

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A03.4B.5 - to allow more than 10% of the subject property to be covered by impermeable surfaces including structure, and pavement.

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

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

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

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Pleasant Hill Chapel, Inc.
Signature: [Signature]
Address: [Address]
City and State: [City and State]
Attorney for Petitioner: J. Carroll Holzer, Esquire
(Type or Print Name) 1800 Worthington Heights Pkwy.
Signature: [Signature] Address: Cockeysville, MD 21030
305 W. Chesapeake Avenue, #100 City and State: [City and State]
Towson, Maryland 21204 Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
City and State: [City and State] Name: [Name]
Address: [Address] Phone No.: [Phone No.]
Attorney's Telephone No.: 828-9282

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of September, 1981, 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 108, County Office Building in Towson, Baltimore County, on the 8th day of October, 1981, at 1:30 o'clock P.M.

(over)

LOT DESCRIPTION OF PLEASANT HILL CHAPEL

All that lot of ground situated in the Eight Election District of Baltimore County, State of Maryland and described as follows, that is to say:

BEGINNING for the same at a pipe situated on the south side of Worthington Heights Parkway at a distance of 600 feet more or less from the centerline of Cuba Road, and running thence from said place of beginning along the South side of Worthington Heights Parkway: South 84 degrees 46 minutes East 97.9 feet to a pipe, thence South 79 degrees East 65 feet to a pipe, and South 84 degrees 35 minutes East 84.81 feet, thence leaving the outline and running across said road to include the same, subject to the use thereof in common by previous grantees of the grantors herein, and by grantors, their heirs and assigns, North 7 degrees 17 minutes 10 seconds East 341.12 feet, thence South 88 degrees 45 minutes 10 seconds West 485.9 feet, more or less, and thence South 21 degrees West 57.95 feet, more or less, and thence South 46 degrees 46 minutes East 284.01 feet, more or less, and thence crossing said private road or right-of-way known as Worthington Heights Parkway South 18 degrees 30 minutes East 43.7 feet to the place of beginning. Containing 2.88 acres of land, more or less; with the use in common of a private right-of-way 40 feet wide, leading from Cuba Road to the above described property, sometimes referred to as Worthington Heights Parkway.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 1, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

J. Carroll Holzer, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 58
Petitioner - Pleasant Hill Chapel, Inc.
Variance Petition

Dear Mr. Holzer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

This petition is an additional request that was inadvertently omitted from Case #82-85-XSPH which was heard on September 22, 1981. At the time of this writing, no comments were submitted from the Committee. However, it is safe to say, that the comments originally submitted are still applicable.

If you have any additional questions, please do not hesitate to contact me at 494-3391.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NEC:bac

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Worthington Hghs. Pkwy., : OF BALTIMORE COUNTY
600' E of Cuba Rd., 8th District

PLEASANT HILL CHAPEL, : Case No. 82-98-A
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of September, 1981, a copy of the foregoing Order was mailed to J. Carroll Holzer, Esquire, 305 W. Chesapeake Avenue, #100, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

494-3180

County Board of Appeals
Room 218, Court House
Towson, Maryland 21204

April 30, 1982

NOTICE OF ASSIGNMENT CONTINUED HEARING

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 82-85-XSPH PLEASANT HILL CHAPEL, INC.

and for SE - For an addition to be used as a community building

CASE NO. 82-98-A PLEASANT HILL CHAPEL, INC.

For Variance - to allow more than 10% of the subject property to be covered by impermeable surfaces including structures and pavement

N/S Worthington Heights Parkway
600' E. of Cuba Road

8th District

ASSIGNED FOR:

THURSDAY, MAY 6, 1982 at 4 p.m.

cc: J. Carroll Holzer, Esquire Counsel for Petitioner
Pleasant Hill Chapel, Inc. Petitioner
David D. Downes, Esquire Counsel for Protestant
Mr. Wiley J. Smith Protestant
John W. Hession, III, Esquire People's Counsel
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. G. Howell

1/8/82 - Notified of appeal hearing scheduled for THURSDAY, FEBRUARY 25, 1982 at 10 a.m.

J. Carroll Holzer, Esq.
Pleasant Hill Chapel, Inc.
Mr. Wiley J. Smith
David D. Downes, Esq.
John W. Hession, III, Esq.
W. E. Hammond
J. E. Dyer
N. E. Gerber
J. G. Howell

4/9/82 - Above notified of appeal hearing scheduled for THURSDAY, APRIL 29, 1982 at 11:30 a.m.

4/30/82 - Notified of CONTINUED HEARING scheduled for THURSDAY, MAY 6, 1982 at 4 p.m.

November 6, 1981

J. Carroll Holzer, Esquire
305 West Chesapeake Avenue, Suite 100
Towson, Maryland 21204

RE: Petitions for Special Exception, Special Hearing, and Variance N/S of Worthington Heights Parkway, 600' E of Cuba Road - 8th Election District NO. 82-85-XSPH (Item No. 8) and NO. 82-98-A (Item No. 58)

Dear Mr. Holzer:

I have this date passed my Orders in the above referenced matters in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

David D. Downes, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

'PLAT TO ACCOMPANY ORDER OF THE BALTIMORE COUNTY BOARD OF APPEALS IN PLEASANT HILL CHAPEL, INC., PETITIONER, N/S WORTHINGTON HEIGHTS PARKWAY, 600' E. OF CUBA ROAD, 8th DISTRICT, CASE NOS. 82-05-4SPM AND 82-98-A, and DEED OF EASEMENT BETWEEN LESTER M. ROBINSON AND DORIS E. ROBINSON, HIS WIFE, AND PLEASANT HILL CHAPEL, A RELIGIOUS CORPORATION.

Map of Pleasant Hill, California, showing a large triangular lot. The lot is bounded by a line bearing N 86° 52' 30" E for 202.40 feet, a line bearing S 80° 00' E for 300.00 feet, and a line bearing S 80° 00' E for 300.00 feet. The lot is situated between Heights Parkway and Evergreen Dr. The map also shows a line bearing N 86° 52' 30" E for 202.40 feet, a line bearing S 80° 00' E for 300.00 feet, and a line bearing S 80° 00' E for 300.00 feet. The map includes a north arrow and a scale bar.

Map of Pleasant Hill, California, showing a large triangular lot. The lot is bounded by a line bearing N 86° 52' 30" E for 202.40 feet, a line bearing S 80° 00' E for 300.00 feet, and a line bearing S 80° 00' E for 300.00 feet. The lot is situated between Heights Parkway and Evergreen Dr. The map also shows a line bearing N 86° 52' 30" E for 202.40 feet, a line bearing S 80° 00' E for 300.00 feet, and a line bearing S 80° 00' E for 300.00 feet. The map includes a north arrow and a scale bar.

WORTHINGTON

Site Acreage	2.28 Ac
Exist. Impervious Area	0.48 Ac
Prop. Additional Imp. Area	0.44 Ac
Additional Area Required Under Section 1A03.4B5	4.40 Ac

PLEASANT HILL CHAPEL

Sevier County, Md.
June 17, 1900

5th Election District
July 16, 1932.

-(See Plat Dated July 16, 1932)

PARKING DATA:

1 SPACE PER 6 SEAT	
479 SEATS =	80 PARK SPACES REQ
EXISTING	49 PARKING SPACES
ADDITIONAL	31 PARKING SPACES
TOTAL	80 PARKING SPACES

NOTE _____

Topographic information for this site plan was taken from a drawing made by Bucuatis Associates, Baltimore, Md., April 15, 1956 (topographic survey of part of Pleasant Hill Channel, Baltimore County, County Election District, made by John H. Runkle & Co. Surveyor No. 1530 (Survey made Jan. 29, 1954), McCurdy Line, taken from C&D, 2773 July 15, 1955 + 1168, G.L.B. No. P238, plus 2773 B.M. Main floor of pre-existing channel elev. 500.00 assumed.

SCALE: 1"=30.0'	APPROVED BY: PE #10551 JOHN W. RANOCCHIA, SR.	DRAWN BY: G. HAROLD REVISED 5-13-07
DATE: 2-22-81		
1300 WASHINGTON, HONOLULU PARKWAY COCKEYSVILLE, MARYLAND 21030		
EIGHTH ELECTION DISTRICT DISTRICTAL CO.		DRAWING NUMBER

NOTE:
*PLAT TO ACCOMPANY ORDER OF THE BALTIMORE COUNTY BOARD OF APPEALS
IN PLEASANT HILL CHAPEL, INC., PETITIONER, N/S WORTHINGTON HEIGHTS
PARKWAY, 600' E. OF CUBA ROAD, 8th DISTRICT, CASE NOS. 82-85-XSPH
AND 82-98-A.*

LOCATION PLAN
APPROX SCALE 1" = 3000 FT

100

581°45'10"N 485.9'

RC4, ZONE
RESIDENTIAL USE

NOTE

TOPOGRAPHIC INFORMATION FOR THIS SITE PLAN
WAS TAKEN FROM DRAWING MADE BY
BRYANT ASSOCIATES, EALTIMORE, MD., APRIL 1958
(TOPOGRAPHIC SURVEY OF PART OF PLEASANT
HILL CHAPEL, BALTIMORE COUNTY, EIGHTH ELECTION
DISTRICT, MADE BY JOHN W. FENCIE - REG.
SURVEYOR NO. 1530 [SURVEY MADE JAN 29, 1960]
PROPERTY LINE TAKEN FROM DEED DATED
JULY 15, 1955 - LINES G. & B NO 2748 FILED 27
P.M. MAIN FLOOR OF THE EXISTING CHAPEL
ELEV. 400.00 ASSUMED

SCALE: 1" = 30.0'	APPROVED BY: PE #10331 JOHN W. RANOCCHIA, SR.	DRAWN BY: GPHARRIS REVISED: 5-12-87
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1800 WASHINGTON HEIGHTS PARKWAY
COCKEYSVILLE MARYLAND, 21030

FIELD ELECTION DISTRICT EASTWICK CO

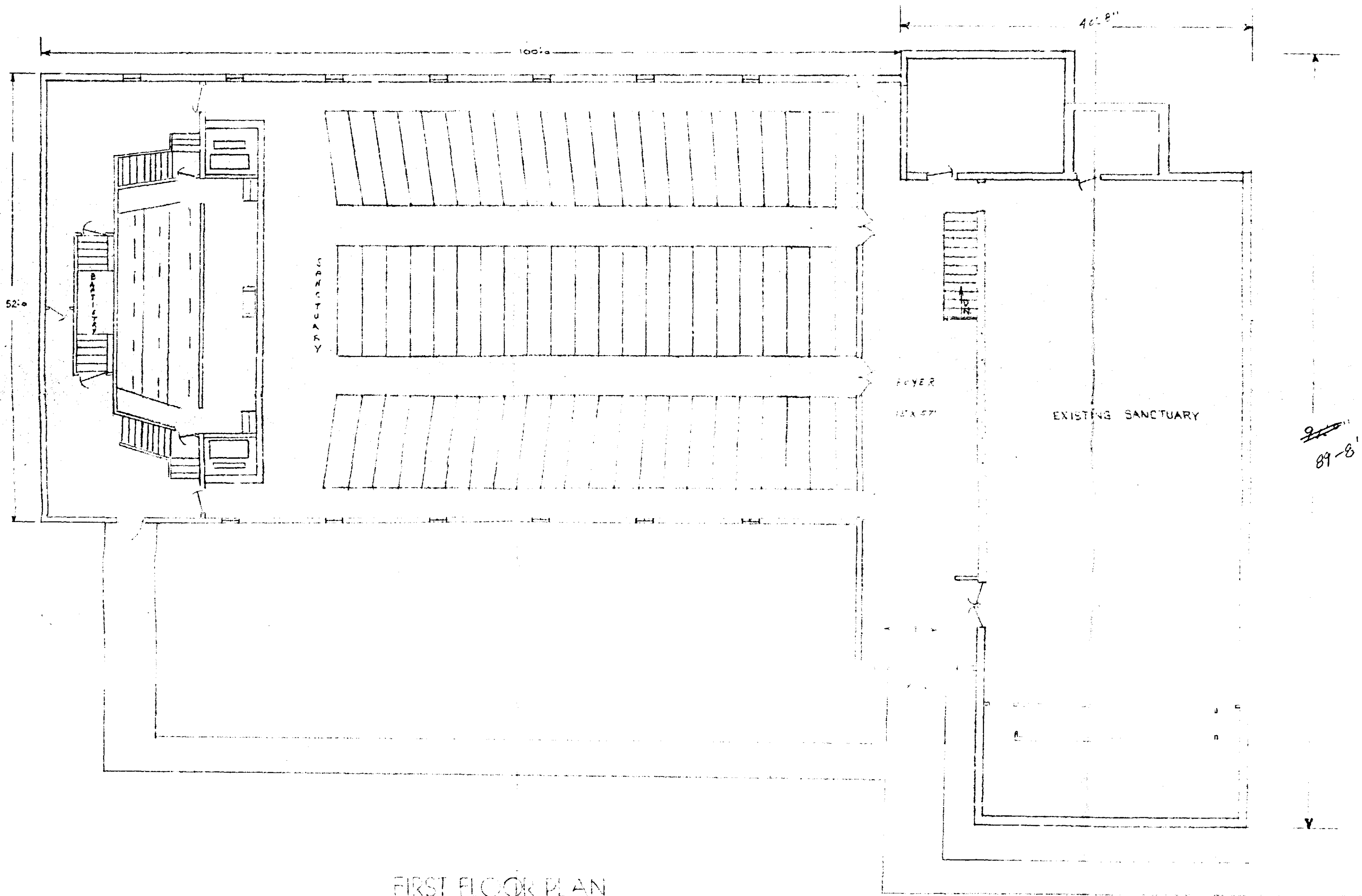
UNCLASSIFIED//FOR OFFICIAL USE ONLY

RC-4 ZONE
RESIDENTIAL USE

LOCATION PLAN

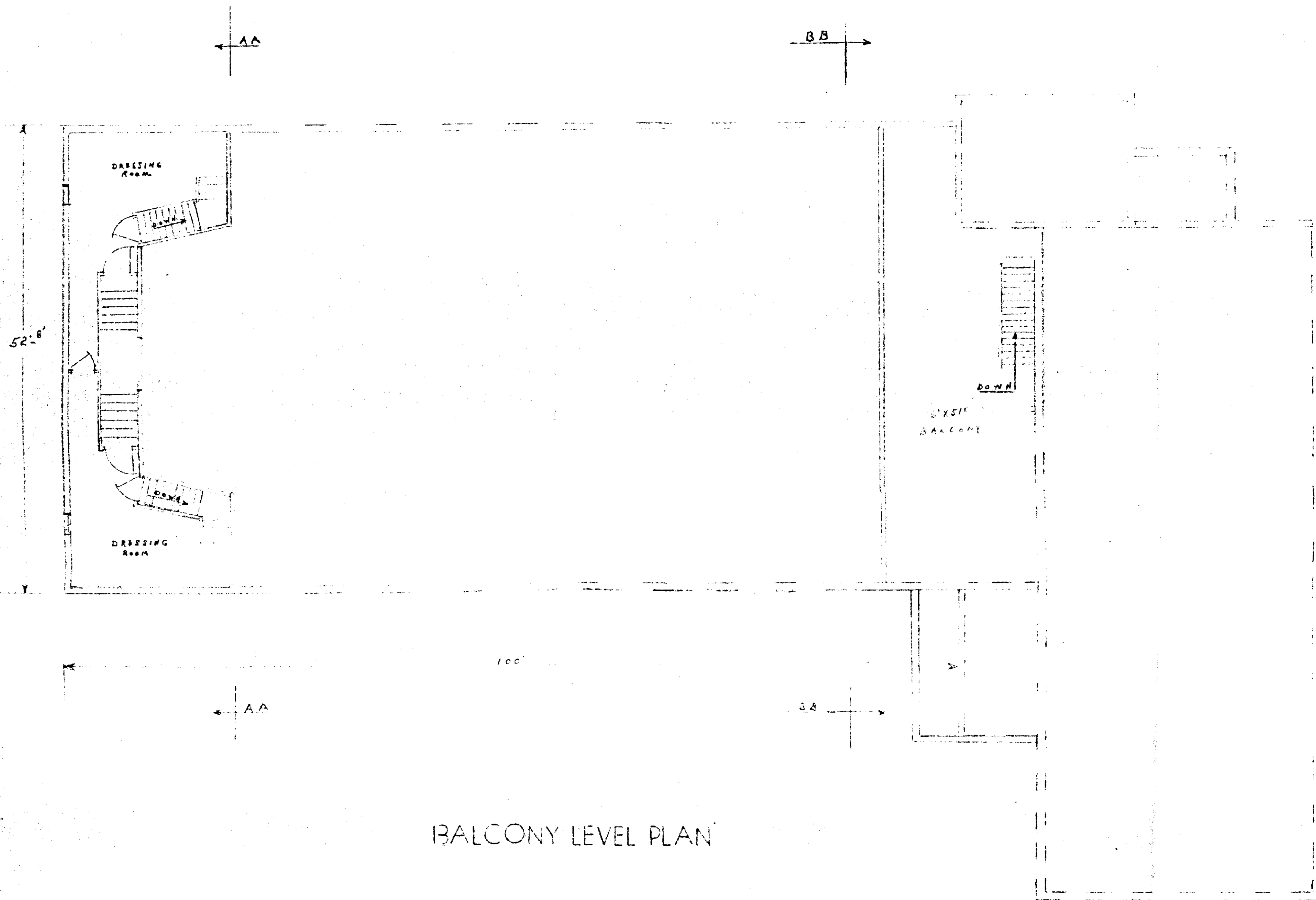
AIRBOX SCALE 1" = 3000 FT

Pet #2



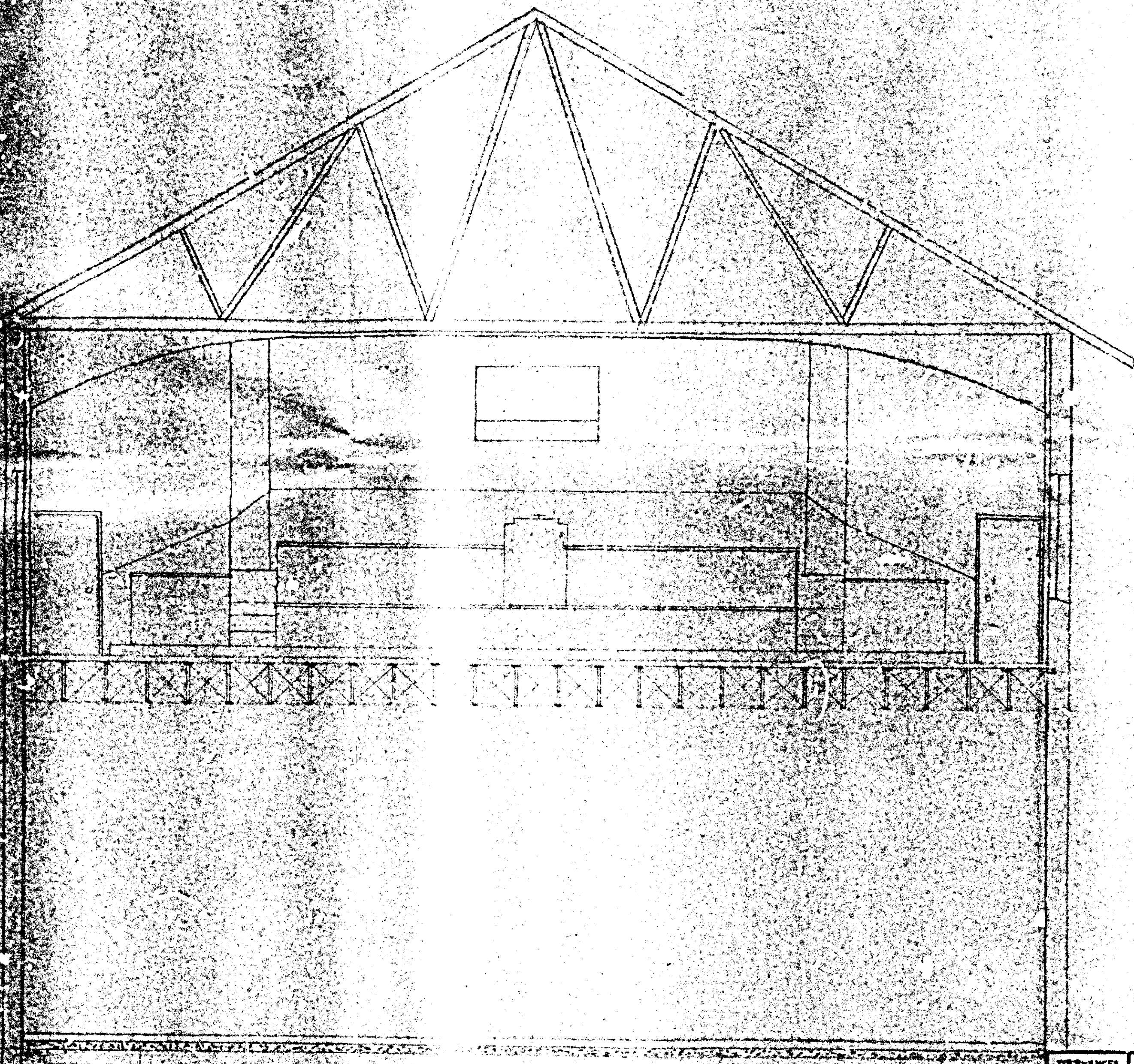
PET. EX. #2

TOLERANCES		REVISIONS			PLEASANT HILL		
(EXCEPT AS NOTED)		NO.	DATE	BY	CHAPEL		
DECIMAL	±	1			DRAWN BY	SCALE 1/8" = 1'-0"	MATERIAL
FRACTIONAL	±	2					
ANGULAR	±	3			CHK'D	DATE	DRAWING NO.
	±	4					
	±	5			TRACED	APP'D	3



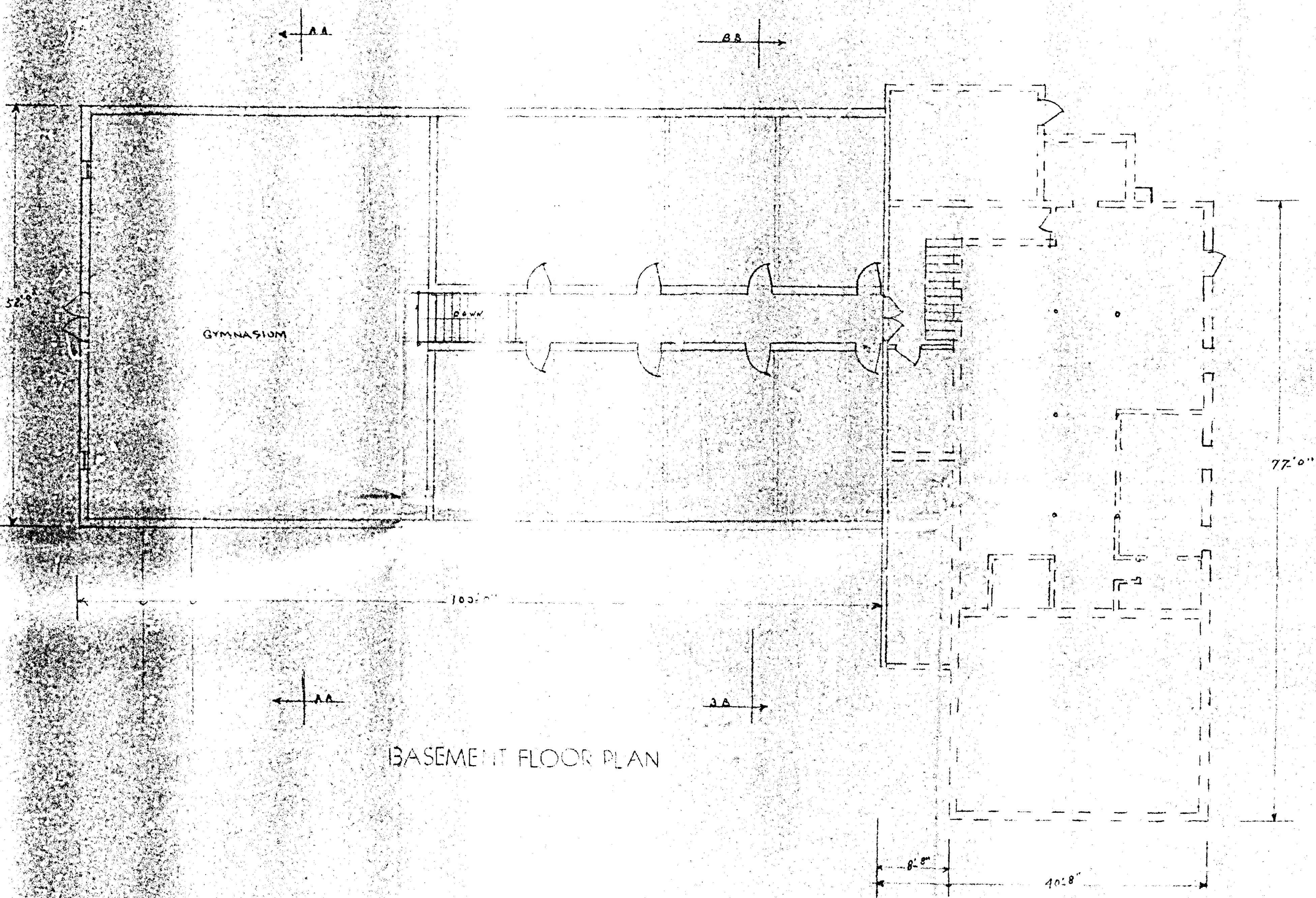
BALCONY LEVEL PLAN

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			PLEASANT HILL		
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DECIMAL	1			DRAWN BY	SCALE	MATERIAL
±	2			CHK'D	DATE	DRAWING NO.
FRACTIONAL	3			TRACED	APP'D	4
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ANGULAR	5					
±						



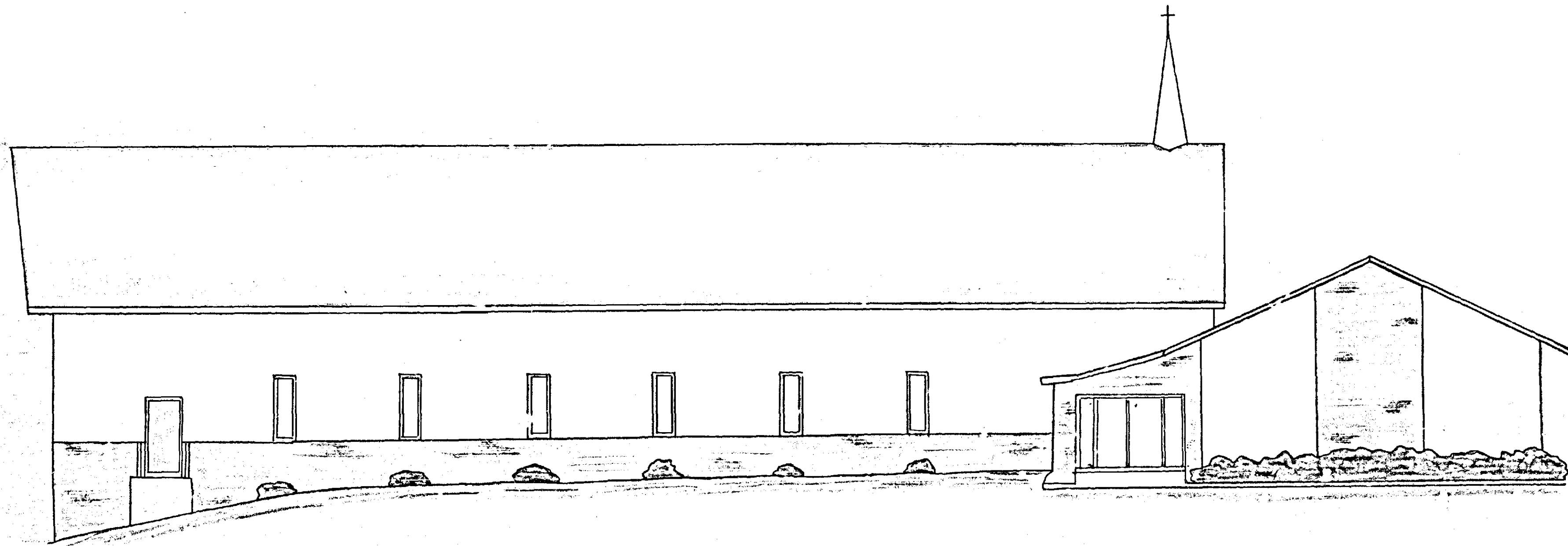
SECTION A

TOLERANCES		REVISIONS			PLEASANT HILL		
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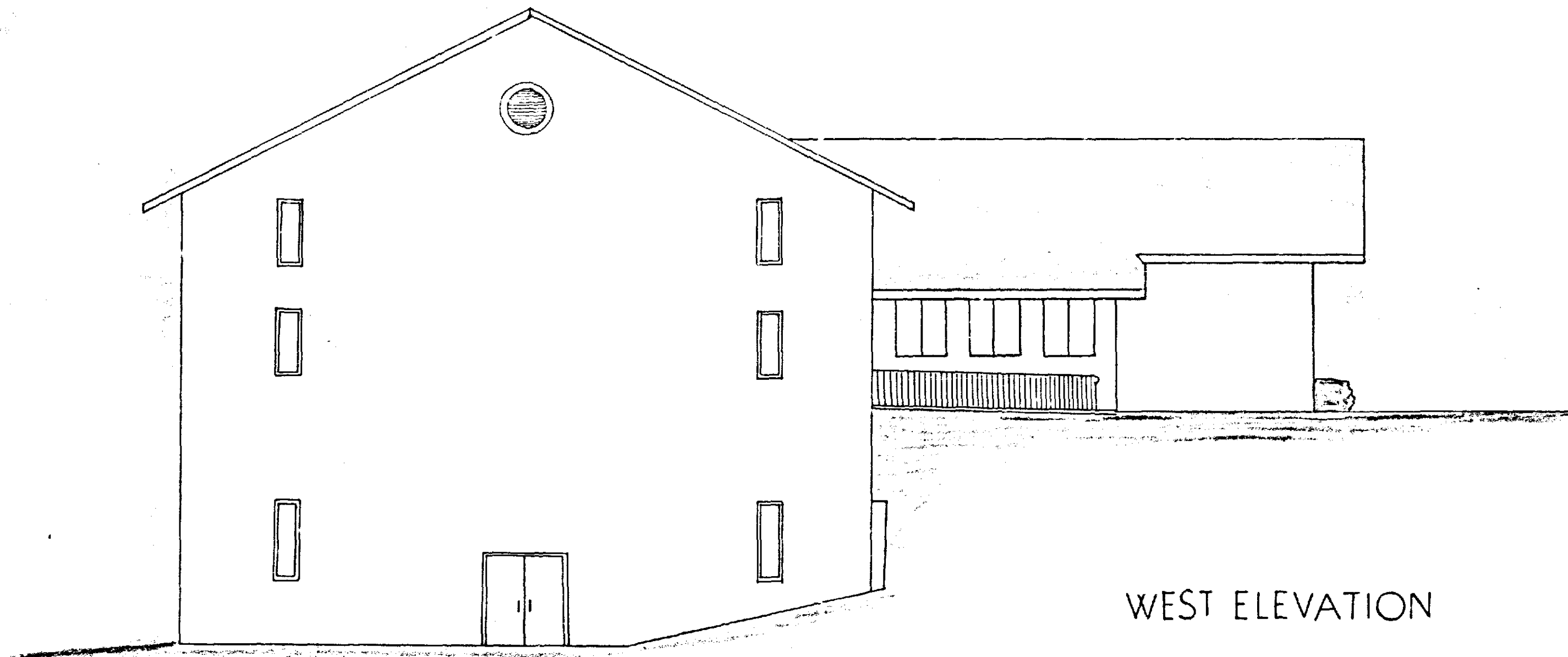


BASEMENT FLOOR PLAN

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SOUTH ELEVATION



WEST ELEVATION

TOLERANCES	REVISIONS			PLEASANT HILL CHAPEL	
	NO.	DATE	BY		
ORIGINAL	1			DRAWN BY	SCALE = 1/8" = 1'-0"
1	2			DATE	DRAWING NO.
FRACTIONAL	3			CHECKED	
2	4			THAT ED	
ANGULAR	5				

ORDER RECEIVED FOR FILING

DATE November 6, 1981
BY John P. Rogers
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the decision rendered in Case No. 82-85-XSPH, the variance should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of November, 1981, that the herein Petition for Variance to permit more than 10% of the subject property, including structures and pavement, to be covered by impermeable surfaces be and the same is hereby DENIED.

William E. Hammond
Zoning Commissioner of
Baltimore County

JOHN D. ALEXANDER
GEORGE W. CONSTATABLE
CLAYTON W. DANERER
JOHN W. EATON, JR.
WILLIAM A. SKEEN
THOMAS F. COHNER, 3RD
RONALD L. WALKER
WILLIAM F. BLUE
DAVID C. DANERER
JAMES W. CONSTATABLE
MARK J. DANERER
DAVID W. SKEEN
FRANK THOMAS, 3RD
J. CARROLL HOLZER
CAROL E. DENNING
JAMES D. SKEEN
M. RAMSAY GROSS
JOSEPH A. DENARDI

LAW OFFICES
CONSTABLE, ALEXANDER, DANERER & SKEEN
1000 MARYLAND TRUST BUILDING
CALVERT AND REDWOOD STS.
BALTIMORE, MARYLAND 21202
(301) 539-3474
(301) 685-5060
TELEX 710-234-2483 CALDAS

WM REPPER CONSTABLE
1882 1876
PHILIP O. WADCH
1818-1878
ELKTON OFFICE
138 E. MAIN ST.
ELKTON, MD. 21821
(301) 308-1844
TOWSON OFFICE
THE CHESAPEAKE BLDG.
308 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
(301) 818-9888

November 9, 1981

PLEASE REPLY TO:
Towson

Mr. William E. Hammond
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

RE: Order for Special Hearing dated November 6, 1981
No. 82-85-XSPH (Item No. 8) and
Order for Special Exception dated November 6, 1981
No. 82-98-A (Item No. 58)
Order for Variance dated November 6, 1981

Dear Commissioner Hammond:

The Petitioner's, Pleasant Hill Chapel, hereby requests an Appeal be noted and filed in the above captioned matter in regard to Pleasant Hill Chapel, Inc.

Pleasant Hill Chapel hereby appeals from your Order in the Special Hearing, your Order of the Special Exception and your Order for the Zoning Variance.

I would appreciate your forwarding the file to the Baltimore County Board of Appeals.

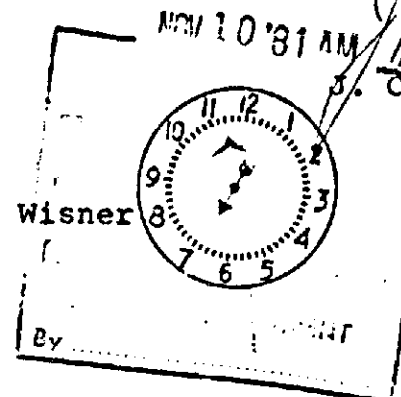
Enclosed is our check in the amount of \$110.00 to cover the cost of Fees for Appeals.

Very truly yours,

Carroll Holzer

JCH:djm

cc: Mr. Nelson Wisner



J. Carroll Holzer, Esquire
305 W. Chesapeake Avenue, #180
Towson, Maryland 21204

September 10, 1981

NOTICE OF HEARING

RE: Petition for Variance
N/s Worthington Heights Parkway, 600' E of Cuba Road
Pleasant Hill Chapel - Petitioner
Case #82-98-A

TIME: 1:30 P.M.

DATE: Thursday, October 8, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JOHN D. ALEXANDER
GEORGE W. CONSTATABLE
CLAYTON W. DANERER
JOHN W. EATON, JR.
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CAROL E. DENNING
JAMES D. SKEEN
M. RAMSAY GROSS
JOSEPH A. DENARDI

LAW OFFICES
CONSTABLE, ALEXANDER, DANERER & SKEEN
1000 MARYLAND TRUST BUILDING
CALVERT AND REDWOOD STS.
BALTIMORE, MARYLAND 21202
(301) 539-3474
(301) 685-5060
TELEX 710-234-2483 CALDAS

September 22, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

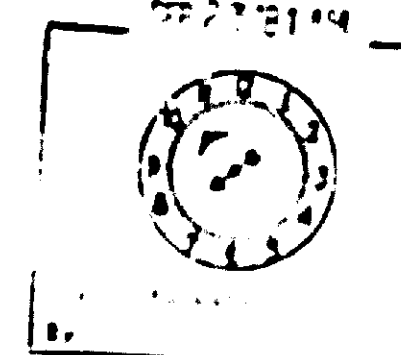
Please be advised that I have discussed the problem of your hearing the Petition for Special Hearing and Special Exception separately from that of the Petition for Zoning Variance set for October 8th. My client is in agreement with me that they desire to have you conclude the hearing for Variance in view of the fact that you have had occasion to hear all of the facts and circumstances about this particular project. I therefore would request you to reschedule the October 8th hearing date and reschedule said hearing as soon as possible at your convenience. As I indicated during the course of the Special Hearing, it is of utmost importance that this matter proceed as quickly as possible for the Pleasant Hill Chapel congregation. Thank you very much for your assistance and to date.

Very truly yours,

Carroll Holzer

JCH:djm

cc: Reverend Charles Peterson
Mr. Nelson Wisner
Mr. Nicholas B. Commodari



Baltimore County
Department of Engineering
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

October 19, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for

Item Number 8, 58, 82 & 81.

William E. Hammond
Traffic Engineering Associate II

W.E.H.

Baltimore County
Department of Engineering
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

October 1, 1981

J. Carroll Holzer, Esquire
111 W. Chesapeake Avenue, #180
Towson, Maryland 21204

RE: Petition for Variance
N/s Worthington Heights Parkway, 600' E of
Cuba Road
Pleasant Hill Chapel, Inc. - Petitioner
Case #82-98-A

Dear Mr. Holzer:

This is to advise you that \$75.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 111, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
Zoning Commissioner

W.E.H.

EXISTING RUN-OFF

EXISTING RUN-OFF

EXISTING RUN-OFF

EXISTING RUN-OFF

EXISTING RUN-OFF

EXISTING RUN-OFF

EXISTING RUN-OFF: $Q_1 = 0.65 cfs$; $Q_2 = 1.89 cfs$; $Q_3 = 3.54 cfs$

ULTIMATE RUN-OFF: $Q_1 = 1.34 cfs$; $Q_2 = 3.92 cfs$; $Q_3 = 5.87 cfs$

NET INCREASE: 1.23 cfs 1.55 cfs 2.33 cfs

IF RUN LEAKERS FROM BURIED SANITARY & EXISTING SANITARY ARE DISCHARGED INTO DRY-WELL, IMPERVIOUS AREA WILL BE DECREASED BY 0.20 ACRES - IMPERVIOUS AREA 0.15 ACRES

ULTIMATE RUN-OFF: $Q_1 = 1.07 cfs$; $Q_2 = 2.31 cfs$; $Q_3 = 3.74 cfs$

NET INCREASE: 0.41 cfs 0.42 0.24 cfs

RATIONAL METHOD FOR 10 YEAR STORM:

EXISTING $Q_1 = 1.29 cfs$

ULTIMATE Q_1 (W/DRY WELL) = 1.36 cfs; NET INCREASE = 0.07 cfs

ULTIMATE Q_1 (W/DRY WELL) = 1.20 cfs; NET INCREASE = 0.05 cfs

AREA EAST OF SANITARY:

TOTAL DA = 137 ACRES

EXISTING IMPERVIOUS AREA = 0.15 ACRES

PROPOSED IMPERVIOUS AREA = 0.17 ACRES

EXISTING RUN-OFF: $Q_1 = 2.29 cfs$; $Q_2 = 5.29 cfs$; $Q_3 = 9.14 cfs$

ULTIMATE RUN-OFF: $Q_1 = 2.94 cfs$; $Q_2 = 6.26 cfs$; $Q_3 = 10.06 cfs$

NET INCREASE: 0.65 cfs 0.97 cfs 0.92 cfs

RATIONAL METHOD: Q_1 (EXISTING) = $0.47 \times 6.1 \times 1.37 = 3.75 cfs$; NET INCREASE = 0.92 cfs

Q_1 (ULTIMATE) = $0.58 \times 6.1 \times 1.37 = 4.85 cfs$

PETITION FOR VARIANCE

8th DISTRICT

ZONING: Petition for Variance

LOCATION: North side of Worthington Heights Parkway, 600 ft East of Cuba Road

DATE & TIME: Thursday, October 8, 1981 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow more than 10% of the subject property to be covered by impermeable surfaces including structures and pavement.

The Zoning Regulation to be excepted as follows:

Section 1A03.4B.5 - minimum lot coverage in an R.C. 4 Zone

All that parcel of land in the Eighth District of Baltimore County

Being the property of Pleasant Hill Chapel, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, October 8, 1981 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Petition No. 82-98-A Item 58

Date: September 22, 1981

Petition for Variance
North side of Worthington Heights Parkway, 600 ft East of Cuba Road
Petitioner - Pleasant Hill Chapel

Eighth District

HEARING: Thursday, October 8, 1981 (1:30 P.M.)

In developing the R.C.4 zoning regulations, schools were purposely omitted from the list of permitted uses because of the amount of impermeable surface area that normally is required. A major (if not the major) concern in areas zoned R.C.4 is that of the physical, bacteriological & chemical pollution of reservoirs and their tributaries. In the opinion of this office, the granting of the subject variance would be contrary to the intent of the regulations.

It appears that the proposed use is a church school, a use not permitted in an R.C.4 zone.

NEG:JGH:ab

Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
204-5711

NORMAN E. GERBER
DIRECTOR

September 15, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #58, Zoning Advisory Committee Meeting, September 22, 1981, are as follows:

Property Owner: Pleasant Hill Chapel, Inc.
Location: S/S Worthington Heights Parkway 600' N/E of centerline of Cuba Road
Acres: 2.88
District: 5th

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.

Previous comments were supplied for Item #8.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

10/6
82-98-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
204-5711

October 14, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

September 22, 1981

Comments on Item #58, Zoning Advisory Committee Meeting, September 22, 1981, are as follows:

Property Owner: Pleasant Hill Chapel, Inc.
Location: S/S Worthington Heights Parkway 600' N/E of centerline of Cuba Road
Acres: 2.88
District: 5th

Variance to permit more than 10% of the subject property to be covered by impermeable surfaces including structures and pavement.

1. The proposed use is a church school, a use not permitted in an R.C.4 zone.
2. The proposed use is a church school, a use not permitted in an R.C.4 zone.
3. The proposed use is a church school, a use not permitted in an R.C.4 zone.
4. The proposed use is a church school, a use not permitted in an R.C.4 zone.
5. The proposed use is a church school, a use not permitted in an R.C.4 zone.
6. The proposed use is a church school, a use not permitted in an R.C.4 zone.
7. The proposed use is a church school, a use not permitted in an R.C.4 zone.
8. The proposed use is a church school, a use not permitted in an R.C.4 zone.
9. The proposed use is a church school, a use not permitted in an R.C.4 zone.
10. The proposed use is a church school, a use not permitted in an R.C.4 zone.

One hour will be provided where there is less than 6'-0" from interior lot lines as indicated in Item "E" above.

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.

John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

October 9, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Pleasant Hill Chapel, Inc.

Location: S/S Worthington Heights Parkway 600' N/E of centerline of Cuba Road

Item No.: 58 Zoning Agenda: Meeting of September 22, 1981

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.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 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 EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
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 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: *George M. Wiegand*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cen

8/2/98
10/8

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 23, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #58 (1981-1982)
Property Owner: Pleasant Hill Chapel, Inc.
S/S Worthington Heights Parkway 600' N/E of centerline of Cuba Rd.
Acres: 2.88 District: 8th

Dear Mr. Hammond:

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.

General:

The comments supplied August 5, 1981 in conjunction with the Zoning Advisory Committee review of this property for Item 8 (1981-1982) remain valid and applicable.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 58 (1981-1982).

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

Attachment

DD-SW Key Sheet
82 & 83 NW 18 & 19 Pos. Sheets
NW 21 E Topo
Tax Map

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

August 5, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Property Owner: Pleasant Hill Chapel, Inc.
S/S Worthington Heights Parkway, 600' N/E of centerline of Cuba Rd.
Acres: 2.88 District: 8th

Dear Mr. Hammond:

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:

Worthington Heights Parkway, an existing public road, is proposed to be improved in the future as a 6-foot shared section roadway on a 6-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Soil and Grading:

Development of this property through striping, grading and stabilization shall result in a permanent condition. The grading, private and public drainage easements of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any erosion which may result, due to in proper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: October 15, 1981
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #55 - Lynch Cove Association
- Item #57 - Michael L. and Michael M. Sacilotto
- Item #58 - Pleasant Hill Chapel, Inc.
- Item #67 - Tyres L. and Dolores M. Back, Sr.
- Item #68 - Salesman and Weerasak Limanararat

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/zh

PLEASANT HILL CHAPEL, INC. - #82-85-XSPH & 82-98-A

Under said grant Pleasant Hill Chapel is permitted an easement of 4.97 acres owned by the Robinsons for use by the church for church purposes, reserving unto the Robinsons the right to use said premises for general farming purposes but not as to interfere with church uses, provided however that the parcel will not be improved under any circumstances by an impervious surface. Such parcel of land granted by a perpetual easement (subject to further order of the County Board of Appeals as provided in said easement), in addition to the existing 2.88 acres of property under the subject petition, totals sufficient acreage such that the total improvements as anticipated by the petition for special exception meet the requirements of Section 1A03.4.3.5 to the satisfaction of the Board under these most unusual of circumstances. This easement, together with the amended site plan revised latest on October 5, 1982, enabled Mr. Solomon to conclude in a memorandum to People's Counsel, "I am satisfied that, if these features are designed, maintained, and constructed properly, there will be no adverse water quality impact from the proposed addition to Pleasant Hill Chapel." Said memorandum, dated October 8, 1982, the original of which was presented to the Board by counsel for the Petitioners will be marked by the Board as an exhibit in this petition.

Based upon the evidence described above and testimony elicited at the hearing, the Board is of the opinion that the requirements of Section 502 have been met and that the special exception should be granted, subject to the restrictions contained in the following Order.

Additionally presented at the hearing was evidence that the existing chapel is 29 feet from the rear property line and thus a variance from the 50 foot setback requirement was requested by the Petitioners. Based upon the evidence presented at the hearing, the Board is of the opinion that strict compliance of this setback requirement would result in practical difficulty and unreasonable hardship to the Petitioners, and that in granting such a variance to permit a rear yard setback of 29 feet is in harmony with the spirit and intent of the Zoning Regulations and that such a variance will not substantially injure the public health, safety and general welfare.

IN THE MATTER OF THE APPLICATION OF PLEASANT HILL CHAPEL, INC. FOR SPECIAL EXCEPTION for an addition to be used as a community building, and FOR SPECIAL HEARING to determine if this addition can be considered a community building, and FOR VARIANCE to allow more than 10% of subject property to be covered by impermeable surfaces including structures and pavement
N/S Worthington Heights Parkway, 600' E. of Cuba Road
8th District

OPINION

This matter comes before the Board following a hearing before the Zoning Commissioner wherein the Petitioners requested a special exception, a special hearing and a variance from certain requirements within the Baltimore County Zoning Regulations. During the course of this petition the Baltimore County Council passed legislation that directly affects the use that is being sought under this requested special exception. Additionally, evidence was presented that specifically addressed an issue of variance that was presented before the Zoning Commissioner of which the Zoning Commissioner did not and could not have had the benefit. Finally, following hearing of this matter and following meetings between People's Counsel and Petitioners, a revised site plan was submitted by Petitioners that addresses a number of other areas and issues that were raised originally during the hearing of this matter. The Board relates these facts and the efforts of the parties as a predicate for two purposes. First, and most importantly, as an indication of their recognition of the Board's strongest and most earnest desire to support and reaffirm the stated legislative policy regarding R.C. 4 zoning in the County's attempt to protect the precious water supplies of metropolitan Baltimore and the neighboring jurisdictions by preventing contamination through unsuitable types or levels of development within the watersheds. To that end the diligence of the People's Counsel and counsel for the Petitioners in resolving the many concerns that the Board raised in our effort to support that legislative policy is greatly appreciated. It should be anticipated that scrutiny of such a nature will occur in the future regarding such environmentally sensitive

original in file #82-98-A

PLEASANT HILL CHAPEL, INC. - #82-85-XSPH & 82-98-A

Finally, an issue was raised as to the proposed height of the petitioned church expansion. Section 1A03.4.A indicates that no structure erected in an R.C. 4 zone shall exceed a height of 35 feet. Section 300.2, however, provides an exception to this requirement which permits buildings for religious purposes to be built to a height of 50 feet in any zone in which they are permitted. Petitioners have submitted a site plan that indicates a total height of no greater than 48 feet and will, therefore, be limited to such height based upon the Board's approval of the special exception within the terms, restrictions and conditions of the amended site plan.

All issues and matters presented, heard and considered by the Board, we make the following Order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 16th day of November, 1982, by the County Board of Appeals, ORDERED that the issue as to the special hearing wherein the Zoning Commissioner of Baltimore County defined "community buildings" having been obviated by the enactment of Bill #45-82, the Board restrains from deciding as that issue is now moot; and it is

FURTHER ORDERED that the special exception petitioned for be and the same is hereby GRANTED, subject to those terms, conditions and restrictions stated in the amended site plan, revised most recently October 5, 1982, and contingent upon the perpetual maintenance of such terms, conditions and restrictions without limitation. Additionally, such special exception is granted only so long as the Deed of Easement of September 15, 1982, between Lester N. Robinson and Doris E. Robinson and Pleasant Hill Chapel, Inc. is not limited or restricted in any manner, or until extinguished in part or in whole by a later Order of the County Board of Appeals, as provided in the Deed of Easement. Such special exception is further restricted to a height of forty-eight (48) feet; and it is

FURTHER ORDERED that the variance petitioned for to permit a rear yard setback of twenty-nine (29) feet in lieu of the fifty (50) foot setback requirement be and

PLEASANT HILL CHAPEL, INC. - #82-85-XSPH & 82-98-A

areas when such areas are presented by petition before the Board. Secondly, the Board recognizes that often only at a final administrative hearing are all issues presented and addressed, many of which could be resolved or limited by the parties without a decision by this Board. Such a practice was essential to the limiting of issues in this case and has enabled the Board to resolve this matter in a manner that we believe is beneficial not only to the Petitioners but to the neighborhood and community in which this property is located, and ultimately to the County as a whole. To that end such a practice is both welcomed and encouraged by the Board.

The evidence presented by the Petitioners indicated their simple desire to expand the existing chapel to accommodate their heightened need generated as a result of a considerable population growth in the community presently serviced by the church. Evidence by the Petitioners was very clear that the need presently exists for such an expansion. Unfortunately, due to the geographical location of the church on R.C. 4 zoned land and the logistics of its placement on the parcel owned and operated by Pleasant Hill Chapel, Inc., a number of unusual and highly unique issues were properly presented before the Board. Each of these will be taken separately.

Before the Zoning Commissioner the Petitioners requested a special hearing for the purpose of determining whether their proposed use fit within the definition of "community building" as could be permitted by special exception in the Baltimore County Zoning Regulations, Section 1A03.3.B.3. The Zoning Commissioner was of the opinion, and the Board agrees, that a community building is distinct from a church or other building for religious worship. Nevertheless, this issue was rendered moot before this Board following the enactment of Bill #45-82 wherein the Baltimore County Council amended those uses permitted by special exception in an R.C. 4 zone so as to specifically include "churches and other buildings for religious worship". At the hearing regarding the subject property People's Counsel admitted that the use requested by the Petitioners was for a church or other building for religious worship, and thus any question as to the Board's jurisdiction to entertain a request for special exception in this case has been overcome.

PLEASANT HILL CHAPEL, INC. - #82-85-XSPH & 82-98-A

the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Keith S. Fratz, Acting Chairman

Joanne L. Suder

William R. Evans

PLEASANT HILL CHAPEL, INC. - #82-85-XSPH & 82-98-A

With regard to the Petitioners' request for special exception, the Board, of course, is guided by the requirements of Section 502 of the Baltimore County Zoning Regulations. It should be noted that Section 502.1 was also amended in Bill #45-82 so as to provide an even more onerous burden upon Petitioners requesting a special exception. The Board recognizes these additional requirements and considered them seriously in reaching this opinion. In support of their argument for special exception, Petitioners presented Reverend Charles Peterson, Pastor of the Pleasant Hill Chapel congregation, Mr. Nelson Wisner, Chairman of the Building Committee for the church, and Mr. John Ranocchia, a registered professional engineer. The specifics of the testimony by these witnesses will not be related in this Opinion, rather the Board will let the record speak for itself. The substance of the testimony from these witnesses, most especially Mr. Ranocchia who was qualified to present a professional opinion regarding the petition's compliance with the Zoning Regulations, was that the requirements stated in Section 502.1 of the Zoning Regulations would be met by the proposed use of the subject property in accordance with the requested petition.

People's Counsel presented Paul Solomon, an environmental planner for Baltimore County, whose expertise in watershed protection is well-known to this Board. Mr. Solomon's testimony focused on the relationship between impervious cover and pollutants at or near critical parts of the watershed. Most specifically Mr. Solomon addressed those requirements found in Section 1A03.4.B.5 of the Baltimore County Zoning Regulations which require no more than ten percent of any lot in an R.C. 4 zone to be covered by impermeable surfaces and no more than twenty-five percent of the natural vegetation to be removed from any lot in an R.C. 4 zone.

Upon the basis of Mr. Solomon's testimony, Petitioners requested that the hearing be continued for the purpose of submitting a revised site plan that would address the points raised by Mr. Solomon as well as other evidence regarding Section 1A03.4.B.5. Amongst the evidence later presented by the Petitioners was a Deed of Easement dated September 15, 1982, between Lester N. Robinson and Doris E. Robinson, adjacent property owners to the Pleasant Hill Chapel, as Grantors and Pleasant Hill Chapel as Grantee.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: Sept. 22, 1981
Posted for: VARIANCE
Petitioner: PLEASANT HILL CHAPEL, INC.
Location of property: N/S WORTHINGTON HEIGHTS PARKWAY, 600' E. OF CUBA ROAD
Location of Sign: NORTH SIDE OF WORTHINGTON HEIGHTS PARKWAY, 600' E. OF CUBA ROAD
Remarks:
Posted by: [Signature] Date of return: Sept. 25, 1981
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 102634
DATE: 11/16/81	ACCOUNT: 11-000	
AMOUNT: \$110.00		
RECEIVED FROM: Constable, Alexander, Hancock & Chenn		
FOR: Annual fee for Cases #82-85-XSPH & 82-98-A (Pleasant Hill Chapel)		
VALIDATION OR SIGNATURE OF CASHIER		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 100497
DATE: 9/8/81	ACCOUNT: 01-662
AMOUNT: \$25.00	
PAID TO: J. Carroll Holser	
Filing fee for Case #82-85-XSPH & 82-98-A (Pleasant Hill Chapel)	
DATE: 9/8/81	AMOUNT: 25.00

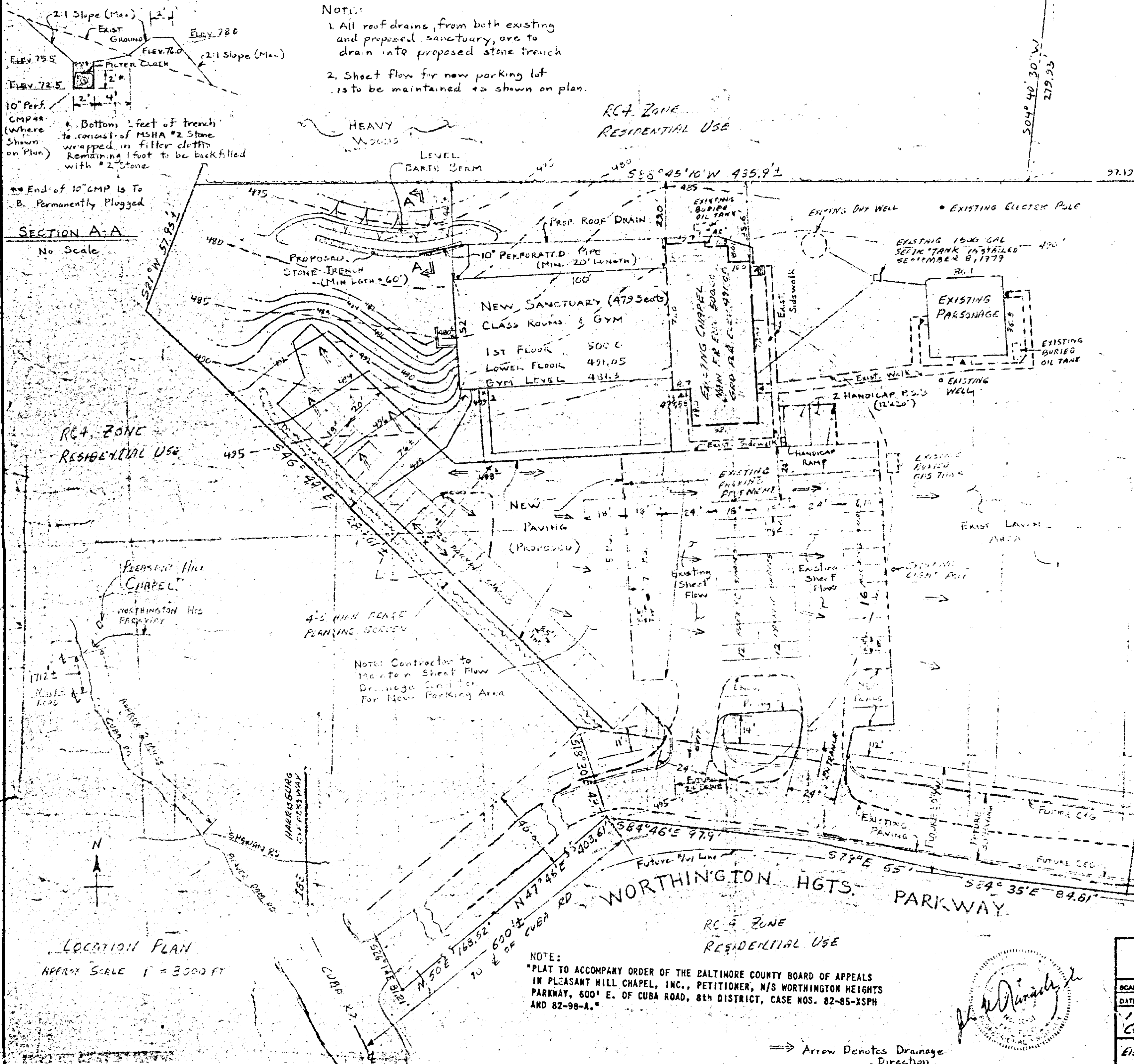
NOTES:

1. All roof drains, from both existing and proposed sanctuary, are to drain into proposed stone trench
2. Sheet flow for new parking lot is to be maintained as shown on plan.

RC4 ZONE
RESIDENTIAL USE

LESTER N. ROBINSON & WIFE
WJR 3676/119
3.030 AC

RESTRICTION EASEMENT
FOR PLEASANT HILL CHAPEL
4.97 AC ±
(See Plat Dated July 16, 1992)



SECTION A-A
No Scale

RC4 ZONE
RESIDENTIAL USE

RC4 ZONE
RESIDENTIAL USE

TOTAL SITE ACREAGE = 2.88 AC
EXIST. IMPROVED AREA = 0.43 AC
PROP. ADDITIONAL IMP. AREA = 0.44 AC

PARKING DATA:
SEAT PER 6 SEAT
479 SEATS = 80 PARK SPACES REQ
EXISTING 49 PARKING SPACES
ADDITIONAL 31 PARKING SPACES
TOTAL 80 PARKING SPACES

NOTE:
TOPOGRAPHIC INFORMATION FOR THIS SITE PLAN
WAS TAKEN FROM SURVEYING MADE BY
BUCKET ASSOCIATES, BALTIMORE, MD, APRIL 1975
(TOPOGRAPHIC SURVEY OF PART OF PLEASANT
HILL CHAPEL, BALTIMORE COUNTY, EIGHTH ELECTION
DISTRICT, MADE BY JOHN W. COMPTON, REG
SURVEYOR NO. 1530 (BUCKET PLAT AT 27171)
PROPERTY LINE TAKEN FROM SURVEY DATED
JULY 15, 1955 - LIBER G.L.B. NO. 2335 FOLIO 27.
B.M. MAIN ROCK OF EXISTING CHAPEL
ELEV. 500.00 ASSUMED

SITE PLAN PLEASANT HILL CHAPEL		
SCALE: 1"=50.0'	APPROVED BY: [Signature]	DRAWN BY: [Signature]
DATE: 2-23-81	JOHN W. KANACHIA, JR.	REVISED: 5-19-81
1300 WORTHINGTON HEIGHTS PARKWAY COCKEYSVILLE, MARYLAND, 21030		
EIGHTH ELECTION DISTRICT BALTIMORE CO		

NOTE:
"PLAT TO ACCOMPANY ORDER OF THE BALTIMORE COUNTY BOARD OF APPEALS
IN PLEASANT HILL CHAPEL, INC., PETITIONER, N/S WORTHINGTON HEIGHTS
PARKWAY, 600' E. OF CUBA ROAD, 8TH DISTRICT, CASE NOS. 82-85-XSPH
AND 82-98-A."

⇒ Arrow Denotes Drainage Direction