

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Epworth United Methodist Church, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an "DR-2" zone to an "DR-3.5" zone; for the following reasons:

Error on the Comprehensive Zoning Map and change in the character of the neighborhood. See attached memorandum.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

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

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

Contract purchaser

Arthur B. Clapsaddle
Chairman, Board of Trustees
Epworth United Methodist Church
Legal Owner

Address: 227 Dawson Drive
Cockeysville, Md. 21030

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of April, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of September, 1974, at 2:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 1974, Legislative Day No. 8

RESOLUTION NO. 8-74

Mr. Bartenfelder, Councilman
By Request of County Executive

By the County Council, May 6, 1974

WHEREAS, Norman E. Gerber is a member of the Board of Trustees of the Epworth United Methodist Church, Cockeysville, Maryland; and

WHEREAS, the church has purchased 13.8 acres of land at Warren and Ridgeland Roads in Cockeysville. The membership intends to keep 3.5 acres of that land for a site on which they intend to build a new church building and dispose of the remaining 10.3 acres via private sale; and

WHEREAS, the church, in order to enhance the desirability of the property, submitted to Baltimore County a petition for reclassifying the zoning from D.R. 2 to D.R. 3.5 on the portion of the property which it intends to dispose of. This petition is currently identified as Item #16 Cycle VII; and

WHEREAS, his duties in this office include supervising the preparation of the staff's recommendations to the Planning Board on petitions for reclassification as required by Section 22-22 (e) of the County Code. He also supervises the staff assistance for the Board in preparing its report as required by Section 22-22 (f); and

WHEREAS, pursuant to Section 1001 (a) and (b) of the Baltimore County Charter Norman E. Gerber, has by this resolution, made a full public disclosure of all pertinent facts to the members of the County Council of Baltimore County, Maryland.

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the interest of Norman E. Gerber in the aforesaid property and the petition filed by the church for a zoning reclassification on part of said property does not violate the public interest pursuant to said Charter section.

APPROVED BY THE BALTIMORE COUNTY COUNCIL

ON May 6, 1974

Herbert E. Hohenberger, Secretary

September 17, 1974

David D. Downes, Esquire
212 Washington Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
N/S of Warren Road, 2500' E
of Howard Avenue - 8th Election District
Epworth United Methodist Church -
Petitioner
NO. 75-50-R (Item No. 16)

Dear Mr. Downes,

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/sw

Attachments

May 10, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #16, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Epworth United Methodist Church
Location: N/S Warren Road, 2500' E of Howard Avenue
Existing Zoning: D.R.2
Proposed Zoning: D.R.3.5
No. of Acres: 12.4
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This office will withhold comments as to the site plan until such time as the petitioner has satisfied the State Highway Administration requirements.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3811 ZONING 484-3821

MCA

MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS

1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 923-1000

DESCRIPTION

12.4 ACRE PARCEL, PART OF THE LAND OF WARREN A. FRANTZ AND WIFE, NORTH SIDE OF WARREN ROAD, EAST OF YORK ROAD, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR D.R. 3.5 ZONING.

Beginning for the same at a point on the north side of Warren Road, as referred to in the deed to Warren A. Frantz and wife, recorded among the Land Records of Baltimore County in Liber C. W. B. Jr. 1047, page 417, at the distance of 2500 feet, more or less, as measured along said north side of Warren Road from its intersection with the center line of Howard Avenue, said beginning point being on the line between the area zoned D.R. 3.5 and the area zoned D.R. 2 on the Zoning Map of Baltimore County, running thence binding on said line two courses: (1) N 10° 45' E 263 feet, more or less, and (2) N 79° 15' W 605 feet, more or less, to a point on the third line of the second parcel described in said deed, thence binding reversely on the outlines of said second parcel two courses: (3) N 13° 00' E 415 feet, more or less, and (4) S 81° 45' E 645.2 feet to the beginning of the last line of the first parcel described in said deed, thence binding on said last line and continuing to bind on the outlines of said first parcel

four courses: (5) S 82° 00' E 363.0 feet, (6) S 51° 00' E 226.9 feet, (7) S 57° 15' W 471.9 feet, and (8) S 22° 00' E 207.9 feet, thence along the center line of Warren Road, as referred to in said deed, two courses: (9) S 60° 30' W 165.0 feet, and (10) S 82° 15' W 75.9 feet, thence (11) N 08° 00' W 16.5 feet, thence binding on the north side of said Warren Road two courses: (12) N 86° 00' W 42.9 feet, and (13) N 79° 15' W 126 feet, more or less, to the place of beginning.

Containing 12.4 acres of land, more or less.

HGW:efr

J.O.# 174023

March 14, 1974

MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS

Memorandum to Accompany Reclassification Request

of

EPWORTH UNITED METHODIST CHURCH

- I. Points of error committed by the Baltimore County Council in the adoption of the 1971 Comprehensive Zoning Map.
 1. Error in the Map in that the County Council failed to recognize the boundary lines of the property involved nor followed other property lines in the immediate area.
 2. Error in the Map in that the County Council failed to recognize the need for medium density zoning to permit a proper and more orderly transition from the "DR 16" area to the southeast and the "DR-2" and "DR-1" areas to the north.
- II. Instances of change in the character of the neighborhood subsequent to the adoption of the 1971 Comprehensive Zoning Map.
 1. Change in the neighborhood by virtue of the construction of the Cranbrook Shopping Center which is located within 200 foot of the subject tract.
 2. Change in the character of the neighborhood by virtue of the increased population shift to the Cockeysville Area requiring the need for additional medium density housing in the area.
 3. Change in that public sewer has been made available to Greentop Manor, Section Two, which is located on the south side of Warren Road opposite the subject tract and that said sewer is now located within 300' of the subject tract.
- III. And for such further reasons as will be demonstrated at the time of the hearing.

Respectfully Submitted,

Richard L. Smith
Engineer for the Petitioner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 13, 1974

Mr. Arthur S. Clapsaddle
Chairman, Board of Trustees
Epworth United Methodist Church
227 Dawson Drive
Cockeysville, Md. 21030

Dear Mr. Clapsaddle:

The above referenced Reclassification request additionally included a request(s) for Special Exception(s) and/or Variance(s).

Section 501.2b of the Baltimore County Zoning Regulations requires that a hearing be scheduled on these types of requests no sooner than thirty (30) and no later than ninety (90) days after its approval for filing by this Committee. The enclosed blue slip indicates the date of approval and is to advise you that the additional request(s) will be considered at the same time as the Reclassification request.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

cc: MCA Engineering Corp.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

JAN. 10, 1975

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood and the health, safety, and general welfare of the community not being adversely affected.

the above Reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of September, 1974, that the herein described property or area should be and the same is hereby reclassified from a D.R. 2 Zone to a D.R. 3.5 Zone, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of September, 1974, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a D.R. 2 Zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Item 16 - 7th Cycle
Mr. Arthur B. Clapsaddle
Chairman: Board of Trustees
Epworth United Methodist Church
217 Dawson Drive
Cockeysville, Md. 21030
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted
for filing this day of 1974.
S. ERIC DINENNA,
Zoning Commissioner
Petitioner Epworth United Methodist Church
Petitioner's Attorney
NCA Engineering Corp.
1020 Cromwell Bridge Road
Baltimore, Md. 21204
Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. NELZER
DEPUTY TRAFFIC ENGINEER

April 30, 1974

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 16 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Epworth United Methodist Church
4 1/2 Warren Road, 2500 feet E of Howard Avenue
D.R. 3.5
District 8

Dear Mr. Dinenna:

The subject petition is requesting a change from D.R. 2 to D.R. 3.5 of 12.4 acres. This would increase the trip density from 240 to 420 trips per day. With the present capacity problems in the York Road Corridor, this increased trip density can only add to those problems.

Very truly yours,

WM. T. NELZER
C. Richard Moore
Assistant Traffic Engineer

CRN/pk

BALTIMORE COUNTY ZONING ADVISORY

April 30, 1974

Mr. Arthur B. Clapsaddle
Chairman: Board of Trustees
Epworth United Methodist Church
227 Dawson Drive
Cockeysville, Maryland 21030

RE: Reclassification Petition
Item 16 - 7th Cycle
Epworth United Methodist Church -
Petitioners

Dear Mr. Clapsaddle:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Warren Road, approximately 2500 feet east of Howard Avenue, in the 8th Election District of Baltimore County. The majority of the site is presently improved, with the exception of an existing residence and barn, which are proposed to be removed.

Directly opposite the site on Warren Road are various single family dwellings, and within the immediate vicinity are the Crownwind, Rainier Run, Cranbrook Hills, and Cinnamon Ridge apartment developments. Single family dwellings exist to both the east and west of the subject site on the north side of Warren Road.

Mr. Arthur B. Clapsaddle
Item 16 - 7th Cycle
April 30, 1974

Page 2

The petitioner requests a Reclassification to Density Residential (D.R. 5.5) and proposes to create 26 individual building lots on approximately 10 of the 13.8 acres. The remaining area is to be developed as a church use with a sanctuary court yard and classroom.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or correction to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 3, 1974, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1974 and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: NCA Engineering Corp.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH H. DIVER, P.E., CHIEF

April 26, 1974

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #16 (Cycle VII - April to October 1974)
Property Owner: Epworth United Methodist Church
N/C Warren St., 2500' E. of Howard Ave.
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 3.5
No. of Acres: 12.4 District: 8th

Dear Mr. Dinenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Warren Road is an existing public road which shall ultimately be improved with concrete curb and gutter and 40 feet of paving on a 60-foot right-of-way. The proposed public roads shall be improved with concrete curb and gutter and 30 feet of paving on 50-foot rights-of-way.

Storm Drains

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run off through the property to be developed to a suitable outfall. The Petitioner's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the deed - in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Petitioner.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent property especially by the concentration of surface waters. Construction of any problem which, as a result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #16 (Cycle VII - April to October 1974)
Property Owner: Epworth United Methodist Church
Page 2
April 26, 1974

History

An existing 12-inch public water main is in Warren Road, as shown on construction drawing #51-767, A-1-c.

Sanitary Sewer

There is an existing 8-inch public sanitary sewer main along the rear of lots facing the south side of Warren Road. Offsite right-of-way and a public extension of 200 feet are required to bring the sewer to this property for ultimate extension into the site. State Health Department approval is required. This property lies in the Jones Falls drainage area where the State has currently declared a moratorium on additional sanitary sewer connections.

Very truly yours,

ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

MND:FAV:Giese

NW 17A Topo



Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland

Attention: Mr. James Byrnes

Dear Sir:

The subject plan indicates a proposed street that is 370 ft. from existing Ridgeland Road. The minimum distance between intersecting streets along a State highway is 750 ft. Therefore, the proposed street must be located directly opposite Ridgeland Road. Although there is inadequate stopping sight distance at this location at the present time, required highway improvements would provide sufficient grading to establish adequate sight distance.

The State Highway Administration proposes improvements to Warren Road that will require additional right of way. The petitioner should submit 4 additional copies of the plan to the State Highway Administration in order that we may indicate proposed right of way and required highway improvements. At such time as this is accomplished, additional comments will be sent. It appears that the plan will have to be redrawn. The petitioner had not previously contacted this office.

The 1973 Average Daily Traffic count on this section of York Road is ... 7,300.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

by: John E. Meyers

CLJ:ENBk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
873-3310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Epworth United Methodist Church

Location: N/S Warren Road, 2500' E of Howard Avenue

Item No. 16 Zoning Agenda April 3, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 feet along an approved road in accordance with Baltimore County standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at []
- () 4. [] the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.

Reviewed by: [Signature] Noted and Approved: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

MICROFILMED

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 10, 1974

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on the following item, Zoning Advisory Committee Meeting April 3, 1974, are as follows:

Property Owner: Epworth United Methodist Church
Location: N/S Warren Rd., 2500' E of Howard Ave.
Existing Zoning: D.R.2
Proposed Zoning: D.R.3.5
No. of Acres: 12.4
District: 8

Metropolitan water and sewer must be extended to this site.

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cas



MICROFILMED

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 26, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 16

Property Owner: Epworth United Methodist Church
Location: N/S Warren Rd., 2500' E of Howard Avenue
Present Zoning: D.R.
Proposed Zoning: D.R. 3.5

Z.A.C. Meeting of: April 3, 1974

District: 8th
No. Acres: 12.4

Dear Mr. DiNenna:

See Attached Sheet

WHP/ml

Very truly yours,
[Signature]
W. Nick Petrovich
Field Representative

MICROFILMED

MICROFILMED

MICROFILMED

MICROFILMED

COMMENTS

Item 16

School Situation:

School	Sept. 28, 1973 Enrollment	Capacity	Over/Under
Cockeysville Elementary	473	515	+42
Cockeysville Jr.	1567	1170	+397
Dulaney Sr.	1835	1645	+190

359 10th Graders in Cockeysville Jr. not included. * Includes 359 Dulaney 10th Graders.

Projections:

School	Sept. 19 74	Sept. 19 75	Sept. 19 76	Sept. 19 77	Sept. 19 78
Cockeysville Elem.	449	427	383	355	327
Cockeysville Jr. (7-9)	1155	1120	1160	1230	1300
Dulaney Sr. (10-12)	2170	2160	2195	2165	2165

Budgeted Construction:

School	Status	Capacity	Estimated To Open
Cockeysville Jr. Add'n.	Underway	380	Winter '74-'75

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Programmed	Estimated To Open
"Padonia Sr."	1200	Fiscal '79	Fiscal '81

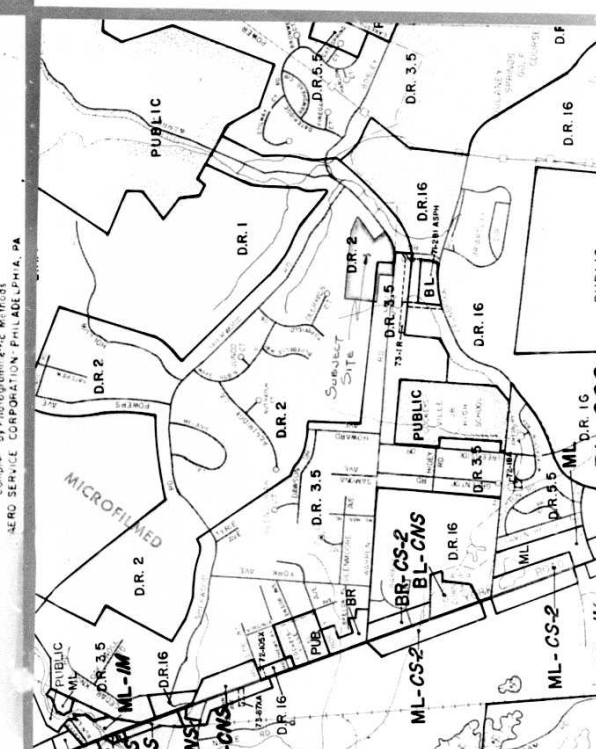
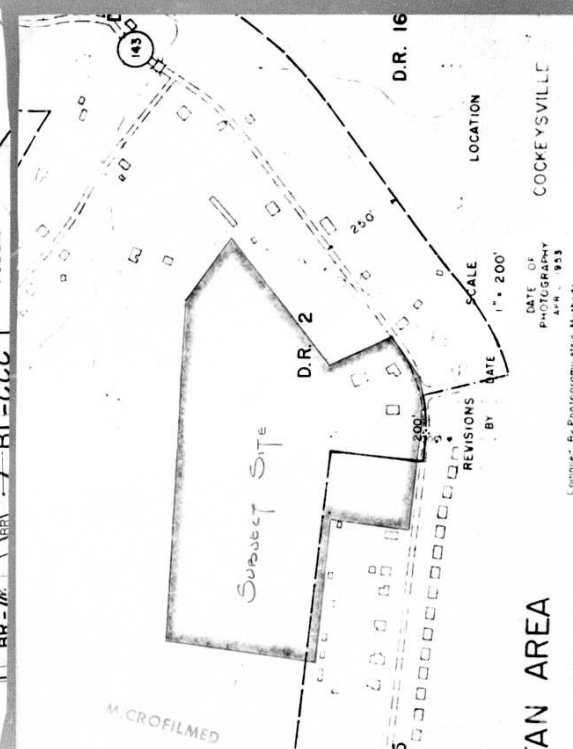
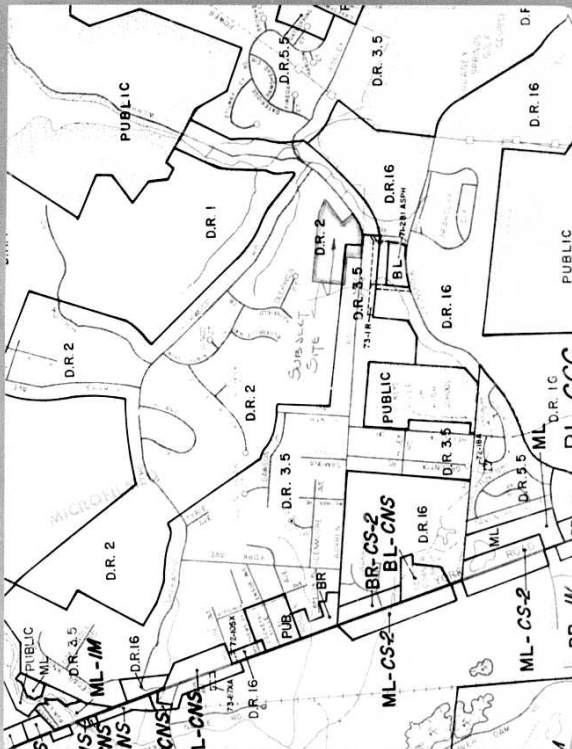
Possible Student Yield:

	Elementary	Junior High	Senior High
Present Zoning:	9	8	7
Proposed Zoning:	16	11	9

Comments concerning effect on school housing matters:

The differences in student yields are not such that they would present a problem.

MICROFILMED



THE TOWSON TIMES

TOWSON, MD. 21204 August 26, 1974

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna, Zoning Commissioner
of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One ~~SUCCESSIVE~~ weeks before the 26th day of August, 1974 that is to say, the same was inserted in the issue of August 23, 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 22nd, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each week, on the _____ successive weeks before the _____ day of _____, 19__.

19__

THE JEFFERSONIAN.

L. Lesak Smith
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

75-50R

District. 84
 Posted for: Henry J. Dwyer, Sept. 13, 1974 @ 2:00 P.M.
 Postitioner: United Methodist Church
 Location of property: N/3 of Warren Road 2500 East of Howard Ave.
 Location of Signs: 2 Signs Located on Warren Rd.
 Remarks: _____
 Posted by: Paul H. Hess
 Signature _____
 Date of return: Oct. 22, 74

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wait Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u> </u>	Revised Plans: Change in outline or description <u> </u> Yes <u> </u> No <u> </u>									
Previous case: <u> </u>	Map # <u> </u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 29th day of July 1972. Item #


S. Eric DiNenna
Zoning Commissioner

Petitioner Evangelical Church Submitted by Smith
Petitioner's Attorney _____ Reviewed by RLB

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

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

No. 14743

DATE April 19, 1974 ACCOUNT 02-662

AMOUNT 50.00

WHITE - CASHIER
MCA
1020 Cromwell Bridge Road
Baltimore, MD. 21204
Petition for Reclassification for Epworth United
Methodist Church

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

No. 15160

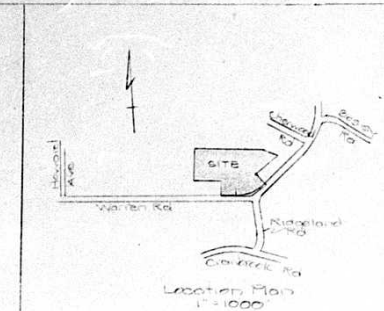
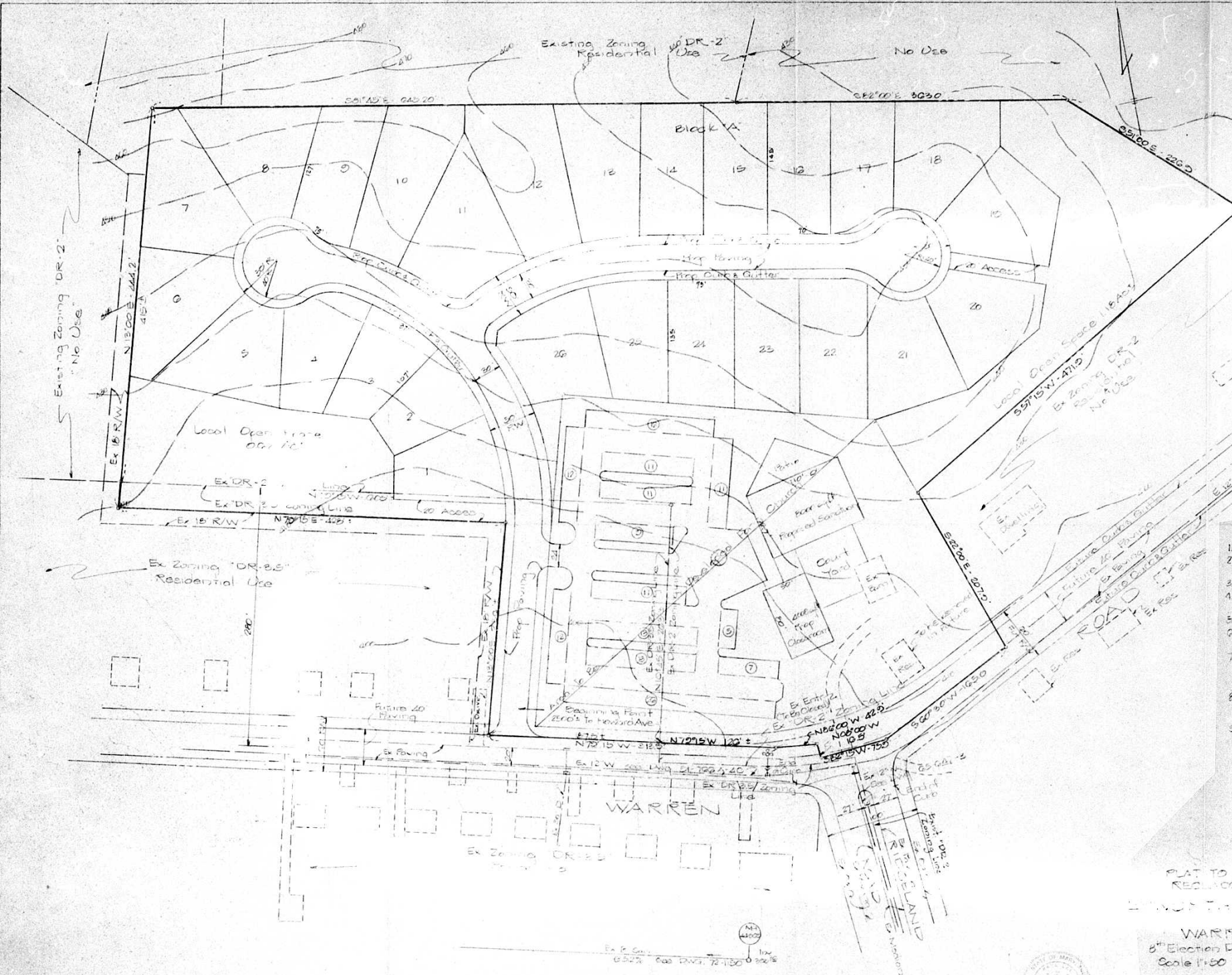
DATE Sept. 6, 1974 ACCOUNT 01-662

AMOUNT \$147.95

WHITE - CASHIER DISTRIBUTION
PINK - AGENT YELLOW - CUSTOMER

Epsworth United Methodist Church
227 Dawson Drive
Cockeysville, Md. 21030
Advertising and posting of property.
#75-50-R

147.95400



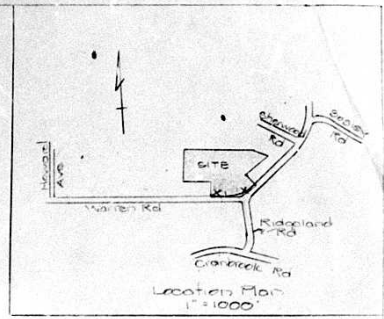
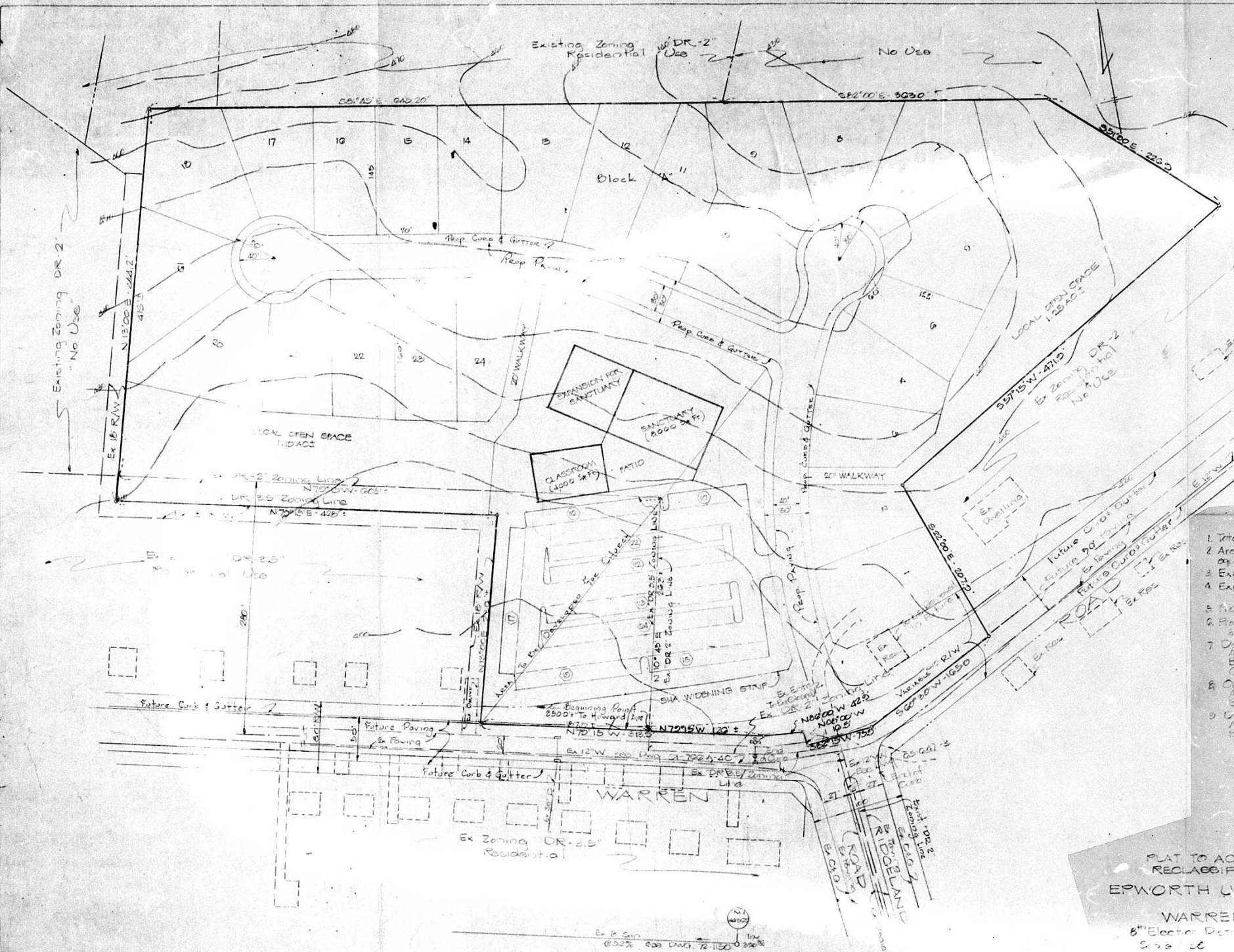
- ### GENERAL NOTES
1. Total Area of property Equals 13.8 Acres
 2. Area of property requesting reclassification equals 12.4 Acres
 3. Existing Zoning of property "DR-2" & "DR-2"
 4. Existing Use of property Residential
 5. Proposed Zoning of property "DR-2"
 6. Proposed Use of property "Church Use" (C-1) & Residential Single Family Lots (R-1)
 7. Density Calculations (For Residential Area)
 - A. Total Area = 10.2 Ac.
 - B. Number of Dwelling units allowed = 10
 - C. Number of Dwelling units proposed = 10
 8. Open Space Data
 - A. Area Required = 0.51 Ac. (4.1% of 10.2 Ac.)
 - B. Area Proposed = 1.80 Ac.
 9. Off-street Parking Data
 - A. Spaces Required = 2 per Dw.
 - B. Spaces Proposed = 2 per Dw.

PLAT TO ACCOMPANY APPLICATION FOR
 RECLASSIFICATION OF PROPERTY OF
 THE METHODIST CHURCH
 at
 WARREN & RIDGELAND RD.
 8th Election District Baltimore Co. Md.
 Scale 1"=50' March 23, 1974

DATE	3/23/74
REVISION	1
BY	4-74
CHKD	4-74
APP'D	4-74
SCALE	1"=50'

MCA Engineering Corp
 1020 Cromwell Dr Rd
 Baltimore, Md. 21204



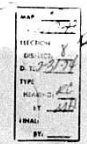


- GENERAL NOTES**
1. Total Area of property Equals 3.4 Acres
 2. Area of property requesting reclassification equals 3.4 Acres
 3. Existing Zoning of property DR-2 No Use
 4. Existing Use of property Residential
 5. Proposed Zoning of property C-1
 6. Proposed Use of property Church Use
 - a. Residential Single Family Lots 1/2 Acre
 7. Density Calculations (For Residential)
 - A. Total Area = 10.4 Acres
 - B. Number of Dwelling units allowed = 24
 - C. Number of Dwelling units proposed = 24
 8. Open Space Data
 - A. Area Required = 0.31 Acre (2% of 10.4)
 - B. Area Provided = 2.35 Acre
 9. Potential Parking Data
 - A. Spaces Required = 1 per Dwelling
 - B. Spaces Proposed = 2 per Dwelling



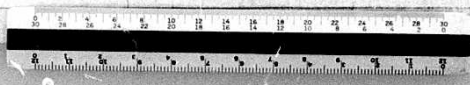
PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION OF PROPERTY OF
EPWORTH UNITED METHODIST CHURCH

at
WARREN & RUGGLES RD.
 8th Election District Baltimore Co Md
 March 23/1974
 Revised: June 3, 1974

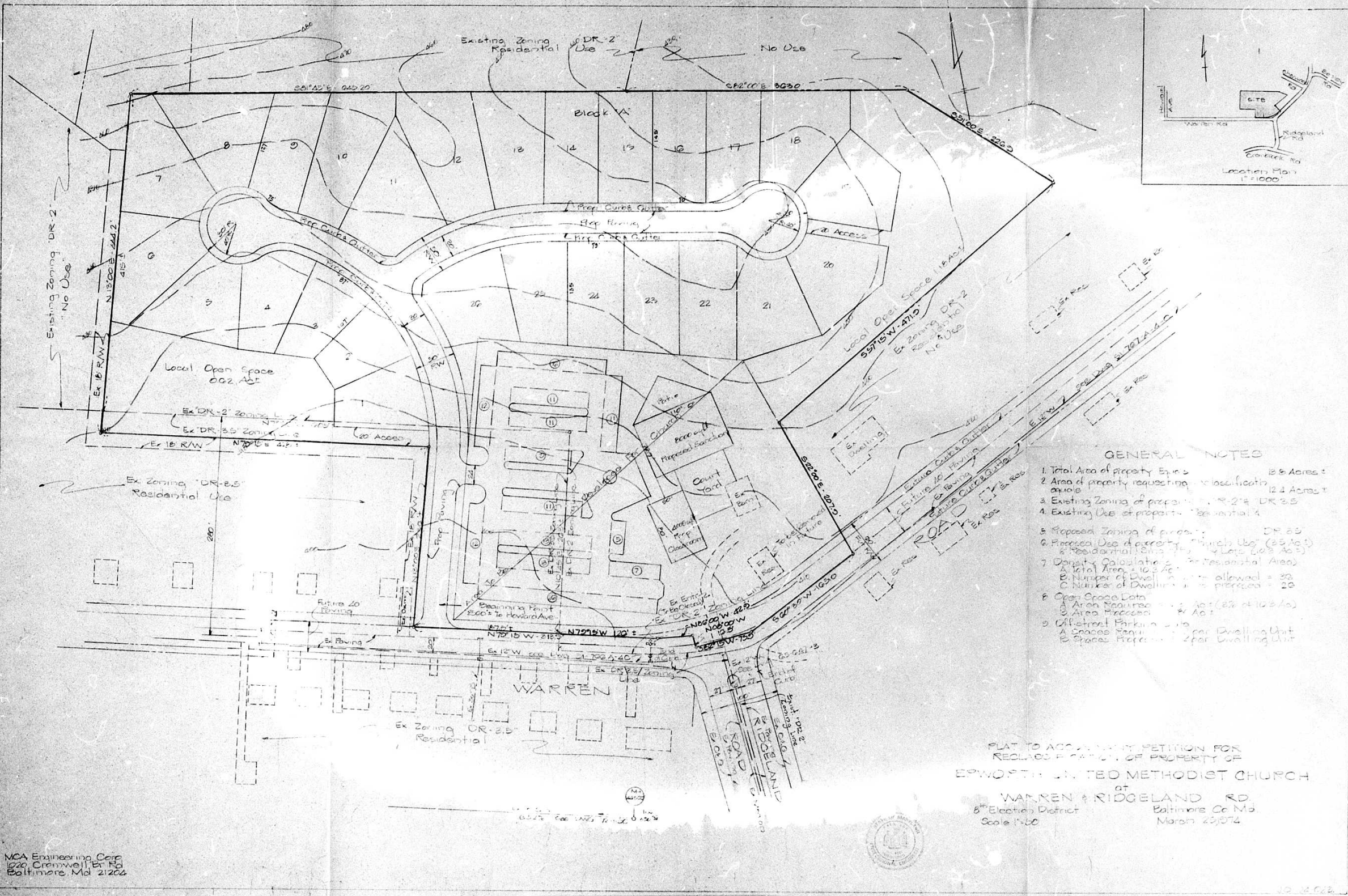


REVISED PLANS
 April 7, 1975
 Epworth United Methodist Church

NCA Engineering Corp
 1020 Cromwell Dr Rd
 Baltimore, Md 21204



JUN 10, 1975



MCA Engineering Corp.
 1020 Cromwell Pl. Rd.
 Baltimore, Md. 21204

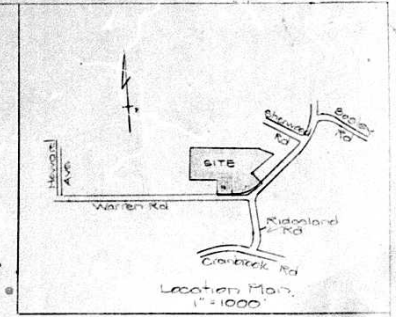
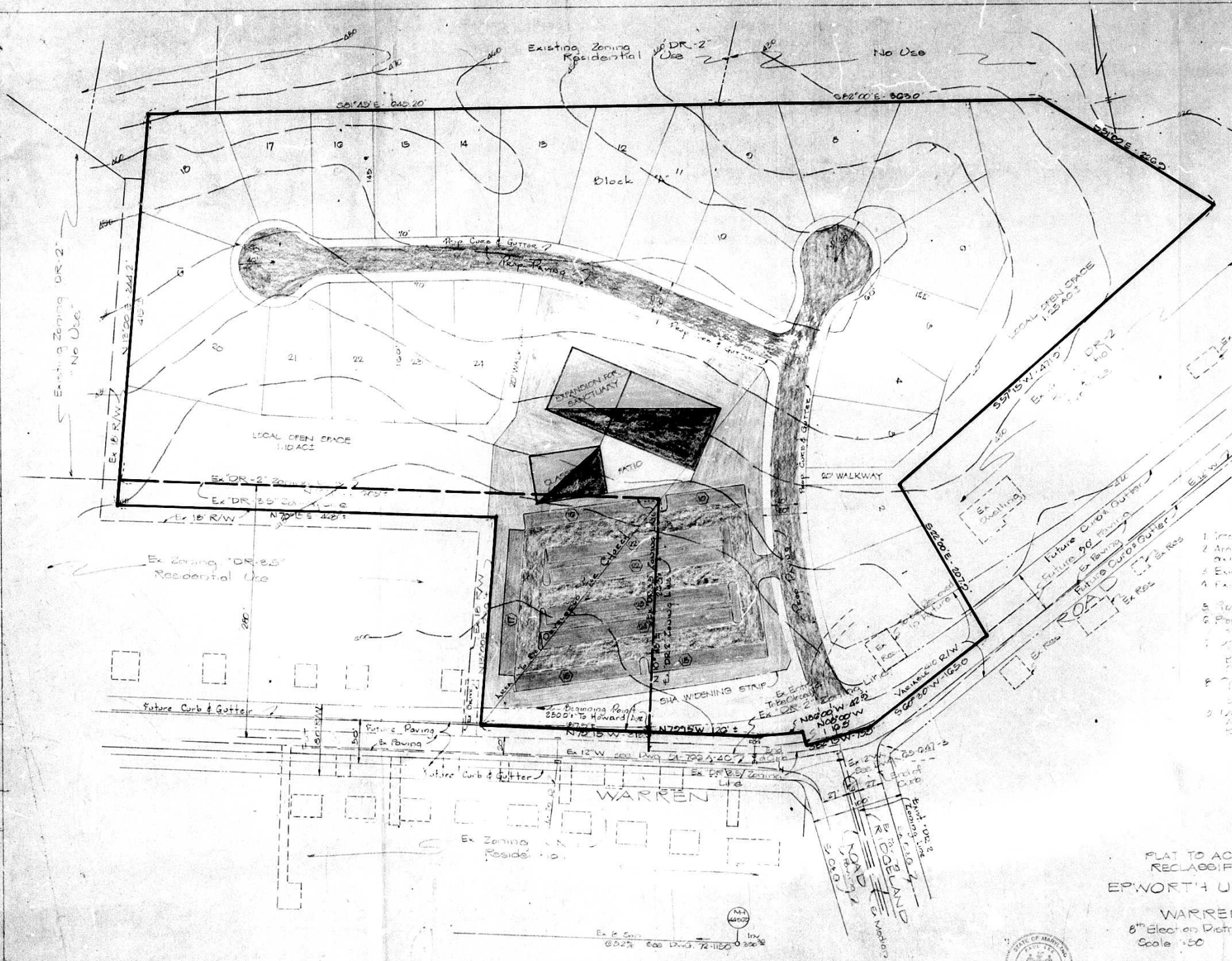


JAN. 10, 1975

[illegible]

14-18 SE

4.



GENERAL NOTES

1. Total Area of property Equals 12.4 Acres ±
2. Area of property requesting reclassification 12.4 Acres ±
3. Existing Zoning of property "DR-2" & "DR-2.5"
4. Existing Use of property Residential & No Use
5. Proposed Zoning of property "DR-2.5"
6. Proposed Use of property "Church Use" (2.5 Acres ±)
Residential Single Family Lots (10.3 Acres ±)
7. Density Calculations (For Residential Area)
a. Total Area = 10.3 Acres
b. Number of Dwelling units allowed = 33
c. Number of Dwelling units proposed = 24
8. Open Space Data
a. Area Required = 0.31 Acres (2.5% of 10.3 Acres)
b. Area Proposed = 2.35 Acres
9. On-street Parking Data
a. Spaces Required = 2 per Dwelling Unit
b. Spaces Proposed = 2 per Dwelling Unit

PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY OF
EPWORTH'S UNITED METHODIST CHURCH

at
WARREN & RIDGELAND R.D.
8th Election District Baltimore Co Md
March 23, 1974
Scale 1"=50'
Revised: June 3, 1974



PETITIONER'S EXHIBIT #1

MCA Engineering Corp
1020 Cromwell Dr Rd
Baltimore, Md 21204

