

IN RE: PETITION FOR SPECIAL EXCEPTION \*  
SE/S Eastern Avenue, 700' SW  
of the c/l of North Point Road \*  
(7225 Eastern Avenue)  
12th Election District  
7th Councilmanic District  
Oak Lawn Cemetery of Baltimore  
County - Petitioner

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 88-353-X

AMENDED ORDER

WHEREAS, the Order dated April 18, 1988 granted the relief requested in the above-captioned matter, subject to certain restrictions;

WHEREAS, the Petitioner requests an amendment to Restriction No. 2 of said Order as hereinafter modified;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of May, 1988 that Restriction No. 2 of the Order dated April 18, 1988 be and is hereby amended to read as follows:

"2) Pursuant to Section 502.3 of the B.C.Z.R., the Petitioner shall be permitted five (5) years from the date of this Order in which to begin to utilize the special exception granted herein for the proposed mausoleums as set forth in Petitioner's Exhibit 1, by construction of at least one or more, as needs dictate."

IT IS FURTHER ORDERED that all other provisions and restrictions of the Order dated April 18, 1988 shall remain in full force and effect.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
of Baltimore County

AMN:bjs  
cc: Newton A. Williams, Esquire  
Nolan, Plunhoff, & Williams  
1105 Hampton Plaza, Towson, Md. 21204

Mr. Bernard F. Semon  
828 Dulany Valley Road, Towson, Md. 21204  
People's Counsel  
File

IN RE: PETITION FOR SPECIAL EXCEPTION \*  
SE/S Eastern Avenue, 700' SW  
of the c/l of North Point Road \*  
(7225 Eastern Avenue)  
12th Election District  
7th Councilmanic District  
Oak Lawn Cemetery of Baltimore  
County - Petitioner

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 88-353-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a cemetery, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, represented by Irvin G. Bauer, Jr., Chairman of the Board, and Barry L. Alder, on, its President, appeared, testified and were represented by Newton A. Williams, Esquire and James W. Brooks, Jr., Esquire. The following persons appeared and testified in support of the Petition: J. Finley Ransone, Registered Land Surveyor, and Bernard F. Semon, a Real Estate Appraiser and expert witness. There were no Protestants.

Testimony indicated that the subject property, zoned D.R. 5.5, consists of approximately 103 acres and is known as the Oak Lawn Cemetery located at 7225 Eastern Avenue. Testimony indicated that this non-profit cemetery was founded in 1902 by residents of the Dundalk, Essex and surrounding communities. Since then, approximately 36,000 individuals have been interred there. As documented in Petitioner's Exhibit 5, all property has been owned by the Petitioner since prior to the 1945 zoning regulations. Testimony indicated that in 1979 the Petitioner applied for and received a permit to add a mausoleum to the property. Subsequently, in 1987 the Petitioner applied for a building permit to replace a building, which had been constructed approximately 50 years before, and whose roof had collapsed during a heavy snowfall. Said building is used for storage of maintenance equipment. At the time of application, the Petitioner was advised that while the cemetery may be a legitimate non-conforming use, such use must be established or a special exception granted. The Petitioner therefore,

requests a special exception so that additional mausoleum buildings can be added as market conditions deem appropriate.

Mr. Semon testified that he is familiar with the area and has inspected the property regarding the Petitioner's request. Mr. Semon introduced as Petitioner's Exhibits 6A through 6I nine pictures evidencing the present condition of the property. He testified that he has reviewed the proposed request and has determined that the relief requested meets all the conditions precedent to Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). He further testified that the cemetery meets a need for the community, both in providing a resting place for deceased loved ones and in providing an aesthetically pleasing and park-like appearance for the surrounding community.

Mr. Ransone testified that he has reviewed Petitioner's Exhibit 1 and the subject property. He further testified that in his professional opinion the proposed request meets the requirements set forth in Section 502.1 regarding non-interference with adequate provisions for water, sewage and other public requirements and is consistent with the impermeable surface and vegetation retention provisions of the zoning regulations.

It is clear that the Baltimore County Zoning Regulations (BCZR) permit the use requested by the Petitioner in a D.R. 5.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions delineated in Section 502.1 are satisfied by the Petitioner.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated

with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R..

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of April, 1988 that a special exception for a cemetery, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Special Exception is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioner is hereby made aware that proceeding at this time is at his 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) Pursuant to Section 502.3 of the B.C.Z.R., the Petitioner shall be permitted five (5) years from the date of this Order in which to utilize the special exception granted herein for the proposed mausoleums as set forth in Petitioner's Exhibit 1.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
of Baltimore County

AMN:bjs

-3-

TIT 0.2.0.M.

5/12/88

Left message  
to call.

Ten new mausoleums.

5740152

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
410-333

J. Robert Haines  
Zoning Commissioner

April 18, 1988

Newton A. Williams, Esquire  
Nolan, Plunhoff, & Williams  
1105 Hampton Plaza  
Towson, Maryland 21204

James W. Brooks, Jr., Esquire  
Piper & McBurney  
36 S. Charles Street  
Baltimore, Maryland 21201

RE: Petition for Special Exception  
SE/S Eastern Avenue, 700' SW of the c/l of North Point Road  
(7225 Eastern Avenue)  
12th Election District; 7th Councilmanic District  
Oak Lawn Cemetery of Baltimore County - Petitioner  
Case No. 88-353-X

Dear Messrs. Williams and Brooks:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Exception has been Granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
of Baltimore County

AMN:bjs  
Enclosures  
cc: J. Finley Ransone  
13818 Jarrettville Pike, Jarrettville, Md. 21083

Mr. Bernard F. Semon  
828 Dulany Valley Road, Towson, Md. 21204  
People's Counsel  
File

bit 1 would have any adverse impact above and be with such a special exception use, irrespective of Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R..

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1) The Petitioner is hereby made aware that proceeding at this time is at his 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.

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ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
of Baltimore County

AMN:bjs

-3-

Dear Ann:

My clients have asked me to ask you about the amended language in your Order. Thanks, Respectfully, Newton

5/12/88  
F.M.

Newton



J. FINLEY RANSONE & ASSOCIATES  
REGISTERED LAND SURVEYORS  
P.O. Box 10160  
TOWSON, MARYLAND  
21285-0160

666-7448

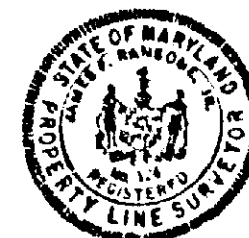
ZONING DESCRIPTION

OAK LAWN CEMETERY  
Twelfth Election District  
Baltimore County Maryland

BEGINNING for the same at a point on the southerly side of Eastern Avenue, said point being southerly 700 feet more or less from the intersection of said Eastern Avenue and the North Point Road, thence running and binding on the outlines of the property of the petitioners herein the nineteen following courses and distances viz:

|                                       |               |
|---------------------------------------|---------------|
| 1) South 74 degrees 49 minutes East.  | 840.00 feet;  |
| 2) South 04 degrees 49 minutes West.  | 818.00 feet;  |
| 3) South 41 degrees 45 minutes East.  | 890.00 feet;  |
| 4) South 58 degrees 35 minutes West.  | 751.50 feet;  |
| 5) North 54 degrees 15 minutes West.  | 144.00 feet;  |
| 6) South 03 degrees 30 minutes West.  | 600.00 feet;  |
| 7) North 86 degrees 30 minutes West.  | 400.00 feet;  |
| 8) North 02 degrees 43 minutes East.  | 455.00 feet;  |
| 9) South 88 degrees 02 minutes West.  | 500.00 feet;  |
| 10) South 01 degrees 13 minutes West. | 600.00 feet;  |
| 11) North 87 degrees 31 minutes West. | 156.40 feet;  |
| 12) North 02 degrees 24 minutes East. | 1190.00 feet; |
| 13) North 05 degrees 23 minutes West. | 860.00 feet;  |
| 14) North 16 degrees 00 minutes West. | 1005.00 feet; |
| 15) North 70 degrees 06 minutes East. | 1152.00 feet; |
| 16) South 22 degrees 18 minutes East. | 155.00 feet;  |
| 17) North 70 degrees 06 minutes East. | 140.00 feet;  |
| 18) North 23 degrees 18 minutes East. | 140.00 feet;  |
| 19) North 70 degrees 48 minutes East. | 340.00 feet;  |

to the point of beginning. Containing approximately 98 acres also known as 7225 Eastern Avenue.



PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for ...S.C.E.R.P.A.Y.

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

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

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):                       |
|---------------------------|---------------------------------------|
| Name (Type or Print Name) | Oak Lawn Cemetery of Baltimore County |
| Signature                 | Signature                             |
| Address                   | Address                               |
| City and State            | City and State                        |

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

No. 45701  
01  
DATE 4/15/87  
ACCOUNT 01-415-000

AMOUNT \$ 120.00  
RECEIVED FROM Oak Lawn Cemetery

FOR \$ 202  
# 011\*\*\*\*\*170610 0211

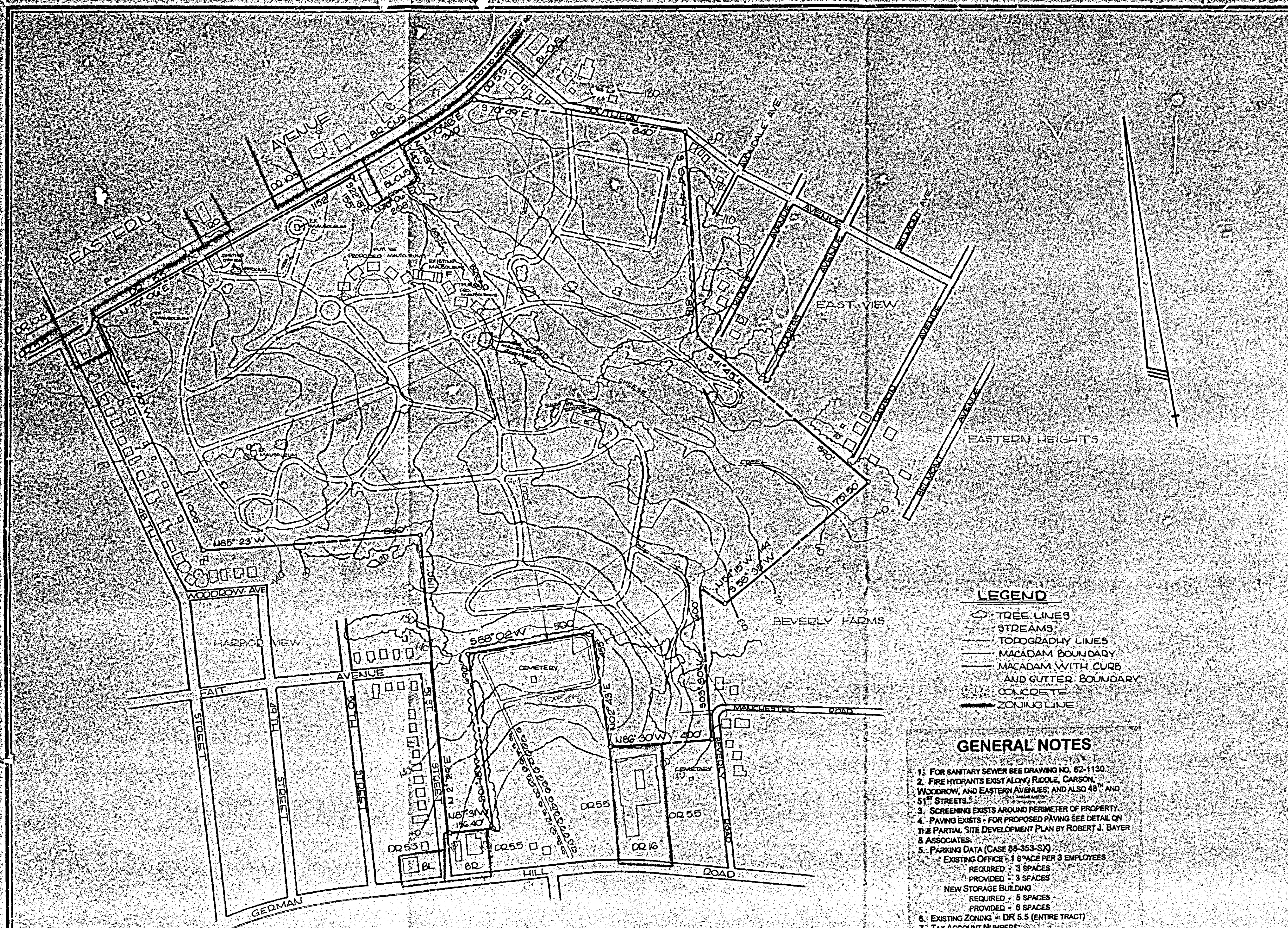
VALIDATION OR SIGNATURE OF CASHIER  
Commissioner of Baltimore County

County, on the 10th day of May, 1988, at 2 o'clock P.M.

2/10/88 met for 4/15/88 at 4pm. J. Robert Haines  
Zoning Commissioner of Baltimore County

B.C.O.-No. 1

(over)



VICINITY MAP  
1" = 2000'



DETAIL F  
EXISTING MAUSOLEUM  
SCALE: 1" = 20'

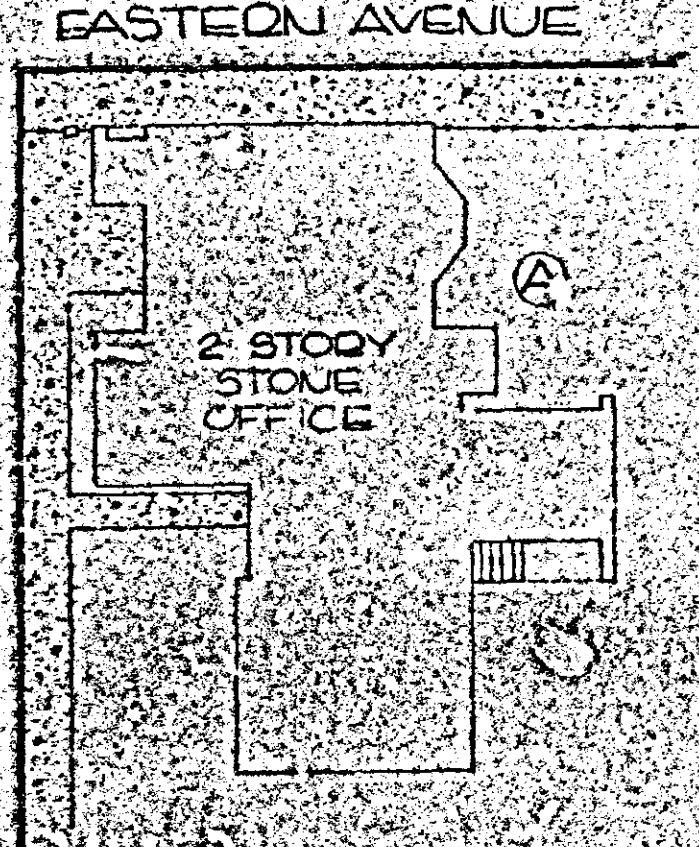
- LEGEND**
- TREE LINES
  - STREAMS
  - TOPOGRAPHY LINES
  - MACADAM BOUNDARY
  - MACADAM WITH CURB AND GUTTER BOUNDARY
  - CONCRETE
  - ZONING LINE

- GENERAL NOTES**
1. FOR SANITARY SEWER SEE DRAWING NO. 82-1130.
  2. FIRE HYDRANTS EXIST ALONG RIDGEL, CARSON, WOODROW, AND EASTERN AVENUES; AND ALSO 48TH AND 51ST STREETS.
  3. SCREENING EXISTS AROUND PERIMETER OF PROPERTY.
  4. PAVING EXISTS - FOR PROPOSED PAVING SEE DETAIL ON THE PARTIAL SITE DEVELOPMENT PLAN BY ROBERT J. BAYER & ASSOCIATES.
  5. PARKING DATA (CASE 88-353-SX)  
EXISTING OFFICE - 1 SPACE PER 3 EMPLOYEES  
REQUIRED - 3 SPACES  
PROVIDED - 3 SPACES  
NEW STORAGE BUILDING  
REQUIRED - 5 SPACES  
PROVIDED - 6 SPACES
  6. EXISTING ZONING - DR 5.5 (ENTIRE TRACT)
  7. TAX ACCOUNT NUMBERS:  
12-15-000123888  
12-18-039080887  
12-11-03640884
  8. TOPOGRAPHY SHOWN HEREON IS APPROXIMATE AND COMPILED FROM BALTIMORE COUNTY TOPOGRAPHIC MAPS 1 & 2 E SE.

- ADDITIONAL NOTES**
9. ZONING CASES AND WAIVERS  
SPECIAL EXCEPTION - 88-353-X  
CRG WAIVER - W-89-78  
LIMITED EXEMPTION - DRC No. 02056D
  10. BUILDING PERMITS  
STORAGE BUILDING 5/88 98630  
GRADING PERMIT 7/88 89360GR  
MAUSOLEUM 9/89 8032563  
ADDITIONS 11/95 B252845

PLAT TO ACCOMPANY PETITION FOR  
SPECIAL EXCEPTION FOR CEMETERY  
OAKLAWN CEMETERY  
7225 EASTERN AVENUE BALTIMORE, MARYLAND 21224  
12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

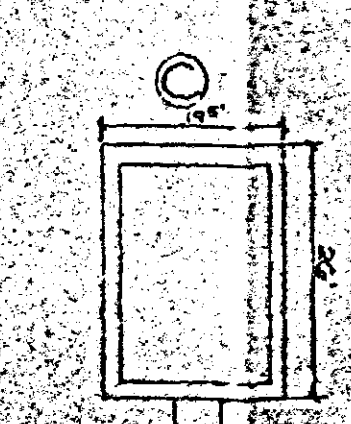
**THIS PLAN TO CASE FILE.**  
**APPVD. FOR SPIRIT AND INTENT**  
**ZONING CASE: 88-353-X**  
**DATE: 4/10/96**



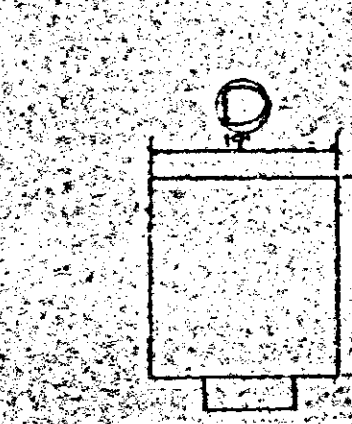
**DETAILS**  
SCALE: 1" = 20'



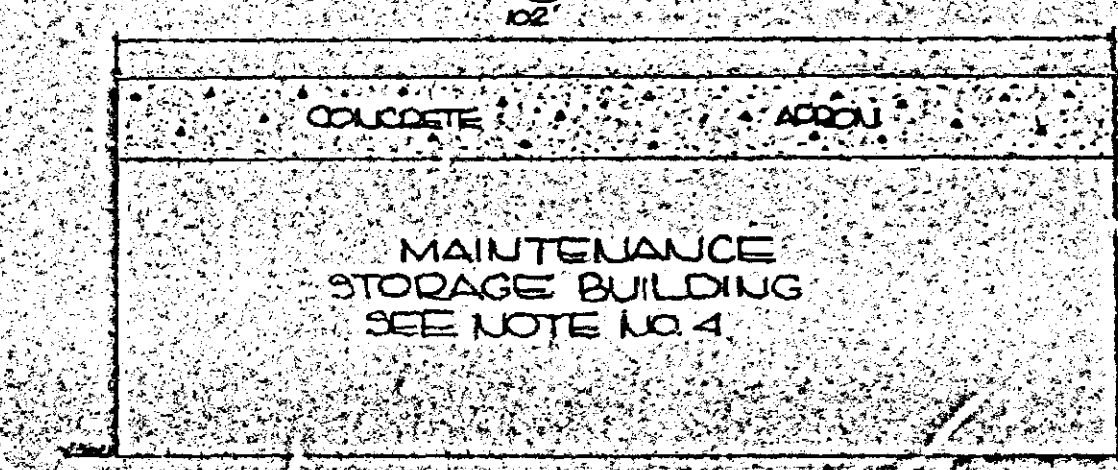
"ZALUNIO"  
MAUSOLEUM



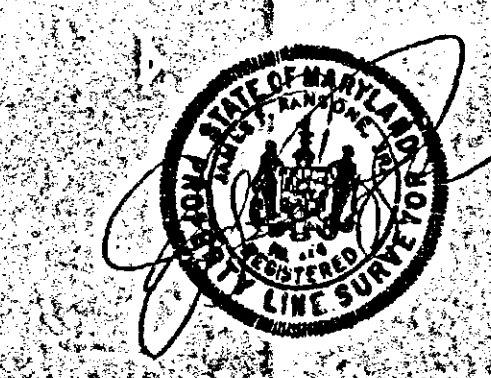
ANDREW MILLER  
'STENGED'  
MAUSOLEUM



"ELSINORE"  
MAUSOLEUM



MAINTENANCE  
STORAGE BUILDING  
SEE NOTE NO. 4



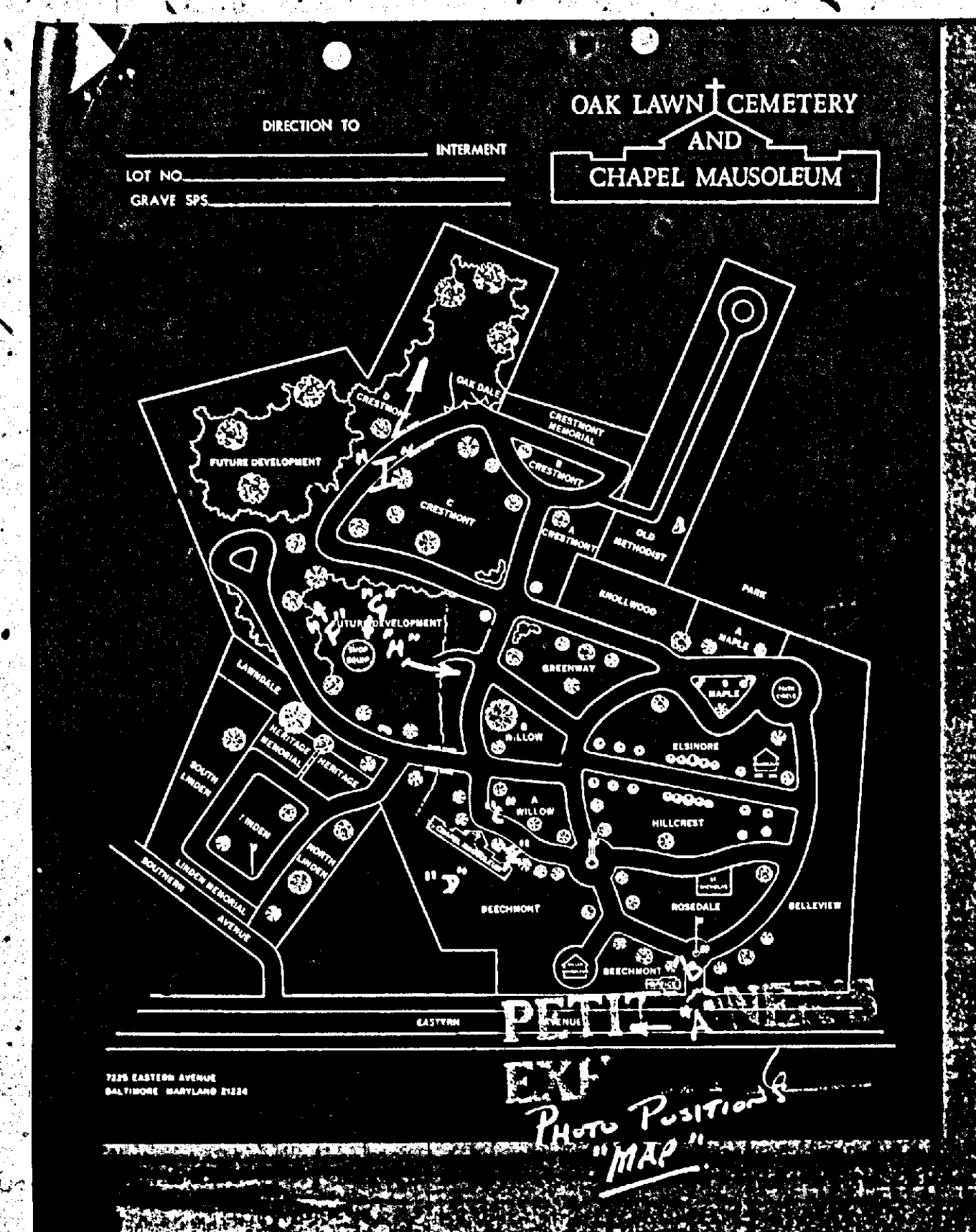
| AMENDMENTS AND REVISIONS |                                                    |
|--------------------------|----------------------------------------------------|
| DATE                     | REASON                                             |
| 11/7/85                  | Per DRC Comments - Add Extra Details from Form Map |
| 8/11/89                  | Add New Mausoleum - Permit # B-082563              |
| 10/31/95                 | Add Additions to Mausoleum - Permit # B-852845     |
| 3/18/96                  | Revise Gen Notes & Add #5 & 10                     |
| 4/10/96                  | See 36 T. Cases - DATED 11/8/95 & 3/21/96          |

REVISION 27 JANUARY 1988

SCALE: 1" = 200' DATE: 20 NOVEMBER 1987

**J. FINLEY RANSONE & ASSOCIATES**  
REGISTERED  
LAND SURVEYORS  
P.O. BOX 10180  
TOWSON, MARYLAND  
21285-0160  
866-7448

J# 8704-504 7 E# 1284004



April 18, 1988

Newton A. Williams, Esquire  
 1105 Hampton Plaza  
 Towson, Maryland 21204

James W. Brooks, Jr., Esquire  
 36 S. Charles Street  
 Baltimore, Maryland 21201

RE: Petition for Special Exception  
 7225 Eastern Avenue, 700' SW of the 67' of North Point Road  
 12th District (Petitioner) 7th Commission District  
 Oak Lawn Cemetery of Baltimore County - Petitioner  
 Case No. 88-353-X

Dear Messrs. Williams and Brooks:

The Board of Appeals has reviewed the decision rendered on the above-captioned case, noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,  
 ANN M. HASTANOWICZ  
 Deputy Zoning Commissioner  
 of Baltimore County

Enclosure  
 1810 Jarrattsville Pike, Jarrattsville, MD 21083  
 Mr. Bernard F. Smith  
 828 Dulme Valley Road, Towson, MD 21204  
 People's Counsel  
 File



LAW OFFICES  
 NOLAN, PLATTENBERG & WILLIAMS  
 SUITE 1106, HAMPTON PLAZA  
 300 EAST JOPPA ROAD  
 TOWSON, MARYLAND 21204-3012  
 (410) 288-3788  
 TELEFAX (410) 288-3788

February 8, 1988

RE: Requested Postponement for Petition For Confirmatory  
 Special Exception for Existing Oak Lawn Cemetery,  
 Case No.: 88-353-X, Scheduled Hearing Date  
 Thursday, March 10, 1988 at 2 p.m.

Dear Commissioner Haines:

On behalf of the management of Oak Lawn Cemetery, we are respectfully requesting a continuance of this scheduled hearing date from March 10th to a next available date, which Mr. Stephens tells me will be April 13th for the following reasons:

1. Vital witnesses for the cemetery will be out of the country until after March 20th.
2. Mr. Winn and Mr. Brooks of Piper & Marbury have asked that I assist them in this case, and I have a conflict with a case in front of the Board of Appeals which has gone on now for over a year, namely the Norman Creek Marina case which is scheduled to go all day before the Board on March 10th.

For these reasons, we greatly appreciate the consideration of your office in continuing this matter and requesting it as requested, which we understand would be on April 13th at an hour to be determined. It would be our expectation that it will probably take at least an hour to present this case, with a spokesman for the petitioner, and several expert witnesses.



RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER  
 7225 Eastern Ave., 700' SW of the 67' of North Point Road  
 North Point Rd. (7225 Eastern Ave.), 12th District  
 OAK LAWN CEMETERY OF BALTIMORE COUNTY, Petitioner  
 Case No. 88-353-X

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  
 People's Counsel for Baltimore County

Peter Max Zimmerman  
 Deputy People's Counsel  
 Room 223, Court House  
 Towson, Maryland 21204  
 410-2188

I HEREBY CERTIFY that on this 24th day of January, 1988, a copy of the foregoing Entry of Appearance was mailed to James W. Brooks, Jr., Esquire, Piper & Marbury, 36 S. Charles St., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman  
 Peter Max Zimmerman

The Honorable J. Robert Haines  
 February 8, 1988  
 Page 2

Finally, at the present time, there is a revised plat dated January 27, 1988, being reviewed by Mr. Richards of your staff, and the primary change in addition to additional data from the original site plan of November 20, 1987, is the addition of a series of 8 mausoleums strayed to the east and west of the existing mausoleum in the front portion of the property.

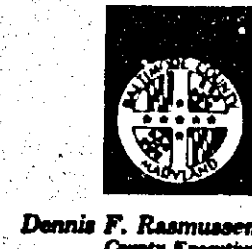
Also, an older storage building centrally located on the property has since acquired permits for reconstruction and upgrading and that is shown on the plat as well.

Thanking you and your staff for your kind attention to this request, and awaiting further word from your office, I am

Respectfully,  
 Newton A. Williams  
 Newton A. Williams

cc: Mrs. Owen Stephens, Zoning Office  
 James W. Brooks, Jr., Esquire  
 James Winn, Esquire  
 J. Finley Ransome, R.L.S.  
 Mr. Irvin O. Bauer, Jr.  
 Mr. Barry Alderson  
 Oak Lawn Cemetery

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353  
J. Robert Haines  
Zoning Commissioner



#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception  
Case number: 88-353-X  
SE/S Eastern Avenue, 700' SW c/l North Point Road  
(7225 Eastern Avenue)  
12th Election District - 7th Councilmanic District  
Petitioner: Oak Lawn Cemetery of Baltimore County  
HEARING SCHEDULED: THURSDAY, MARCH 10, 1988 at 2:00 p.m.

Special Exception: A cemetery.

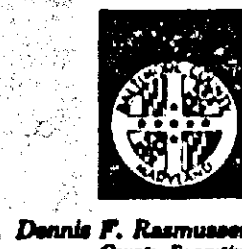
(FOR SNOW DATE, CALL 494-3391)

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, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
Zoning Commissioner of  
Baltimore County

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353  
J. Robert Haines  
Zoning Commissioner

FEB 11 1988



#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception  
Case number: 88-353-X  
SE/S Eastern Avenue, 700' SW c/l North Point Road  
(7225 Eastern Avenue)  
12th Election District - 7th Councilmanic District  
Petitioner: Oak Lawn Cemetery of Baltimore County  
HEARING SCHEDULED: WEDNESDAY, APRIL 13, 1988 at 9:00 a.m.

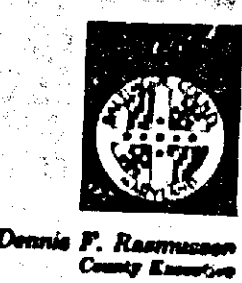
Special Exception: A cemetery.

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J. Robert Haines  
Zoning Commissioner of  
Baltimore County  
cc: James W. Brooks, Jr., Esq.  
Newton A. Williams, Esq.  
Mr. Irvin O. Bauer, Jr.  
File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353  
J. Robert Haines  
Zoning Commissioner

Date: 4/8/88



James W. Brooks, Jr., Esq.  
Piper & Marbury  
36 South Charles Street  
Baltimore, Maryland 21201

Re: Petition for Special Exception  
Case number: 88-353-X  
SE/S Eastern Avenue, 700' SW c/l North Point Road  
(7225 Eastern Avenue)  
12th Election District - 7th Councilmanic District  
Petitioner: Oak Lawn Cemetery of Baltimore County  
HEARING SCHEDULED: WEDNESDAY, APRIL 13, 1988 at 9:00 a.m.

Dear Mr. Brooks:

Please be advised that 11/25 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to this office until the day of the hearing itself.

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.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 50576  
DATE: 4-13-88  
AMOUNT: \$111.00  
RECEIVED FROM: Oak Lawn Cemetery  
FOR: 11/25 Hearing  
VALIDATION OR SIGNATURE OF CLERK



#### LEGEND

1. NORTH POINT BLVD
2. EASTERN AVE
3. BALTIMORE ST
4. GENERAL PULASKI HWY (US 40)
5. MERRITT BLVD
6. J F K MEMORIAL HWY

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th  
Date of Posting: 2/21/88  
Petitioner: Oak Lawn Cemetery of Baltimore County  
Location of property: 700' SW c/l North Point Road  
(7225 Eastern Avenue)  
Location of Sign: 1st pole of North Point Road - 1st pole on South Point Road  
Remarks: All signs to show that this is a cemetery  
Posted by: J. Robert Haines  
Number of Signs: 3

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:  
Petition for Special Exception  
Case number: 88-353-X  
SE/S Eastern Avenue, 700' SW c/l North Point Road  
(7225 Eastern Avenue)  
12th Election District - 7th Councilmanic District  
Petitioner: Oak Lawn Cemetery of Baltimore County  
HEARING SCHEDULED: WEDNESDAY, APRIL 13, 1988 at 9:00 a.m.  
Special Exception: A cemetery.  
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, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

#### CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle  
4 N. Center Place  
P.O. Box 8936  
Dundalk, Md. 21222  
March 24, 1988  
THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. Case #88-353-X - P.O. #98556 - Reg. #M11707 - 65 lines was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 25th day of March 1988; that is to say, the same was inserted in the issues of March 24, 1988

Kimbel Publication, Inc.  
per Publisher.  
By K.P. O'Brien

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines  
Zoning Commissioner  
P. David Fields  
Director of Planning and Zoning  
Zoning Petition Nos. 88-367-A, 88-369-A,  
88-370-A, 88-344-A, 88-345-A,  
SUBJECT: 88-366-A, 88-351-SFHX, 88-353-X, 88-371-A

RECEIVED  
MAR 1 1988  
ZONING OFFICE

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields per J. Haines  
P. David Fields  
Director

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel  
File

#### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 25, 1988

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

James W. Brooks, Jr., Esquire  
Piper & Marbury  
36 South Charles Street  
Baltimore, Maryland 21201

RE: Item No. 202 - Case No. 88-353-X  
Petitioner: Oak Lawn Cemetery of Baltimore County  
Petition for Special Exception

Dear Mr. Brooks:

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 any 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  
Chairman  
Zoning Plans Advisory Committee

JED:kkt

Enclosures

cc: J. Pinley Ranaune & Associates  
P.O. Box 10163  
Towson, Maryland 21285-0163

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., March 24, 1988  
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 March 24, 1988

THE JEFFERSONIAN,

Susan Shuster O'Brien  
Publisher

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

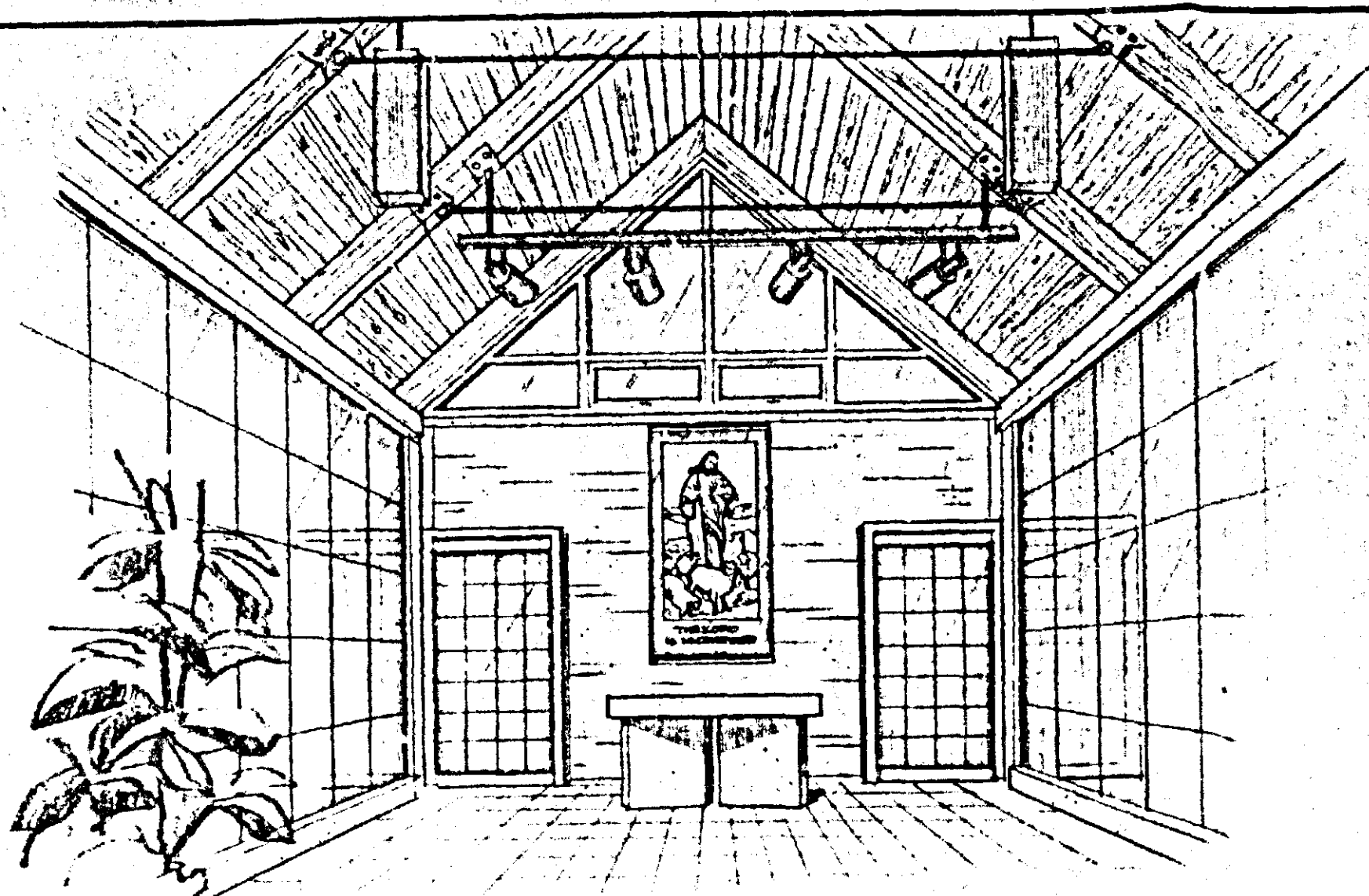
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 29th day of December, 1987.

J. Robert Haines  
ZONING COMMISSIONER

Petitioner Oak Lawn Cemetery of Baltimore County  
Petitioner's Attorney James W. Brooks, Jr., Esquire  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

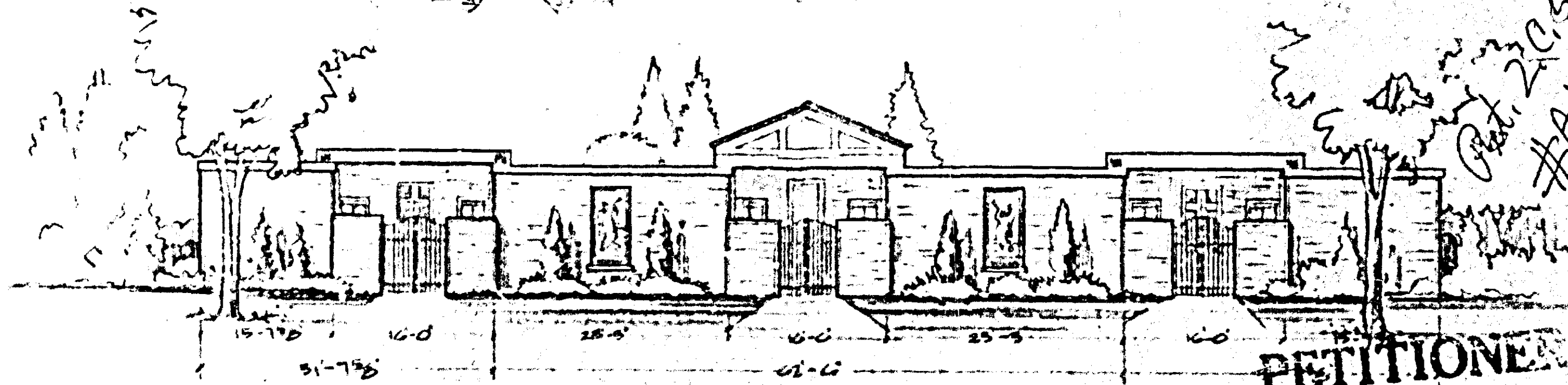
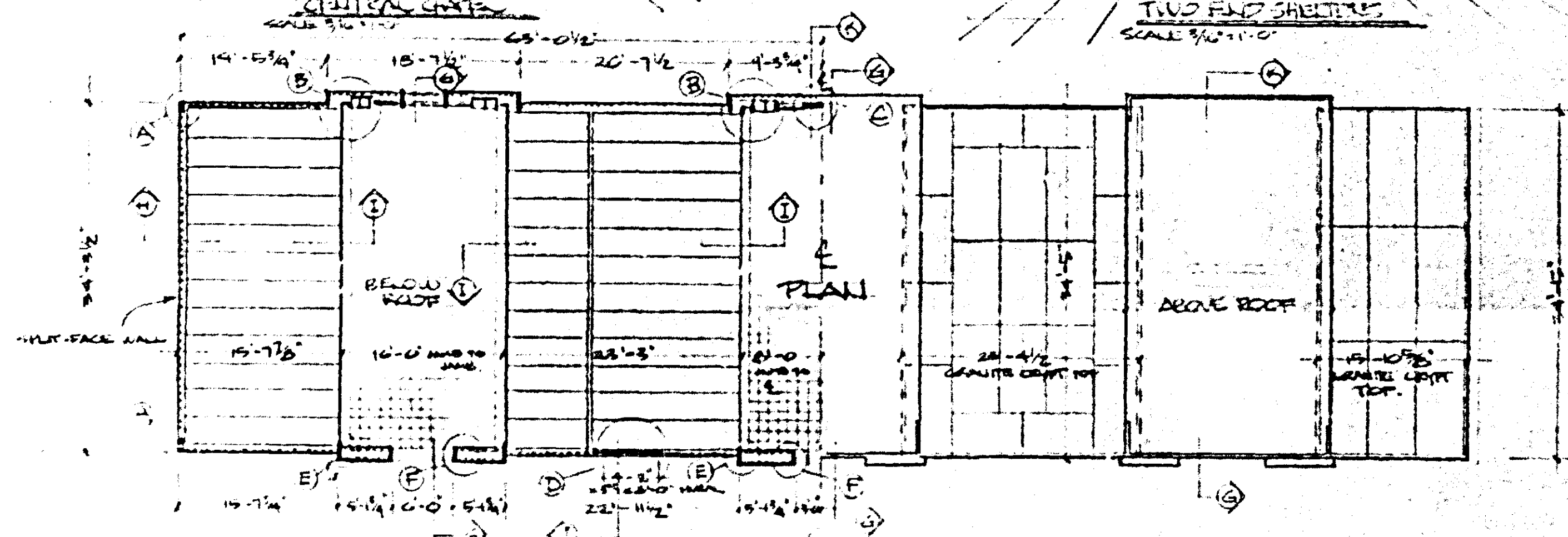
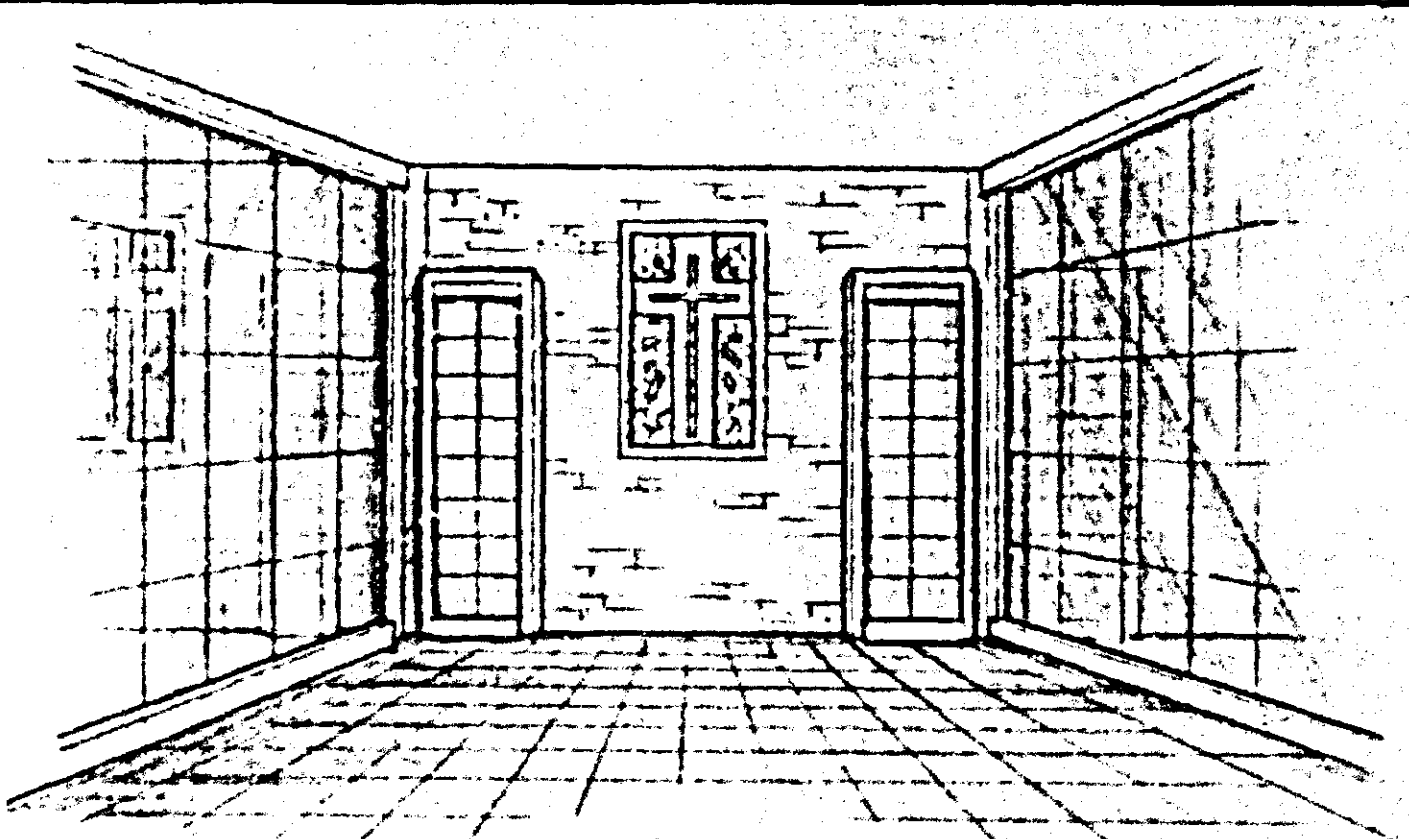
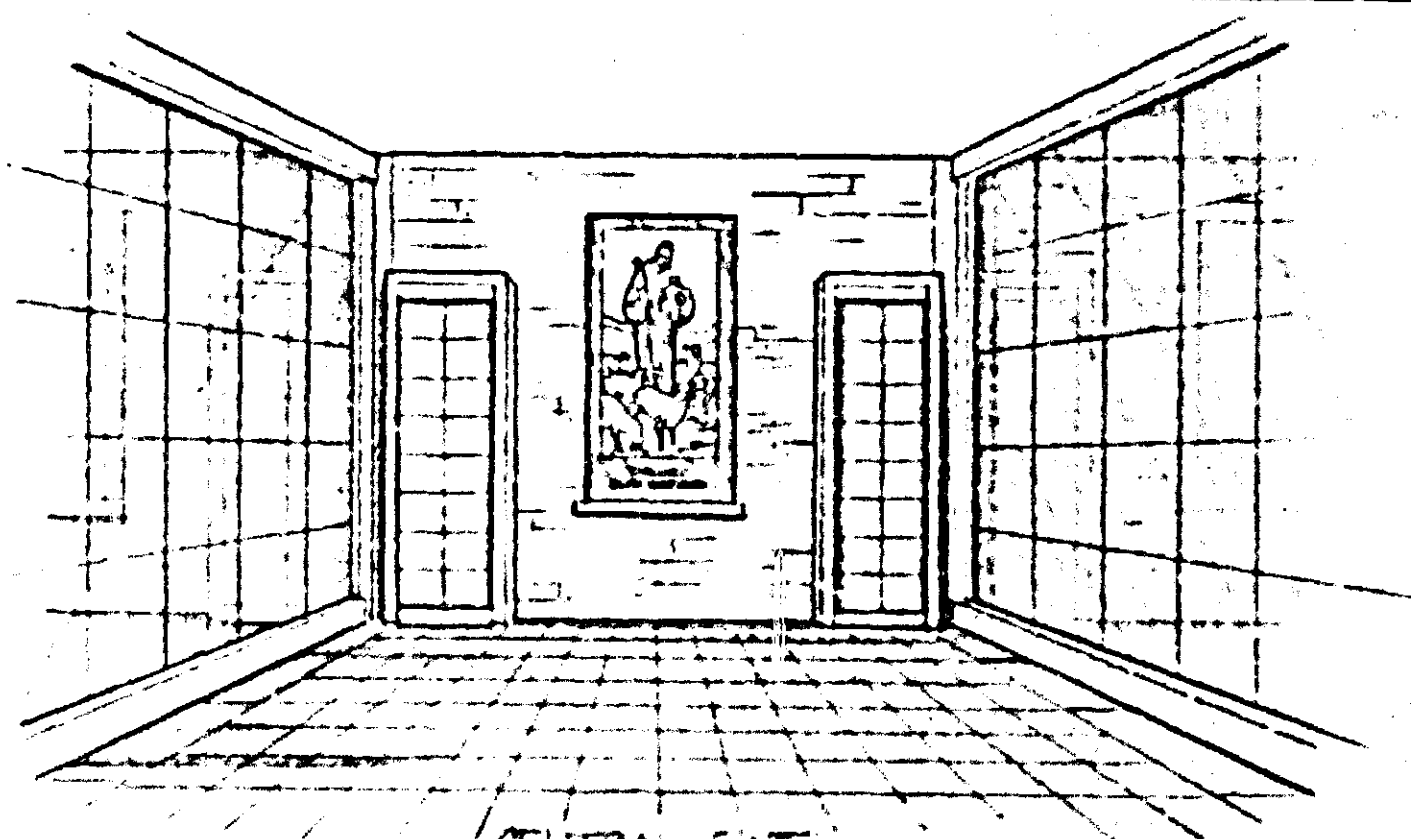
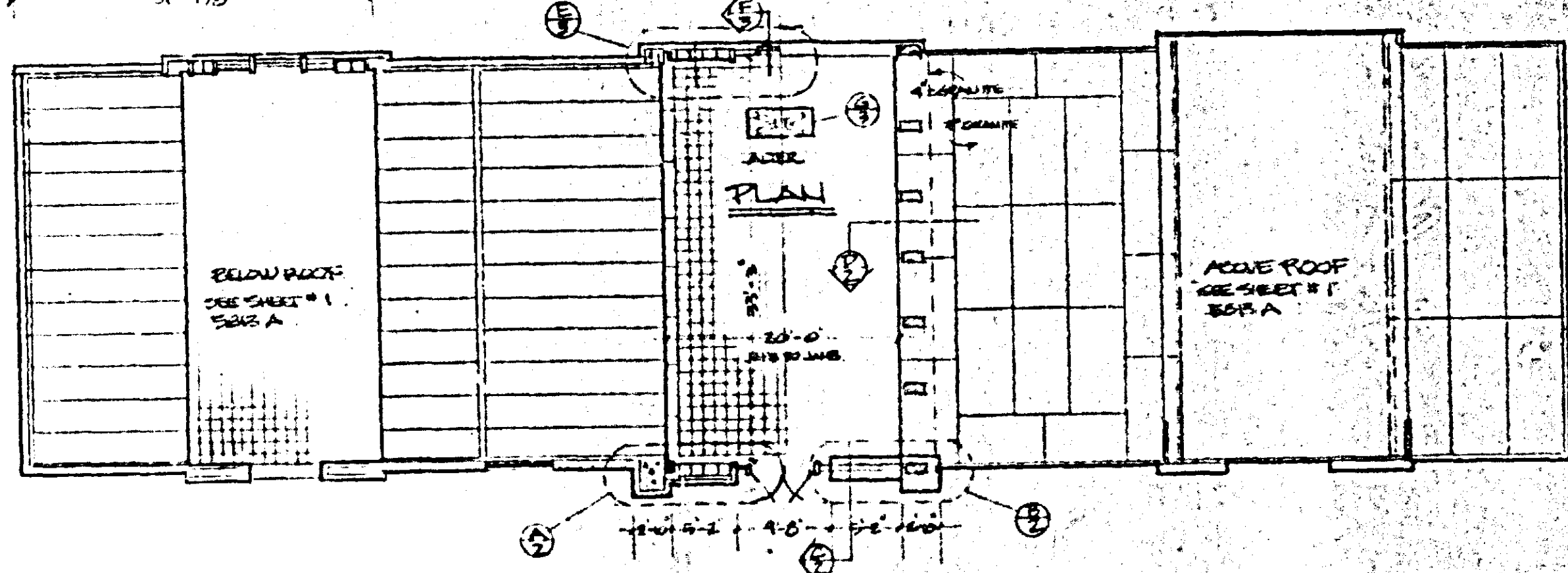
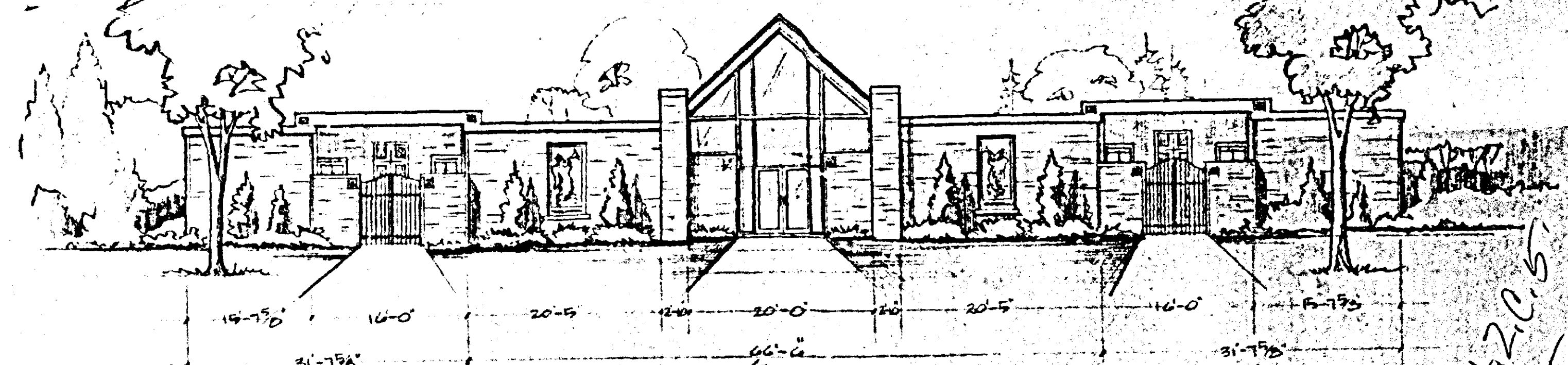




OAK LAWN CEMETERY  
BALTIMORE COUNTY  
BALTIMORE MARYLAND

IS SIMILAR TO 5813 A EXCEPT FOR THE CHANGES LISTED WITH 5813 B DETAILS FOR CHAPEL INCREASED CHAPEL WIDTH FROM 12'-0" TO 20'-0" CHANGED NICHES CABINET SIZES AND ADDED TWO MORE. CHANGED CHAPELS FRONT REAR WALL & ROOF. ADD CAP PIECE ON REAR WALL AND ADDED FRONT ENTRANCE COLUMNS AND WINDOWS FRONT & REAR. ALSO ADDED ALTER.

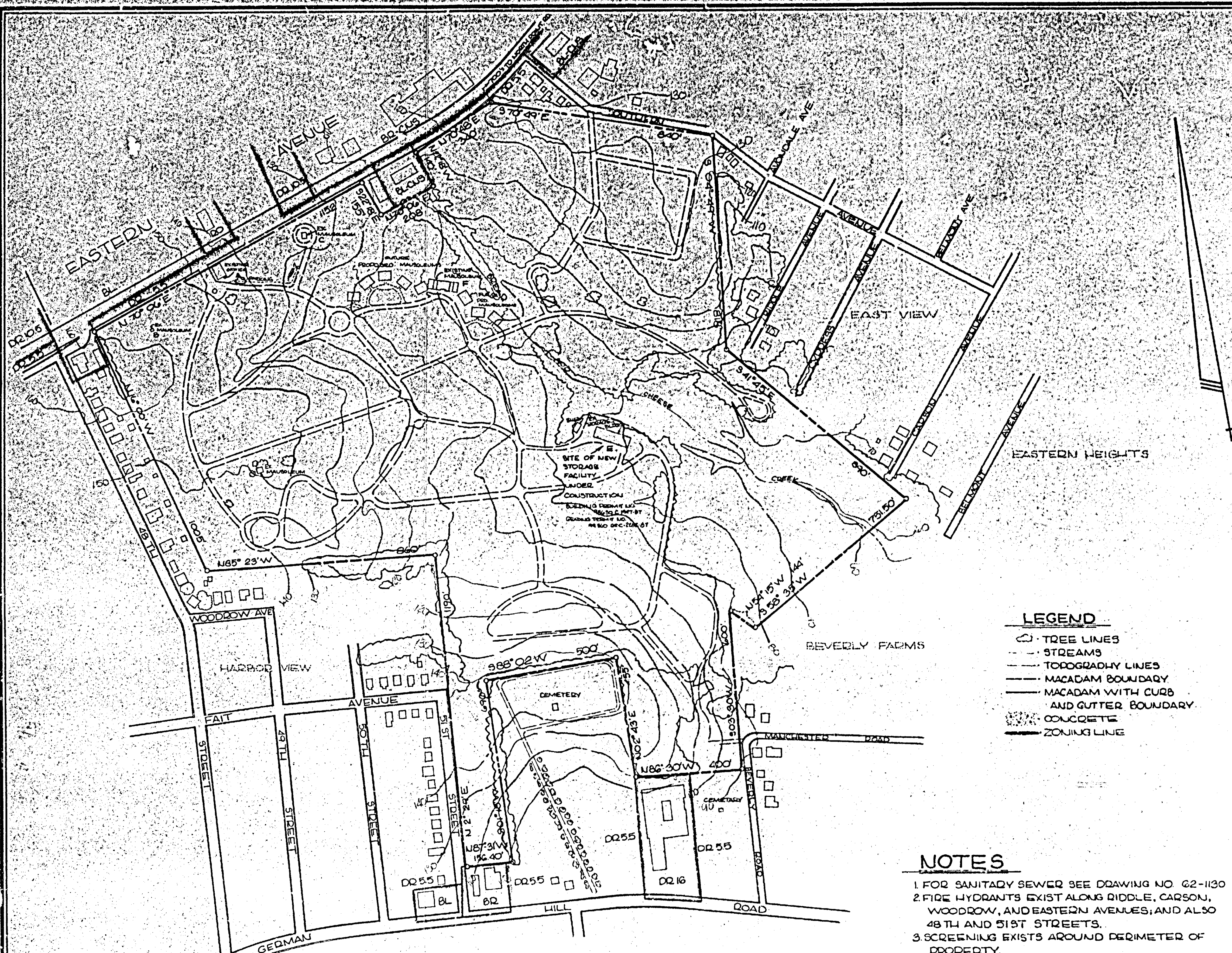
4" GRANITE AT INTERIOR ROOF PLS. UNDER ROOF TRUSSES BALANCE OF ROOF PIECES ON MAHS. 1", 3" GRANITE.



OAK LAWN CEMETERY  
BALTIMORE COUNTY  
BALTIMORE, MD  
Carnegie (Relish) Crpt. Fronts & Halls  
Moonlight Green (Freem.) Balance

FRONT ELEVATION

PETITIONER'S  
EXHIBIT 5

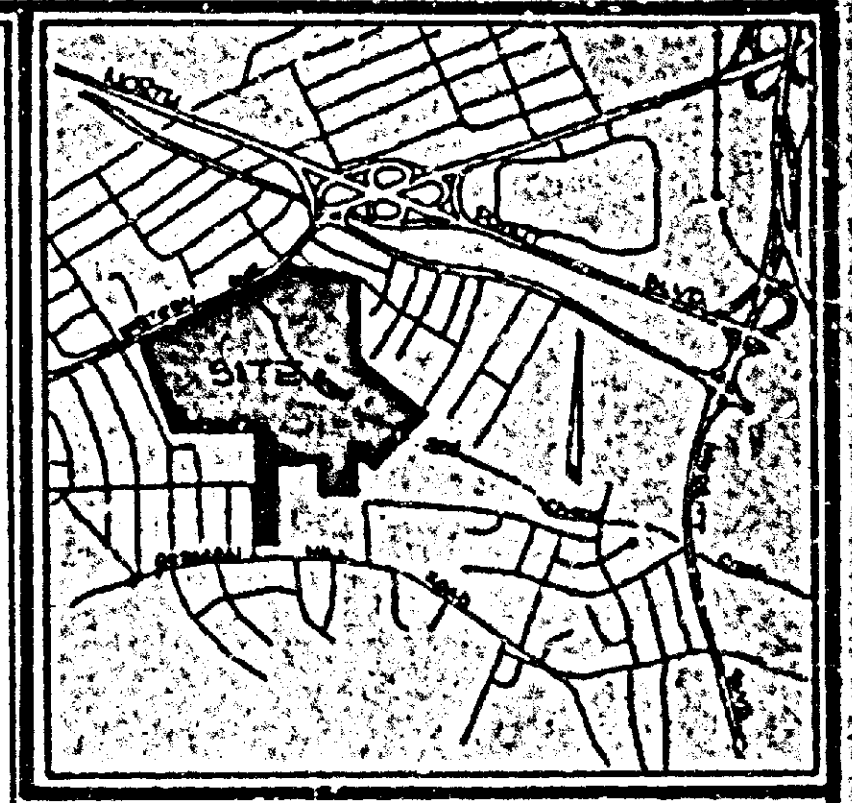


#### LEGEND

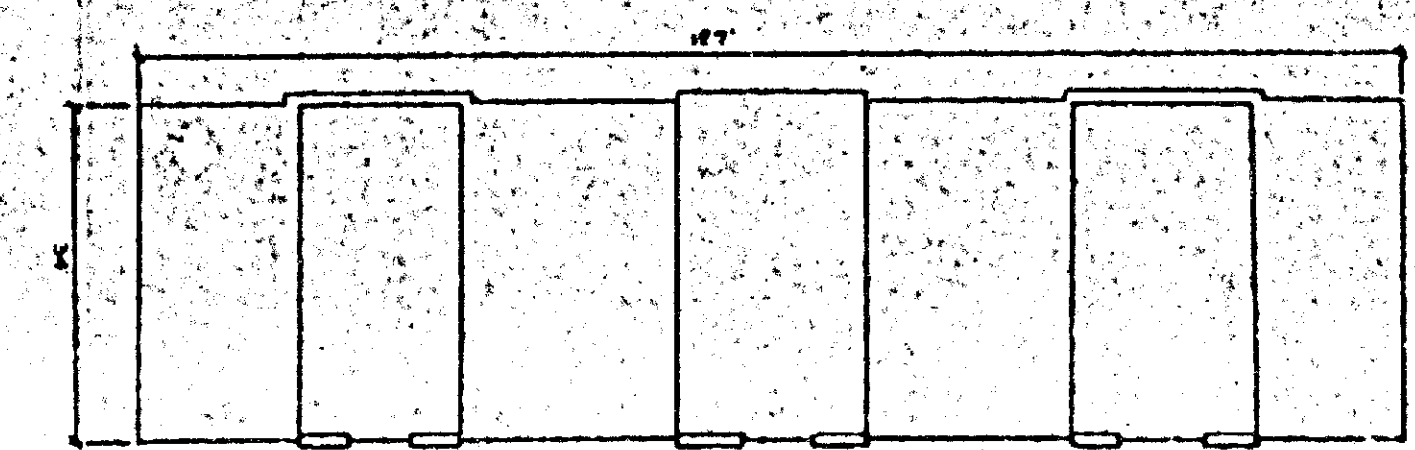
- TREE LINES
- STREAMS
- TOPOGRAPHY LINES
- MACADAM BOUNDARY
- MACADAM WITH CURB AND GUTTER BOUNDARY
- CONCRETE
- ZONING LINE

#### NOTES

1. FOR SANITARY SEWER SEE DRAWING NO. 62-1130
2. FIRE HYDRANTS EXIST ALONG RIDDLE, CARSON, WOODROW, AND EASTERN AVENUES, AND ALSO 48TH AND 51ST STREETS.
3. SCREENING EXISTS AROUND PERIMETER OF PROPERTY.
4. PAVING EXISTS - FOR PROPOSED PAVING SEE DETAIL ON THE PARTIAL SITE DEVELOPMENT PLAN, ROBERT J. BAYER & ASSOCIATES DATED 10-21-87
5. PARKING DATA  
EXISTING OFFICE - 1 SPACE PER 9 EMPLOYEES  
REQUIRED - 3 SPACES  
PROVIDED - 3 SPACES  
NEW STORAGE BUILDING  
REQUIRED - 5 SPACES  
PROVIDED - 6 SPACES
6. EXISTING ZONING - ENTIRE TRACT DQ 55
7. TAX ACCOUNT NUMBERS  
12-15-000123888  
12-19-039080887  
12-11-056840884
8. TOPOGRAPHY SHOWN HEREON IS APPROXIMATE - COMPILED FROM BALTIMORE COUNTY TOPOGRAPHIC MAPS.



VICINITY MAP  
1" = 2000'



DETAIL F  
EXISTING MAUSOLEUM  
SCALE 1" = 20'

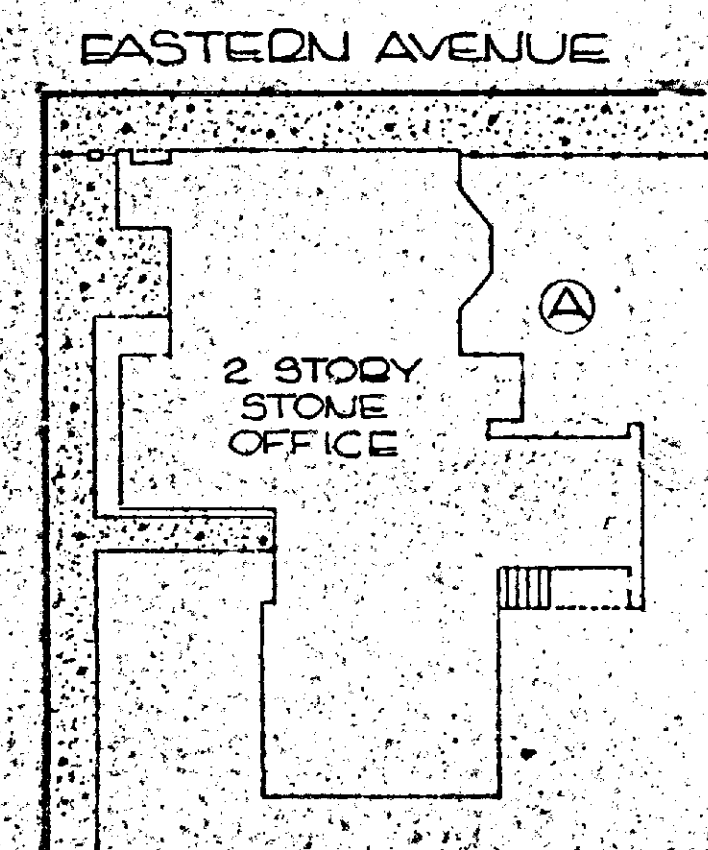
### PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR CEMETERY OAKLAWN CEMETERY

7225 EASTERN AVENUE BALTIMORE, MARYLAND 21224  
12TH ELECTORAL DISTRICT BALTIMORE COUNTY, MARYLAND

# 202 (58-253)  
revised 1/20/88  
more copies coming  
Coul 2/3/88

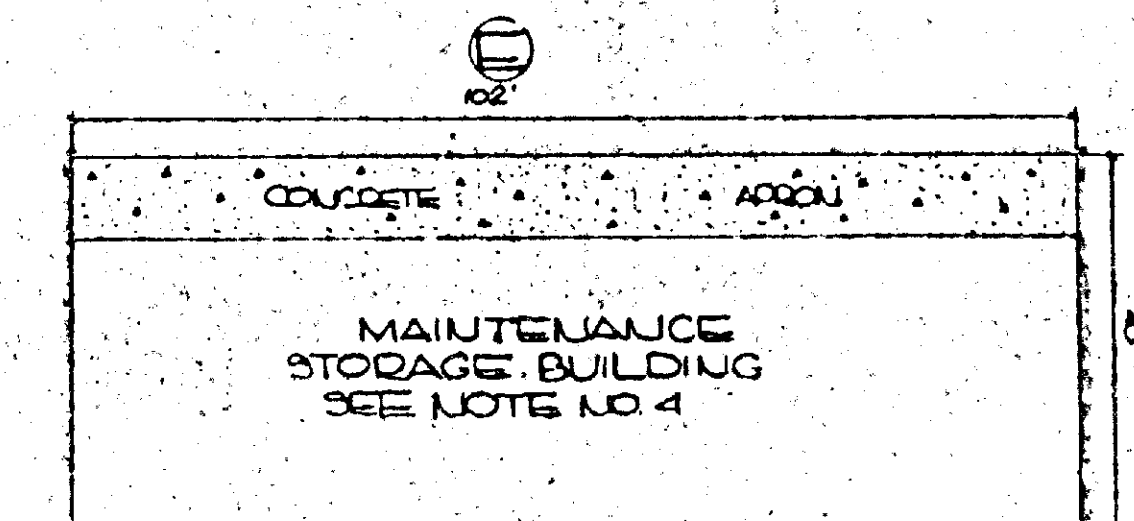
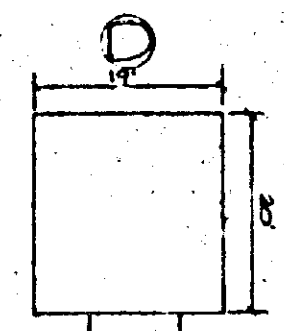
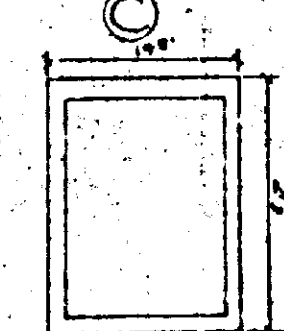
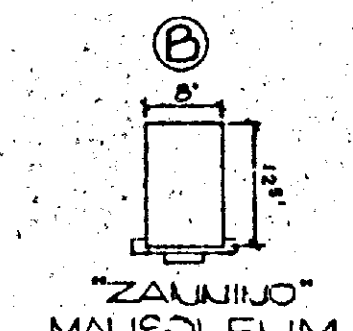
REVISION 27 JANUARY 1988

|                                                                                                                                        |                        |
|----------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| SCALE: 1" = 200'                                                                                                                       | DATE: 20 NOVEMBER 1987 |
|                                                                                                                                        |                        |
| <b>J. FINLEY RANSOME &amp; ASSOCIATES</b><br>REGISTERED<br>LAND SURVEYORS<br>P.O. BOX 10160<br>TOWSON, MARYLAND 21285-0160<br>663-7448 |                        |
| J# 8704-304                                                                                                                            | F# 126-004             |



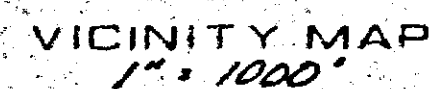
#### DETAILS

SCALE 1" = 20'









**7225 Eastern Avenue  
12th ELECTION DISTRICT  
BALTIMORE COUNTY MARYLAND**

Permit No: B252845 11/02/95

TOTAL DISTURBED AREA - 4,600 ±

TO ACCOMPANY STI PLAN  
APR'D 4/10/36 JWD.

4/00/96 - ADD GENERAL NOTES 1 THRU 6 PER L.L.O.R.  
REVISED: 11/02/95 - ADD MAUSOLEUM ADDITIONS

SCALE: 1" = 20'

DATE: MAY 23, 1995



**J. FINLEY RANSOME  
& ASSOCIATES**

**REGISTERED  
LAND SURVEYORS  
P.O. BOX 10160  
TOWSON, MARYLAND  
21285-0160  
666-7448**

J# 9505-1040

F# 12B-004

1. OWNER:  
OAKLAWN CEMETERY INC  
7225 EASTERN AVENUE  
BALTIMORE, MD 21224  
ATTN: MR BARRY ALDERSON  
PHONE: 285-4144

2. Tax Account No.'s:  
12-15-000123888  
12-19-039080887  
12-11-036840884

### 3. CURRENT ZONING - DR 5.5

#### 4. ZONING CASES & WAIVERS:

SPECIAL EXCEPTION - CASE No 88-353-X  
CRG WAIVER - W-89-78  
LIMITED EXEMPTION - DRC No. 020560

### 5. BUILDING PERMITS:

STORAGE BUILDING - 5/80 - 78430  
GRADING PERMIT - 7/80 - 79360GR  
MAUSOLEUM - 9/89 - B032563  
ADDITIONS - 11/75 - B252845

C. SEE ALSO:

SPIRIT & INTENT LETTER DATED 1/18/96  
APPROVED 1/22/96

SPIRIT & INTENT LETTER DATED 3/21/76  
APPROVED 3/27/76