

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the

herein described property for

(a day care center.)

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

I, or we, agree to pay expenses of above 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.

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) Sharp Street U.M. Church
Signature (Type or Print Name) Victor O. Johnson
Address (Type or Print Name) 11814 Eastern Ave. 335-5169
City and State Chase, Maryland 21027
Attorney for Petitioner: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
(Type or Print Name) Human Resources Development Agency of Baltimore County, Inc.
Address 7701 Dunmanway
City and State Baltimore, Md. 21222 (301) 285-4674
Attorney's Telephone No. Contact: Melvin Ginsburg

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of June, 1982, 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 31st day of August, 1982, at 9:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether a day care center located in the basement of an existing church that lies within a residential transition area must be buffered from an abutting lot line in accordance with Section 1B01.1.B.1.b.3(b).

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

I, or we, agree to pay expenses of the above Special Hearing 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) Sharp Street United Methodist Church
Signature (Type or Print Name) Victor O. Johnson
Address (Type or Print Name) 11814 Eastern Avenue 335-5169
City and State Chase, Maryland 21027
Attorney for Petitioner: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
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[Signature]
Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 for a Variance from Section 109.2.3.21 to allow a crusher run parking surface

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) The center will provide predominately free day care services and lacks funding to improve the existing parking lot. The present coarse stone surface is essentially dustless without further treatment. The location of the center is nearby to its users, the majority who lack automobiles will walk or arrive by a single van. The parking lot will be lightly used as its parking will serve the teacher/director and, possibly, two aides. There are no nearby residences or businesses in this rural location to be adversely affected.

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) Sharp Street United Methodist Church
Signature (Type or Print Name) Victor O. Johnson
Address (Type or Print Name) 11814 Eastern Ave. 335-5169
City and State Chase, Maryland 21027
Attorney for Petitioner: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
(Type or Print Name) Human Resources Development Agency of Baltimore County, Inc.
Address 7701 Dunmanway
City and State Baltimore, Md. 21222 (301) 285-4674
Attorney's Telephone No. Contact: Melvin Ginsburg

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[Signature]
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
N/S of Eastern Ave., 1,815' NE of
the centerline of Earls Rd., 15th District

SHARP STREET UNITED METHODIST : Case No. 83-47-XSPA
CHURCH, Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
474-2133

I HEREBY CERTIFY that on this 6th day of August, 1982, a copy of the foregoing Order was mailed to Pastor Victor O. Johnson, and Chairperson, Board of Trustees, Sharp Street United Methodist Church, 11814 Eastern Avenue, Chase, Maryland 21027, Petitioner; and Mr. Melvin Ginsburg, Human Resources Development Agency of Baltimore County, Inc., 7701 Dunmanway, Baltimore, Maryland 21222, who requested notification.

John W. Hession, III

RE: PETITIONS FOR SPECIAL EXCEPTION, : BEFORE THE
SPECIAL HEARING, AND VARIANCE : ZONING COMMISSIONER
N/S of Eastern Avenue Extended, 1,815' : OF
NE of the centerline of Earls Road - 15th :
Election District : BALTIMORE COUNTY
Sharp Street United Methodist Church - :
Petitioner :
NO. 83-47-XSPA (Item No. 264) :

Pursuant to the advertisement, posting of property, and public hearing, the petitioner herein seeks a special exception to use a basement room of the existing church for a nursery school (day care center), together with the use of the hallway and stairways providing the means of ingress and egress, the restroom facilities on the first floor, and a play area adjacent thereto; a special hearing to determine whether a nursery school (day care center) located in the basement of an existing church situated within a Residential Transition Area (RTA) must be buffered from an abutting lot line; and a variance to permit a crusher run parking surface in lieu of the required durable, dustless surface, all as depicted on both the site plan prepared by Purdam & Jeschke, dated April 26, 1982 and marked Petitioner's Exhibit 1, and the floor plan marked Petitioner's Exhibit 2.

The subject property, containing 2.510 acres of land, more or less, is located on the north side of Eastern Avenue Extended, approximately 1,815 feet east of Earls Road. The property is zoned D.R.5.5 (Density, Residential) except for a small parcel on the westernmost side zoned M.L.R. (Manufacturing, Light Restricted). The existing church, which lies within the RTA and in which the day care center is proposed, is situated in the D.R. portion.

Testimony was offered by the citizens and residents of the community, as well as by Melvin Ginsburg of the Human Resources Development Agency of Baltimore County, Inc., in support of the day care center. No one appeared in opposition to the request. Since the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met, the special exception should be granted.

Having arrived at the conclusion that a day care center is a proper use by way of a special exception, the next issue to be addressed is whether a day care center located in the basement of an existing church situated within a RTA must be buffered from an abutting residential lot line in accordance with Section 1B01.1.B.1.b.3.(b), Bill No. 124-81, which reads as follows:

"A buffer area shall be provided between any new use and any abutting residential lot line that is in a residential transition area and that exists at the time the proposed use is to be established..."

Based upon this section, the required buffer area has not been met, as shown on Petitioner's Exhibit 1, and cannot be met, according to the testimony, without the removal of grave sites. Although the section was in effect at the time the petitions were filed, Bill No. 109-82, passed by the County Council on July 6, 1982, was in effect at the time of the public hearing on August 31, 1982. Therefore, to the extent that Bill No. 109-82 benefits the petitioner, the current regulations should and will be considered in arriving at a decision with regard to this matter.

Under Bill No. 109-82, Section 1B01.1.B.1.b.3.(b) was amended to read as follows:

"A buffer area shall be provided and situated so as to effectively screen off-site dwellings, yard areas, and vacant lots of two (2) acres or less in area, that lie within 300 feet of a proposed building or parking lot..."

It should be noted that the one area of significant difference in this section is that Bill No. 124-81 spoke of buffering any new use; whereas, the present section speaks of buffering a proposed building or parking lot. In the instant matter, neither a proposed building or parking lot are involved since both already exist; however, a new use is being introduced into the area of the basement of the existing church and the required parking to serve this new use already exists. Therefore, no buffer area is required by Bill No. 109-82 and, as such, the special hearing is moot.

The remaining issue is a variance to permit a crusher run parking surface in lieu of the required durable, dustless surface. In this regard, the testimony and Petitioner's Exhibit 1 both indicate that the parking area, containing 41 spaces, is and has consisted of crushed stone since its initial construction. The variance is to allow this existing condition to continue.

In view of the long use of a crusher run parking area without problems or complaints; the fact that only 3 additional staff members of the day care center will be using the parking area for parking; because the maximum enrollment is 40 children (not more than 20 children at one time) and the use is relatively minor; and by reason of the health, safety, and general welfare of the community not being adversely affected and that strict compliance with the zoning regulations would result in practical difficulty or unreasonable hardship upon the petitioner, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of October, 1982, that the Petition for Special Exception to use a basement room of the existing church for a nursery school (day care center), together with the use of the hallway and stairways providing the means of ingress and egress, the restroom facilities on the first floor, and a play area adjacent thereto, and, additionally, the Petition for Variance to permit a crusher run parking surface in lieu of the required durable, dustless surface, in accordance with Petitioner's Exhibit 1, are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The existing wooded area shown on Petitioner's Exhibit 1 as being located within the area designated "Limit of 50' Buffer Area" shall be maintained.
2. Approval of Petitioner's Exhibit 1 by the Department of Health, the Department of Public Works, and the Office of Planning and Zoning.

It is FURTHER ORDERED that no buffer area is required for the proposed nursery school (day care center) located in the basement of an existing church situated within a Residential Transition Area (RTA) and, as such, the Petition for Special Hearing is hereby DISMISSED.

[Signature]
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

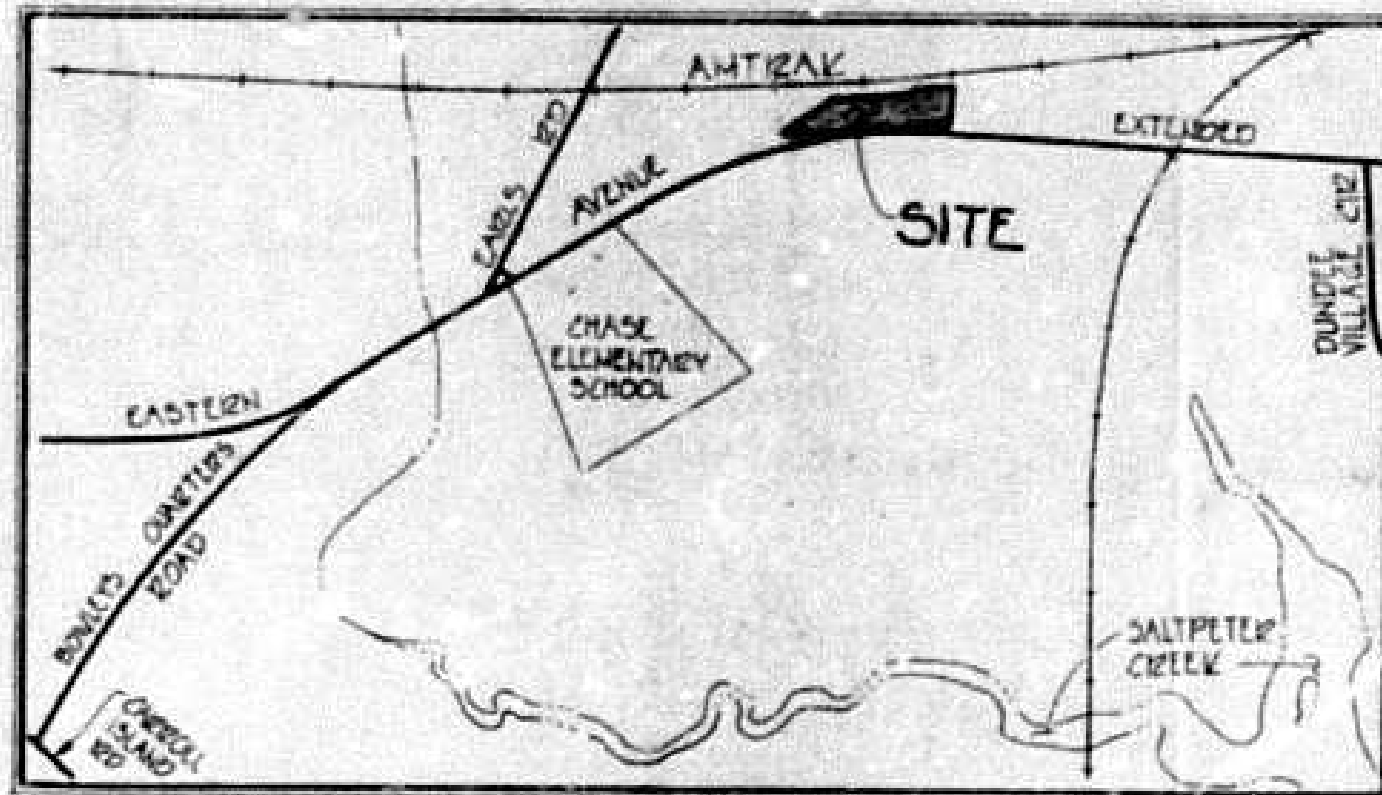
William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Date: August 11, 1982
SUBJECT: Zoning Petition No. 83-47-XSPA
Sharp Street United Methodist Church

A nursery school would be appropriate in this location. As to the variance to permit crusher run for the parking surface, this office would be opposed were the proposed use not a quasi-public one and were the proposed use the type that would generate a high volume of traffic.

[Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:lc

cc: Arlene January
Shirley Hess



VICINITY MAP
SCALE: 1"=1000'

Property of
Chase Industrial Park
4045/40

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John H. Hilly
DATE 1-5-83
BY James E. Lee
ZONING COMMISSIONER
DATE 1/4/83

Charles Henry Lee
Charles Henry Lee
Reg. No. 4268



PURDUM & JESCHKE
CONSULTING ENGINEERS
LAND SURVEYORS
1023 North Calvert Street
Balt. Maryland 21202 301/837-0194

NOTE:
Boundary Survey by
Keller & Keller
May 16, 1958

DEED REFERENCE
Liber 476, Folio 203
Liber 65, Folio 270

UTILITIES

Sewage Disposal: Provided by
1000 Gallon Septic Tank and
300 Feet of Drain Tile.
Water: Served From Water Main
in Eastern Avenue Extended

OFF STREET PARKING:

Use: Church
Seating Capacity: 168 Persons
No of Req'd Spaces 168/6 = 28
Use: Day Care Center
Number of Staff: 3
Number of Required Spaces: 3
Total Spaces Required: 28
Total Existing Spaces: 41

DAY CARE CENTER LOCATION:
Basement of West Addition of
Existing Church

AREA OF PROPERTY:
2.510 Acres

EASTERN AVENUE EXTENDED

BUFFER AREAS:

On-site natural vegetation in buffer areas, as specified
hereon, will be reviewed by the Planning Board, the Zoning Commissioner
or the Board of Appeals, as the case may be, during the months of
January, February and upon completion of improvements so as to
determine compliance with the Baltimore County Zoning Regulations,
Section 1501.1.B.1.b.3.(b) and 1501.1.B.1.b.5. If on-site natural
vegetation is determined not to comply with the aforementio-
ned Zoning Regulations, owners agree to conform with Sections by
the planting required in the buffer areas so as to meet said reg-
ulations, within a reasonable time following written notification, but not
later than the planting season next following completion of the improve-
ments or occupancy, whichever shall first occur.

If on-site natural vegetation is determined to be in compliance
with the aforementioned Zoning Regulations then the owners agree
to revise the site plan to show location with this area of all ever-
greens and trees over two inches in diameter, within sixty days.

Date

Owner

SHARP STREET UNITED METHODIST CHURCH
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR DAY CARE CENTER,
VARIANCE FOR PAVING SURFACE, AND
SPECIAL HEARING

15 TH. ELECT. DIST.
SCALE: 1"=50'

BALT. CO. MAPS AND
DATE: 8/26/82

Property of
Howard S. Henniger

1A94-82



Mr. William E. Hammond
Page Two
August 10, 1982

The three-compartment sink in the kitchen is presently discharging waste onto the ground surface. This waste must be directed to flow into the existing septic system prior to approval of a permit to operate the Day Care Center.

Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County Regulations. For more complete information, contact the Division of Maternal and Child Health, Baltimore County Department of Health.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

cc: Sharp Street United Methodist Church
Division of Maternal & Child Health Care



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

August 16, 1982

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

Dear Mr. Hammond:

Comments on Item #264, Zoning Advisory Committee Meeting of June 22, 1982, are as follows:

Property Owner: Sharp Street United Methodist Church
Location: N/S Eastern Blvd. 1815' W. from centerline of Earls Road
Existing Zoning: D.R. 5-5
Proposed Zoning: Special Exception for a day care center, Special Hearing to determine whether a day care center located in the basement of existing church that lies within a residential transition area must be buffered from an abutting lot line and Variance to allow a Crusher run parking surface in lieu of the required durable, dustless surface.
Acres: 2.5
District: 15th

An inspection of the above premise resulted in the following observation:

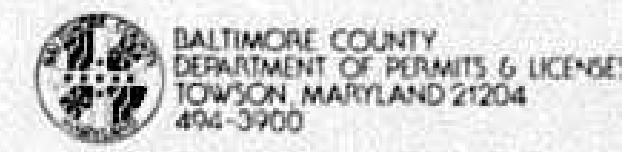
A crusher run parking facility with up to 40 spaces to be used in church and other activities. According to the zoning data, up to 40 spaces are in excess to what is required at this location. Crusher run was adequate for existing activities at this location. Some areas were observed to be seldom utilized for parking in that grass/weeds were observed through its surface. Existing crusher run is acceptable for expanded activities.

Owner/operator of this activity to be well advised as to precautions and methods to be utilized to comply with Regulations to Control Air Pollution in the State of Maryland relative to continued use of roads and parking facilities.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als



TED ZALESKI JR.
CHIEF
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

June 22, 1982

Dear Mr. Hammond:

Comments on Item #264, Zoning Advisory Committee Meeting June 22, 1982 are as follows:

Property Owner: Sharp Street United Methodist Church
Location: N/S Eastern Blvd. 1815' W. from centerline of Earls Road
Existing Zoning: D.R. 5-5
Proposed Zoning: Special Exception for a day care center, Special Hearing to determine whether a day care center located in the basement of existing church that lies within a residential transition area must be buffered from an abutting lot line and Variance to allow a Crusher run parking surface in lieu of the required durable, dustless surface.

Acres: 2.5
District: 15th

The items checked below are applicable:

- All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building/ permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- In wood frame construction an exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, Line 2, Section 1401 and Table 1402.
- Requested variance conflicts with the Baltimore County Building Code, Section/s.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- Comments: Day care centers are classified as assembly uses in the 1981 Building Code. Assuming the existing building, also an assembly use is now in Code compliance, there would be no problems with the Building Code unless alterations are planned, if so permits are required.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CRB/rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubal, Superintendent

Towson, Maryland - 21204

Date: June 21, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 22, 1982

RE: Item No: 259, 260, 261, 262, 263 & 264
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above items have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

RVP/bp

TELEPHONE 285-4674

Human Resources Development Agency of Baltimore County, Inc.

7701 DUNMANWAY
DUNDALK, MARYLAND 21222

July 27, 1982

Baltimore County
Department of Permits and Licenses
Towson, Maryland 21204

Dear Sirs:

Attached you will find an application and check for ten dollars (\$10.00) for opening a day care center in the Sharp Street United Methodist Church (Chase, Maryland). In determining the feasibility of this project over almost the last year, this agency has already had inspections by the Sanitarian and the Fire Department. The agency has also filed for a variance with the Office of Zoning and presently is waiting for scheduling of a hearing date.

Finally, the actual name for the center and whether it will serve twenty children full-day or forty children through two half-day sessions is pending a final decision from the agency's Board of Directors. Dorothy Dobbyn, an H.R.D.A. staff member, is coordinating the steps involved in opening the center and has had an initial interview with Mrs. Kay Drayton (Baltimore County Health Department). If you have any questions or concerns, please feel free to call Ms. Dobbyn at 285-4674.

Sincerely,

Charles H. Creswell,
Executive Director

P.S. Please also find enclosed a rough sketch of the floor plan for the room to be used.

CC/dd

DPL 12-Rev. 6-17-81

PETITIONER'S
EXHIBIT 3

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

MUST BE PREPARED
IN DUPLICATE

District _____
Date July 20, 1982

APPLICATION FOR MAINTAINING A DAY NURSERY LICENSE FOR THE YEAR OF 1983-84

THE UNDERSIGNED hereby makes application for a NEW/RENEWAL LICENSE to operate a Day Nursery in accordance with Title 37 of the Baltimore County Code 1958 Edition:

*Trade Name: Dundas Village Day Care Center (temporary name)

Operated by: Human Resources Development Agency of Baltimore County, Inc.

Location of Nursery: 11814 Eastern Avenue (extended) Zone No. 21220

Owner of Premises: Sharp Street United Methodist Church

Enrollment Session I: 20 Ages 3 to 5 Hours 7:30 to 12:30

Session II: 20 Ages 3 to 5 Hours 12:30 to 5:30

Total Enrollment: 40 (not more than 20 children present at one time)

A SKETCH OR BLUEPRINT OF BUILDING OR BUILDINGS AND PREMISES MUST BE SUBMITTED WITH APPLICATION FOR A NEW DAY NURSERY OR FOR AN INCREASE IN THE ENROLLMENT OF AN EXISTING DAY NURSERY.

*According to Public Statute (Law), the word School or Kindergarten cannot be used in the Title of a Day Nursery, except when approved by the State Board of Education as a School or Kindergarten. Day Care Centers administered and financed officially by a church are the one exception to this law.

When approved by the Baltimore County Health Department this fulfills the Maryland State Department of Health Regulations Governing Eating and Drinking Establishments 43F03.

MAKE CHECK OR MONEY ORDER PAYABLE

TO "BALTIMORE COUNTY, MD."

EXECUTIVE DIRECTOR
Applicant's Title

285-4674 (Human Resources/Infant center c/o 7701 Dunmanway 21222
Phone No. of Day Nursery opens) Address and Zone No.

TO BE COMPLETED BY THE DEPARTMENT OF PERMITS & LICENSES

Application No. _____ Cash Slip No. _____ Date _____

License No. _____ Fee \$ _____ Dept. of Permits and Licenses.

Director

PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE

15th Election District

ZONING: Petition for Special Exception, Special Hearing and Variance

LOCATION: North side Eastern Avenue, 1,815 ft. Northeast of the centerline of Earls Road

DATE & TIME: Tuesday, August 31, 1982 at 9:30 A.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 Special Exception for a nursery school (day care center): Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should determine whether a nursery school (day care center) located in the basement of an existing church that lies within a residential transition area must be buffered from an abutting lot line in accordance with Section 1901.1.B.1.b.3(b); and Variance to allow a crusher run parking surface in lieu of the required durable, dustless surface.

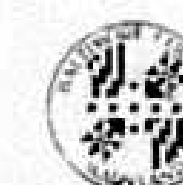
The Zoning Regulation to be excepted as follows:
Section 409.2.c(2) - required paving for parking spaces

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

Being the property of Sharp Street United Methodist Church, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 31, 1982 at 9:30 A.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
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

September 1, 1982

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: Sharp Street United Methodist Church

Location: N/S Eastern Blvd. 1815' W. from centerline of Earls Road

Item No.: 264 Zoning Agenda: Meeting of June 22, 1982

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 or _____ 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.

(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 "Life Safety Code", 1976 Edition prior to occupancy. See Section 9-2.12 and Table 9-1.3.3.6.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/c

8/31 83-47 X-50

Property Description of Sharp Street United Methodist Church

Beginning 1815 feet more or less in the northern R.O.W. of Eastern Avenue east of the intersection of the centerline of Earls Road and north side of Eastern Avenue, then N 15°35'W for a distance of 200.81 feet, then 193.86 feet southwesterly and parallel to the centerline of Amtrak R.O.W., then S 19°43'E for a distance of 19.65 feet, then southwesterly and parallel to the centerline of Amtrak R.O.W., for a distance of 369 feet, then S 41°37' 30" W for a distance of 47.0 feet, then S 42°15'W for a distance of 200.2 feet, then N 76°45'E for a distance of 590.0 feet to a point in the center of Eastern Avenue Extended, then N 13°43'W for a distance of 23.95 feet, and then N 76°59'E for a distance of 179.85 feet along the northern R.O.W. line of Eastern Avenue to the beginning comprising an area of 2.510 acres, saying that part zoned MLR. Day care center will be located in basement of existing church located at 11814 Eastern Avenue.

Charles H. Lee

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 21, 1982

The Reverend Victor O. Johnson
Sharp Street United Methodist Church
11814 Eastern Avenue
Chase, Maryland 21027

RE: Petitions for Special Exception, Special Hearing, and Variance N/S of Eastern Avenue Extended, 1,815' NE of the centerline of Earls Road - 15th Election District Sharp Street United Methodist Church - Petitioner NO. 83-47-XSPHA (Item No. 264)

Dear Reverend Johnson:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Melvin Ginsburg
Human Resources Development Agency
of Baltimore County, Inc.
7701 Dunmanway
Baltimore, Maryland 21222

John W. Hessian, III, Esquire
People's Counsel

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 8/12/82
Posted for: Notice of Special Exception, Special Hearing, and Variance
Petitioner: Sharp St. United Methodist Church
Location of property: N/S Eastern Ave., 1,815' NE of Earls Rd. centerline of Earls Rd.
Location of Signs: facing Eastern Ave
Remarks: Item 264
Posted by: William E. Hammond Date of return: 8/20/82
Number of Signs: 3

Sharp Street United Methodist Church
11814 Eastern Avenue
Chase, Md. 21027

Mr. Melvin Ginsburg
Human Resources Development Agency of
Baltimore County, Inc.
7701 Dunmanway
Baltimore, Md. 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

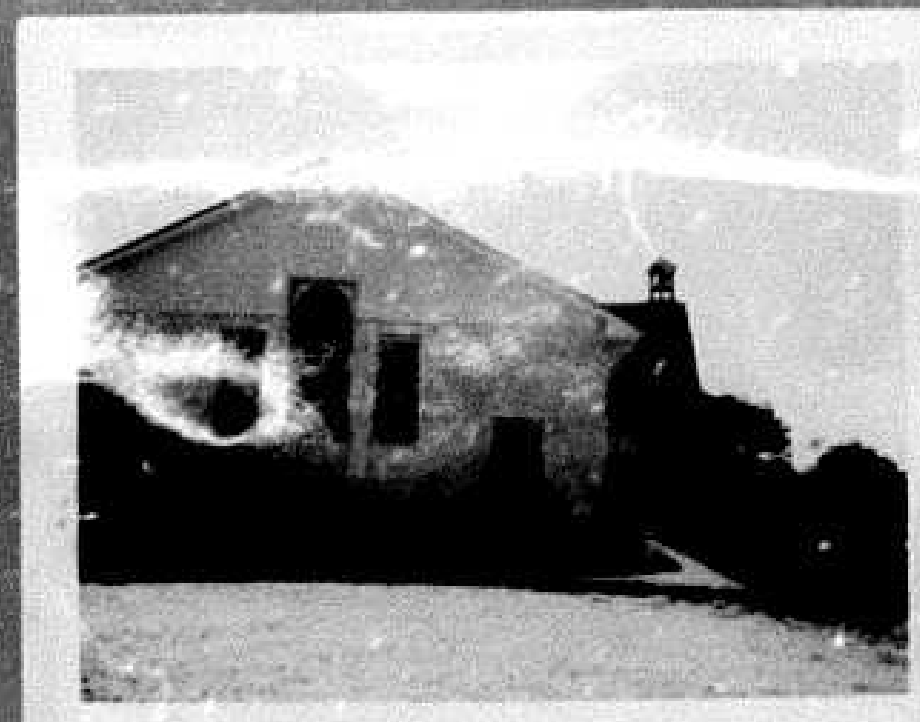
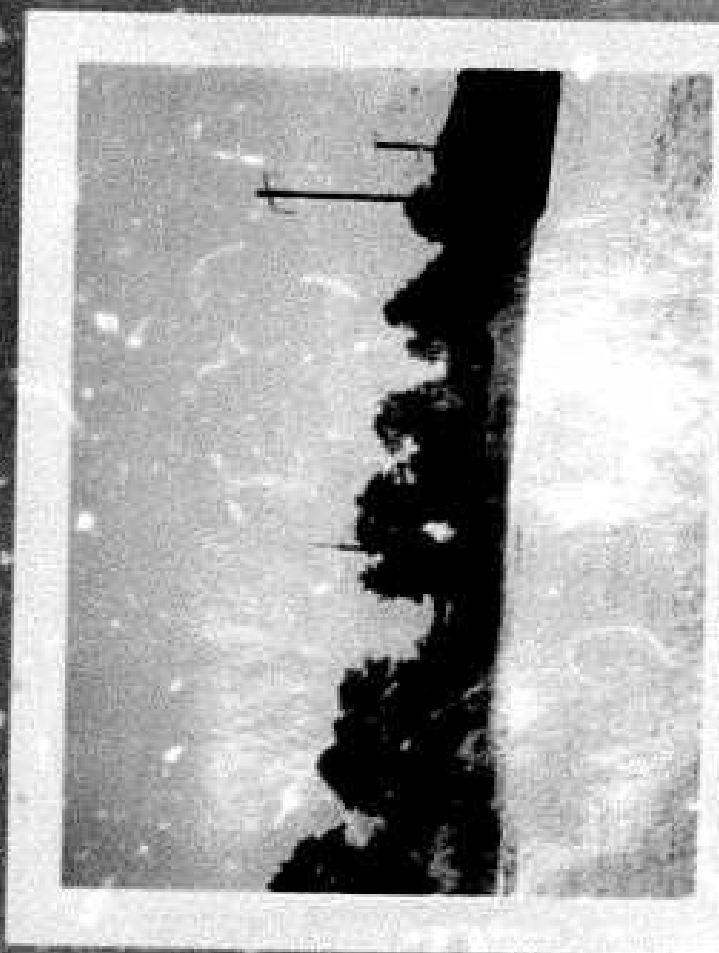
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of June, 1982

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Sharp Street United Methodist Church

Petitioner's Attorney: Nicholas E. Commodari
Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee



Sharp Street United Methodist Church
11814 Eastern Avenue
Chase, Maryland 21027

August 4, 1982

NOTICE OF HEARING

Re: Petitions for Special Exception, Special Hearing & Variance
N/S Eastern Ave., 1,815' NE of c/l of Earls Road
Sharp St. United Methodist Church - Petitioner
Case #83-47-XSPHA Item #264

TIME: 9:30 A.M.

DATE: Tuesday, August 31, 1982

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

TOWSON, MARYLAND

cc: Human Resources Development Agency
of Baltimore County, Inc.
c/o Melvin Ginsburg
7701 Dunmanway
Baltimore, Maryland 21222

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR SPECIAL
EXCEPTION, SPECIAL HEARING
AND VARIANCE
15th Election District

ZONING: Petition for Special Exception, Special Hearing and Variance
LOCATION: North side Eastern Avenue, 1,815 ft. Northeast of the centerline of Earls Road
DATE & TIME: Tuesday, August 31, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

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

Position for Special Exception for a nursery school (day care center); Special Hearing under Section 902 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner or his/her Deputy Zoning Commissioner should determine whether a nursery school (day care center) located in the basement of an existing church that lies within a residential transition area must be buffered from an abutting lot line in accordance with Section 180.1.B.1.b. and Variance to allow a crusher run parking surface in lieu of the required durable, dustless surface.

All that parcel of land in the Fifteenth District of Baltimore County, containing 1.815 feet more or less in the northern R.O.W. of Eastern Avenue, then N 15°35'W for a distance of 200.81 feet, then 193.86 feet southwesterly and parallel to the centerline of Amtrak R.O.W., for a distance of 369 feet, then S 41°37' 30" W for a distance of 47.0 feet, then S 42°15'W for a distance of 200.2 feet, then N 76°45'E for a distance of 590.0 feet to a point in the center of Eastern Avenue Extended, then N 13°43'W for a distance of 23.95 feet, and then N 76°59'E for a distance of 179.85 feet along the northern R.O.W. line of Eastern Avenue to the beginning comprising an area of 2.510 acres, saying that part zoned MLR. Day care center will be located in basement of existing church located at 11814 Eastern Avenue.

Being the property of Sharp Street United Methodist Church, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 31, 1982 at 9:30 A.M.
Hearing Room: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

By Order Of
WILLIAM E. HAMMOND
Zoning Commissioner of Baltimore County
Aug 12

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 12, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time, ~~on one time~~ before the 31st day of August, 1982, the 1st publication appearing on the 12th day of August, 1982.

THE JEFFERSONIAN

L. Frank Smith
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 26, 1982

Sharp Street U.M. Church
11814 Eastern Avenue
Chase, Maryland 21027

Re: Petitions for Special Exception, Special Hearing and Variance
N/S Eastern Ave., 1,815' NE of c/l of Earls Rd.
Sharp Street U.M. Church - Petitioner
Case #83-47-XSPHA Item #264

Dear Sir:

This is to advise you that \$86.19 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Commissioner

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

No. 108958

DATE: 9/7/82 ACCOUNT: 01-662
AMOUNT: \$86.19
RECEIVED FROM: Human Resources Development Agency of Baltimore County, Inc.
FOR: Advertising & Posting Case #83-47-XSPHA (Sharp St. United Methodist Church)
6 042- 8861816 80724

Petition For
Special
Exception,
Special Hearing
And Variance

15th Election District

ZONING: Petition for Special Exception, Special Hearing and Variance

LOCATION: North side Eastern Avenue, 1,815 ft. Northeast of the centerline of Earls Road

DATE & TIME: Tuesday, August 31, 1982 at 9:30 A.M.

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

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Being the property of Sharp Street United Methodist Church, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 31, 1982 at 9:30 A.M.

Hearing Room: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of
WILLIAM E. HAMMOND
Zoning Commissioner of Baltimore County

The Times

Middle River, Md., August 19, 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 31st day of

August, 1982

Frank Smith
Publisher.

DAY CARE CENTER, METHODIST CHURCH

PLAY AREA (TO BE FENCED)

ENTRANCE

EXTERIOR STAIRWELL

DOWN

WINDOWS

WATER COOLER

26'

10'

3'

FIRE DOOR

GIRLS RESTROOM

BOYS RESTROOM

1ST FLOOR

BASEMENT ROOM TO BE USED FOR DAY CARE CENTER

38'-0"

46'-0"

23'

ENCLOSED ELECTRICAL CLOSET

WINDOWS

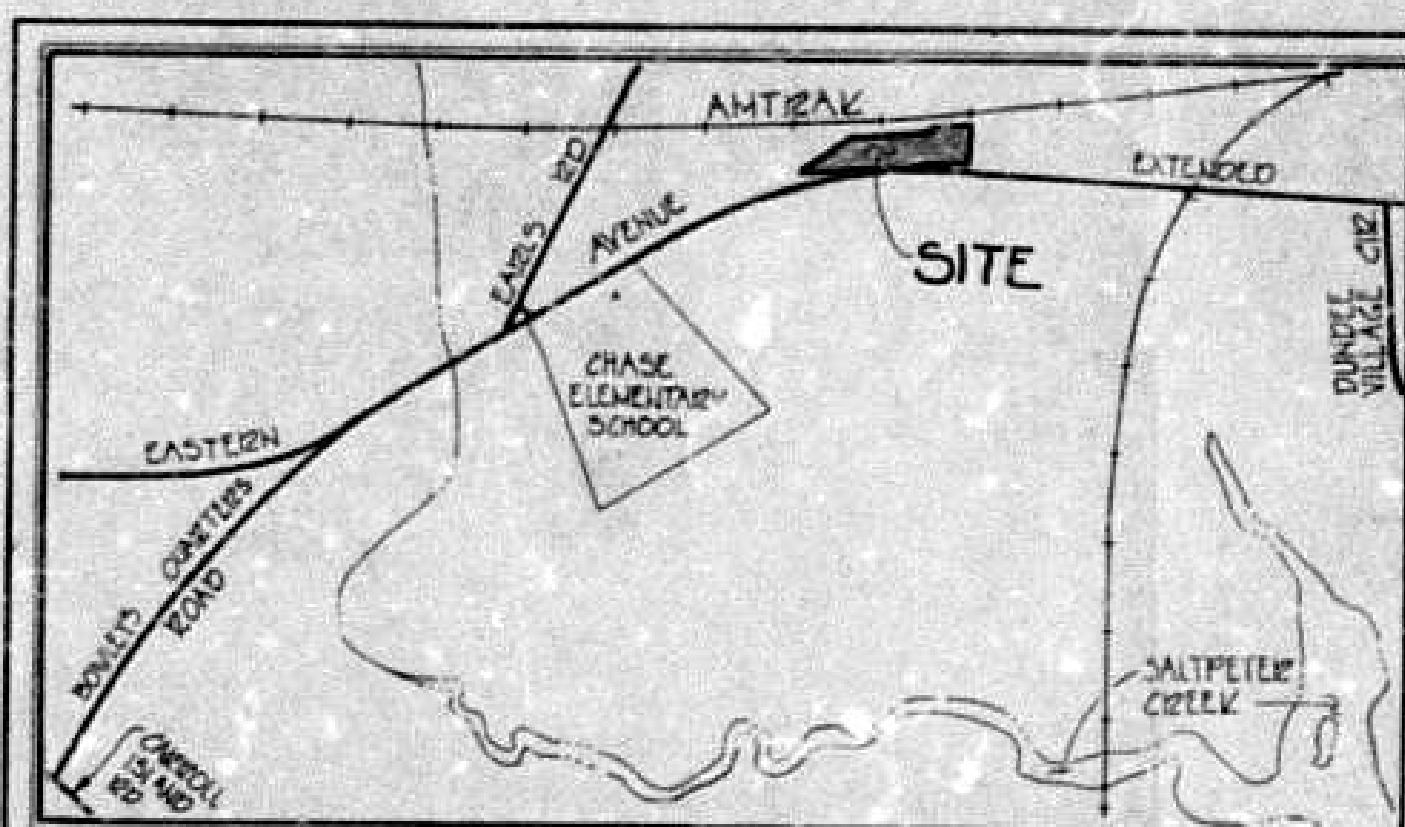
SCALE

$\frac{1}{8}$ INCH = 1 FOOT

PETITIONER'S

SCALE
 $\frac{1}{8}$ INCH = 1 FOOT

PETITIONER'S
EXHIBIT 2



VICINITY MAP
SCALE: 1"=1000'

Property of
Chase Industrial Park
4845/18

**PETITIONER'S
EXHIBIT**

Charles Henry Lee Date
Reg. No 4268



PURDUM & JESCHKE
CONSULTING ENGINEERS
LAND SURVEYORS
1023 North Calvert Street
Balt. Maryland 21202 301/837-0194

NOTE:
Boundary Survey by
Keller & Keller
May 16, 1958

DEED REFERENCE
Liber 494, Folio 203
Liber 65, Folio 270

OFF STREET PARKING:

Use: Church
Seating Capacity: 168 Persons
No of Reqd Spaces $168/6 = 28$
Use: Day Care Center
Number of Staff: 3
Number of Required Spaces: 3
Total Spaces Required: 28
Total Existing Spaces: 41

DAY CARE CENTER LOCATION:
Basement of West Addition of
Existing Church

AREA OF PROPERTY:
2.510 Acres

BUFFER AREAS

On-site natural vegetation in buffer areas, as specified herein, will be reviewed by the Planning Board, the zoning Commissioner or the Board of Appeals, as the case may be, during the months of January, February and upon completion of improvements so as to determine compliance with the Baltimore County Zoning Regulations, Section 15-01.1.1.b.1.b.3.(b) and 15-01.1.1.b.1.b.5. If on-site natural vegetation is determined not to comply with the aforementioned Zoning Regulations, owners agree to conform with Section 9 of the planning required in the buffer areas so as to meet said regulations, within a reasonable time following written notification, but not later than the planting season next following completion of the improvements or occupancy, whichever shall first occur.

If on-site natural vegetation is determined to be in compliance with the aforementioned Zoning Regulations then the owners agree to revise the site plan to show location with this area of all evergreens and trees over two inches in diameter, within sixty days.

SHARP STREET UNITED METHODIST CHURCH
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR DAY CARE CENTER,
VARIANCE FOR PAVING SURFACE, AND
SPECIAL HEARING

15 TH. ELECT. DIST.
SCALE: 1"=50'

DALE CO. MARYLAND
DATE: 4/26/52

