

M E M O R A N D U M

DATE: March 15, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0252-SPH – Appeal Period Expired

The appeal period for the above-referenced cases expired on March 11, 2021. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(200 E. Padonia Road)		
8th Election District	*	OFFICE OF
3rd Council District		
Dulaney Valley Memorial Gardens, Inc.	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
	*	FOR BALTIMORE COUNTY
Petitioner		
	*	Case No. 2020-0252-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Special Hearing filed by Dulaney Valley Memorial Gardens, Inc. (the "Petitioner") for property located at 200 East Padonia Rd. (the "Property"). The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations ("BCZR") §500.7 to modify the approvals granted for crematoriums in Case Nos. 2014-176-SPH and 2018-112-SPH to permit a total of four (4) retorts. Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Amy Shimp, John O. Mitchell, III, and John O. Mitchell, IV appeared on behalf of the Petitioner along with Robert G. Bathhurst, PE of Century Engineering who prepared a Site Plan to Accompany a Building Permit for Human and Pet Crematoriums (the "Site Plan"). (Pet. Ex. 3). Jennifer R. Busse Esquire and Whiteford, Taylor and Preston represented the Petitioner. There were no protestants or interested parties at the hearing.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability ("DEPS") dated October 20, 2020 and from the Department of Planning ("DOP") dated January 11, 2021. Those agencies did not oppose the requested relief subject to proposed conditions.

ORDER RECEIVED FOR FILING

Date

By

2/9/21
D. Mignone

FACTS AND EVIDENCE

The case proceeded by way of modified proffer from Ms. Busse along with testimony from Robert G. Bathhurst, PE who was accepted as an expert professional engineer. (Pet. Ex. 1). The Property is approximately 70.496 acres and is zoned (density-residential) DR 3.5/DR 5.5. The surrounding area is detailed on an aerial photo showing the Property surrounded by single-family homes on the north, east and south sides and Fox Hollow Golf Course on the west. (Pet. Ex. 2). Directly across East Padonia Rd. from the Property is Pot Spring Elementary School. To the north across East Padonia Rd. is Dulaney Valley High School.

Ms. Busse explained that Dulaney Valley Memorial Gardens was approved in the 1956 by special exception for a cemetery (Case No.: 1956-3826-X). It was expanded in the 1960s (Case Nos.: 66-40-X and 62-5614-A). In 2014, OAH approved a pet cemetery and pet crematorium (Case No.: 2014-176-SPH). In 2018, a human crematorium was approved as an accessory use to the underlying cemetery (Case No.: 2018-0112-SPH).

Ms. Busse further explained that the instant case was filed at the request of the Maryland Department of the Environment ("MDE") which regulates air quality around crematoriums. Before issuing a permit to begin construction for the human and pet crematoriums on the Property, MDE requested an Order confirming the number of retorts (equipment) used by these crematoriums. The Site Plan depicts in detail the proposed buildings which shows the human crematorium on the northern side and the pet crematorium on the southern side. (Dev. Ex. 3). The location of the crematoriums on the Property is in the same place as originally planned. A Floor Plan shows the two separate crematoriums connected by a covered walkway. (Dev. Ex. 5). The building elevations and architectural details were submitted and explained by Mr. Bathhurst. (Dev. Ex. 4).

ORDER RECEIVED FOR FILING

2

Date

By

2/9/21
D. Mignone

The human crematorium will measure 2,990 sf (increased from 2,000 sf granted in Case No.: 2018-0112-SPH) and will have two (2) retorts. (Dev. Ex. 5). The pet crematorium will measure 2,360 sf (reduced in size from 2,400 sf granted in Case No.: 2014-176-SPH) and will have two (2) retorts. (*Id.*). Mr. Bathhurst described the existing landscaping as depicted on the Site Plan which serves as a buffer between this commercial operation and the residences along East Padonia Rd. (Dev. Ex. 3).

Amy Shimp testified that the decision was made to have 2 retorts for each crematorium because there has been an increase in the number of cremations. (Dev. Ex. 5). Additionally, in the event of a mechanical failure of one retort, the other could be operating. Lastly, she explained that, because each retort needs to cool down for a certain period after it operates, the remaining one could be used.

DECISION

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). After considering the testimony and evidence, I am persuaded that the requested Special Hearing Petition is appropriate relief under BCZR, §500.7 and should be granted. The file reflects that the human

crematorium was previously granted in Case No.: 2018-0112-SPH as an accessory use to the existing human cemetery, and the pet crematorium and pet cemetery was previously granted in Case No.: 2014-176-SPH, both. Indeed, the previously designated locations of the crematoriums on the Property have not changed. As a result, I find that the existing landscaping serves as buffer with the neighboring single-family homes along East Padonia Rd., and will need to be continuously maintained while this use operates at the Property, including replacement of trees/vegetation if necessary. The human and pet crematoriums are separate operations; there is no comingling. The two buildings are joined only by a covered walkway. (Dev. Ex. 3). In this case, at the request of MDE, the Petitioner sought clarification that each crematorium will have 2 retorts which Ms. Shimp testified are necessary for efficient operations. (Dev. Ex. 5). Accordingly, I find that the requested Special Hearing relief is necessary for the proper enforcement of the BCZR pursuant to which the prior relief was granted.

Pursuant to the advertisement, posting of the Property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the parties, I find that Petitioner's request for special hearing should be granted.

THEREFORE, IT IS ORDERED this 9th day of **February, 2021** by this Administrative Law Judge, that the Petition for Special Hearing seeking relief from the BCZR § 500.7 to modify the approvals is **GRANTED** for crematoriums in Case Nos. 2018-0112-SPH and 2014-0175-SPH as follows:

1. The size of the pet crematorium granted in Case No.: 2014-0175-SPH will be reduced from 2,400 sf to 2,360 sf and will have a total of two (2) retorts.
2. The size of the human crematorium granted in Case No.: 2018-0112-SPH will be increased from 2,000 sf to 2,990 sf and will have a total of two (2) retorts.

ORDER RECEIVED FOR FILING

2/9/21
D. Rignone

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the DOP and DEPS ZAC comments, copies of which are attached hereto and make a part thereof.

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



MAUREEN E. MURPHY

Managing Administrative Law Judge
for Baltimore County

MEM/dlm

ORDER RECEIVED FOR FILING

Date

By

2/9/21
B. Mignar



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 East Padonia Road

which is presently zoned DR 3.5

Deed References: 25938/133

10 Digit Tax Account # 1600008599

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:

N/A

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson

MD

Mailing Address

City

State

21204

410-832-2077

jbusse@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 East Padonia Road, Timonium, MD

Mailing Address

City

State

21093

Zip Code

Telephone #

Email Address

Representative to be contacted:

Amy S Shimp

Name — Type or Print

200 East Padonia Rd

Timonium MD 21093 410 666-0490

Zip Code

Telephone #

Email Address

amy@dulaneyvalley.com

CASE NUMBER

2020-0252-SPH

Filing Date

10/14/2020

Do Not Schedule Dates:

Reviewer

AT

Attachment to Petition
Dulaney Valley Memorial Gardens

Petition for Special Hearing to modify the approvals granted for crematoriums in Cases 2018-112-SPH and 2014-176-SPH to permit a total of four (4) retorts.

11541579

2020-0252-SPH



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.

2020-0252-SPH

Stantec

February 25, 2013

Part Two

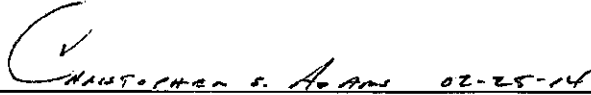
Beginning at the southeasterly end of the first or N 84°00'38" W, 229.63 foot line of "Parcel 2" as described in Liber 25938 at Folio 115; thence, binding along the outline of the lands of Dulaney Valley Memorial Park, Inc.:

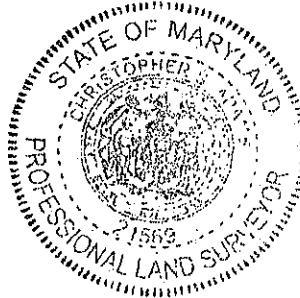
1. N 84°00'38" W, 229.63 feet; thence,
2. 328.19 feet along the arc of a non-tangent curve deflecting to the left, having a radius of 1120.00 feet the chord of which is N 51°01'14" E, 327.02 feet; thence,
3. S 06°25'09" W, 231.12 feet to the POINT OF BEGINNING.

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



CERTIFICATE OF POSSESSION

CASE NO. 2020-0252-SPH

PETITIONER/DEVELOPER

Jennifer Busse

Whiteford,Taylor,Preston LLP

DATE OF HEARING/CLOSING

February 2, 2021

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

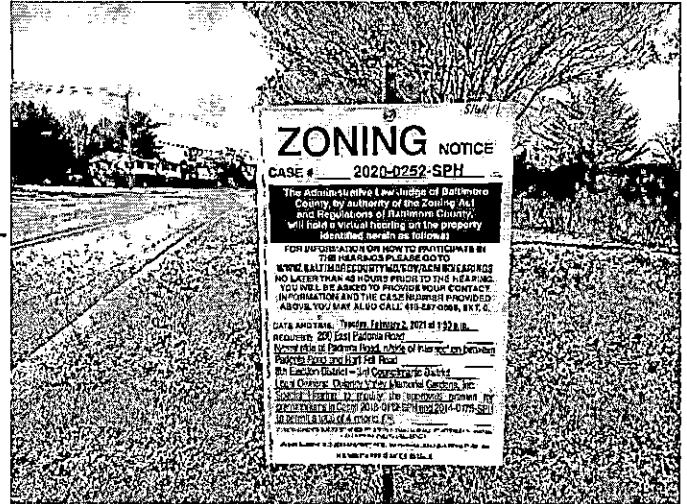
ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

200 East Padonia Road

SIGN 1



THE SIGN(S) POSTED ON January 12, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

157

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11951244
Case #: 2020-0252-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0252-SPH

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

1/13/2021



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0252-SPH

200 East Padonia Road

N/east side of Padonia Road, n/side of intersection between Padonia Road and Hart Fell Road

8th Election District - 3rd Councilmanic District

Legal Owners: Dulaney Valley Memorial Gardens, Inc.

Special Hearing to modify the approvals granted for crematoriums in Cases 2018-0112-SPH and 2014-0175-SPH to permit a total of 4 retorts.

Hearing: Tuesday, February 2, 2021 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-587-3888, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

ja13



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

January 8, 2021

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0252-SPH

200 East Padonia Road

N/east side of Padonia Road, n/side of intersection between Padonia Road and Hart Fell Road

8th Election District – 3rd Councilmanic District

Legal Owners: Dulaney Valley Memorial Gardens, Inc.

Special Hearing to modify the approvals granted for crematoriums in Cases 2018-0112-SPH and 2014-0175-SPH to permit a total of 4 retorts.

Hearing: Tuesday, February 2, 2021 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in dark ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Amy Shimp, 200 E. Padonia Road, Timonium 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., JANUARY 13, 2021

TO: THE DAILY RECORD
Wednesday, January 13, 2021 - Issue

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
1 W. Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2077

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0252-SPH

200 East Padonia Road

N/east side of Padonia Road, n/side of intersection between Padonia Road and Hart Fell Road
8th Election District – 3rd Councilmanic District

Legal Owners: Dulaney Valley Memorial Gardens, Inc.

Special Hearing to modify the approvals granted for crematoriums in Cases 2018-0112-SPH and 2014-0175-SPH to permit a total of 4 retorts.

Hearing: Tuesday, February 2, 2021 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
200 East Padonia Road; N/S of East Padonia Rd,
N/S of intersection of Padonia Rd & Hart Fell Rd* OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Dulaney Valley Memorial * HEARINGS FOR
Gardens, Inc. Petitioner(s) * BALTIMORE COUNTY
* 2020-252-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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of October, 2020, a copy of the foregoing Entry of Appearance was mailed to Amber Shrimp, 200 East Padonia Road, Timonium, Maryland 21093 and emailed to Jennifer Busse, Esquire, 1 West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, jbusse@wtplaw.com, 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/neighbor 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: 2020-0252-SPH

Property Address: 200 E. PADONIA ROAD

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JENNIFER R. BUSSE, ESQ.

Company/Firm (if applicable): WHITEFORD, TAYLOR & PRESTON

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

Telephone Number: 410-832-2077

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
(800) 987-8705

October 12, 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: Petition for Special Hearing
Dulaney Valley Memorial Gardens**

Dear Mr. Richards:

As you are aware, you instructed that my client, Dulaney Valley Memorial Gardens ("DVMG") must seek approval from the Administrative Law Judge for the installation of a total of four (4) retorts at previously approved crematoriums.

Attached hereto are the executed petitions, sealed plans, legal descriptions, zoning map, advertising form, and my firm's check in the amount of \$500 reflecting payment for the filing fee. Please do not hesitate to contact me with any questions or concerns. Thank you for your attention to this matter and please schedule this matter for a hearing as soon as possible.

Sincerely,



Jennifer R. Busse

CC:
11542664

2020-0252-SPH



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

January 26, 2021

Jennifer Busse,
1 W. Pennsylvania Ave Suite 300
Towson MD 21204

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 14, 2020. 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, appearing to read "C. Pete Gutwald", is written over the typed name.

C. PETE GUTWALD, AICP
Director, Department of Permits,
Approvals and Inspections

PCG

Enclosures

CC: People's Counsel
CC: Jeff Perlow

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: October 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0252-SPH
Address 200 East Padonia Road
(Dulaney Valley Memorial Gardens,
Inc. Property)

Zoning Advisory Committee Meeting of **October 26, 2020.**

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

1. The subject property is designated as W-1, S-1 in the Baltimore County Master Water and Sewer Plan (i.e., public water and sewer is available). County files indicate that the subject property has an existing onsite sewage disposal system. Building permit approval will be contingent on all buildings being connected to public water and sewer and any existing wells and septic systems abandoned.

Reviewer: Kevin Koepenick

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 1/11/2021

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2020-252

INFORMATION:

Property Address: 200 E. Padonia Road

Petitioner: Dulaney Valley Memorial Gardens, Inc.

Zoning: DR 3.5

Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing to modify approvals granted for crematoriums in Case 2018-112- SPH and 2014-176-SPH to permit a total of four (4) retorts (crematoriums).

A site visit was conducted on October 26, 2020. The property is 70.496 acres in size and zoned DR 3.5/DR 5.5. The property has been developed with a cemetery use since the late 1950's. Recently a pet cemetery was added and zoning approval granted for a pet crematorium (Case No. 2014-0176 SPH). The property is well maintained. It is bordered on the east and south by residential and to the north by a golf course and west by undeveloped plotted land. The proposed location of the crematorium is towards the north of the property and approximately 300 feet from the nearest residence to the east. There are trees buffering the residential.

This petition per the information provided by the attorney is the result of a requirement from the Maryland Department of Environment to clarify the number of crematoriums. The number of physical structures are the same as was requested in Case No. 2018-112-SPH, however, this case clarifies that there are actually four "retorts" consisting of two back to back structures. The petition does not change the prior site plan or indicate any increase in the intensity of use.

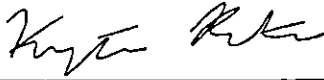
The Department supports the petition subject to the following conditions:

1. Maintain and replace if necessary the vegetative buffer to the residential uses to the east of the proposed location of the crematorium.
2. Explore options to ultimately reduce emissions produced by this process

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

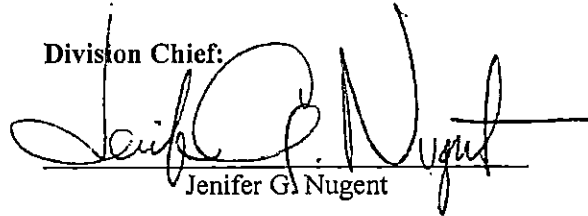
Date: 1/11/2021
Subject: ZAC # 20-252
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Wally Lippincott, Northern Sector Planner
Amy S. Shimp
Jennifer Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 20 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: October 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0252-SPH
Address 200 East Padonia Road
(Dulaney Valley Memorial Gardens,
Inc. Property)

Zoning Advisory Committee Meeting of **October 26, 2020.**

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

1. The subject property is designated as W-1, S-1 in the Baltimore County Master Water and Sewer Plan (i.e., public water and sewer is available). County files indicate that the subject property has an existing onsite sewage disposal system. Building permit approval will be contingent on all buildings being connected to public water and sewer and any existing wells and septic systems abandoned.

Reviewer: Kevin Koepenick

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 1/11/2021

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2020-252



INFORMATION:

Property Address: 200 E. Padonia Road

Petitioner: Dulaney Valley Memorial Gardens, Inc.

Zoning: DR 3.5

Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing to modify approvals granted for crematoriums in Case 2018-112- SPH and 2014-176-SPH to permit a total of four (4) retorts (crematoriums).

A site visit was conducted on October 26, 2020. The property is 70.496 acres in size and zoned DR 3.5/DR 5.5. The property has been developed with a cemetery use since the late 1950's. Recently a pet cemetery was added and zoning approval granted for a pet crematorium (Case No. 2014-0176 SPH). The property is well maintained. It is bordered on the east and south by residential and to the north by a golf course and west by undeveloped plotted land. The proposed location of the crematorium is towards the north of the property and approximately 300 feet from the nearest residence to the east. There are trees buffering the residential.

This petition per the information provided by the attorney is the result of a requirement from the Maryland Department of Environment to clarify the number of crematoriums. The number of physical structures are the same as was requested in Case No. 2018-112-SPH, however, this case clarifies that there are actually four "retorts" consisting of two back to back structures. The petition does not change the prior site plan or indicate any increase in the intensity of use.

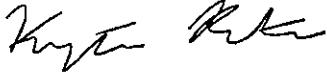
The Department supports the petition subject to the following conditions:

1. Maintain and replace if necessary the vegetative buffer to the residential uses to the east of the proposed location of the crematorium.
2. Explore options to ultimately reduce emissions produced by this process

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

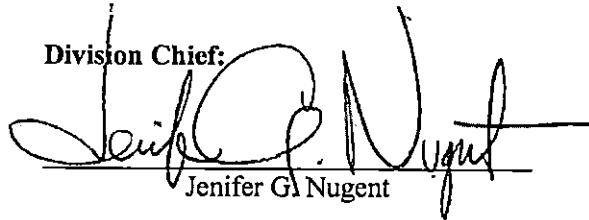
Date: 1/11/2021
Subject: ZAC # 20-252
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Wally Lippincott, Northern Sector Planner
Amy S. Shimp
Jennifer Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

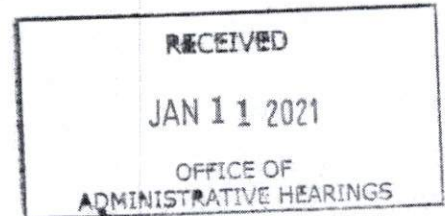
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 1/11/2021

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2020-252



INFORMATION:

Property Address: 200 E. Padonia Road

Petitioner: Dulaney Valley Memorial Gardens, Inc.

Zoning: DR 3.5

Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing to modify approvals granted for crematoriums in Case 2018-112- SPH and 2014-176-SPH to permit a total of four (4) retorts (crematoriums).

A site visit was conducted on October 26, 2020. The property is 70.496 acres in size and zoned DR 3.5/DR 5.5. The property has been developed with a cemetery use since the late 1950's. Recently a pet cemetery was added and zoning approval granted for a pet crematorium (Case No. 2014-0176 SPH). The property is well maintained. It is bordered on the east and south by residential and to the north by a golf course and west by undeveloped plotted land. The proposed location of the crematorium is towards the north of the property and approximately 300 feet from the nearest residence to the east. There are trees buffering the residential.

This petition per the information provided by the attorney is the result of a requirement from the Maryland Department of Environment to clarify the number of crematoriums. The number of physical structures are the same as was requested in Case No. 2018-112-SPH, however, this case clarifies that there are actually four "retorts" consisting of two back to back structures. The petition does not change the prior site plan or indicate any increase in the intensity of use.

The Department supports the petition subject to the following conditions:

1. Maintain and replace if necessary the vegetative buffer to the residential uses to the east of the proposed location of the crematorium.
2. Explore options to ultimately reduce emissions produced by this process

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

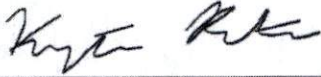
ORDER RECEIVED FOR FILING

Date

2/9/21
By *Dr. Mignone*

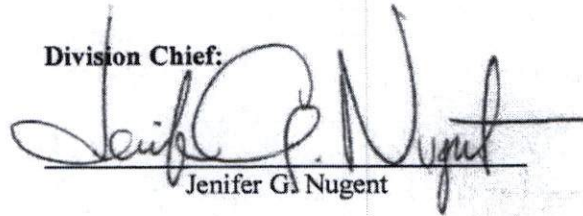
Date: 1/11/2021
Subject: ZAC # 20-252
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Wally Lippincott, Northern Sector Planner
Amy S. Shimp
Jennifer Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

2/9/21

By

D. Nugent

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 20 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: October 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0252-SPH
Address 200 East Padonia Road
(Dulaney Valley Memorial Gardens,
Inc. Property)

Zoning Advisory Committee Meeting of **October 26, 2020**.

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

1. The subject property is designated as W-1, S-1 in the Baltimore County Master Water and Sewer Plan (i.e., public water and sewer is available). County files indicate that the subject property has an existing onsite sewage disposal system. Building permit approval will be contingent on all buildings being connected to public water and sewer and any existing wells and septic systems abandoned.

Reviewer: Kevin Koepenick

ORDER RECEIVED FOR FILING

Date

By

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:		District - 08 Account Number - 1600008599							
Owner Information									
Owner Name:		DULANEY VALLEY MEMORIAL GARDENS INC				Use:		COMMERCIAL	
Mailing Address:		200 E PADONIA RD LUTHERVILLE TIMONIUM MD 21093-1240				Principal Residence:		NO	
						Deed Reference:		/25938/ 00115	
Location & Structure Information									
Premises Address:		200 PADONIA RD LUTHERVILLE TIMONIUM 21093-1240				Legal Description:		68.605AC NWS PADONIA 200 PADONIA RD 1 MILE E OF YORK	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0051	0018	0114	20000.04	0000				2020	Plat Ref:
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1962		8,146 SF				68.6100 AC		06	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
		OFFICE BUILDING	/	C3					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2020		07/01/2020		07/01/2021	
Land:		2,349,200		1,463,300					
Improvements		1,222,800		1,282,700					
Total:		3,572,000		2,746,000		2,746,000		2,746,000	
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				07/01/2020		07/01/2021	
County:		000				0.00			
State:		000				0.00			
Municipal:		000				0.00 0.00		0.00 0.00	
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(200 E. Padonia Road)		
8 th Election District	*	OFFICE OF
3 rd 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

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.

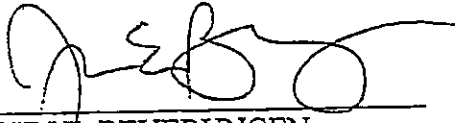
THEREFORE, IT IS ORDERED this 29th day of December, 2017 by this Administrative Law Judge, that the Petition for Special Hearing: (1) to permit a human crematorium as an accessory use to an underlying cemetery; (2) to permit two (2) accessory parking spaces for a

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

IN RE: PETITION FOR SPECIAL HEARING
(200 E. Padonia Road)
8th Election District
3rd 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 9th day of June 2014, by this Administrative Law

ORDER RECEIVED FOR FILING

Date 6/9/14

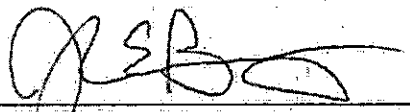
By sen

Judge, that the Petition for Special Hearing 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), in accordance with the terms of this Order and the site plan marked as Exhibit 1, be and is hereby GRANTED.

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

2/2/20
@ 1:30 p.m.
✓tr
✓Order

CASE NO. 2020-

0252-SPH

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

10/20 DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

Comment

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

1/11 PLANNING
(if not received, date e-mail sent _____)

Comment
No obj.

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2018-112SPH & 2014-176SPH
are attached)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: _____ by _____

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Donna Mignon

2020-0252-SPH

2-2-21

1:30 pm

From: Kristen L Lewis
Sent: Friday, January 8, 2021 12:40 PM
To: Donna Mignon; Debra Wiley
Subject: Webex 2020-0252-SPH

Good afternoon ladies,

Below is the information needed for a new webex to be created.

Case 2020-0252-SPH
200 East Padonia Road
Dulaney Valley Memorial Gardens, Inc.
2/2/21 at 1:30 p.m.

Invites to be sent to the following:

Jennifer Busse – jbusse@wtplaw.com
Bob Bathurst - bbathurst@centuryeng.com
Amy Shimp – Amy@dulaneyvalley.com

Thank you,

Kristen Lewis-Coles
PAI – Zoning Review
410-887-3391

Donna Mignon

From: Donna Mignon
Sent: Friday, January 8, 2021 12:52 PM
To: Kristen L Lewis
Cc: Debra Wiley
Subject: RE: Webex 2020-0252-SPH -Link

Event Information

Event: Zoning Hearing - Case No: 2020-0252-SPH - 200 East Padonia Road - Dulaney Val
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec3>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e29>
Date and time: Tuesday, February 2, 2021 1:30 pm
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0252-SPH
Address: 200 East Padonia Road
Owners: Dulaney Valley Memorial Gardens, Inc.
Event number: 180 153 7263
Event password: 1234
Host key: 925161
Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 728119
Video Address: 1801537263@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 180 153 7263
Maximum number of registrants: 10000
Destination address after event:

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Friday, January 8, 2021 12:40 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Webex 2020-0252-SPH

Good afternoon ladies,

Below is the information needed for a new webex to be created.

Case 2020-0252-SPH
200 East Padonia Road
Dulaney Valley Memorial Gardens, Inc.
2/2/21 at 1:30 p.m.

Invites to be sent to the following:

Jennifer Busse – jbusse@wtplaw.com
Bob Bathurst - bbathurst@centuryeng.com
Amy Shimp – Amy@dulaneyvalley.com

Thank you,

Kristen Lewis-Colles
PFI – Zoning Review
410-887-3391

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0252-SPH - 200 East Padonia Road - Dulaney Valley Memoria Gardens, Inc.

Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e08547a418dcf4f43a07983227a607750>

Start: Tue 2/2/2021 1:30 PM

End: Tue 2/2/2021 2:30 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: webex

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 180 153 7263

Tuesday, February 2, 2021 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e08547a418dcf4f43a07983227a607750>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=efb818c7f8afa873d86a00fec491>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1801537263@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 728119

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e38e76c78d9483fe6adcaee471e016040>

Need help? Go to <https://help.webex.com>

ZAC AGENDA

Case Number: 2020-0251-A **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Christ Dominion Church of God International
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 10206 LIBERTY RD
Location: North East side of Liberty Road (40'), Winsor Mill Road (15').

Existing Zoning: BR, RC 5 **Area:** 2.19 AC

Proposed Zoning:
VARIANCE:
1A04.3.B (Permit 30' sides and rear setbacks in lieu of 50')

Attorney: Thomas M. Meachum

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0252-SPH **Reviewer:** Aaron Tsui
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING
Legal Owner: Dulaney Valley Memorial Gardens, Inc
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 200 EAST PADONIA RD
Location: North side of East Padonia Road, North side of intersection streets between Padonia Road Hart Fell Road.

Existing Zoning: DR 3.5 **Area:** 69.94 AC

Proposed Zoning:
SPECIAL HEARING:
To modify the approvals granted for crematoriums in Cases 2018-0112-SPH and 2014-0175-SPH to permit a total of four (4) retorts.

Attorney: Jennifer R. Busse

Prior Zoning Cases: 2014-0176-SPH; 2018-0112-SPH

Concurrent Cases: None

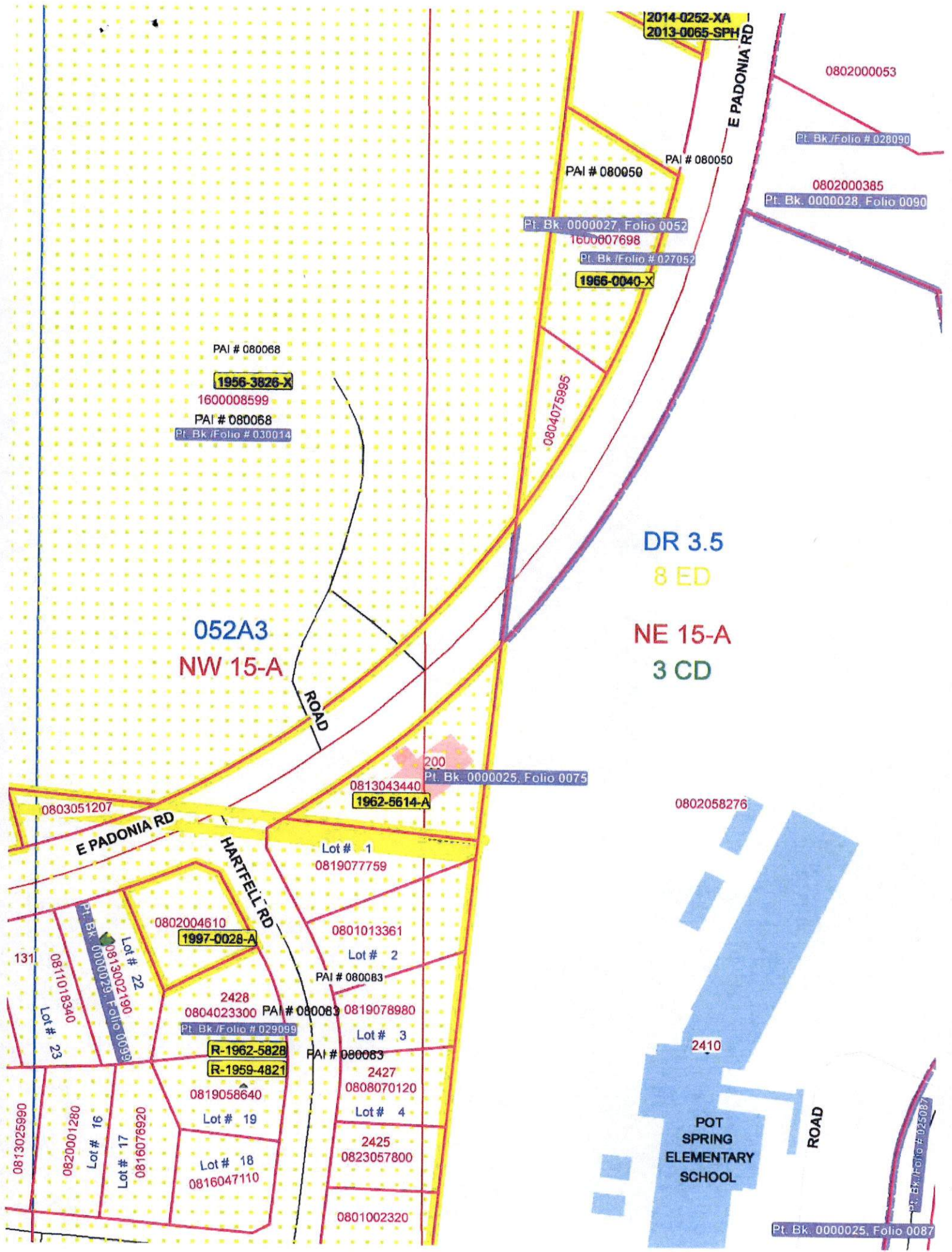
Violation Cases: None

Closing Date:

Miscellaneous Notes:

[illegible]

2020-0257 - SDH



2014-0252-XA
2013-0065-SPH

0802000053

Pt. Bk./Folio # 028090

0802000385

Pt. Bk. 0000028, Folio 0090

PAI # 080050

PAI # 080050

Pt. Bk. 0000027, Folio 0052

1600007698

Pt. Bk./Folio # 027052

1966-0040-X

PAI # 080068

1956-3826-X

1600008599

PAI # 080068

Pt. Bk./Folio # 030014

0804075895

DR 3.5

8 ED

NE 15-A

3 CD

052A3
NW 15-A

ROAD

200

Pt. Bk. 0000025, Folio 0075

0813043440

1962-5614-A

0803051207

E PADONIA RD

HARTFELL RD

Lot # 1
0819077759

0801013361

Lot # 2

PAI # 080083

2428

0804023300 PAI # 080083 0819078980

Pt. Bk./Folio # 029099

R-1962-5828

R-1959-4821

PAI # 080083

Lot # 3

2427

0808070120

Lot # 4

2425

0823057800

0801002320

0802058276

2410

POT
SPRING
ELEMENTARY
SCHOOL

ROAD

Pt. Bk./Folio # 025087

Pt. Bk. 0000025, Folio 0087

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Amy Shimp	amy@dulaneyvalley.com	1-	New York Time	English	U.S.
Bob Bathurst	bbathurst@centuryeng.com	1-	New York Time	English	U.S.
Jennifer Busse	jbusse@wtplaw.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

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

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

WWW.WTPLAW.COM
(800) 987-8705

January 29, 2021

VIA HAND DELIVERY

Honorable Paul M. Mayhew, Administrative Law Judge
Office of Administrative Hearings
Jefferson Building, Suite 103
105 W. Chesapeake Avenue
Towson, Maryland 21204

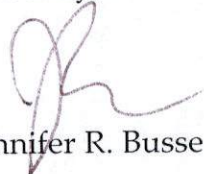
**Re: Dulaney Valley Memorial Garden
Case No. 2020-0252-SPH**

Dear Judge Mayhew:

Enclosed are the Exhibits, along with an Exhibit list, for the hearing set to be heard on February 2, 2021. I have emailed these over as well.

Thank you, and please let me know if you have any questions or concerns.

Sincerely,



Jennifer R. Busse

JRB:tdm
Enclosures
11614984

List of Exhibits
Case 2020-0252-SPH
Hearing Date – 2/2/21

- 1) **Bob Bathurst C.V.**
- 2) **Aerial Photo**
- 3) **Permit Plan**
- 4) **Elevations**
- 5) **Floor Plan**

11640073

193
3-15-21

2/16/21
Dm.

Education:

- + BS, 1991, Civil Engineering, Drexel University
- + MS, 1994, Industrial Administration, Carnegie Mellon University
- + 1991, Graduate Coursework, Civil Engineering, The Geosynthetics Institute at Drexel University

Training and Certifications:

- + 2020, Diplomate, Water Resources Engineer, American Academy of Water Resources, No. 000765
- + 2009, LEED Accredited® Professional (LEED AP®)
- + 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 2004 Consultant Reviewer by the City of Baltimore for Stormwater Management and Erosion and Sediment Control Plan Review
- + April 2002 completed the Interagency Wetland Identification Training Program sponsored by the US Environmental Protection Agency, Maryland Department of the Environment, and the Natural Resources Conservation Service

Active Registrations:

- + 1999, PE, Maryland Registered No. 24814
- + 2004, PE, West Virginia Registered No. 15971
- + 2006, PE, Pennsylvania Registered No. PE073923
- + 2016, PE (Civil), District of Columbia Registered No. PE908495

Years of Experience:

- + 32

Experience:

Mr. Bathurst has extensive civil engineering and site development consulting experience. He has worked for a multitude of clients on land planning and site development projects. Site development projects require extensive coordination involving many state and local reviewing agencies, professionals (architects, landscape architects, land planners, engineers and attorneys), and community representatives. Design components involved in this type of work 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 suppression systems, forest retention/mitigation, wetlands delineation and/or mitigation, landscaping and as-built inspection.

Relevant design consultant projects include:

DULANEY VALLEY MEMORIAL GARDENS

Lutherville-Timonium, MD. Principal-in-Charge and Project Manager. Prepared a master development plan for all planned and future improvements to the cemetery. Improvements included a mausoleum expansion, outdoor open-air chapel, a pet crematorium, and a human crematorium. Prepared exhibits for and functioned as an expert witness in zoning, development, and engineering at special hearing to amend the cemetery's special exception use to permit a human crematorium. Secured a limited exemption to the development regulations to allow the crematorium to proceed to the permits phase. Prepared construction drawings for the crematorium construction including site plan to accompany building permit application, grading plan, erosion and sediment control plan, and stormwater management plan. *Completed 2020*

SHEETZ

Lutherville-Timonium, MD. Principal-in-Charge and Project Manager. Prepared a development plan for a planned fuel service station, convenience store, and carryout restaurant. Prepared exhibits for and functioned as an expert witness at special hearing and special exception to approve a fuel service station and ancillary uses - convenience store and carryout restaurant. Performed as expert witness in zoning, development, and engineering at Board of Appeals of Baltimore County. Secured approval for a stormwater management concept and landscape plan. *Currently ongoing*

MARYLAND PROCUREMENT OFFICE BGE ELECTRICAL INFRASTRUCTURE ENHANCEMENT

Fort Meade, MD. Lead Civil Engineer. Planning, design, permitting, and preparation of site construction drawings for all phases. The project consisted of a 230 kV electrical switching station, six circuit miles of 230 kV underground electric transmission ducts, a 1500 MVA 230 kV to 115 kV electric substation, and 15 circuit miles of 115 kV underground electric transmission ducts. The project spanned across land owned by multiple federal and state entities and private property owners residing within the regulatory authority of all levels of the federal, state, and local government. In order to meet an accelerated construction schedule, the construction documents and permitting were phased, allowing mass grading permits to be issued early followed by permits for final grading and impacts to non-tidal wetlands. Century secured many different forms of regulatory approvals including: multiple Anne Arundel County grading permits; Maryland Department of the Environment (MDE) Authorization(s) for Stormwater Management and Sediment Control; MDE and ACOE Authorization(s) for impacts to wetlands, waterways, floodplains and their buffers; MDE NPDES NOI permits; Anne Arundel County building permits; MDNR Forest Conservation Approvals; and MDOT SHA roadside tree permits. Century prepared many types of civil plans including clearing and demolition, site and striping, phased mass grading, finish grading, phased erosion and sediment control, stormwater management, storm drain, sanitary sewer, and water utilities. Stormwater management was addressed by way of a submerged gravel wetland and non-rooftop runoff disconnection credits. The project's Environmental Assessment evaluated several locations and orientations for the substation as well as differing technologies to reduce the project's overall environmental impact. *Completed 2020*

EXHIBIT

tabbles

CHERRY HILL ELEMENTARY/MIDDLE SCHOOL

City of Baltimore, MD. Civil Project Manager. Master Development Plan that included the design and construction of a new school building, master plan with associated play areas for the various grades, an athletic field and community center. Plans also were prepared for the future demolition of the Patapsco School building (also on-site) to be replaced with future athletic fields. Acted as the civil engineer for permitting stormwater management and sediment erosion plans through Baltimore City. Three grass swales and two bioretention facilities were designed to manage the sites remaining stormwater quality requirements. Overall there was a 15% reduction for stormwater management quantity requirements. *Completed 2018*

GARRETT PARK ELEMENTARY SCHOOL AND GARRETT PARK NURSERY SCHOOL

Garrett Park, MD. Project Manager. Complete replacement of the existing school building and associated site improvements. This included adapting the new school building and site design constructed in 2006 to a two-story, stand-alone classroom addition. The 85,000-gross-square-foot building has a 740-core student capacity. Maryland National Capital Park and Planning Commission operates a nursery school on a land locked parcel of ground with an entrance that crosses the elementary school property. Program components included complete reconstruction and expansion of the faculty and visitor parking lot, parent drop-off loop, loading and service area, relocation of four play areas, and a new bus-only drop-off loop. This 4.3-acre site had an existing below-grade stormwater management system that did not support the school upgrades. The balance of the site area was retrofitted with modern water quality management, channel protection storage, and 10-year stormwater quantity peak management by way of two below-grade sandfilter vaults and approximately 500 linear feet of 60-inch diameter below-grade storage pipe. The project also required permits for sediment control, mandatory referral approval, and a Maryland National Capital Park and Planning Commission Park Permit. A detailed Natural Resources Inventory and Forest Stand Delineation were completed for full compliance to the Forest Conservation Law by way of a Forest Conservation Plan. *Completed 2012*

BEST BUY/PETCO

Baltimore County, MD. Principal-in-Charge and Project Manager. This eight-acre 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 four-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, Maryland 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. *Completed 2014*

NELSON KOHL APARTMENT BUILDING

City of Baltimore, MD. Principal-in-Charge and Project Manager. Civil engineering design and permitting services for this new seven-story mixed-use building located at the northeast corner of Charles and Lanvale Streets. Building amenities include a gallery, public roof deck, gym, and business center. The first-floor retail space was pre-leased to Milk and Honey café while floors two through seven house 102 market-rate apartments. The building was designed to the latest green standards including use of a living/green roof. The building was designed to span overtop Lovegrove Street thereby requiring acquisition of air rights over this public street. Several street and alley closures were secured thereby allowing for consolidation of several individual lots of record into a single lot of record. Site improvements included curb cuts, ADA accessibility retrofits, grading, erosion and sediment control, curb, sidewalk and streetscape improvements, and Developer's Agreement for sewer, water, storm drain, and roadway improvements. *Completed 2017*

FISHING POINT RAILCAR YARD AND ETHANOL OFFLOADING FACILITY

City of Baltimore, MD. Civil Project Manager. As part of a phased master development plan, Century designed a railcar storage yard and offloading facility with capacity for 120 railcars. Phase two also involved dedicated transfer lines from the 20-railcar ethanol offloading rack over to nearby ethanol storage tanks. Civil services include Chesapeake Bay Critical Area Compliance, stormwater management, and erosion and sediment control for both phases of the project. The project scope also included master planning for water and sewer service for ultimate site build-out, NPDES permitting, oil operations permitting, fire protection system design, air distribution system design, and installation of a packaged air compressor unit. Entire site is within the 100-year floodplain, therefore, the design needed to accommodate floodproofing of mechanical equipment and the ethanol offloading rack. *Completed 2012*

PARKVIEW AT WOODLAWN APARTMENTS

Woodlawn, MD. Civil Project Manager. This previously wooded 5.3-acre site required rezoning in order to permit a three-story, 101-unit elderly housing building. 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. Several retaining walls were incorporated into the building and grading design and serve as hardscape site amenities. A pedestrian trail meanders throughout the gated site to provide secure recreational opportunities. An ADA-accessible van drop-off area and accessible path were provided to the main entrance. *Completed 2016*

Education:

- + BS, 1991, Civil Engineering, Drexel University
- + MS, 1994, Industrial Administration, Carnegie Mellon University
- + 1991, Graduate Coursework, Civil Engineering, The Geosynthetics Institute at Drexel University

Training and Certifications:

- + 2020, Diplomate, Water Resources Engineer, American Academy of Water Resources, No. 000765
- + 2009, LEED Accredited® Professional (LEED AP®)
- + 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 2004 Consultant Reviewer by the City of Baltimore for Stormwater Management and Erosion and Sediment Control Plan Review
- + April 2002 completed the Interagency Wetland Identification Training Program sponsored by the US Environmental Protection Agency, Maryland Department of the Environment, and the Natural Resources Conservation Service

Active Registrations:

- + 1999, PE, Maryland Registered No. 24814
- + 2004, PE, West Virginia Registered No. 15971
- + 2006, PE, Pennsylvania Registered No. PE073923
- + 2016, PE (Civil), District of Columbia Registered No. PE908495

Years of Experience:

- + 32

Experience:

Mr. Bathurst has extensive civil engineering and site development consulting experience. He has worked for a multitude of clients on land planning and site development projects. Site development projects require extensive coordination involving many state and local reviewing agencies, professionals (architects, landscape architects, land planners, engineers and attorneys), and community representatives. Design components involved in this type of work 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 suppression systems, forest retention/mitigation, wetlands delineation and/or mitigation, landscaping and as-built inspection.

Relevant design consultant projects include:

DULANEY VALLEY MEMORIAL GARDENS

Lutherville-Timonium, MD. Principal-in-Charge and Project Manager. Prepared a master development plan for all planned and future improvements to the cemetery. Improvements included a mausoleum expansion, outdoor open-air chapel, a pet crematorium, and a human crematorium. Prepared exhibits for and functioned as an expert witness in zoning, development, and engineering at special hearing to amend the cemetery's special exception use to permit a human crematorium. Secured a limited exemption to the development regulations to allow the crematorium to proceed to the permits phase. Prepared construction drawings for the crematorium construction including site plan to accompany building permit application, grading plan, erosion and sediment control plan, and stormwater management plan. *Completed 2020*

SHEETZ

Lutherville-Timonium, MD. Principal-in-Charge and Project Manager. Prepared a development plan for a planned fuel service station, convenience store, and carryout restaurant. Prepared exhibits for and functioned as an expert witness at special hearing and special exception to approve a fuel service station and ancillary uses - convenience store and carryout restaurant. Performed as expert witness in zoning, development, and engineering at Board of Appeals of Baltimore County. Secured approval for a stormwater management concept and landscape plan. *Currently ongoing*

MARYLAND PROCUREMENT OFFICE BGE ELECTRICAL INFRASTRUCTURE ENHANCEMENT

Fort Meade, MD. Lead Civil Engineer. Planning, design, permitting, and preparation of site construction drawings for all phases. The project consisted of a 230 kV electrical switching station, six circuit miles of 230 kV underground electric transmission ducts, a 1500 MVA 230 kV to 115 kV electric substation, and 15 circuit miles of 115 kV underground electric transmission ducts. The project spanned across land owned by multiple federal and state entities and private property owners residing within the regulatory authority of all levels of the federal, state, and local government. In order to meet an accelerated construction schedule, the construction documents and permitting were phased, allowing mass grading permits to be issued early followed by permits for final grading and impacts to non-tidal wetlands. Century secured many different forms of regulatory approvals including: multiple Anne Arundel County grading permits; Maryland Department of the Environment (MDE) Authorization(s) for Stormwater Management and Sediment Control; MDE and ACOE Authorization(s) for impacts to wetlands, waterways, floodplains and their buffers; MDE NPDES NOI permits; Anne Arundel County building permits; MDNR Forest Conservation Approvals; and MDOT SHA roadside tree permits. Century prepared many types of civil plans including clearing and demolition, site and striping, phased mass grading, finish grading, phased erosion and sediment control, stormwater management, storm drain, sanitary sewer, and water utilities. Stormwater management was addressed by way of a submerged gravel wetland and non-rooftop runoff disconnection credits. The project's Environmental Assessment evaluated several locations and orientations for the substation as well as differing technologies to reduce the project's overall environmental impact. *Completed 2020*

CHERRY HILL ELEMENTARY/MIDDLE SCHOOL

City of Baltimore, MD. Civil Project Manager. Master Development Plan that included the design and construction of a new school building, master plan with associated play areas for the various grades, an athletic field and community center. Plans also were prepared for the future demolition of the Patapsco School building (also on-site) to be replaced with future athletic fields. Acted as the civil engineer for permitting stormwater management and sediment erosion plans through Baltimore City. Three grass swales and two bioretention facilities were designed to manage the sites remaining stormwater quality requirements. Overall there was a 15% reduction for stormwater management quantity requirements. *Completed 2018*

GARRETT PARK ELEMENTARY SCHOOL AND GARRETT PARK NURSERY SCHOOL

Garrett Park, MD. Project Manager. Complete replacement of the existing school building and associated site improvements. This included adapting the new school building and site design constructed in 2006 to a two-story, stand-alone classroom addition. The 85,000-gross-square-foot building has a 740-core student capacity. Maryland National Capital Park and Planning Commission operates a nursery school on a land locked parcel of ground with an entrance that crosses the elementary school property. Program components included complete reconstruction and expansion of the faculty and visitor parking lot, parent drop-off loop, loading and service area, relocation of four play areas, and a new bus-only drop-off loop. This 4.3-acre site had an existing below-grade stormwater management system that did not support the school upgrades. The balance of the site area was retrofitted with modern water quality management, channel protection storage, and 10-year stormwater quantity peak management by way of two below-grade sandfilter vaults and approximately 500 linear feet of 60-inch diameter below-grade storage pipe. The project also required permits for sediment control, mandatory referral approval, and a Maryland National Capital Park and Planning Commission Park Permit. A detailed Natural Resources Inventory and Forest Stand Delineation were completed for full compliance to the Forest Conservation Law by way of a Forest Conservation Plan. *Completed 2012*

BEST BUY/PETCO

Baltimore County, MD. Principal-in-Charge and Project Manager. This eight-acre 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 four-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, Maryland 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. *Completed 2014*

NELSON KOHL APARTMENT BUILDING

City of Baltimore, MD. Principal-in-Charge and Project Manager. Civil engineering design and permitting services for this new seven-story mixed-use building located at the northeast corner of Charles and Lanvale Streets. Building amenities include a gallery, public roof deck, gym, and business center. The first-floor retail space was pre-leased to Milk and Honey café while floors two through seven house 102 market-rate apartments. The building was designed to the latest green standards including use of a living/green roof. The building was designed to span overtop Lovergrove Street thereby requiring acquisition of air rights over this public street. Several street and alley closures were secured thereby allowing for consolidation of several individual lots of record into a single lot of record. Site improvements included curb cuts, ADA accessibility retrofits, grading, erosion and sediment control, curb, sidewalk and streetscape improvements, and Developer's Agreement for sewer, water, storm drain, and roadway improvements. *Completed 2017*

FISHING POINT RAILCAR YARD AND ETHANOL OFFLOADING FACILITY

City of Baltimore, MD. Civil Project Manager. As part of a phased master development plan, Century designed a railcar storage yard and offloading facility with capacity for 120 railcars. Phase two also involved dedicated transfer lines from the 20-railcar ethanol offloading rack over to nearby ethanol storage tanks. Civil services include Chesapeake Bay Critical Area Compliance, stormwater management, and erosion and sediment control for both phases of the project. The project scope also included master planning for water and sewer service for ultimate site build-out, NPDES permitting, oil operations permitting, fire protection system design, air distribution system design, and installation of a packaged air compressor unit. Entire site is within the 100-year floodplain, therefore, the design needed to accommodate floodproofing of mechanical equipment and the ethanol offloading rack. *Completed 2012*

PARKVIEW AT WOODLAWN APARTMENTS

Woodlawn, MD. Civil Project Manager. This previously wooded 5.3-acre site required rezoning in order to permit a three-story, 101-unit elderly housing building. 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. Several retaining walls were incorporated into the building and grading design and serve as hardscape site amenities. A pedestrian trail meanders throughout the gated site to provide secure recreational opportunities. An ADA-accessible van drop-off area and accessible path were provided to the main entrance. *Completed 2016*

Dulaney Valley Memorial Gardens

Aerial Image

PROPOSED
CREMATORIUMS

GIBBONS BLVD.

EAST PADONIA ROAD

Google Earth

© 2020 Google

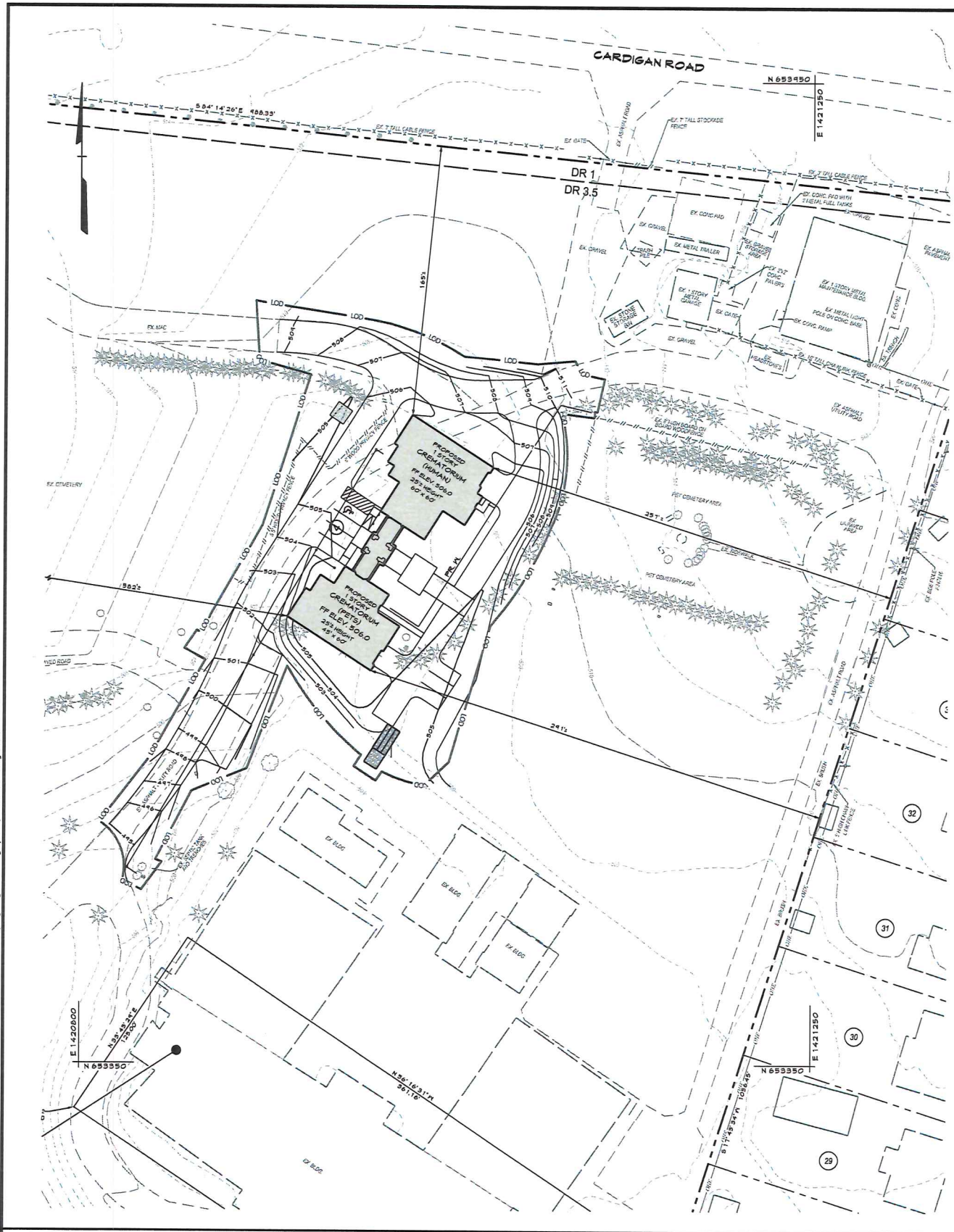
1000 ft

N

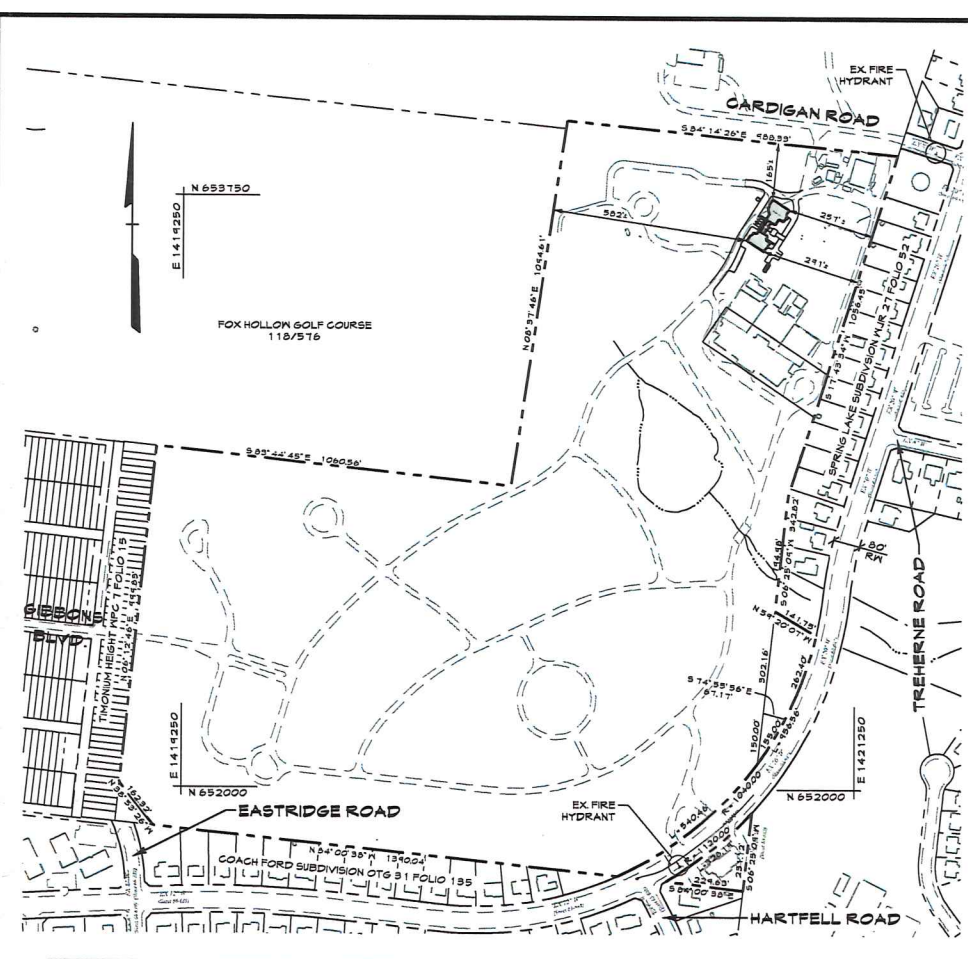
EXHIBIT

2

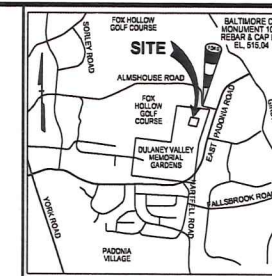
T:\2017\Facilities\17116109 Dulaney Valley Crematorium\CADD\Drawings\17116109 (P&BP-01) Plan To Accompany Bldg Permit.dwg, 4/24/2020 9:26:28 AM, DWG To PDF.pcl



PLAN
SCALE: 1"=30'



BOUNDARY
SCALE: 1"=200'



VICINITY MAP
SCALE: 1"=1000'

LEGEND

- Existing Minor Contour
- Existing Major Contour
- Existing Edge of Paving
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Curb and Gutter
- Existing Underground Electric
- Existing Overhead Electric
- Existing Fiber Optic
- Existing Cable Television
- Existing Gas and Valve
- Existing BGE Light Pole
- Existing Sign
- Existing Electric Structure
- Existing Fence Line
- Existing Retaining Wall
- Existing Tree Line
- Existing Drive
- Existing Building
- Tract Boundary
- Utility Easement Line
- Proposed Building

CALL "MISS UTILITY" AT
1-800-257-7777
12 Hours Before Start Of Construction

DATA SOURCES:

- Topography shown on this plan is from a Field-Run survey by Century Engineering, Inc. dated January, 2020.
- The boundary is from records plats RRG 30/14 and M.R. 21/92. Plats were translated from BGMN to Maryland Coordinate System NAD 83.
- Existing utilities shown are from record drawings, field-run data and other best available sources.

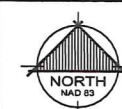
DATE	BY	REVISIONS
2/28/20	CEI	50% SUBMISSION
4/24/20	CEI	95% SUBMISSION

CENTURY ENGINEERING
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Plan To Accompany Building Permit Human & Pet Crematoriums

Dulaney Valley Memorial Gardens

200 E. Padonia Road Timonium, Md. 21093
8th Election District 3rd Councilmanic District

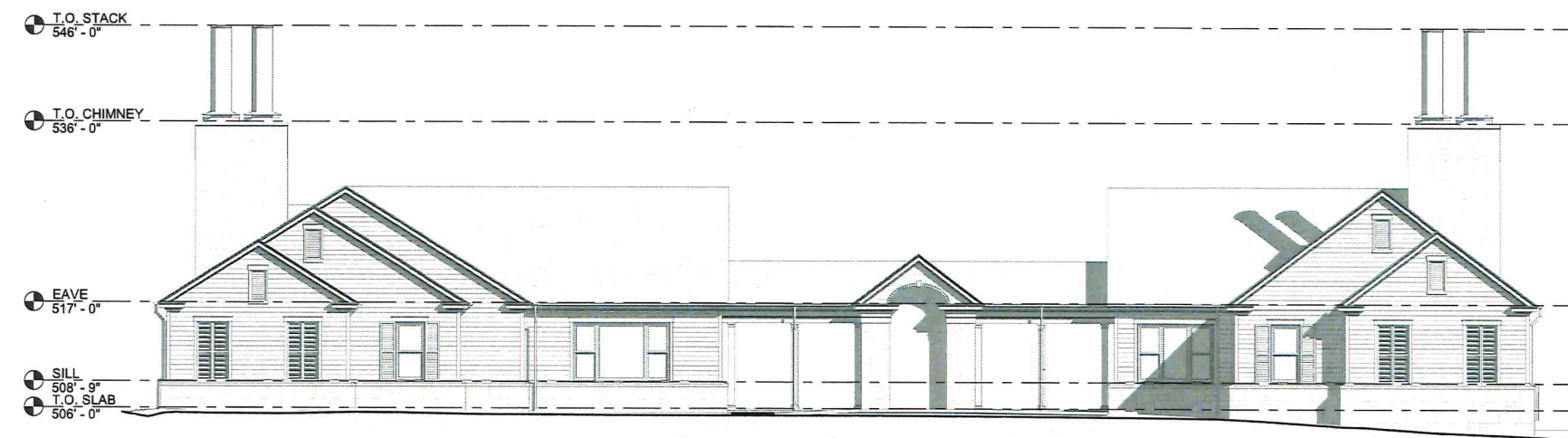


DRAWN BY: M.C.A.
DESIGN BY: R.T.S.
SCALE: As Shown
PROJECT No.: 17116109

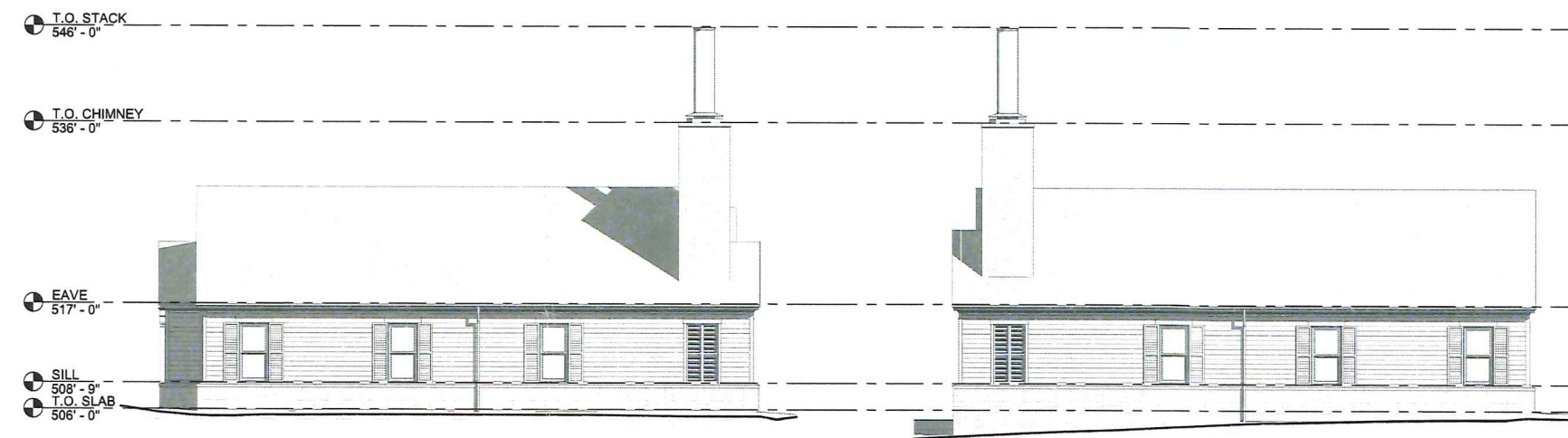
REVIEW BY: REVIEW DATE:
DRAWING: 1 of

EXHIBIT

3

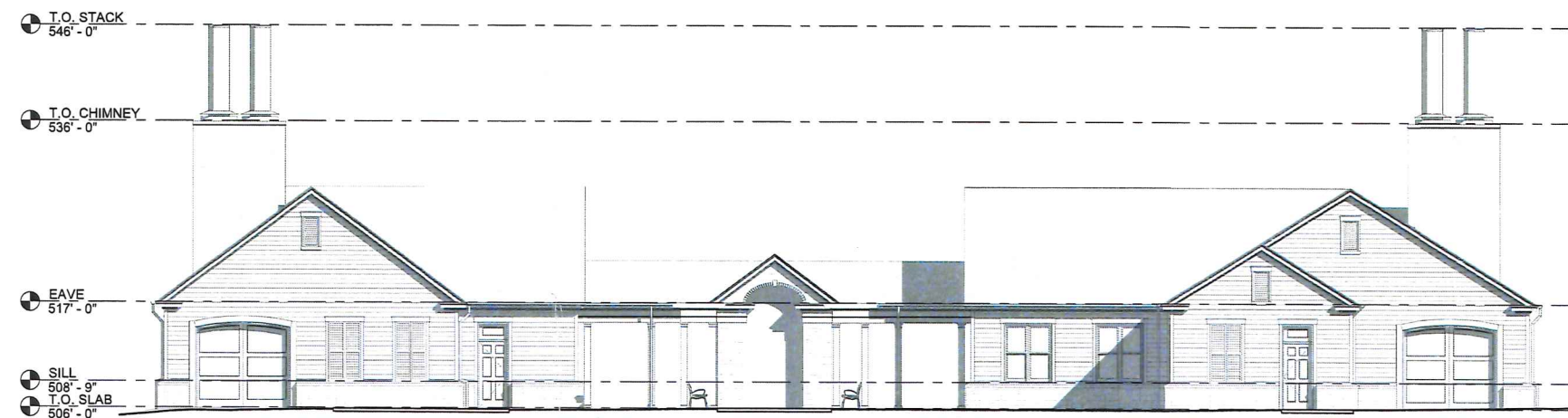


1 NORTH (FRONT) ELEVATION - OVERALL
1/8" = 1'-0"

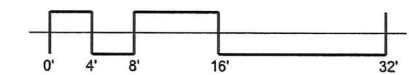


2 EAST ELEVATION - OVERALL
1/8" = 1'-0"

3 WEST ELEVATION - OVERALL
1/8" = 1'-0"



4 SOUTH (REAR) ELEVATION - OVERALL
1/8" = 1'-0"



PENZA+BAILEY
ARCHITECTS
401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6677 | F 410-435-6868
www.PenzaBailey.com

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Maryland, license number 7286-A, Expiration Date September, 2020.

DULANEY VALLEY MEMORIAL GARDENS CREMATORIA
200 EAST PADONIA ROAD
TIMONIUM, MD 21093

#	DATE	DESCRIPTION
ELEVATION REVISIONS - EXCEPT ROOF 2020-04-06		
ISSUED FOR:		
☐ REVIEW	☐ SD SET	
☐ BID	☐ DD SET	
☒ PERMIT	☐ 50% CD SET	
©2020 PENZA BAILEY ARCHITECTS, INC.		
DRAWN: RB	PROJECT17051	
CHECKED: Jeff Penza, AIA		
CAD: PBA - 17051 - CAD MODEL		
DATE: 4.24.2020		

ELEVATIONS - OVERALL



PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6677 | F 410-435-6868
www.PenzaBailey.com

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Maryland, license number 7286-A, Expiration Date September, 2026.

DULANEY
VALLEY
MEMORIAL
GARDENS
CREMATORIA

200 EAST PADONIA ROAD
TIMONIUM, MD 21093

#	DATE	DESCRIPTION
---	------	-------------

ISSUED FOR:

☐ REVIEW	☐ SD SET
☐ BID	☐ DD SET
☒ PERMIT	☐ 50% CD SET

©2020 PENZA BAILEY ARCHITECTS, INC.

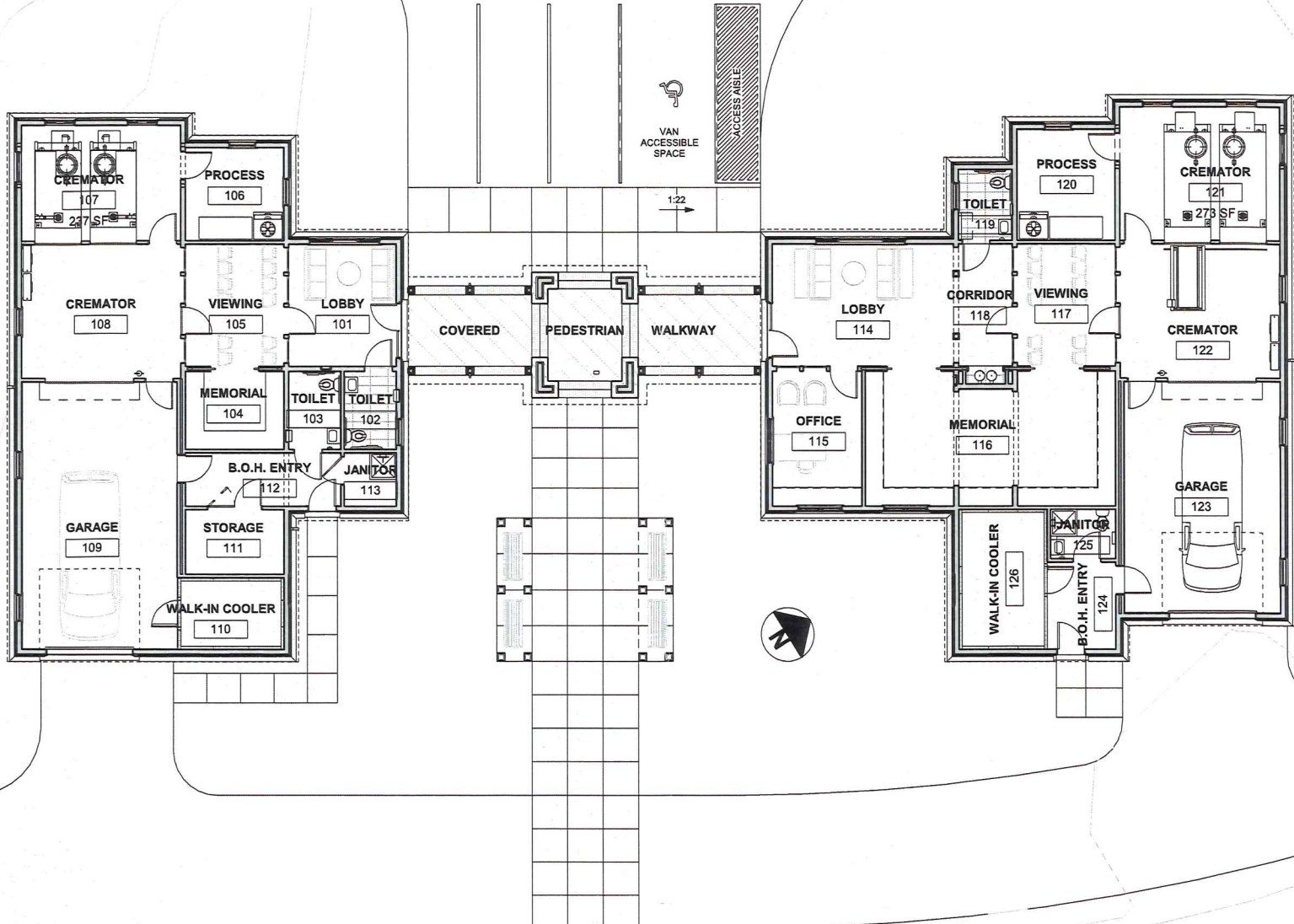
DRAWN: RB PROJECT17051

CHECKED: Jeff Penza, AIA

CAD FILE: PBA - 17051 - CAD MODEL

DATE: 4.24.2020

FLOOR PLAN -
OVERALL



1 FLOOR PLAN - OVERALL
1/8" = 1'-0"

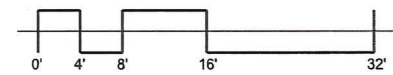


EXHIBIT
5



ADJOINER PROPERTY OWNERS									
NO.	OWNER(SHIPP)	ADDRESS	LOT	SECTION	DEED REFERENCE	P.L.	TAX MAP	ADJOINER	ADJOINER
1	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
2	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
3	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
4	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
5	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
6	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
7	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
8	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
9	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
10	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
11	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
12	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
13	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
14	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
15	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
16	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
17	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
18	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
19	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
20	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
21	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
22	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
23	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
24	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
25	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
26	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
27	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
28	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
29	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
30	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
31	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
32	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
33	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
34	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
35	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
36	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
37	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
38	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
39	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
40	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
41	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
42	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
43	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
44	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
45	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
46	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
47	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
48	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
49	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
50	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
51	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
52	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
53	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
54	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
55	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
56	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
57	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
58	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
59	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
60	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
61	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
62	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
63	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
64	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
65	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
66	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
67	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
68	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
69	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
70	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
71	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
72	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
73	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
74	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
75	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
76	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
77	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
78	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
79	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
80	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
81	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
82	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
83	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
84	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
85	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
86	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
87	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
88	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
89	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
90	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
91	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
92	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
93	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
94	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
95	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
96	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
97	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
98	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
99	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100
100	LAND OF JAMES H. JENKINS	100 EAST PADONIA ROAD	10	1	100 EAST PADONIA ROAD	100	100	100	100

LEGEND

Property Line

Adjoiner Property Line

Road Right-of-Way

Existing Major Contour

Existing Minor Contour

Existing Overhead Electric Line

Existing Gas Line

Existing Sewer Line

Existing Stormwater Line

Existing Water Line

Existing Building

Existing Carport Line

Existing Fence Line

Existing Concrete Edge

Existing Edge of Paving

Existing Surface Water Edge

Existing Tree Line

Zoning Line

PLAN TO ACCOMPANY ZONING PETITION

Dulany Valley Memorial Gardens

200 EAST PADONIA ROAD

BALTIMORE COUNTY, MARYLAND

8TH ELECTION DISTRICT

mt CENTURY ENGINEERING

CONSULTING ENGINEERS - PLANNING

10710 Gilroy Road, Suite 200

Phone: 443.589.2400 Fax: 443.589.2401

www.centuryeng.com

ISSUE DATES

PLOTTED: 4.25.20

BID: _____

DESIGNED: _____

CHECKED BY: _____

DATE CHECKED: _____

SCALE: AS SHOWN

BASE:

DRAWN: RAL

DESIGNED: RAL

CHECKED BY: RAL

DATE CHECKED: _____

DRAWING: 1 of 1

PROFESSIONAL CERTIFICATION

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

LICENSE NO. 24814 EXPIRATION DATE: 2/28/22

DATA SOURCES:

1. Topography from Baltimore County GIS portal downloaded Sept. 8, 2017 and field run survey by State dated Oct. 2013, CEI MAY 2018.

2. Boundary from recent plat RPO 3974 and WLP 2752. Plats were transferred from BOLD to Maryland Coordinate System MDS 83.

3. Existing utilities shown from record drawings. Used air data and other best available sources.

GENERAL NOTES:

1. OWNER: DULANY VALLEY MEMORIAL GARDENS, INC.

2. 200 EAST PADONIA ROAD

3. PART 1: 100 EAST PADONIA ROAD

4. PART 2: 100 EAST PADONIA ROAD

5. PART 3: 100 EAST PADONIA ROAD

6. PART 4: 100 EAST PADONIA ROAD

7. PART 5: 100 EAST PADONIA ROAD

8. PART 6: 100 EAST PADONIA ROAD

9. PART 7: 100 EAST PADONIA ROAD

10. PART 8: 100 EAST PADONIA ROAD

11. PART 9: 100 EAST PADONIA ROAD

12. PART 10: 100 EAST PADONIA ROAD

13. PART 11: 100 EAST PADONIA ROAD

14. PART 12: 100 EAST PADONIA ROAD

15. PART 13: 100 EAST PADONIA ROAD

16. PART 14: 100 EAST PADONIA ROAD

17. PART 15: 100 EAST PADONIA ROAD

18. PART 16: 100 EAST PADONIA ROAD

19. PART 17: 100 EAST PADONIA ROAD

20. PART 18: 100 EAST PADONIA ROAD

21. PART 19: 100 EAST PADONIA ROAD

22. PART 20: 100 EAST PADONIA ROAD

23. PART 21: 100 EAST PADONIA ROAD

24. PART 22: 100 EAST PADONIA ROAD

25. PART 23: 100 EAST PADONIA ROAD

26. PART 24: 100 EAST PADONIA ROAD

27. PART 25: 100 EAST PADONIA ROAD

28. PART 26: 100 EAST PADONIA ROAD

29. PART 27: 100 EAST PADONIA ROAD

30. PART 28: 100 EAST PADONIA ROAD

31. PART 29: 100 EAST PADONIA ROAD

32. PART 30: 100 EAST PADONIA ROAD

33. PART 31: 100 EAST PADONIA ROAD

34. PART 32: 100 EAST PADONIA ROAD

35. PART 33: 100 EAST PADONIA ROAD

36. PART 34: 100 EAST PADONIA ROAD

37. PART 35: 100 EAST PADONIA ROAD

38. PART 36: 100 EAST PADONIA ROAD

39. PART 37: 100 EAST PADONIA ROAD

40. PART 38: 100 EAST PADONIA ROAD

41. PART 39: 100 EAST PADONIA ROAD

42. PART 40: 100 EAST PADONIA ROAD

43. PART 41: 100 EAST PADONIA ROAD

44. PART 42: 100 EAST PADONIA ROAD

45. PART 43: 100 EAST PADONIA ROAD

46. PART 44: 100 EAST PADONIA ROAD

47. PART 45: 100 EAST PADONIA ROAD

48. PART 46: 100 EAST PADONIA ROAD

49. PART 47: 100 EAST PADONIA ROAD

50. PART 48: 100 EAST PADONIA ROAD

51. PART 49: 100 EAST PADONIA ROAD

52. PART 50: 100 EAST PADONIA ROAD

53. PART 51: 100 EAST PADONIA ROAD

54. PART 52: 100 EAST PADONIA ROAD

55. PART 53: 100 EAST PADONIA ROAD

56. PART 54: 100 EAST PADONIA ROAD

57. PART 55: 100 EAST PADONIA ROAD

58. PART 56: 100 EAST PADONIA ROAD

59. PART 57: 100 EAST PADONIA ROAD

60. PART 58: 100 EAST PADONIA ROAD

61. PART 59: 100 EAST PADONIA ROAD

62. PART 60: 100 EAST PADONIA ROAD

63. PART 61: 100 EAST PADONIA ROAD

64. PART 62: 100 EAST PADONIA ROAD

65. PART 63: 100 EAST PADONIA ROAD

66. PART 64: 100 EAST PADONIA ROAD

67. PART 65: 100 EAST PADONIA ROAD

68. PART 66