

BOARD OF APPEALS APPLICATION CECIL COUNTY, MARYLAND	MEET. MONTH: <u>May 2016</u> FILE NO. <u>3762</u>
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THIS REQUEST IS FOR:
 SPECIAL EXCEPTION RENEWAL ()
 SPECIAL EXCEPTION (x)
 VARIANCE ()
 APPEAL ()

APR 18 2016

DATE FILED: 4/18/16
 AMOUNT PD: \$ 250.00 CK# 3063
 ACCEPTED BY: XP

A. APPLICANT INFORMATION

Rose Bank Cemetery Association Inc
 APPLICANT NAME – PLEASE PRINT CLEARLY
 966 Calvert Road Rising Sun MD 21911
 ADDRESS CITY STATE ZIP CODE
C. Clifford England, Pres. 410-658-2022
 APPLICANT SIGNATURE PHONE NUMBER

B. PROPERTY OWNER INFORMATION

Arlie J. Miller
 PROPERTY OWNER NAME – PLEASE PRINT CLEARLY
 66 Cross Keys Road North East MD 21901
 ADDRESS CITY STATE ZIP CODE
Archie Jason Miller 410-658-5063
 PROPERTY OWNER SIGNATURE PHONE NUMBER

C. PROPERTY INFORMATION

Trinity Church Road				09	012079
PROPERTY ADDRESS			ELECTION DIST.	ACCT. NUMBER	
11	12	364	1	7 631	VF
TAX MAP #	BLOCK	PARCEL	LOT #	#ACRES	ZONE

D. PURPOSE OF APPLICATION – Indicate reasons why this application should be granted. (attach separate sheet if necessary)
 SEE ATTACHED

E. On an attached sheet, PLEASE submit a sketch of the property indicating the proposed project. Show distances from the front, side and rear property lines and the dimensions of the project.

F. LAND USE DESIGNINATION
 Is property in the Critical Area? _____ YES _____ X NO
 If yes, Pertinent provision of the Chesapeake Bay Critical Area Program: _____
 Is property in the 100 year Floodplain? _____ YES _____ X NO
 Is property an Agricultural Preservation District? _____ YES _____ X NO

If property is located in the Critical Area, all provisions and requirements must be met as outlined in Article XVII, Part I, II & III of the Zoning Ordinance.

G. PROVISION OF ZONING ORDINANCE: sect. 93

H. SPECIAL EXCEPTION RENEWAL – PREVIOUS FILE NO. & CONDITIONS FOR APPROVAL: N/A

I. SPECIAL EXCEPTION FOR A MANUFACTURED HOME – Please fill out the following information:

Will unit be visible from the road? N/A If yes, distance: _____
 Will unit be visible from adjoining properties? _____ If yes, distance: _____
 Distance to nearest manufactured home: _____ Size/Model/Year of Unit: _____
 Number of units on property at present time: _____

May 24, 2016

PROPERTY INFORMATION

Address: Trinity Church Rd., North East, MD 21901

Election Dist.: 09 Acct. Number: 012079

Tax Map # 11 Grid 12 Parcel: 0364 Acres: 7.631 Zone: VR

PURPOSE OF APPLICATION

Rose Bank Cemetery is a community cemetery. We are located in Calvert on the southwest corner of the intersection of Rtes. 272 and 273 across from the Parks and Recreation's Calvert Sports Park. Rose Bank was established in 1847 by an act of the Maryland legislature. It is not affiliated with any church or other organization and was established solely as a service to the local community. Rose Bank is an IRC 501 (c) (13) tax-exempt organization. Our current site consists of approximately 7 acres. This space is now nearing capacity, so the Board of Managers searched for several years in the immediate Calvert area for additional space with no success but found a site in Zion that would meet our need. We appeared before this Board last September 29 to request a Special Exception for that parcel, which was granted. However, at that hearing a neighbor alerted us to a property that had come on the market in Calvert that was closer to our cemetery and more appropriate for our use. We are here tonight to request that you grant a Special exception for that property. This parcel consists of approximately 7 acres and will accommodate approximately 4300 additional graves after the site is landscaped.

We currently only have about one hundred unsold gravesites in our newest section with some additional single graves scattered throughout the cemetery. However families frequently plan and buy for the future. Several families have bought blocks of graves for their family's future use. We typically have about 20 burials each year.

We anticipate having a single loop road for access with entry points off of both Quaker Lane and Cross Keys Rd. This will allow phased development of the parcel, ample parking and traffic management at funerals. We may need a small maintenance building for lawn care equipment and storage similar to the one at our current location. We may also place a columbarium for cremation remains. This is an above ground structure that has niches for funeral urns. These take up much less burial space than whole gravesites and are less costly for a family.

We request that the requirement for a Bufferyard C be waived as you did for our proposed Zion location. Our plan is plant a buffer along the two roads and adjacent homes with small landscaping trees and shrubbery appropriate for a cemetery with a more formal appearance, similar to our current cemetery. Our current cemetery is very well maintained with a garden atmosphere. Our endowment fund is adequate to continue to provide that level of care.

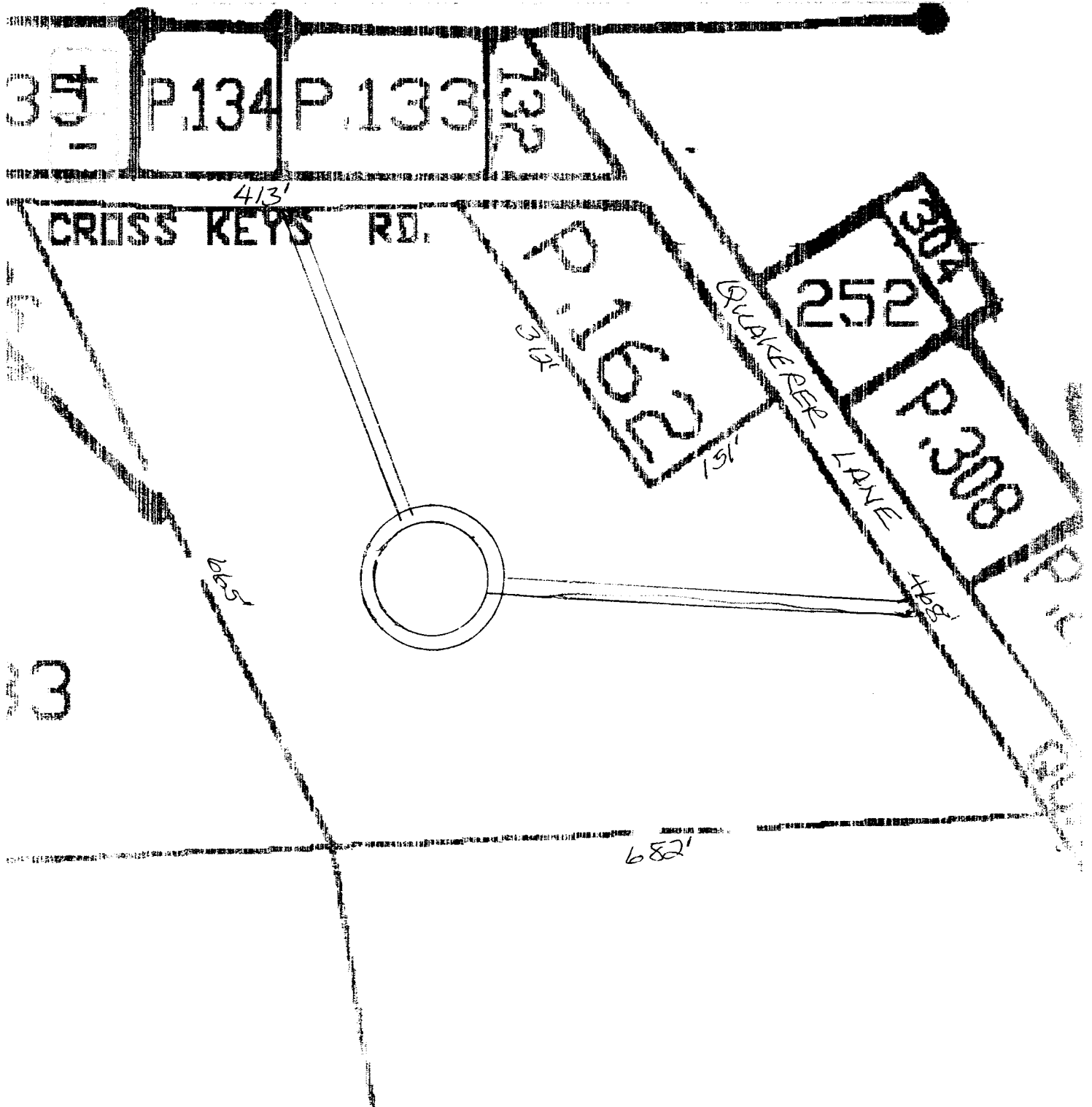
We also request that no time limit be placed on the implementation of this Special Exception since we cannot predict how soon it will be needed.

We have included a possible layout for the site and have photos of our current buffer plantings.

Cecil County

New Sea

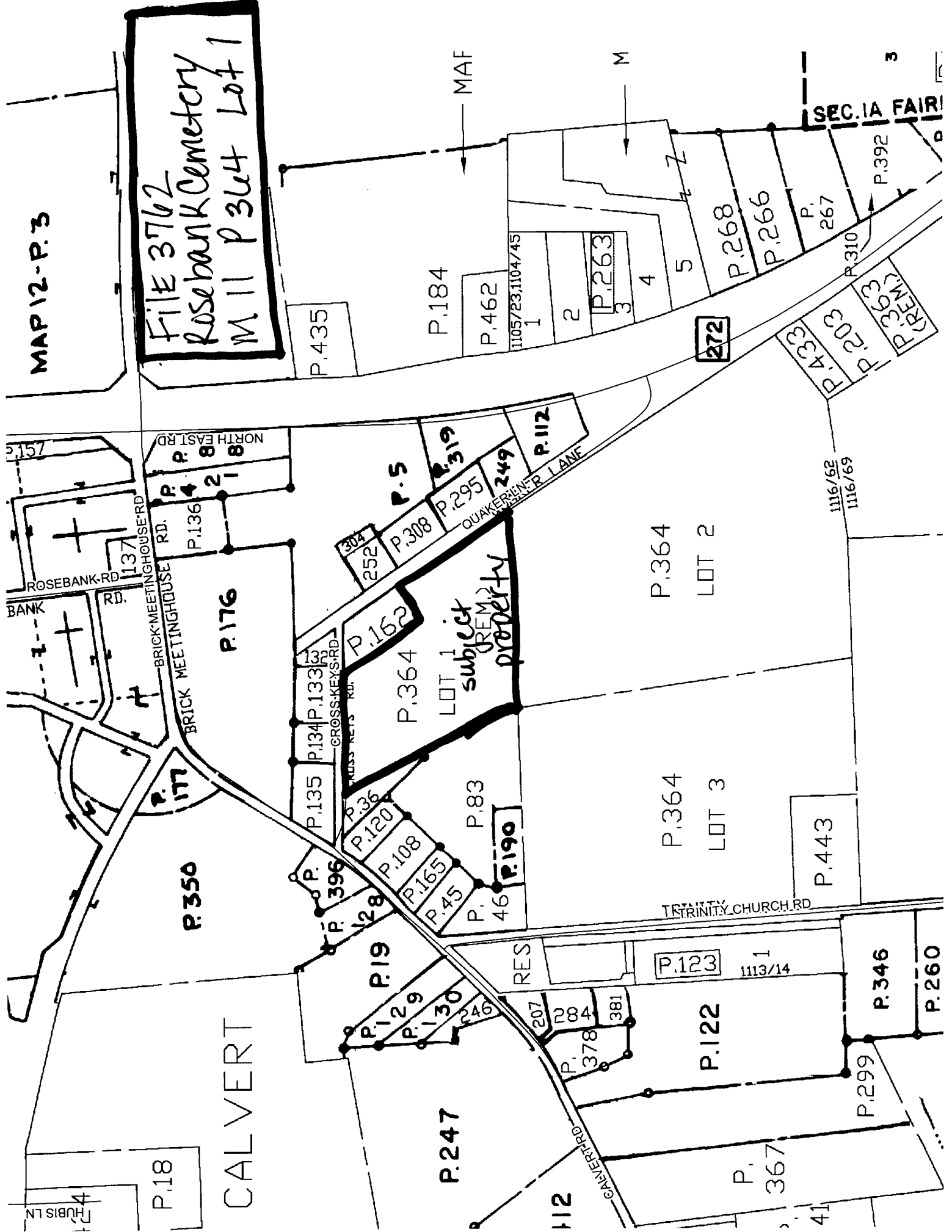
District: 09 Account Number: 012079



MAP 12-P.3

FILE 3762
Rosebank Cemetery
M 11 P 364 Lot 1

SEC. 1A FAIR



P.184

P.462

P.435

1105/23, 1104/45

P.263

P.268

P.266

P.267

P.310

P.392

272

P.433

P.203

P.325

P.326

ROSEBANK RD

BRICK MEETINGHOUSE RD

BRICK MEETINGHOUSE RD

P.176

P.350

P.304

P.252

P.5

P.308

P.295

P.249

P.112

LOT 1
subject
property

P.364

P.364

LOT 2

1116/62

1116/69

P.135

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P.162

P.364

P.83

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P.364

LOT 3

P.443

TRINITY CHURCH RD

P.396

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P.381

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1113/14

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P.346

P.260

P.247

H 12

P.367

P.299

P.18

CALVERT

HUBBIS LN

CALVERT RD