

PETITION FOR SPECIAL EXCEPTION 83-255-X

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 _____ Church.

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:
(Type or Print Name)
Signature
Address
City and State
Attorney (for Petitioner):
(Type or Print Name)
Address
City and State
Attorney's Telephone No.:
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
R & S Associates
Name
70 D Painters Mill Road
Owings Mills, MD. 21117
Address
City and State
Phone No.

Legal Owner(s):
Light & Life Free Methodist Church
(Type or Print Name) Rev. Wm. Trudgen, Pastor
Signature
Jerry L. Streicker, Trustee
(Type or Print Name)
Signature
3 Woodenbridge Ct.
Address
Reisterstown, MD 21136
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
R & S Associates
Name
70 D Painters Mill Road
Owings Mills, MD. 21117
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of March, 1983, 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 12th day of May, 1983, at 9:45 o'clock A.M.

Signature
Zoning Commissioner of Baltimore County.

X.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S of Hanover Rd., 160' S of
Glen Falls Rd., 4th District : OF BALTIMORE COUNTY
LIGHT & LIFE FREE METHODIST : Case No. 83-255-X
CHURCH, 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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Signature
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 19th day of April, 1983, a copy of the foregoing Order was mailed to Rev. William Trudgen, Pastor, and Jerry L. Streicker, Trustee, Light & Life Free Methodist Church, 3 Woodenbridge Court, Reisterstown, MD 21136, Petitioner's representatives; and R & S Associates, 70 D Painters Mill Road, Owings Mills, MD 21117, who requested notification.

Signature
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-255-X
FROM: Light & Life Free Methodist Church
SUBJECT: Light & Life Free Methodist Church

Date: April 25, 1983

Although the preferred use would be for agricultural purposes, this office believes that the proposed use would be appropriate here. Further, the placement and landscaping of the parking area as shown on the petitioner's plat would be acceptable.

Signature
Norman E. Gerber
Director of Planning and Zoning

NEG:JGHalc

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 4, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
000
Nicholas B. Commodari
Chairman
MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Road Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Rev. William Trudgen
Mr. Jerry L. Streicker
3 Woodenbridge Court
Reisterstown, Maryland 21136

RE: Item No. 190 - Case No. 83-255-X
Petitioner - Light and Life Free
Methodist Church
Special Exception Petition

Gentlemen:

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.

In view of your proposal to construct a combination church/multi-purpose building to the rear of this property, this special exception hearing is required.

Particular attention should be afforded to the comments of the Department of Permits and Licenses, while revised plans, reflecting the comments of the State Highway Administration, must be submitted.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

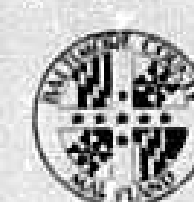
Very truly yours,

Signature
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: R & S Associates
70 D Painters Mill Rd
Owings Mills, Md 21117



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 2, 1983

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

Re: Item #180 (1982-1983)
Property Owner: Light and Life Free
Methodist Church
W/S Hanover Rd. 160' S. Glen Falls Rd.
Acres: 5.956 District: 4th

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:

Hanover Road (Md. 30) is a State Road; therefore, all improvements, intersections, entrance, and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

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.

Storm Drains:

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

Item #180 (1982-1983)
Property Owner: Light and Life Free Methodist Church
Page 2
May 2, 1983

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Comprehensive Metropolitan Facilities Planning Area. The Baltimore County Water Supply and Sewerage Plans W and S-98, as amended through January 1982, indicate "No Planned Service" in the area.

Very truly yours,

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

RAM:EAM:FWR:ss

X-NE Key Sheet
76 NW 43 Pos. Sheet
NW 1" Topo
39 T.L. Map



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Catrider
Assistant Secretary

March 23, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 3-22-83
ITEM: #180.
Property Owner: Light and Life
Free Methodist Church
Location: W/S Hanover Road
Route 30, 160' S. Glen Falls Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special
Exception for a Church.
Acres: 5.956
District: 4th

Dear Mr. Hammond:

On review of the site plan of 3-7-82 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show the following comments:

1. The proposed entrance relocated 57'± south of existing C & P pole #98.
2. The proposed entrance should be 30' in width with 20' radii of S.H.A. Type "A" concrete curb and gutter.
3. A 5' tangent must be shown at the south property line.
4. The existing concrete curb along the property frontage must be shown on the revised plan as 21'± from the face of curb to the centerline of Hanover Road.
5. Paving of the proposed access must be of Bituminous paving to meet existing State standards.
6. The existing 66' R/W and proposed 80' R/W must be shown on the revised plan.

My telephone number is (301) 655-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calver, Jr., Baltimore, Maryland 21203 - 0717

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Sections 502.1 and 1A01.2.C. of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of May, 1983, that the Petition for Special Exception for a church, in accordance with the site plan prepared by R & S Associates, revised May 5, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated March 23, 1983, and the requirements of the Department of Health.
2. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

John M. H. Jones
Deputy Zoning Commissioner
Baltimore County

Mr. W. Hammond

-2-

March 23, 1983

It is requested that the plan be revised prior to a hearing and all work within the State Highway Administration Right of Way must be through permit with the posting of a \$5,000.00 bond to guarantee construction.

Very truly yours,

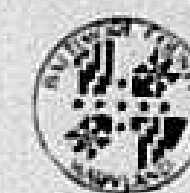
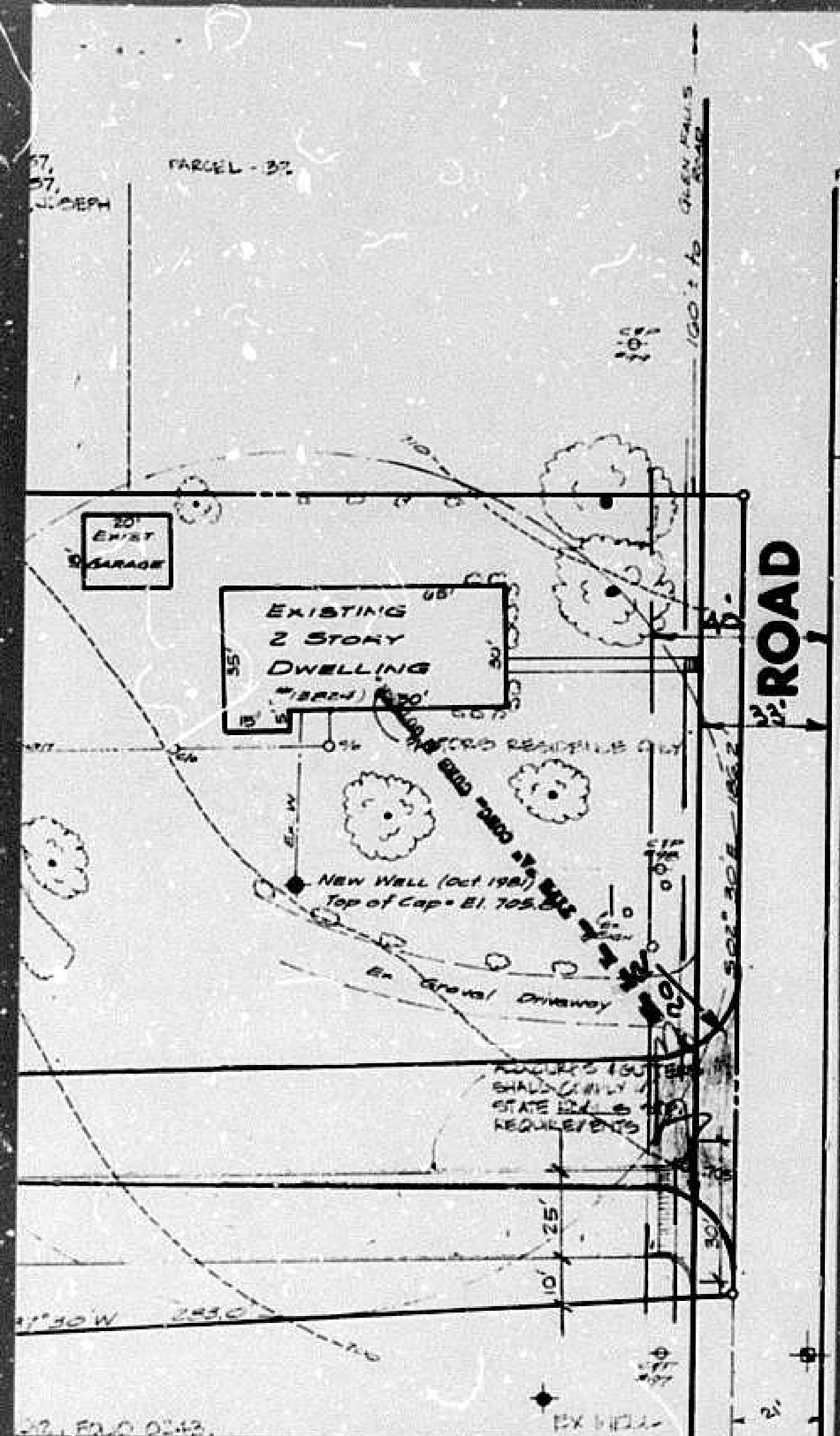
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

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

April 12, 1983

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Light and Life Free Methodist Church

Location: W/S Hanover Road 160' S. Glen Falls Road

Item No.: 180

Zoning Agenda: March 22, 1983

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 connection 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.

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

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

REVIEWED BY: *George M. Hagan*
Planning Group
Special Inspection Division

Noted and Approved: *George M. Hagan*
Fire Prevention Bureau

JK/mh/eam

5/12/83



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-9900

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

March 31, 1983

Dear Mr. Hammond:
Comments on Item # 180 Zoning Advisory Committee Meeting March 22, 1983 are as follows:

Property Owner: Light and Life Free Methodist Church
Location: W/S Hanover Road 160' S. Glen Falls Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a church

Address: 5,956
District: 4th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland and all other applicable Codes.
- B. A building and other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. 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 fire wall is required if construction is on the lot line. See Table 1601, Item 2, Section 1607 and Table 1602.
- F. Requested variance conflicts with the Baltimore County Building Code. Section/s _____.
- G. 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.
- H. 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 601.
- I. Comments: In the type of construction is not indicated, the designer should review Table 505 for permissible types of construction for A-1 Use Group. Several Handicapped Code requirements are not indicated on the plot plan. Show size and use of pavilion.

These comments reflect only on the information provided by the drawings submitted to the office at 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., 21204.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:ryj

PURN 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Cubel, Superintendent

Towson, Maryland - 21204

Date: 3/22/83

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

Z.A.C. Meeting of: March 22, 1983

RE: Item No: 177, 178, 179, 180, 181, 182
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/3p

PETITION FOR SPECIAL EXCEPTION

4th Election District

ZONING: Petition for Special Exception
LOCATION: West side of Hanover Road, 160 ft. South of Glen Falls Road
DATE & TIME: Thursday, May 12, 1983 at 9:45 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 church

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

Being the property of Light & Life Free Methodist Church, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, May 12, 1983 at 9:45 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

ras associates

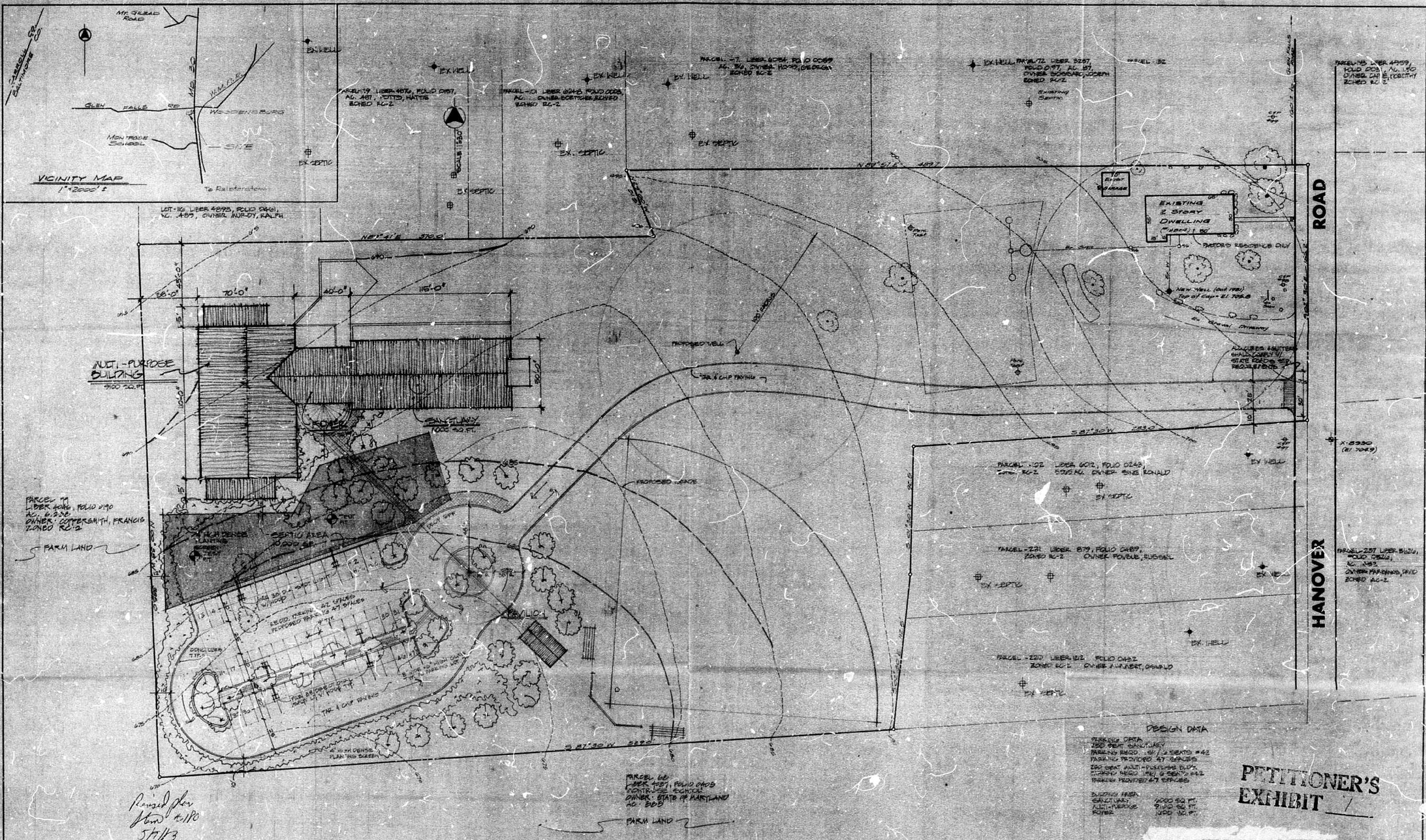
700 Painters Mill Road
Owings Mills, Maryland 21117
301-363-2630

Beginning at a point in Hanover Road, also known as Maryland Route 30, said point being 160' more or less south of Glen Falls Road, and running thence in Hanover Road

- 1.) South 2 degrees 30 minutes East 186.2 feet; thence following said road and running the eight following courses and distances:
 - 2.) South 87 degrees 30 minutes West 293.0 feet;
 - 3.) South 1 degrees 30 minutes West 92.5 feet;
 - 4.) South 2 degrees 30 minutes East 112.5 feet;
 - 5.) South 87 degrees 30 minutes West 529.0 feet;
 - 6.) North 0 degrees 38 minutes West 385.0 feet;
 - 7.) North 89 degrees 41 minutes East 370.0 feet;
 - 8.) North 29 degrees 0 minutes West 51.5 feet;
 - 9.) North 85 degrees 57 minutes East 489.7 feet to the place of beginning. Containing 5.956 Acres of land, more or less.

Being the same property which by Deed dated April 12, 1979 and recorded among the Land Records of Baltimore County in Liber 6012, Folio 245 was granted and conveyed by Edward J. Hare and Mabel E. Hare, his wife unto Light and Life Free Methodist Church.





WILLIAM W. KEESEY, architect
227 MAIN STREET
REISTERSTOWN, MARYLAND
21138

date
2/1/88
sheet
1 of 1

SITE PLAN

LIGHT AND LIFE FREE METHODIST CHURCH

REVISIONS:

1/1/88 - 1st PRINTING - T.W.

2/1/88 - WORKING 1 SEPTIC

BALTIMORE COUNTY MARYLAND

4TH ELECTION DISTRICT

TAX MAP 59

BLOCK 0

PARCEL 00

ZONING RC-2

0.227 ACRES

SCALE: 1"=30'

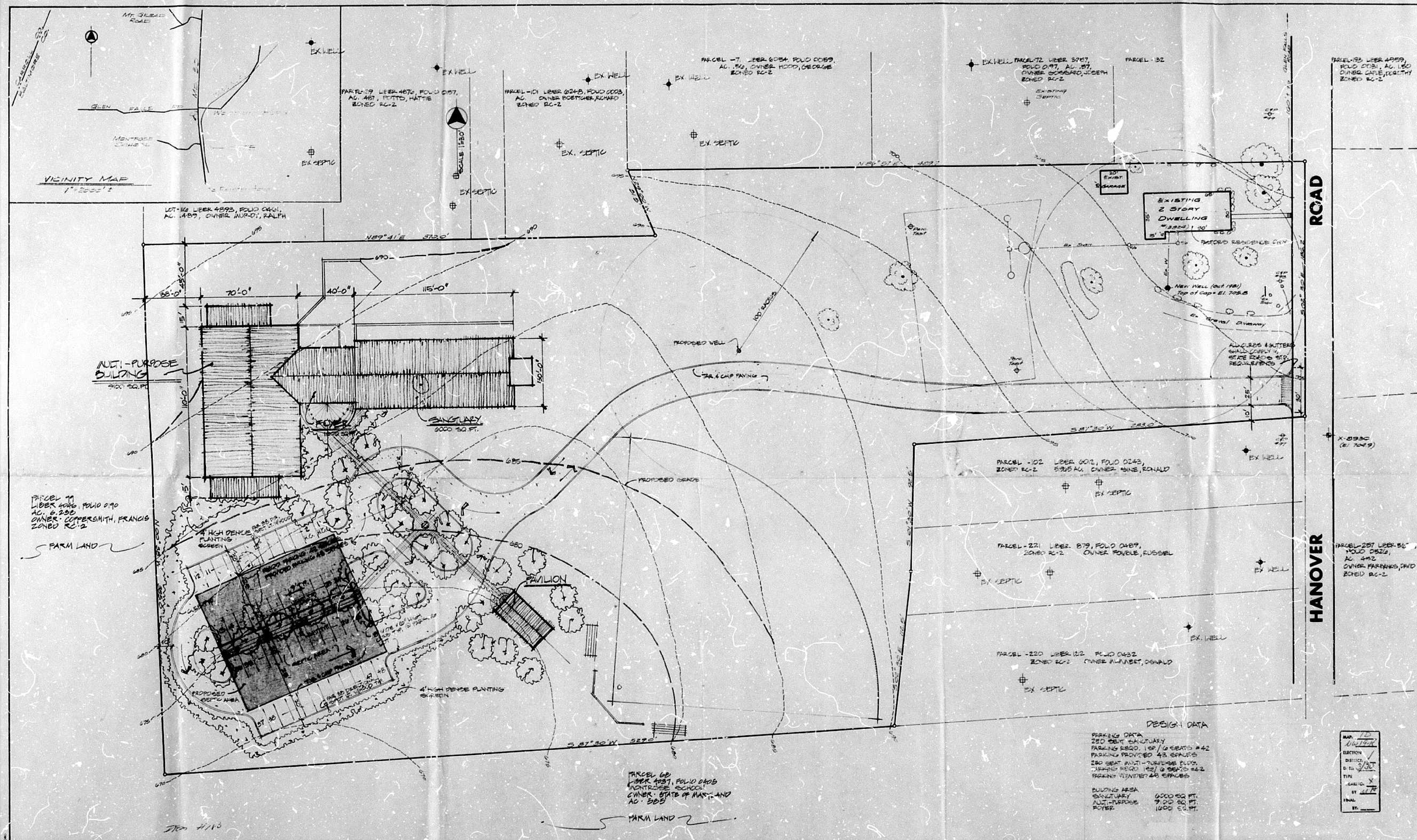
CONSULTANT:

R & G ASSOCIATES

CIVIL ENGINEERS

LANDSCAPE ARCHITECTS

JOB NO. 88-24/01



WILLIAM W. KEENEY architect
227 MAIN STREET
REISTERSTOWN, MARYLAND 21136
date 3/7/02
sheet 1
of 1

SITE PLAN LIGHT AND LIFE FREE METHODIST CHURCH

BALTIMORE COUNTY, MARYLAND
4TH ELECTION DISTRICT
TAX MAP 39
BLOCK 13
PARCEL 20
SECTION 2C 2
0.22 = ACRES
SCALE: 1"=30'

CONSULTANT:
R & S ASSOCIATES
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS