



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.

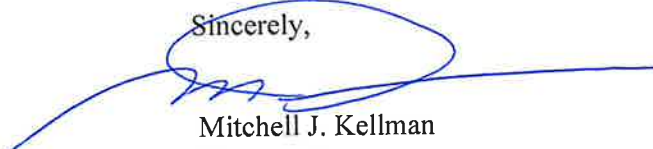
You offer that the new garage building will remain relatively the same height as the garage building to be razed, and the service building replacement will be one foot higher in the rear wall adjacent to the residences on Forest Avenue. That height will angle slightly up to 16 feet moving away from the 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,



Mitchell J. Kellman
Planner III
Zoning Review

PETITION FOR ZONING VARIANCE

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 Variance from Section 1802.2.B. (V.R.2) to permit a front, side and rear yard setback of 1 foot in lieu of the required 40 feet, 20 feet, and 30 feet respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
To locate wall crypts elsewhere on the property would be difficult and an unreasonable hardship and would not be an appropriate location for a wall which would screen the cemetery from the adjoining properties.

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 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: (Type or Print Name)
Signature
Address
City and State

Legal Owner(s): (Type or Print Name)
By John Paul Rogers President
Signature
Address
City and State

Attorney for Petitioner:
Julius W. Lichter
(Type or Print Name)
Signature
Address
City and State

2901 Taylor Avenue 665-6400
Baltimore, Maryland 21234
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John Paul Rogers
6 South Calvert St. 727-4456
Baltimore, MD 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of October, 1985, 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 19th day of November, 1985, at 1:30 o'clock.

Carl John
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING

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 an amendment to Order granting a Special Exception in Case No. 78-80-XA by permitting Wall Crypts to be constructed on a portion of the Northern and Southern boundary and the Eastern Boundary of the property.

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: (Type or Print Name)
Signature
Address
City and State

Legal Owner(s): (Type or Print Name)
By John Paul Rogers President
Signature
Address
City and State

Attorney for Petitioner:
Julius W. Lichter
(Type or Print Name)
Signature
Address
City and State

2901 Taylor Avenue 665-6400
Baltimore, Maryland 21234
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John Paul Rogers
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Carl John
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-201-SPH

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 14th day of October, 1985.

Moreland Memorial Park Cemetery, Inc.
Petitioner's Attorney
Julius W. Lichter, Esquire

Received by: Arnold Jablon
Zoning Commissioner
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
October 25, 1985

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

Julius W. Lichter, Esquire
113 Chesapeake Building
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 82 - Case No. 86-201-SPH
Petitioner - Moreland Memorial Park Cemetery, Inc.
Special Hearing and Variance Petitions

Dear Mr. Lichter:
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.

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,
James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

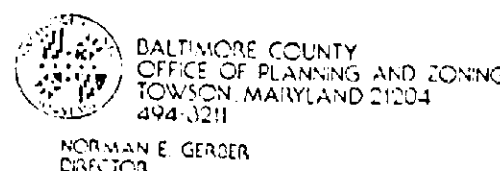
JED:nrf

Enclosures

cc: Spellman, Larson & Associates, Inc.
Suite 107 - Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

DATE RECEIVED FOR FILING

DATE RECEIVED FOR FILING



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

OCTOBER 31, 1985

Re: Zoning Advisory Meeting of SEPTEMBER 10, 1985
Item # 82
Property Owner: MORELAND MEMORIAL PARK CEMETERY, INC.
Location: W/S OAKLEIGH RD. 535' S. OF TAYLOR AVE.

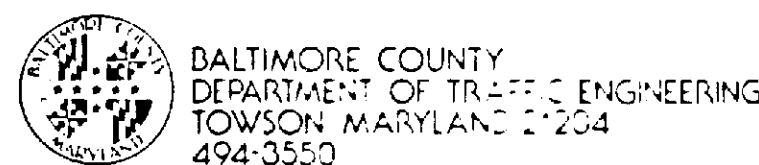
Dear Mr. Jablon:

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 forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore 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 10/24/85.
- ☒ The property is located in a deficient service area as defined by Bill 179-79. 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 are re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Howell

Eunice A. Boler
Chief, Current Planning and Development



STEPHEN E. COLE
DIRECTOR

September 23, 1985

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

Item No. -ZAC- Meeting of September 10, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

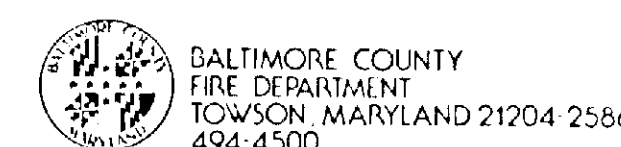
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for Item # 82, 86, 87, 89, & 90.

Michael S. Flanagan
Traffic Engineer Assoc II

MSF/bld



PAUL H. REINCKE
CHIEF

September 26, 1985

Mr. Arnold Jablon
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: Moreland Memorial Park Cemetery, Inc.
Location: W/S Oakleigh Rd., 535' S. of Taylor Avenue

Item No.: 82 Zoning Agenda: Meeting of 9/10/85

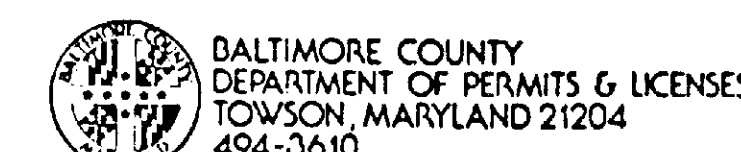
Gentlemen:

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.

- () 1. 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 _____ 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.
- () 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.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: John F. O'Neill Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

October 24, 1985

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

Dear Mr. Jablon:

Comments on Item # 82 Zoning Advisory Committee Meeting are as follows:
Property Owner: Moreland Memorial Park Cemetery, Inc.
Location: W/S Oakleigh Road, 535' S of Taylor Avenue
Districts: 9th.

APPLICABLE ITEMS ARE CIRCLED:

- 1 All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- 2 A building and other miscellaneous permits shall be required before the start of any construction.
- 3 Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/ is not required on plans and technical data.
- 4 Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- 5 All Use Groups except B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, 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B-870, B-871, B-872, B-873, B-874, B-875, B-876, B-877, B-878, B-879, B-880, B-881, B-882, B-883, B-884, B-885, B-886, B-887, B-888, B-889, B-890, B-891, B-892, B-893, B-894, B-895, B-896, B-897, B-898, B-899, B-900, B-901, B-902, B-903, B-904, B-905, B-906, B-907, B-908, B-909, B-910, B-911, B-912, B-913, B-914, B-915, B-916, B-917, B-918, B-919, B-920, B-921, B-922, B-923, B-924, B-925, B-926, B-927, B-928, B-929, B-930, B-931, B-932, B-933, B-934, B-935, B-936, B-937, B-938, B-939, B-940, B-941, B-942, B-943, B-944, B-945, B-946, B-947, B-948, B-949, B-950, B-951, B-952, B-953, B-954, B-955, B-956, B-957, B-958, B-959, B-960, B-961, B-962, B-963, B-964, B-965, B-966, B-967, B-968, B-969, B-970, B-971, B-972, B-973, B-974, B-975, B-976, B-977, B-978, B-979, B-980, B-981, B-982, B-983, B-984, B-985, B-986, B-987, B-988, B-989, B-990, B-991, B-992, B-993, B-994, B-995, B-996, B-997, B-998, B-999, B-1000.

Comments: Construction on a property line shall be a minimum 2 hour fire resistive. No part of the wall, its footings, etc., shall extend over the property line.

These abbreviated 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 review of any permit. If desired the applicant should obtain additional information by visiting Room 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanagan
Building Plans Review

AUG 8 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

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:

were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the granting of the special hearing and variance would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community and, therefore, should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of November, 1985, that the amendment to Order granting a Special Exception in Case No. 78-80-XA by permitting wall crypts to be constructed on a portion of the northern, southern and eastern boundaries of the property is approved and, as such, the Petition for Special Hearing is hereby GRANTED and, additionally, the Petition for Variance to permit front, side and rear yard setbacks of one foot in lieu of the required 40 feet, 20 feet, and 30 feet respectively is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Any and all portions of the wall crypts, and/or other construction, shall be set back a minimum of eight feet from the property line adjacent to Oakleigh Road.
2. Landscaping shall be installed along the Oakleigh Road property line.
3. The surface of wall crypts facing adjacent property shall be split concrete block.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING

DATE November 21, 1985

BY *Robert A. Beland*

ADMINISTRATIVE ASSISTANT

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE W/S Oakleigh Road, 535' S of Taylor Avenue - 9th Election District Moreland Memorial Park Cemetery - Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-201-SPHA

The Petitioner herein requests an amendment to the Order granting a Special Exception in Case No. 78-80-XA to permit wall crypts to be constructed on a portion of the northern, southern and eastern boundaries of the property and, additionally, variances to permit front, side and rear yard setbacks of one foot in lieu of the required 40 feet, 20 feet, and 30 feet respectively.

Testimony by the Petitioner indicated that a special exception for a cemetery was granted in Case No. 78-80-XA legalizing the existence of the family operated cemetery in which the Petitioner's family has been involved for fifty years. At that time, the Petitioner, at the Board of Appeals level and in the face of community concerns relative to the Taylor Avenue frontage, withdrew his request for variances to allow the construction of wall crypts and, subsequently, the Board of Appeals Order granted the Special Exception permitting the expansion of the mausoleum. The Petitioner now petitions for variances to construct the wall crypts originally proposed and located as shown on the plan prepared by Spellman, Larson & Associates, Inc., dated May 21, 1985 and marked Petitioner's Exhibit 1, and to be constructed as shown in the rendering of the proposed wall crypts marked Petitioner's Exhibit 2. Each block of crypts is five feet high and twelve wide for a length of 38 feet. The structure will be 13'3" high and 8'6" deep throughout. Blocks of crypts will be connected by also. From outside the park, the structure will appear to be a 13'3" high wall split concrete block. Construction is anticipated to begin within three years and the building-out period to extend for fifteen or twenty years. There

ORDER RECEIVED FOR FILING

DATE November 21, 1985

BY *Robert A. Beland*

ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-191-A, 86-192-A, 86-193-A, 86-196-A, 86-201-A, 86-203-A, 86-204-A, 86-207-A, 86-208-A, 86-209-A, 86-211-A and 86-217-A

Date: November 4, 1985

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

Norman E. Gerber
Norman E. Gerber, Director

NEG:JGH:sim



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

ARNOLD JABLON
ZONING COMMISSIONER

November 21, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Julius W. Lichter, Esquire
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE W/S Oakleigh Road, 535' S of Taylor Avenue - 9th Election District Moreland Memorial Park Cemetery - Petitioner Case No. 86-201-SPHA

Dear Mr. Lichter:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

ROBERT E. SPELLMAN, P.L.R.
JOSEPH L. LARSON, P.E.
LOUIS J. PIASECKI, P.E.
ALBERT REED, P.E.
MARK C. MARTIN

DESCRIPTION FOR A SPECIAL HEARING AND VARIANCE TO ZONING, MORELAND MEMORIAL PARK CEMETERY, TAYLOR AVENUE, 9TH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the West side of Oakleigh Road at the distance of 535 feet, more or less measured Southerly along the West side of Oakleigh Road from the South side of Taylor Avenue and running thence and binding on the West side of Oakleigh Road South 9 Degrees 56 Minutes West 486.07 feet, more or less thence leaving the West side of Oakleigh Road and running South 82 Degrees 07 Minutes West 1183.48 feet North 81 Degrees 55 Minutes West 548.11 feet, more or less and North 1 Degree 34 Minutes West 614 feet more or less to the Southeast side of the Baltimore City Water Supply Conduit and running thence and binding thereon North 28 Degrees 14 Minutes East 1145.97 feet, more or less to the South side of Taylor Avenue herein referred to and running thence and binding on the South side of Taylor Avenue South 68 Degrees 41 Minutes East 767.54 feet, more or less thence leaving the South side of Taylor Avenue and running South 21 Degrees 19 Minutes West 350.00 feet more or less South 68 Degrees 41 Minutes East 315.00 feet, more or less South 21 Degrees 19 Minutes West 175.00 feet more or less and South 68 Degrees 41 Minutes East 487.71 feet, more or less to the place of beginning.

Containing 46.44 Acres of land, more or less.

5/22/85



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

PETITION FOR SPECIAL HEARING AND VARIANCE

9th Election District

LOCATION: West side of Oakleigh Road, 535 feet South of Taylor Avenue

DATE AND TIME: Tuesday, November 19, 1985 at 1:30 p.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 to approve an amendment to Order granting a Special Exception in Case No. 78-80-XA by permitting Wall Crypts to be constructed on a portion of the Northern and Southern Boundary and the Eastern Boundary of the property. Petition for Variance from Section 1802.2.B. (V.B.2) to permit a front, side and rear yard setback of 1 foot in lieu of the required 40 feet, 20 feet, and 30 feet respectively.

Being the property of Moreland Memorial Park Cemetery, Inc., as shown on plat plan filed with the Zoning Office.

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

AUG 8 1985

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCES
W/S Oakleigh Rd., 535' S of
Taylor Ave., 9th District
MORELAND MEMORIAL PARK
CEMETERY, INC., Petitioner
Case No. 86-201-SPHA

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
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, 113 Chesapeake Bldg., 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JADON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 14, 1985

Julius W. Lichter, Esquire
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing & Variance
W/S Oakleigh Rd., 535' S/Taylor Avenue
9th Election District
Moreland Memorial Park Cemetery
Case No. 86-201-SPHA

This is to advise you that \$104.12 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by

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

No. 012451

County, Maryland, and remit
ding, Towson, Maryland

DATE 11-20-85 ACCOUNT R-01-615-000

AMOUNT \$ 104.12

RECEIVED FROM Julius W. Lichter, Esq.

FOR Advertising and Posting 86-201-SPHA
B C 15 ***** 104120 22 24

VALIDATION OR SIGNATURE OF CASHIER

Julius W. Lichter, Esquire
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204

October 15, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING AND VARIANCE
W/S Oakleigh Rd., 535' S/Taylor Avenue
9th Election District
Moreland Memorial Park Cemetery
Case No. 86-201-SPHA

TIME: 1:30 p.m.

DATE: Tuesday, November 19, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

C. B. J. Jung
Zoning Commissioner
of Baltimore County

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

No. 012622

DATE 11-21-85 ACCOUNT R-01-615-000

AMOUNT \$ 200.00

RECEIVED FROM Julius W. Lichter, Esq.

FOR Advertising and Posting 86-201-SPHA
B C 15 ***** 104120 22 24

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL
HEARING AND VARIANCE
No. 86-201-SPHA

LOCATION: West side of Oakleigh
Road, 535 feet South of Taylor Ave.
DATE AND TIME: Tuesday,
November 19, 1985 at 1:30 p.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 on a Petition for Special Hearing to prove an amendment to Order granting a Special Exception in Case No. 86-201-SPHA by permitting Wal-Crope to be constructed on a portion of the Northern and Southern Boundary and the Eastern Boundary of the property. Petition for Variance from Section 1802.1.B. (V.B.2) to permit a front, side and rear yard setback of 1 foot in lieu of the required 40 feet, 20 feet, and 20 feet respectively. Being the property of Moreland Memorial Park Cemetery, Inc., as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, maintain 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 JADON,
Zoning Commissioner
of Baltimore County
Oct. 15,

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 31, 1985

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 October 31, 1985.

THE JEFFERSONIAN,

W. Kentish
Publisher

Cost of Advertising
27.50

Petition for Special
Hearing And Variance

9th Election District
LOCATION: West side of Oakleigh
Road, 535 feet South of Taylor Ave.
DATE & TIME: Tuesday, November 19, 1985 at 1:30 p.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
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 on a Petition for Special Hearing to prove an amendment to Order granting a Special Exception in Case No. 86-201-SPHA by permitting Wal-Crope to be constructed on a portion of the Northern and Southern Boundary and the Eastern Boundary of the property. Petition for Variance from Section 1802.1.B. (V.B.2) to permit a front, side and rear yard setback of 1 foot in lieu of the required 40 feet, 20 feet, and 20 feet respectively. Being the property of Moreland Memorial Park Cemetery, Inc., as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, maintain 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 JADON,
Zoning Commissioner
of Baltimore County
Oct. 15,

The Times

Middle River, Md., Oct 31, 1985

This is to Certify, That the annexed

Petition

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

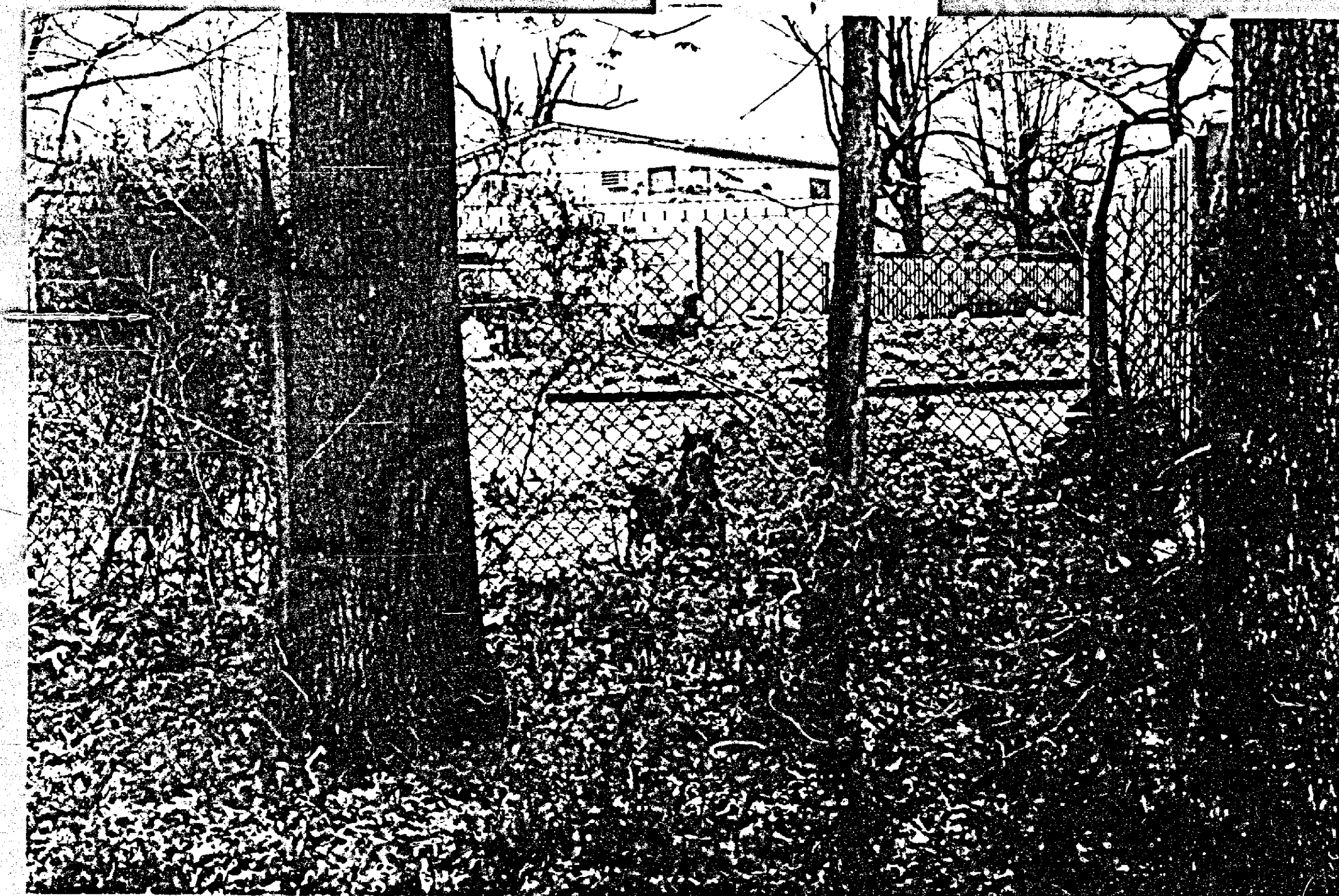
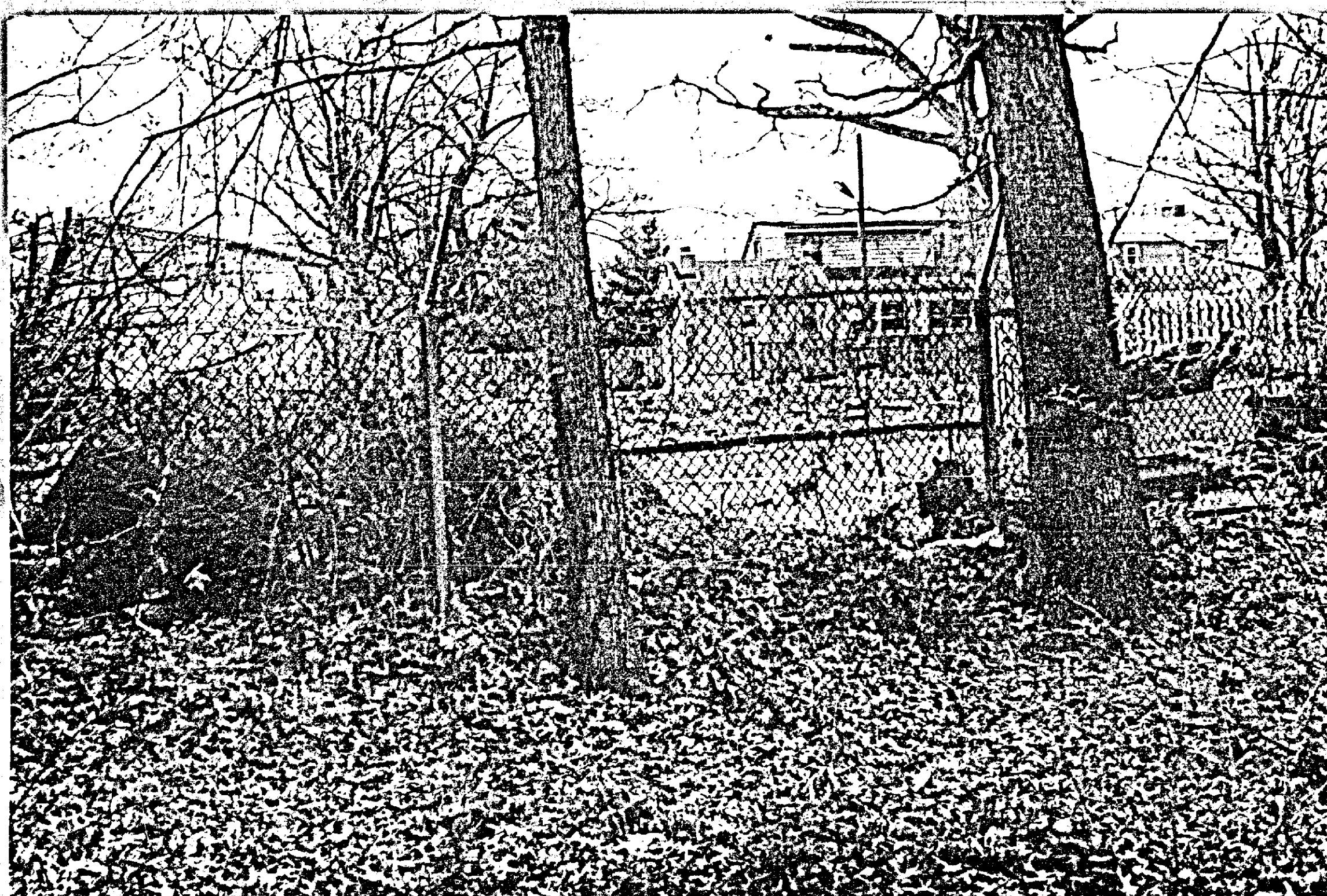
weeks before the 31st day of

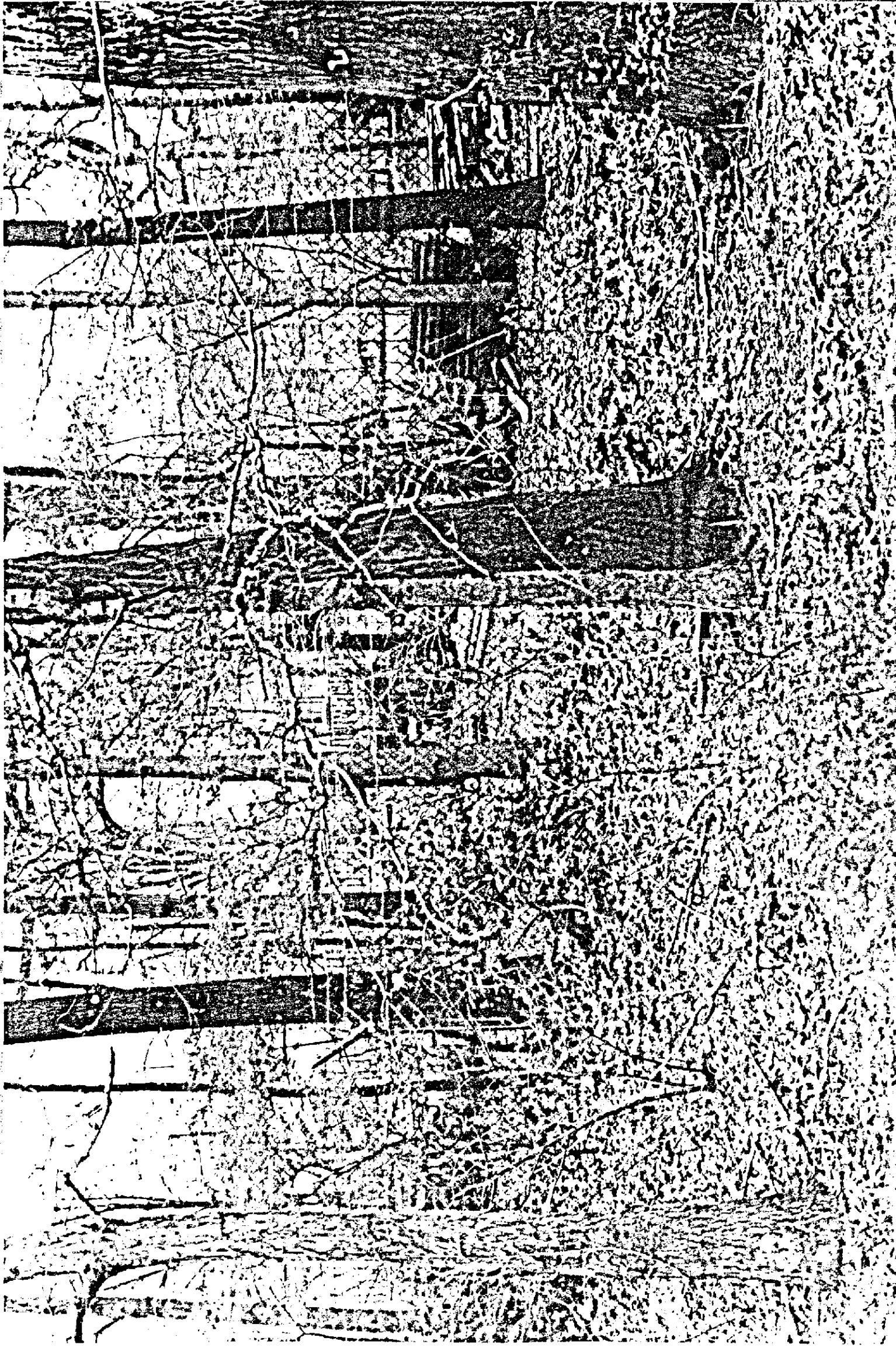
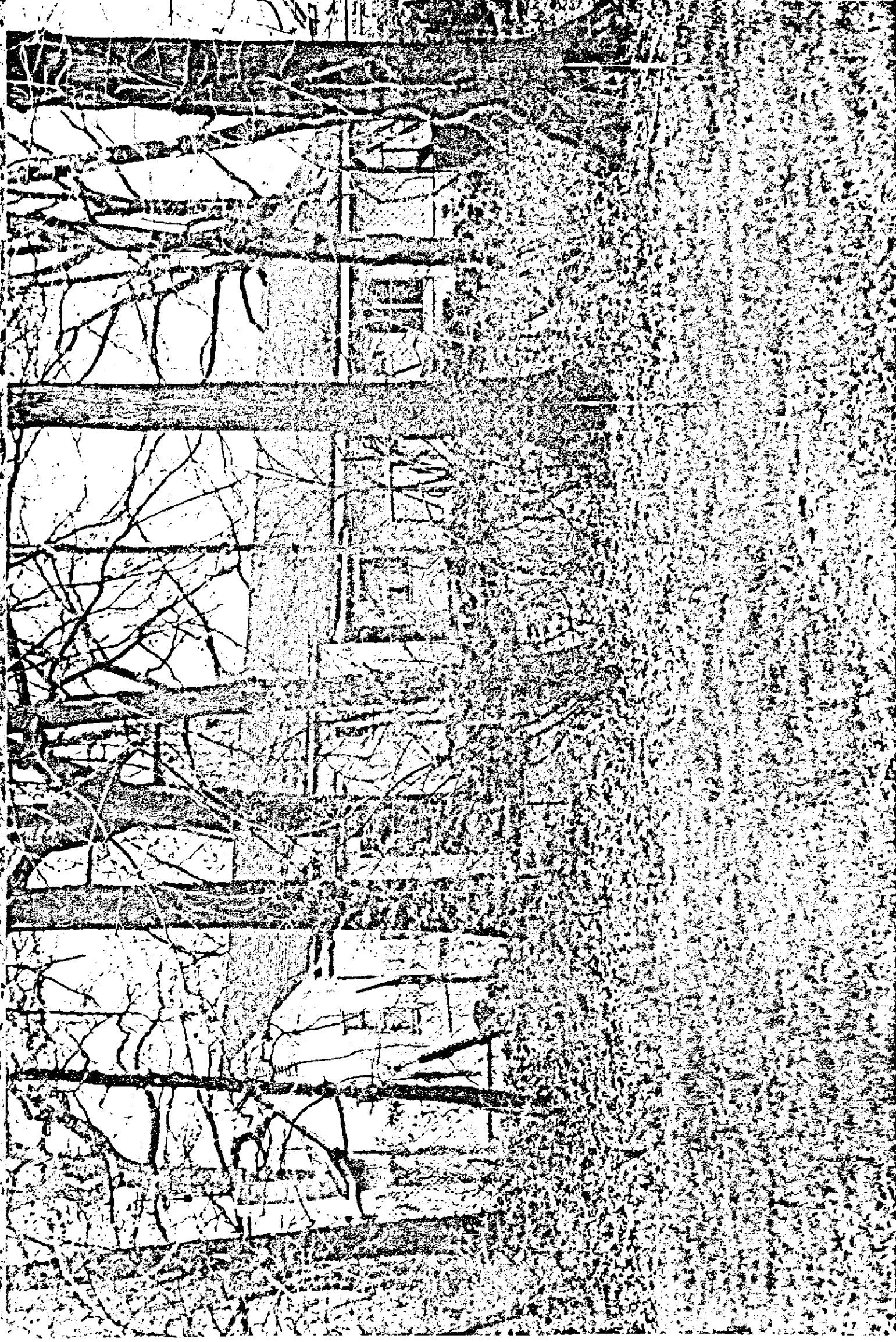
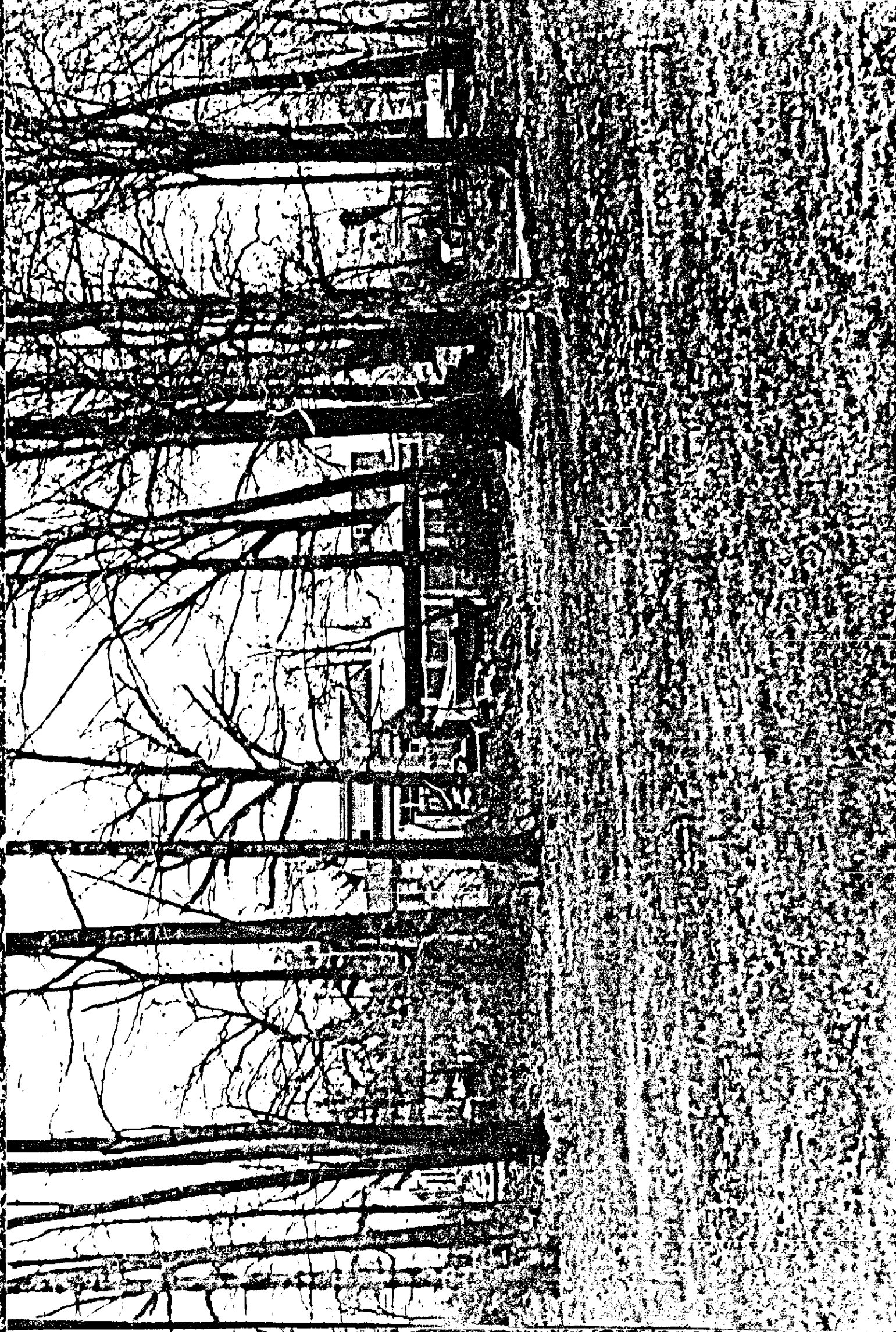
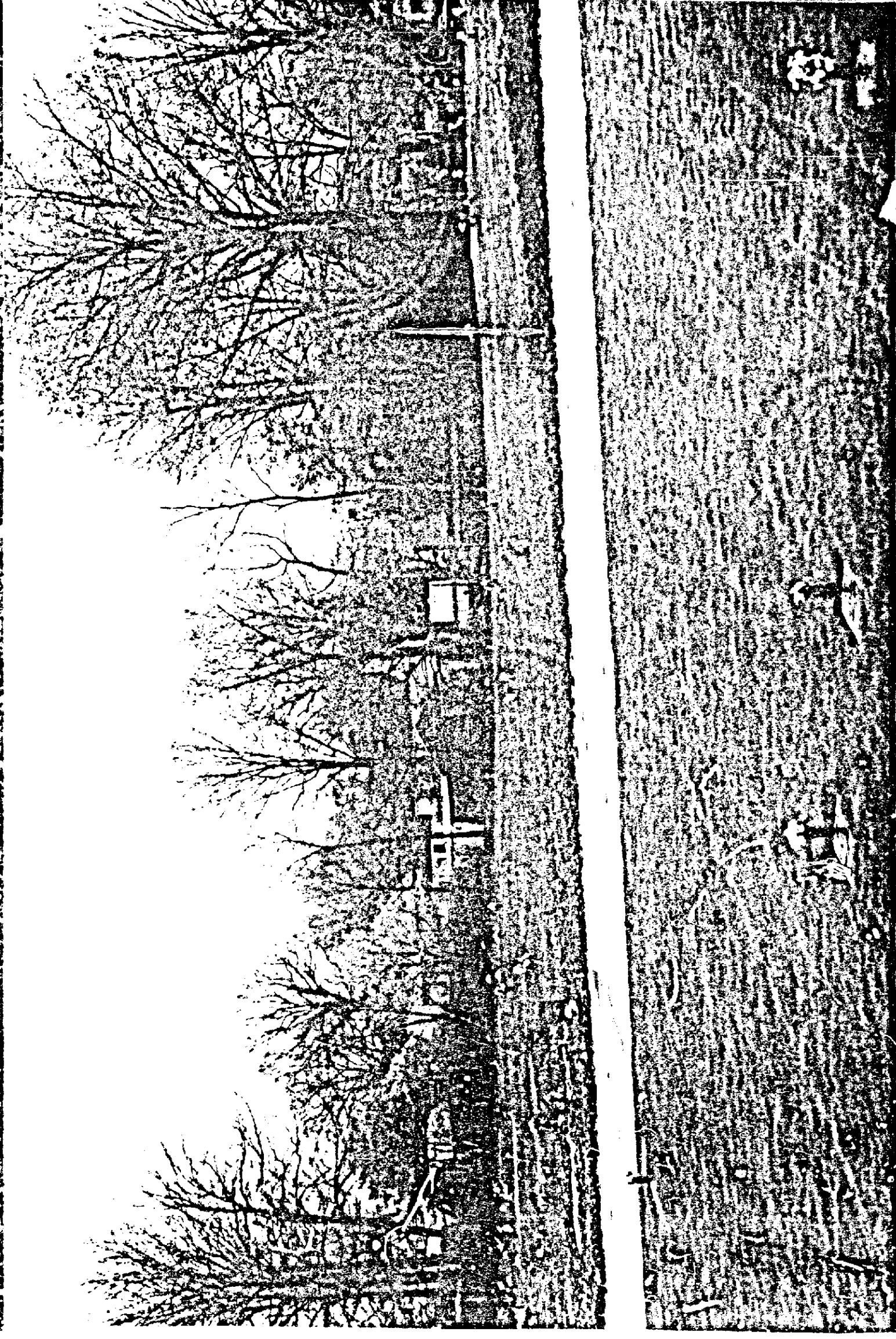
Oct., 1985

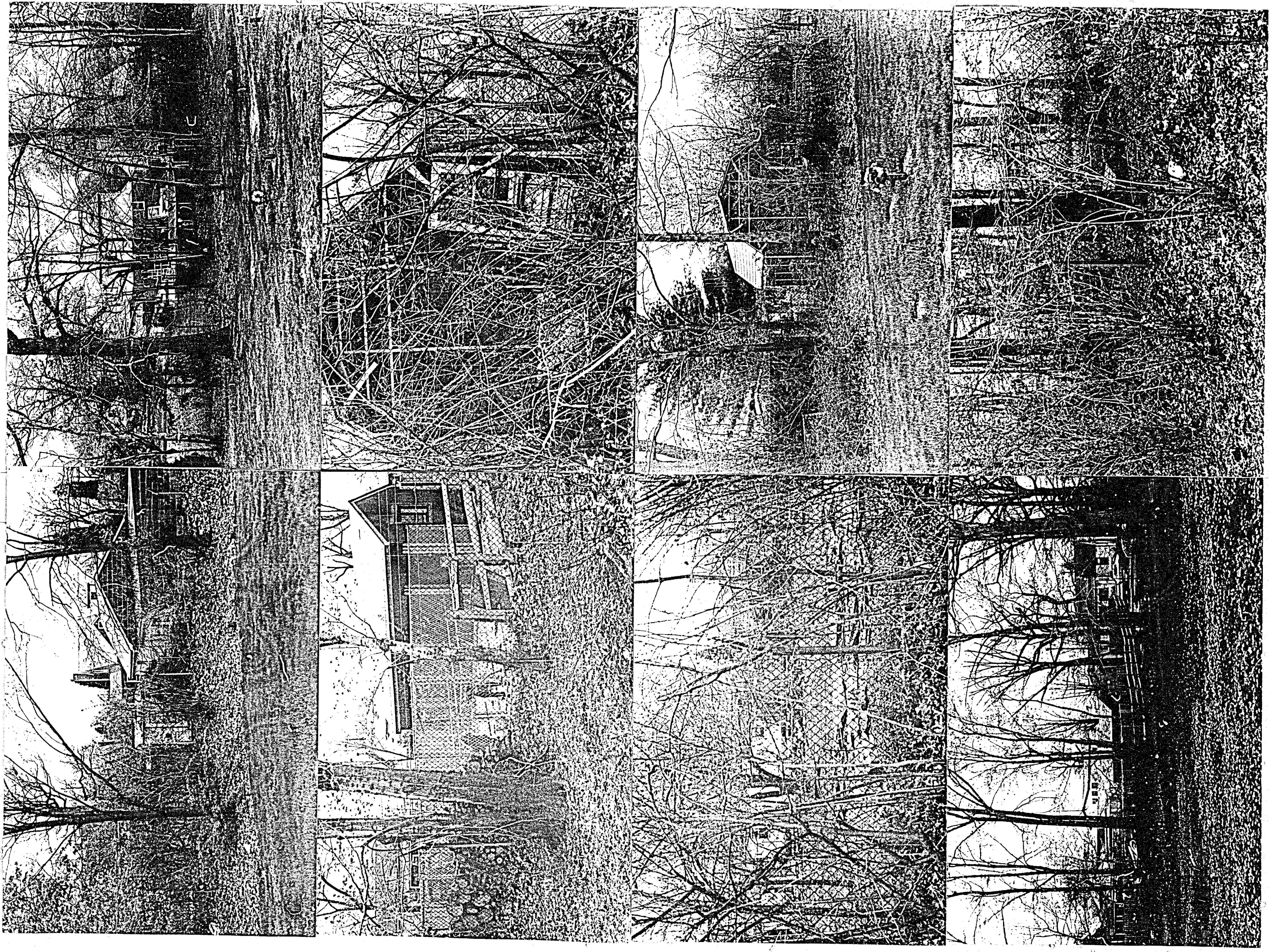
Joe P. ...
Publisher.

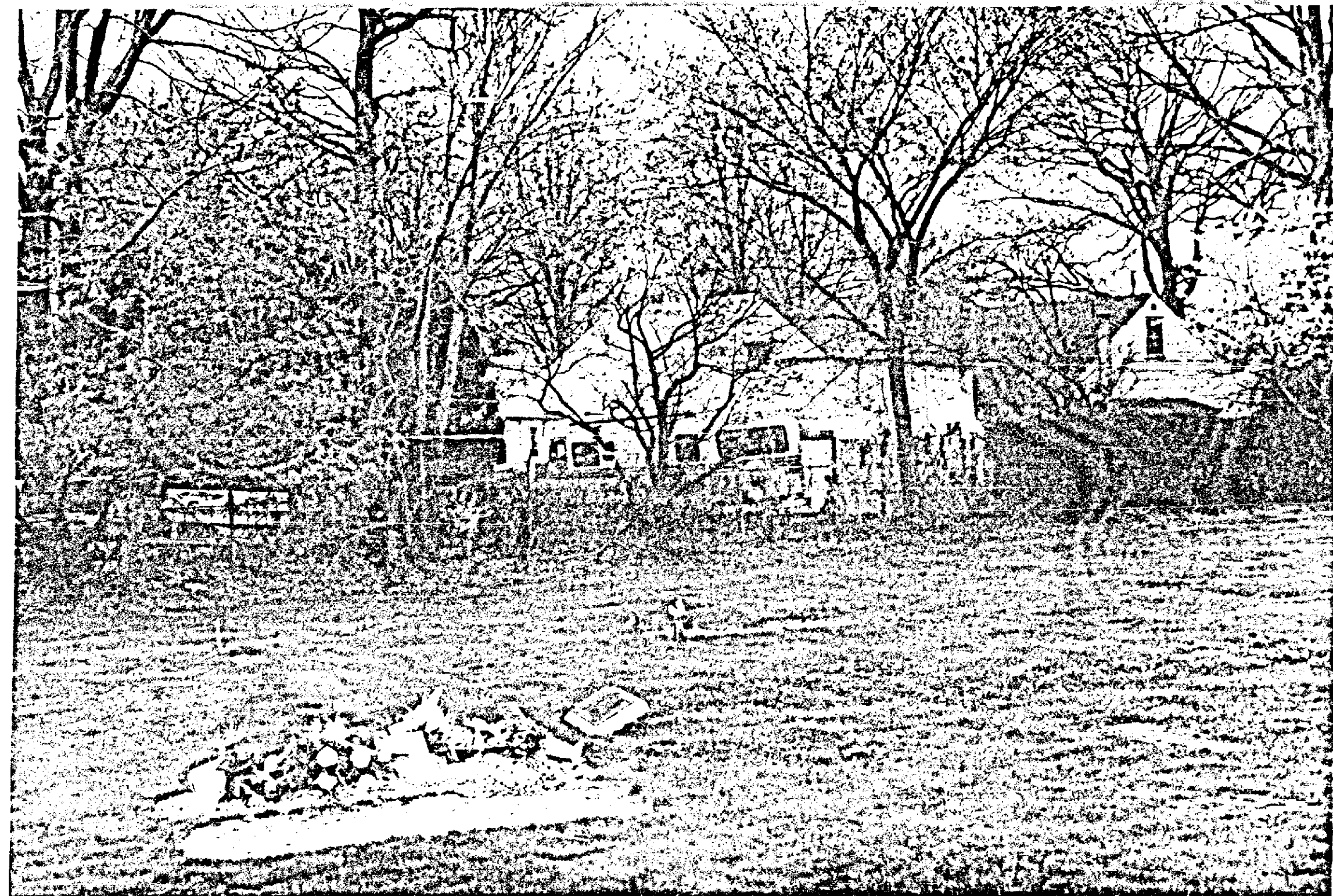
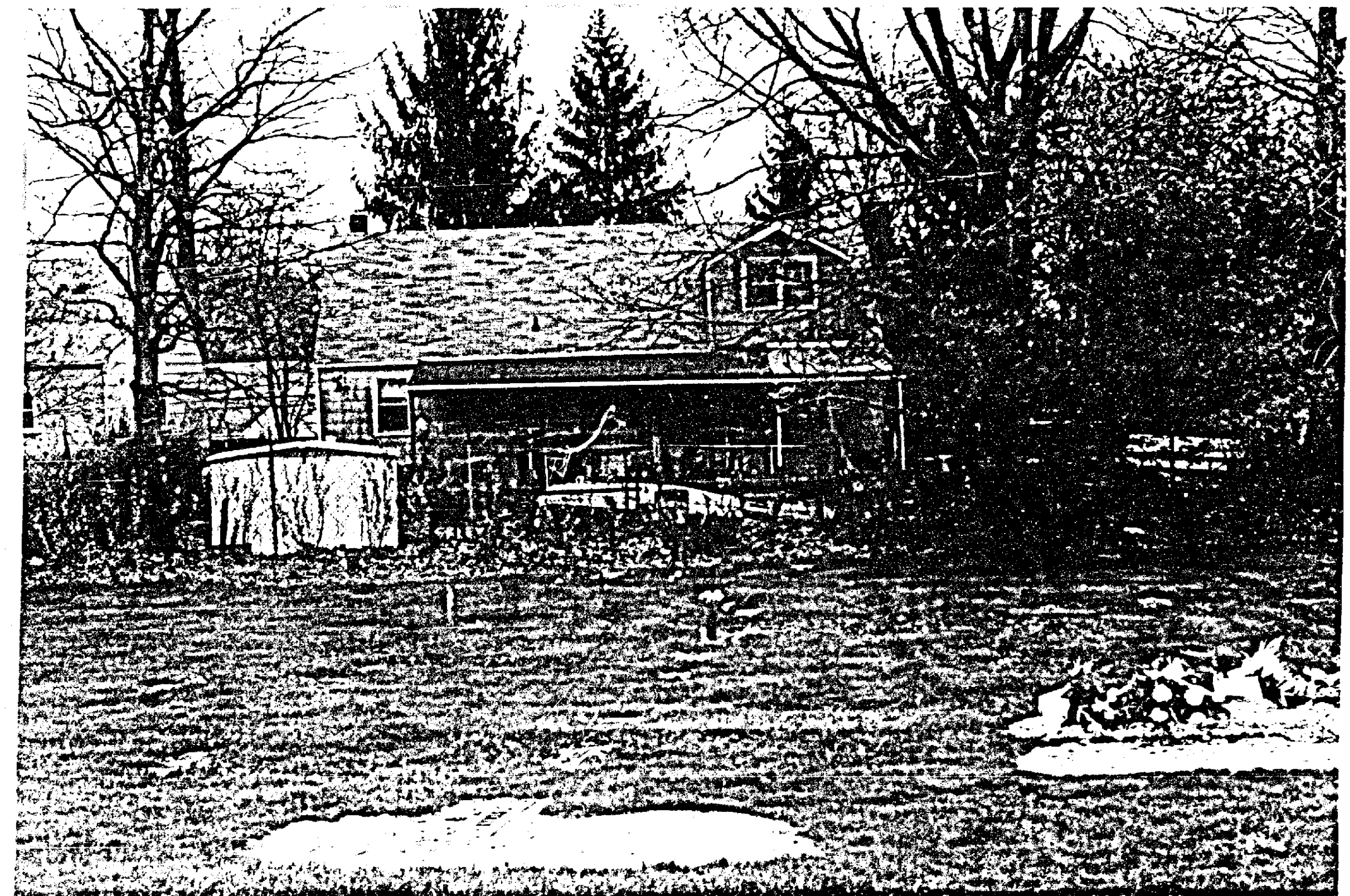
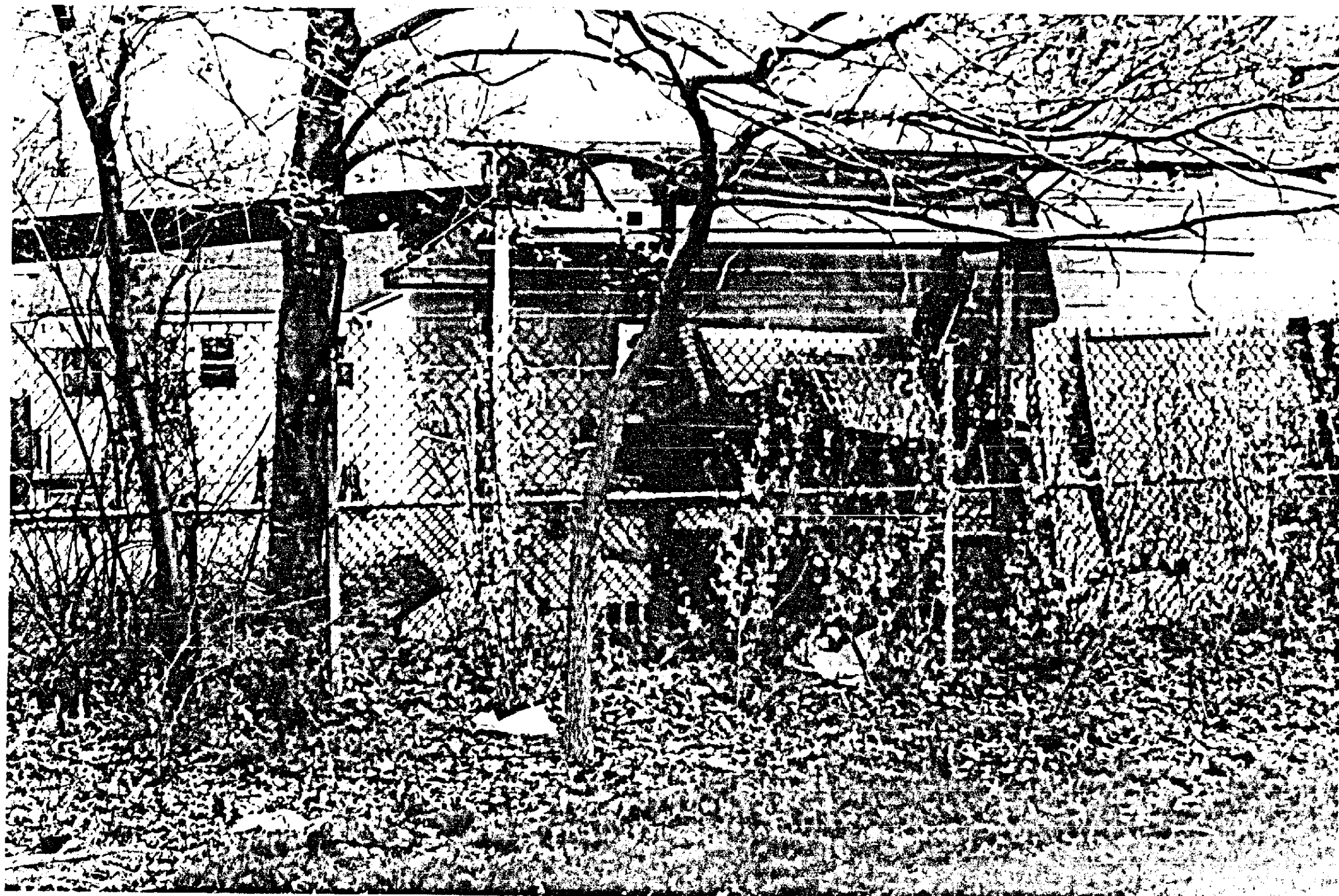
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

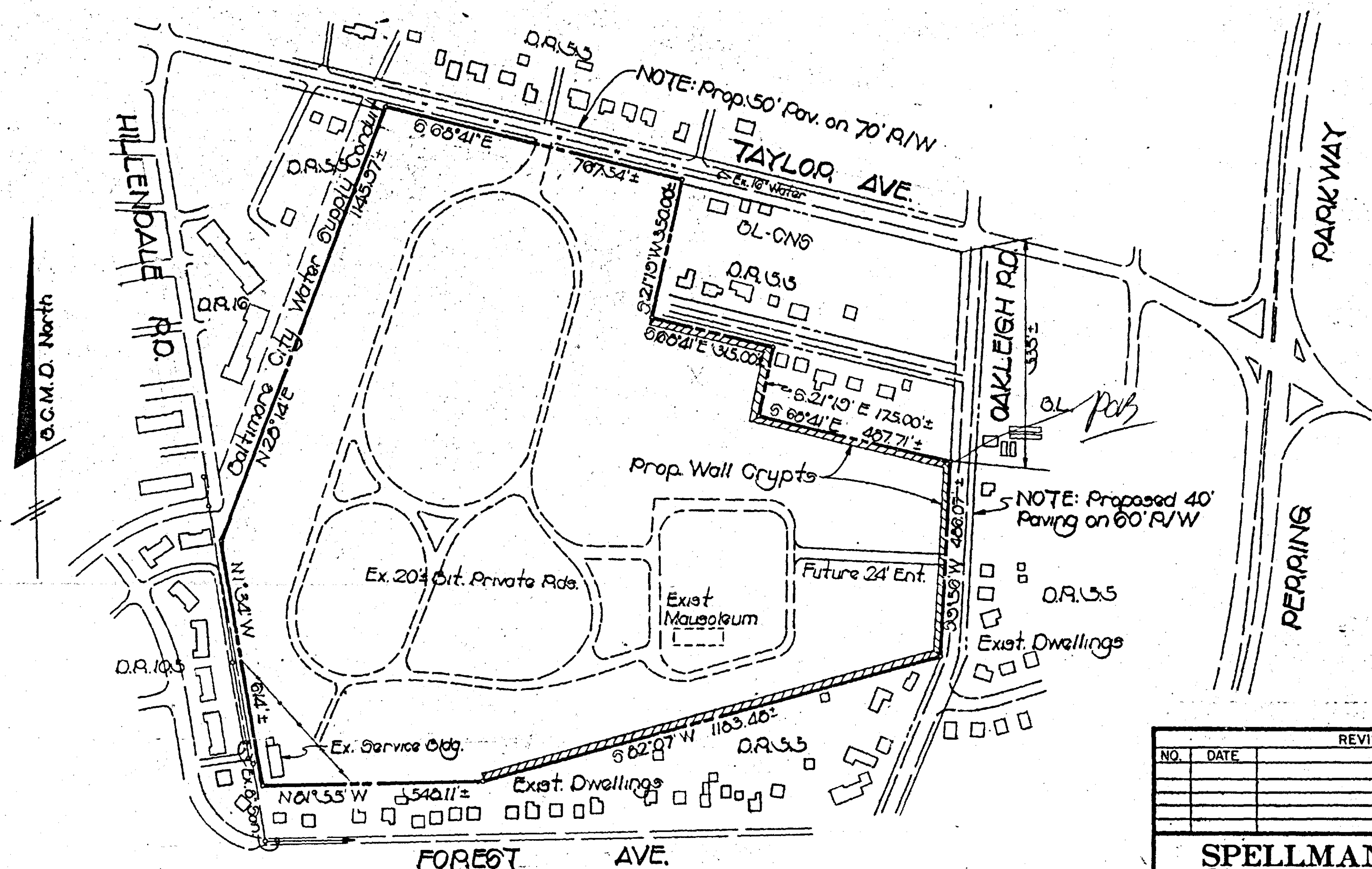
District 9th Date of Posting 11/1/85
Posted for Special Hearing & Variance
Petitioner: Moreland Memorial Park Cemetery, Inc.
Location of property: W/S Oakleigh Rd., 535' S/Taylor Ave.
Location of Sign: West side of Oakleigh Rd., 535 feet South of Taylor Ave.
#3 - River St. East corner of Oakleigh Rd. #4 - West side of Oakleigh Rd. at Moreland Rd.
#5 - West side of Oakleigh Rd. at Moreland Rd. #6 - West side of Oakleigh Rd. at Moreland Rd.
Posted by *M. J. ...* Date of return: 11/1/85
Number of Signs: 10











NOTES:

1. Existing Zoning: D.R. 5.5
2. Existing Use: Cemetery
3. Site Area: 46.44 Ac.±
4. Existing water service and sanitary conn. shown are the only public facilities required for the project.
5. See Attached Plans for Wall details.
6. Face of wall is to be 1'-0" from new R (or Widening Line) and is 3'± wide.
7. See Zoning Case No 78-80-XA.



SWR	20
NE	20
ELECTION	
DISTRICT	9
DATE	5/1/78
TYPE	
HEARING	On
BY	JK
FINAL	
BY	JK

PETITIONER'S
EXHIBIT #21

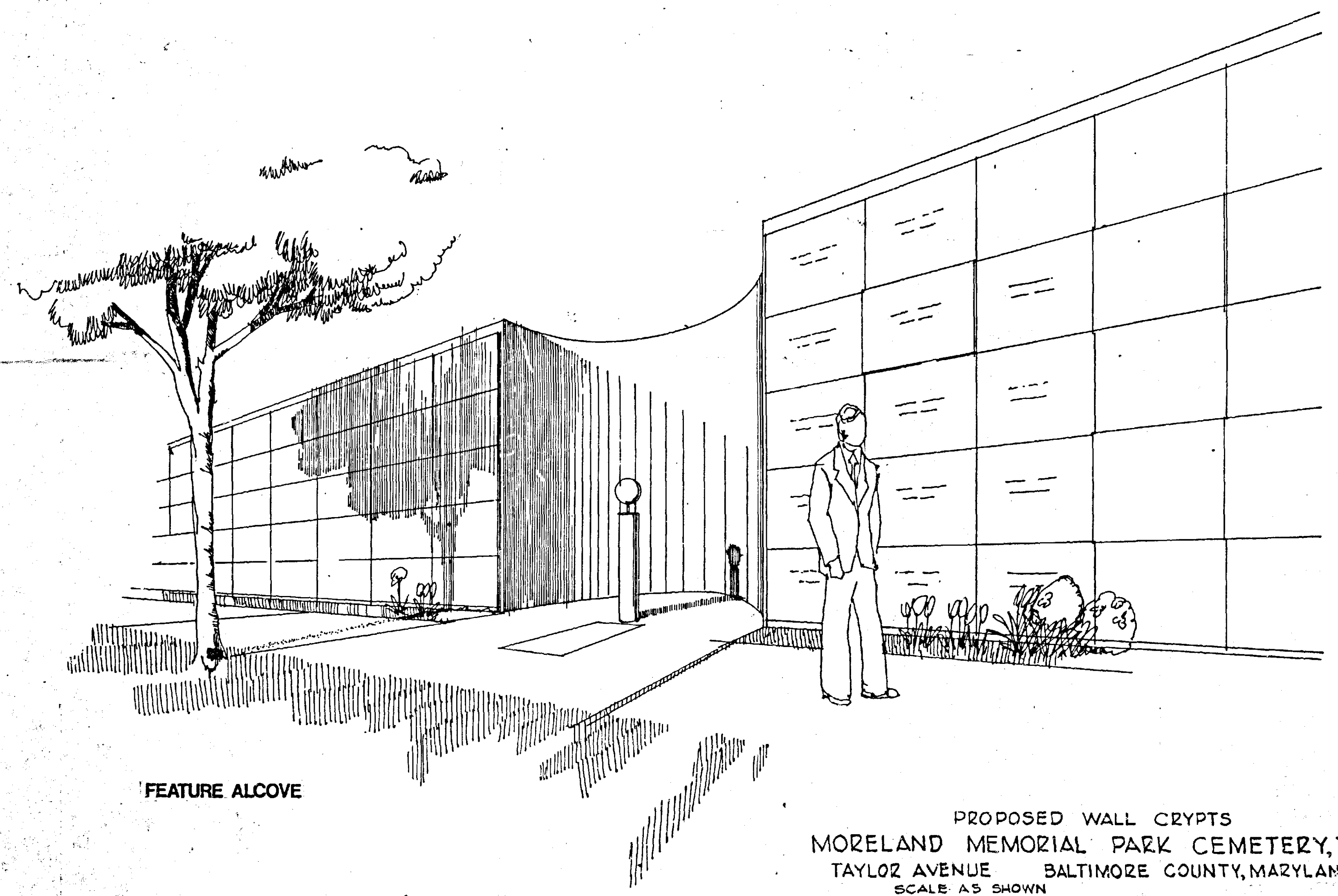
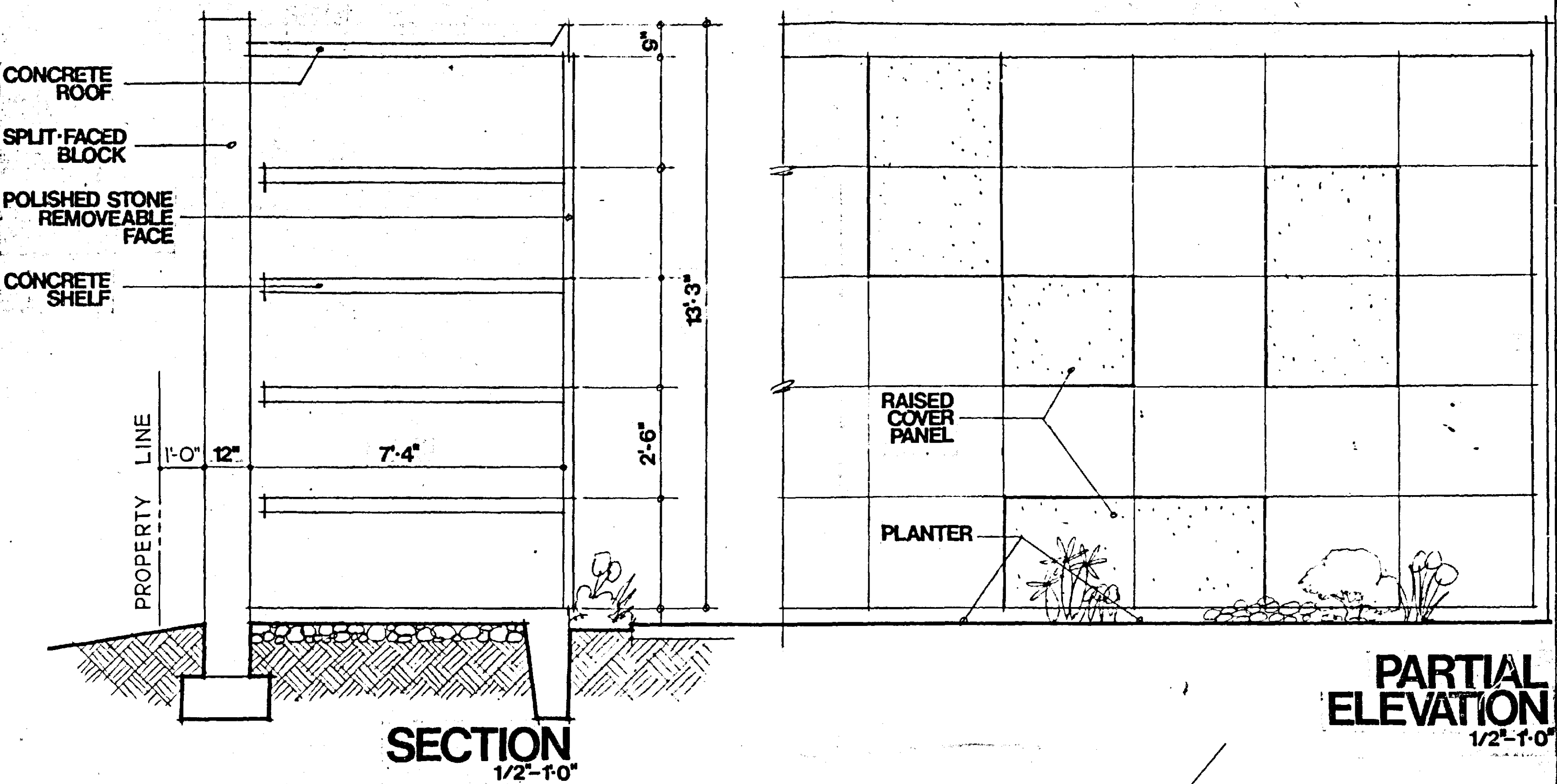
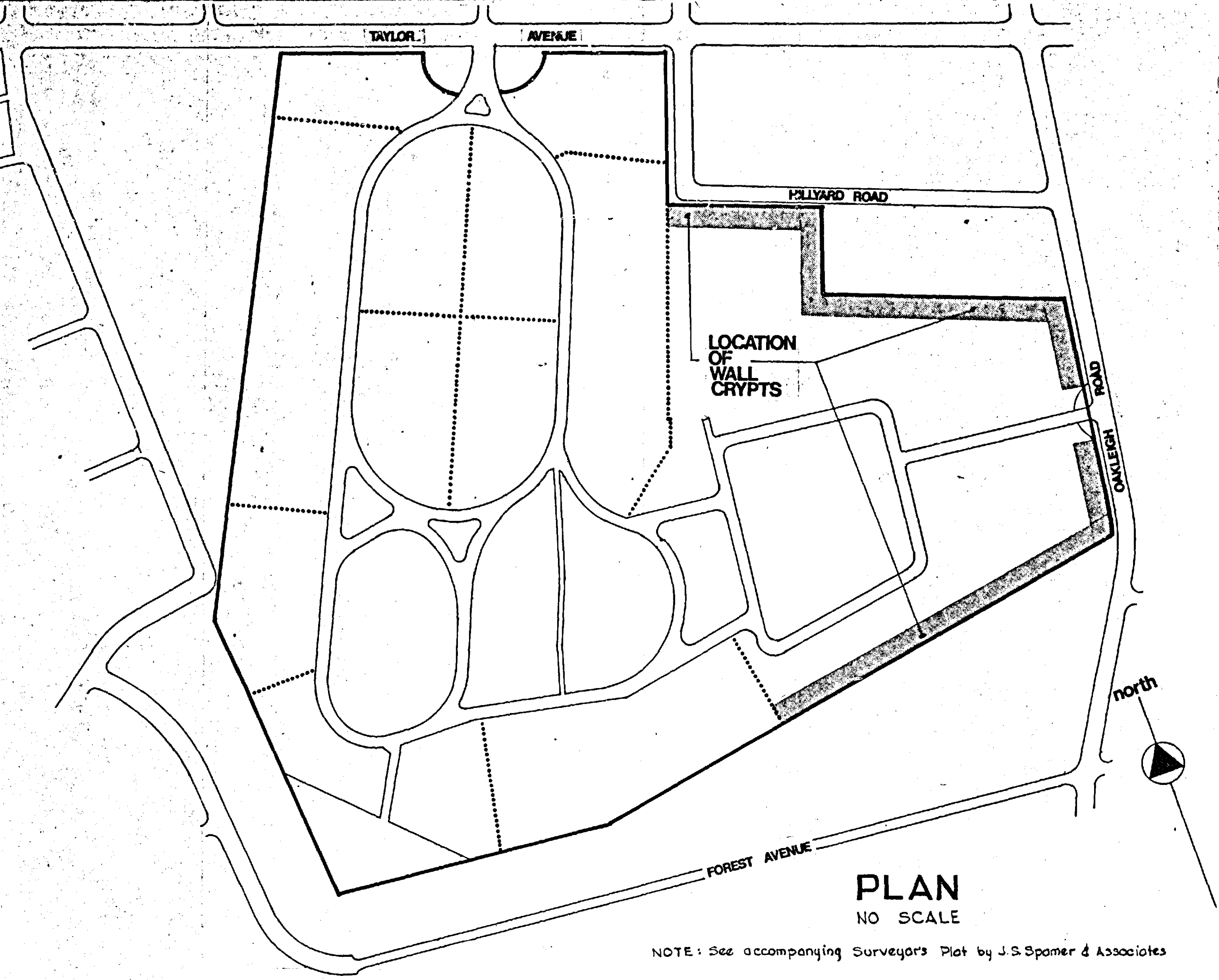
REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
 PHONE: 823-3535

PLAT FOR SPECIAL HEARING AND ZONING VARIANCE for PROP. WALL CRYPTS MORELAND MEMORIAL PARK CEMETARY, INC. TAYLOR AVENUE
 2nd Election District, Baltimore Co., MD.

SCALE: 1" = 200'	DES. BY: [Signature]	SHT. 1 OF 1
DATE: 10/25/77	DRN. BY: [Signature]	

85083



PROPOSED WALL CRYPTS
MORELAND MEMORIAL PARK CEMETERY, INC.
TAYLOR AVENUE BALTIMORE COUNTY, MARYLAND
SCALE AS SHOWN

