part, and the garage in between.

The flower shop would serve patrons of the funeral establishment only. It would not be open to the general public, and there would be no advertisement other than being noted on the official letterhead and brochures. There would be only one 2' x 6" sign attached to the building to indicate its existence. The proposed garage would be used only for storage of the professional vehicles owned by the Petitioner.

The crematorium is requested inasmuch as the Petitioner has determined a growing demand for cremation. See Petitioner's Exhibit 5. The Petitioner already provides this service but must transport the body to Westview Memorial Park to have a cremation performed. This necessitates multiple trips and becomes time consuming, unwieldy, and difficult for a family in bereavement. In 1983, the Petitioner provided 25 cremations; if the crematorium is allowed, the Petitioner expects about 100 to be performed. The Petitioner believes it can serve the community better by providing this alternative. At present there are two other funeral establishments in Baltimore County providing this service, neither in close proximity to the proposed site.

Testimony from Mr. Filbert, who heads Baltimore County's enforcement of State air pollution standards, was that the equipment proposed for the crematorium met and exceeded those standards be found in COMAR, 10.18. The equipment proposed here is identical to that used by the other funeral establishments in Baltimore County, and Mr. Filbert stated that no pollutants emanate which violate the stanards established to protect the public. If there should be a violation, the Petitioner would be required to correct it immediately. Violations

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of the pollution standards by the other crematoria have been reported to the Department of Health. Only one complaint was confirmed in 1978, and it was corrected.

Mr. Rahill testified that his company manufactures the subject equipment and that it meets and exceeds the requirements of the State. He is familiar with these requirements and is clear that no adverse pollutants are let into the air by the equipment.

Mr. Raphel testified that, in his opinion, the proposed building could not be constructed in any other location on the site other than where requested due to the shape of the property. The proposed location allows for additional parking and would not interfere with traffic flow which is particularly sensitive with a funeral establishment. He believes all of the conditions of Section 307 of the Baltimore County Zoning Regulations (BCZR) are satisifed.

Mr. Whitehead testified that a poll of the residents at Broadmead shows that 53% wish to be cremated. Counsel proffered the testimony of Isabella Jinnette, a resident at Broadmead, who would have testified that she wants to be cremated. Ms. Jinnette was present and agreed with the proffer.

Mr. Lambert testified that he and his neighbors as well as the Association oppose the crematorium based on the grounds that any pollutants into the air are dangerous and that the proposal would have an adverse impact on the health, safety, and welfare of the community. See Protestant's Exhibit 1, a petition in opposition.

The subject property is presently zoned O-1, and if the proposed uses are determined to be accessory, the building would be required to meet the setback regulations prescribed for the D.R.5.5 Zone. The area surrounding the funeral establishment is zoned primarily for commercial and manufacturing uses. Some residential areas border York Road as well.

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One of the variances is requested because the proposed building will be placed directly on the side property line adjacent to the Amoco service station. The area is unused except for storage of trucks by the Amoco. The other variance is requested to the rear property line, on Old Padonia Road. The Petitioner proposes to expand Old Padonia Road along its property line to provide better access, and the building will be directly on the new border after the improvement to the public road is completed. The building will be constructed with the same material as the existing facility and will be compatible with it and the surrounding area.

The Petitioner seeks relief from Section 500.5, BCZR, to amend the site plan accepted and approved in Case No. 71-129-X, to define "accessory use" as that term appears in the BCZR, and relief from Section 204.4.A (Section 504, BCZR, and V.B.2, CMDP), pursuant to Section 307, BCZR.

An accessory use is one that is customarily incident and subordinate to and serves a principal use; is subordinate in area, extent, or purpose to the principal use; is located on the same lot as the principal use served; and contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal use served. The uses proposed by the Petitioner satisfy the criteria required by the BCZR. They can and do fall within "the ambit of the definition of an accessory use." Kowalski v. Lamar, 334 A.2d 536 (1975).

The BCZR are inclusive, i.e., any use other than those permitted as of right or by special exception is prohibited. Kowalski, supra. The use of the property as a funeral establishment, however, was allowed by special exception. Therefore, the uses proposed are accessory to the principal use of a funeral establishment. Although not individually allowed if they are principal uses, each is permitted if it is accessory. There can be no dispute that the particular uses requested are accessory.

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ADMINISTRATIVE ASSISTANT

After due consideration of the evidence and testimony presented, it is determined that the amendment requested would not adversely affect the health, safety, and general welfare of the community. It is equally clear that the relief prayed for to amend would not be detrimental.

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

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BY
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the amendment and variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of July, 1984, that the proposed crematorium, flower shop, and garage are accessory uses and the amendment to the site plan accepted and approved in Case No. 71-129-X in order to construct a 30' x 70' building as shown on Petitioner's Exhibit 1 is approved and, as such, the Petition for Special Hearing is hereby GRANTED and, additionally, the Petition for Zoning Variances to permit side and rear yard setbacks of zero feet instead of the required 35 feet and 30 feet, respectively, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. A detailed landscaping plan shall be submitted to and approved by the Current Planning and Development Division, Office of Planning and Zoning.
3. The crematorium equipment must be tested every three months for compliance with State air pollution standards and the results maintained and available upon demand.
4. The flower shop shall not serve the general public but only the patrons of the funeral establishment; one 2' x 6" sign attached to the building shall be permitted.
5. The garage shall be used solely for the storage of professional vehicles owned by the Petitioner.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Thomas G. Bodie, Esquire
Mr. Carl Lambert
People's Counsel

ORDER RECEIVED FOR FILING
DATE July 6, 1984
BY
ADMINISTRATIVE ASSISTANT

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCES
N/S of Padonia Road, 215' SW of the centerline of York Road (10 West Padonia Road) - 8th Election District
Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc.,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-3-SPHA

* * * * * * * * *

MOTION TO AMEND

Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc., Petitioner, moves to amend the Order of the Zoning Commissioner for Baltimore County dated July 6, 1984, to permit the proposed building (as shown on Petitioner's Exhibit 1) to be 33' X 74', rather than the 30' X 70' building that was approved by said Order. The grounds for the Motion are as follows:

1. The officers of Petitioner were originally told by an architect and contractor that a building 30' X 70' in size would accomodate the proposed crematorium, flower shop and garage.

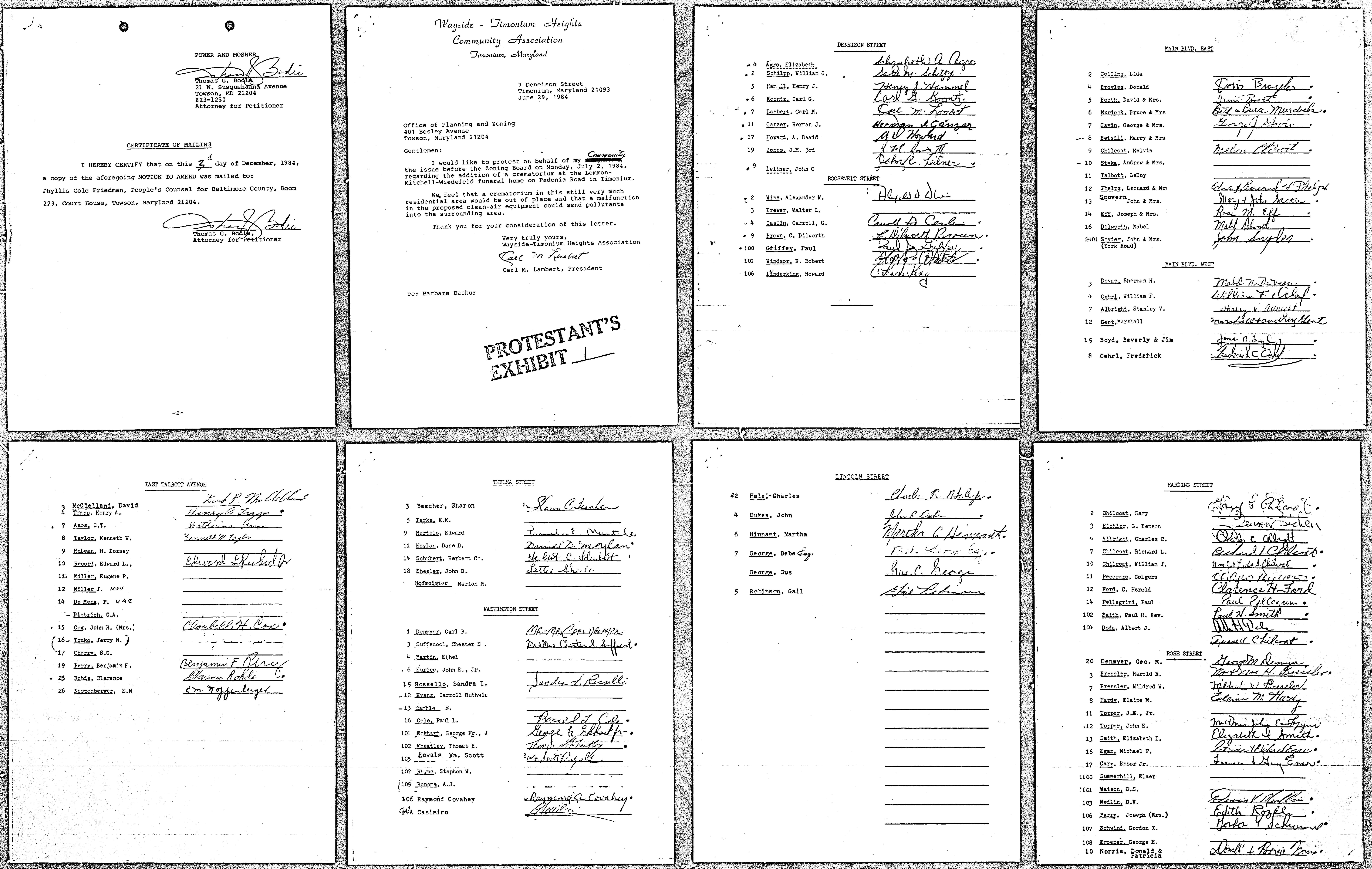
2. It has been learned that the crematory equipment is of such a size to require both the lengthening and widening of the proposed building.

3. The increase in the size of the building will not affect the parking space requirement, and the parking as shown on Petitioner's Exhibit 1 is in compliance with zoning requirements.

4. The increase in the size of the building will not affect any other phase of Petitioner's Exhibit 1.

DEC 3 AM
DEPARTMENT

MAR 1 1985



POWER AND MOSNER

Thomas G. Bodie
Thomas G. Bodie
21 W. Susquehanna Avenue
Towson, MD 21204
823-1250
Attorney for Petitioner

CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this 3d day of December, 1984, a copy of the aforegoing MOTION TO AMEND was mailed to: Phyllis Cole Friedman, People's Counsel for Baltimore County, Room 223, Court House, Towson, Maryland 21204.

Thomas G. Bodie
Thomas G. Bodie,
Attorney for Petitioner

-2-

Wayside - Timonium Heights
Community Association
Timonium, Maryland

7 Deneison Street
Timonium, Maryland 21093
June 29, 1984

Office of Planning and Zoning
401 Bosley Avenue
Towson, Maryland 21204

Gentlemen:

I would like to protest on behalf of my Community, the issue before the Zoning Board on Monday, July 2, 1984, regarding the addition of a crematorium at the Lemmon-Mitchell-Wiedefeld funeral home on Padonia Road in Timonium.

We feel that a crematorium in this still very much residential area would be out of place and that a malfunction in the proposed clean-air equipment could send pollutants into the surrounding area.

Thank you for your consideration of this letter.

Very truly yours,
Wayside-Timonium Heights Association
Carl M. Lambert
Carl M. Lambert, President

cc: Barbara Bachur

PROTESTANT'S EXHIBIT 1

DENEISON STREET

4	Agro, Elizabeth	Elizabeth A. Agro
2	Schilpp, William G.	Sadie M. Schilpp
5	Hammel, Henry J.	Henry J. Hammel
6	Koontz, Carl G.	Carl G. Koontz
7	Lambert, Carl M.	Carl M. Lambert
11	Ganzer, Herman J.	Herman J. Ganzer
17	Howard, A. David	A D Howard
19	Jones, J.M. 3rd	J M Jones III
9	Leitner, John C	John C. Leitner

ROOSEVELT STREET

2	Wine, Alexander W.	Alexander W Wine
3	Brewer, Walter L.	
4	Caslin, Carroll, G.	Carroll G Caslin
9	Brown, C. Dilworth	C. Dilworth Brown
100	Griffey, Paul	Paul J. Griffey
101	Windsor, R. Robert	
106	Linderking, Howard	Linderking

MAIN BLVD. EAST

2	Collins, Lida	
4	Broyles, Donald	Doris Broyles
5	Booth, David & Mrs.	
6	Murdock, Bruce & Mrs	Betty & Bruce Murdock
7	Gavin, George & Mrs.	George J. Gavin
8	Betsill, Harry & Mrs	
9	Chilcoat, Melvin	Melvin Chilcoat
10	Styka, Andrew & Mrs.	
11	Talbott, LeRoy	
12	Phelps, Leonard & Mrs	Elva & Leonard H Phelps
13	Scovern John & Mrs.	Mary & John Scovern
14	Eff, Joseph & Mrs.	Rose M. Eff
16	Dilworth, Mabel	Mabel Dilworth
2401	Snyder, John & Mrs. (York Road)	John Snyder

MAIN BLVD. WEST

3	Devas, Sherman H.	Mabel N. DeVeas
4	Oehrl, William F.	William F. Oehrl
7	Albright, Stanley V.	Stanley V Albright
12	Gent, Marshall	Marshall & Audrey Gent
15	Boyd, Beverly & Jim	James R. Boyd
8	Cehrl, Frederick	Frederick C. Oehrl

EAST TALBOTT AVENUE

3	McClelland, David	David P. McClelland
4	Trapp, Henry A.	Henry A. Trapp
7	Amos, C.T.	Katherine Amos
8	Taylor, Kenneth W.	Kenneth W. Taylor
9	McLean, H. Dorsey	
10	Record, Edward L.,	Edward L Record Jr
11	Miller, Eugene P.	
12	Miller J. Mov	
14	De Mena, P. VAC	
	Dietrich, C.A.	
15	Cox, John H. (Mrs.)	Clarabell H. Cox
16	Tomko, Jerry N.	
17	Cherry, S.C.	
19	Perry, Benjamin F.	Benjamin F Perry
23	Rohde, Clarence	Clarence Rohde
26	Noppenberger, E.M	E.M. Noppenberger

THELMA STREET

3	Beecher, Sharon	Sharon C. Beecher
5	Parks, K.M.	
9	Martelo, Edward	Pamela E. Martelo
11	Moylan, Dane D.	Daniel D. Moylan
14	Schubert, Herbert C.	Herbert C. Schubert
18	Sheeler, John D.	Lettie Sheeler
	Hofmeister Marion M.	

WASHINGTON STREET

1	Denmyer, Carl B.	Mr-Mrs Carl Denmyer
3	Suffecool, Chester S .	Mr & Mrs Chester S. Suffecool
4	Martin, Ethel	
6	Eurice, John E., Jr.	
15	Rossello, Sandra L.	Sandra L. Rossello
12	Evans, Carroll Ruthwin	
13	Gamble E.	
16	Cole, Paul L.	Ronald L Cole
101	Eckhart, George Fr., J	George F. Eckhart Jr
102	Wheatley, Thomas H.	Thomas H Wheatley
105	Royals Wm. Scott	Wm Scott Royals
107	Rhyne, Stephen W.	
109	Bonome, A.J.	
106	Raymond Covahey	Raymond A Covahey
#4A	Casimiro	

LINCOLN STREET

#2	Haley, Charles	Charles R Haley Jr
4	Dukes, John	John R Dukes
6	Hinnant, Martha	Martha C Hinnant
7	George, Bebe Esq.	Bebe George Esq.
	George, Gus	Gus C. George
5	Robinson, Gail	Gail Robinson

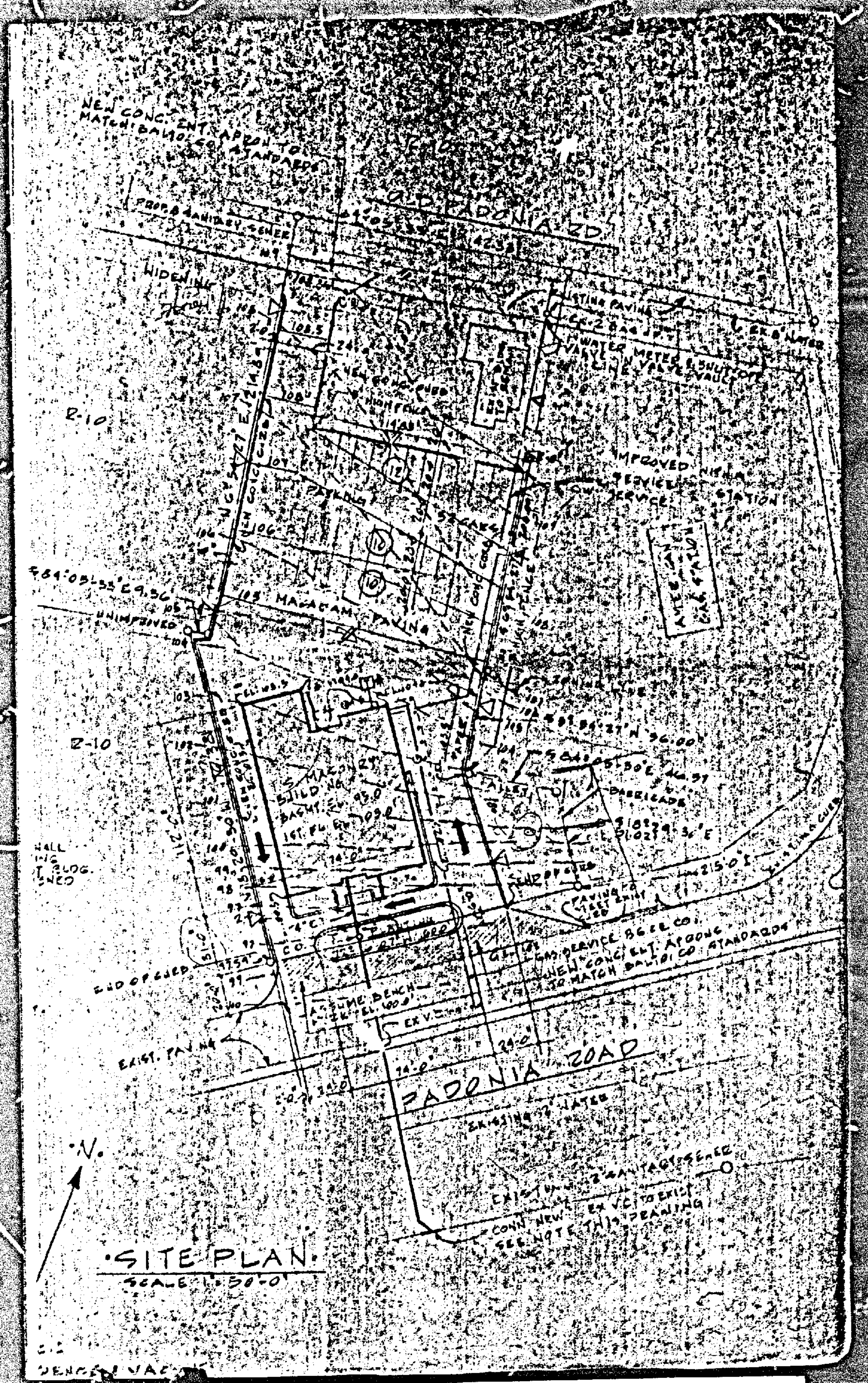
HARDING STREET

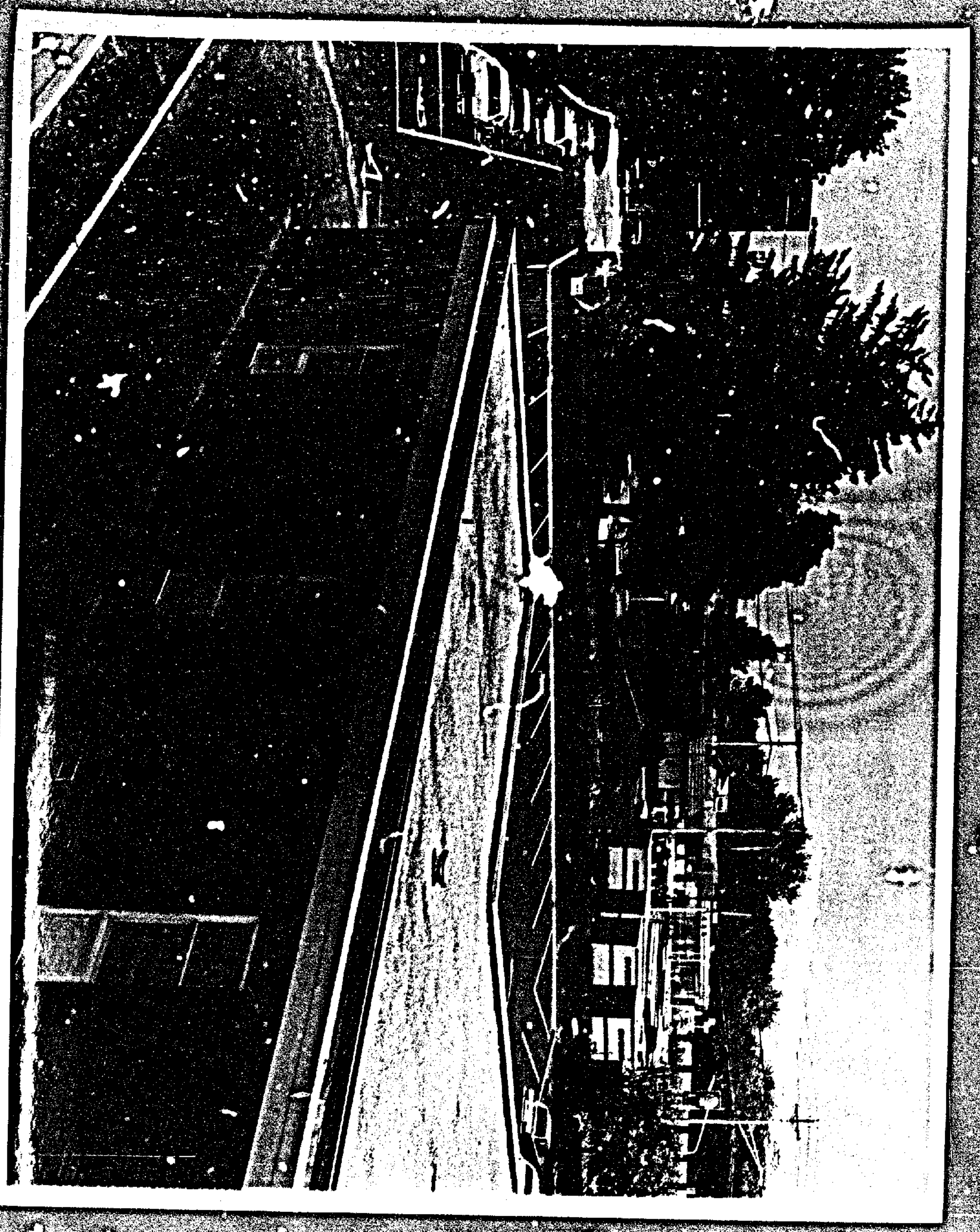
2	Chilcoat, Gary	Gary L Chilcoat
3	Eichler, G. Benson	Benson Eichler
4	Albright, Charles C.	Charles C Albright
7	Chilcoat, Richard L.	Richard L Chilcoat
10	Chilcoat, William J.	Wm J & Lula G Chilcoat
11	Pecoraro, Colgers	Colgers Pecoraro
12	Ford, C. Harold	Clarence H. Ford
14	Pellegrini, Paul	Paul Pellegrini
102	Smith, Paul H. Rev.	Paul H. Smith
104	Doda, Albert J.	Albert J Doda
		Russell Chilcoat

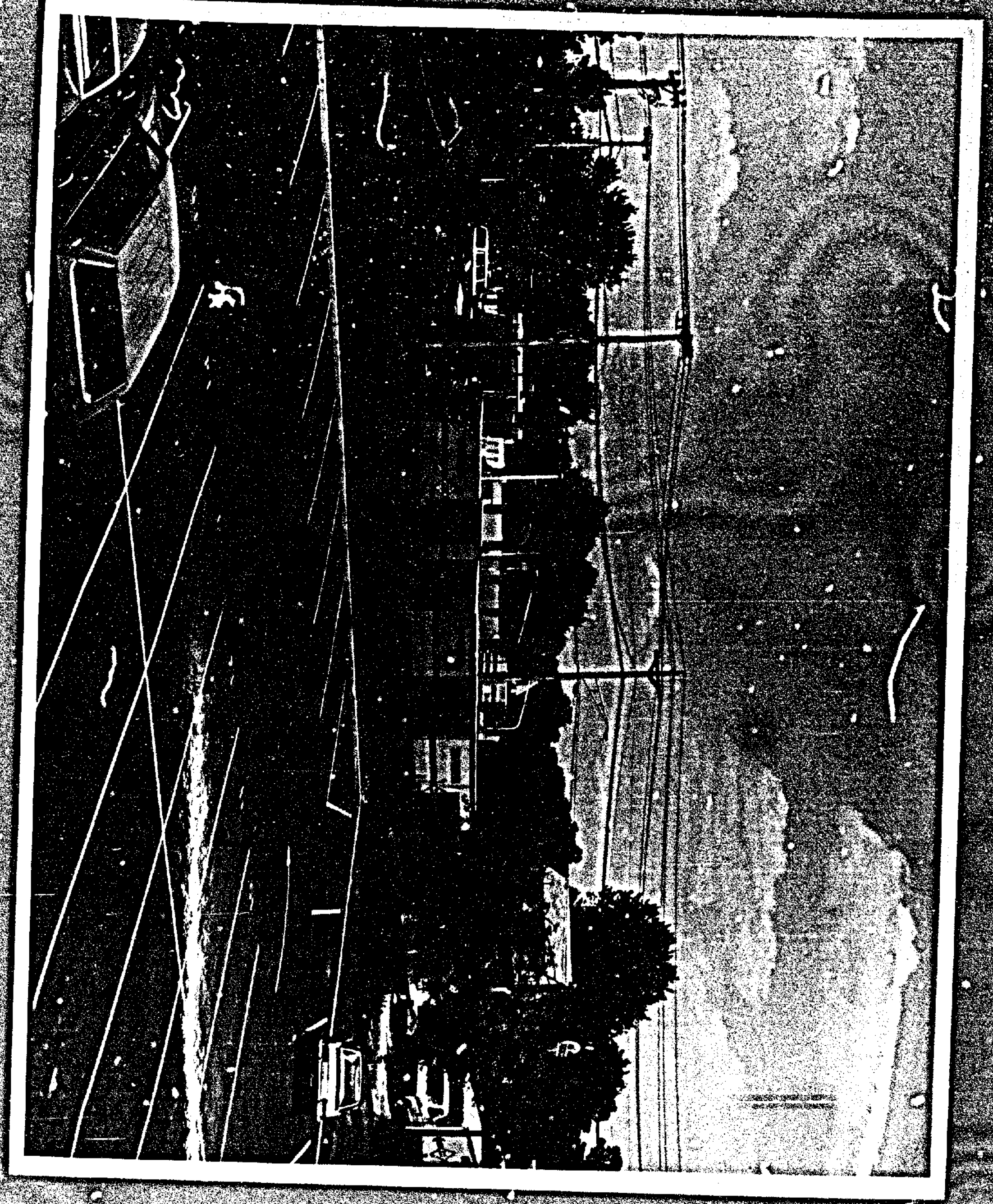
ROSE STREET

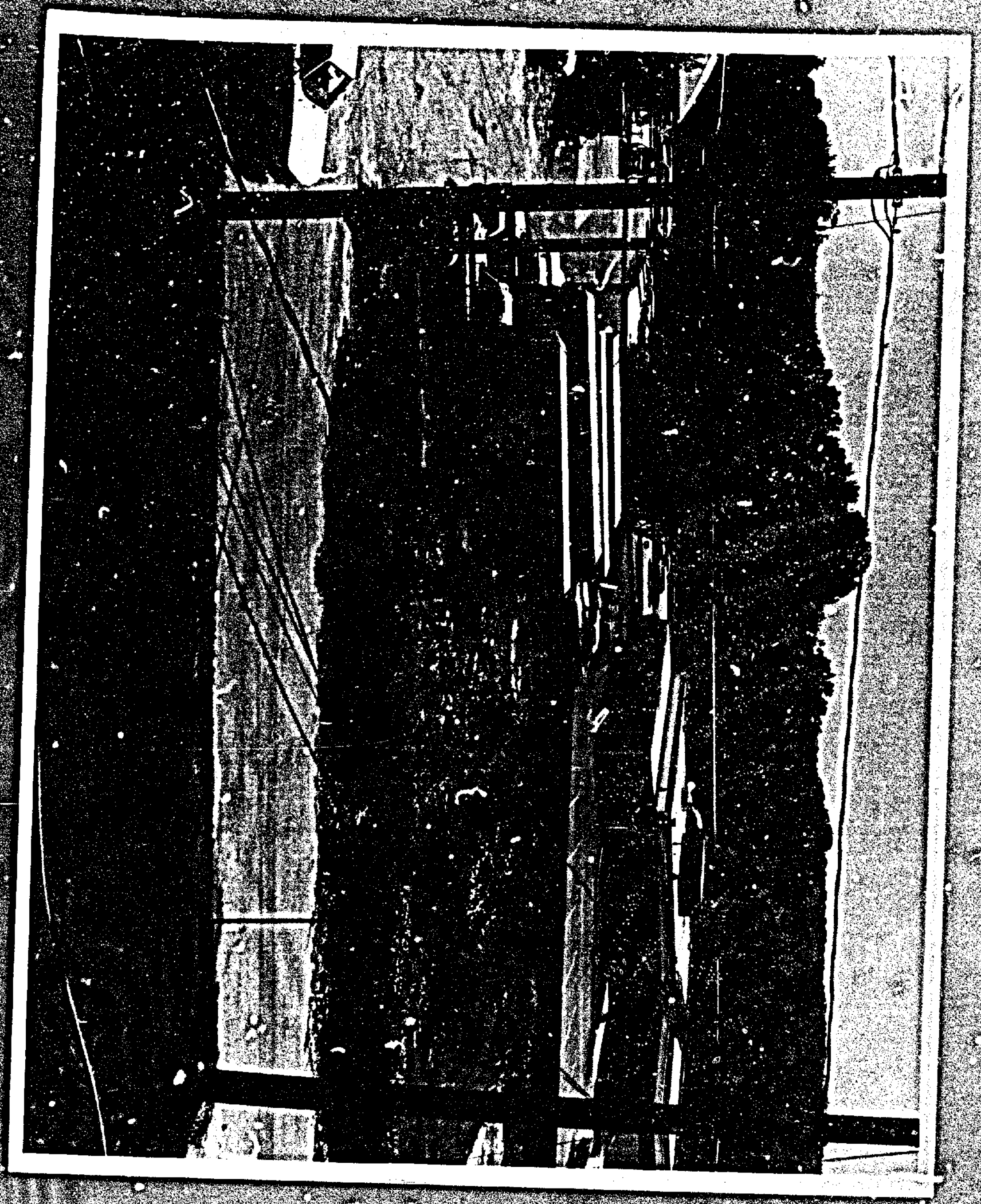
20	Denmyer, Geo. M.	George M Denmyer
3	Bressler, Harold R.	Mr & Mrs H. Bressler
7	Bressler, Mildred W.	Mildred W. Bressler
8	Hardy, Elaine M.	Elaine M. Hardy
11	Topper, J.E., Jr.	
12	Topper, John E.	Mr & Mrs John E Topper
13	Smith, Elizabeth I.	Elizabeth I Smith
16	Egan, Michael P.	Patricia & Michael Egan
17	Gary, Ensor Jr.	Frances & Gary Ensor
1100	Summerhill, Elmer	
1101	Watson, D.S.	
103	Medlin, D.V.	Dennis V Medlin
106	Barry, Joseph (Mrs.)	Edith Rozell
107	Schwind, Gordon X.	Gordon X Schwind
108	Kroener, George E.	
10	Norris, Donald & Patricia	Donald & Patricia Norris

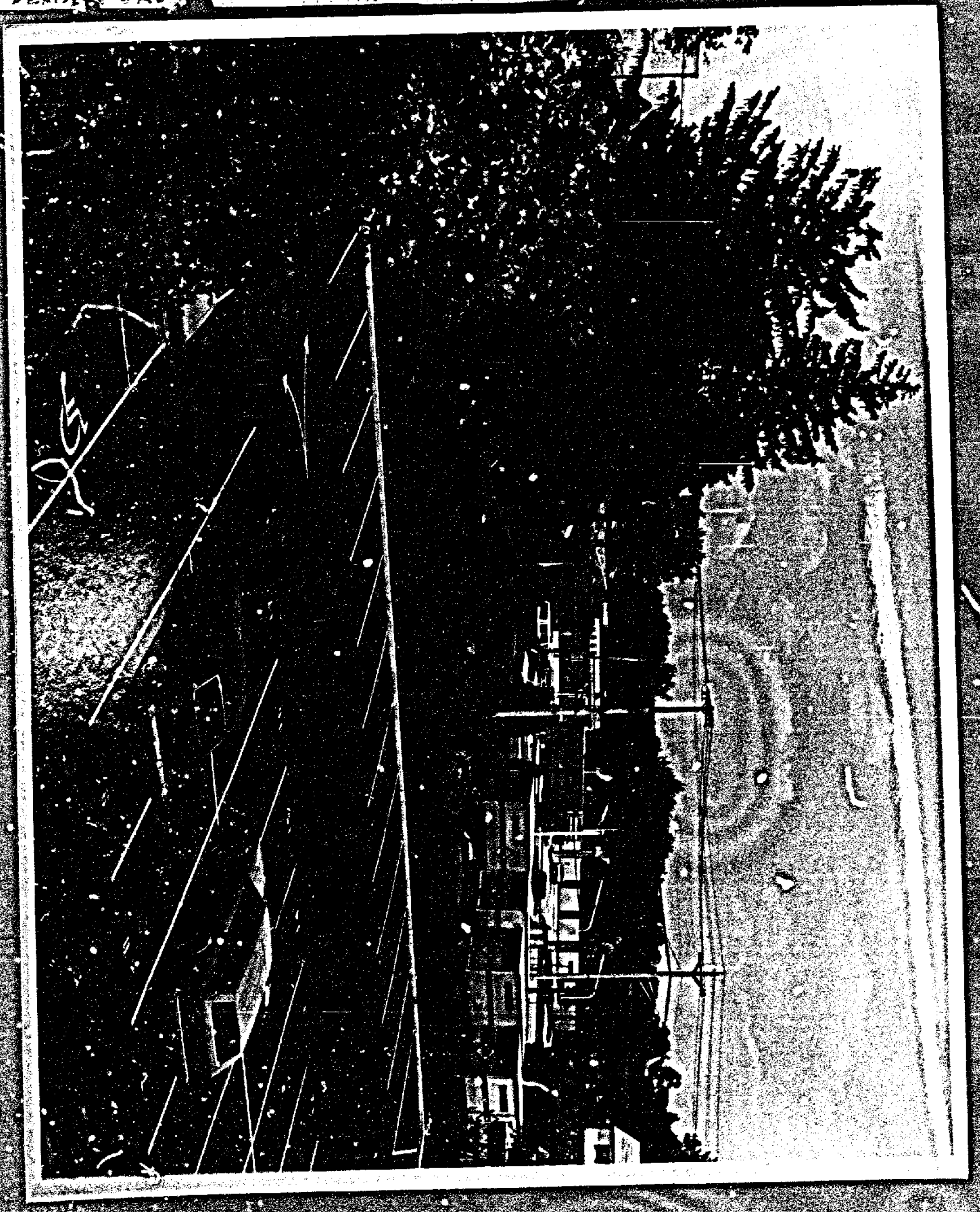
MAR 1 1985

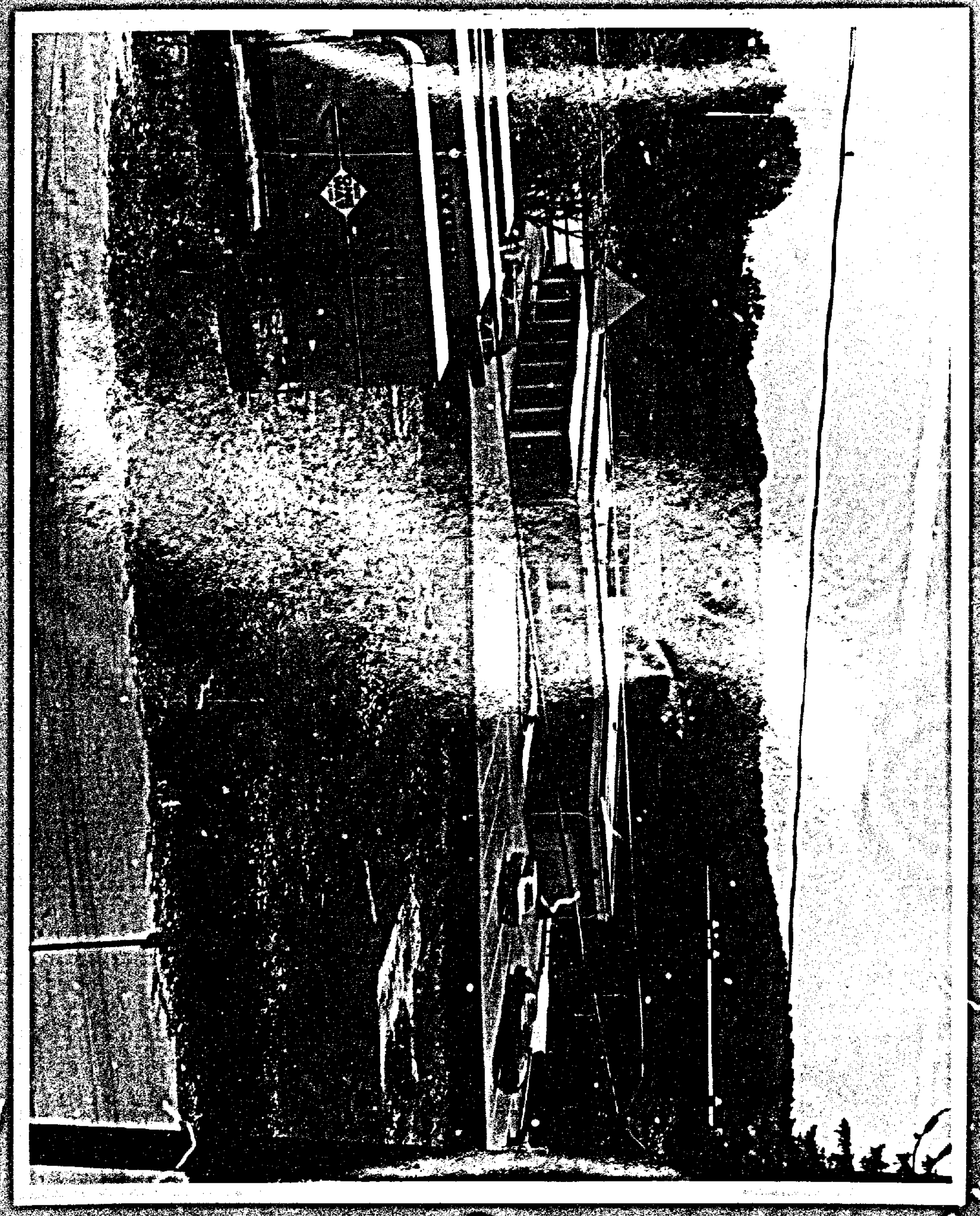

SITE PLAN
SCALE 1" = 50'-0"
N
PADONIA ROAD
OLD PADONIA RD.
R-10
R-10
NEW CONC. ENT. APRON TO MATCH BALTO. CO. STANDARDS
PROP. SANITARY SEWER
WIDENING
IMPROVED HIGH-SPEED SERVICE STATION
EXIST. PAVING
NEW CONC. ENT. APRON TO MATCH BALTO. CO. STANDARDS
CONN. NEW ... TO EXIST.
SEE NOTE THIS DRAWING

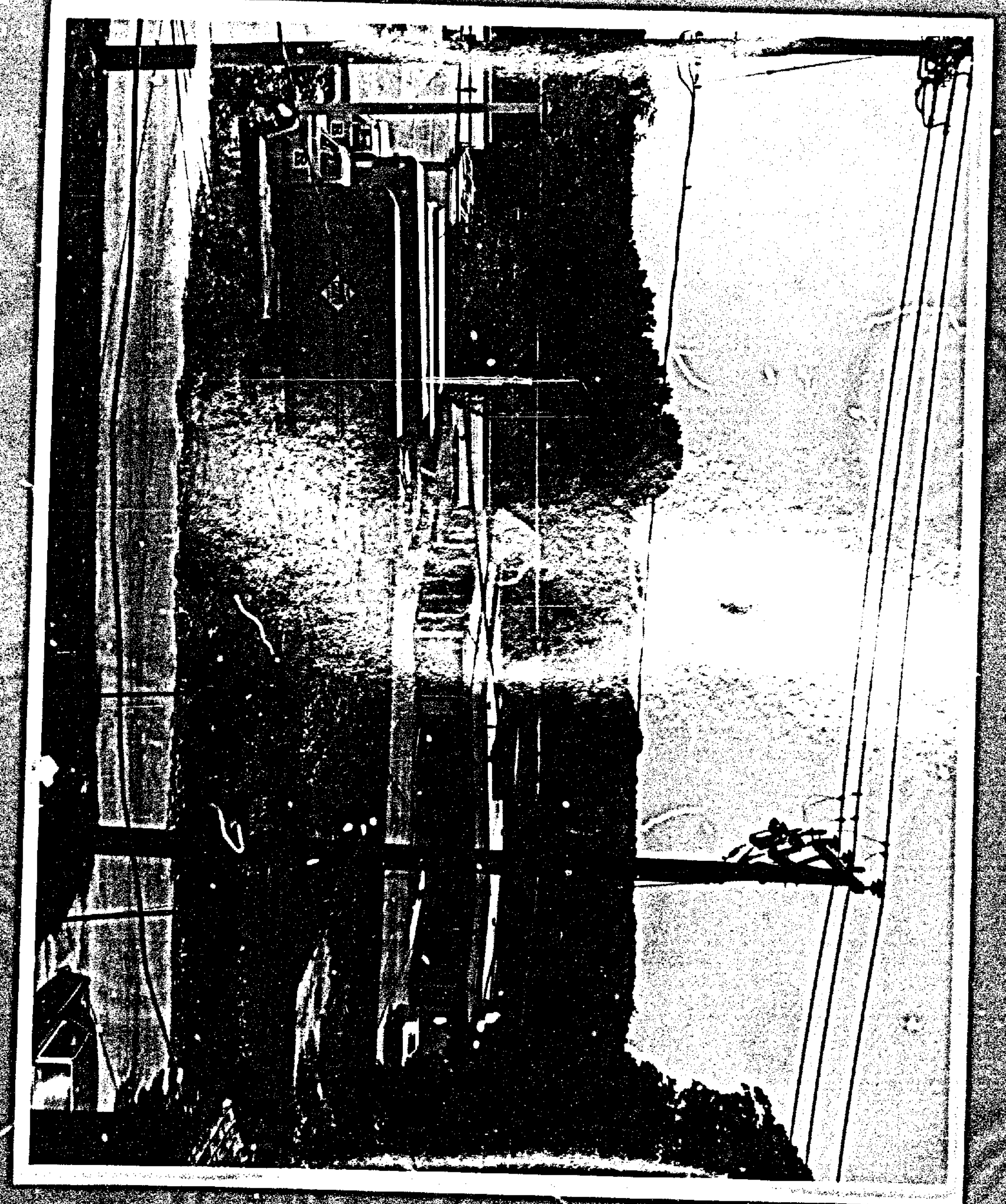




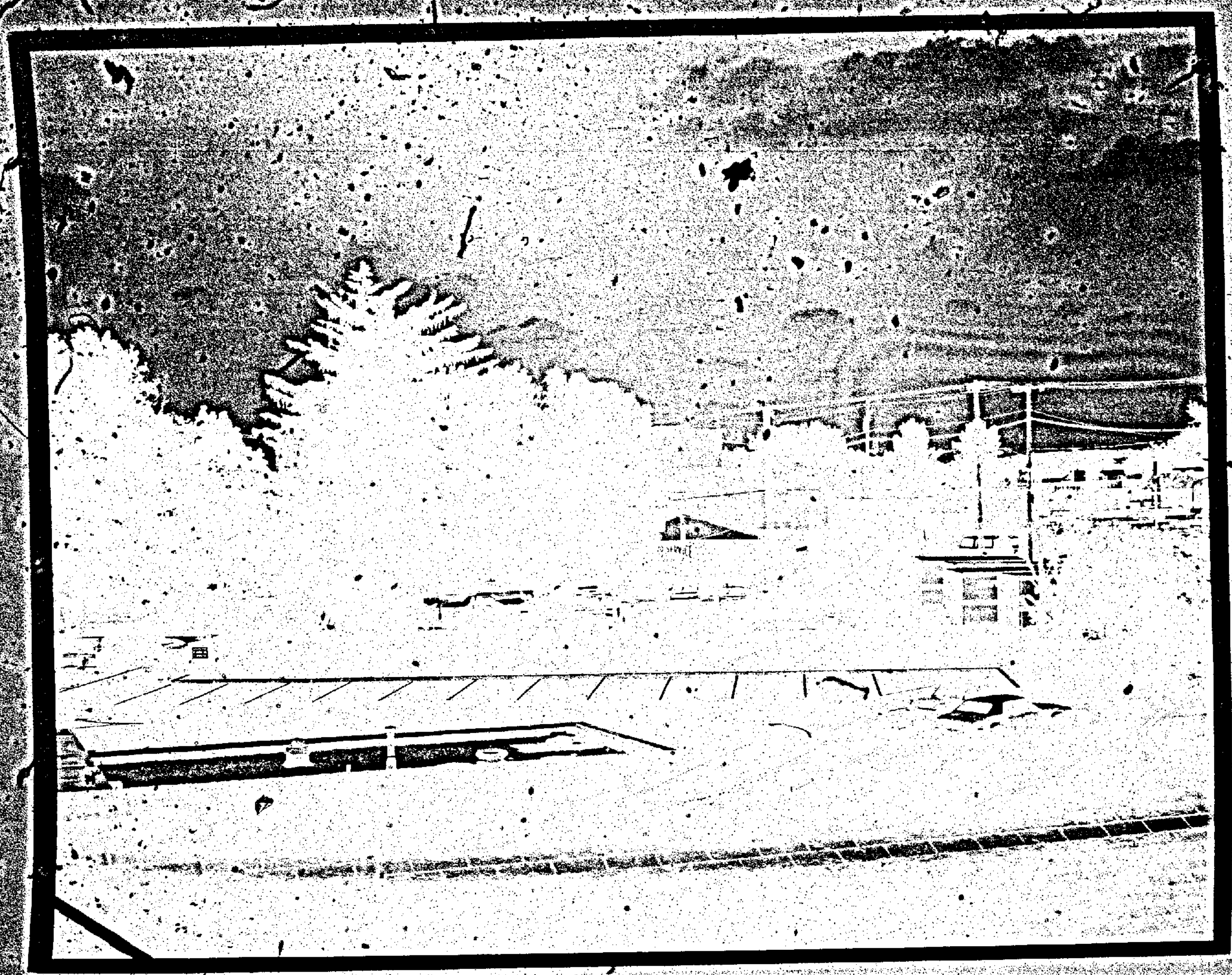


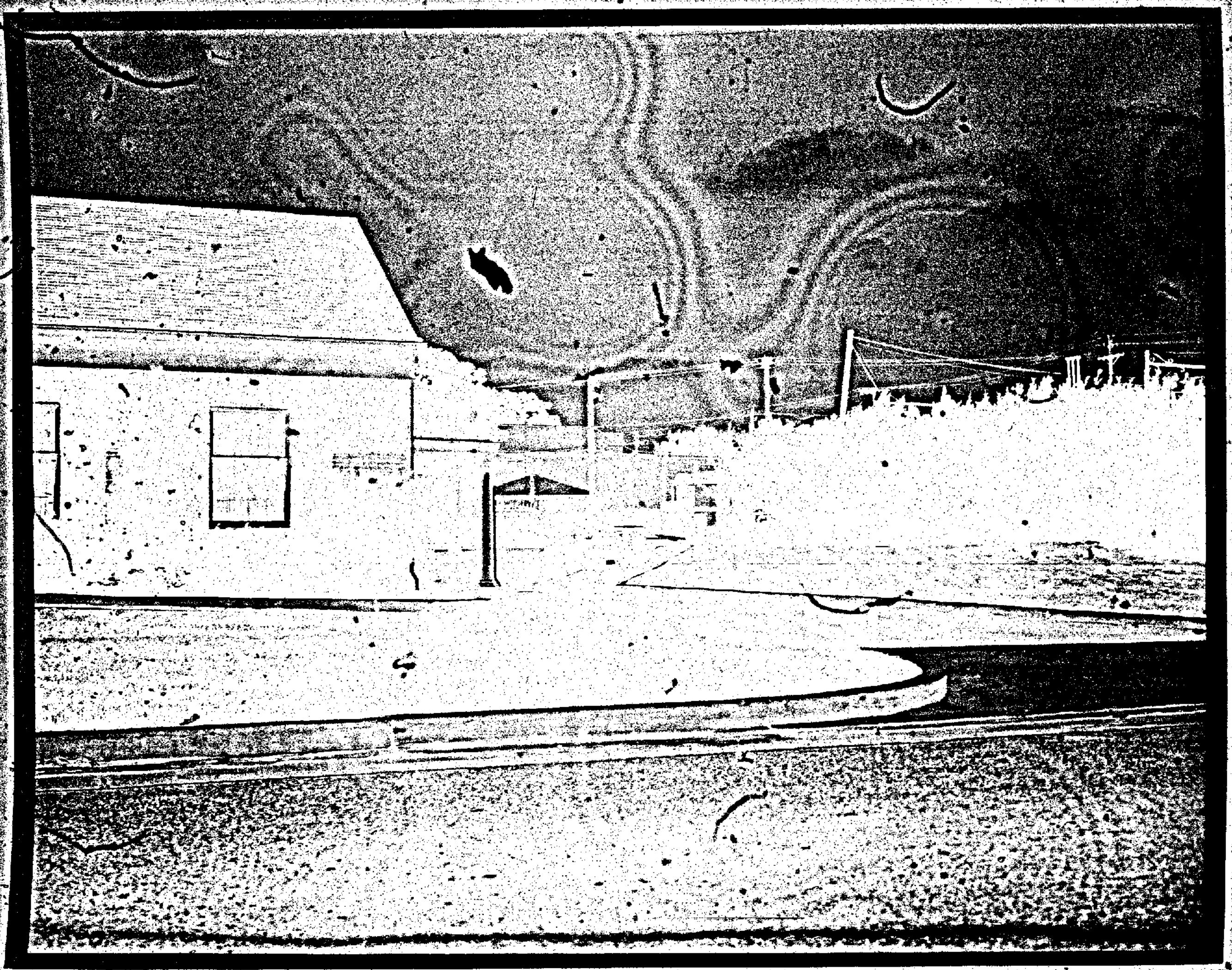


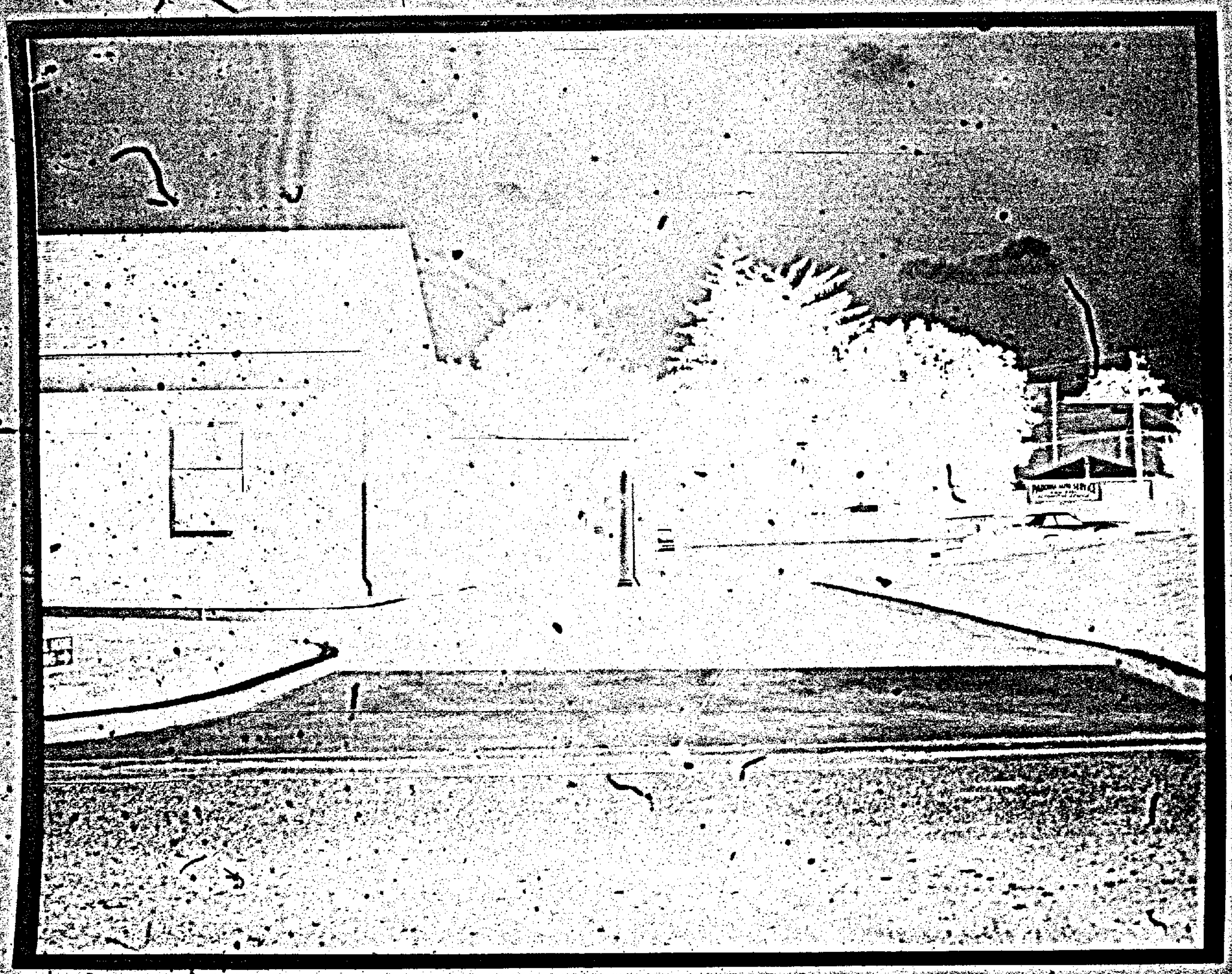


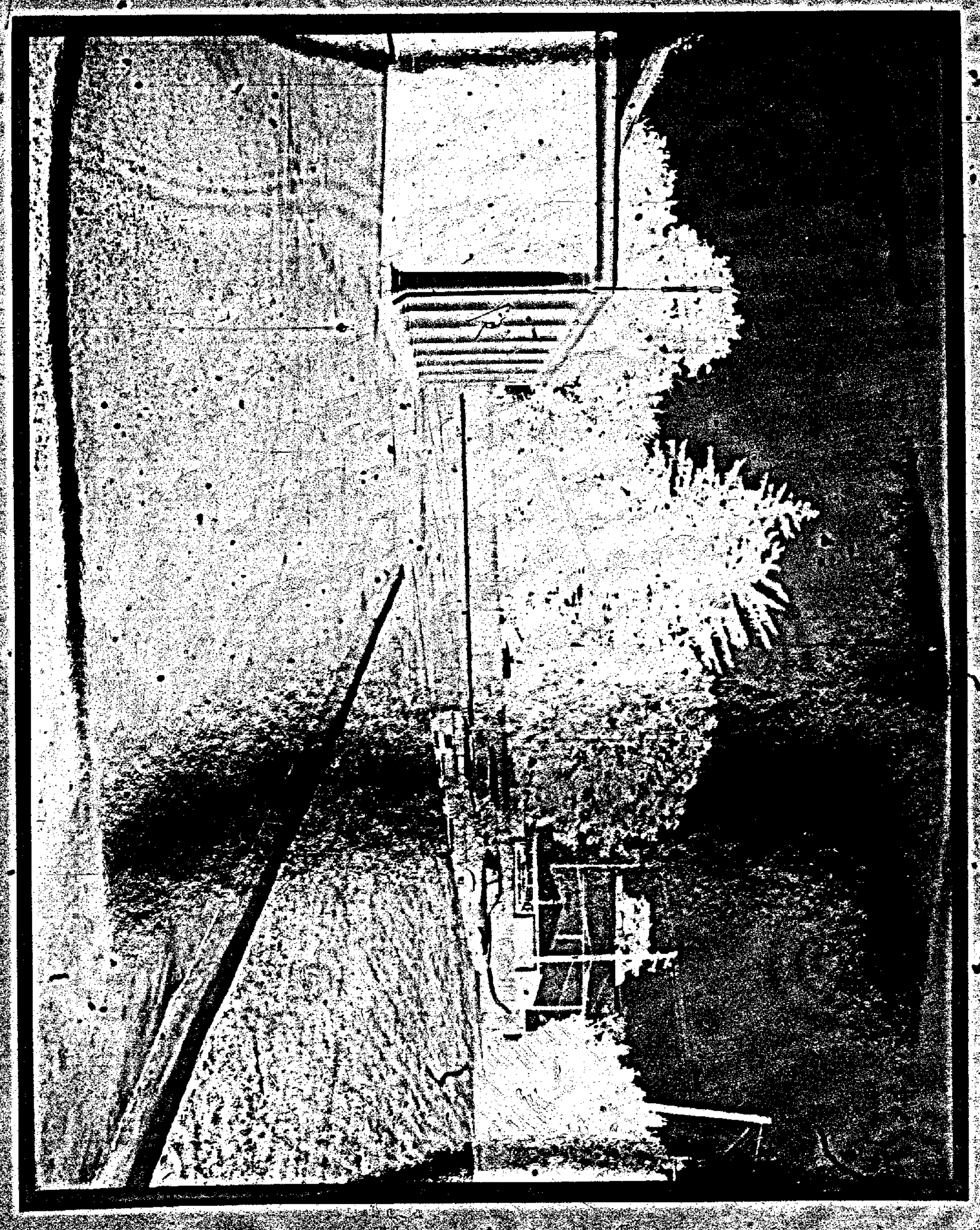


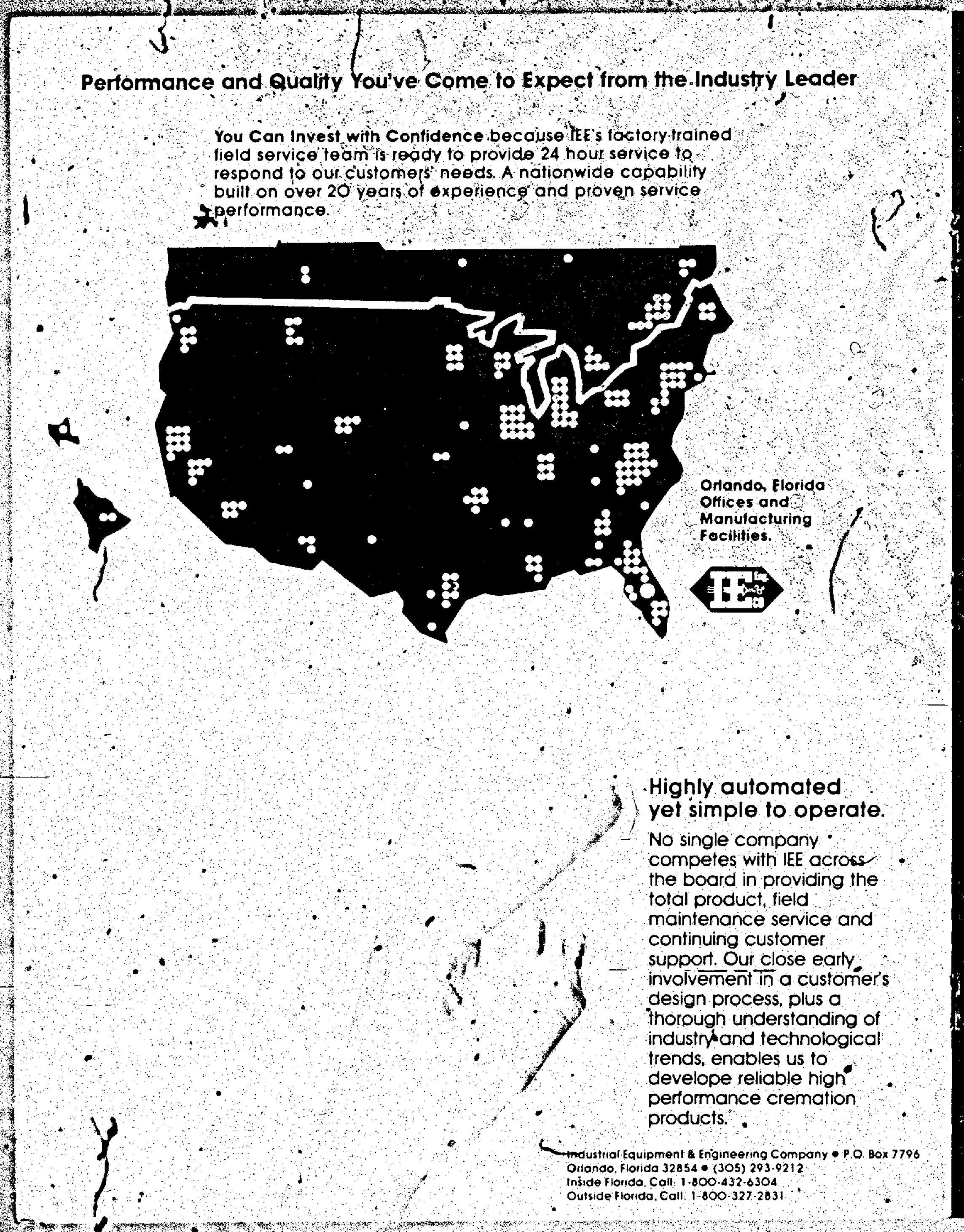
MAR 1 1985











Performance and Quality You've Come to Expect from the Industry Leader

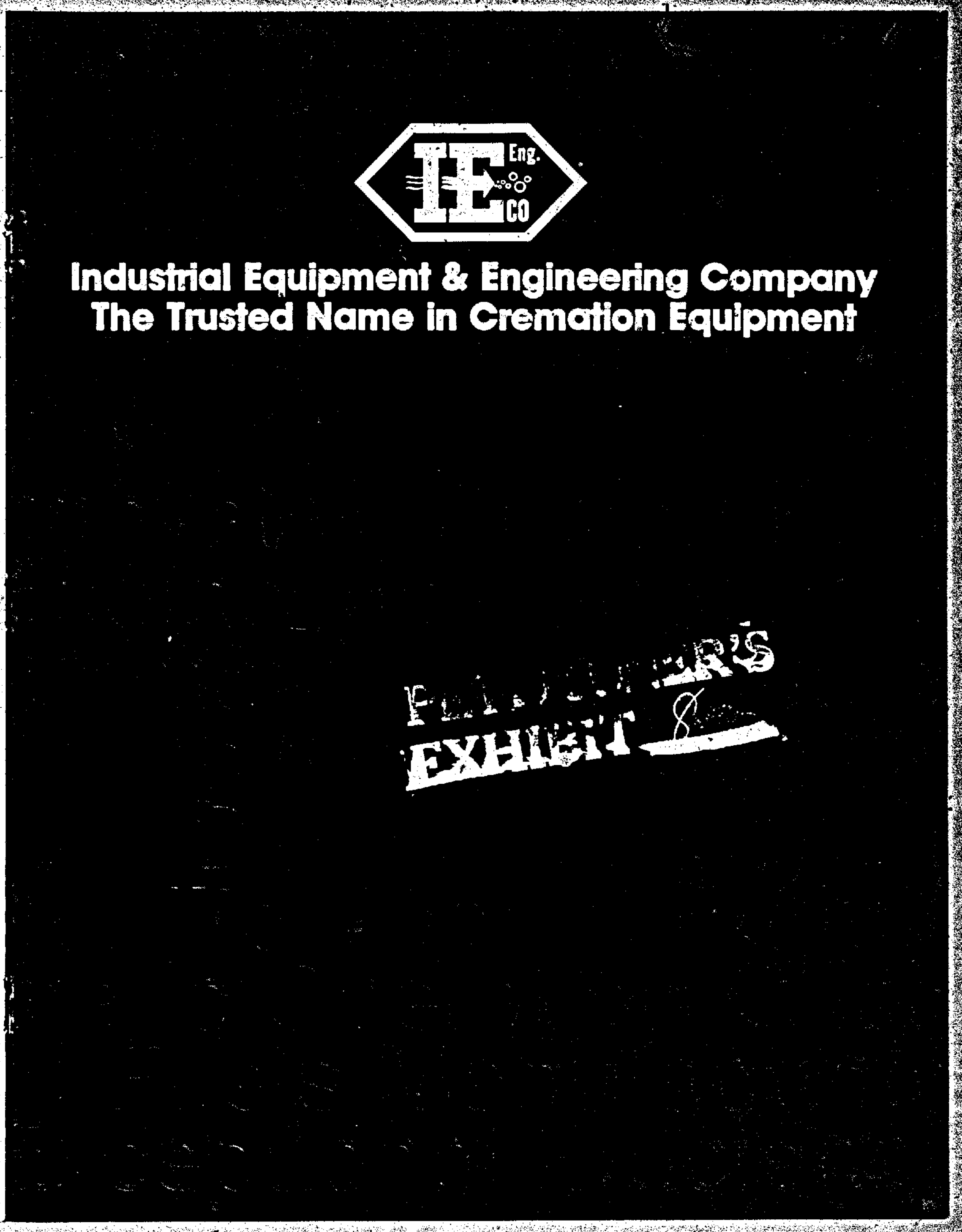
You Can Invest with Confidence because IEE's factory-trained field service team is ready to provide 24 hour service to respond to our customers' needs. A nationwide capability built on over 20 years of experience and proven service performance.

Orlando, Florida Offices and Manufacturing Facilities.

Highly automated yet simple to operate.

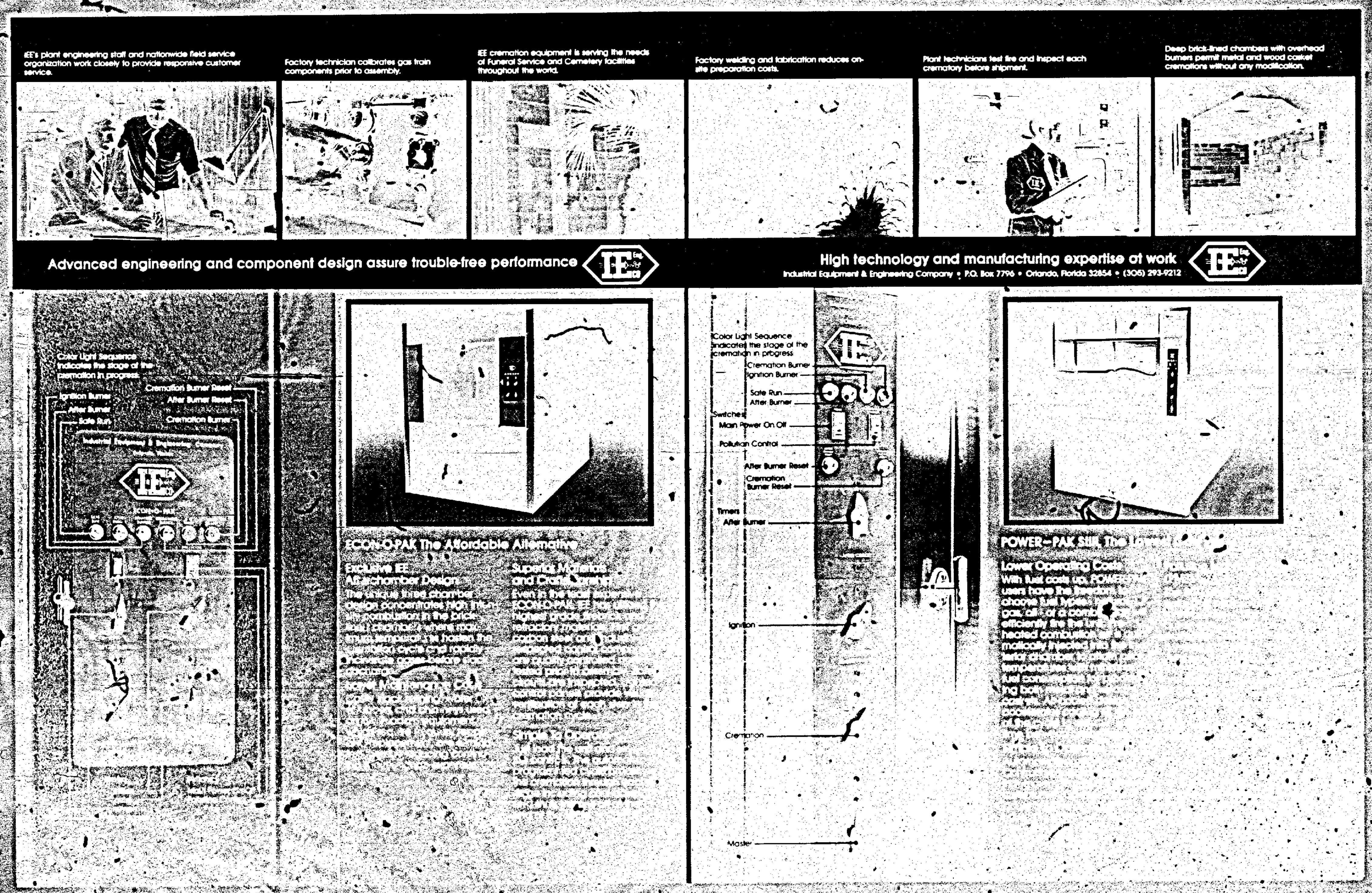
No single company competes with IEE across the board in providing the total product, field maintenance service and continuing customer support. Our close early involvement in a customer's design process, plus a thorough understanding of industry and technological trends, enables us to develope reliable high performance cremation products.

Industrial Equipment & Engineering Company • P.O. Box 7796
Orlando, Florida 32854 • (305) 293-9212
Inside Florida, Call: 1-800-432-6304
Outside Florida, Call: 1-800-327-2831



Industrial Equipment & Engineering Company
The Trusted Name in Cremation Equipment

P[illegible]ER'S
EXHIBIT 8



IEE's plant engineering staff and nationwide field service organization work closely to provide responsive customer service.

Factory technician calibrates gas train components prior to assembly.

IEE cremation equipment is serving the needs of Funeral Service and Cemetery facilities throughout the world.

Factory welding and fabrication reduces on-site preparation costs.

Plant technicians test fire and inspect each crematory before shipment.

Deep brick-lined chambers with overhead burners permit metal and wood casket cremations without any modification.

Advanced engineering and component design assure trouble-free performance

Color Light Sequence indicates the stage of the cremation in progress.
Ignition Burner
After Burner
Safe Run
Cremation Burner Reset
After Burner Reset
Cremation Burner
Industrial Equipment & Engineering Company
ECON-O-PAK

ECON-O-PAK The Affordable Alternative

Exclusive IEE Afterchamber Design

The unique three chamber design concentrates high [illegible] combustion in the brick lined [illegible]

Superior Materials and Craftsmanship

Even in the least expensive ECON-O-PAK, IEE [illegible] highest grade [illegible] refractory materials [illegible]

Simple to Operate

[illegible]

High technology and manufacturing expertise at work

Industrial Equipment & Engineering Company • P.O. Box 7796 • Orlando, Florida 32854 • (305) 293-9212

Color Light Sequence indicates the stage of the cremation in progress
Cremation Burner
Ignition Burner
Safe Run
After Burner
Switches
Main Power On Off
Pollution Control
After Burner Reset
Cremation Burner Reset
Timers
After Burner
Ignition
Cremation
Master

POWER-PAK SIII, The [illegible]

Lower Operating Costs

With fuel costs up, POWER[illegible] users have the [illegible] change fuel types [illegible] gas, oil, or a combi[illegible] efficiently fire the [illegible] heated combustion [illegible] matically injected into [illegible]

MAR 1 1985

At IEE, We Think You Are Entitled To Know

As much about the company and the cremation equipment which you select to meet your special needs.

Simply because, once you have decided to purchase cremation equipment from a supplier, you may be dependent on that manufacturer for training, field maintenance, service and replacement parts.

Too often price is the primary reason upon which decisions are made; and time and painful experience have proven this a costly mistake. A supplier should be willing to answer some fundamental questions.

For example, where does the manufacturer's responsibility begin and end? What are the operating efficiencies of the equipment? Does it comply with pollution control standards? What level of technical training and field service can we expect after the sale? Will the manufacturer be available in the future to provide continuing service?

We are confident that if you are willing to invest a few minutes of your time now, you will be protecting your capital equipment investment in the future. Take a close look at who we are and what goes into each IEE cremation unit. We expect you will be pleasantly surprised, and most important, better informed.

A Commitment To Excellence

For over 20 years, IEE has continued to meet the changing needs of the Funeral Service and Cemetery Industry. Recognized as the industry leader in cremation equipment, IEE has achieved this position by combining combustion technology with proven manufacturing expertise to produce the widest range of cremation equipment available from any supplier.

By offering a complete family of cremation equipment designed to operate at a price/performance ratio unmatched by competitors.

Each crematory is a completely packaged unit. Where simplicity of operation and dependable economical performance are a direct result of innovative engineering. Add to this manufacturing quality control and the experience gained at hundreds of cremation installations throughout the world.

Pioneered Technology From One Source

Consider for a moment, one manufacturer, who has led the industry in technical innovations for over 20 years. Innovations which have profoundly influenced design and efficiency characteristics of cremation equipment sold throughout the industry.

Manufacturing Responsibility

Design through delivery, IEE professionals assume the responsibility for each manufactured product. Your peace of mind that you are investing in cremation equipment of uncompromising quality.

Permits & Approvals

IEE cremation equipment has never failed to obtain federal, state or local environmental approvals. This is also true for UL (Underwriter's Laboratory), FM (Factory Mutural), F.I.A. (Factory Insurance Association), IRI (Industrial Risk Insurers), CSA (Canadian Standards Association) and other independent testing laboratories.

First From IEE

Automatic Programmed Cycle .. Air-Cooled Design .. Pollution Monitoring Systems .. Lowest Fuel Cost Per Cremation Economies .. Exclusive Afterchamber Design .. Burners with No Moving Parts .. Choice of Fuel Types.

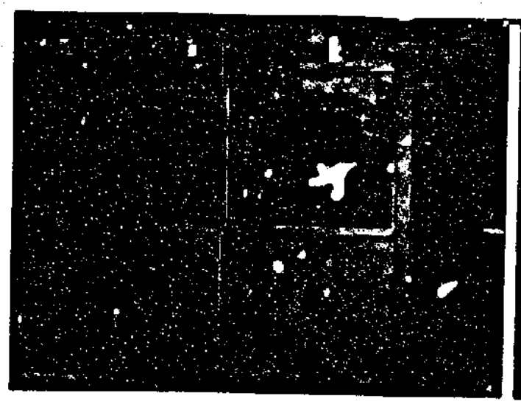
These and other featured innovations are standard equipment on IEE cremation units.

One Day Installation

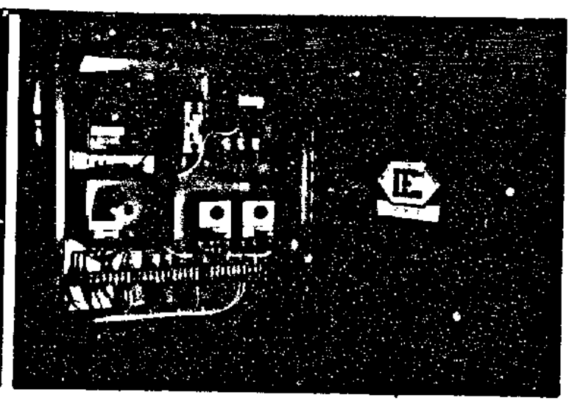
Each IEE crematory arrives at the customers' facilities ready for fuel, electrical and vent connection. No expensive on-site fabrication is necessary.

Protecting Your Investment

First in technology also means superior materials and components to insure long term efficient and dependable performance to expedite optimum return on your capital investment.



Complete in-plant manufacturing begins with the construction of the steel frame.

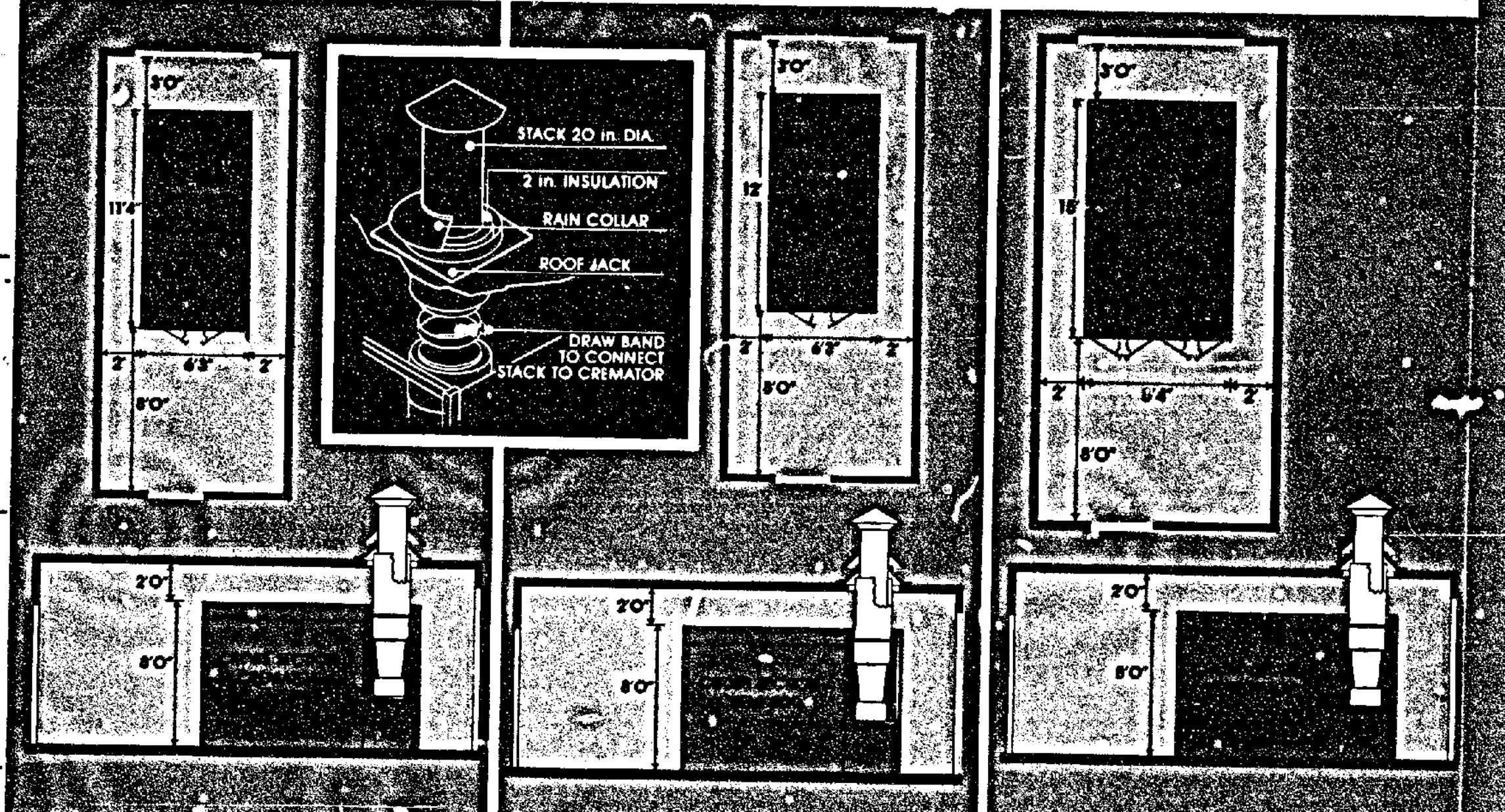


Superior quality Honeywell, General Controls and ITT components are integrated into each IEE cremation unit for ease of field service and standard modular parts replacement.

IEE's Orlando, Florida headquarters and manufacturing plant where all IEE cremation products are built.

The total product from the trusted name in cremation equipment.

Industrial Equipment & Engineering Company • P.O. Box 7796 • Orlando, Florida 3 54 • (305) 293-9212


3'0"
11'4"
2'
STACK 20 in. DIA.
2 in. INSULATION
RAIN COLLAR
ROOF JACK
DRAW BAND TO CONNECT STACK TO CREMATOR
12'
15'
2'0"
8'0"

Econ-O-Pak Specifications

Fuel Input
Natural Gas: 1,300 Cubic feet/hr at 7" W.C. Pressure. Liquid Petroleum Gas: 1,600,000 BTU/hr at 11" W.C. Pressure.

Electrical Input
230 Volts (60 cycles); Single Phase from 30 AMP Trip Breaker. Also 120 Volts (60 cycles); Single Phase from 15 AMP Trip Breaker.

Air Requirements
Inlet Louvers in the building, located near the rear of the cremation unit capable of passing 2,500 CFM of free air.

designed and produced by adpro's, inc.
orlando, florida

Power-Pak Specifications

Fuel Input
Natural Gas: 1,600 Cubic feet/hr at 7" W.C. Pressure. Liquid Petroleum Gas: 1,600,000 BTU/hr at 11" W.C. Pressure.

Electrical Input
230 Volts (60 cycles); Three Phase from 50 AMP Trip Breaker. Also 120 Volts (60 cycles); Single Phase from 15 AMP Trip Breaker.

Air Requirements
Inlet Louvers in the building, located near the rear of the cremation unit capable of passing 2,500 CFM of free air.

Twin-Pak Specifications

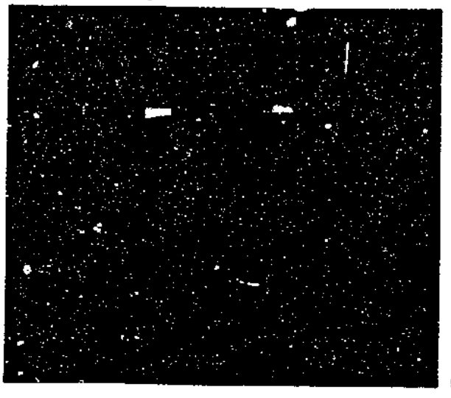
*** Fuel Input**
Natural Gas: 1,600 Cubic feet/hr at 7" W.C. Pressure. Liquid Petroleum Gas: 1,600,000 BTU/hr at 11" W.C. Pressure.

*** Electrical Input**
230 Volts (60 cycles); Three Phase from 50 AMP Trip Breaker. Also 120 Volts (60 cycles); Single Phase from 15 AMP Trip Breaker.

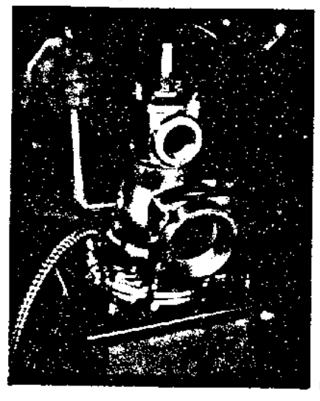
Air Requirements
Inlet Louvers in the building, located near the rear of the cremation unit capable of passing 5,000 CFM of free air.

* Note: The Fuel and Electrical Input Specifications for the Twin-Pak unit, listed above, are on a per chamber basis. Each chamber has it's own Fuel and Electrical Connections.

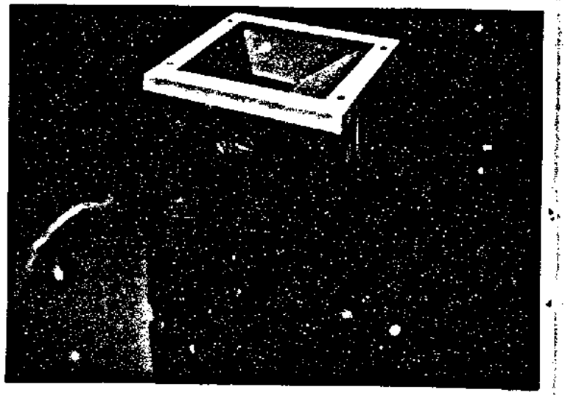
IEE's exclusive Pollution Monitoring System works continuously and automatically while the cremator is operating to safeguard the quality of exit gases.



IEE's optional hydraulic loading table facilitates casket loading operations by one attendant; and also serves as a general purpose cart for lifting and other duties.

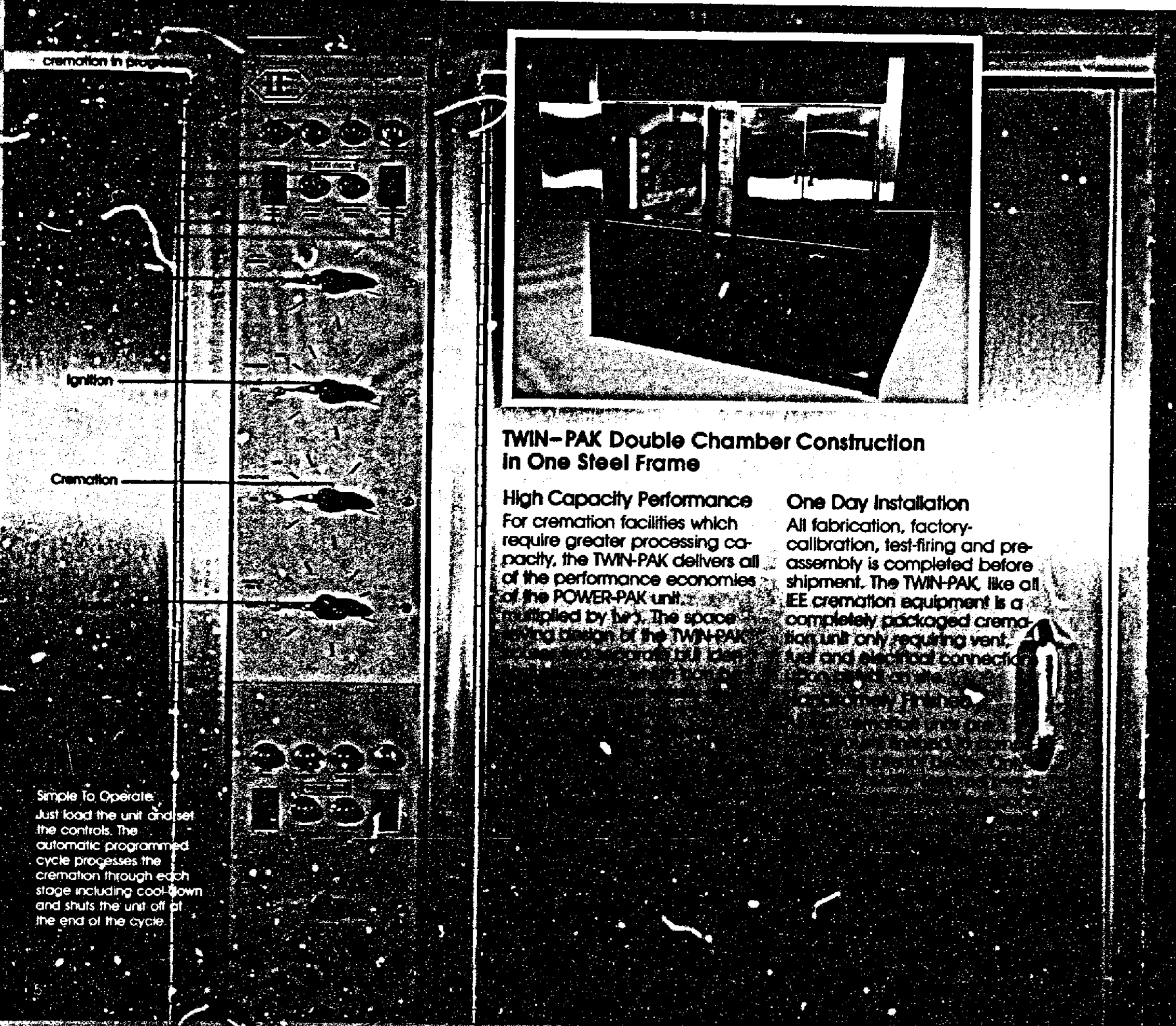


Technician adjusts burner component prior to assembly.



For rapid reduction of cremains, IEE offers the compact Electric Cremains Processor. Convenient single switch operation and standard 110 volt wall outlet power permit placement of this self-contained processing unit anywhere in your facility.

Uncompromising material and component quality in every cremation product

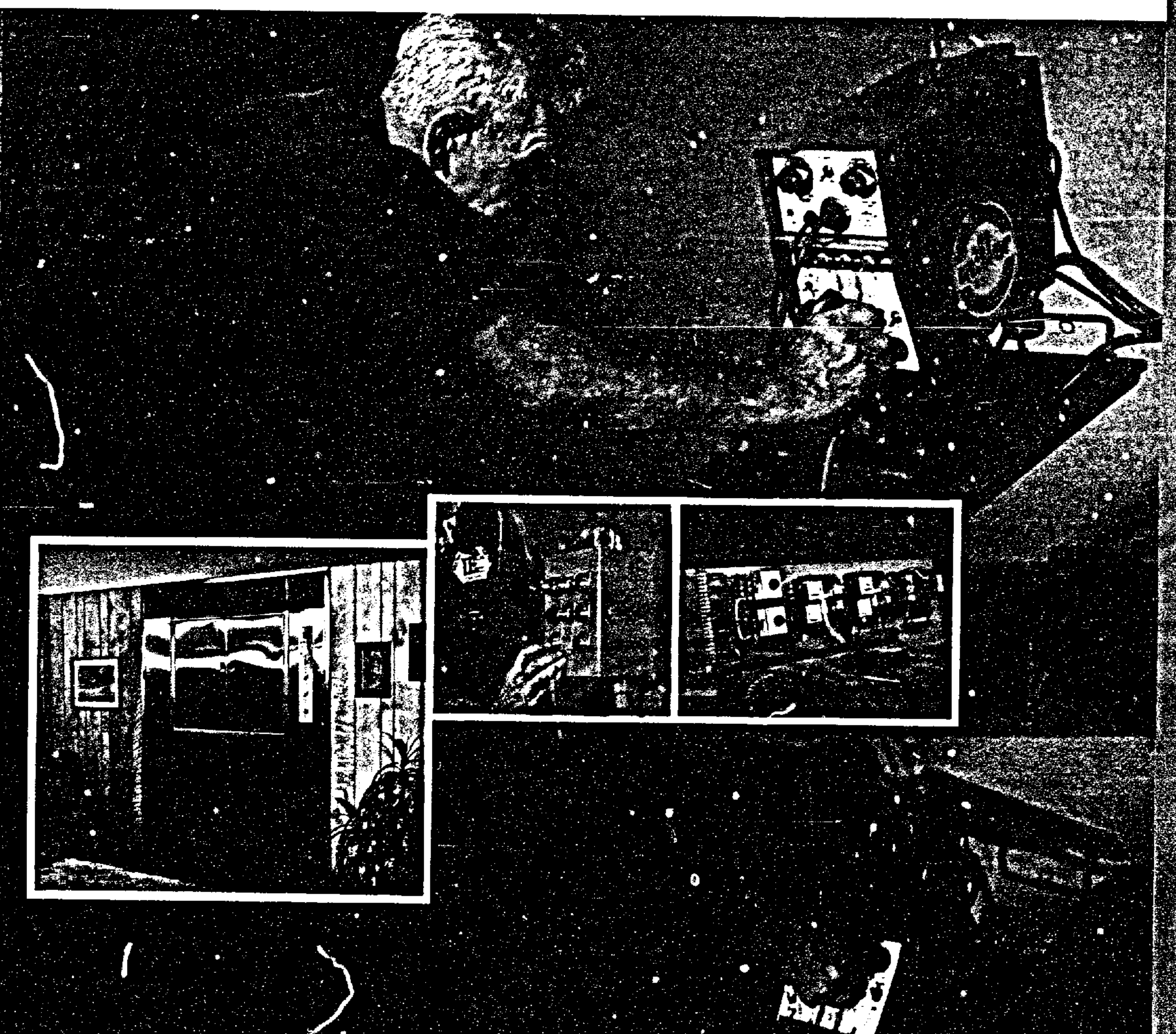

cremation in progress
Ignition
Cremation

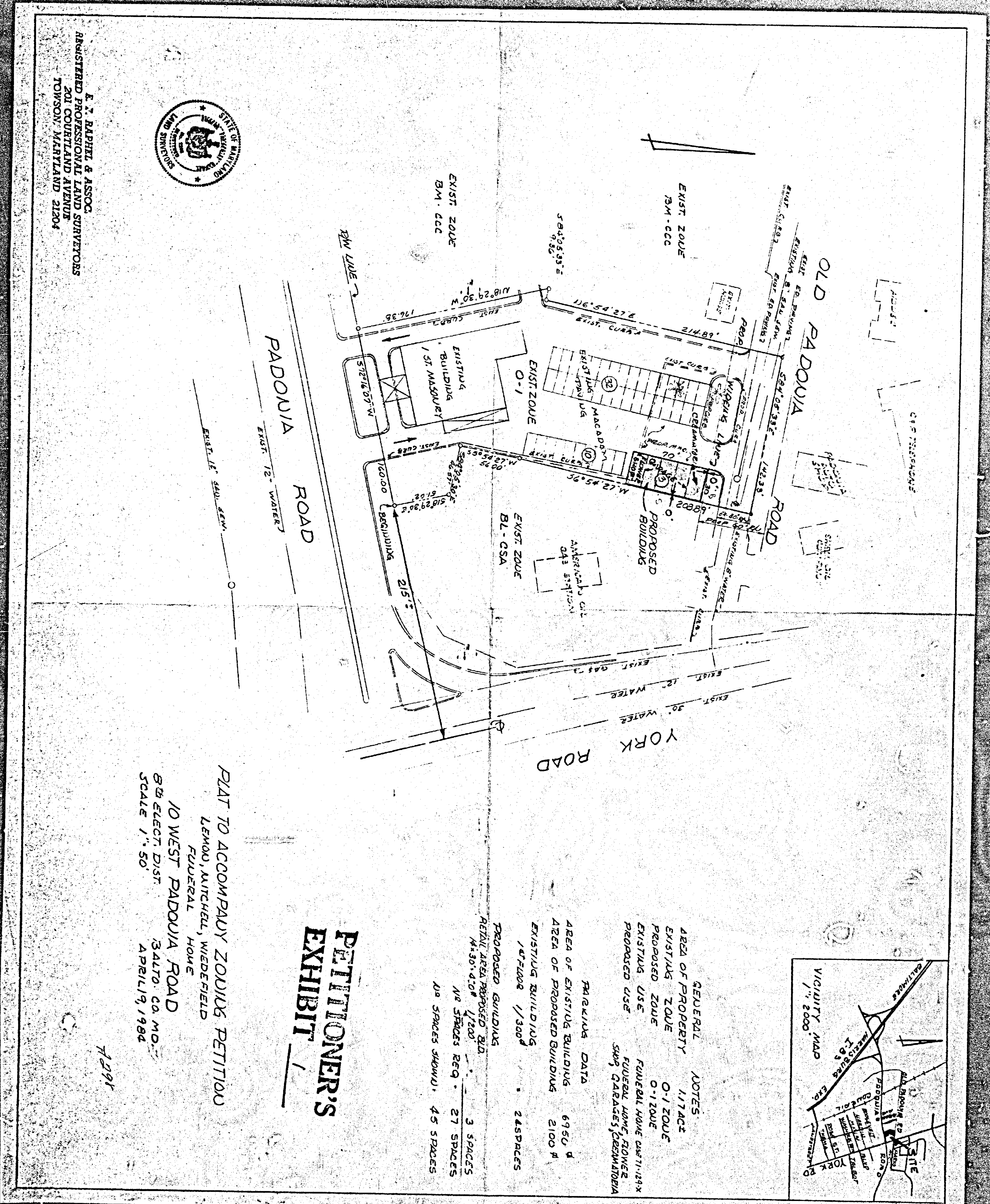
Simple To Operate: Just load the unit and set the controls. The automatic programmed cycle processes the cremation through each stage including cool-down and shuts the unit off at the end of the cycle.

TWIN—PAK Double Chamber Construction in One Steel Frame

High Capacity Performance
For cremation facilities which require greater processing capacity, the TWIN-PAK delivers all of the performance economies of the POWER-PAK unit, multiplied by two. The space saving design of the TWIN-PAK [illegible]

One Day Installation
All fabrication, factory-calibration, test-firing and pre-assembly is completed before shipment. The TWIN-PAK, like all IEE cremation equipment is a completely packaged cremation unit only requiring vent, fuel and electrical connection [illegible]




E. T. RAPHEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204
OLD PADONIA ROAD
PADONIA ROAD
YORK ROAD
EXIST. ZONE B.M.-CCC
EXIST. ZONE B.M.-CCC
EXIST. ZONE O-1
EXIST. ZONE BL-CSA
EXISTING BUILDING 1 ST. MASONRY
EXISTING MACADAM
PROPOSED BUILDING
EXIST. 12" WATER
EXIST. 30" WATER
R/W LINE
BEGINNING
214.89'
176.38'
VICINITY MAP 1"=2000'
SITE
I-83 HARRISBURG EXP.
GENERAL NOTES
AREA OF PROPERTY 1.17 AC±
EXISTING ZONE O-1 ZONE
PROPOSED ZONE O-1 ZONE
EXISTING USE FUNERAL HOME CASE 71-129-X
PROPOSED USE FUNERAL HOME, FLOWER SHOP, GARAGES, CREAMATORIA
PARKING DATA
AREA OF EXISTING BUILDING 6950 #
AREA OF PROPOSED BUILDING 2100 #
EXISTING BUILDING 1ST FLOOR 1/300 # = 24 SPACES
PROPOSED BUILDING RETAIL AREA PROPOSED BLD. 14×30'=420 # 1/200 = 3 SPACES
NO SPACES REQ. = 27 SPACES
NO SPACES SHOWN = 45 SPACES
PETITIONER'S EXHIBIT 1
PLAT TO ACCOMPANY ZONING PETITION
LENOX, MITCHELL, WIEDEFIELD FUNERAL HOME
10 WEST PADONIA ROAD
8th ELECT. DIST. BALTO. CO. MD.
SCALE 1"=50'
APRIL 19, 1984
7-291

MAR 1 1985

C
B
A
A (SHEET 3E)
B
C
D
20
19
18
17
16
15
14
HUNT VALLEY INN COUNTRY CLUB (GOLF COURSE)
HILLENDALE COUNTRY CLUB INC
JACKSONVILLE ELEM
MASONIC HOME
RYLAND
GREATER BALTIMORE INDUSTRIAL PARK
BOARD OF EDUCATION
LONGVIEW GOLF COURSE
TOWSON GOLF AND COUNTRY CLUB
STELLA MARIS HOSPICE
PINE RIDGE GOLF COURSE
BALTIMORE COUNTRY CLUB
MAYS CHAPEL ELEM SITE
POT SPRING ELEM
TIMONIUM STATE FAIR
LOCH RAVEN RESERVOIR
10th District
8th District
11th District
9th District
BALTIMORE HARRISBURG EXPRESSWAY
CONRAIL
YORK RD
GREENS BRANCH
RC 2
RC 4
RC 5
DR 1
DR 2
DR 3.5
DR 5.5
DR 10.5
DR 16
ML
ML-IM
MLR
MR-IM
BM
BM-CR
BM-CCC
BL
BL-CR
BL-CCC
BL-CNS
BL-CS-2
ML-CS-2
BR
BR-CNS
BR-IM
BR-CS-2
BR-CCC
O-1
RO
MR
0
1000
3000
5000
FEET
(SHEET 2D)
(SHEET 4D)

CORRECTED AS PER RESOLUTION 7-81

RONALD B. HICKERNELL
CHAIRMAN-COUNTY COUNCIL

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

1980 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 14, 1980
BILL NOS. 184-80, 185-80, 186-80,
187-80, 188-80, 189-80 AND 190-80

CHAIRMAN, COUNTY COUNCIL

COCKEYSVILLE

BALTIMORE COUNTY BASE MAP SERIES —

REVISED DATE	
MAR. '63	JUNE '75
SEPT. '64	MAR '76
AUG '67	JAN '77
SEPT. '68	JUNE '77
NOV '70	
FEB '73	
FEB '74	
SEPT '74	

3D

PETITIONER'S EXHIBIT 3