



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

Mr. Ned Fowler
April 11, 2000
Page 2

April 13, 2000

Mr. Ned Fowler
SCI Management L.P.
P.O. Box 130548
Houston, TX 77219-0548

Dear Mr. Fowler:

RE: Zoning Verification, Gardens of Faith, 5598 Trumps Mill Road, 14th Election District

Your letter to Mr. Jablon dated March 16, 2000 has been referred to me for reply. No site plan information was included with your letter.

The above referenced property is currently zoned D.R.3.5. Enclosed, please find a copy of a portion of Baltimore County zoning maps NE-6E and 6F.

You may contact the Baltimore County Office of Planning at 401 Bosley Avenue, Towson, Maryland 21204, (410) 887-3211 to discuss Master Plan considerations.

Cemetery use is permitted in the aforementioned zone by the grant of a Special Exception from the Zoning Commissioner for Baltimore County. The proposed use would be subject to the requirements of Sections 401 and 502 of the Baltimore County Zoning Regulations (B.C.Z.R.). I have included information on the Special Exception process.

If the cemetery has existed prior to the inception of zoning regulations in Baltimore County, which occurred in 1945, and the use has continued uninterrupted since that date it may be considered as non-conforming. Non-conforming uses are subject to the requirements of Section 104, B.C.Z.R. A search of the zoning records shows multiple cases associated with this property. These cases include but are not limited to 2900-S, 65-23-SPH, 84-144-SPH, 94-13-SPHA, 95-332-SPH, and 96-249-A. I have included a copy of the order for the latter case. This is not to be considered the extent of zoning history for this property. It would be advisable to engage an attorney familiar with Baltimore County zoning who can research the case files and assess the present and potential status of the property.

Mausoleums are considered to be non-residential principal structures and are subject to the requirements of Section 1B01.2.C.1.a, B.C.Z.R. A thorough assessment of the zoning case history for this property may show zoning relief granted for setback and design requirements.

Pursuant to Section 1B01.1.C.9, B.C.Z.R. funeral establishments are permitted by Special Exception in the D.R. zones. Setbacks are pursuant to Section 1B01.2.C.1.a., B.C.Z.R. Residential transition area requirements as per Section 1B01.1.B.1. will apply.

All development within Baltimore County must have full development, zoning and permit approval. You may contact the Office of Development Management at 111 West Chesapeake Avenue, Towson, Maryland 21204, (410) 887-3335 for inquiries pertaining to site construction issues and the development approval process. You may contact the Office of Permits at the address above, (410) 887-3900 for building permit application requirements. I am enclosing a copy of the zoning checklist requirements non-residential properties for your use. Additionally, I am including information on how to purchase a copy of the B.C.Z.R. If you plan to develop in the county, it is strongly advised you obtain these regulations.

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,

Lloyd T. Moxley
Planner II
Zoning Review

LTM:kew

IN RE: PETITIONS FOR SPECIAL HEARING &
ZONING VARIANCE
SEC Lillian Holt Drive and
Trumps Mill Road (5598)
Gardens of Faith Cemetery
14th Election District
6th Councilmanic District
Gibraltar Mausoleum Company
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-13-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Variance for the property located at 5598 Trumps Mill Road, in the Overlea section of Baltimore County. The property is more well known as the location of the Gardens of Faith Cemetery. As to the Petition for Special Hearing, the property owner seeks approval of an expansion of the service area and a confirmation of the actual on site placement of the existing office, maintenance building and existing garage building, all as shown on the site plan marked as Petitioner's Exhibit No. 1. Further, the Petitioner seeks a modification of the relief afforded in cases No. 2900-S and 65-23-SPH.

As to the Petition for Zoning Variance, relief is sought for a number of proposed and existing improvements. Primarily, variances are requested from Sections 1801.1.B.1.c and 1801.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.). A comprehensive list of the variances requested is attached hereto and made a part hereof, marked as Exhibit A.

Appearing at the hearing held for this case was Sarah Rex, District Manager for the Gibraltar Mausoleum Co., property owner. Also appearing in support of the Petition was Geoff Schultz, Engineer/Surveyor of McKee and

Associates, Inc., who prepared the site plan. This site plan was offered and accepted into the record as Petitioner's Exhibit No. 1. The Petitioner was represented by Newton A. Williams, Esquire. Charles Wilson, a neighbor, who resides at 1 Trumps Court also appeared as an interested party. There were no Protestants present.

Testimony and evidence presented was that the subject site is 96.33 acres in gross area and is zoned D.R.3.5. As noted above, the property is the site of the Gardens of Faith Cemetery. The property is near the junction of the Baltimore Beltway (I-695) and I-95. Further, the property immediately abuts Trumps Mill Road to the south and Lillian Holt Drive to the west. Ms. Rex testified that her company acquired the site in August of 1992. Gibraltar Mausoleum Company is a national company which specializes in the ownership and operation of cemeteries and similar facilities. The company owns a number of cemeteries in the Baltimore Metropolitan area and numerous sites across the country.

As to the prior zoning history of the property, same was approved for use as a cemetery or burial ground within case No. 2900-S on May 24, 1954. Under case No. 65-23-SPH, a setback variance was granted permitting a minimum distance of 20 ft. from the existing right of way for Trumps Mill Road to any permanent structures and/or grave sites on the property. As shown on the site plan, the cemetery is divided into a number of sections. Ms. Rex indicated that there are approximately 17,000 existing graves at this site, however, there is a substantial amount of room for more. As is the case with most cemeteries, the predominant use of the total acreage is for grave sites. A small portion of the site on the southeast corner of the tract is reserved for the administrative/maintenance facilities.

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Specifically, there exists on this portion of the site a large 80 ft. by 40 ft. metal garage which houses the maintenance staff and machinery. Ms. Rex indicated that approximately 12 employees work out of this maintenance garage. The nature of the existing use requires continuing upkeep and care of the property and grave sites. As shown in the photographs submitted, the property is well landscaped and neatly kept.

Also presently existing on the property is a small 32 x 20 ft. garage building. This building is also utilized by administrative/maintenance personnel for the upkeep and operation of the facility.

Ms. Rex noted that the two buildings presently in place are insufficient to accommodate the staffing needs for the site. Particularly, she noted that office administration locations for the sales representatives and other white collar employees of the site are located off of the property. That is, due to the lack of administrative/office space on the property, the sales representatives and other managers of the property are located at several different locations offsite. In order to remedy this deficiency, construction of a 70 ft. x 50 ft. office building is proposed as shown on the site plan. Further, a parking lot to accommodate the public and employees is proposed. This office building will provide needed space and accommodate the needs of the staff.

As noted in Exhibit A and on the site plan, the variances which are requested all relate to the existing and proposed buildings. Specifically, in that the buildings are located on the southeast corner of the site, they are near the property line. The Petitioner noted that the buildings should be located, where proposed, so as not to interfere with the balance of the use of the property for grave sites. Further, in order to cluster all administrative/maintenance buildings in the same area, the proposed struc-

-3-

tures must be located where shown on the site plan. Obviously, development of the property in this manner, utilizes a reasonable traffic and architectural scheme for the entire site. Moreover, public utilities are available only to this portion of the property. For all of these reasons, the Petitioner seeks the variances and special hearing relief.

Geoff Schultz, from the engineering firm which prepared the plan, also testified. He noted a small red line change to the location of the building which does not affect the variances proposed. He also discussed the contemplated landscaping which will buffer the proposed building from the adjacent property. This property, which is owned and occupied by an elderly gentleman is the only residential property which will be impacted by the proposed improvements. Further, the Petitioner produced a letter from that property owner, Emory Pachter, evidencing his support for the project.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 206 (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).

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It is clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variances requested, and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variances will be in strict harmony with the spirit and intent of the B.C.Z.R.

As to the special hearing, I am, likewise, persuaded that same should be granted. Clearly, development of the property in the manner proposed will not be detrimental to the health, safety and general welfare of the locale and complies with all of the standards set forth in Section 502.1 of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of August, 1993, that variances from Sections 1801.1.B.1.c, and 1801.2.C.1.a. of the Baltimore County Zoning Regulations (B.C.Z.R.) attached hereto and made a part hereof, marked as Exhibit A, be and is hereby GRANTED; and,

-5-

IT IS FURTHER ORDERED that a Petition for Special Hearing for approval of an expansion of the service area and a confirmation of the actual onsite placement of the existing office, maintenance building and existing garage building, all as shown on the site plan marked as Petitioner's Exhibit No. 1., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that approval for modification of the relief afforded in cases No. 2900-S and 65-23-SPH, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

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 30 day 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.

LES:mmm

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 8/11/93
By *Sh. Dantz*

-6-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 11, 1993

Newton A. Williams, Esquire
Nolan, Plumbhoff and Williams, Chtd.
210 W. Pennsylvania Avenue
Court Towers
Towson, Maryland 21204

RE: Case No. 94-13-SPHA
Petitions for Special Hearing and Variance
Gibraltar Mausoleum, Petitioner

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

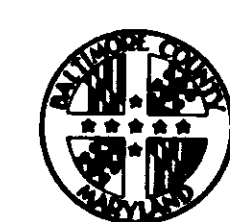
Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

encl.

cc: Ms. Sarah Rex, 1 Vale Road, Suite 100, BelAir, Md. 21014
Mr. Geoff Schultz, McKee and Assoc., Inc.



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 5598 Trumps Mill Road
Gardens of Faith Cemetery - Lillian Holt Drive
which is presently zoned D.R.3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property shown 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 502.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve an expansion of the service area and a confirmation of the actual, on site placement of the existing office, maintenance building and the existing garage building as shown on the attached plan, to modify Cases 2900S and 65-23-SPH.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Current Petitioner/owner: (Type or Print Name) Signature Address City State Zip	Legal Owner: Gibraltar Mausoleum Company (Type or Print Name) Signature Craig McGinnis, Vice President (Type or Print Name) Signature 9102 Meridian Street, 1-800-866-6287 Address Indianapolis, Indiana 46260 City State Zip Name, address and phone number of representative to be contacted. Newton A. Williams 700 Court Towers 210 W. Pennsylvania Avenue 823-7800 Towson, MD 21204 Petitioner GIBRALTAR MAUSOLEUM COMPANY Authorized Signature of Petitioner The following date is available for hearing All Signature Date
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#12



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5598 Trumps Mill Road
Gardens of Faith Cemetery - Lillian Holt Drive
which is presently zoned D.R.3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
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 a Variance from Section(s)

See attached Exhibit A

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

See attached Exhibit B

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

Contract Purchaser/Leasee
Type of Petition
Signature
Address
City
State
Zip Code
Attorney for Petitioner
Newton A. Williams, Esquire
Nolan, Plunhoff & Williams, Chtd.
Type of Petitioner
Signature
Address
City
State
Zip Code
ESTIMATED LENGTH OF HEARING
unavailable for hearing
the following date
OTHER
REVIEWED BY
DATE

I, or we, 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

Gibraltar Mausoleum Company

Type of Petitioner

Signature

Craig McGinnis, Vice President

Type of Petitioner

Signature

9102 Meridian Street, 1-800-866-6287

Indianapolis, Indiana 46260

City

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Newton A. Williams

700 Court Towers

Towson, MD 21204

City

State

Zip Code

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following date

OTHER

REVIEWED BY

DATE

EXHIBIT A

Variances from Section 1B01.1B.1.C. pursuant Section 1B01.1B.1.C., as follows:

NEW BUILDING AND NEW PARKING LOT

- As to the proposed new office building, an R.T.A. setback variance of 53 feet for the required 75 feet; and
- As to the proposed new parking lot for the new building, placement partially within the 50 foot R.T.A. buffer area",

EXISTING METAL GARAGE

- As to the existing metal garage, an R.T.A. setback variance of 12 feet for the required 75 feet; and
- As to the existing metal garage, retained placement entirely in the R.T.A. buffer area.

EXISTING MAINTENANCE AND OFFICE BUILDING AND PARKING LOT

- As to the existing, maintenance and office building an R.T.A. setback variance of 36 feet for the required 75 feet; and
- As to the existing, maintenance and office building, retained placement partially within the 50 foot R.T.A. buffer area.
- As to the existing parking lot and driveway areas for this maintenance and office building an R.T.A. setback variance of 4 feet for the required 75 feet; and
- As to the existing parking lot and driveway areas for this maintenance and office building retained placement partially within the 50 foot R.T.A. buffer.

EXISTING METAL GARAGE

- A variance from Section 1B01.2C.1.a.as to the existing, metal garage, to permit an existing non-residential, principal building setback of 12 feet for either a 20 foot side yard or 30 foot rear yard as the case may be.

4653C (1)

EXHIBIT B

- The proposed new, less than 3,500 square foot, upscale office building is needed to properly serve this community cemetery, and will enhance this area of the cemetery.
- There is only one home that sets up this R.T.A. area.

- There is an existing cemetery office and maintenance building within 35 feet of the property line and 135 feet of the same dwelling, as well as an existing cemetery garage within 15 feet of the property line and 102 feet of the same house.

- The new, upgrading owners of the cemetery wish to place the new, residential appearing office buildings near the existing cemetery buildings, and cannot do so without the requested variances.

- The requested variances will place the new residential appearing office building away from the homes in the area to the south and the west.

- That is impractical to relocate the existing garage and the existing maintenance and office building with parking lot and driveways both of which were placed near the southern boundary line, in the rear of this parcel before the 1971 Zoning Regulations, and subsequent revisions which established R.T.A. requirements and other changes to the Regulations.

- That the proposed corner area in the rear of the cemetery is the only space available for offices, the rest being graves and/or without all needed public utilities which are available in this corner.

4653C (2)

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 7/23/93
Posted for: Newton A. Williams, Esquire
Petitioner: Gibraltar Mausoleum Company
Location of property: 5598 Trumps Mill Road, Gardens of Faith Cemetery
Location of Sign: Located at entrance to cemetery at Trumps Mill Rd.
Remarks:
Posted by: [Signature] Date of return: 7/23/93
Number of Signs: 2

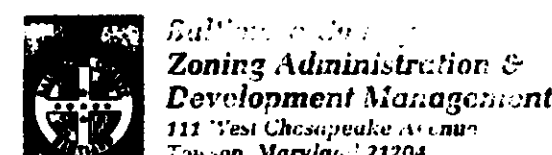
CERTIFICATE OF PUBLICATION

TOWSON, MD. July 22, 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 22, 1993.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD., TOWSON



Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-061-6150

Number

Date
Gibraltar Mausoleum Co
020-1-250
040-1-250
\$500

Cashier Validation

COPIES OF RECEIPT
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

July 14, 1993

(410) 887-3353

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-13-SPHA (Item 12)
5598 Trumps Mill Road - Gardens of Faith Cemetery
SEC Lillian Holt Drive and Trumps Mill Road
14th Election District - 6th Councilmanic
Petitioner(s): Gibraltar Mausoleum Company
HEARING: MONDAY, AUGUST 9, 1993 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special hearing to approve an expansion of the service area and a confirmation of the actual, on-site placement of the existing office, maintenance building, and the existing garage building as shown on the submitted plan, to modify case #2900-S and #65-23-SPH.
Variance to permit R.T.A. setbacks of 53, 12, 36, and 4 feet, respectively, in lieu of the required 75 feet for the proposed new office building, existing metal garage, existing maintenance and office building, and the existing parking lot and driveway areas for the maintenance and office building; to permit placement partially within the 50 foot R.T.A. buffer area for the proposed new parking lot for the new building; to permit retained placement partially within the 50 foot R.T.A. buffer area for the existing maintenance and office building, and for the existing parking lot and driveway areas for the maintenance and office building; to permit retained placement entirely in the R.T.A. buffer area for the existing metal garage; and to permit an existing non-residential, principal building setback of 12 feet for either a 20 foot side yard or 30 foot rear yard as the case may be for the existing metal garage.

Arnold Jeklin
Director

cc: Gibraltar Mausoleum Company
Newton A. Williams, Esquire

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

Printed on Recycled Paper

94-13-SPHA

MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555
Facsimile: (410) 527-1563

June 22, 1993



ZONING DESCRIPTION OF
GARDENS OF FAITH CEMETERY
5598 TRUMPS MILL ROAD
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the southeast side of Lillian Holt Drive (70 feet wide) at the intersection with the northeast side of Trumps Mill Road (30 feet wide); thence running along the southeast side of Lillian Holt Drive, North 06° 47' 57" East 15.17 feet, by a curve to the left, having a radius of 714.07 feet, and an arc length of 297.18 feet, and North 36° 48' 20" East 2,283.49 feet to a point; thence running South 62° 59' 21" East 484.48 feet to a point on the southwest side of the Baltimore Beltway; thence running along said southwest side, South 34° 16' 29" East 262.40 feet, South 36° 18' 20" East 451.28 feet and South 31° 44' 25" East 216.29 feet to a point; thence running South 18° 16' 29" West 406.77 feet, South 03° 47' 05" East 354.20 feet, South 18° 16' 29" West 1,327.26 feet, South 18° 16' 29" West 30.87 feet to a point in the centerline of Trumps Mill Road, South 18° 16' 29" West 35.48 feet, North 62° 59' 21" West 2,051.68 feet, North 25° 25' 39" East 23.29 feet, North 64° 34' 21" West 87.47 feet, by a curve to the right, having a radius of 263.00 feet, and an arc length of 101.10 feet to the point of beginning. Containing 96.44 gross acres of land, more or less.

Being all that land as recorded in deeds 3183/204, 3319/131, 3527/391, 3847/115, 4049/16, and 4101/476. Also known as 5598 Trumps Mill Road and located in the 14th Election District.

W: PUBLISHER PUBLISHING COMPANY
July 22, 1993 Issue - Jeffersonian

Please forward billing to:

Harry Todd
c/o Gibraltar Mausoleum Company
9102 Meridian Street
Indianapolis, Indiana 46260
1-800-866-6287

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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Variance to permit R.T.A. setbacks of 53, 12, 36, and 4 feet, respectively, in lieu of the required 75 feet for the proposed new office building, existing metal garage, existing maintenance and office building, and the existing parking lot and driveway areas for the maintenance and office building; to permit placement partially within the 50 foot R.T.A. buffer area for the proposed new parking lot for the new building; to permit retained placement partially within the 50 foot R.T.A. buffer area for the existing maintenance and office building, and for the existing parking lot and driveway areas for the maintenance and office building; to permit retained placement entirely in the R.T.A. buffer area for the existing metal garage; and to permit an existing non-residential, principal building setback of 12 feet for either a 20 foot side yard or 30 foot rear yard as the case may be for the existing metal garage.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3351.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 2, 1993

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
700 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Case No. 94-13-SPHA, Item No. 12
Petitioner: Gibraltar Mausoleum Company
Petition for Special Hearing and Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 July 8, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 23, 1993
Zoning Administration and Development Management

FROM: Robert W. Bowling, Senior Engineer
Development Plan Review

RE: Zoning Advisory Committee Meeting
for July 26, 1993
Item No. 12

The Development Plan Review Section has reviewed the subject zoning item. The permit that is required for the proposed expansion makes this site subject to the Landscape Manual.

RWB:s



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

7-15-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-13 (CAM)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 29, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 9, 11, 12, 18, 19, 21, 24, 25, 26, 29, 32, 33, 34, 37 and 39.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kern

PK/JL:lw

ZAC.9/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

August 11, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #12 - Gibraltar Mausoleum
5598 Trumps Mill Road
Zoning Advisory Committee Meeting of July 19, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains and the Baltimore County Forest Conservation Regulations.

JLP:sp

GIBRAL/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Zoning Advisory Committee DATE: July 16, 1993

FROM: Captain Jerry Pfeiffer

SUBJECT: July 26, 1993 Meeting

- | | |
|-----|--|
| #8 | No Comments |
| #9 | No Comments |
| #11 | No Comments |
| #12 | Buildings shall comply with the 1991 Life Safety Code.
Fire hydrant locations need to be shown. |
| #13 | Building shall comply with the 1991 Life Safety Code. |
| #14 | No Comments |
| #15 | No Comments |
| #16 | No Comments |

RECEIVED
JUL 28 1993

ZADM

Helene Kehring

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 13, 1993

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
700 Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: 94-13-SPHA, Case No. 12

Dear Mr. Williams:

Enclosed are copies of DEPRM comments received on August 13, 1993 for case number 94-13-SPHA.

If there are any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

Charlotte Minton
Charlotte Minton

Enc.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SEC Lillian Holt Dr. & Trumps :
Mill Rd. (5598 Trumps Mill Rd.) : OF BALTIMORE COUNTY
Gardens of Faith Cemetery, :
14th Election District, : Case No. 94-13-SPHA
6th Councilmanic District :
GIBRALTAR MAUSOLEUM COMPANY, :
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.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 23rd day of July, 1993, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, Chtd., 700 Court Towers, 210 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
JUL 28 1993

ZADM

August 6, 1993

TO WHOM IT MAY CONCERN:

I am the owner of property adjacent to the rear property line of Gardens of Faith. My property fronts on Trumps Mill Road.

I am aware of the proposed improvements to the cemetery and that the owners of Gardens of Faith want to construct an office building. I've been shown their plans and discussed with them the appearance of the office building and their landscaping plans.

The past and present ownership of Gardens of Faith and I have always had a cordial, cooperative relationship. I have found them to be a good neighbor. I have no objection to their plans.

Sincerely,

Henry Fischer

MEMORIAL GARDENS HDO
14180929484
P.01

NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX: (410) 296-2765

TELETYPE COVER PAGE
TELEFAX (410) 296-2765

DATE: July 7, 1993 CLIENT/MATTER NO.: 94-13-SPH
TELETYPE TELEPHONE NUMBER: 823-7800

TOTAL NUMBER OF PAGES (INCLUDING COVER SHEET): 1

TO: Mrs. Susan Stephens

FIRM: ZADM

TELEPHONE NUMBER TO CONFIRM RECEIPT: 823-3397

FROM: Newton Williams

RE: NO CASES - SEP 1 - 15, 1993

IF FOR ANY REASON YOU NEED TO CONTACT US, PLEASE CALL

Newton Williams 823-7800

Given: Confirming our call this morning, I have a hearing case at Court of Special Appeals from Sept 1st to 15th. Please do not set any of my cases, please, before Prob. Ct., Gibraltar Mausoleum Co. for these dates.
Also, please do not set two of my cases on the same day. Thanks & best regards,
Newton Williams

RECEIVED
JUL 7 1993
ZADM

104 SOUTH BRIDGE STREET, BALTIMORE, MD 21202

ALSO PLEASE
DO NOT PUT TWO
OF MY CASES IN
ON SAME DAY.
RE: REQUEST
FOR NO CASES
FIRST TWO WEEKS
OF
SEPTEMBER.
July 7, 1993
Dear Susan and Kate:
Confirming our telephone conversation of this morning, please do not set any cases for me on the first two weeks of September, I have a Court of Special Appeals case set for this time and it will be in the period Sept. 1 to Sept. 15th.
Thanks for your help. Best regards, Newton

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX: (410) 296-2765

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME: Newton G. Williams, Esq.
ADDRESS: 700 Court Towers, 21204
Gibsonville, NC 27039
NAME: Sarah Rex
ADDRESS: 5000 Rte. 100, Suite 100, 21014

Interested person:
Mrs. Wilson T. Tynes
Court

Printed with Soy-based Ink on Recycled Paper

Case No. 65-23-SPH

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT Holly Hill Memorial Gardens, Inc. doing business as Gardens of Faith Memorial Gardens ("Gardens"), a Maryland corporation, has made, constituted and appointed Sarah Rex its true and lawful Attorney-in-fact for the purpose of representing Gardens at public hearings scheduled to commence August 9, 1993 in Baltimore County regarding: (i) a zoning variance to setback requirements to permit construction of an administration building; (ii) expansion of a service area; and (iii) confirmation of placement of existing maintenance office and garage building, giving and granting unto said Attorney full power and authority to speak on its behalf and to do and perform all and every act and thing whatsoever requisite and necessary to be done with respect to said meeting, as fully to all intents and purposes as it might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that its said Attorney shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, a duly authorized officer of Holly Hill Memorial Gardens, Inc. has hereunto set his hand on behalf of said corporation this 4th day of August, 1993.

HOLLY HILL MEMORIAL GARDENS, INC.
d/b/a Gardens of Faith Memorial Gardens

by: Jay A. Brammer
Its: Vice President

STATE OF INDIANA }
COUNTY OF MARION } SS:

Before me, the undersigned, a Notary Public in and for said County and State personally appeared Jay A. Brammer personally known to me to be the person who executed the within instrument as Vice President on behalf of the corporation therein named this 4th day of August, 1993.

Dorothy Ann D'Orso
Notary Public

My Commission expires: June 28, 1997
My county of residence: Marion

Business and History

The Company is one of the five largest providers of products and services in the death care industry in the United States. Through its subsidiaries and affiliates, the Company operates 46 cemeteries and 20 funeral homes in 13 states and is continuing to grow through acquisitions and construction of new facilities. The Company provides a complete range of death care products and services, including the sale of cemetery property and merchandise and funeral services, both at and prior to the time of need.

Gibraltar Mausoleum Corporation was founded in 1959 as a sales organization that promoted and sold mausoleum crypts on a preneed basis for cemetery owners. In 1966, the Company expanded from a pure sales organization to cemetery ownership and operation. The construction division was started in 1970 to fulfill the need for consistent quality control in the construction of mausoleums. Since that time, the construction division has grown from an in-house construction department to a nationally known and respected contractor that builds mausoleums for cemeteries throughout the country.

The Company acquired its first funeral home in 1983. In the last ten years the Company has grown from a small regional firm to national recognition, by key acquisitions of cemeteries and funeral homes throughout the Midwest, East, Southeast, Texas and Florida. The Company intends to continue to expand into new markets and to acquire or construct new funeral homes in those markets in which it already owns or operates cemeteries.

The Company is considered one of the premier sales and marketing organizations in the death care industry. One of the keys to the Company's success has been its ability to create and maintain a strong sales presence in the "pre-need" cemetery and funeral marketplace. The sales counselors who represent the Company's cemeteries and funeral homes provide a vital service to the communities they serve. Presentation of information to families on a preneed basis assures the family of an opportunity to make informed decisions in a relaxed home environment. Making informed mutual preneed decisions relieves the remaining family members of the burden of having to make difficult emotional decisions at the time of a death.

Structure

Through the parent corporation and approximately 35 wholly owned subsidiaries, the Company operates the construction division, all of its funeral homes and most of its cemeteries. The Company has management contracts with six not-for-profit cemeteries in Indiana and Ohio and one sales agreement with a for-profit cemetery in Indiana. The Company also owns an insurance agency that sells life insurance policies and annuity contracts to fund preneed funeral contracts.

Sunset Memorial, Inc. is an affiliate of Gibraltar Mausoleum Corporation which owns five cemeteries in Virginia, South Carolina and North Carolina. Gibraltar Mausoleum Corporation provides administrative, management and sales support to Sunset's cemeteries.

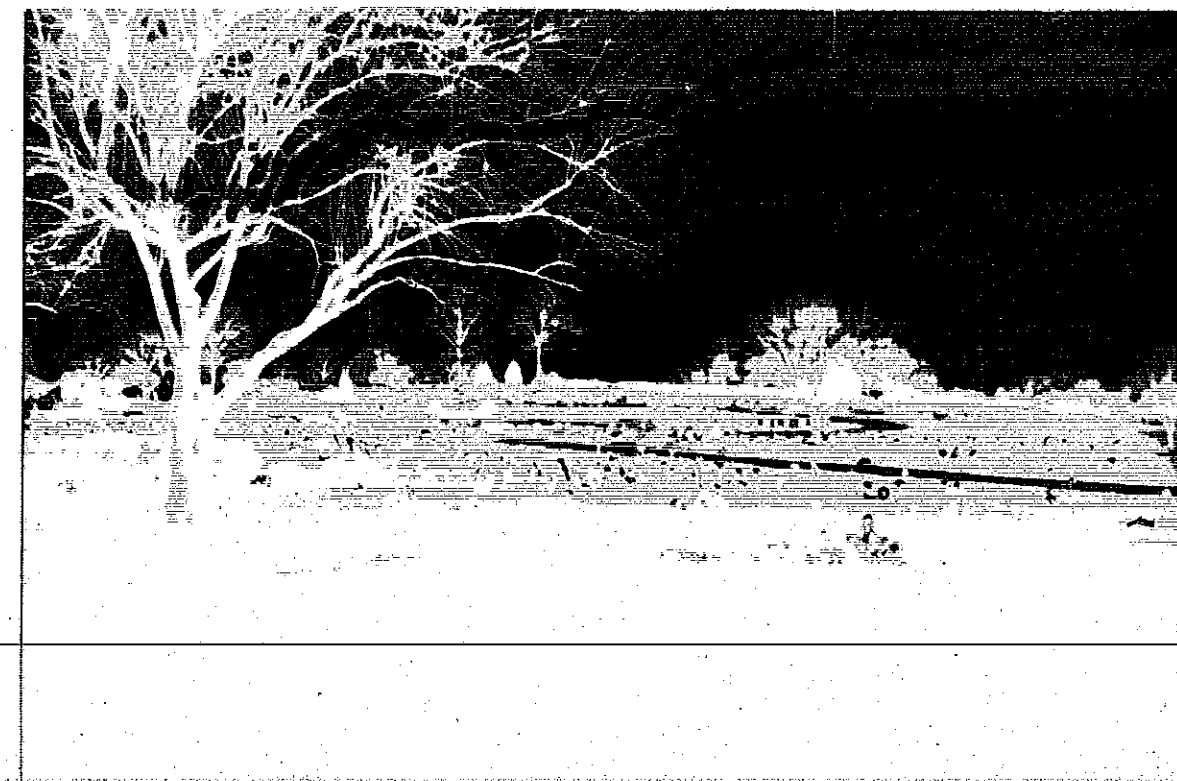
THE SOUTHERNER
THE SOUTHERN CEMETERY ASSOCIATION
Volume 18, Number 6 November/December 1992



The Southern Cemetery Association
Wishes You A Joyous
Holiday Season

Southern Cemetery Association
1101 Connecticut Avenue, N.W., Suite 700
Washington, DC 20036

FIRST CLASS
U.S. POSTAGE
PAID
LAUREL, MD
PERMIT # 6285



A. Gardens of Faith - Burial Area - Spring, 1993



B. Looking NE at Gardens of Faith from S/S of site

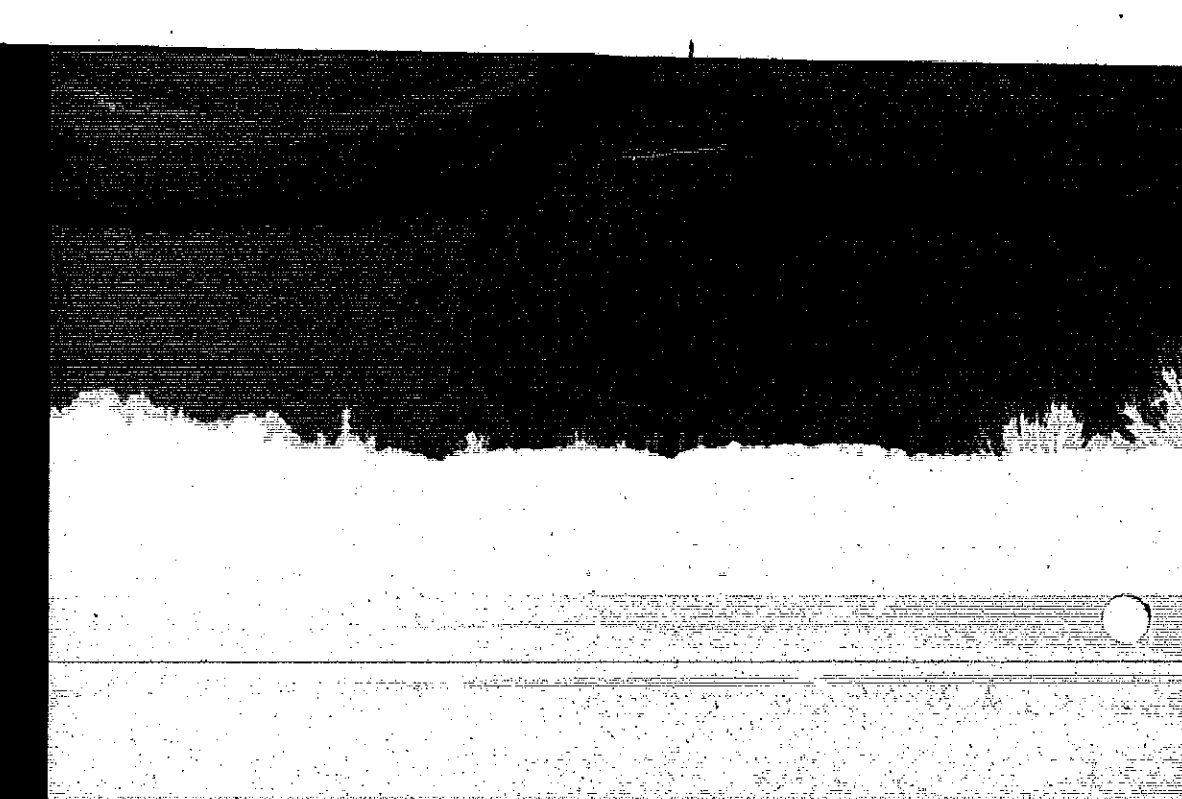
Gibraltar Mausoleum Co.

94-13-SPHA

Ref Ex No 2



C. Present Office and Maintenance Bldg. in SE/C - Proposed One Story Office Area on R/S of Photo



D. View looking E from Lillian Hill Drive to Roof of present bldg. - white spot

Ref No 2



Ref No 7

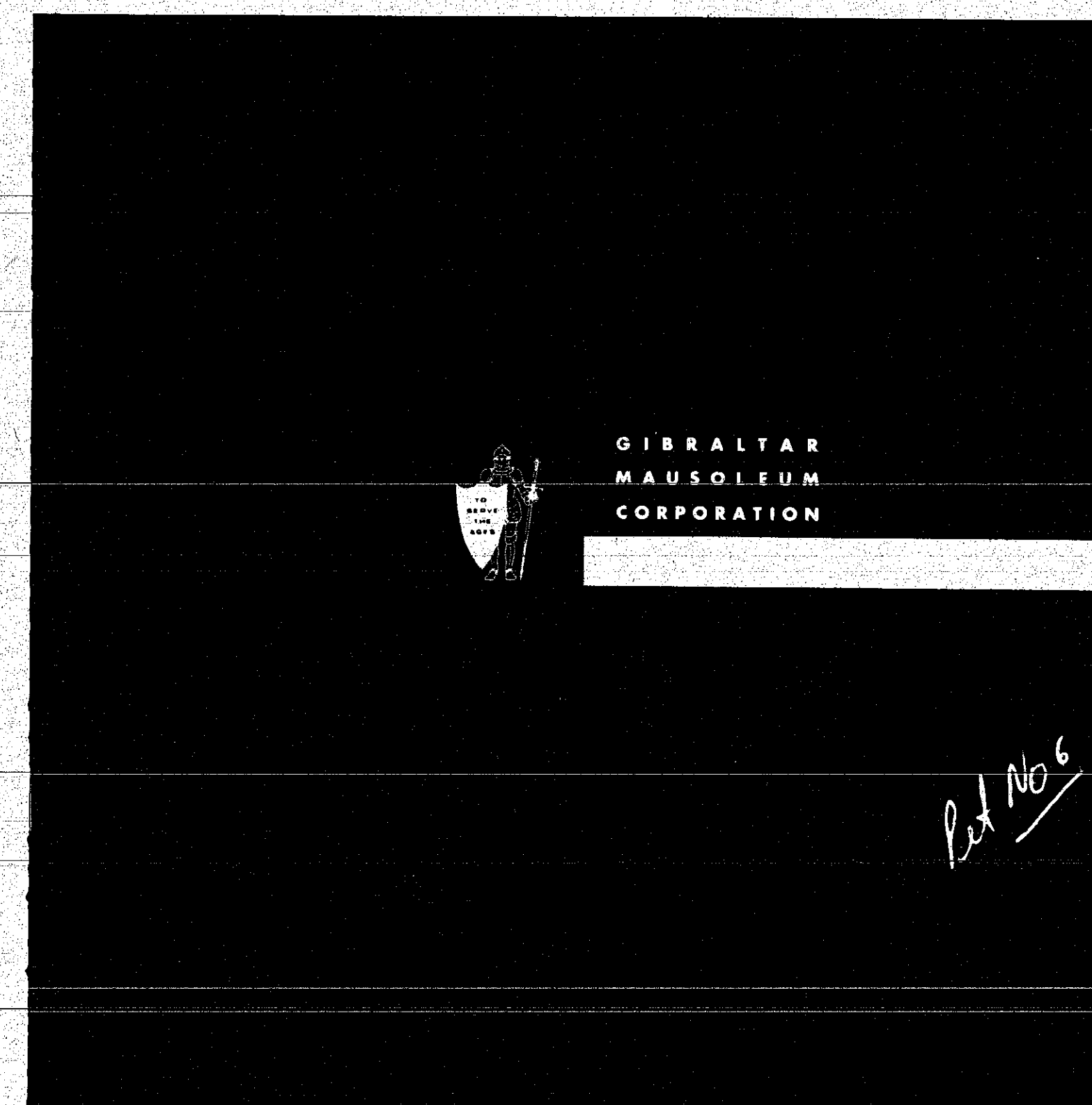


E. Looking W on Trumps Mill Rd. from SE/C of Gardens of Faith



F. Looking on Trumps Mill - Present office bldg. + maint. area on right.

Ref No 2



Ref No 6

PSI Peck/Smith, Inc.
Landscape Architecture/Land Planning
303 West Pennsylvania Ave., Towson, Maryland 21204-4412 Phone 301/296-0501

August 5, 1993

The Honorable Lawrence E. Schmidt
Zoning Commissioner
County Court House, Room 113
400 Washington Avenue
Towson, Maryland 21204

RE: GARDENS OF FAITH
CASE NO. 94-13 SPHA

Dear Commissioner Schmidt:

We have been retained to provide landscape architectural services for the proposed office building at Gardens of Faith Cemetery. We will be submitting a plan upon permit application that details the proposed planting around the building and parking, as well as the RTA buffer strip.

This is to inform you that we have reviewed the zoning plan and can assure you that the twenty (20) foot wide buffer strip is adequate in width to effectively screen the adjacent residence to the east.

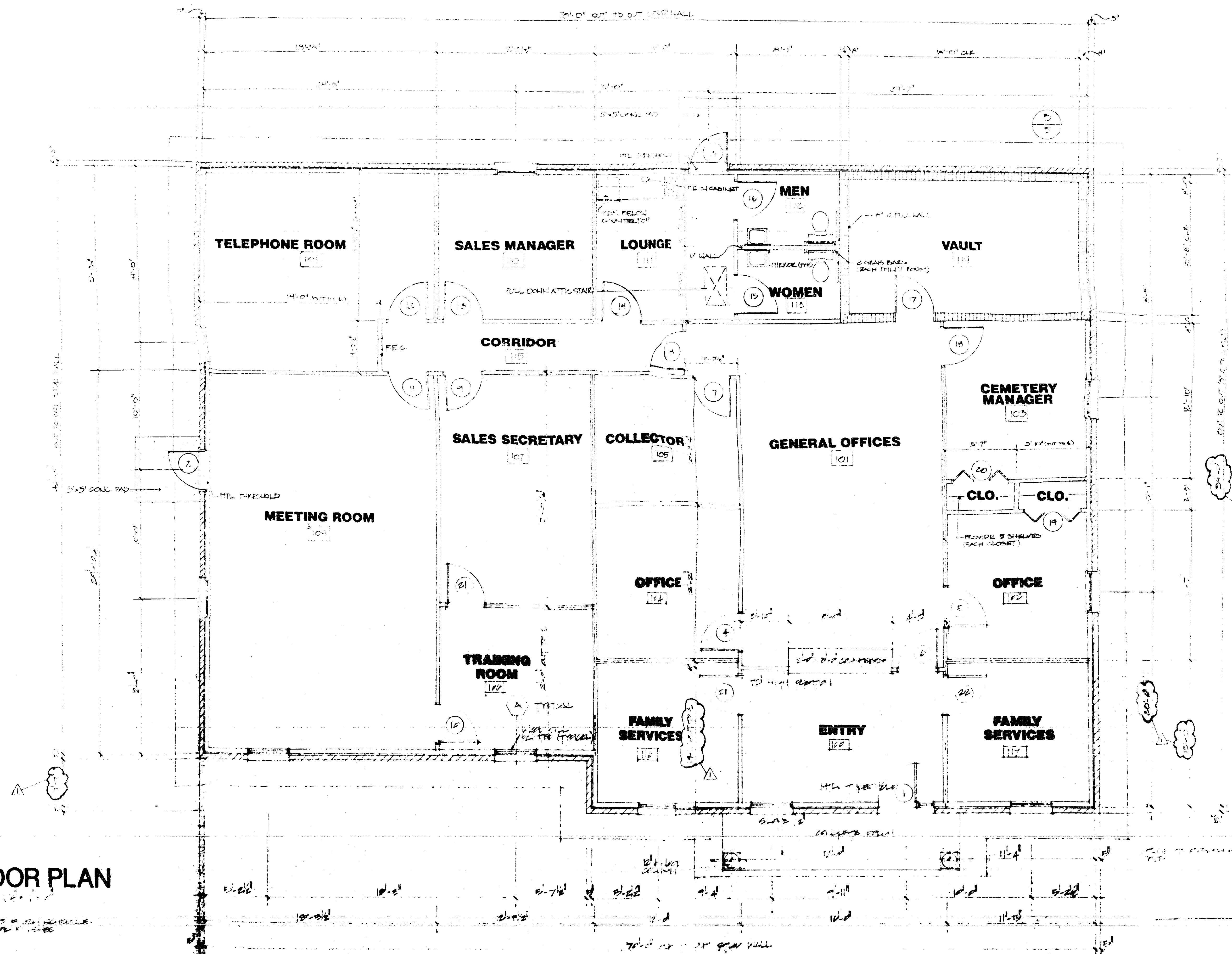
Very Truly Yours,

PECK/SMITH, INC.
Ernest L. Peek, Jr.
Ernest L. Peek, Jr.
President
MD Lic. #408

Ref No 9

FLOOR PLAN

DATE: 10-1-58
BY: E. J. H. 10-1-58



Ref No 8

ADMINISTRATION BUILDING

Garden of Faith

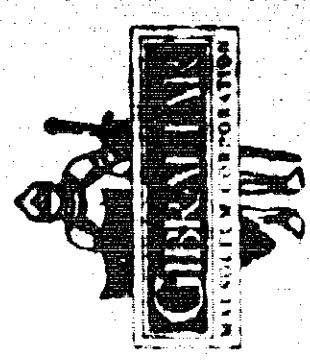
Baltimore, Maryland

SHEET NUMBER

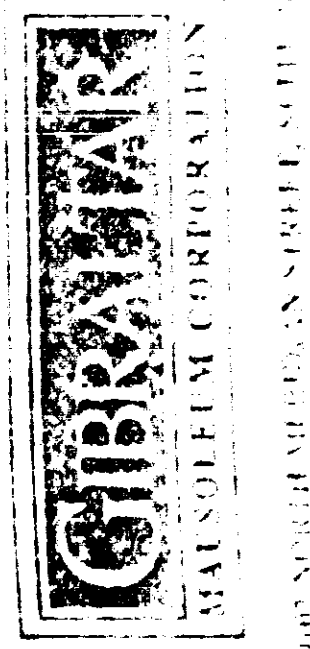
A.1

PROJECT NO.

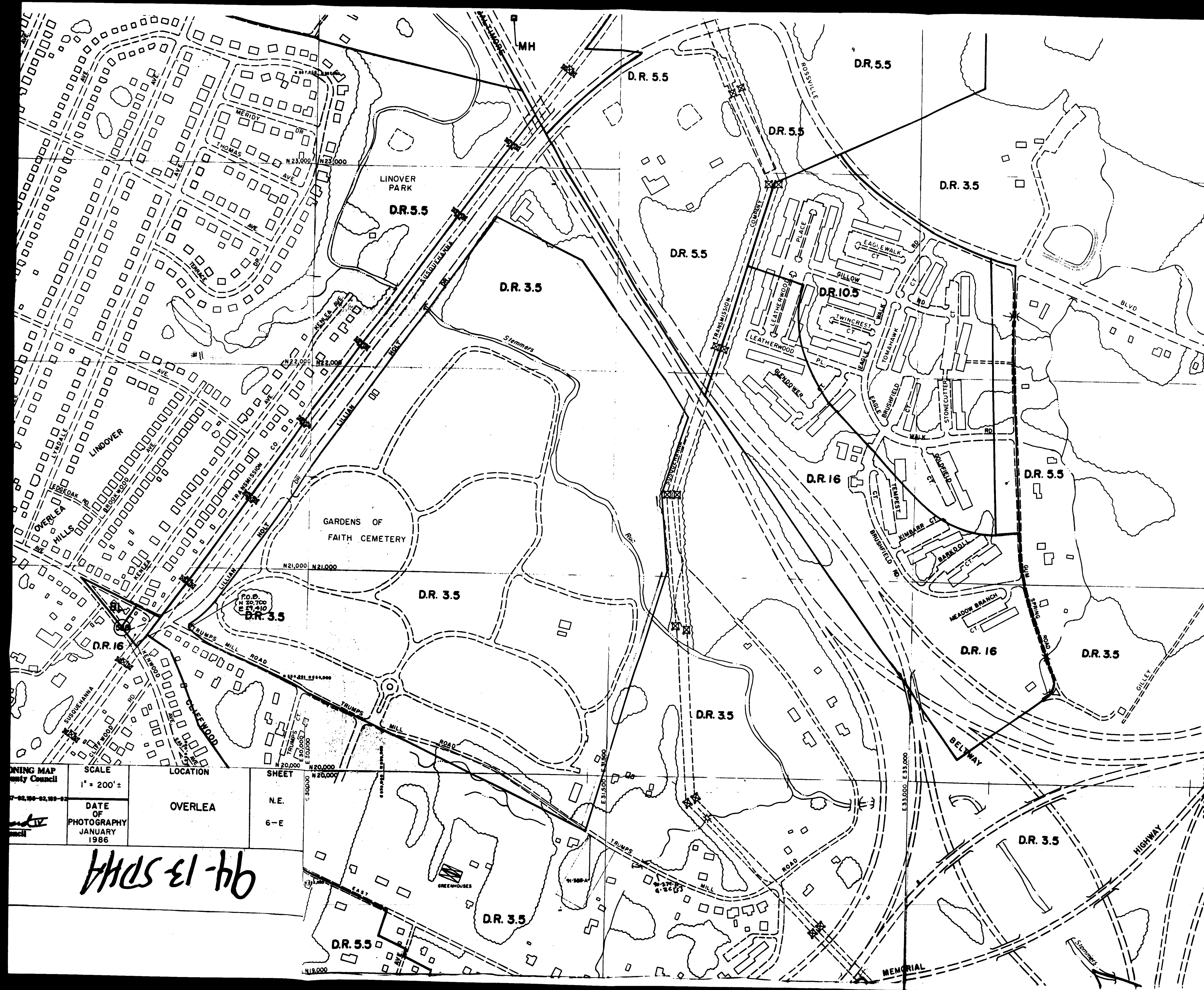
OF

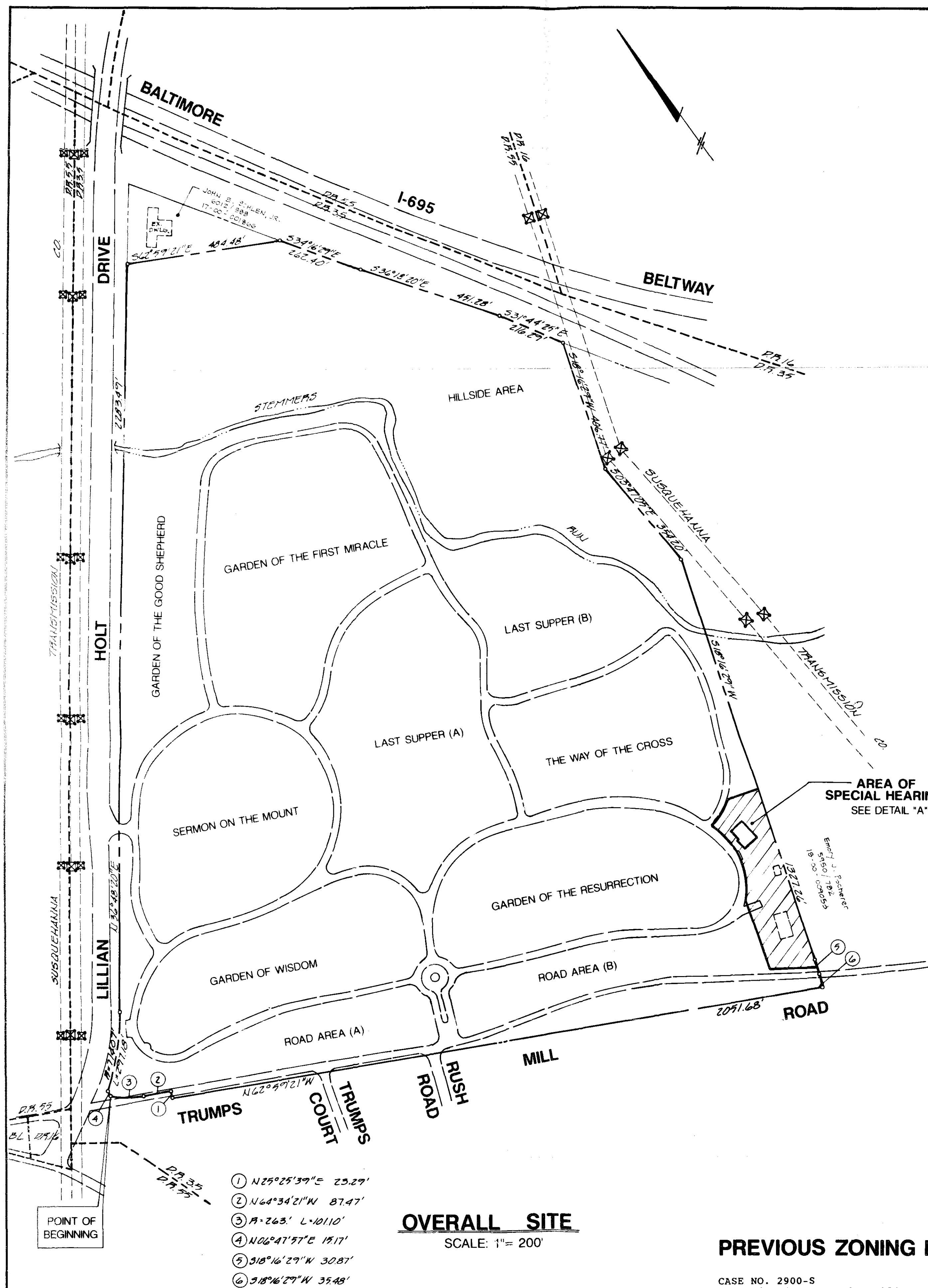


DESIGNATION OF ANY
SECTION OF THIS PLAN
SHALL BE THE PROPERTY
OF THE ARCHITECTURAL
FIRM AND SHALL NOT BE
REPRODUCED OR COPIED
WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT



DATE: 10-1-58
BY: E. J. H. 10-1-58



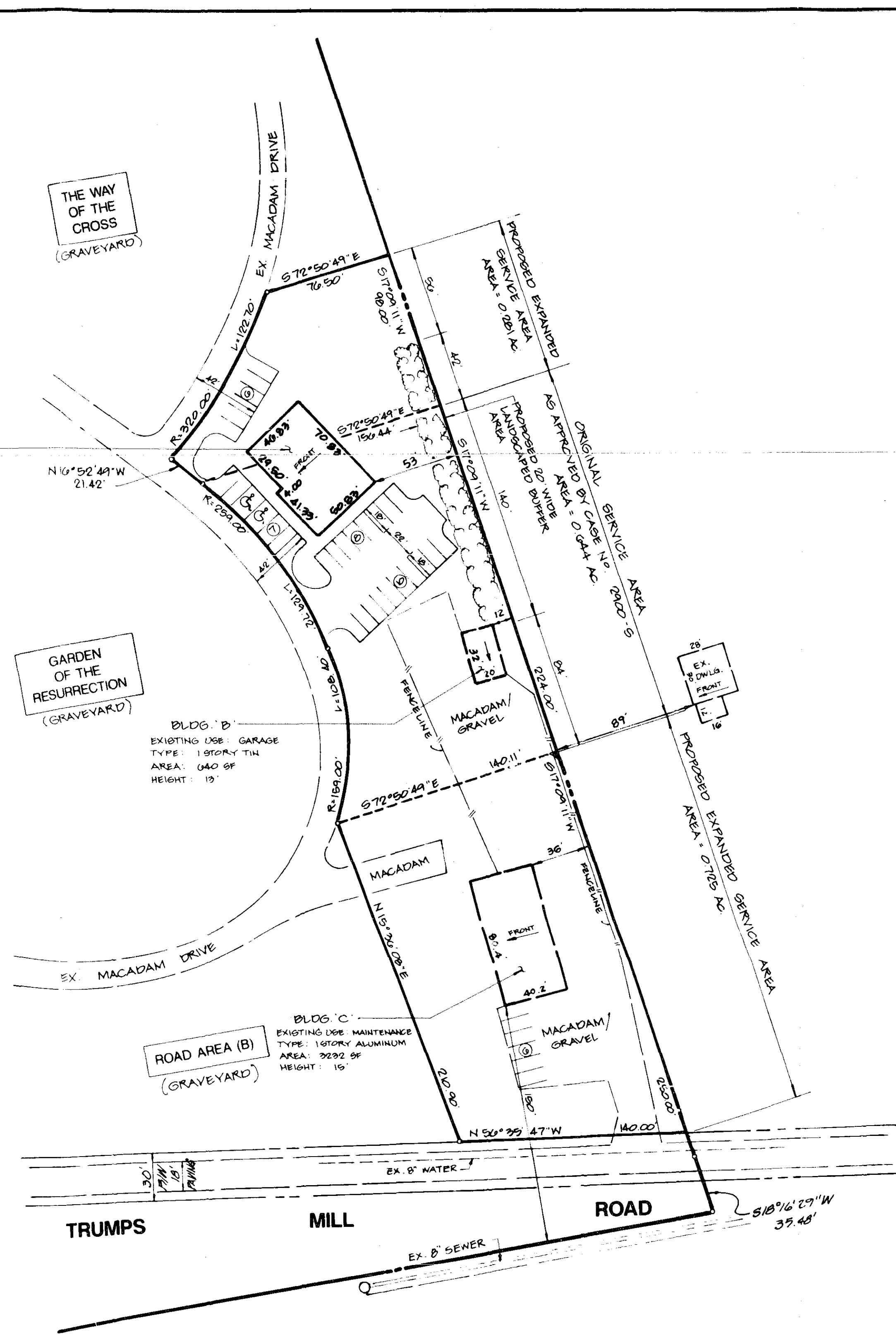


OVERALL SITE
SCALE: 1"= 200'

PREVIOUS ZONING HEARINGS

CASE NO. 2900-S
Date of Order: May 24, 1954 (amended order)
Order: Special permit granted for use of the property for a cemetery or burial ground.
Restrictions: Any building or structures and any grave or place of temporary or permanent interment should be required to have a setback of at least 100 feet from the westernmost outline of said property, and of at least 100 feet from the southernmost outline of said property bordering on Trump Mill Road.

CASE NO. 65-23-SPH
Date of Order: July 30, 1964
Order: That the restricted setback along the southernmost boundary of the property be and the same is hereby reduced to 20 feet from the existing right-of-way for Trumps Mill Road and that no permanent structure or graves be placed within said 20 foot setback.



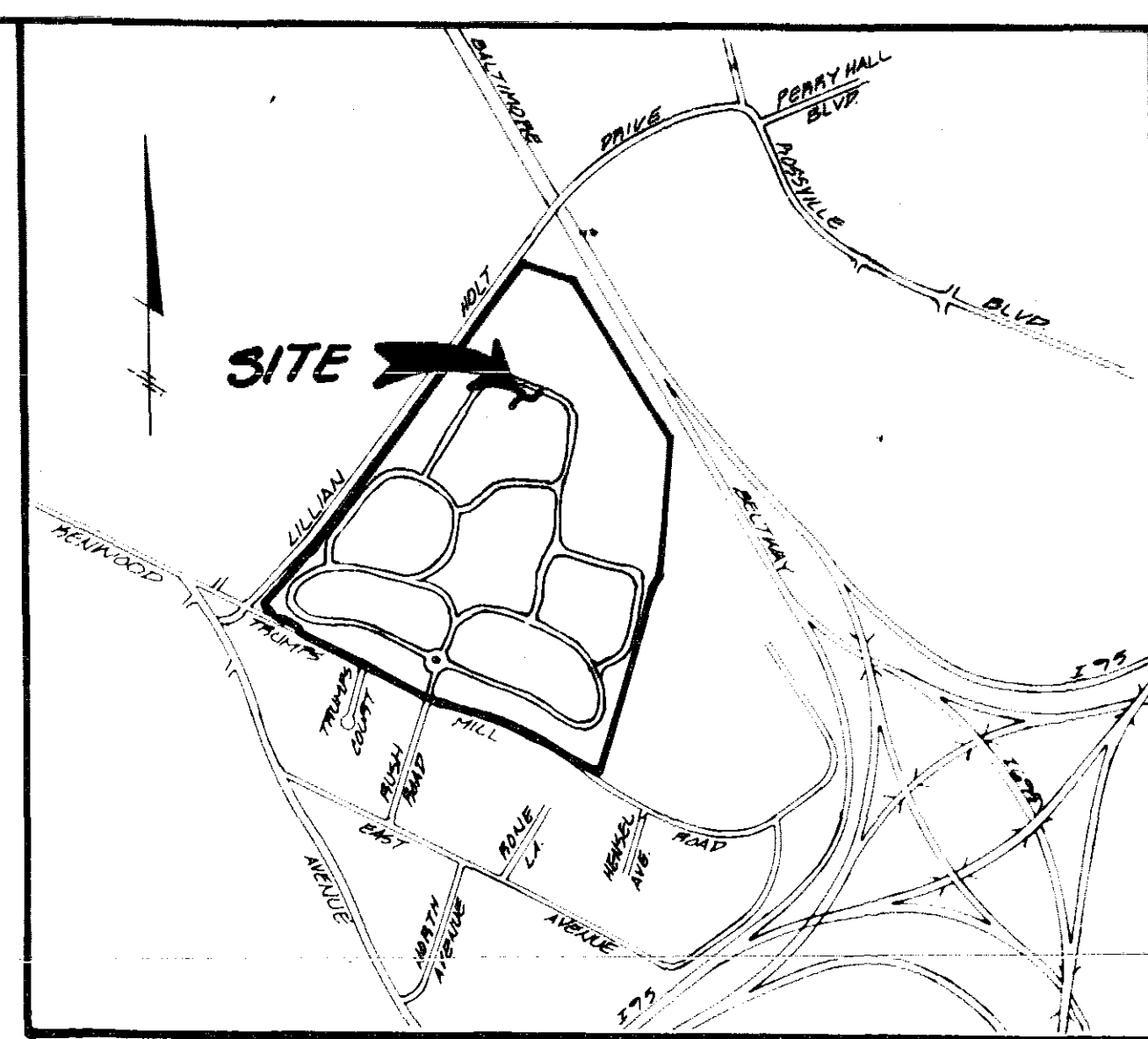
DETAIL "A"
SCALE: 1"= 50'

SPECIAL HEARING REQUEST

Requesting approval of an expansion of the service area and a confirmation of the actual, on site placement of the existing office, maintenance building and the existing garage building as shown on the attached plan, to modify Cases 2900S and 65-23-SPH.

VARIANCE REQUESTS

- Variances from Section 1801.18 I.C. pursuant Section 1801.18 I.C., as follows:
- NEW BUILDING AND NEW PARKING LOT**
As to the proposed new office building, an R.T.A. setback variance of 53 feet for the required 75 feet; and
As to the proposed new parking lot for the new building, placement partially within the 50 foot R.T.A. buffer area.
 - EXISTING, METAL GARAGE**
As to the existing metal garage, an R.T.A. setback variance of 12 feet for the required 75 feet; and
As to the existing metal garage, retained placement entirely in the R.T.A. buffer area.
 - EXISTING, MAINTENANCE, AND OFFICE BUILDING AND PARKING LOT**
As to the existing maintenance and office building an R.T.A. setback variance of 36 feet for the required 75 feet; and
As to the existing maintenance and office building, retained placement partially within the 50 foot R.T.A. buffer area.
 - EXISTING, MAINTENANCE, AND OFFICE BUILDING AND PARKING LOT**
As to the existing parking lot and driveway areas for this maintenance and office building an R.T.A. setback variance of 4 feet for the required 75 feet; and
As to the existing parking lot and driveway areas for this maintenance and office building retained placement partially within the 50 foot R.T.A. buffer.
 - EXISTING, METAL GARAGE**
A variance from Section 1801.20 I.C. as to the existing, metal garage, to permit an existing non-residential, principal building setback of 12 feet for either a 20 foot side yard or 30 foot rear yard as the case may be.



VICINITY MAP
SCALE: 1"=1000'

SITE TABULATION

- Existing Zoning DR 3.5
- Gross Area of Site 96.33 Ac. ±
- Net Area of Site 93.11 Ac. ±
- Building Uses
Building A Proposed Cemetery Office
Building B Existing Garage
Building C Existing Maintenance Building
- Building Floor Areas
Building A 3482 S.F.
Building B 640 S.F.
Building C 3232 S.F.
7250 S.F. = 0.166 Ac. ±
- Floor Area Ratio (0.166/96.44) = 0.0017
- Parking Required
Building A 3482 S.F./1000 x 3.3 = 12 spaces
Building B 1 employee 8 ft per employee = 1 space
Building C 12 employees 6 ft per employee = 12 spaces
25 spaces
- Parking Proposed 37 spaces

GENERAL NOTES

- This site lies within the 14th Election District.
- This site lies within the 6th Councilmanic District.
- Deed References: 3183/204, 3319/131, 3527/391, 3847/115, 4049/16, and 4101/476.
- Property Account No. 17-00-004900
- Existing Use of Property: Cemetery
- All signs will comply with applicable Zoning Regulations.
- This site is served by public water and public sewer.
- The overall property boundary shown hereon has been taken from a survey prepared by Silbermann and Associates, dated July 10, 1992.
- Improvements and boundary information shown on Detail "A" represent a field survey.

94-13-SPHA

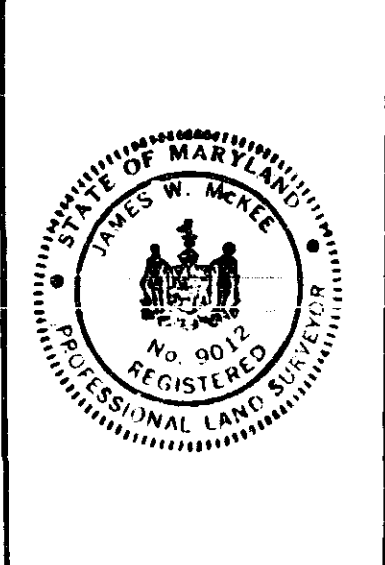
**PLAT TO ACCOMPANY
PETITIONS FOR
SPECIAL HEARING & ZONING VARIANCES
AT
GARDENS OF FAITH CEMETARY**

5598 TRUMPS MILL ROAD
14th ELECTION DISTRICT
SCALE: AS SHOWN
BALTIMORE COUNTY, MD.
JUNE 10, 1993

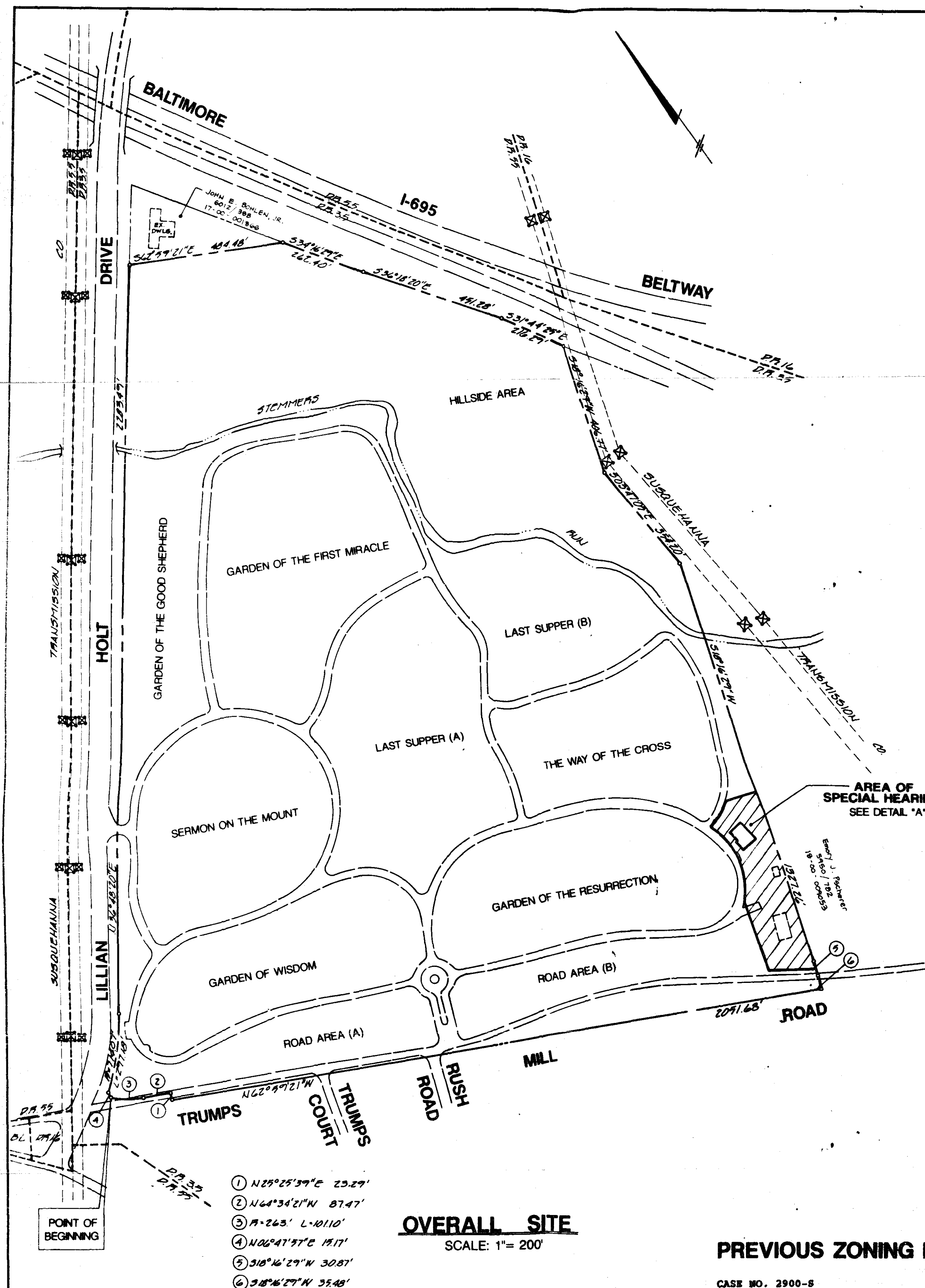
OWNER
GIBLARTAR MAUSOLEUM CORPORATION
9102 N. MERIDIAN STREET
SUITE 300
INDIANAPOLIS, INDIANA 46260
(317) 580-0086

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 252-5820



Computed by GCS
Drawn by MGY
Checked by GCS
Job Number 72-120
James W. McKee Date 6/27/93
(Maryland Registered No. 9012)



OVERALL SITE
 SCALE: 1"=200'

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
 SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
 (301) 252-5820

Computed by: GCS
 Drawn by: M.G.Y.
 Checked by: GCS
 Job Number: 72-182

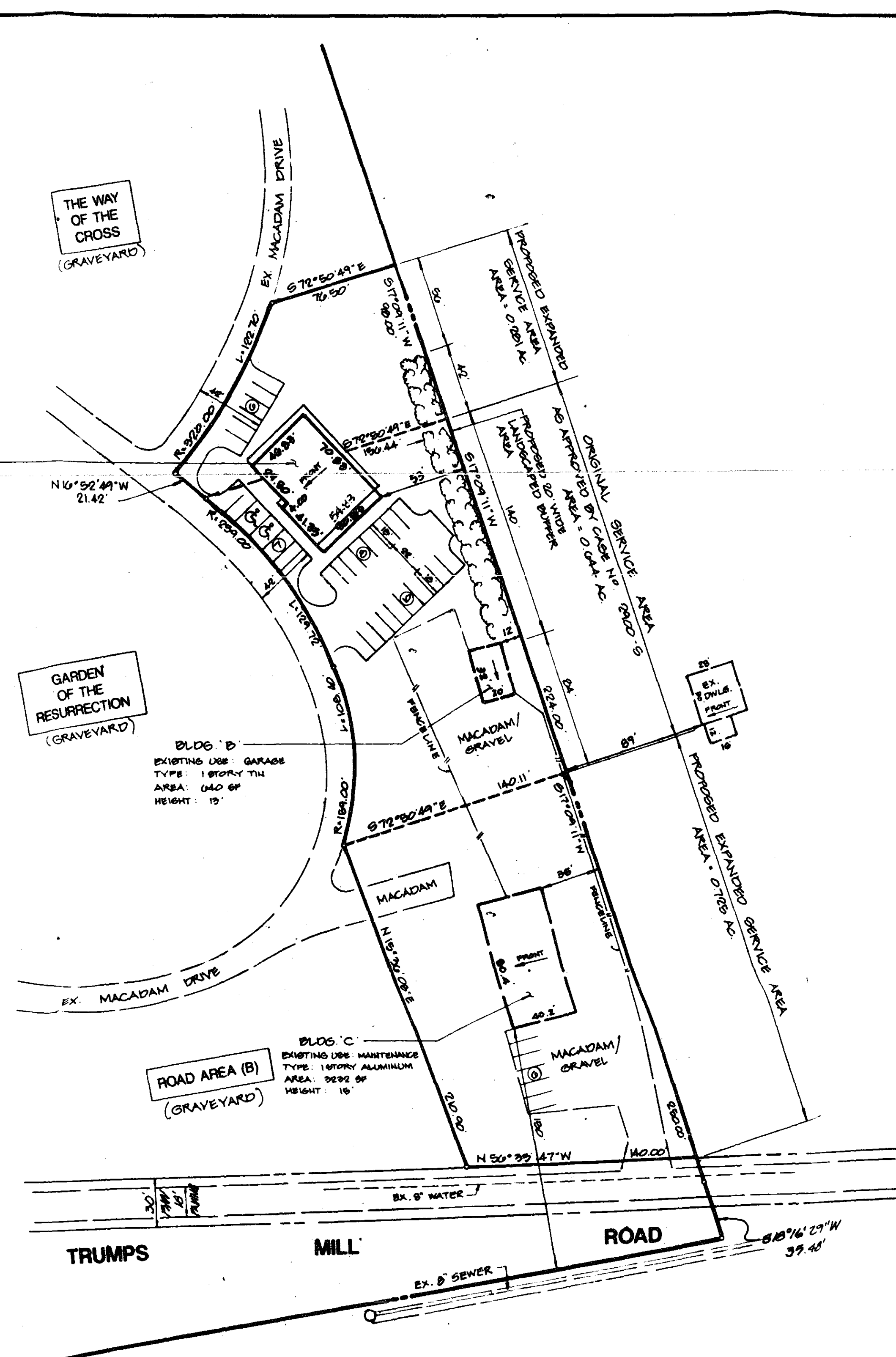
James W. McKee Date
 (Maryland Registered No. 9012)



PREVIOUS ZONING HEARINGS

CASE NO. 2900-S
 Date of Order: May 24, 1954 (amended order)
 Order: Special permit granted for use of the property for a cemetery or burial ground.
 Restrictions: Any building or structures and any grave or place of temporary or permanent interment should be required to have a setback of at least 100 feet from the westernmost outline of said property, and of at least 100 feet from the southernmost outline of said property bordering on Trump Mill Road.

CASE NO. 65-23-8PH
 Date of Order: July 30, 1964
 Order: That the restricted setback along the southernmost boundary of the property be and the same is hereby reduced to 20 feet from the existing right-of-way for Trumps Mill Road and that no permanent structure or graves be placed within said 20 foot setback.



DETAIL "A"
 SCALE: 1"=50'

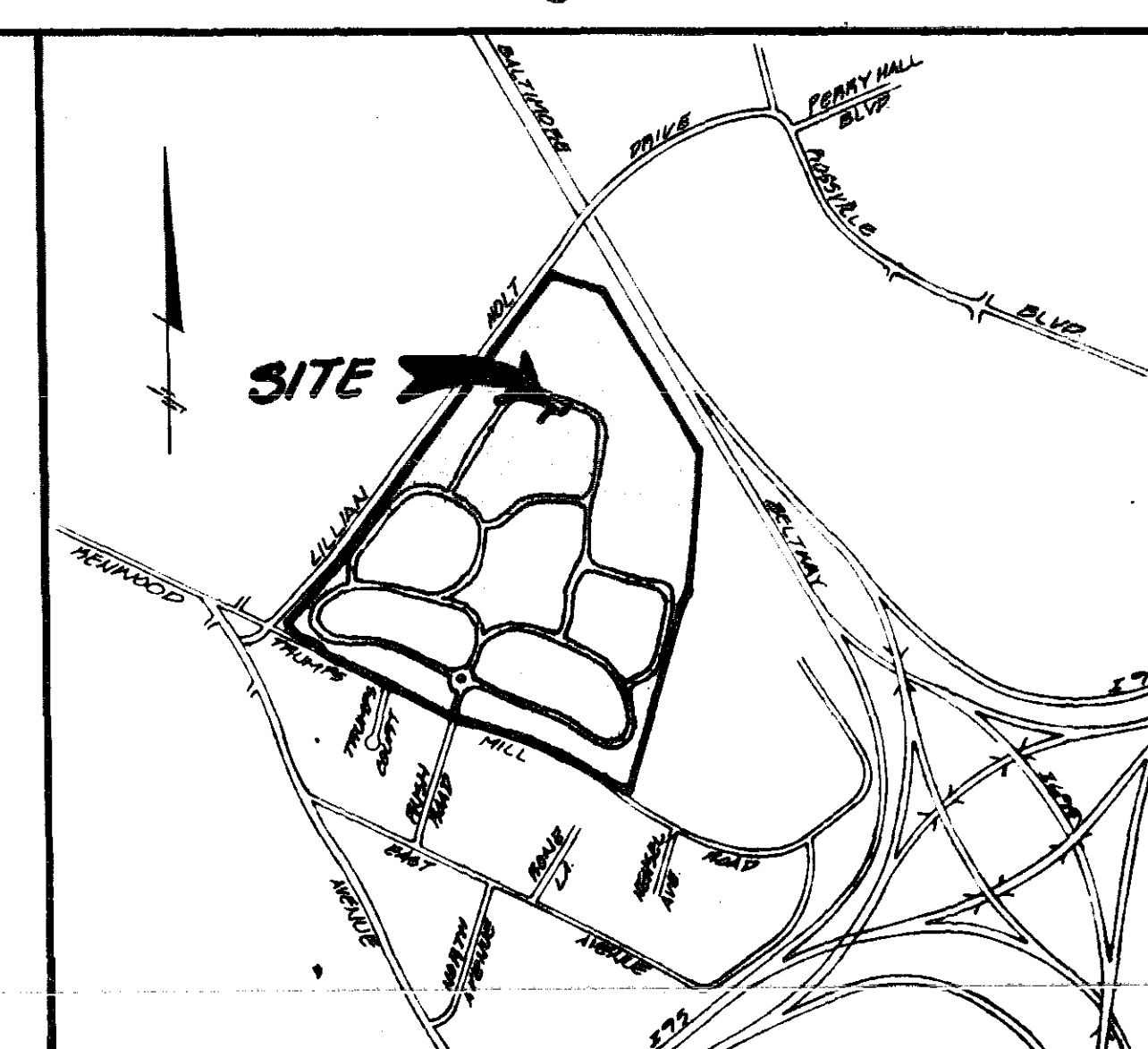
SPECIAL HEARING REQUEST

Requesting approval of an expansion of the service area and a confirmation of the actual, on site placement of the existing office, maintenance building and the existing garage building as shown on the attached plan, to modify Cases 2900S and 65-23-SPH.

VARIANCE REQUESTS

Variances from Sections 1801.18.1.C. present Section 1801.18.1.C. as follows:

- NEW BUILDING AND NEW PARKING LOT
 1. As to the proposed new office building, an R.T.A. setback variance of 51 feet for the required 75 feet; and
 2. As to the proposed new parking lot for the new building, placement partially within the 50 foot R.T.A. buffer area.
- EXISTING, METAL GARAGE
 1. As to the existing metal garage, an R.T.A. setback variance of 12 feet for the required 75 feet; and
 2. As to the existing metal garage, retained placement entirely in the R.T.A. buffer area.
- EXISTING, MAINTENANCE, AND OFFICE BUILDING AND PARKING LOT
 1. As to the existing, maintenance and office building on R.T.A. setback variance of 4 feet for the required 15 feet; and
 2. As to the existing, maintenance and office building, retained placement partially within the 50 foot R.T.A. buffer area.
 3. As to the existing parking lot and driveway areas for this maintenance and office building as R.T.A. setback variance of 4 feet for the required 15 feet; and
 4. As to the existing parking lot and driveway areas for this maintenance and office building retained placement partially within the 50 foot R.T.A. buffer.
- EXISTING, METAL GARAGE
 1. A variance from Section 1801.20.1.A. as to the existing, metal garage, to permit an existing non-residential, principal building setback of 12 feet for either a 26 foot side yard or 10 foot rear yard as the case may be.



VICINITY MAP
 SCALE: 1"=1000'

SITE TABULATION

- Existing Zoning: DR 3.5
- Gross Area of Site: 96.33 Ac. ±
- Net Area of Site: 99.11 Ac. ±
- Building Uses:
 Building A: Proposed Cemetery Office
 Building B: Existing Garage
 Building C: Existing Maintenance Building
- Building Floor Areas:
 Building A: 3402 S.F.
 Building B: 1440 S.F.
 Building C: 950 S.F.
 Total: 5792 S.F. = 0.166 Ac. ±
- Floor Area Ratio: (0.166/96.44) = 0.0017
- Parking Required:
 Building A: 3765 S.F./1000 x 3.3 = 13 spaces
 Building B: 1 employee @ 1 per employee = 12 spaces
 Building C: 12 employees @ 1 per employee = 12 spaces
 Total: 37 spaces
- Parking Proposed: 37 spaces

GENERAL NOTES

- This site lies within the 14th Election District.
- This site lies within the 6th Councilmanic District.
- Deed References: 3183/204, 3319/131, 3527/391, 3847/115, 4049/16, and 4101/476.
- Property Account No. 17-00-004900
- Existing Use of Property: Cemetery
- All signs will comply with applicable Zoning Regulations.
- This site is served by public water and public sewer.
- The overall property boundary shown hereon has been taken from a survey prepared by Silberman and Associates, dated July 10, 1992.
- Improvements and boundary information shown on Detail "A" represent a field survey.

PETITIONER'S EXHIBIT No. 1

PLAT TO ACCOMPANY
 PETITIONS FOR
 SPECIAL HEARING & ZONING VARIANCES
 AT
GARDENS OF FAITH CEMETARY

5598 TRUMPS MILL ROAD
 14th ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE: AS SHOWN JUNE 10, 1993

OWNER
 GIBALTAR MAUSOLEUM CORPORATION
 9102 N. MERIDIAN STREET
 SUITE 300
 INDIANAPOLIS, INDIANA 46280
 (317) 580-0088

MICROFILMED