

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 1801.1B.1C.6

having been met, to approve the construction of a new sanctuary and related site work for the Church of the Ascension would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of September, 1983, that the construction of a new sanctuary and related site work for the Church of the Ascension, in accordance with the site plan prepared by Daft, McCune, Walker, Inc., revised June 27, 1983, and marked Petitioner's Exhibit 1, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The evergreen screening indicated on Petitioner's Exhibit 1 shall be 6 feet high.
2. A revised site plan, incorporating the restriction set forth above, shall be submitted for approval by the Office of Planning and Zoning.

Edward A. McDonough
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE _____
BY _____
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: July 19, 1983
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Church of the Ascension
PROJECT NUMBER: #83091
LOCATION: S/E corner of Potomac Avenue
and Poplar Avenue
DISTRICT: 13C1

The Plan for the subject site, dated May 27, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:
The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

HIGHWAY COMMENTS:
Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-19) which places the back edge of the sidewalk 2 feet off the property line. Since there is already an existing 4-foot sidewalk along most of the property frontage, the 4-foot walk may be continued for the remainder of the frontages.

Public roads with concrete curbs and gutters exist along the entire road frontage shown on the Plan. Therefore, no further road improvements will be required at this time.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: July 19, 1983
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: CHURCH OF THE ASCENSION PLAN: XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: XIII-91 PLAN EXTENSION: _____
REVISED PLAN: _____
PLAT: _____

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

According to the Baltimore County Soil Survey, the following soil limitations for development exist on this site. Lenoir-Urban land complex, LoB, has severe limitations due to high water table and poor natural drainage. Chillum Urban Land Complex (CID) has moderate to severe limitations due to slope. Adequate measures which would mitigate the effects of such limitations will be required prior to issuance of building permits. It is the intended purpose to identify soil limitations on the plan, and mitigative measures must be addressed in subsequent processing phases.

The property is located in a deficient service area, the Patapsco Drainage Area, as defined by Bill 178-79. Bill 178-79 Section 4A02.36, requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, the Plat may be recorded, but building permits would not be issued until capacity becomes available.

Susan Carrell
Susan Carrell

Project #83091
Church of the Ascension
Page 2
July 19, 1983

HIGHWAY COMMENTS: (Cont'd)

The entrance locations are subject to approval by the Department of Traffic Engineering.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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

From the Plan submitted, it does not appear that any additional drains will be required.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County.

The Developer 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 Developer.

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.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: July 20, 1983
FROM: ZONING

PROJECT NAME: Church of the Ascension PLAN: ✓
LOCATION: S/E corner Potomac & Poplar Aves. DEVELOPMENT PLAN:
DISTRICT: 13th Election District PLAT: _____

1. A special hearing (Item No. 11) was filed on June 24, 1983 for a church in a residential transition area. At the time of the hearing, it is the burden of the petitioner to prove that the proposed improvements are planned in such a way that compliance to the extent possible with R.T.A. use requirements will be maintained and that the plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises.

R.T.A. use requirements include the following:

- Length of building of 130 feet
- Maximum height of 35 feet
- Setbacks of 75 feet front or side
- 150 feet rear yard
- Buffer areas of 75 feet for parking lots, or for the rear of the building
- 50 feet for the side or front of the building

2. The CRG plan may be approved contingent upon the outcome of the zoning hearing.

Diana Litter
DIANA LITTER
Zoning Associate III

DI:bsc

7/32bsc

Project #83091
Church of the Ascension
Page 3
July 19, 1983

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

This site is eligible for a storm water management exemption, based on the small amount of new impervious area.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

WATER AND SANITARY SEWER COMMENTS:

Sewers exist in Maple and Poplar Avenues. The present buildings are being sewered. However, the property is subject to the sewer allocation policy as established by the Baltimore County Council. The site is in the Herbert Run sewer area of the Patapsco Watershed.

Permission to connect additional sanitary fixtures to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

There is existing public water in Poplar and Maple Avenues. However, the Developer intends to use Potomac Avenue for access. The Baltimore County Fire Bureau is insisting that a fire hydrant to serve this site be placed at either of either of the two existing mains.

The Fire Bureau is also concerned that water pressure in the old mains serving this area will not provide adequate fire flow. A fire flow test will be required to determine available fire flow. This test will be performed by Baltimore City, at the Developer's cost.

After all the above problems are resolved, permission to obtain additional metered connections from the existing mains may be obtained from the Department of Permits and Licenses.

This property is subject to a Water and/or Sewer System Connection charge based on the size of water meter utilized.

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Moore DATE: July 19, 1983
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Church of the Ascension C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN: _____
LOCATION: Potomac Avenue RECORD PLAT: _____

The plan as shown appears satisfactory as it pertains to this department.

C. Richard Moore
C. RICHARD MOORE
Acting Deputy Director

CRM/GMJ/ccm

Project #83091
Church of the Ascension
Page 4
July 19, 1983

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The Developer will be given credit for one System Connection Charge for each existing house connection.

The total Water and/or Sewer System Connection Charge is determined, and payable, at time of plumbing permit application. This charge is in addition to the normal front foot assessment and permit charges.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private water lines and sanitary sewerage, which must conform to the Baltimore County Plumbing Code.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

If water main extensions are required, a Public Works Agreement must be executed by the owner and Baltimore County, after which a Building Permit may be approved.

The Plan may be approved subject to the above comments.

Edward A. McDonough
EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:HMS:iss
cc: File

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

July 20, 1983
Date

Church of the Ascension
Subdivision Name, Section and/or Plat
Church of the Ascension
Developer and/or Engineer
Daft, McCune, Walker, Inc.
Potomac Watershed No. of Lots or Units 1 Total Acreage 1.72 Public Water Public Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.
- Soil percolation tests have been conducted. Revised plans must be submitted prior to approval of plats. They are not required and the plat can be approved as submitted. Contact this office at 494-2762 for more complete information.
- Public sewers must be utilized and/or extended to serve the property.
- No sewage disposal area shall be located within _____ feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.
- Wells must be located a minimum distance of _____ from any sewage disposal areas, 100 ft. from any wells, 40 ft. from dwellings, 10 ft. from property lines, 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.
- Public water must be utilized and/or extended to serve the property.
- Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.
- Sewage disposal areas must not be placed on slopes of 25% or greater.

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

- A Hydrogeological Study must be submitted, _____ must be updated, _____ can be waived, _____ must be revised. Has been reviewed and approved.
- A Water Appropriation Permit Application must be submitted.
Note: Greater than 23 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.

The developer must contact this office at 494-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

- This plan can be approved as submitted.
- This plan cannot be approved at this time. See checked revisions and/or comments.

The Environmental Effects Report has been reviewed and approved subject to the conditions outlined in the attached memo dated July 29, 1983.

J. Powell

SS 782

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: July 20, 1983

FROM: Janice B. Outen

SUBJECT: CHURCH OF THE ASCENSION
CRG MEETING - JULY 20, 1983

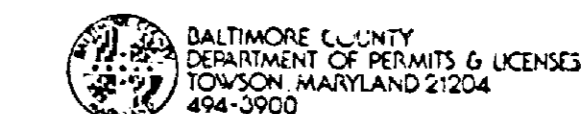
PLAN REVIEW NOTES

1. Proposed razing of existing sanctuary and rectory and construction of a new sanctuary on 1.72 acres.
2. Public water and sewage.
3. Not in reservoir drainage.
4. Proposed BMP: Mechanical removal of snow.

RESPONSES

- The Environmental Effects Report ^{is approved} subject to the following conditions:
1. An inspection for asbestos and other hazardous materials will be required prior to issuance of a razing permit.
 2. The following restrictions on the use of the property will be recited on the plat as covenants running with the land and signed by the owner and provide for enforcement by Baltimore County.
 - a. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - b. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - c. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - d. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - e. No filling will be allowed in grassed or lined drainage ditches or swales.

JBO:pms
cc: J. Powell



July 28, 1983

TED JALESH JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21286

Dear Mr. Hammond
Comments on Item # 11 Zoning Advisory Committee Meeting July 5, 1983 are as follows:

Property Owner: Church of the Ascension
Locations: NE/Cor. Potomac and Maple Ave.
Resisting Zoning: R-1, R-2
Proposed Zoning: Special Hearing to construct a new sanctuary & related site work for the Church & is a residential transition area pursuant to Sec. 1501.1.B.C.6

Acres: 1.72
District: 13

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building's exterior lighting 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.
- 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 line. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1007 and Table 1002.
- Requested variance conflicts with the Baltimore County Building Code, Section/_____
- 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: Handicapped parking spaces shall not be located in such a manner the handicapped are forced to pass behind parked vehicles, also show ramps, curb cuts, handicapped signs, building access, etc. in compliance with the State Handicapped Code.

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 (Plan Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Burham, Chief
Plan Review

CRZ:7J
FORM 01-83

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent Towson, Maryland - 21204

Date: July 5, 1983

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

Z.A.C. Meeting of: July 5, 1983

RE: Item No: 275, 276, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Nick Petrovich, Assistant
Department of Planning

WSP/bp

DAFT-MCUNE-WALKER, INC.

530 East Joppa Road
Towson, Md. 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers

DESCRIPTION FOR ZONING PURPOSES

1.72 Acres +/- Parcel
One The East Side of Potomac Avenue
Between Poplar And Maple Avenues
Also Known As 1527 Potomac Avenue
Baltimore County, Maryland

Beginning for the same on the Northeast corner of Potomac (50 feet wide) and Maple (50 feet wide) Avenues, thence bounding on the Easternmost side of Potomac Avenue, South 01 degrees 04 minutes 12 seconds East, 256.08 feet more or less, thence bounding on the Southernmost side of Poplar Avenue, South 78 degrees 36 minutes 29 seconds West, 328.00 feet more or less to a point in a line along the lands of Adolph C. and Ada E. Biegler described in a deed recorded among the Land Records of Baltimore County in Liber 3062 folio 120, thence with same North 11 degrees 23 minutes 31 seconds West, 114.00 feet more or less, to a point in a line along the lands of Church of the Ascension described in a deed recorded among the Land Records aforesaid in Liber 4331 folio 516, thence with same North 78 degrees 36 minutes 29 seconds West, 120.00 feet more or less to a point in a line along the lands of Margaret A. Buzzeil described in a deed recorded among the Land Records aforesaid in Liber 820 folio 391, thence with same North 11 degrees 23 minutes 31 seconds West, 136.00 feet more or less, thence bounding on the Northernmost side of Maple Avenue, North 78 degrees 36 minutes 29 seconds East, 263.25 feet more or less to the point of beginning and containing 1.72 acres of land more or less.

Said parcel being the same lands conveyed by deed dated April 30, 1923 and recorded among the Land Records of Baltimore County in Liber 579 folio 352 conveyed from Ambrose Vogh and Clara Vogh to the Archdiocese of Baltimore.

June 20, 1983
Our File No. 83033

PETITION FOR SPECIAL HEARING

13th Election District

ZONING: Petition for Special Hearing
LOCATION: Northeast corner of Potomac and Maple Avenues
DATE & TIME: Tuesday, September 20, 1983 at 10:45 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:

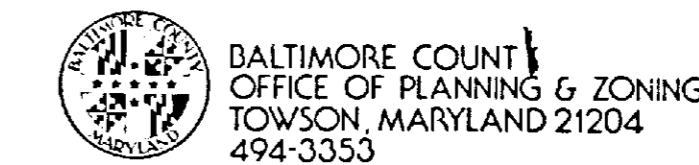
Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve construction of a new sanctuary and related site work for the Church of the Ascension in a residential transition area pursuant to Section 1B01.1B.1C.6

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

Being the property of Church of the Ascension, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
ZONING COMMISSIONER

September 28, 1983

Thomas N. Biddison, Jr., Esquire
One Charles Center
Suite 1100
Baltimore, Maryland 21201

RE: Petition for Special Hearing
NE/corner of Potomac and Maple
Aves. - 13th Election District
Church of the Ascension - Petitioner
NO. 84-78-SPH (Item No. 11)

Dear Mr. Biddison:

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

Very truly yours,
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

August 23, 1983

Thomas N. Biddison, Jr., Esquire
One Charles Center
Suite 1100
Baltimore, Maryland 21201

NOTICE OF HEARING

Re: Petition for Special Hearing
NE/corner of Potomac and Maple Avenues
Church of the Ascension - Petitioner
Case No. 84-78-SPH

TIME: 10:45 A.M.

DATE: Tuesday, September 20, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: Daft, McCune, Walker, Inc.
530 East Joppa Road
Towson, Maryland 21204

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 117693

DATE: 6/24/83
TAX: R-01-615-000

AMOUNT: \$ 100.00

RECEIVED: *Daft, McCune, Walker, Inc.*
FROM: *Special Hearing Church of the Ascension*
FOR: *Item 11*

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-78-SPH

District: 13th Date of Posting: Sept 2, 1983

Posted for: *Special Hearing*

Petitioner: *Church of the Ascension*

Location of property: *N.E. Corner of Potomac and Maple Avenues*

Location of Sign: *Sign N.E. Corner of Potomac and Maple Avenues*

Remarks: *and sign S.E. Corner of Potomac and Poplar Avenues*

Posted by: *A.J. Pruthi* Date of return: *Sept 9, 1983*

Number of Signs: *2*

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

ARNOLD JABLON
ZONING COMMISSIONER

September 16, 1983

Thomas N. Biddison, Jr., Esquire
One Charles Center
Suite 1100
Baltimore, Maryland 21201

Re: Petition for Special Hearing
NE/corner Potomac and Maple Avenues
Church of the Ascension - Petitioner
Case No. 84-78-SPH

Dear Mr. Biddison:

This is to advise you that \$110.70 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

No. 121524

DATE: 9/22/83 ACCOUNT: R-01-615-000

AMOUNT: \$110.70

RECEIVED: *Daft, McCune, Walker, Inc.*
FROM: *Advertising & Posting Case #84-78-SPH*
(Church of the Ascension)

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING

1st Election District
ZONING: Petition for Special Hearing
LOCATION: Northeast corner of Potomac and Maple Avenues
DATE & TIME: Tuesday, September 20, 1983 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above described property at the time and place stated above.

Re: Petition for Special Hearing
NE/corner Potomac and Maple Avenues
Church of the Ascension - Petitioner
Case No. 84-78-SPH

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Defendant

BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
505-A Sept. 1

Office of PATUXENT Publishing Corp.

September 1 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE 47354

was inserted in the following:

☐ Catonsville Times

☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 3 day of September 19 83, that is to say, the same was inserted in the issues of

September 1, 1983

PATUXENT PUBLISHING CORP.
By *[Signature]*

PETITION FOR SPECIAL HEARING

1st Election District
ZONING: Petition for Special Hearing
LOCATION: Northeast corner of Potomac and Maple Avenues
DATE & TIME: Tuesday, September 20, 1983 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Re: Petition for Special Hearing
NE/corner Potomac and Maple Avenues
Church of the Ascension - Petitioner
Case No. 84-78-SPH

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Defendant

BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
505-A Sept. 1

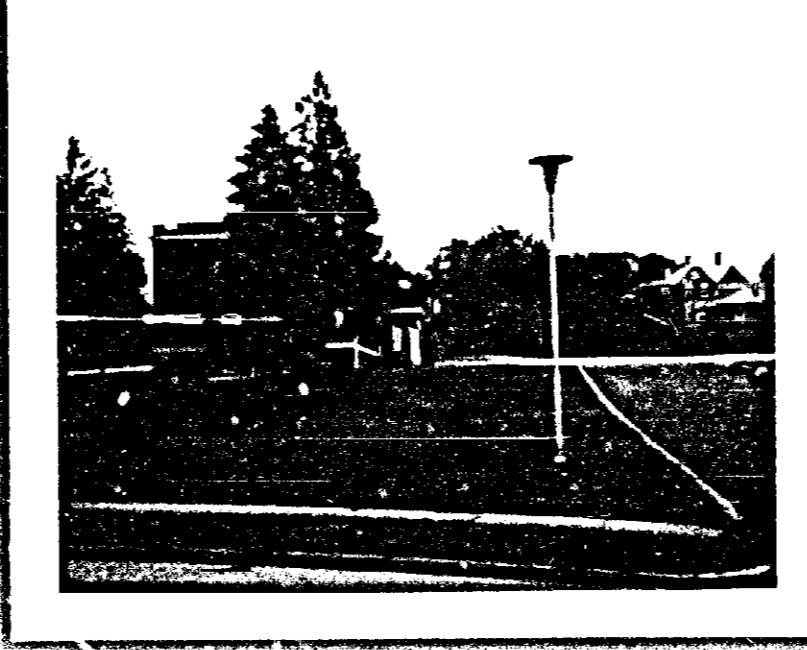
CERTIFICATE OF PUBLICATION

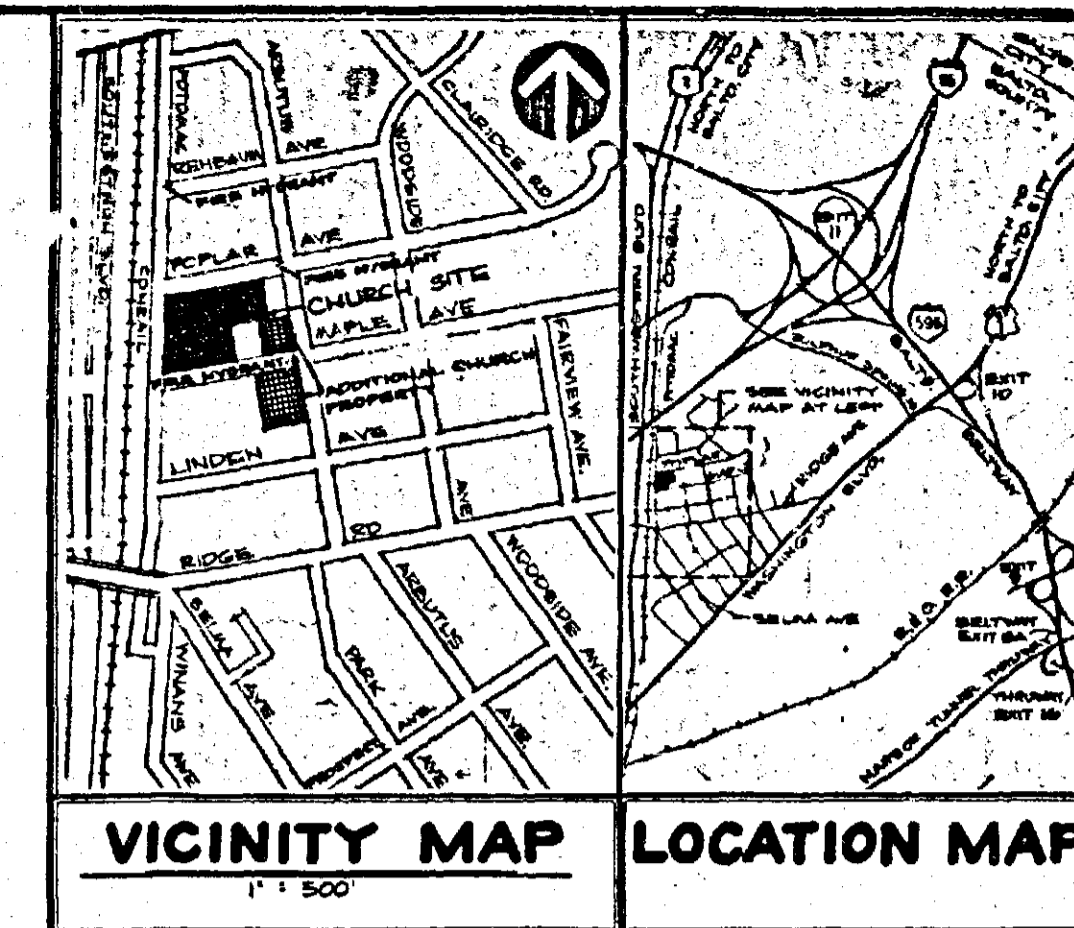
TOWSON, MD., September 1, 1983

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 the 1st day of September, 1983, before the 3rd day of September, 1983, the first publication appearing on the 1st day of September, 1983.

THE JEFFERSONIAN
[Signature]
Manager

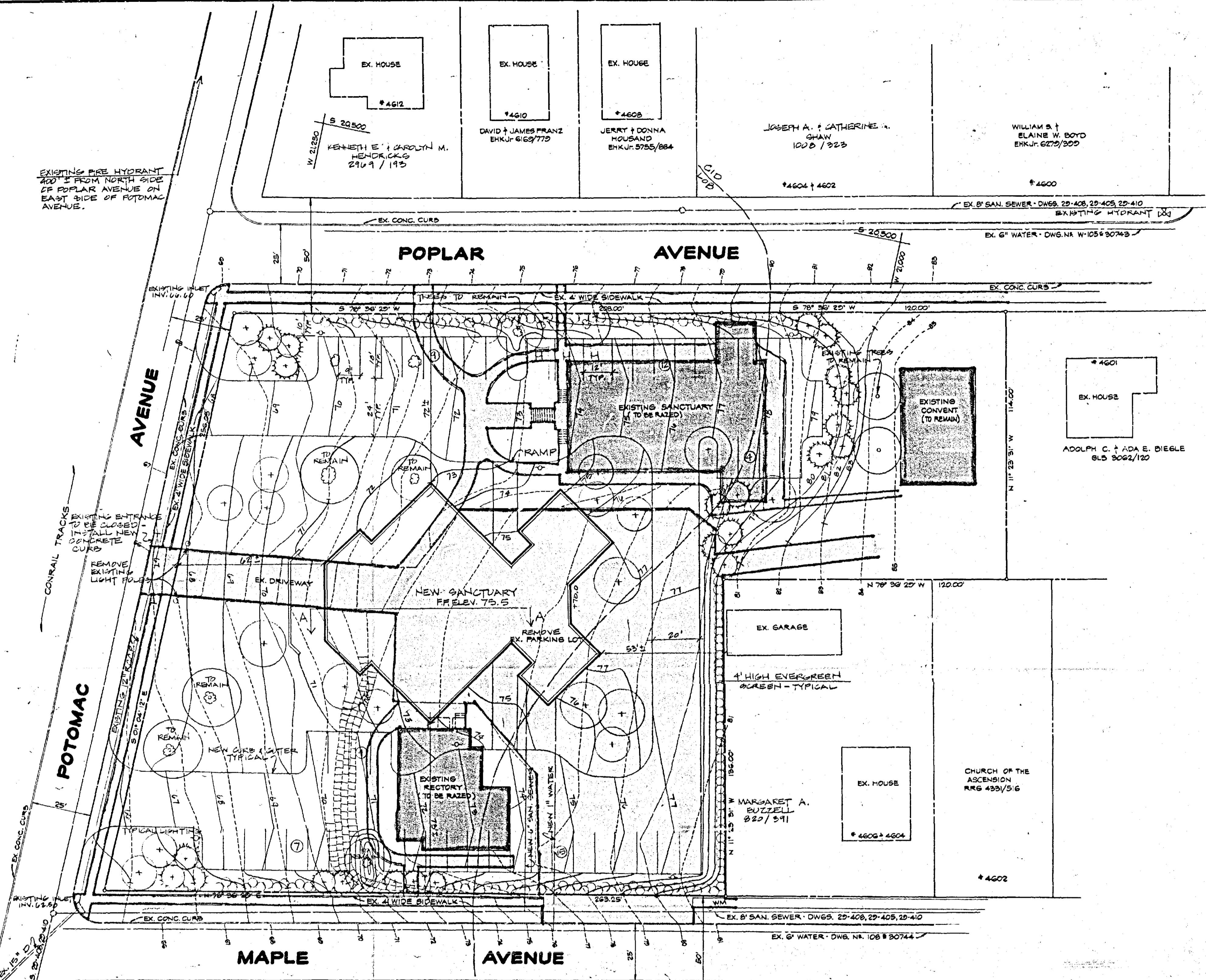
Cost of Advertisement, \$ 75.00





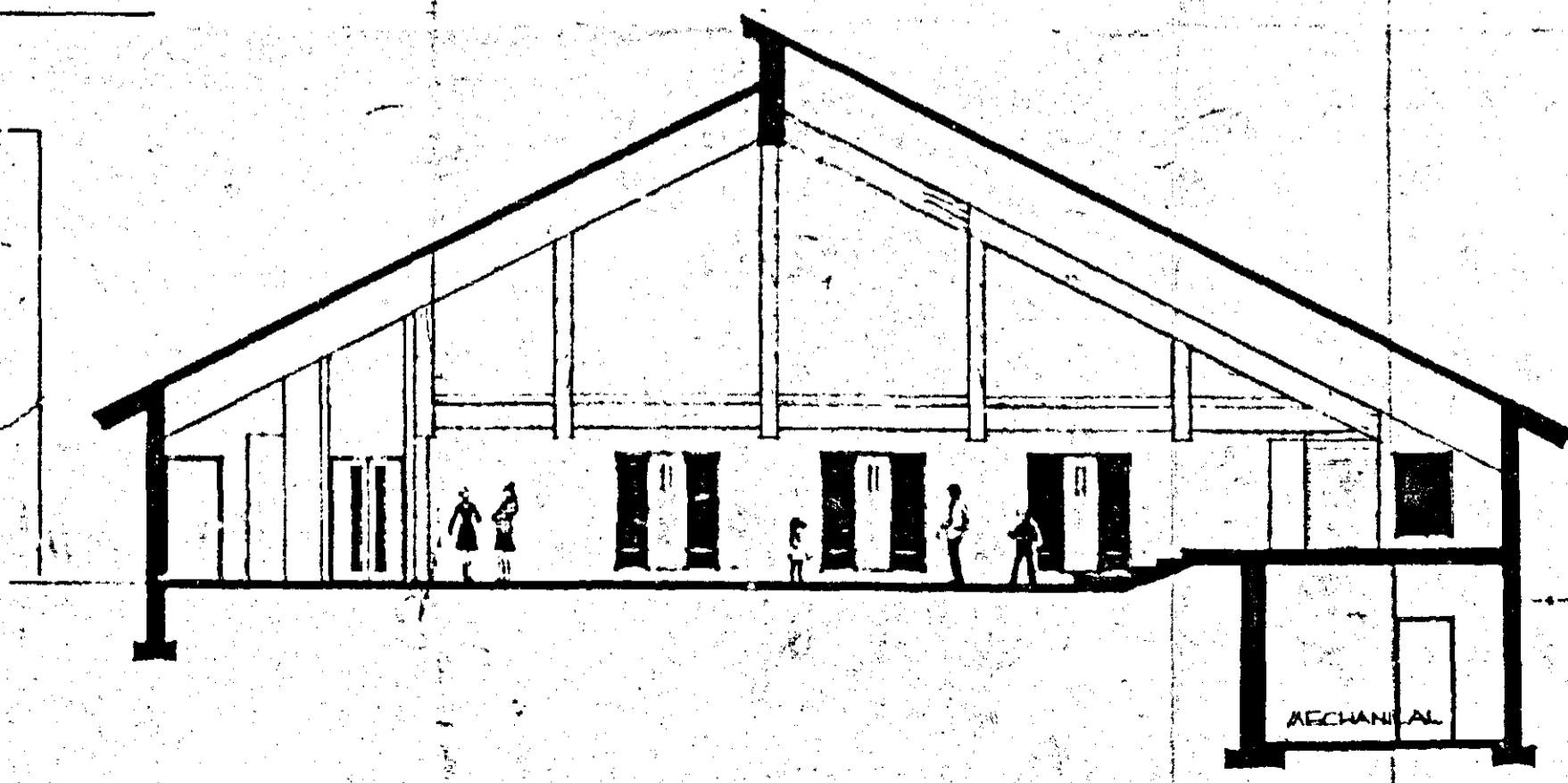
VICINITY MAP LOCATION MAP

EXISTING FIRE HYDRANT 400' FROM NORTH SIDE OF POPLAR AVENUE ON EAST SIDE OF POTOMAC AVENUE.



- General Notes
- Owner/Applicant: Church of the Ascension
Father E. Gerard Buesman
1527 Potomac Avenue
Baltimore, Maryland 21227
(301) 242-2292
 - Election District 13; Councilmanic District 1;
Census Tract 4304.
 - Watershed Number 29; Subwatershed Number 74.
 - Gross Acreage = 2.25 Acres +/-
Net Acreage = 1.72 Acres +/-
The local open space required is 2.25 +/- acres X .06 = 5880.6 square feet.
Since this is less than the 20,000 square feet minimum requirement,
a waiver will be requested.
Parking Required = 300 seats @ 1/6 seats/1/6 CONVENT REQUIREMENTS = 51 SPACES
Parking Provided = 51 Spaces
Density calculations are not required for this site.
 - There are no existing or proposed well or septic areas.
 - Soils on the site are Chillum - Urban Land complex and
Lenoir - Urban Land complex.
 - There are no wooded areas on the site. Existing vegetation is
to remain as noted on the plan. Landscaping will comply with the requirements of
the RTA legislation.
 - There are no existing streams, springs or bodies of water
and there are no flood plains.
 - There are no historic buildings on the site.
 - The site and adjacent properties are zoned DR 5.5.
 - The entire site is in a residential transition area.
 - All outdoor lighting shall be 250 watt on 12 foot poles in
locations shown on plan and will be directed away from
surrounding residences.
 - Church of the Ascension deed references - 579/352 and 579/227;
Property Nos. 13-01-850033, 13-01-850032 and 13-01-850031.
 - Average daily trips generated is estimated to be 10 (Monday through Friday).
 - There are no panhandle driveways or existing or proposed
public or private easements or rights-of-way on the site.
 - The existing impervious area is 32,450 S.F. +/- and the
proposed impervious area is 35,268 S.F. +/- . The net
increase is 2,818 S.F. +/-, therefore the site is exempt
from stormwater management.
 - There are no wetlands, critical areas, archeological sites,
endangered species habitats, or hazardous materials on
the site.

APPLICANT'S
EXHIBIT #2



SECTION "A-A"

Scale 1/8"=1'-0"

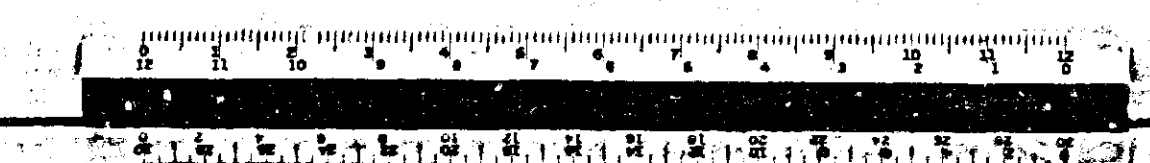
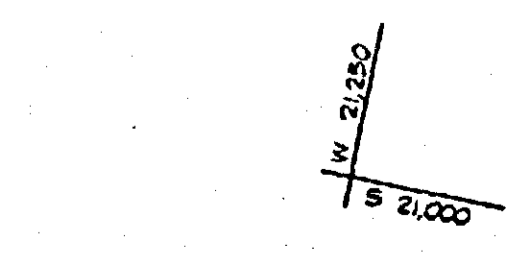
DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21284
TELEPHONE: (301) 296-3333

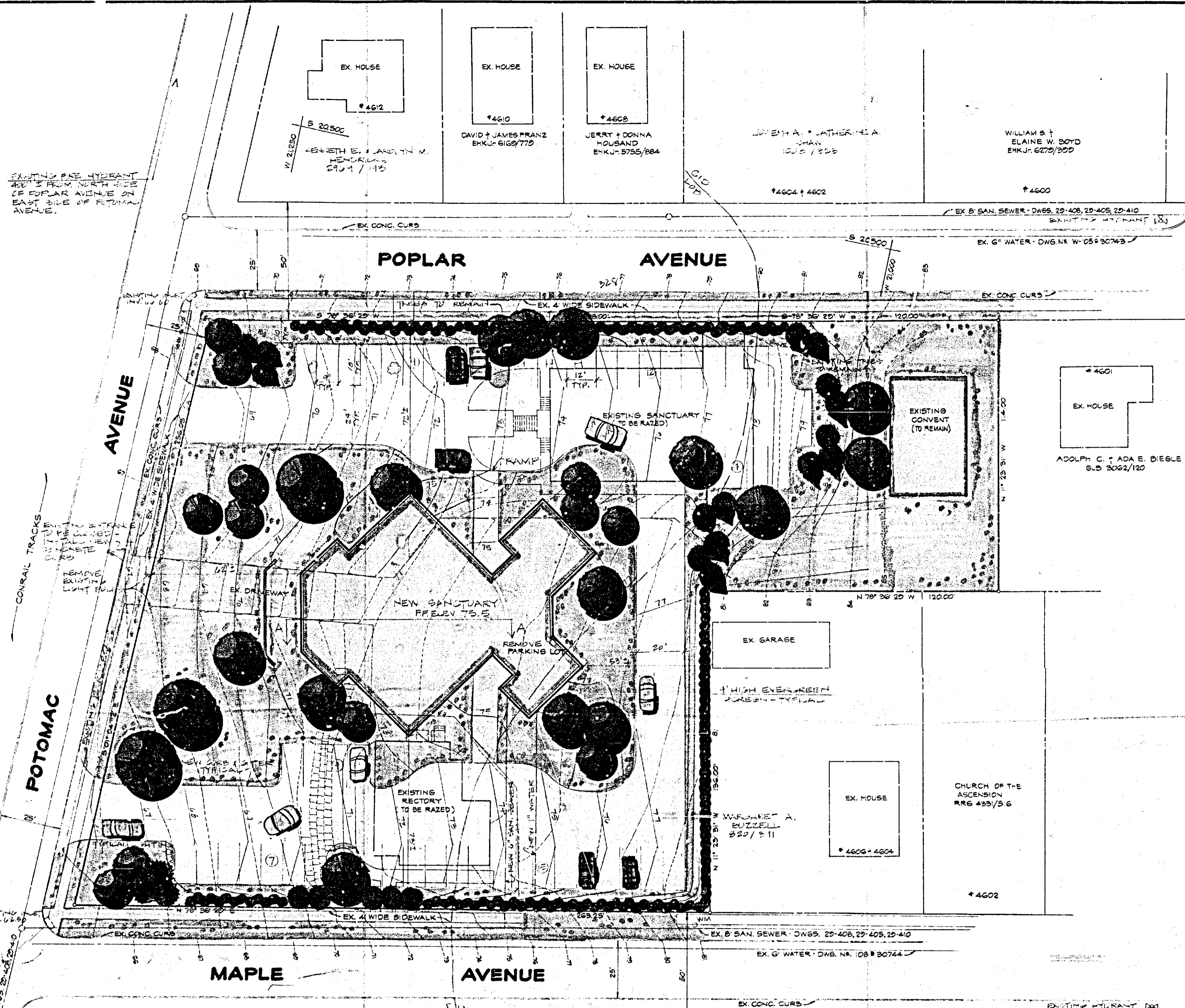
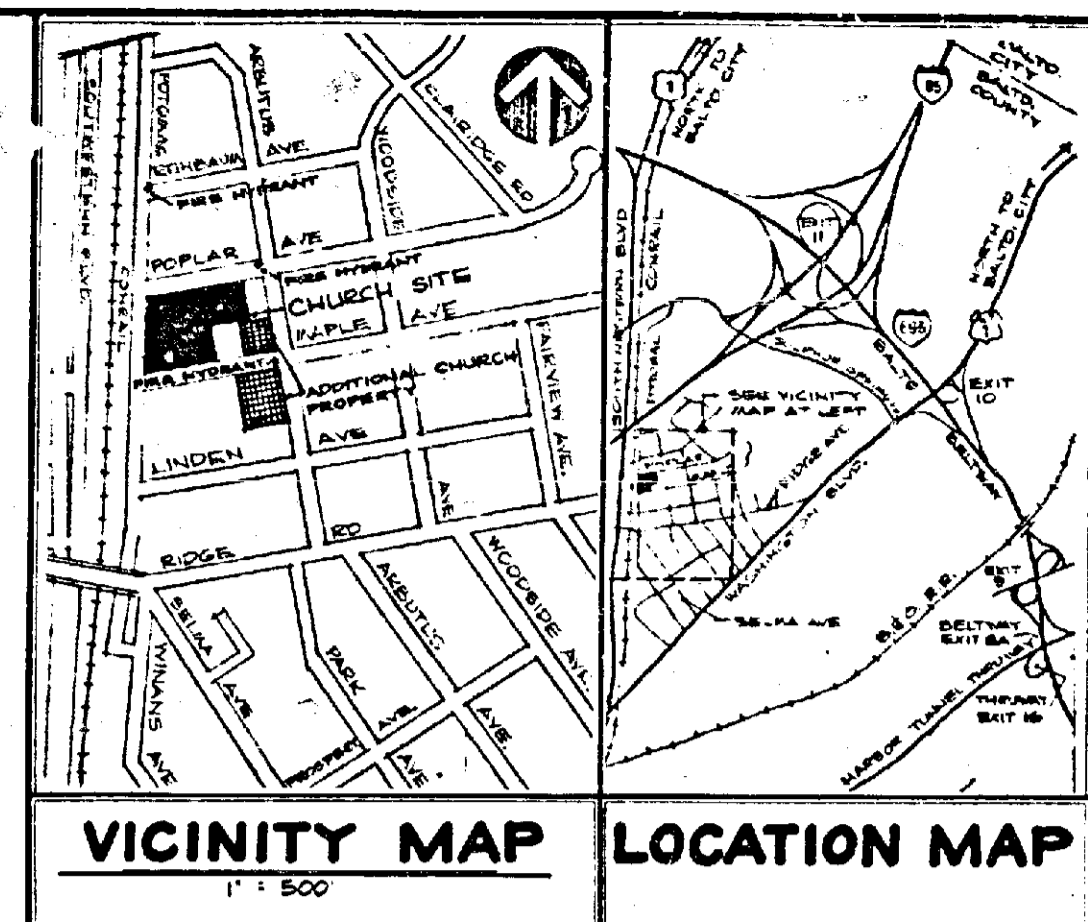
CHURCH OF THE ASCENSION

DATE: 5/21/83
REVISIONS: CWS COMMENTS

SCALE: 1"=20'
JOB ORDER NO. 83033
ISSUE DATE MAY 27, 1983

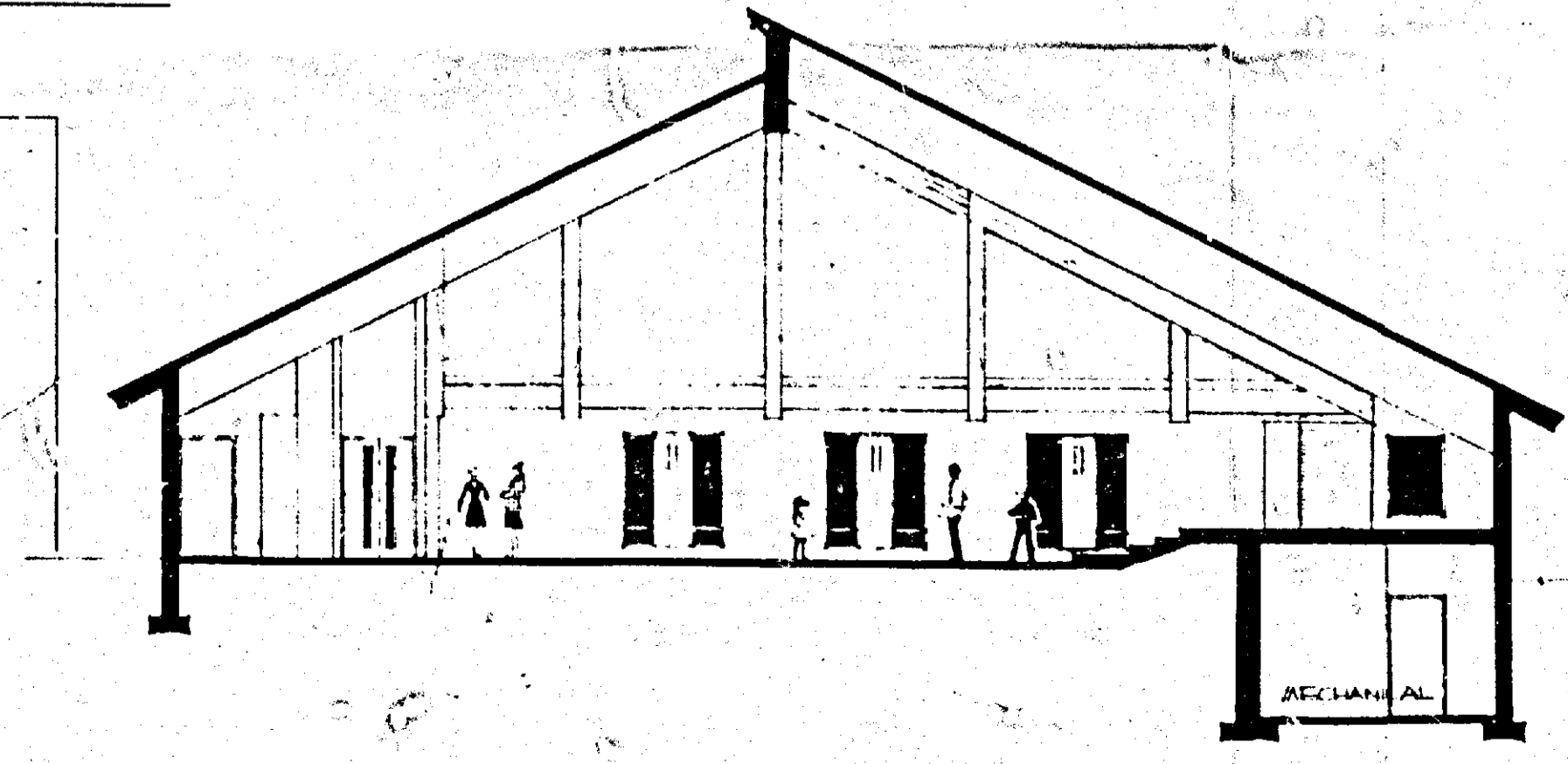
SHEET 1 of 1





- General Notes**
- Owner/Applicant: Church of the Ascension
Father E. Gerard Huesman
1527 Potomac Avenue
Baltimore, Maryland 21227
(301) 242-2292
 - Election District 13; Councilmanic District 1;
Census Tract 4306.
 - Watershed Number 29; Subwatershed Number 74.
 - Gross Acreage = 2.25 Acres +/-
Net Acreage = 1.72 Acres +/-
The total open space required is 2.25 +/- acres x .66 = 55,806 square feet.
Open space is 1.72 acres the 20,000 square feet minimum requirement.
A waiver will be requested.
Parking Required = 300 seats (1/6 seats +/- convent residents +/- 200 seats)
Parking Provided = 57 Spaces
Density calculations are not required for this site.
 - There are no existing or proposed well or septic areas.
 - Soils on the site are Chillun - Urban Land complex and Lenoir - Urban Land complex.
 - There are no wooded areas on the site. Existing vegetation is to remain as noted on the plan. Landscaping will comply with the requirements of the BIA regulations.
 - There are no existing streams, springs or bodies of water and there are no flood plains.
 - There are no historic buildings on the site.
 - The site and adjacent properties are zoned DR 5.5.
 - The entire site is in a residential transition area.
 - All outdoor lighting shall be 250 watt on 12 foot poles in locations shown on plan and will be directed away from surrounding residences.
 - Church of the Ascension deed references - 579/352 and 579/227; Property M s. 13-01-850033, 13-01-850032 and 13-01-850031.
 - Average daily trips generated is estimated to be 10 (Monday through Friday).
 - There are no parandale driveways or existing or proposed public or private easements or rights-of-way on the site.
 - The existing impervious area is 32,450 S.F. +/- and the proposed impervious area is 35,268 S.F. +/- . The net increase is 2,818 S.F. +/-, therefore the site is exempt from stormwater management.
 - There are no wetlands, critical areas, archeological sites, endangered species habitats, or hazardous materials on the site.

PETITIONER'S EXHIBIT #1



DAFT - McCUNE - WALKER INC.
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TOWSON, MD. 21284
TELEPHONE: (301) 296-3333

CHURCH OF THE ASCENSION

DATE	REVISIONS	SHEET
SCALE: 1" = 20'		JOB ORDER NO. 03033

