

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE  
DIRECT LINE (410) 832-2077  
DIRECT FAX (410) 339-4027  
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300  
ONE WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-5025  
MAIN TELEPHONE (410) 832-2000  
FACSIMILE (410) 832-2015

BALTIMORE, MD  
BETHANY BEACH, DE\*  
BETHESDA, MD  
COLUMBIA, MD  
DEARBORN, MI  
FALLS CHURCH, VA  
LEXINGTON, KY  
PITTSBURGH, PA  
ROANOKE, VA  
WASHINGTON, DC  
WILMINGTON, DE\*

[WWW.WTPLAW.COM](http://WWW.WTPLAW.COM)  
(800) 987-8705

July 8, 2020

Via Hand Delivery

W. Carl Richards, Jr.  
Chief Zoning Review Supervisor  
Baltimore County Zoning Office  
111 W. Chesapeake Avenue  
Room 111  
Towson, Maryland 21204

Re: Zoning Verification Request  
Dulaney Valley Memorial Gardens  
Temporary use of existing garage for Crematorium

Dear Mr. Richards:

As you are aware, this office represents Dulaney Valley Memorial Gardens ("DVMG"). DVMG is proceeding through the permit process at this time for its crematorium which will service both humans and pets (using separate retort units). The approval for the human crematorium was provided via Special Hearing in Case 2018-112-SPH. The approval for the accessory pet crematorium was provided via the grant of the Special Hearing in Case 2014-176-SPH.

As you will also recall, in order to meet the existing need as a result of the current pandemic, and since construction of its permanent crematorium is not expected to be complete for approximately twelve (12) more months, after conversations with you and Deputy Director Peggy White, DVMG obtained approval from PAI to locate one (1) retort unit within an existing garage on its property and operate it until the opening of the already approved permanent facility. A copy of the building permit issued in this regard is attached hereto. The retort that will be used within the garage will simply be moved into the permanent crematorium as soon as the construction of the permanent crematorium is complete. Thus, the use of the garage for crematorium purposes will cease when the permanent facility is operational.

As part of the MDE's permitting process, the reviewer is requesting confirmation that zoning approval be provided for the temporary use of the garage. Thus the purpose of this letter is to respectfully request confirmation in this regard.

With regard to DVMG's relevant additional prior approval history, this past December, I obtained a zoning verification letter for this property (copy attached) confirming that the approvals for the crematoriums (human and pet), as accessory to the underlying cemetery uses, remain valid. Prior to that, you issued a verification letter on June 27, 2019 confirmed the zoning history of the property and that there were no outstanding violations.

We respectfully request you sign below to indicate your agreement that the use of the existing garage for temporary crematorium use has been approved by PAI. My firm's check in the amount of \$200 is attached hereto, representing payment for this request. Please do not hesitate to contact me with any questions or concerns. Thank you for your attention to this matter.

Sincerely,



Jennifer R. Busse

ZONING VERIFICATION PROVIDED:

7/22/20  
Date:

W. O. Cole  
By: as per permit COO #B970028

cc: Mr. Nolan Penney, MDE  
Ms. Peggy White, P.E., Deputy Director of PAI

WHITEFORD, TAYLOR & PRESTON L.L.P.

19-516  
EL 15  
12/18/19  
JCM  
u n

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WASHINGTON, DC  
WILMINGTON, DE\*

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(800) 987-8705

December 18, 2019

Via Hand Delivery

W. Carl Richards, Jr.  
Chief Zoning Review Supervisor  
Baltimore County Zoning Office  
111 W. Chesapeake Avenue  
Room 111  
Towson, Maryland 21204

**Re: Zoning Verification - Dulaney Valley Memorial Gardens**

Dear Mr. Richards:

This past June, John Gontrum obtained a zoning verification letter for this property. A copy of the approval is attached. At this time I am submitting another request for verification, specifically asking you to confirm that the approvals for the crematoriums (human and pet), as accessory to the underlying cemetery uses, remain valid. Your June 27, 2019 zoning verification letter confirmed the zoning history of the property and that there were no outstanding violations.

Dulaney Valley Memorial Gardens is proceeding through the permit process at this time for the buildings which will house the retorts for the crematorium uses. The approval for the human crematorium was provided via Special Hearing in Case 2018-112-SPH. (A copy of the order and site plan are attached hereto.) The approval for the accessory pet crematorium was provided via the grant of the Special Hearing in Case 2014-176-SPH. (A copy of the order is attached hereto.) Both crematorium uses are shown on the 2018 site plan, and both crematorium uses were approved as accessory to the underlying cemetery uses which have existed and continued uninterrupted since the 1950's.

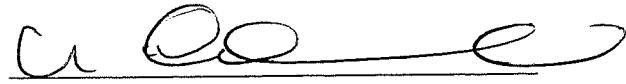
We respectfully request you sign below to indicate your agreement that the accessory crematorium use approvals remain valid. My firm's check in the amount of \$200 is attached hereto, representing payment for this request. Please do not hesitate to contact me with any questions or concerns. Thank you for your attention to this matter.

Sincerely,

  
Jennifer R. Busse

ZONING VERIFICATION PROVIDED:

1/2/20  
Date:

\*   
By: Carl Richards

\* In accordance with  
Zoning Case #2018-112SPH



WHITEFORD, TAYLOR & PRESTON L.L.P.

JOHN B. GONTRUM  
DIRECT LINE (410) 832-2055  
DIRECT FAX (410) 339-4058  
JGontrum@wtplaw.com

TOWSON COMMONS, SUITE 300  
ONE WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-5025  
MAIN TELEPHONE (410) 832-2000  
FACSIMILE (410) 832-2015

For: JCL  
6/24/19 urc

DELAWARE\*  
DISTRICT OF COLUMBIA  
KENTUCKY  
MARYLAND  
MICHIGAN  
NEW YORK  
PENNSYLVANIA  
VIRGINIA

WWW.WTPLAW.COM  
(800) 987-8705

June 21, 2019

19-269

Via Hand Delivery

Carl Richards, Director  
Zoning Bureau, Permits Approvals and Inspections  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Zoning Verification - Dulaney Valley Memorial Gardens

Dear Mr. Richards:

Our client is asking for a letter of verification/certification of the zoning uses permitted on its property, which is depicted on the December 10, 2017 Plan to Accompany Zoning Petition.

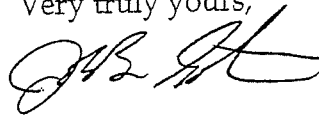
We would like to have the following verified:

1. That the property is zoned D.F. 3.5.
2. That in Zoning Case No. 1956-3826-X a zoning special exception was approved for a cemetery use affirmed by the County Board of Appeals and by the Circuit Court
3. That in Case No. 1966-40-X a special exception was granted for an addition to the cemetery use.
4. That in Case No. 2014-176-SPH Special Hearing relief was granted to Dulaney Valley Memorial Gardens, Inc. to permit a pet crematorium as an accessory to an underlying cemetery and pet cemetery use; to permit three (3) accessory parking spaces for the pet crematorium and to amend the underlying and previous special exception amendments granted for cemetery use.

Carl Richards, Director  
June 21, 2019  
Page 2

5. That in Case No. 2018-0112-SPH Special Hearing relief was granted to Dulaney Valley Memorial Gardens, Inc. to permit a human crematorium as accessory to an underlying cemetery use; to permit two (2) accessory parking spaces for human crematorium; and a special hearing to amend the underlying and previous special amendments granted for cemetery use.
6. That the uses depicted on the Plan to Accompany Zoning Petition dated October 10, 2017 are permitted under the approved Zoning Orders. A copy of the Plan is attached.
7. That the property has no current zoning violations outstanding.

Very truly yours,

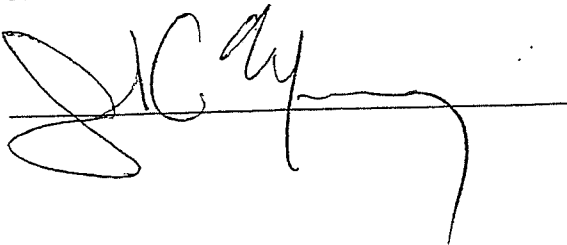


John B. Gontrum

JBG:jg

Attachments

All of the above Statements are Approved and Verified:



Date: 6/27/19

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

 6/27/19

WHITEFORD, TAYLOR & PRESTON L.L.P.

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DIRECT FAX (410) 339-4058  
JGontrum@wtplaw.com

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MARYLAND  
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VIRGINIA

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June 21, 2019

19-269

Via Hand Delivery

Carl Richards, Director  
Zoning Bureau, Permits Approvals and Inspections  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Zoning Verification - Dulaney Valley Memorial Gardens

Dear Mr. Richards:

Our client is asking for a letter of verification/certification of the zoning uses permitted on its property, which is depicted on the December 10, 2017 Plan to Accompany Zoning Petition.

We would like to have the following verified:

1. That the property is zoned D.F. 3.5.
2. That in Zoning Case No. 1956-3826-X a zoning special exception was approved for a cemetery use affirmed by the County Board of Appeals and by the Circuit Court
3. That in Case No. 1966-40-X a special exception was granted for an addition to the cemetery use.
4. That in Case No. 2014-176-SPH Special Hearing relief was granted to Dulaney Valley Memorial Gardens, Inc. to permit a pet crematorium as an accessory to an underlying cemetery and pet cemetery use; to permit three (3) accessory parking spaces for the pet crematorium and to amend the underlying and previous special exception amendments granted for cemetery use.

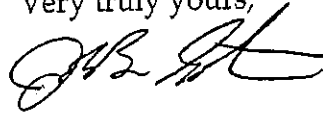
arl Richards, Director  
June 21, 2019  
Page 2

5. That in Case No. 2018-0112-SPH Special Hearing relief was granted to Dulaney Valley Memorial Gardens, Inc. to permit a human crematorium as accessory to an underlying cemetery use; to permit two (2) accessory parking spaces for human crematorium; and a special hearing to amend the underlying and previous special amendments granted for cemetery use.

6. That the uses depicted on the Plan to Accompany Zoning Petition dated October 10, 2017 are permitted under the approved Zoning Orders. A copy of the Plan is attached.

7. That the property has no current zoning violations outstanding.

Very truly yours,

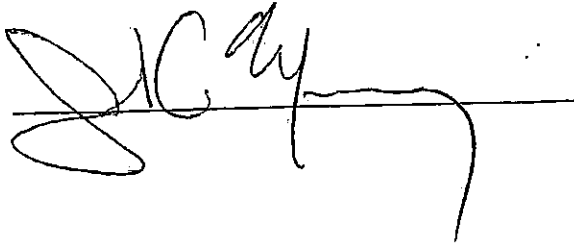


John B. Gontrum

JBG:jg

Attachments

All of the above Statements are Approved and Verified:



Date:

6/27/19

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## MEMORANDUM

DATE: January 30, 2018  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2018-0112-SPH – Appeal Period Expired

---

The appeal period for the above-referenced case expired on January 29, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: / Case File  
Office of Administrative Hearings

|                                       |   |                         |
|---------------------------------------|---|-------------------------|
| IN RE: PETITION FOR SPECIAL HEARING   | * | BEFORE THE              |
| (200 E. Padonia Road)                 |   |                         |
| 8 <sup>th</sup> Election District     | * | OFFICE OF               |
| 3 <sup>rd</sup> Council District      |   |                         |
| Dulaney Valley Memorial Gardens, Inc. | * | ADMINISTRATIVE HEARINGS |
| Legal Owner                           |   |                         |
| Petitioner                            | * | FOR BALTIMORE COUNTY    |
|                                       | * | Case No. 2018-0112-SPH  |

\* \* \* \* \*

### OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Dulaney Valley Memorial Gardens, Inc., legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to permit a human crematorium as an accessory to an underlying cemetery; (2) to permit two (2) accessory parking spaces for a human crematorium; and (3) to amend an underlying special exception for cemetery use.

Amy Shimp and professional engineer Robert Bathurst appeared in support of the petition. Adam D. Baker, Esq. represented Petitioner. Eric Rockel attended the hearing to obtain more information regarding the requests. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request. A site plan was marked and admitted as Petitioner's Exhibit 1.

According to the site plan the subject property is approximately 70.496 acres in size and is split-zoned DR 3.5 and DR 5.5. The Dulaney Valley Memorial Gardens is operated at the site. Due to increasing demand Petitioner would like to offer cremation services at the site. The

ORDER RECEIVED FOR FILING

Date 12/29/17

By Sen

B.C.Z.R. does not mention crematoriums or provide any guidance on when and where such a use should be allowed.

Petitioner explained many cemeteries (both in Maryland and across the country) also have crematoriums. As such, since crematoriums are customarily operated in connection with a cemetery, I believe this is properly considered an accessory use to the principal cemetery use. The subject property is quite large with mature trees and landscaping, and the proposed crematorium would be more than 275 feet from the nearest dwelling. As such, as I noted at the hearing, this is a "best case" scenario for where a crematorium should be located when accessory to a cemetery. The proposed one-story crematorium would be 2,000 square feet in size, and as the DOP noted there is abundant vegetation which screens nearby homes.

The other aspect of special hearing relief seeks approval for designating just two (2) off-street parking spaces for the crematory use. Since the B.C.Z.R. does not provide a specific number of spaces required for a crematorium, the ALJ is permitted to determine the parking space requirements based on the facts in the case under consideration. B.C.Z.R. §409.6.A. Petitioner noted these two parking spaces would only be used by patrons; staff and deliveries would access the building at the rear entrance. Petitioner also stated that in most instances family members do not wish to be present for a cremation, and they also noted the site has ample "overflow" parking along the interior roadways and near the adjacent mausoleum. While I believe the number could well be deficient in a case involving a smaller property, I am convinced by the testimony two spaces are sufficient in this case.

THEREFORE, IT IS ORDERED this 29<sup>th</sup> day of **December, 2017** by this Administrative Law Judge, that the Petition for Special Hearing: (1) to permit a human crematorium as an accessory use to an underlying cemetery; (2) to permit two (2) accessory parking spaces for a

ORDER RECEIVED FOR FILING

Date 12/29/17

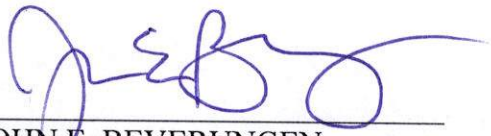
By sen

human crematorium; and (3) to amend an underlying special exception for cemetery use (in accordance with the relief granted herein and as shown on the site plan marked as Petitioner's Exhibit No.1), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner shall maintain all existing vegetative buffers and trees on site and shall replace promptly any plants, trees or shrubs which die or are damaged.

Any appeal of this decision must be filed within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB: sln

ORDER RECEIVED FOR FILING

Date 12/29/17

By sln





KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
*Administrative Law Judge*

December 29, 2017

Adam D. Baker, Esq.  
8830 Stanford Blvd., Suite 400  
Columbia, MD 21045

RE: Petitions for Special Hearing  
Case No. 2018-0112-SPH  
Property: 200 E. Padonia Road

Dear Mr. Baker:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is 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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:sln  
Enclosure

c: Eric Rockel, 1610 Riderwood Drive, Timonium, MD 21093



# PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 200 E Padonia Road which is presently zoned DR 3.5 / DR 5.5

Deed References: Liber 25938, Folio 115 10 Digit Tax Account # 1 6 0 0 0 0 8 5 9 9

Property Owner(s) Printed Name(s) Dulaney Valley Memorial Gardens, Inc.

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

(PLEASE SEE ATTACHED)

2.    a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3.    a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

**Legal Owner(s) Affirmation:** I / we do so 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 / these Petition(s).

## Contract Purchaser/Lessee:

Name - Type or Print  
Signature  
Mailing Address City State  
/ /  
Zip Code Telephone # Email Address

## Attorney for Petitioner:

Adam D. Baker, Esquire

Name - Type or Print  
Signature Whiteford, Taylor & Preston  
8830 Stanford Blvd. Suite 400, Columbia MD  
Mailing Address City State  
21045 / 410-832-2050 / abaker@wtplaw.com  
Zip Code Telephone # Email Address

## Legal Owners (Petitioners):

Dulaney Valley Memorial Gardens, Inc.

Name #1 - Type or Print Name #2 - Type or Print  
Signature #1 Signature #2  
200 E. Padonia Road Lutherville MD  
Mailing Address City State  
21093 / 410-666-0490 / amy@dulaneyvalley.com  
Zip Code Telephone # Email Address

## Representative to be contacted:

Adam D. Baker, Esquire

Name - Type or Print  
Signature Whiteford, Taylor & Preston  
8830 Stanford Blvd. Suite 400, Columbia MD  
Mailing Address City State  
21045 / 410-832-2050 / abaker@wtplaw.com  
Zip Code Telephone # Email Address

CASE NUMBER 2018-012-SM Filing Date 10/19/17

433812

Do Not Schedule Dates: 12/21/17 Reviewer JS

Date 12/21/17 REV. 10/4/11

By JS

**PETITION FOR ZONING HEARING  
DULANEY VALLEY MEMORIAL GARDENS – 200 E. PADONIA ROAD**

Special Hearing Relief Requested:

1. Special Hearing to permit a human crematorium as accessory to an underlying cemetery use.
2. Special Hearing to permit two (2) accessory parking spaces for human crematorium.
3. Special Hearing to amend underlying Special Exception for cemetery use (Case No. 1956-3826-X) as amended (through Case Nos. 66-40X and 2014-176-SPHX).

434695

2018-0112-SPH

**AMENDED PETITION FOR ZONING HEARING  
DULANEY VALLEY MEMORIAL GARDENS – 200 E. PADONIA ROAD**

Special Hearing Relief Requested:

1. Special Hearing to permit a human crematorium as accessory to an underlying cemetery use.
2. Special Hearing to permit      ( ) accessory parking spaces for human crematorium.
3. Special Hearing to amend underlying Special Exception for cemetery use (Case No. 1956-3826-X) as amended (through Case Nos. 66-40X and 2014-176-SPHX).





**Stantec Consulting Services Inc.**  
20410 Century Boulevard Suite 200  
Germantown MD 20874  
Tel: (301) 444-8282

---

**Description  
To Accompany Petition for a Special Hearing  
Dulaney Valley Memorial Park, Inc.  
Baltimore County, Maryland**

February 25, 2014

**Being** all of those parcels or tracts of land described in the following deeds recorded among the Land Records of Baltimore County, Maryland: A deed dated July 17, 2007 from Dulaney Valley Memorial Gardens to Dulaney Valley Memorial Park, Inc. recorded in Liber 25938 at Folio 115; A deed dated July 17, 2007 from Maryland Pet Cemetery, Inc. to Dulaney Valley Memorial Park, Inc. recorded in Liber 25938 at Folio 125; A deed dated July 17, 2007 from Metropolitan Mausoleum Associates, Inc. to Dulaney Valley Memorial Park, Inc. recorded in Liber 25938 at Folio 133.

**Part One**

**Beginning** at the northwesterly end of the first or S 83°44'45" E, 1060.56 foot line of "Parcel 1" as described in Liber 25938 at Folio 115; thence, binding along the outline of the lands of Dulaney Valley Memorial Park, Inc.:

1. S 83°44'45" E, 1060.56 feet; thence,
2. N 08°37'46" E, 1094.61 feet; thence,
3. S 84°14'26" E, 988.33 feet; thence,
4. S 17°43'34" W, 1056.45 feet; thence,
5. S 06°25'09" W, 342.82 feet; thence,
6. S 59°20'07" E, 141.75 feet; thence,
7. 957.87 feet along the arc of a non-tangent curve to the right, having a radius of 1040.00 feet the chord of which is S 39° 28' 15" W, 924.37 feet; thence,
8. N 84°00'38" W, 1390.04 feet
9. N 38°53'56" W, 162.32 feet
10. N 06°12'46" E, 999.83 feet to the POINT OF BEGINNING.

Containing 69.9474 acres or 3,046,909 square feet, more or less.

2018-0112-SPH

February 25, 2013

**Part Two**

Beginning at the southeasterly end of the first or N 84°00'38" W, 229.63 foot line of "Parcel 2" as described in Liber 25938 at Folio 115; thence, binding along the outline of the lands of Dulaney Valley Memorial Park, Inc.:

1. N 84°00'38" W, 229.63 feet; thence,
2. 328.19 feet along the arc of a non-tangent curve deflecting to the left, having a radius of 1120.00 feet the chord of which is N 51°01'14" E, 327.02 feet; thence,
3. S 06°25'09" W, 231.12 feet to the POINT OF BEGINNING.

Containing 0.5490 acres or 23,916 square feet, more or less.

This description was prepared for zoning purposes only and is not intended to be used for conveyance. No title report or field boundary surveys were provided for the preparation of this document.

I hereby certify that I was in responsible charge of the preparation of this document, in accordance with the standards established by COMAR 09.13.06.12.

 CHRISTOPHER S. ADAMS 02-25-14

Christopher S. Adams  
Professional Land Surveyor  
Maryland Registration No. 21569  
Expires: June 29, 2014



2018-0112-SPH





501 N. Calvert St., P.O. Box 1377  
Baltimore, Maryland 21278-0001  
tel: 410/332-6000  
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5316831

**Sold To:**

Whiteford Taylor & Preston LLP - CU00483501  
8830 Stanford Blvd  
Ste 400  
Columbia, MD 21045-5425

**Bill To:**

Whiteford Taylor & Preston LLP - CU00483501  
8830 Stanford Blvd  
Ste 400  
Columbia, MD 21045-5425

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Nov 30, 2017

**NOTICE OF ZONING HEARING**

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**Case: # 2018-0112-SPH**  
200 E. Padonia Road  
NW corner of the intersection of East Padonia and Cardigan Roads  
8th Election District - 3rd Councilmanic District  
Legal Owner(s) Dulaney Valley Memorial Gardens, Inc.

**Special Hearing** to permit a human crematorium as an accessory to an underlying cemetery. To permit two accessory parking spaces for a human crematorium. To amend an underlying Special Exception for cemetery use (Case No. 1956-3826-X) as amended (through Case Nos. 66-40-X and 2014-0176-SPHX).

**Hearing: Wednesday, December 20, 2017 at 1:30 p.m.**  
in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.  
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11-140 November 30 5316831

The Baltimore Sun Media Group

By *S. Wilkinson*  
Legal Advertising

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 11/30/2017

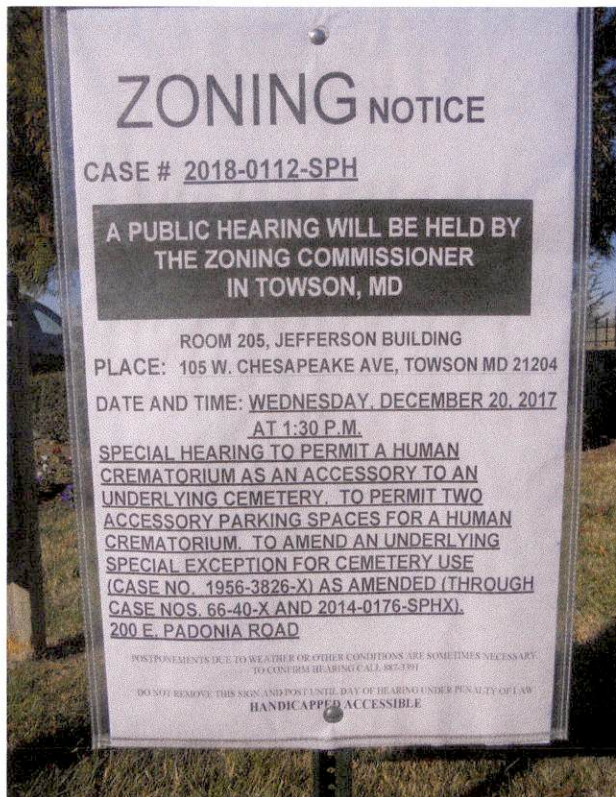
**Case Number:** 2018-0112-SPH

**Petitioner / Developer:** ADAM D. BAKER, ESQ. ~  
DULANEY VALLEY MEMORIAL GARDENS, INC.

**Date of Hearing:** DECEMBER 20, 2017

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:  
200 E. PADONIA ROAD

**The sign(s) were posted on: NOVEMBER 28, 2017**



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)





KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

November 6, 2017

## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2018-0112-SPH**

200 E. Padonia Road

NW corner of the intersection of East Padonia and Cardigan Roads

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Dulaney Valley Memorial Gardens, Inc.

Special Hearing to permit a human crematorium as an accessory to an underlying cemetery. To permit two accessory parking spaces for a human crematorium. To amend an underlying Special Exception for cemetery use (Case No. 1956-3826-X) as amended (through Case Nos. 66-40-X and 2014-0176-SPHX).

Hearing: Wednesday, December 20, 2017 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon  
Director

AJ:kl

C: Adam Baker, 8830 Stanford Blvd., Ste.400, Columbia 21045  
Dulaney Valley Memorial Gardens, Inc., 200 E. Padonia Rd., Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURS., NOVEMBER 30, 2017**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, November 30, 2017 Issue - Jeffersonian

Please forward billing to:

Adam Baker  
Whiteford, Taylor & Preston  
8830 Stanford Blvd., Ste. 400  
Columbia, MD 21045

410-832-2052

---

## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2018-0112-SPH**

200 E. Padonia Road

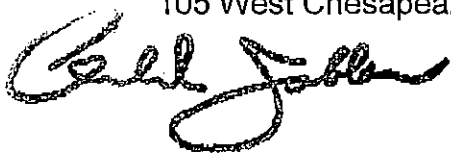
NW corner of the intersection of East Padonia and Cardigan Roads

8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Dulaney Valley Memorial Gardens, Inc.

Special Hearing to permit a human crematorium as an accessory to an underlying cemetery. To permit two accessory parking spaces for a human crematorium. To amend an underlying Special Exception for cemetery use (Case No. 1956-3826-X) as amended (through Case Nos. 66-40-X and 2014-0176-SPHX).

Hearing: Wednesday, December 20, 2017 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE OFFICE  
200 East Padonia Road; NW corner of East \*  
Padonia Road & Cardigan Road \* OF ADMINISTRATIVE  
8<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts \* HEARINGS FOR  
Legal Owner(s): Dulaney Valley Memorial \*  
Gardens, Inc. by Amy Shimp \* BALTIMORE COUNTY  
Petitioner(s) \*  
\* 2018-112-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

RECEIVED

OCT 24 2017

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 24<sup>th</sup> day of October, 2017, a copy of the foregoing Entry of Appearance was mailed to Adam Baker, Esquire, Whiteford Taylor & Preston, 8830 Stanford Boulevard, Suite 400, Columbia, Maryland 21045, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Case Number: 2018-0112-SP4

Property Address: 200 E. PADONIA RD.

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): DULANEY VALLEY MEMORIAL GARDENS, INC.

Contract Purchaser/Lessee: \_\_\_\_\_

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: ADAM BAKER

Company/Firm (if applicable): WHITEFORD TAYLOR & RESTON

Address: 1 W. PENNSYLVANIA AVE, STE 300  
TOWSON, MD 21204

Telephone Number: 410.832.2052

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET AND FINANCE  
MISCELLANEOUS CASH RECEIPT

160504

Date: 10/19/17

PAID RECEIPT

ADDRESS: ACTUAL TIME  
10/20/2017 10/19/2017 11:15:42  
REQ 8503 W/IN 168  
RECEIPT # 522365 10/19/2017  
156 5 522365 VERIFICATION  
CP NO. 160504

Receipt Tot \$500.00  
1500.00 0 \$1.00 Cn  
Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev<br>Source/<br>Obj | Sub<br>Rev/<br>Sub Obj | Dept Obj | BS Acct | Amount    |
|------|------|------|----------|-----------------------|------------------------|----------|---------|-----------|
| 401  | 806  | 0000 |          | 6150                  |                        |          |         | \$ 500.00 |
|      |      |      |          |                       |                        |          |         |           |
|      |      |      |          |                       |                        |          |         |           |
|      |      |      |          |                       |                        |          |         |           |
|      |      |      |          |                       |                        |          |         |           |
|      |      |      |          |                       |                        |          |         |           |

Total: \$ 500.00

Rec From: AUNNY VALLEY MEMORIAL GARDEN, INC.

For: 2018-0112-SPH

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING  
PLEASE PRESS HARD!!!!

CASHIER'S  
VALIDATION





KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

December 14, 2017

Dulaney Valley Memorial Gardens Inc.  
200 E Padonia Road  
Lutherville MD 21093

RE: Case Number: 2018-0112-SPH, Address: 200 E Padonia Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 19, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel  
Adam D Baker, Esquire, 8830 Stanford Boulevard, Suite 400, Columbia MD 21045

Date: 10/23/17

Ms. Kristen Lewis  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

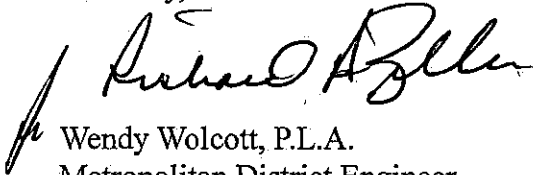
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0112-SPA

*Special Hearing  
Dutane Valley Memorial Gardens  
200 E. Padonia Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ

12-20

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 18-112



**INFORMATION:**

**Property Address:** 200 E. Padonia Road  
**Petitioner:** Dulaney Valley Memorial Gardens  
**Zoning:** DR 3.5, DR 5.5  
**Requested Action:** Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a human crematorium as an accessory to an existing cemetery use, to permit two (2) accessory parking spaces for the human crematorium and to amend the prior zoning cases attached to the site through case no. 2014-176-SPHX.

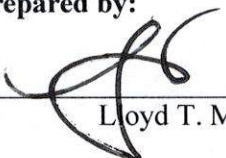
A site visit was conducted on October 26, 2017. The Department observed a significant separation between the proposed crematorium site and the nearest residential use with substantial vegetative buffering intervening.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Maintain and replace if necessary the aforementioned vegetative buffer to the residential uses to the east of the proposed crematorium site.

For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

**Prepared by:**

  
Lloyd T. Moxley

**Division Chief:**

  
Kathy Schlach

AVA/KS/LTM/ka

c: Wally Lippincott  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Adam D. Baker, Esquire  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

12-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: October 30, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0112-SPH  
Address 200 East Padonia Road  
(Dulaney Valley Memorial Gardens,  
Inc. Property)

Zoning Advisory Committee Meeting of **October 30, 2017**.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

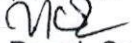
Reviewer: Steve Ford Date: 10-30-2017

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections

**DATE:** November 1, 2017

**FROM:**  Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 30, 2017  
Item No. 2018-0108-A, 0110-SPHA, 0111-SPHXA and 0112-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

\*

\*

\*

\*

\*

VKD: efc  
cc: file



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**DATE:** 11/8/2017

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 18-112

**INFORMATION:**

**Property Address:** 200 E. Padonia Road  
**Petitioner:** Dulaney Valley Memorial Gardens  
**Zoning:** DR 3.5, DR 5.5  
**Requested Action:** Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a human crematorium as an accessory to an existing cemetery use, to permit two (2) accessory parking spaces for the human crematorium and to amend the prior zoning cases attached to the site through case no. 2014-176-SPHX.

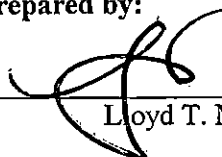
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For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

**Prepared by:**

  
Lloyd T. Moxley

**Division Chief:**

  
Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Adam D. Baker, Esquire  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: October 30, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0112-SPH  
Address 200 East Padonia Road  
(Dulaney Valley Memorial Gardens,  
Inc. Property)

Zoning Advisory Committee Meeting of **October 30, 2017**.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 10-30-2017

Dulaney Valley Memorial Gardens

CASE NAME ~~2010-012-JPH~~

CASE NUMBER 2010-012-JPH

DATE 12.20.17

[illegible]

100

CASE NAME Dulaway Valley Mem. Gardens  
CASE NUMBER 2018-042 SPH  
DATE 12-20-17

# CITIZEN'S SIGN - IN SHEET

NAME \_\_\_\_\_

## ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

C H E C K L I S TComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment11/1DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)no comment10/30DEPS  
(if not received, date e-mail sent \_\_\_\_\_)no comment11/13FIRE DEPARTMENT  
PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)no obj  
w/condition10/23STATE HIGHWAY ADMINISTRATION  
TRAFFIC ENGINEERINGno objection11/13

COMMUNITY ASSOCIATION

11/13

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. 2014-0176-SPH)

NEWSPAPER ADVERTISEMENT

Date:

11/30/17

SIGN POSTING

Date:

11/28/17by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: \_\_\_\_\_



## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                  |          |                                                           | View GroundRent Redemption                |                        |                |                           | View GroundRent Registration |                                                               |          |           |
|-------------------------------------------|----------|-----------------------------------------------------------|-------------------------------------------|------------------------|----------------|---------------------------|------------------------------|---------------------------------------------------------------|----------|-----------|
| Account Identifier:                       |          |                                                           | District - 08 Account Number - 1600008599 |                        |                |                           |                              |                                                               |          |           |
| Owner Information                         |          |                                                           |                                           |                        |                |                           |                              |                                                               |          |           |
| Owner Name:                               |          | DULANEY VALLEY MEMORIAL GARDENS INC                       |                                           |                        |                | Use: Principal Residence: |                              | COMMERCIAL NO                                                 |          |           |
| Mailing Address:                          |          | 200 E PADONIA RD<br>LUTHERVILLE TIMONIUM MD<br>21093-1240 |                                           |                        |                | Deed Reference:           |                              | /25938/ 00115                                                 |          |           |
| Location & Structure Information          |          |                                                           |                                           |                        |                |                           |                              |                                                               |          |           |
| Premises Address:                         |          | 200 PADONIA RD<br>0-0000                                  |                                           |                        |                | Legal Description:        |                              | 68.605AC NWS<br>PADONIA<br>200 PADONIA RD<br>1 MILE E OF YORK |          |           |
| Map:                                      | Grid:    | Parcel:                                                   | Sub District:                             | Subdivision:           | Section:       | Block:                    | Lot:                         | Assessment Year:                                              | Plat No: | Plat Ref: |
| 0051                                      | 0018     | 0114                                                      |                                           | 0000                   |                |                           |                              | 2017                                                          |          |           |
| Special Tax Areas:                        |          |                                                           |                                           | Town:                  |                |                           | NONE                         |                                                               |          |           |
|                                           |          |                                                           |                                           | Ad Valorem:            |                |                           |                              |                                                               |          |           |
|                                           |          |                                                           |                                           | Tax Class:             |                |                           |                              |                                                               |          |           |
| Primary Structure Built                   |          | Above Grade Living Area                                   |                                           | Finished Basement Area |                | Property Land Area        |                              | County Use                                                    |          |           |
| 1962                                      |          | 8146                                                      |                                           |                        |                | 68.6100 AC                |                              | 06                                                            |          |           |
| Stories                                   | Basement | Type                                                      |                                           | Exterior               | Full/Half Bath | Garage                    | Last Major Renovation        |                                                               |          |           |
|                                           |          | OFFICE BUILDING                                           |                                           |                        |                |                           |                              |                                                               |          |           |
| Value Information                         |          |                                                           |                                           |                        |                |                           |                              |                                                               |          |           |
|                                           |          | Base Value                                                |                                           | Value                  |                | Phase-in Assessments      |                              |                                                               |          |           |
|                                           |          |                                                           |                                           | As of                  |                | As of                     |                              | As of                                                         |          |           |
|                                           |          |                                                           |                                           | 01/01/2017             |                | 07/01/2017                |                              | 07/01/2018                                                    |          |           |
| Land:                                     |          | 2,349,200                                                 |                                           | 2,349,200              |                |                           |                              |                                                               |          |           |
| Improvements                              |          | 563,500                                                   |                                           | 559,800                |                |                           |                              |                                                               |          |           |
| Total:                                    |          | 2,912,700                                                 |                                           | 2,909,000              |                | 2,909,000                 |                              | 2,909,000                                                     |          |           |
| Preferential Land:                        |          | 0                                                         |                                           |                        |                |                           |                              | 0                                                             |          |           |
| Transfer Information                      |          |                                                           |                                           |                        |                |                           |                              |                                                               |          |           |
| Seller: DULANEY VALLEY MEMORIAL PARK INC  |          |                                                           |                                           | Date: 03/31/2010       |                |                           | Price: \$0                   |                                                               |          |           |
| Type: NON-ARMS LENGTH OTHER               |          |                                                           |                                           | Deed1: /25938/ 00115   |                |                           | Deed2:                       |                                                               |          |           |
| Seller: DULANEY VALLEY MEMORIAL PARK, INC |          |                                                           |                                           | Date: 07/19/2007       |                |                           | Price: \$1,846,000           |                                                               |          |           |
| Type: ARMS LENGTH MULTIPLE                |          |                                                           |                                           | Deed1: /25938/ 00115   |                |                           | Deed2:                       |                                                               |          |           |
| Seller: DULANEY VALLEY MEMORIAL GARDENS   |          |                                                           |                                           | Date: 07/18/2007       |                |                           | Price: \$0                   |                                                               |          |           |
| Type: NON-ARMS LENGTH OTHER               |          |                                                           |                                           | Deed1: /00000/ 00000   |                |                           | Deed2:                       |                                                               |          |           |
| Exemption Information                     |          |                                                           |                                           |                        |                |                           |                              |                                                               |          |           |
| Partial Exempt Assessments:               |          | Class                                                     |                                           |                        |                | 07/01/2017                |                              | 07/01/2018                                                    |          |           |
| County:                                   |          | 000                                                       |                                           |                        |                | 0.00                      |                              |                                                               |          |           |
| State:                                    |          | 000                                                       |                                           |                        |                | 0.00                      |                              |                                                               |          |           |
| Municipal:                                |          | 000                                                       |                                           |                        |                | 0.00 0.00                 |                              | 0.00 0.00                                                     |          |           |

**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS

*Michael D. Mallinoff*

Michael D. Mallinoff, Director



*E. John Bryan*

E. John Bryan, Building Engineer

**BUILDING PERMIT**

PERMIT #: B970028    CONTROL #: COC-    DIST: 08    PREC: 01  
DATE ISSUED: 06/15/2020    TAX ACCOUNT #: 1600008599    CLASS: 06

PLANS: CONST 02    PLOT 9    R PLAT 0    DATA 0    ELEC YES    PLUM YES  
LOCATION: 200    E PADONIA RD  
SUBDIVISION: 1 MILE E OF YORK

**OWNERS INFORMATION**

NAME: DULANEY VALLEY MEMORIAL  
ADDR: 200 E PADONIA RD, LUTHERVILLE TIMONIUM MD 21093-124

TENANT: DULANEY VALLEY MEMORIAL GARDENS, INC

CONTR: TBD

ENGR:

SELLR: CHG OF OCC FROM GARAGE TO TEMP CREMATORIUM.

WORK: CHG OF OCC REQ'D TO RETURN TO GARAGE. INT ALTS  
TO INSTALL CREMATOR EQUIP & EXHAUST STACK  
INSULATION IN WALLS & CEILING, CONST DRYWALL,  
INTAKE LOUVER IN EXT WALL, CONST CONCRETE  
LANDING AT EXIT DOOR. SEPARATE PERMIT REQUIRED  
FOR ANY ADD'L WORK.

BLDG. CODE:

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: CREMATORIUM AND ALTS  
EXISTING USE: GARAGE

TYPE OF IMPRV: ALTERATION

USE: OTHER - NON-RESIDENTIAL

FOUNDATION:

BASEMENT:

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

**LOT SIZE AND SETBACKS**

SIZE: 68.61AC

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: NC

SIDE STR SETB:

REAR SETB: NC

THIS PERMIT EXPIRES ONE  
YEAR FROM DATE OF ISSUE

**PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES**

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE  
DIRECT LINE (410) 832-2077  
DIRECT FAX (410) 339-4027  
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300  
ONE WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-5025  
MAIN TELEPHONE (410) 832-2000  
FACSIMILE (410) 832-2015

1-516 EL 15  
12/18/19  
Baltimore, MD  
BETHANY BEACH, DE\*  
BETHESDA, MD  
COLUMBIA, MD  
DEARBORN, MI  
FALLS CHURCH, VA  
LEXINGTON, KY  
PITTSBURGH, PA  
ROANOKE, VA  
WASHINGTON, DC  
WILMINGTON, DE\*

WWW.WTPLAW.COM  
(800) 987-8705

December 18, 2019

Via Hand Delivery

W. Carl Richards, Jr.  
Chief Zoning Review Supervisor  
Baltimore County Zoning Office  
111 W. Chesapeake Avenue  
Room 111  
Towson, Maryland 21204

Re: Zoning Verification - Dulaney Valley Memorial Gardens

Dear Mr. Richards:

This past June, John Gontrum obtained a zoning verification letter for this property. A copy of the approval is attached. At this time I am submitting another request for verification, specifically asking you to confirm that the approvals for the crematoriums (human and pet), as accessory to the underlying cemetery uses, remain valid. Your June 27, 2019 zoning verification letter confirmed the zoning history of the property and that there were no outstanding violations.

Dulaney Valley Memorial Gardens is proceeding through the permit process at this time for the buildings which will house the retorts for the crematorium uses. The approval for the human crematorium was provided via Special Hearing in Case 2018-112-SPH. (A copy of the order and site plan are attached hereto.) The approval for the accessory pet crematorium was provided via the grant of the Special Hearing in Case 2014-176-SPH. (A copy of the order is attached hereto.) Both crematorium uses are shown on the 2018 site plan, and both crematorium uses were approved as accessory to the underlying cemetery uses which have existed and continued uninterrupted since the 1950's.

We respectfully request you sign below to indicate your agreement that the accessory crematorium use approvals remain valid. My firm's check in the amount of \$200 is attached hereto, representing payment for this request. Please do not hesitate to contact me with any questions or concerns. Thank you for your attention to this matter.

Sincerely,

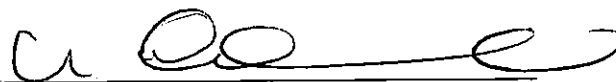
  
Jennifer R. Busse

ZONING VERIFICATION PROVIDED:

Date:

1/2/20

\*



By: Carl Richards

\* In accordance with  
Zoning Case #2018-1125A#

Case No.: 2018-0112-SPH

Exhibit Sheet

12/29/17

Petitioner/Developer

D-30-18

Protestant

Sen

|        |                          |  |
|--------|--------------------------|--|
| No. 1  | Plan                     |  |
| No. 2  | Salvatore resume         |  |
| No. 3  | Bathurst resume          |  |
| No. 4  | Architectural elevations |  |
| No. 5  |                          |  |
| No. 6  |                          |  |
| No. 7  |                          |  |
| No. 8  |                          |  |
| No. 9  |                          |  |
| No. 10 |                          |  |
| No. 11 |                          |  |
| No. 12 |                          |  |

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**Ronald A. Salvatore**  
**Professional Resume**

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**Education:**

BA in Organizational Communication from Rollins College. Graduated Magna cum laude in 2004.

**Work History:**

Ron has been with Matthews Environmental Solutions for 29 years. He has held many different positions in sales and management, including Sales Representative, Sales Coordinator, Sales Manager and Division Manager of Sales & Marketing.

**Experience:**

Along with his sales and management responsibilities, Ron has worked closely with their engineering and production departments on the development of new cremation systems and ancillary equipment. He also assisted in the preparation of hundreds of environmental applications for submittal to state, regional and local authorities.

Ron also conducts crematory operator training and has certified thousands of crematory personnel in the proper operation and maintenance of cremation equipment. The training covers many different topics including cremation and the environment, principles of combustion, minimizing pollution, cremator design, basic & advanced operations, best practices and general maintenance.

He has an extensive knowledge of the cremation process and has published numerous cremation related articles and for over 12 years wrote a monthly column for the *Funeral & Cemetery News* entitled *Cremation Issues and Answers*.

**Expert Testimony**

Ron has been accepted as an expert witness at numerous hearings throughout the US including recently in CT where is supported the Department of Energy & Environmental Protection (DEEP) issuance of an environmental permit at an appeal's hearing.

**Matthews Environmental Solutions**

2045 Sprint Boulevard | Apopka, Florida 32703

O: 407-886-5533 | F: 407-886-5990 | [www.matthewsenviromentalsolutions.com](http://www.matthewsenviromentalsolutions.com)

**Matthews**  
INTERNATIONAL

Matthews Environmental Solutions is a (MATW) Matthews International company

#2



Mr. Bathurst has experience in civil design and consulting. He has worked for a multitude of clients on land planning and site development work. The Site development work has required extensive coordination involving many state and local reviewing agencies, professionals, and community representatives. Design components involved include: schematic layout, geometric layout, grading/ earth balance analysis, public roadway extensions/ improvements, hydrologic/ hydraulic modeling, floodplain analysis, stormwater quality and quantity management, zoning compliance, amenity area planning, ADA/ handicap accessibility, pedestrian pathway/ ramp/ stairway design, site lighting, public sewer and water extension, storm drain systems, stream crossings/ bridges / culverts, sediment control, on-site fire protection systems, forest retention/ mitigation, wetlands delineation and / or mitigation, landscaping and as-built inspection.

#### **Project Experience**

**LAND DEVELOPMENT PROJECT MANAGER AND LAND DEVELOPMENT PROJECT ENGINEER**, Towson, MD. Management responsibilities included site investigation, project planning, *zoning research*, coordinating the submission of site development packages and ongoing communications with the Client, Architect, Baltimore County, Howard County & Baltimore City review groups, Soil Conservation District, MD State Highway Administration, MD Department of the Environment and others. Design responsibilities included feasibility studies, stormwater quantity and quality management, storm drain, floodplain/hydraulic modeling & design, road, utilities, grading, sediment control and earth quantities, lot computations and descriptions, and preparation of alternatives analysis. Prepared construction plans, design supporting plans and plats using MicroStation 95 & V5.0.

**LAND DEVELOPMENT DESIGN ENGINEER**, Towson, MD. Management responsibilities included site constraints investigation, *deed & zoning communications with the Client, Architect, Baltimore City, Baltimore County review groups, Soil Conservation District, MD State Highway Administration, MD Department of the Environment and others*. Design responsibilities included stormwater management, storm drain, floodplain/hydraulic modeling & design, utilities, grading, sediment control and earth quantities, lot computations and descriptions, and preparation of alternatives analysis. Prepared construction plans, design supporting plans and plats using MicroStation 95 & V5.0.

**ST. FRANCIS XAVIER PARKING LOT ADDITION**, *The church was allowed in the residential zone by a previously issued special exception*. For this reason, when we expanded the parking lot and reconfigured the onsite stormwater management system [to meet the current stormwater law], we needed to request for a Special Hearing. Associated with this request, we prepared a Plan to accompany a Request for Special Hearing. At the Special Hearing, the project was deemed to comply with the spirit and intent of the previously approved special exception.

**PARKVIEW AT WOODLAWN**, Woodlawn, MD. *This previously wooded 5.3 ac. site required rezoning in order to permit a 3-story, 101 unit elderly housing building*. Local residents added value to the final site design via a Community Input Meeting held at a local public location. The site environmental resources and a Baltimore County requirement for 100 year stormwater management ensured that the site design was efficient. Since the pond's outfall connected to a Baltimore County storm drain system, an extensive downstream hydraulic analysis was required. A high groundwater table in the area of the site's stormwater management pond was dealt with via an underground perimeter drain which intercepts groundwater; ensuring that the pond's required storage volume is available. Several retaining walls were incorporated into the building and grading design and now serve as hardscape site amenities.

#### **Active Registration** 1999 P.E.

Maryland Registered #  
24814

Also Registered in:  
PA, WV &  
District of Columbia

2009 June LEED  
Accredited Professional  
(LEED A.P.)

#### **Education/ Training/ Certification**

B.S. 1991 Civil  
Engineering, Drexel  
University

1991 Graduate  
Coursework, Civil  
Engineering, The  
Geosynthetics Institute at  
Drexel University

M.B.A. 1994  
Industrial Administration,  
Carnegie Mellon University  
2010 Maryland Erosion and  
Sediment Control  
Certification

April 2004 Consultant  
Reviewer by the City of  
Baltimore for Stormwater  
Management and Erosion  
and Sediment Control Plan  
Review

January 2002 approved as a  
Consultant Reviewer by the  
Maryland Department of  
the Environment, Water  
Management  
Administration for  
Stormwater Management  
and Erosion and Sediment  
Control Plan Review

April 2002 completed the  
Interagency Wetland  
Identification Training  
Program sponsored by the  
US EPA, MD Department of  
the Environment, and the  
Natural Resources  
Conservation Service

**Years Experience 26**

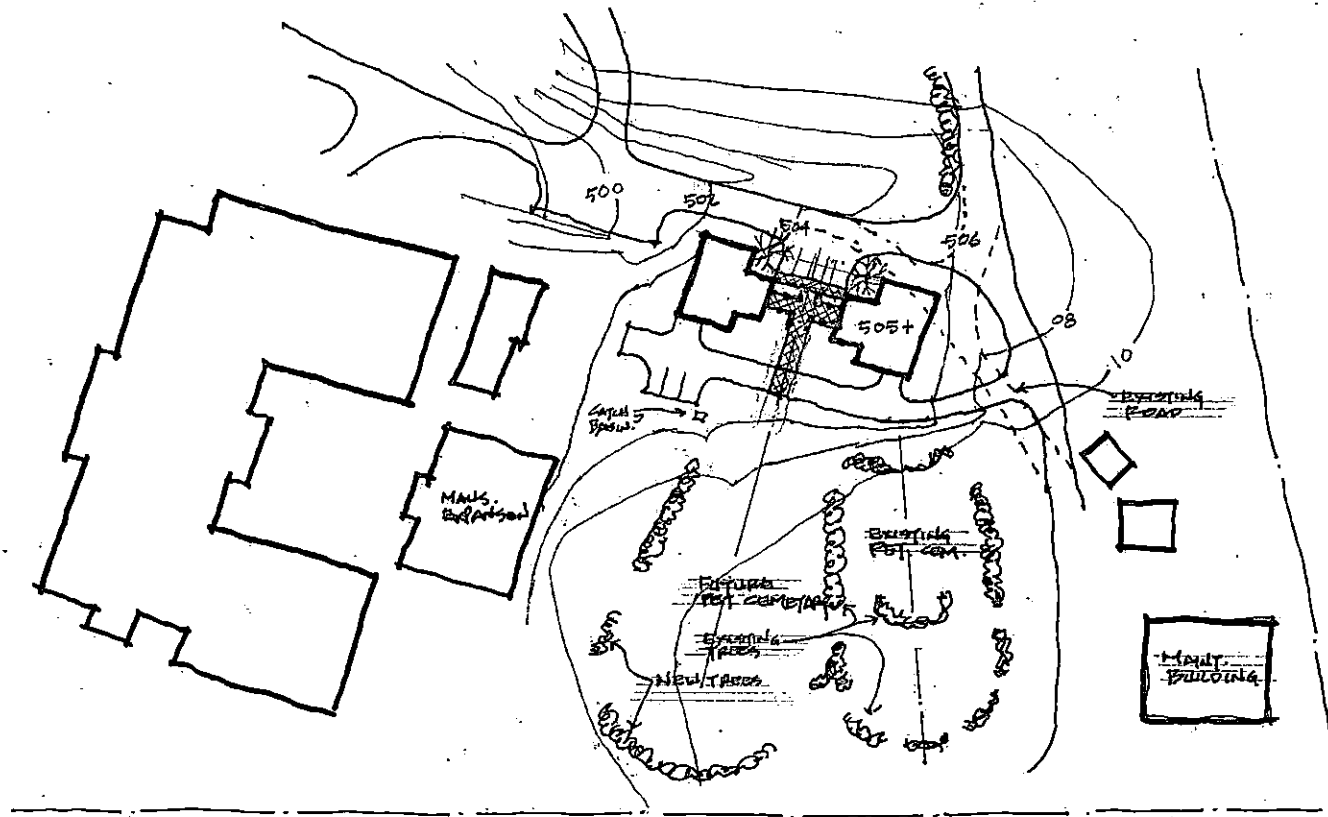


**HEAVER PLAZA**, Towson, MD. Project Engineer. Prepared Development Plans and Construction Documents for a 4-story atrium, 8-story tower and 4-story parking garage addition to the existing 8-story Heaver Plaza Tower. Garage plans incorporated special architectural features to visually break-up the structure from the adjacent residential neighborhood. *Garage required zoning relief due to its proximity to residentially zoned property.* Vehicular access to the garage was provided at two opposite sides of the building and accessed both the ground floor and second floor of the structure. Pedestrian access was incorporated to allow access to the new tower from both the inside and exterior of the garage.

**BEST BUY/ PETCO**, Lutherville, MD. This 8.0 ac. former executive bungalow-housing complex had reached its useful life and the owner wanted to redevelop the property to be more fitting with the now very commercial surroundings. A new 4-way traffic light was part of the development plan that included widening along the entire frontage of York Road. *Residential neighborhoods exist to the side and rear of the property and therefore a residential transition area, which preserved a very dominant stand of oak trees, allowed for a buffer to the commercial use.* Variances were obtained to permit parking in a residentially zoned property in support of a commercial use. The site topography was such that it drained to two different regulated drainage areas and therefore required two separate stormwater management facilities. Space did not allow for surface facilities and therefore both facilities were placed below the parking lot. The contractor was presented three options for construction pricing with the most economical being underground stone facilities, partly due to the availability of stone from the nearby Texas, MD quarry. Bedrock was encountered at higher elevation than predicted in the soils reports and construction phase revisions to raise one of the underground facilities was necessary. The revision to the design was accomplished in such time to permit no change in the construction schedule.

**WEST SIDE ELEMENTARY SCHOOL**, Baltimore, MD. Civil Engineer for this Baltimore City property purchased by the Archdiocese of Baltimore for a new 3 story elementary school. Services anticipated include: Boundary and Topographic Survey, Project Data Collection, Prepare Base Plan, Site Visits, Schematic Plan, Fire Flow Test, Site Development Plan (SPRC Plan), Baltimore City Board and *Municipal and Zoning Appeals (BMZA Package)*, Site Demolition Plan, Site (Plot) Plan to Accompany Building Permit Application, Grading Plan, Private Storm Drain Plan and Computations, Stormwater Management Plan, Stormwater Management Easement Plat and Description, Erosion and Sediment Control Plan, Simplified Forest Stand Delineation Plan, Landscape/Forest Conservation Plan, and Baltimore City Green Building Standards (BCGBS).

**CALVERT PLACE**, Baltimore City, MD. Civil Project Manager. A mixed market rate, multi-family residential building with a surface parking lot to be constructed at 2403 North Calvert Street. The project included the resurfacing of an existing surface parking lot at 209 East 24<sup>th</sup> Street. The building contains four floors of residential space (50,703 sq. ft.) with 24 parking spaces provided between both surface parking lots. The proposed building and 8-space surface parking lot at 2403 N. Calvert will replace an existing macadam parking lot with approximately 50 parking spaces. *The site's existing zoning required extensive zoning relief to allow the project to move forward as proposed.* The existing 18-space surface parking lot located at 209 East 24<sup>th</sup> St will be resurfaced and restriped to provide 16 spaces. Stormwater management has been addressed on this project via a combination of impervious area reduction and a green roof. The project is pursuing LEED Silver certification. Site improvements also included alley widening, ADA accessibility retrofits, grading, erosion and sediment control, curb, sidewalk and streetscape improvements.



PARTIAL SITE PLAN

PROPOSED CREMATORIUM BUILDINGS FOR THE  
DULANEY VALLEY MEMORIAL GARDENS

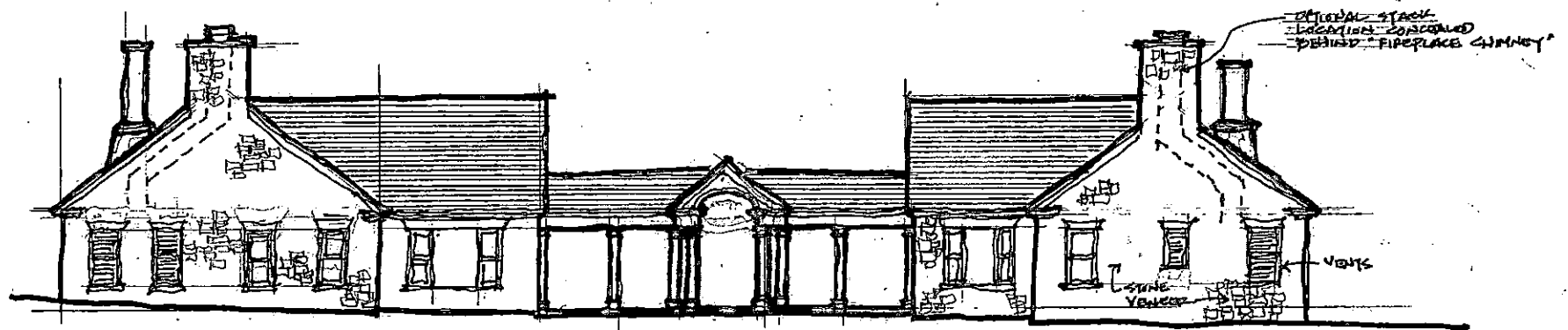


PENZA BAILEY ARCHITECTS

SCALE 1" = 50'-0"  
NOVEMBER 20, 2017

#4





FRONT ELEVATION

PROPOSED CREMATORIUM BUILDINGS FOR THE  
DULANEY VALLEY MEMORIAL GARDENS



PENZA BAILEY ARCHITECTS

SCALE 1/8" = 1' - 0"  
NOVEMBER 20, 2017

IN RE: PETITION FOR SPECIAL HEARING  
(200 E. Padonia Road)  
8<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
Dulaney Valley Memorial Gardens, Inc.  
Petitioner

\* BEFORE THE  
\* OFFICE OF  
\* ADMINISTRATIVE HEARINGS  
\* FOR BALTIMORE COUNTY  
\* Case No. 2014-0176-SPH

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed by Adam D. Baker, Esquire with Whiteford, Taylor & Preston, on behalf of Dulaney Valley Memorial Gardens Inc., ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to permit a pet crematorium as accessory to an underlying cemetery and pet cemetery use; (2) to permit three (3) accessory parking spaces for the pet crematorium; and (3) to amend the underlying special exception for cemetery use (Case No. 1956-3826-X) as amended in Case No. 66-40-X.

Appearing at the public hearing in support of the requests was Don Collins, Amy Shimp, John Sekerak, Jr. and Fernando Benitez. Adam D. Baker, Esquire with Whiteford, Taylor & Preston appeared and represented the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance at the hearing, and the file does not contain any letters of opposition. The only substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP) dated April 23, 2014, indicating that agency did not oppose the request.

ORDER RECEIVED FOR FILING

Date

6/9/14

By

Den



The subject property is 70.496 acres and is zoned DR 3.5 and DR 5.5. A large cemetery is operated on the property, pursuant to a special exception granted in 1956 and amended in 1966. The cemetery includes an area for the burial of pets, and the Petitioner proposes to offer crematory services for pets. Since this use is not addressed specifically in the Regulations, Petitioner was instructed to file this petition for special hearing.

Petitioner presented the testimony of Don Collins, with nearly 40 years experience in the funeral industry, who was accepted as an expert in crematory operations. Mr. Collins explained the nature and operation of the proposed pet crematory, which he believed would be a state-of-the-art facility. He testified that such pet crematories are customarily operated in conjunction with human cemeteries, and that the size and scale of the pet crematory operation would be subordinate to the overall cemetery operation. Thus, I believe this qualifies as an accessory use (to the cemetery operation) under section 101.1 of the B.Z.C.R. Mr. Collins also noted Petitioner would need to obtain State approval for the facility, and must satisfy stringent air quality standards.

Mr. Sekarak, a landscape architect who was accepted as an expert witness, testified (via proffer) that he prepared the site plan marked as Exhibit 1. He opined that the proposed crematory use satisfied all requirements of B.C.Z.R. §502.1 and that the use would not be injurious to the community. Though the B.C.Z.R. does not specify the number of parking spaces required for a pet crematory, Amy Shimp (who is General Manager of Dulaney Memorial Gardens), testified that three spaces would be sufficient, since pet services are scheduled for only one family at any one time. The Petitioner conducted extensive community outreach prior to the hearing, and counsel noted that the community expressed enthusiastic support for the project.

THEREFORE, IT IS ORDERED this 9<sup>th</sup> day of June 2014, by this Administrative Law

ORDER RECEIVED FOR FILING

Date 6/9/14

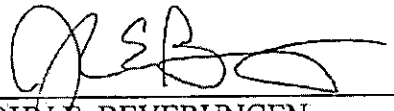
By sen

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The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 6/9/14

3 By sln

JB  
6-5-14

|                                       |   |                         |
|---------------------------------------|---|-------------------------|
| IN RE: PETITION FOR SPECIAL HEARING   | * | BEFORE THE              |
| (200 E. Padonia Road)                 |   |                         |
| 8 <sup>th</sup> Election District     | * | OFFICE OF               |
| 3 <sup>rd</sup> Councilmanic District |   |                         |
| Dulaney Valley Memorial Gardens, Inc. | * | ADMINISTRATIVE HEARINGS |
| Petitioner                            | * |                         |
|                                       | * | FOR BALTIMORE COUNTY    |
|                                       | * | Case No. 2014-0176-SPH  |

\* \* \* \* \*

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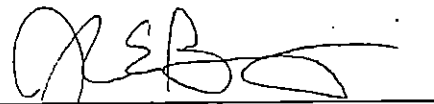
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JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB/sln



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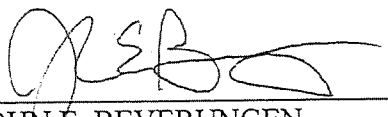
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\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 6/9/14

3 By sln

KEVIN KAMENETZ  
*County Executive*



LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
*Administrative Law Judge*

June 9, 2014

Adam D. Baker, Esquire  
Whiteford, Taylor & Preston  
1 W. Pennsylvania Avenue  
Suite 300  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Property: 200 E. Padonia Road  
Case No. 2014-0176-SPH

Dear Mr. Baker:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

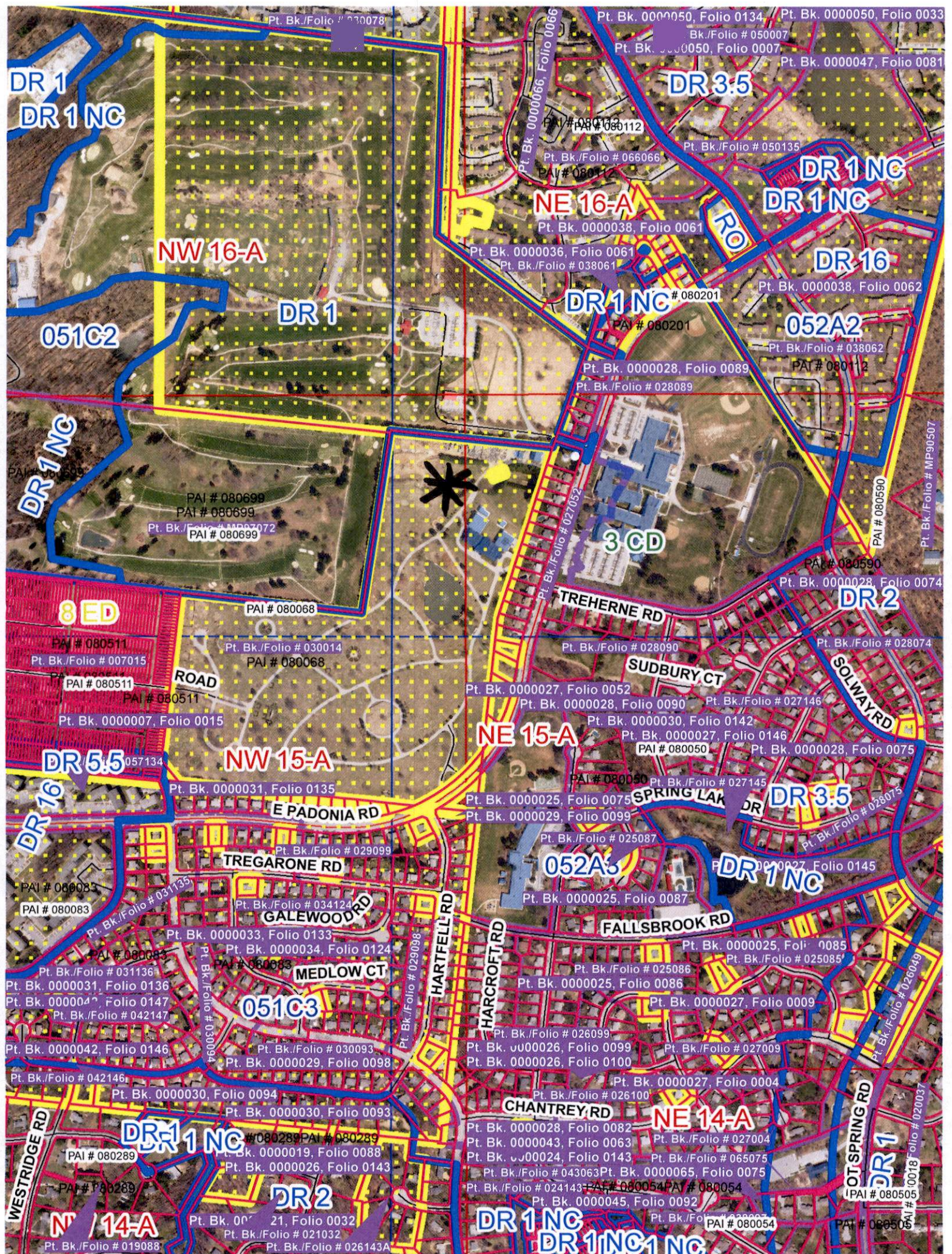
Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

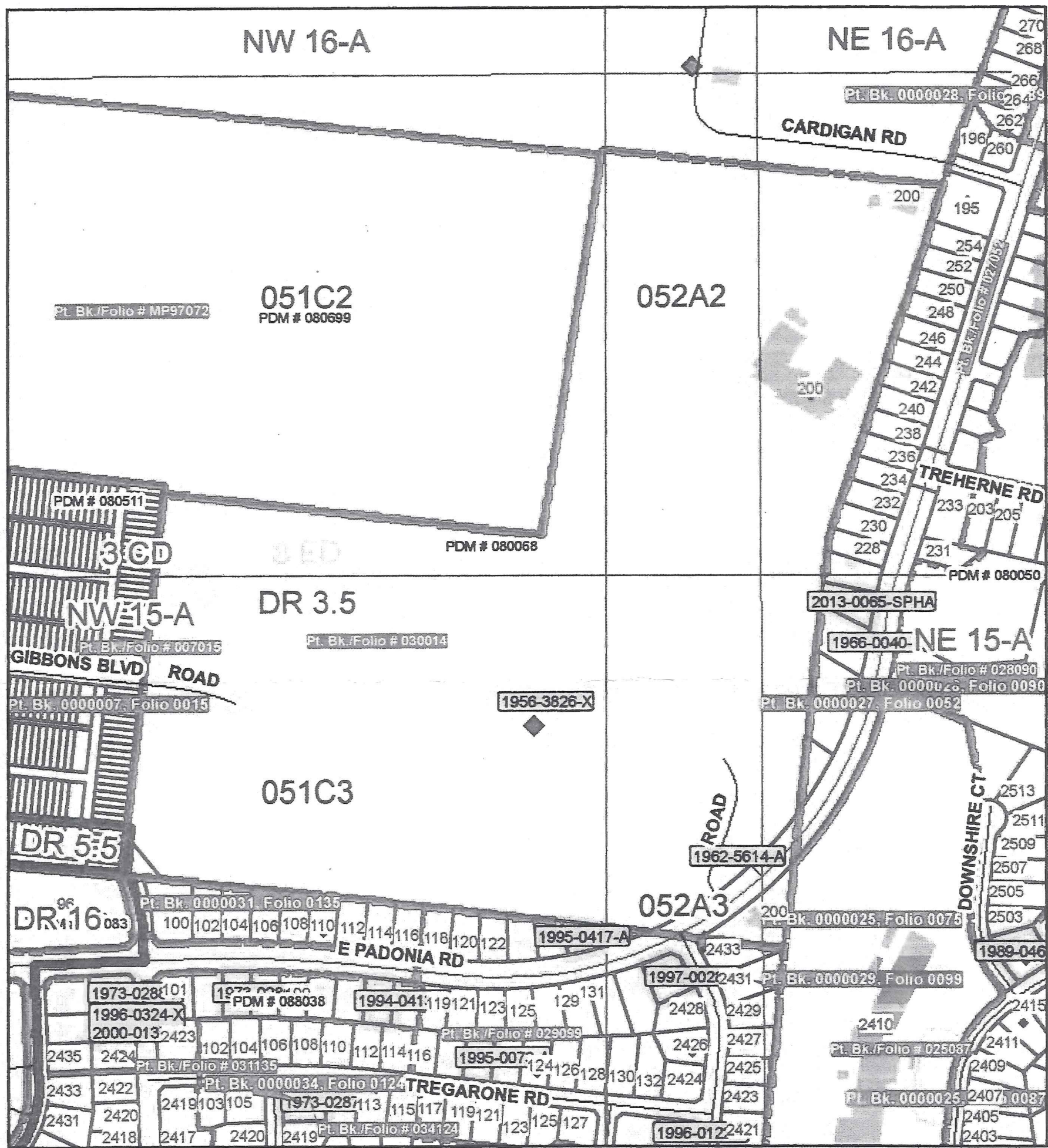
JEB:sln  
Enclosure







200 East Padonia Road



Publication Date: 2/25/2014



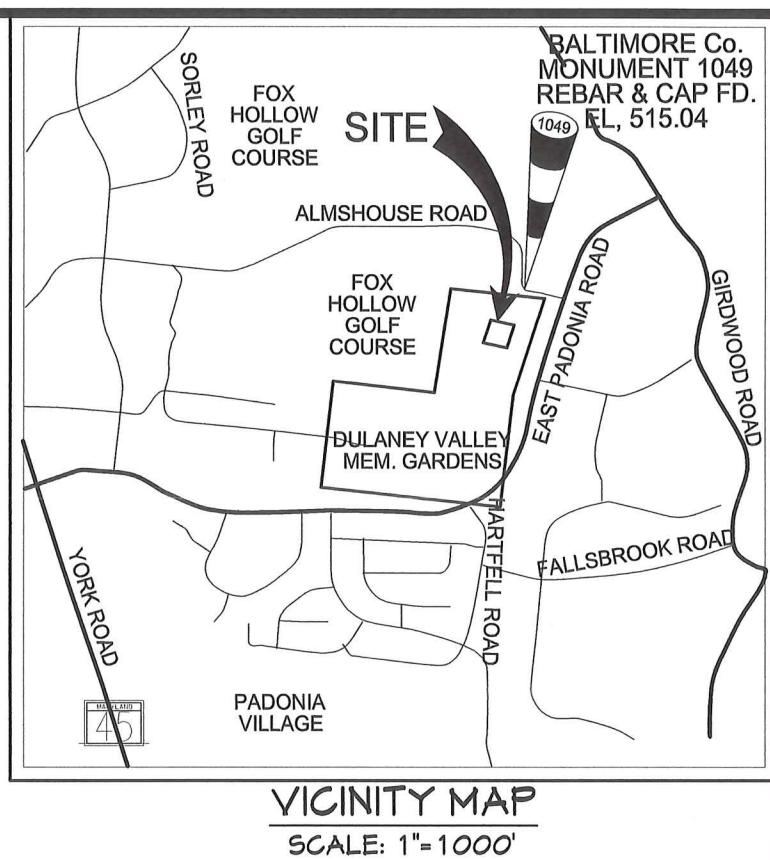
Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 400 feet

Item #017C





### GENERAL NOTES

- |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. OWNER:                                                                                                                                                                                                                                                                                                                                        | DILANEY VALLEY MEMORIAL GARDENS, INC.<br>200 EAST PADONIA ROAD<br>THORNHILL, MARYLAND 21048                                                                                                                                                          |
| 2. SITE AREA:                                                                                                                                                                                                                                                                                                                                    | PART 1 - 68,056 AC.<br>PART 2 - 0,549 AC.<br>PART 3 - 0.121 AC.<br>PART 4 - 1.285 AC.<br>PART 5 - 0.683 AC.<br>TOTAL: 70,446 AC.                                                                                                                     |
| 3. BUILDING AREA:                                                                                                                                                                                                                                                                                                                                | PROPOSED: 2000 SQ.FT. 1-STORY HUMAN CREMATORIUM                                                                                                                                                                                                      |
| 4. UTILITIES:                                                                                                                                                                                                                                                                                                                                    | PUBLIC WATER<br>PUBLIC SEWER                                                                                                                                                                                                                         |
| 5. THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FIRM # 2400100255F, PANEL #255 OF 580 DATED SEPTEMBER 26, 2009                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                      |
| 6. PARKING CALCULATIONS:                                                                                                                                                                                                                                                                                                                         | REQUIRED: TO BE DETERMINED<br>PROVIDED: 2.9 SPA (1 ADA, 1 REGULAR)                                                                                                                                                                                   |
| 7. SETBACKS FOR PROP. BLDGS:                                                                                                                                                                                                                                                                                                                     | REQUIRED PROVIDED<br>FRONT: 30' NA<br>SIDE: 30' 25'<br>REAR: 30' 55'                                                                                                                                                                                 |
| 8. HEIGHT OF STRUCTURE:                                                                                                                                                                                                                                                                                                                          | MAXIMUM PERMITTED: 30'<br>PROVIDED: PROPOSED BUILDING 16'                                                                                                                                                                                            |
| 9. DEED REFERENCE:                                                                                                                                                                                                                                                                                                                               | L 25458 P 115                                                                                                                                                                                                                                        |
| 10. TAX ACCOUNT:                                                                                                                                                                                                                                                                                                                                 | *1660005849                                                                                                                                                                                                                                          |
| 11. CONGRESSIONAL DISTRICT:                                                                                                                                                                                                                                                                                                                      | 3                                                                                                                                                                                                                                                    |
| 12. REGIONAL PLANNING DISTRICT:                                                                                                                                                                                                                                                                                                                  | 304                                                                                                                                                                                                                                                  |
| 13. CENSUS TRACT:                                                                                                                                                                                                                                                                                                                                | 408509, 408505, 408507                                                                                                                                                                                                                               |
| 14. WATERSHED:                                                                                                                                                                                                                                                                                                                                   | LOGAN RAVEN RESERVOIR                                                                                                                                                                                                                                |
| 15. ZONING:                                                                                                                                                                                                                                                                                                                                      | DR 3.5 (ZONING MAPS: 052A3, 052A2, 051C2, 051C3)                                                                                                                                                                                                     |
| 16. TAX MAP #51:                                                                                                                                                                                                                                                                                                                                 | GRID #18, PARCEL #114.                                                                                                                                                                                                                               |
| 17. PREVIOUS PERMITS:                                                                                                                                                                                                                                                                                                                            | B254414<br>B254411<br>B303911 T-1 GRADING FOR CEMETERY EXPANSION<br>B150222-BUILDING FOR 1,024 SF MAUSOLEUM<br>B451050-BUILDING FOR 2,045 SF MAUSOLEUM<br>B440511-PENDING FOR 1-STORY MAUSOLEUM ADDITION WITH ADJOINING OPEN-AIR GABLE ROOF 3,100 SF |
| 18. THE SITE DOES NOT LIE WITHIN THE GHEAPESBAKE BAY CRITICAL AREA.                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                      |
| 19. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR IS THE SITE ITSELF HISTORIC.                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                      |
| 20. PREVIOUS DRG MEETINGS:                                                                                                                                                                                                                                                                                                                       | ON 11/08-A-1-V-1 ON 8/7-11/08 FOR A 2,000 SF MAUSOLEUM                                                                                                                                                                                               |
| 21. THE PROPERTY IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES MAP AREA.                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                      |
| 22. LIGHTING FOR THE PROPOSED STRUCTURE WILL BE PROVIDED BY BUILDING MOUNTED LIGHTS MEETING ZONING REQUIREMENTS FOR SITE LIGHTING ON FREE STANDING POLES AS PROPOSED.                                                                                                                                                                            |                                                                                                                                                                                                                                                      |
| 23. THE PURPOSE OF THIS PLAN IS TO ACCOMPANY THE ZONING PETITION, THE HUMAN CREMATORIUM LAYOUT AND ASSOCIATED PARKING SHOWN IS FOR SCHEMATIC PURPOSES, THE BUILDING AND PARKING CONFIGURATION IS EVOLVING AND WILL BE FURTHER REFINED THROUGHOUT THE DESIGN PROCESS. HOWEVER, THE GROUND FLOOR AREA WILL BE EQUAL TO OR LESS THAN WHAT IS SHOWN. |                                                                                                                                                                                                                                                      |
| 24. PREVIOUS ZONING CASES:                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                      |

| Map | Year | Parcel    | Deed | Deed Parcel | Record Page | Record File                       | Record Plot Name                               | Record Plot Parcel           | Zoning/CEC | Owner                               | Notes                      |
|-----|------|-----------|------|-------------|-------------|-----------------------------------|------------------------------------------------|------------------------------|------------|-------------------------------------|----------------------------|
| 52  | 1914 | 55939/115 | 2    | 1           | 68.056      | R90 3/14                          | Revised List of Dulany Valley Memorial Gardens | 104-176-579<br>256-362X      |            | DULANY VALLEY MEMORIAL GARDENS INC. | Cemetery                   |
| 52  | 1914 | 55939/115 | 2    | 2           | 0.549       | R90 3/14                          | Dulany Valley Memorial Gardens                 | G<br>104-176-579<br>256-362X |            | DULANY VALLEY MEMORIAL GARDENS INC. | Cemetery Office            |
| 52  | 1919 | 55939/133 | 3    | 3           | 0.121       | W2R 2/25                          | Springlake<br>Plot 1 of Section 3              | P/20 Parcel "A"              |            | DULANY VALLEY MEMORIAL GARDENS INC. | Living and Expiring Parcel |
| 52  | 1919 | 55939/133 | 4    | 4           | 1.088       | R90 3/14                          | Revised List of Dulany Valley Memorial Gardens | 104-176-579<br>256-362X      |            | DULANY VALLEY MEMORIAL GARDENS INC. | Mausoleum                  |
| 52  | 61   | 55939/125 | 5    | 0.682       | W2R 2/25    | Springlake<br>Plot 1 of Section 3 | P/20 Parcel "A"                                |                              |            | DULANY VALLEY MEMORIAL GARDENS INC. | Int Cemetery               |

| Zoning Case Number | Relief Requested                                                                                                                                                                                                                                                                                                                       | Order                                                                              |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| 2014-176-SPH       | Special Hearing<br>(1) to permit a pet crematorium as accessory to an underlying cemetery and pet cemetery use;<br>(2) to permit three (3) accessory parking spaces for the pet crematorium and pet cemetery;<br>(3) to amend the underlying special exception for cemetery use (Case No. 1956-3826-X, as amended in Case No. 66-40-X) | Granted                                                                            |
| 1966-40-X          | Special Exception for Addition to Existing Cemetery Use                                                                                                                                                                                                                                                                                | Granted                                                                            |
| 1962-5614-A        | Varience to Building Setback                                                                                                                                                                                                                                                                                                           | Granted                                                                            |
| 1956-3826-X        | Special Exception for Cemetery Use                                                                                                                                                                                                                                                                                                     | Granted, later affirmed by Board of Appeals, and Judge Rafter of the Circuit Court |

**DATA SOURCES:**

1. Topography from Baltimore County GIS portal downloaded Sept 8, 2017 and field run survey by Stantec dated Oct 2013.
2. Boundary from record plats RRG 30/14 and WJR 27/52. Plats were translated from BCMD to Maryland Coordinate System NAD 83.
3. Existing utilities shown from record drawings, field run data and other best available sources.

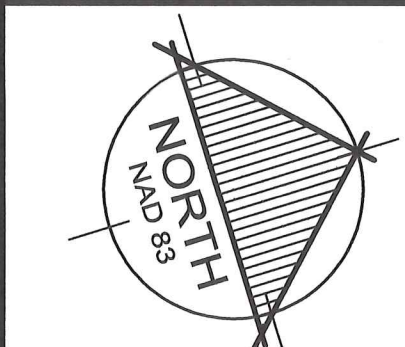
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**CENTURY**  
ENGINEERING  
CONSULTING ENGINEERS - PLANNERS  
10710 Gilroy Road, Hunt Valley, MD 21031  
Phone: 443.589.2400 Fax: 443.589.2401  
[www.centuryeng.com](http://www.centuryeng.com)

## PLAN TO ACCOMPANY ZONING PETITION

# Dulaney Valley Memorial Gardens

200 EAST PADONIA ROAD  
BALTIMORE COUNTY, MARYLAND  
8<sup>TH</sup> ELECTION DISTRICT



|               |                 |               |             |
|---------------|-----------------|---------------|-------------|
| ISSUE DATES   |                 | BASE:         | <u>RAL</u>  |
| PLOTTED:      | <u>10.10.17</u> | DRAWN:        | <u>RAL</u>  |
| BID:          | _____           | DESIGNED:     | <u>RAL</u>  |
| PERMIT:       | _____           | CHECKED BY:   | <u>RGB</u>  |
| CONSTRUCTION: | _____           | DATE CHECKED: | <u>----</u> |

2018-0112-SPH



## PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM  
A DULY LICENSED PROFESSIONAL ENGINEER UNDER  
THE LAWS OF THE STATE OF MARYLAND.

LICENSE No.: 24814      EXPIRATION DATE: 2/28/18

1 of 1

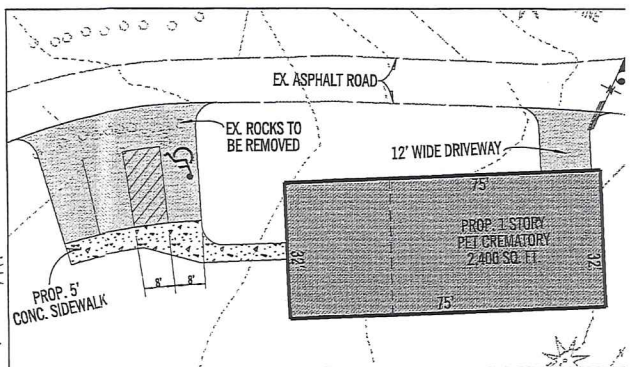
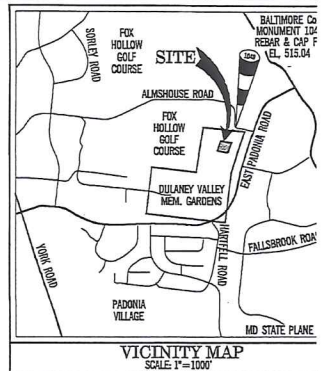








| ADJACENT OWNERS SOURCE: SDAT via Baltimore County 'My Neighborhood' |                                                        |                       |        |       |       |     |             |                        |                                  |
|---------------------------------------------------------------------|--------------------------------------------------------|-----------------------|--------|-------|-------|-----|-------------|------------------------|----------------------------------|
| NO.                                                                 | OWNERSHIP                                              | ADDRESS               | PARCEL | SECT. | BLOCK | LOT | SUBDIVISION | DEED REFERENCE         | PLAY TAX ACCT.                   |
| 1                                                                   | LAND OF JOHN AND HELEN PATLOS                          | 100 EAST PADONIA ROAD | 464    | 3     | 1     | 13  | COACHFORD   | L. 7074 F. 488 31/135  | 0803051355 31.6R 24.1R 3.5       |
| 2                                                                   | LAND OF WILLIAM J. JR. AND DARIA BARNES                | 102 EAST PADONIA ROAD | 464    | 3     | 1     | 14  | COACHFORD   | L. 11462 F. 484 31/135 | 0803051354 31.6R 24.1R 3.5       |
| 3                                                                   | LAND OF FRANKS F. AND MARY M. SODDERS                  | 104 EAST PADONIA ROAD | 464    | 3     | 1     | 15  | COACHFORD   | L. 629 F. 826 31/135   | 0803051353 31.6R 24.1R 3.5       |
| 4                                                                   | LAND OF ELAINE WIGINSKY                                | 106 EAST PADONIA ROAD | 464    | 3     | 1     | 16  | COACHFORD   | L. 4376 F. 422 31/135  | 0803051352 31.6R 24.1R 3.5       |
| 5                                                                   | LAND OF OTTO KELLER AND ANNA WINKEL                    | 108 EAST PADONIA ROAD | 464    | 3     | 1     | 17  | COACHFORD   | L. 2094 F. 444 31/135  | 0803051351 31.6R 24.1R 3.5       |
| 6                                                                   | LAND OF R. SCOTT AND VICTORIA L. ASHER                 | 110 EAST PADONIA ROAD | 464    | 3     | 1     | 18  | COACHFORD   | L. 14513 F. 590 31/135 | 0803051350 31.6R 24.1R 3.5       |
| 7                                                                   | LAND OF JOSEPH GEORGE KATONA                           | 112 EAST PADONIA ROAD | 464    | 3     | 1     | 19  | COACHFORD   | L. 15406 F. 48 31/135  | 0803051349 31.6R 24.1R 3.5       |
| 8                                                                   | LAND OF CHRISTOPHER M. AND ANN C. MCCOMAS KURY         | 114 EAST PADONIA ROAD | 464    | 3     | 1     | 20  | COACHFORD   | L. 27851 F. 284 31/135 | 0803051348 31.6R 24.1R 3.5       |
| 9                                                                   | LAND OF JOHN THOMAS AND MARY ELLEN COOD                | 116 EAST PADONIA ROAD | 464    | 3     | 1     | 21  | COACHFORD   | L. 10959 F. 81 31/135  | 0803051347 31.6R 24.1R 3.5       |
| 10                                                                  | LAND OF MARILEE DIANE AND GORDON KENNETH BOWERS, JR.   | 118 EAST PADONIA ROAD | 464    | 3     | 1     | 22  | COACHFORD   | L. 8437 F. 11 29/99    | 0803051346 31.6R 24.1R 3.5       |
| 11                                                                  | LAND OF THOMAS R. AND ELLEN P. MORTHOLE                | 120 EAST PADONIA ROAD | 464    | 3     | 1     | 23  | COACHFORD   | L. 28600 F. 514 29/99  | 0819077732 32.6R 19.1R 3.5       |
| 12                                                                  | LAND OF SAND REAL ESTATE HOLDINGS CORPORATION          | 122 EAST PADONIA ROAD | 464    | 3     | 1     | 24  | COACHFORD   | L. 27653 F. 189 29/99  | 0807200300 32.6R 19.1R 3.5       |
| 13                                                                  | LAND OF CRAIG D. SULLIVAN, JR. AND JEANNE CAROL ILEY   | 124 EAST PADONIA ROAD | 464    | 3     | 1     | 25  | COACHFORD   | L. 33801 F. 360 29/99  | 0819087460 32.6R 19.1R 3.5       |
| 14                                                                  | LAND OF THOMAS R. AND LOTS A. HENRIE                   | 126 EAST PADONIA ROAD | 464    | 3     | 1     | 26  | COACHFORD   | L. 15364 F. 200 29/99  | 0812061470 32.6R 19.1R 3.5       |
| 15                                                                  | LAND OF DAVID L. III AND ELIZABETH E. ROBINSON         | 128 EAST PADONIA ROAD | 464    | 3     | 1     | 27  | COACHFORD   | L. 30444 F. 172 29/99  | 0802004560 32.6R 19.1R 3.5       |
| 16                                                                  | LAND OF DAVID L. III AND ELIZABETH E. ROBINSON         | 128 EAST PADONIA ROAD | 464    | 3     | 1     | 28  | COACHFORD   | L. 30444 F. 172 29/99  | 0803051297 32.6R 19.1R 3.5       |
| 17                                                                  | LAND OF GERARD P. AND MEREDITH C. DURMONICZ            | 2433 HARTSELL ROAD    | 90     | 3     | 1     | 1   | COACHFORD   | L. 14054 F. 678 29/99  | 0819077759 32.6R 19.1R 3.5       |
| 18                                                                  | LAND OF BOARD OF EDUCATION BALTIMORE COUNTY            | FALLS BROOK ROAD      | 35     | 3     | 1     | 1   | COACHFORD   | L. 4457 F. 216         | 0802003675 32.6R 19.1R 3.5       |
| 19                                                                  | LAND OF BALTIMORE COUNTY                               | FALLS BROOK ROAD      | 35     | 3     | 1     | 1   | COACHFORD   | L. 4457 F. 216         | 0802003675 32.6R 19.1R 3.5       |
| 20                                                                  | LAND OF PARVIN BAHADORI TOULABI & SHIBATOLLAH FELIZIAN | 224 EAST PADONIA ROAD | 61     | 3     | U     | 1   | SPRINGLAKE  | L. 31190 F. 422 27/52  | 0818013000 32.6R 13.1R 3.5       |
| 21                                                                  | LAND OF CHARLES E. AND LYNETTE ROLLER                  | 226 EAST PADONIA ROAD | 61     | 3     | U     | 2   | SPRINGLAKE  | L. 31312 F. 710 27/52  | 0813097160 32.6R 13.1R 3.5       |
| 22                                                                  | LAND OF STANLEY L. AND KATHLEEN E. COHEN               | 228 EAST PADONIA ROAD | 61     | 3     | U     | 3   | SPRINGLAKE  | L. 8028 F. 510 27/52   | 0802032270 32.6R 13.1R 3.5       |
| 23                                                                  | LAND OF KIM D. DESTILVA AND LAUREN ANNE TILUS-DESTILVA | 230 EAST PADONIA ROAD | 61     | 3     | U     | 4   | SPRINGLAKE  | L. 29714 F. 7          | 27/52 0802068040 32.6R 13.1R 3.5 |
| 24                                                                  | LAND OF BARTHOLOM TRUST                                | 232 EAST PADONIA ROAD | 61     | 3     | U     | 5   | SPRINGLAKE  | L. 29513 F. 468 27/52  | 0811057340 32.6R 13.1R 3.5       |
| 25                                                                  | LAND OF MICHAEL H. AND CAROL A. JACKSON                | 234 EAST PADONIA ROAD | 61     | 3     | U     | 6   | SPRINGLAKE  | L. 19198 F. 282 27/52  | 0819078920 32.6R 13.1R 3.5       |
| 26                                                                  | LAND OF DOUGLAS F. KAUFMAN AND WENDY L. ROSS           | 236 EAST PADONIA ROAD | 61     | 3     | U     | 7   | SPRINGLAKE  | L. 13661 F. 568 27/52  | 0806001070 32.6R 13.1R 3.5       |
| 27                                                                  | LAND OF PAUL B. AND LYDIA S. ANDERSON                  | 238 EAST PADONIA ROAD | 61     | 3     | U     | 8   | SPRINGLAKE  | L. 6154 F. 298 27/52   | 0805063620 32.6R 13.1R 3.5       |
| 28                                                                  | LAND OF CHARLES E. AND YVONNE T. BULL                  | 240 EAST PADONIA ROAD | 61     | 3     | U     | 9   | SPRINGLAKE  | L. 13315 F. 207 27/52  | 0803052740 32.6R 13.1R 3.5       |
| 29                                                                  | LAND OF AGNES AND DIAVAH AZIZADZADEH                   | 242 EAST PADONIA ROAD | 61     | 3     | U     | 10  | SPRINGLAKE  | L. 18499 F. 437 27/52  | 0813069570 32.6R 13.1R 3.5       |
| 30                                                                  | LAND OF LEONARD B. JR. AND EVELL RACHEL DUFAYCHARD     | 244 EAST PADONIA ROAD | 61     | 3     | U     | 11  | SPRINGLAKE  | L. 29779 F. 383 27/52  | 0805010240 32.6R 13.1R 3.5       |
| 31                                                                  | LAND OF MICHAEL THOMPSON AND ANGELIQUE REBERS          | 246 EAST PADONIA ROAD | 61     | 3     | U     | 12  | SPRINGLAKE  | L. 16688 F. 117 27/52  | 0813077650 32.6R 13.1R 3.5       |
| 32                                                                  | LAND OF BENNETT E. AND BAYNELL C. EDDMAN               | 248 EAST PADONIA ROAD | 61     | 3     | U     | 13  | SPRINGLAKE  | L. 10437 F. 57 27/52   | 0801075060 32.6R 13.1R 3.5       |
| 33                                                                  | LAND OF THOMAS E. SAXON                                | 250 EAST PADONIA ROAD | 61     | 3     | U     | 14  | SPRINGLAKE  | L. 21205 F. 320 27/52  | 0801061600 32.6R 13.1R 3.5       |
| 34                                                                  | LAND OF RICHARD E. AND TERESA A. YORK                  | 252 EAST PADONIA ROAD | 61     | 3     | U     | 15  | SPRINGLAKE  | L. 21205 F. 320 27/52  | 0801061600 32.6R 13.1R 3.5       |
| 35                                                                  | LAND OF CHARLES E. AND DEBORAH KNOX                    | 254 EAST PADONIA ROAD | 61     | 3     | U     | 16  | SPRINGLAKE  | L. 8109 F. 235 27/52   | 0813069200 32.6R 13.1R 3.5       |
| 36                                                                  | LAND OF BALTIMORE COUNTY, MD.                          | 195 CARLEIGH ROAD     | 161    | 3     | U     | 1   | SPRINGLAKE  | L. 3839 F. 137 27/52   | 0802000320 32.6R 19.1R 3.5       |
| 37                                                                  | LAND OF BALTIMORE COUNTY, MD.                          | FILMORE AVENUE        | 375    | 3     | U     | 1   | SPRINGLAKE  | L. 3839 F. 137 27/52   | 0802000320 32.6R 19.1R 3.5       |
| 38                                                                  | LAND OF BALTIMORE COUNTY, MD.                          | FILMORE AVENUE        | 375    | 3     | U     | 1   | SPRINGLAKE  | L. 3839 F. 137 27/52   | 0802000320 32.6R 19.1R 3.5       |



- ### GENERAL NOTES
- OWNER: DULANEY VALLEY MEMORIAL GARDENS, INC. 200 EAST PADONIA ROAD TIMONIUM, MARYLAND 21093
  - SITE AREA: PART 1 - 69.947 AC. PART 2 - 0.549 AC. TOTAL: 70.496 AC.
  - BUILDING AREA: PROPOSED: 2,400 SQ. FT. PUBLIC WATER
  - UTILITIES: PUBLIC SEWER
  - THE SITE DOES NOT LIE WITHIN 500 DATED SEPTEMBER 26, 2008 FLOODPLAIN AS SHOWN ON F.I.R.M. #2400100255F, PANEL #255 OF 256
  - SETBACKS FOR PROP. BLDGS: REQUIRED PROVIDED FRONT: 50' 213' SIDE: 20' 165' REAR: 30' 130' MAXIMUM PERMITTED: 50' PROVIDED: PROPOSED BUILDING 16' L. 25338 F. 115 #160008599
  - DEED REFERENCE: L. 25338 F. 115 #160008599
  - TAX ACCOUNT: 309
  - COUNCILMANIC DISTRICT: 309
  - REGIONAL PLANNING DISTRICT: 405505
  - CENSUS TRACT: LOCH RAVEN RESERVOIR
  - WATERSHED: DR 3.5 (ZONING MAPS: 052A3, 052A2, 051C2, 051C3)
  - ZONING: TAX MAP #51, GRID #18, PARCEL #114.
  - PREVIOUS ZONING CASES: 1956-3826-X: SPECIAL EXCEPTION FOR CEMETERY USE; GRANTED 09/2/1962-5614-A: A VARIANCE REQUEST FOR FRONT AND REAR YARD SETBACK FOR PROPOSED ACCESSORY CEMETERY OFFICE; GRANTED 1/66-40X: SPECIAL EXCEPTION FOR ADDITION TO EXISTING CEMETERY GRANTED 08/11/65.
  - PENDING PERMITS: GRADING PERMIT-8825517
  - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
  - THERE ARE NO HISTORIC FEATURES ON THE SITE NOR IS THE SITE ITSELF HISTORIC.
  - PREVIOUS INC. MEETINGS: 2/1/13
  - THE PROPERTY IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES MAP AREA.
  - THIS PLAN IS NOT FOR CONSTRUCTION. THE PURPOSE IS TO SHOW PROPOSED ACTIVITIES TO ACCOMPANY THE ZONING PETITION.
  - LIGHTING FOR THE PROPOSED STRUCTURE WILL BE PROVIDED BY BUILDING MOUNTED LIGHTS PER BUILDING REQUIREMENTS. NO FREE STANDING POLES ARE PROPOSED.
  - BOUNDARY INFORMATION SHOWN WAS OBTAINED FROM PLAT INFORMATION. TOPOGRAPHY INFORMATION SHOWN AT THE EASTERN PORTION OF THE PROPERTY IS FROM SURVEY DONE BY STANTEC 10/13. THE TOPOGRAPHY SHOWN ON THE REMAINING SITE AND SURROUNDINGS AREA WAS OBTAINED FROM BALTIMORE COUNTY GIS 01/13.
  - THE PET CREMATORY LAYOUT AND ASSOCIATED PARKING SHOWN IS FOR SCHEMATIC PURPOSES. THE BUILDING AND PARKING CONFIGURATION IS EVOLVING AND WILL BE FURTHER REFINED THROUGHOUT THE DESIGN PROCESS HOWEVER, THE GROSS FLOOR AREA WILL BE EQUAL TO OR LESS THAN WHAT IS SHOWN.



**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE: \_\_\_\_\_ DATE: 02/25/2014  
FERNANDO ENRIQUE BENITEZ  
PRINTED NAME: \_\_\_\_\_ EXPIRATION DATE: 01/17/2015  
LICENSE No. 39966

DULANEY VALLEY MEMORIAL GARDENS  
200 EAST PADONIA ROAD  
TIMONIUM, MARYLAND 21093  
410 666-0490(OFFICE)  
410 666-8879(FAX)  
c/o-AMY S SHIMP

6-31/2014 DGM-1A-2029072266-B.SP\_01.DGN PRF-1A-2029072266-PRF-072266-B.SP\_01.pr1 TBL-R-1.ccd\cvt\Perfiles\Maryland\Monumentary\VBsp.tbl SCALE=100 2014

| No. | REVISION                                         | DATE    | BY  |
|-----|--------------------------------------------------|---------|-----|
| 1   | Title change "Plan to Accompany Zoning petition" | 3/20/14 | FEB |
|     |                                                  |         |     |
|     |                                                  |         |     |
|     |                                                  |         |     |
|     |                                                  |         |     |
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**STANTEC CONSULTING SERVICES INC.**  
20410 CENTURY BOULEVARD, SUITE 200,  
GERMANTOWN, MARYLAND 20874  
PHONE: (301) 444-8282  
FAX: (301) 444-8181  
www.Stantec.com

**DULANEY VALLEY MEMORIAL GARDENS**  
200 EAST PADONIA ROAD  
8th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

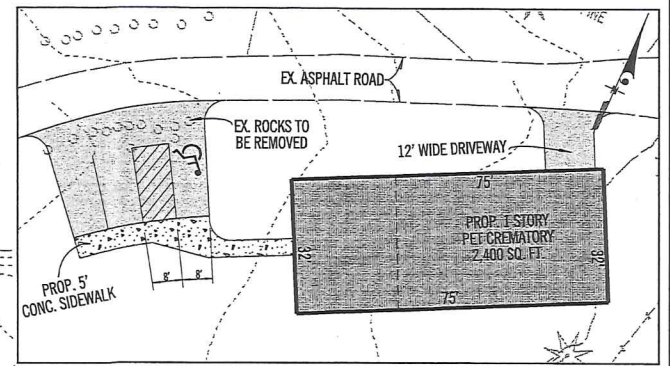
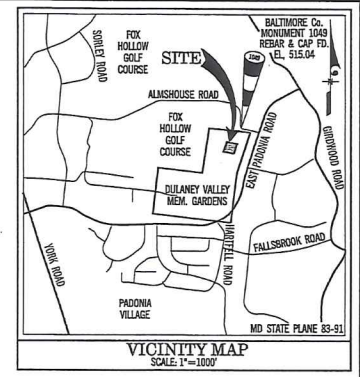
|           |            |           |
|-----------|------------|-----------|
| FB DESIGN | SCALE      | 1" = 100' |
| DK DRAWN  |            | 1 OF 1    |
| CHECKED   | SHEET      |           |
| FEB. 2014 | 2029072266 | 20290     |
| DATE      | PROJ No.   | FILE No.  |





| ADJACENT OWNERS SOURCE: SDAT via Baltimore County 'My Neighborhood' |                                                       |                       |        |       |       |     |             |                          |             |                  |                |
|---------------------------------------------------------------------|-------------------------------------------------------|-----------------------|--------|-------|-------|-----|-------------|--------------------------|-------------|------------------|----------------|
| NO.                                                                 | OWNERSHIP                                             | ADDRESS               | PARCEL | SECT. | BLOCK | LOT | SUBDIVISION | DEED REFERENCE           | PLAT        | TAX ACCT.        | ZONING         |
| 1                                                                   | LAND OF JOHN AND HELEN FALLOS                         | 100 EAST PADONIA ROAD | 464    | 3     | 1     | 15  | COACHFORD   | L- 7074 F. 493           | 31/135      | 0803051355       | 51-GR 24-R 3-5 |
| 2                                                                   | LAND OF WILLIAM J. JR. AND MARIA BARNES               | 102 EAST PADONIA ROAD | 464    | 3     | 1     | 15  | COACHFORD   | L-11942 F. 494           | 31/135      | 0803051354       | 51-GR 24-R 3-5 |
| 3                                                                   | LAND OF FRANKS E. AND MARY M. SUCORSO                 | 104 EAST PADONIA ROAD | 464    | 3     | 1     | 15  | COACHFORD   | L-3629 F. 826            | 31/135      | 0803051353       | 51-GR 24-R 3-5 |
| 4                                                                   | LAND OF ELAINE NEUBERT                                | 106 EAST PADONIA ROAD | 464    | 3     | 1     | 12  | COACHFORD   | L-3795 F. 422            | 31/135      | 0803051352       | 51-GR 24-R 3-5 |
| 5                                                                   | LAND OF OTHO KELLER AND ANNA WINKEL                   | 108 EAST PADONIA ROAD | 464    | 3     | 1     | 11  | COACHFORD   | L-30984 F. 443           | 31/135      | 0803051351       | 51-GR 24-R 3-5 |
| 6                                                                   | LAND OF R. SCOTT AND VICTORIA L. ASHER                | 110 EAST PADONIA ROAD | 464    | 3     | 1     | 10  | COACHFORD   | L-14515 F. 590           | 31/135      | 0803051350       | 51-GR 24-R 3-5 |
| 7                                                                   | LAND OF JOSEPH GEORGE KATONA                          | 112 EAST PADONIA ROAD | 464    | 3     | 1     | 9   | COACHFORD   | L-14608 F. 48            | 31/135      | 0803051349       | 51-GR 24-R 3-5 |
| 8                                                                   | LAND OF CHRISTOPHER M. AND ANN C. MCCOMAS KURY        | 114 EAST PADONIA ROAD | 464    | 3     | 1     | 8   | COACHFORD   | L-27851 F. 384           | 31/135      | 0803051348       | 51-GR 24-R 3-5 |
| 9                                                                   | LAND OF JOHN THOMAS AND MARY ELLEN COUD               | 116 EAST PADONIA ROAD | 464    | 3     | 1     | 7   | COACHFORD   | L-10693 F. 181           | 31/135      | 0803051347       | 51-GR 24-R 3-5 |
| 10                                                                  | LAND OF MARLITE DEANE AND GORDON KENNETH BOWERS, JR.  | 118 EAST PADONIA ROAD | 90     | 1     | 6     | 1   | COACHFORD   | L-8437 F. 11             | 29/99       | 0803030393       | 52-GR 19-R 3-5 |
| 11                                                                  | LAND OF THOMAS H. AND ELLEN P. MORTHOLE               | 120 EAST PADONIA ROAD | 90     | 1     | 6     | 5   | COACHFORD   | L-18550 F. 514           | 29/99       | 0819077732       | 52-GR 19-R 3-5 |
| 12                                                                  | LAND OF SNO REAL ESTATE HOLDING CORPORATION           | 122 EAST PADONIA ROAD | 90     | 1     | 6     | 4   | COACHFORD   | L-27555 F. 189           | 29/99       | 0807030520       | 52-GR 19-R 3-5 |
| 13                                                                  | LAND OF CRAIG D. SULLIVAN, JR. AND JEANNE CAROL ILEY  | 124 EAST PADONIA ROAD | 90     | 1     | 6     | 3   | COACHFORD   | L-33601 F. 360           | 29/99       | 0819077740       | 52-GR 19-R 3-5 |
| 14                                                                  | LAND OF THOMAS D. AND LOIS A. HENRE                   | 126 EAST PADONIA ROAD | 90     | 1     | 6     | 2   | COACHFORD   | L-15364 F. 200           | 29/99       | 0812061470       | 52-GR 19-R 3-5 |
| 15                                                                  | LAND OF DAVID L. III AND ELIZABETH E. ROBINSON        | 128 EAST PADONIA ROAD | 90     | 1     | 6     | 1   | COACHFORD   | L-30464 F. 172           | 29/99       | 0803040450       | 52-GR 19-R 3-5 |
| 16                                                                  | LAND OF DAVID L. III AND ELIZABETH E. ROBINSON        | 128 EAST PADONIA ROAD | 90     | 1     | 6     | 1   | COACHFORD   | L-30464 F. 172           | 29/99       | 0803040450       | 52-GR 19-R 3-5 |
| 17                                                                  | LAND OF BEKARD P. AND MERITOTH C. BURMONTZ            | 2433 HARTFELL ROAD    | 90     | 1     | 1     | 1   | COACHFORD   | L-14054 F. 678           | 29/99       | 0819077759       | 52-GR 19-R 3-5 |
| 18                                                                  | LAND OF BOARD OF EDUCATION BALTIMORE COUNTY           | FALLSBROOK ROAD       | 32     |       |       |     |             | L-2437 F. 216            |             | 0802058275       | 52-GR 19-R 3-5 |
| 19                                                                  | LAND OF BALTIMORE COUNTY                              | GALINSBURG ROAD       | 33     | 3     |       |     |             | L-4621 F. 81             | 28/90       | 0802000385       | 52-GR 13-R 3-5 |
| 20                                                                  | LAND OF PARVIN BAHADORI TOOLABI & SOHABDOLLAH FEIZIAN | 224 EAST PADONIA ROAD | 61     | 3     | U     | 1   | SPRINGLAKE  | L-31190 F. 422           | 27/52       | 0818013000       | 52-GR 13-R 3-5 |
| 21                                                                  | LAND OF CHARLES E. AND LYNETTE ROLLER                 | 226 EAST PADONIA ROAD | 61     | 3     | U     | 2   | SPRINGLAKE  | L-13112 F. 710           | 27/52       | 0813057160       | 52-GR 13-R 3-5 |
| 22                                                                  | LAND OF STANLEY L. AND KATHLEEN E. COHEN              | 228 EAST PADONIA ROAD | 61     | 3     | U     | 3   | SPRINGLAKE  | L-8028 F. 510            | 27/52       | 0802022270       | 52-GR 13-R 3-5 |
| 23                                                                  | LAND OF KSM D. DESILVA AND LAUREN ANNE TITUS-DESILVA  | 230 EAST PADONIA ROAD | 61     | 3     | U     | 4   | SPRINGLAKE  | L-29714 F. 7             | 27/52       | 0802080840       | 52-GR 13-R 3-5 |
| 24                                                                  | LAND OF BARTHOLOMEW TRUST                             | 232 EAST PADONIA ROAD | 61     | 3     | U     | 5   | SPRINGLAKE  | L-22513 F. 468           | 27/52       | 0811057940       | 52-GR 13-R 3-5 |
| 25                                                                  | LAND OF MICHAEL K. AND CAROL A. JACKSON               | 234 EAST PADONIA ROAD | 61     | 3     | U     | 6   | SPRINGLAKE  | L-1918 F. 282            | 27/52       | 0813077820       | 52-GR 13-R 3-5 |
| 26                                                                  | LAND OF DOUGLAS F. KAUFMAN AND WENDY L. ROSS          | 236 EAST PADONIA ROAD | 61     | 3     | U     | 7   | SPRINGLAKE  | L-13651 F. 568           | 27/52       | 0806001070       | 52-GR 13-R 3-5 |
| 27                                                                  | LAND OF PAUL B. AND LINDA S. ANDERSON                 | 238 EAST PADONIA ROAD | 61     | 3     | U     | 8   | SPRINGLAKE  | L-6154 F. 288            | 27/52       | 0805063630       | 52-GR 13-R 3-5 |
| 28                                                                  | LAND OF STEVEN E. AND YVONNE T. BULL                  | 240 EAST PADONIA ROAD | 61     | 3     | U     | 9   | SPRINGLAKE  | L-15457 F. 282           | 27/52       | 0813077820       | 52-GR 13-R 3-5 |
| 29                                                                  | LAND OF AGNES AND DJAVAD AZIMZADEH                    | 242 EAST PADONIA ROAD | 61     | 3     | U     | 10  | SPRINGLAKE  | L-8489 F. 437            | 27/52       | 0813082570       | 52-GR 13-R 3-5 |
| 30                                                                  | LAND OF LEONARD D., JR. AND EZZELL RACHEL DUFAUCHARD  | 244 EAST PADONIA ROAD | 61     | 3     | U     | 11  | SPRINGLAKE  | L-29979 F. 583           | 27/52       | 0805010240       | 52-GR 13-R 3-5 |
| 31                                                                  | LAND OF MICHAEL THOMPSON AND ANGELIQUE REWERS         | 246 EAST PADONIA ROAD | 61     | 3     | U     | 12  | SPRINGLAKE  | L-16688 F. 117           | 27/52       | 0813077820       | 52-GR 13-R 3-5 |
| 32                                                                  | LAND OF BENNET G. AND GAYNELL C. EIDMAN               | 248 EAST PADONIA ROAD | 61     | 3     | U     | 13  | SPRINGLAKE  | L-10437 F. 57            | 27/52       | 0801075050       | 52-GR 13-R 3-5 |
| 33                                                                  | LAND OF THOMAS E. SAXON                               | 250 EAST PADONIA ROAD | 61     | 3     | U     | 14  | SPRINGLAKE  | L-12205 F. 320           | 27/52       | 0801035100       | 52-GR 13-R 3-5 |
| 34                                                                  | LAND OF RICHARD K. AND TERESA A. YORK                 | 252 EAST PADONIA ROAD | 61     | 3     | U     | 15  | SPRINGLAKE  | L-11421 F. 282           | 27/52       | 0813077820       | 52-GR 13-R 3-5 |
| 35                                                                  | LAND OF CHARLES F. AND DEBORAH KNOX                   | 254 EAST PADONIA ROAD | 61     | 3     | U     | 16  | SPRINGLAKE  | L-6105 F. 255            | 27/52       | 0813092920       | 52-GR 13-R 3-5 |
| 36                                                                  | LAND OF BALTIMORE COUNTY, MD.                         | 195 CARDIGAN ROAD     | 61     | 3     | U     |     |             | L-3859 F. 137            | 27/52       | 0802000320       | 52-GR 13-R 3-5 |
| 37                                                                  | LAND OF BALTIMORE COUNTY, MD.                         | FLIMORE AVENUE        | 375    |       |       |     |             | L-1-271 TIMONIUM HEIGHTS | SEE RECORDS | 7/75 SEE RECORDS | 51-GR 18-R 3-5 |
| 38                                                                  | LAND OF BALTIMORE COUNTY, MD.                         | FLIMORE AVENUE        | 375    |       |       |     |             | L-1-261 TIMONIUM HEIGHTS | SEE RECORDS | 7/75 SEE RECORDS | 51-GR 18-R 3-5 |

#2014-0176-5PH  
R.M.



### GENERAL NOTES

- OWNER: DULANEY VALLEY MEMORIAL GARDENS, INC. 200 EAST PADONIA ROAD TIMONIUM, MARYLAND 21093
- SITE AREA: PART 1- 69.947 AC. PART 2- 0.549 AC. TOTAL: 70.496 AC.
- BUILDING AREA: PROPOSED: 2,400 SQ. FT.
- UTILITIES: PUBLIC WATER, PUBLIC SEWER
- THE SITE DOES NOT LIE WITHIN 500' DATED SEPTEMBER 25, 2008
- PARKING CALCULATIONS: REQUIRED: TO BE DETERMINED PROVIDED: 3 SPACES (1 ADA, 2 REGULAR)
- SETBACKS FOR PROP. BLDGS: REQUIRED: FRONT: 50' SIDE: 20' REAR: 30' PROVIDED: FRONT: 213' SIDE: 165' REAR: 130'
- HEIGHT OF STRUCTURE: MAXIMUM PERMITTED: 50' PROVIDED: PROPOSED BUILDING 16'
- DEED REFERENCE: L-25938 F. 115
- TAX ACCOUNT: #1600008599
- COUNCILMANIC DISTRICT: 3
- REGIONAL PLANNING DISTRICT: 309
- CENSUS TRACT: 408505
- WATERSHED: LOCH RAVEN RESERVOIR
- ZONING: DR 3.5 (ZONING MAPS: 052A3, 052A2, 051C2, 051C3)
- TAX MAP #51, GRID #18, PARCEL #114.
- PREVIOUS ZONING CASES: 1956-3826-X: SPECIAL EXCEPTION FOR CEMETERY USE; GRANTED 09/21/56 1962-5614-A: A VARIANCE REQUEST FOR FRONT AND REAR YARD SETBACKS FOR PROPOSED ACCESSORY CEMETERY OFFICE; GRANTED 07/19/62 SPECIAL EXCEPTION FOR ADDITION TO EXISTING CEMETERY USE; GRANTED 06/11/65. 66-40X: GRADING PERMIT-8823517
- PENDING PERMITS: THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE DOES NOT LIE WITHIN ANY FAILED BASIC SERVICES MAP AREA.
- PREVIOUS DRC MEETINGS: 12
- THE PROPERTY IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES MAP AREA.
- THIS PLAN IS NOT FOR CONSTRUCTION. THE PURPOSE IS TO SHOW PROPOSED ACTIVITIES TO ACCOMPANY THE ZONING PETITION.
- LIGHTING FOR THE PROPOSED STRUCTURE WILL BE PROVIDED BY BUILDING MOUNTED LIGHTS PER BUILDING CODE REQUIREMENTS. NO FREE STANDING POLES ARE PROPOSED.
- BOUNDARY INFORMATION SHOWN WAS DIGITIZED FROM PLAT INFORMATION. TOPOGRAPHY INFORMATION SHOWN AT THE EASTERN PORTION OF THE PROPERTY IS FROM SURVEY DONE BY STANTEC 10/13. THE TOPOGRAPHY SHOWN ON THE REMAINING SITE AND SURROUNDING AREA WAS OBTAINED FROM BALTIMORE COUNTY GIS 01/14/14. THE PURPOSE OF THIS PLAN IS TO ACCOMPANY THE ZONING PETITION.
- THE PET CREMATORY LAYOUT AND ASSOCIATED PARKING SHOWN IS FOR SCHEMATIC PURPOSES. THE BUILDING AND PARKING CONFIGURATION IS EVOLVING AND WILL BE FURTHER REFINED THROUGHOUT THE DESIGN PROCESS. HOWEVER, THE GROSS FLOOR AREA WILL BE EQUAL TO OR LESS THAN WHAT IS SHOWN.

### PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

03/29/2014  
DATE

01/27/2015  
EXPIRATION DATE

LICENCE No. 39966



PETITIONER'S  
EXHIBIT NO. 1

SCALE: 1"=30'

DULANEY VALLEY MEMORIAL GARDENS  
200 EAST PADONIA ROAD  
TIMONIUM, MARYLAND 21093  
410 666-0490(OFFICE)  
410 666-8879(FAX)  
c/o-AMY S SHIMP

DATE: 4/9/2014 10:44:20 2029072266-072266-B.SP\_01.plt TBL-R\cad\p\01\Penalties\Maryland\Montgomery\VBsp.tbl SCALE: 1"=30'

| No. | REVISION                                         | DATE    | BY |
|-----|--------------------------------------------------|---------|----|
| 1   | TITLE CHANGE "PLAN TO ACCOMPANY ZONING PETITION" | 3/20/14 | DK |

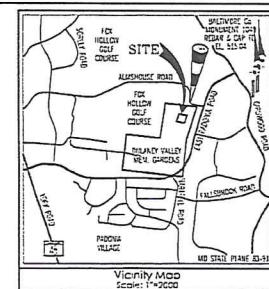


STANTEC  
CONSULTING SERVICES INC.  
20410 CENTURY BOULEVARD, SUITE 200,  
GERMANTOWN, MARYLAND 20874  
PHONE: (301) 444-8282  
FAX: (301) 444-8181  
www.Stantec.com

PLAN TO ACCOMPANY ZONING PETITION  
DULANEY VALLEY MEMORIAL GARDENS  
200 EAST PADONIA ROAD  
8th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
Amended

| FB      | SCALE     | 1"=100'    |
|---------|-----------|------------|
| DESIGN  | 1         | 1          |
| DK      |           |            |
| DRAWN   |           |            |
| CHECKED | SHEET     |            |
| DATE    | FEB. 2014 | 2029072266 |
|         | PROJ. No. | 2029072266 |
|         | FILE No.  |            |





Stantec

20410 Century Boulevard, Suite 200  
Georgetown, Maryland 20854  
Phone: (301) 444-9282 Fax: (301) 444-8181  
www.alutec.com

**Owner/Developer:**  
Dulaney Valley Memorial Gardens  
160 East Fallowood Road, Tennessee, MD 21073

**SITE PLAN- To Accompany Spirit and Intent Letter Request**  
 Sullivan Valley Memorial Gardens

www.atonic.com

