

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 or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Construction of a new sanctuary and related site work for a Church In a residential transition area pursuant to Section 1801.1B.1.c.6

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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
The Church of Jesus Christ of Latter Day Saints
Signature
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
John O. Seiland, Esquire
(Type or Print Name)
Signature
Address
City and State

25 W. Chesapeake Ave.
Towson, Md. 21204
City and State

Attorney's Telephone No.: 321 8200

Suite 221 American City Bldg.
Columbia, Md. 21044
Phone No. 5964737

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of August, 1984, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of November, 1984, at 10:30 o'clock

Paul J. ...
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE June 24 1985
BY [Signature]

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 28, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 444 (1984-1985)
Property Owner: The Church of Jesus Christ of Latter Day Saints
N/ES Stemmers Run Rd. 550' N/W of Eastern Blvd.
Acre: 4.974
District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to this subject item.

General Comments:

A plan was not supplied in connection with this Item 44 (1984-1985), as a plan is proposed to be submitted for review by the County Review Group.

Very truly yours,
GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:FWR:es
1-SE & SW Key Sheets
9 & 10 NE 30 & 31 Pcs. Sheets
NE 3 H Topo
90 Tax Map

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE/S of Stemmers Run Rd. 550' : OF BALTIMORE COUNTY
NW of Eastern Blvd., 15th :
District :
THE CHURCH OF JESUS CHRIST : Case No. 85-131-SPH
OF LATTER-DAY SAINTS, :
Petitioner :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-entitled matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 25th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to John O. Seiland, Esquire, 25 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Church of Jesus Christ of Latter Day Saints
550 N Eastern Blvd
Towson, MD 21204

85-131-SPH

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 28th day of August, 1984.

Petitioner: Church of Jesus Christ of Latter Day Saints
Petitioner: John O. Seiland, Esquire
Attorney: [Signature]
Received by: [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 8, 1984

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

John O. Seiland, Esquire
25 W. Chesapeake Avenue
Towson, Md. 21204

RE: Item No. 44 - Case No. 85-131-SPH
Church of Jesus Christ of Latter Day Saints
Special Hearing Petition

Dear Mr. Seiland:

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 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.

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,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENC:bsc

Enclosures

cc: Reich Architects
Suite 221, American City Building
Columbia, Maryland 21044

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 8/28/84
Item # 444
Property Owner: The Church of Jesus Christ of Latter Day Saints
Location: NE/S Stemmers Run Rd. 550' N/W of Eastern Blvd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on []
- (X) Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is []
- () The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

Landscaping has been required as per Landscape Manual.
RTA Buffer Area should be clearly delineated & planting calculations shown.

Supreme A. Boker
Chief, Current Planning and Development

11/4
85-131-A

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-0550

STEPHEN E. COLLINS
DIRECTOR

August 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 44 -ZAC- Meeting of August 28, 1984
Property Owner: The Church of Jesus Christ of Latter Day Saints
Location: NE/S Stemmers Run Road 550' N/W of Eastern Boulevard
Existing Zoning: D.R. 5.5 (CRS)
Proposed Zoning: Special Hearing to approve construction of a new sanctuary and related site work for the church, in a residential transition area.

Acre: 4.974
District: 15th

Dear Mr. Jablon:

Item #44 has been reviewed by the C.R.G.

MSF/can

Michael St. Planigan
Traffic Engineering Assoc. II

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

September 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: The Church of Jesus Christ of Latter Day Saints
Location: NE/S Stemmers Run Rd. 550' N/W of Eastern Blvd.
Item No.: 44
Zoning Agenda: Meeting of 8/28/84

Gentlemen:

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

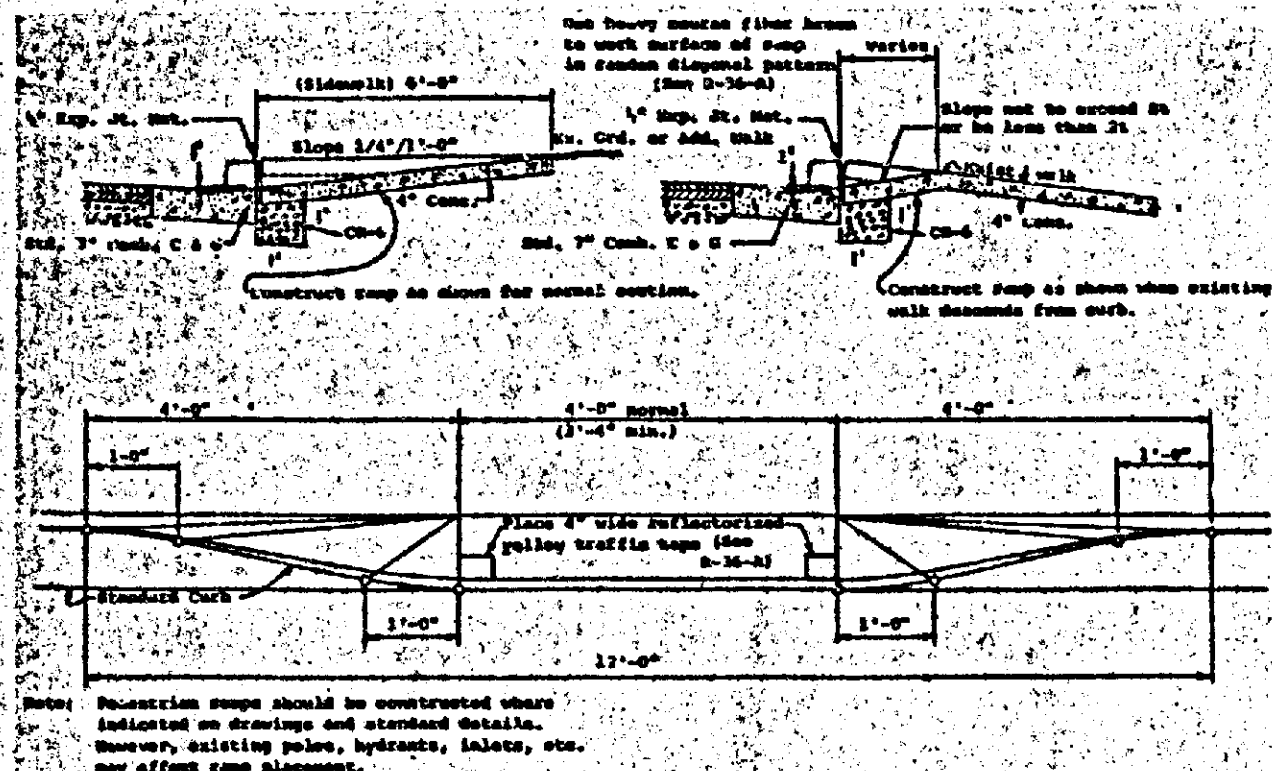
- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. 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.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature] 9-10-84 Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

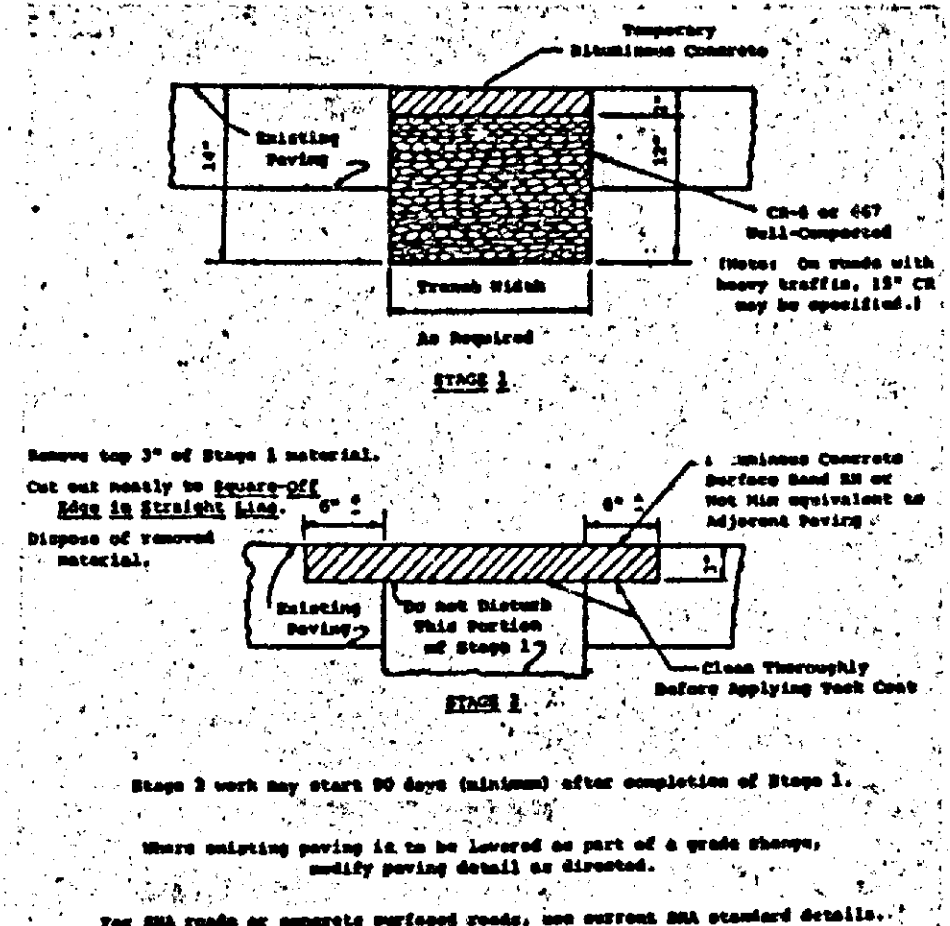
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SEP 30 1984

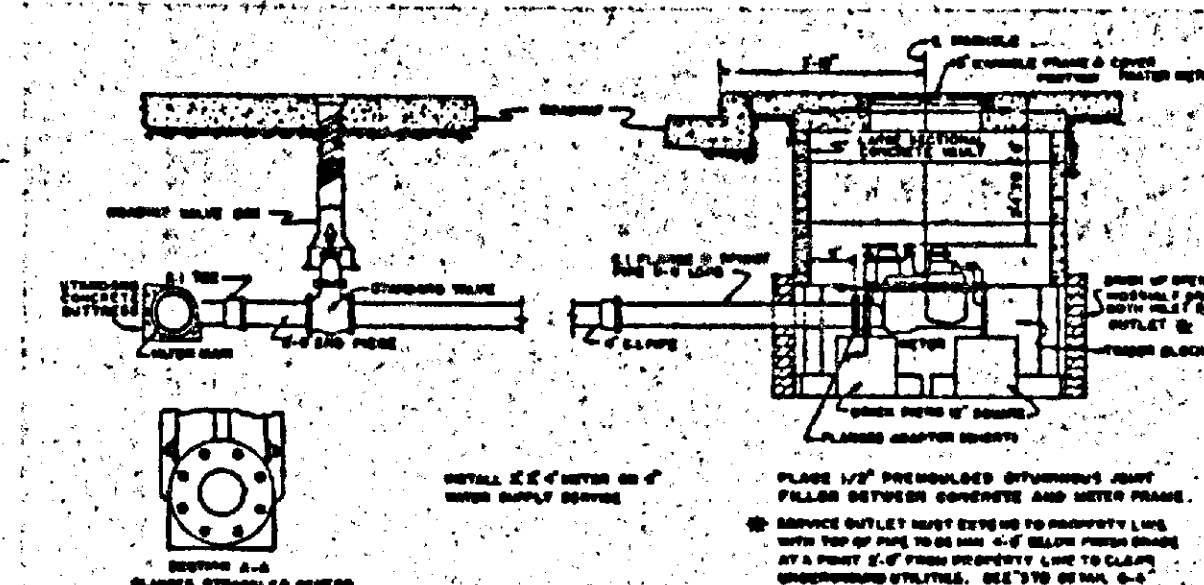
PEDESTRIAN RAMP DETAIL R-30



TRENCH OPENING DTL R-38



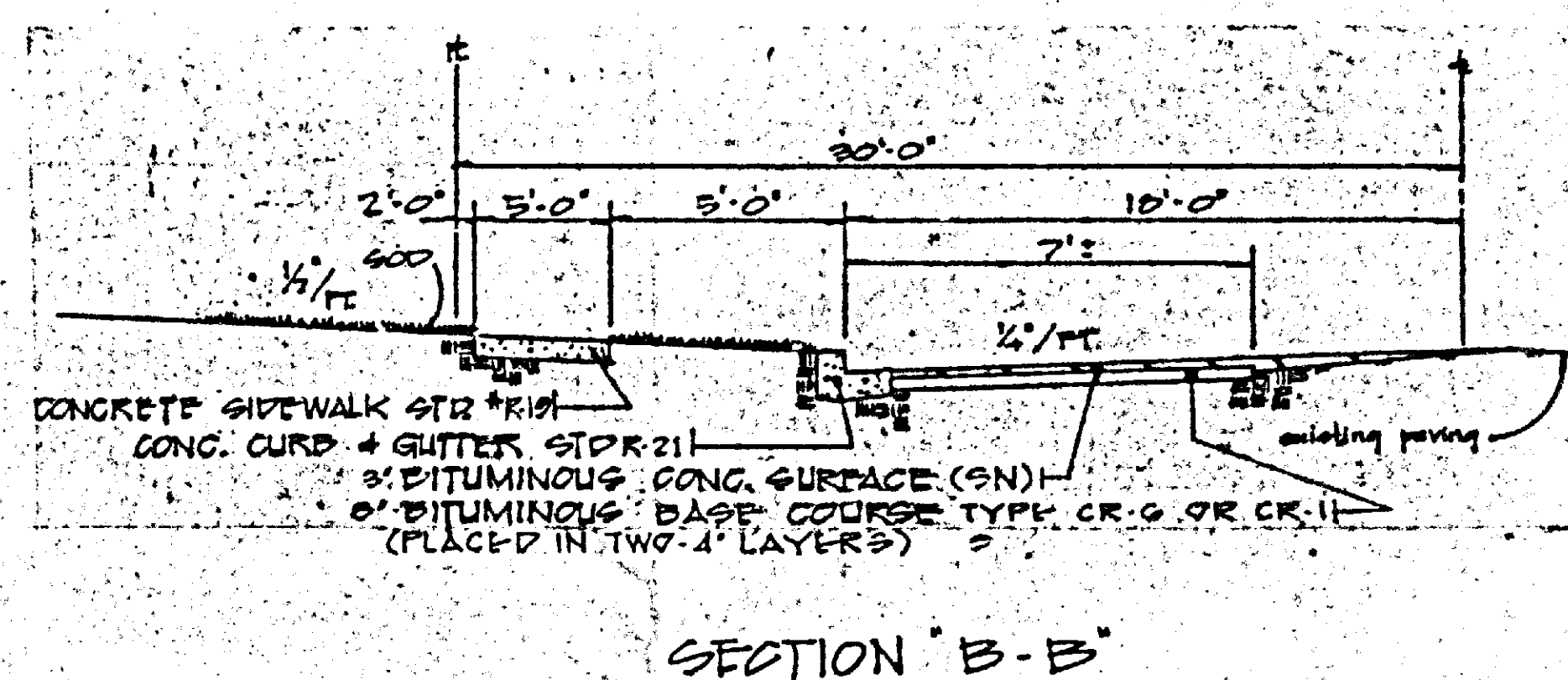
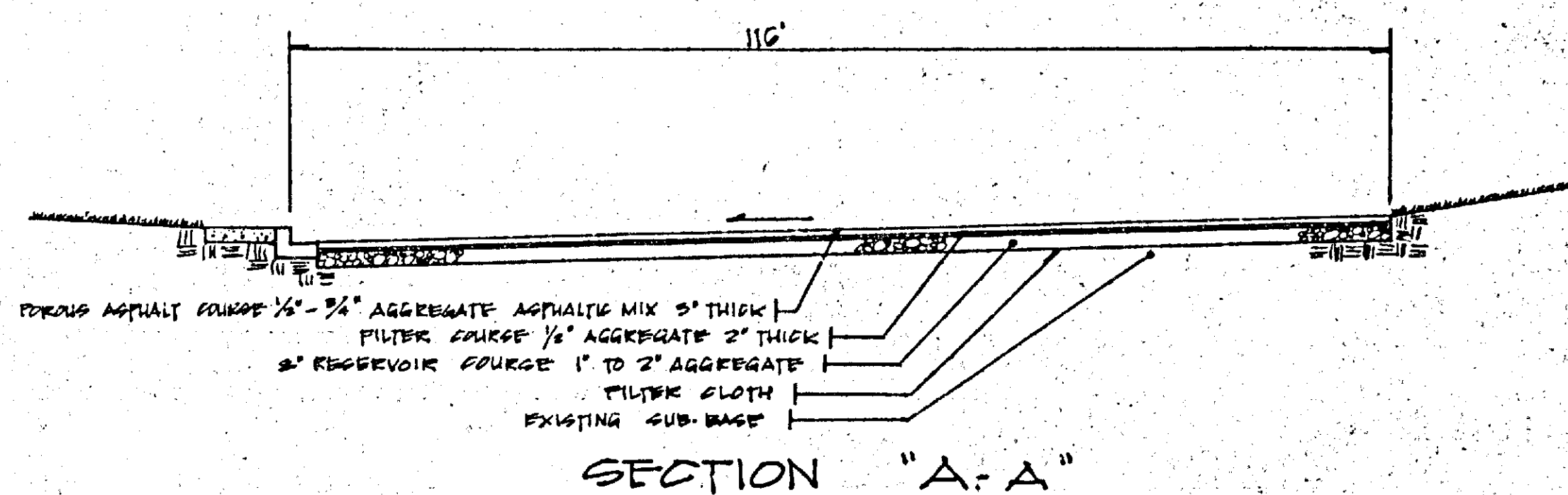
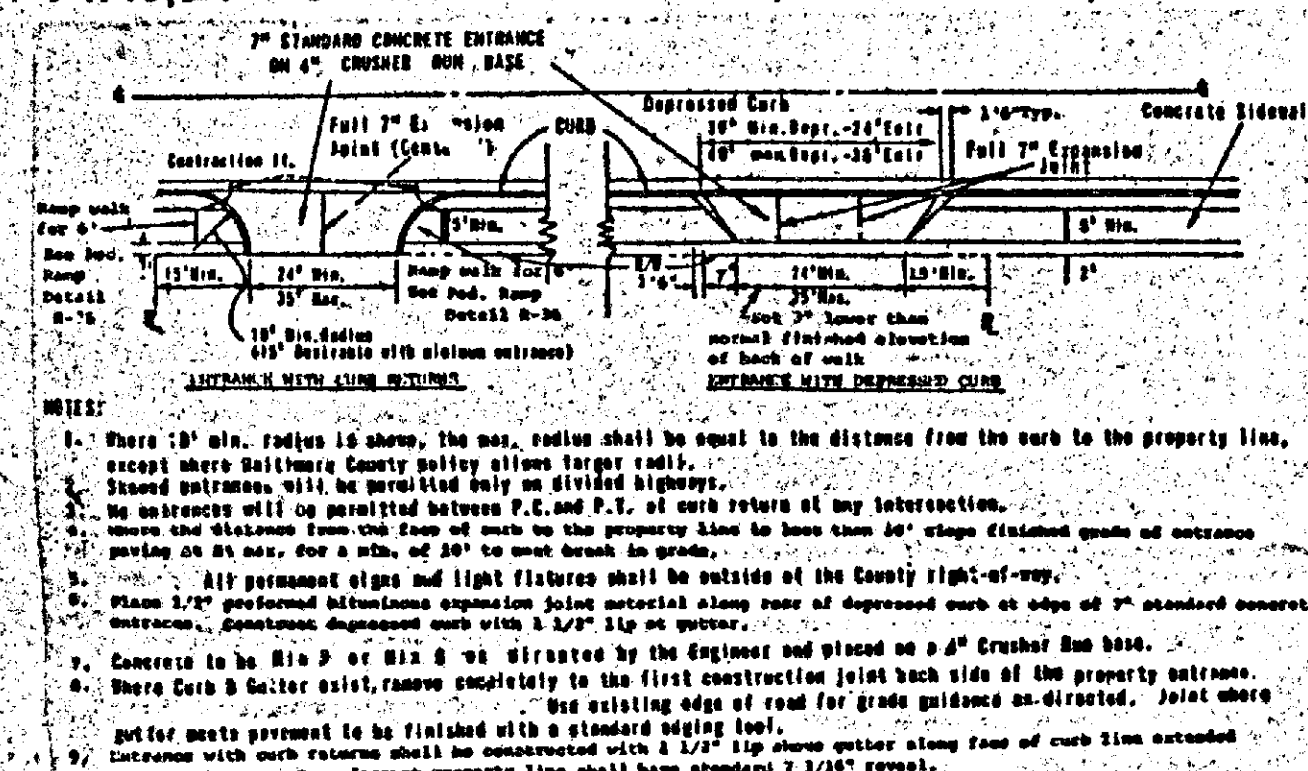
METERED WATER SUPPLY DTL-27



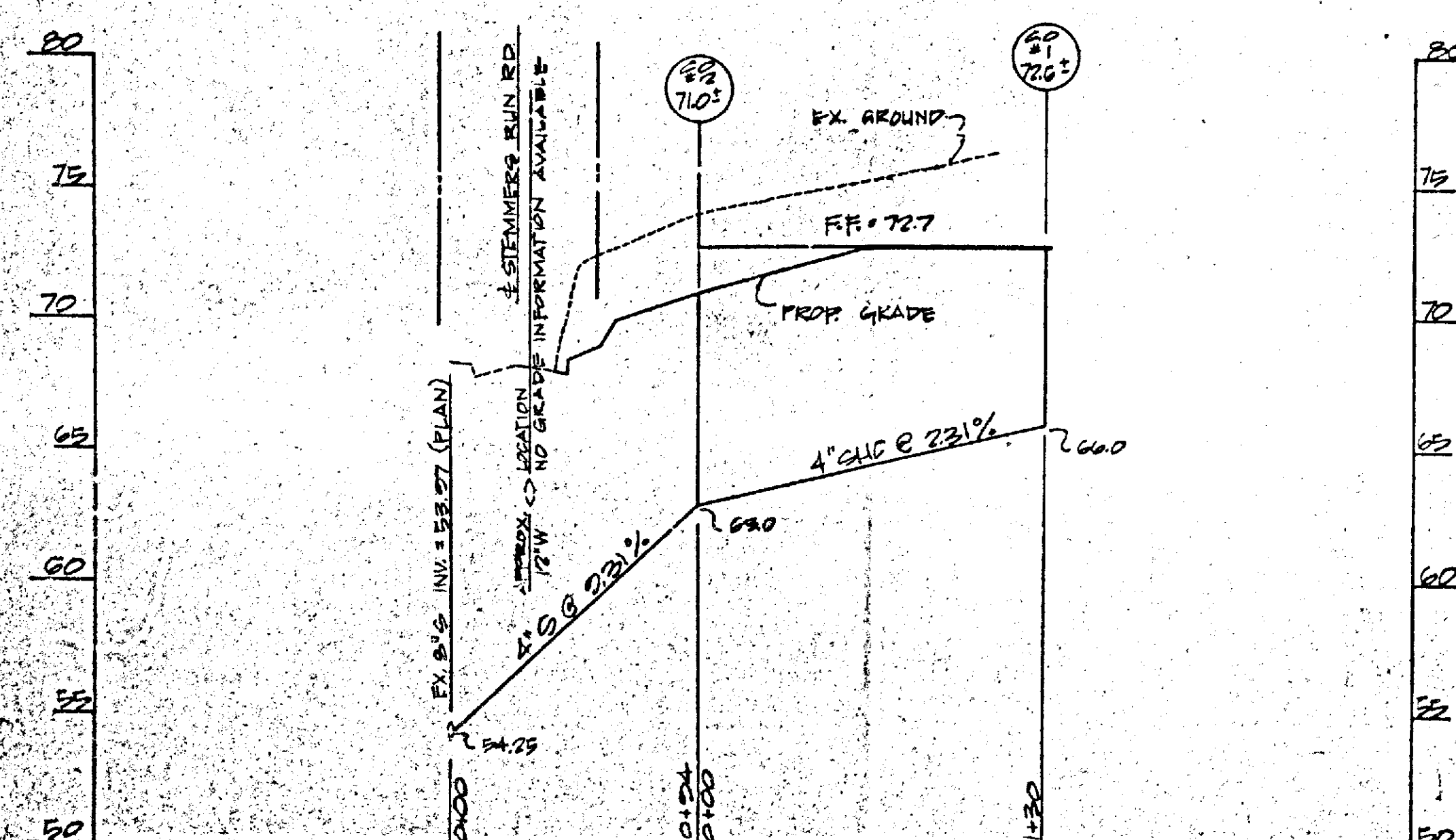
GENERAL PAVING AND UTILITY NOTES

1. All construction shall be in accordance with the latest standards and specifications of Baltimore County and the Maryland State Highway Administration.
2. The contractor shall notify "Miss Utility" at 539-0100, 72 hours prior to the start of construction.
3. Permittee shall be responsible for any damage within the right of way for Steamers Run Road during on-site development.
4. On-site pavement shall be installed in accordance with the details and specifications noted on the storm water management plan, SD-3.
5. All water and sewer construction shall be in accordance with the "Standard Specifications and Details for Construction" for Baltimore County.
6. All 4" sewer pipe to be Cast Iron or PVC.
7. All 4" water pipe to be Cement Lined D.I. Class 51.
8. Information concerning underground utilities was obtained from available records, but the contractor must determine the exact location and elevation of all mains by digging test pits, by hand, at all utility crossings well in advance of trenching. If clearances are less than shown on this plan or six (6) inches, whichever is less, contact the engineer before proceeding with construction.

SINGLE COMMERCIAL ENTRANCE DTL R-32



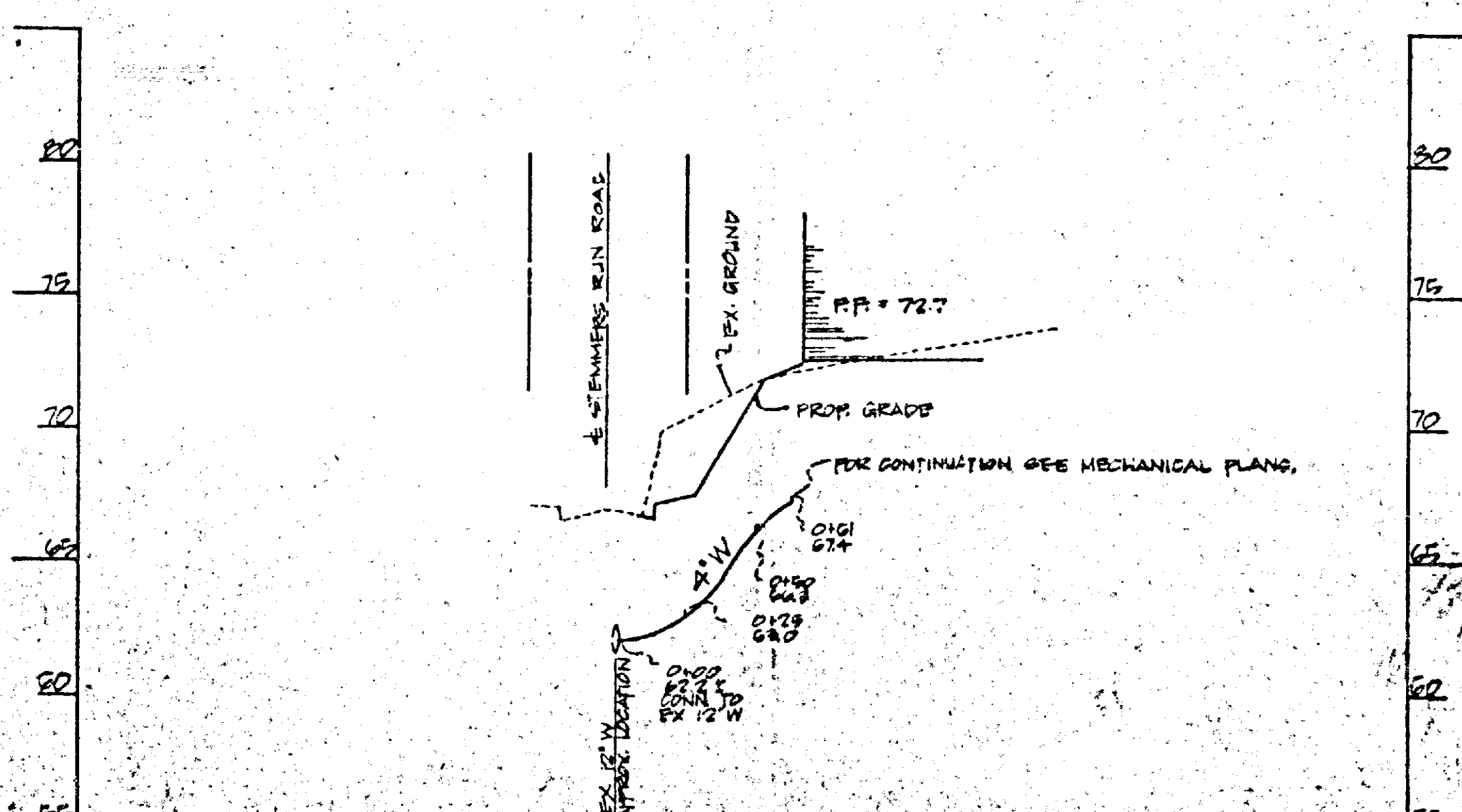
NOTE: WHERE DIFFERENCES OCCUR BETWEEN INFORMATION ON SHEETS SD-1, SD-2, SD-3, SD-4, ANY OTHER SITE DRAWINGS AND THE SPECIFICATIONS IN THE PROJECT MANUAL CONTACT THE ARCHITECT FOR CLARIFICATION.



PROFILE SCALE: HORIZONTAL - 1" = 50' VERTICAL - 1" = 5'



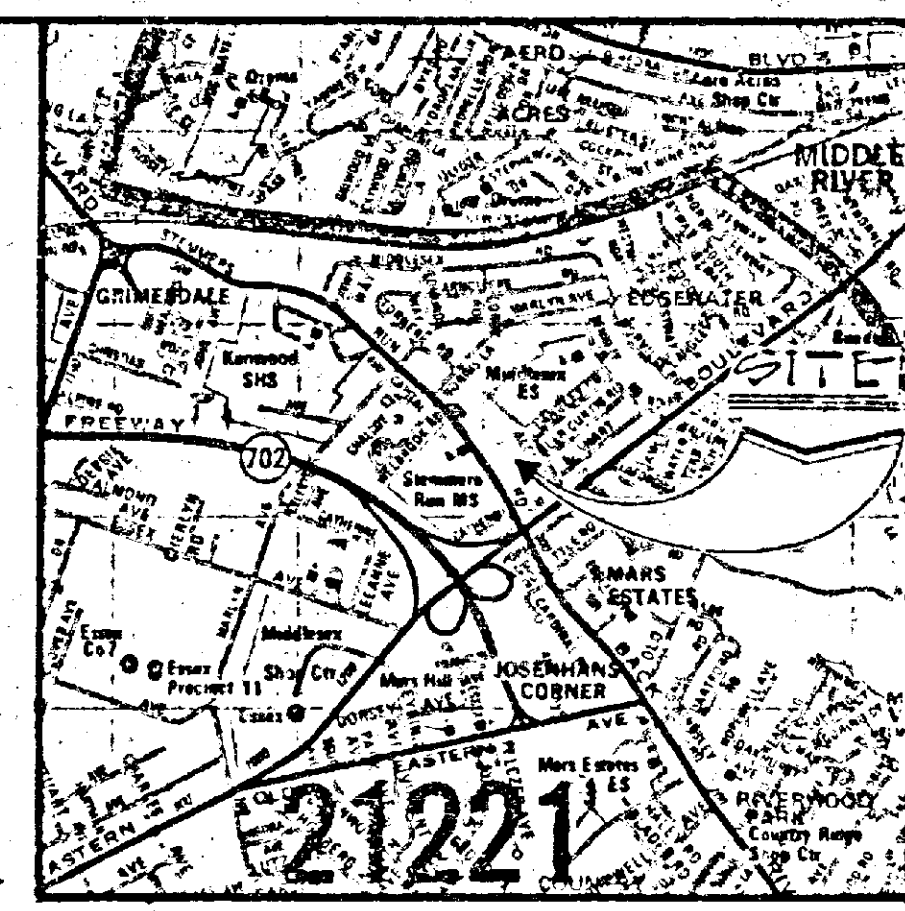
12185



DATE	
REVISION	
REICH, GRIMM & PARKER	
221 AMERICAN CITY BUILDING	
COLUMBIA, MD 21044	
301-596-4737	
PROJECT NO. 84-15-120	
ESSEX WARD	
BALTIMORE STAKE CENTER	
120 STEAMERS RUN RD.	
ESSEX, MARYLAND	
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	
PROJECT NO.	84-15-120
PROJECT NAME	525-4430-1
DEVELOPMENT NO.	20 08 001
SHEET NO.	SD-2

NOTE: BQ+E POLE #14363C, #56451, AND #56450 TO BE RELOCATED BY OTHERS.

NOTE: R/W INFORMATION FOR STEMMERS RUN ROAD WAS OBTAINED FROM BALTIMORE CO. D.P.W. R/W DRAWING # 66-408-4, AND 66-408-5



PORTLAND CEMENT ASPHALT CONCRETE FORMULATIONS									
PORTLAND CEMENT RATIO									
Material	Screen	Weight, lb	Volume, cu ft	Weight, lb	Volume, cu ft	Weight, lb	Volume, cu ft	Weight, lb	Volume, cu ft
Aggregate	Through 1/2"	2.0	2.0	16.7	1.7	1.0	1.0	8.3	0.8
	Through 1/4"	10.0	10.0	83.3	8.3	5.0	5.0	41.7	4.2
	Through 10"	17.0	17.0	141.7	14.2	8.0	8.0	66.7	6.7
Sub-total - Course Aggregate		29.0	29.0	241.7	24.2	14.0	14.0	116.7	11.7
	Through 10"	2.0	2.0	16.7	1.7	1.0	1.0	8.3	0.8
	Through 1/2"	10.0	10.0	83.3	8.3	5.0	5.0	41.7	4.2
Asphalt		5.0	5.0	41.7	4.2	2.5	2.5	20.8	2.1
		5.0	5.0	41.7	4.2	2.5	2.5	20.8	2.1
		5.0	5.0	41.7	4.2	2.5	2.5	20.8	2.1
Total		50.0	50.0	416.7	41.4	22.0	22.0	183.3	18.3

VICINITY MAP SCALE 1" = 1000'

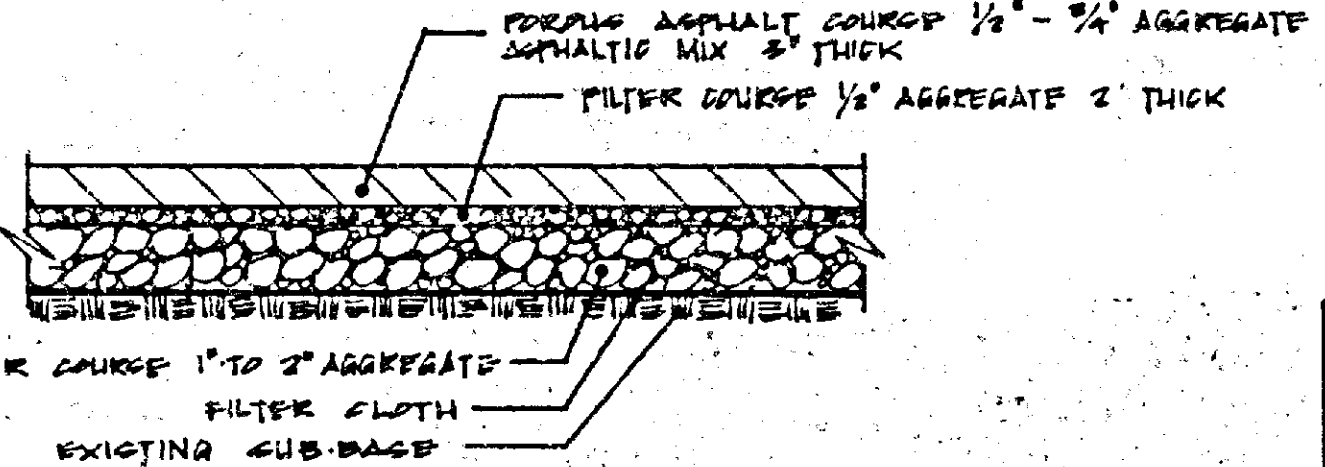
GENERAL PAVEMENT NOTES

- 1. Type and Quality of Aggregate**
- The aggregate selected for pavement construction should meet requirements of the standard specification for "Graded Stone, Graded Flg. and Graded Gravel for Base or Sub-base" Section 201 and 202 of the "Standard Specifications for Road and Bridge Construction" of the State of Maryland, 1974 Edition, as amended. The aggregate shall be of the open graded type described here. "Sound" is a continuous test is required, as specified in ASTM D 975-79, unless otherwise specified. The aggregate shall be of the open graded type described here. "Sound" is a continuous test is required, as specified in ASTM D 975-79, unless otherwise specified. The aggregate shall be of the open graded type described here. "Sound" is a continuous test is required, as specified in ASTM D 975-79, unless otherwise specified.
- 2. Sub-grade**
- The sub-grade shall be of the open graded type described here. "Sound" is a continuous test is required, as specified in ASTM D 975-79, unless otherwise specified. The sub-grade shall be of the open graded type described here. "Sound" is a continuous test is required, as specified in ASTM D 975-79, unless otherwise specified.
- 3. Surface Course**
- The surface course shall be of the open graded type described here. "Sound" is a continuous test is required, as specified in ASTM D 975-79, unless otherwise specified. The surface course shall be of the open graded type described here. "Sound" is a continuous test is required, as specified in ASTM D 975-79, unless otherwise specified.
- 4. Base Course**
- The base course shall be of the open graded type described here. "Sound" is a continuous test is required, as specified in ASTM D 975-79, unless otherwise specified. The base course shall be of the open graded type described here. "Sound" is a continuous test is required, as specified in ASTM D 975-79, unless otherwise specified.
- 5. Sub-base**
- The sub-base shall be of the open graded type described here. "Sound" is a continuous test is required, as specified in ASTM D 975-79, unless otherwise specified. The sub-base shall be of the open graded type described here. "Sound" is a continuous test is required, as specified in ASTM D 975-79, unless otherwise specified.
- 6. Final Surface**
- The final surface shall be of the open graded type described here. "Sound" is a continuous test is required, as specified in ASTM D 975-79, unless otherwise specified. The final surface shall be of the open graded type described here. "Sound" is a continuous test is required, as specified in ASTM D 975-79, unless otherwise specified.

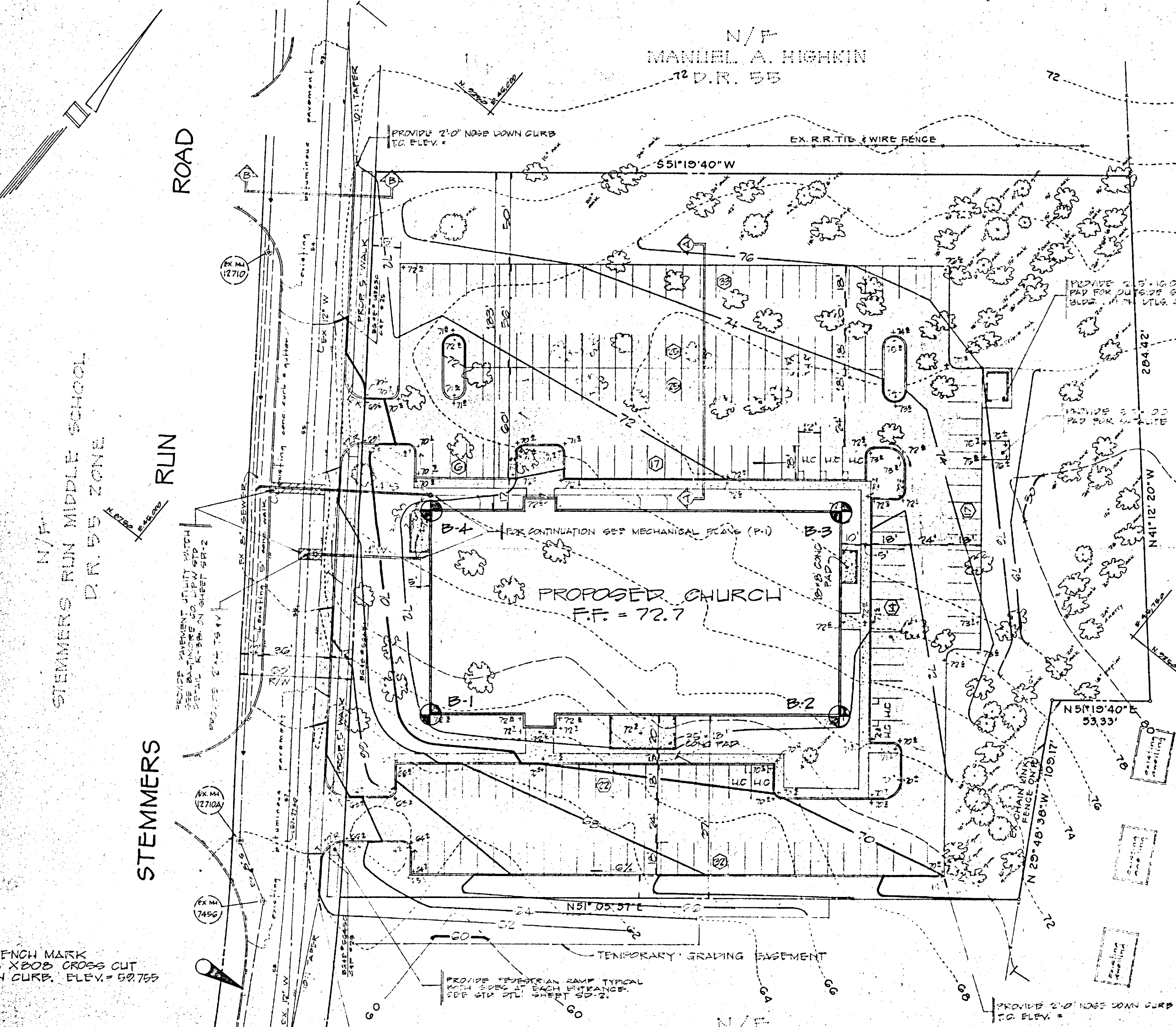
UNIFIED SOIL CLASSIFICATIONS	
ML	LOW PLASTICITY SILT, VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY.
SM	SILTY SANDS, SAND-SILT MIXTURES
GC	CLAYEY SANDS, SAND-CLAY MIXTURES

STORM WATER MANAGEMENT COMPUTATIONS

EXISTING 2 YEAR PEAK = 2.3 CFS
DEVELOPED 2 YEAR PEAK = 8.7 CFS
EXISTING 10 YEAR PEAK = 7.1 CFS
DEVELOPED 10 YEAR PEAK = 10.7 CFS
INCREASED CONTRIBUTING AREA RUNOFF VOLUME = 11710 INCHES (2 YRS)
DEVELOPED 2 YEAR PEAK = 8.7 CFS
DEVELOPED 10 YEAR PEAK = 10.7 CFS
INCREASED CONTRIBUTING AREA RUNOFF VOLUME = 11710 INCHES (2 YRS)
MINIMUM REQUIRED PAVEMENT SECTION DEPTH $d_p = 12.40$ INCHES
VOLUME OF VOIDS = 0.40
INFILTRATION RATE (F) = 1.02



TYPICAL PARKING PAVEMENT SECTION



PLAN SCALE 1" = 30'

NOTE: THIS PLAN IS TO BE USED FOR STORM WATER MANAGEMENT ONLY SEE SP-1 FOR REVISED SITE DEVELOPMENT PLAN

DATE

REVISIONS

REICH, GRIMM & PARKER
221 AMERICAN CITY BUILDING
COLUMBIA, MD 21044
301-596-4737
PROJECT NO. 84-15-120

ESSEX VARD
BALTIMORE STAKE CENTER
120 STEMMERS RUN RD.
ESSEX, MARYLAND

THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

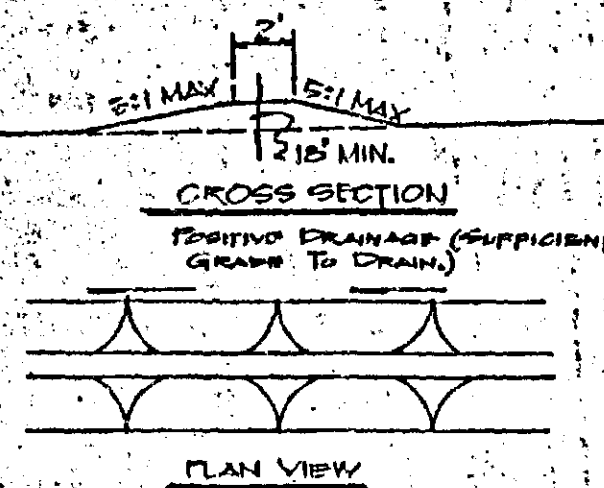
STORM WATER MANAGEMENT PLAN

DESIGN: W.A. JONES
T.A.M. JONES
CHECKED: W.A. JONES
DATE: DEC. 84
FILE NO. 84-15-120

JOYCE ENGINEERING CORPORATION
Professional Engineers & Land Planning
Surveying & Construction Management
11032-C BALTIMORE AVENUE, BELTSVILLE, MD 20705
(701) 895-4321

DEVELOPMENT: W.A. JONES
CO. 84-15-120
SHEET NO. 3
SD - 3

TEMPORARY MOUNTABLE DIVERSION DIKE



ROAD
STABILIZED CONSTRUCTION ENTRANCE
TEMP. MOUNTABLE DIVERSION DIKE

RUN

STEMMERS RUN MIDDLE SCHOOL
D.R. 55 ZONE

STEMMERS
TEMP. EARTH DIKE TREATMENT A-1

BENCH MARK
X200 CROSS CUT
IN CURB. ELEV. = 59.755

STONE OUTLET SEDIMENT TRAP
EX. DRAINAGE AREA = 30 ACRES
PROPOSED DRAINAGE AREA = 30 ACRES
STORAGE REQUIRED = 3'x67'x27' 5427
STORAGE PROVIDED = 5500 CF
DIMENSION = 3'x25'x54' (BOTTOM AVERAGE)
CREST ELEV. = 63.0
TOP OF BEEM = 64.0
CLEAN OUT ELEV. = 61.6

PLAN SCALE = 1" = 30'

NOTE: THIS PLAN IS TO BE USED FOR SEDIMENT AND
EROSION CONTROL ONLY.
SEE SD 1 FOR REVISED SITE DEVELOPMENT PLAN.

CONSULTANT'S CERTIFICATION

"I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL
REPRESENTS A PRACTICABLE AND WORKABLE PLAN BASED ON MY PERSONAL
KNOWLEDGE OF THE SITE, AND THAT THIS PLAN WAS PREPARED IN ACCOR-
DANCE WITH THE REQUIREMENTS OF THE PRINCE GEORGE'S SOIL CON-
SERVATION DISTRICT AND THE STANDARDS AND SPECIFICATIONS FOR SOIL
EROSION AND SEDIMENT CONTROL FOR DEVELOPING AREAS". I HAVE RE-
VIEWED THE EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/
DEVELOPER.

WILLIAM A. JOYCE
Date (Printed)

OWNER'S/DEVELOPER'S CERTIFICATION

"I/WE HEREBY CERTIFY THAT I HAVE REVIEWED THIS DESIGN
AND SEDIMENT CONTROL PLAN AND THAT ALL CLEARING, GRADING, CON-
STRUCTION AND/OR DEVELOPMENT WILL BE DONE IN ACCORDANCE WITH THIS PLAN
AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION
PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT
OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL
OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT".

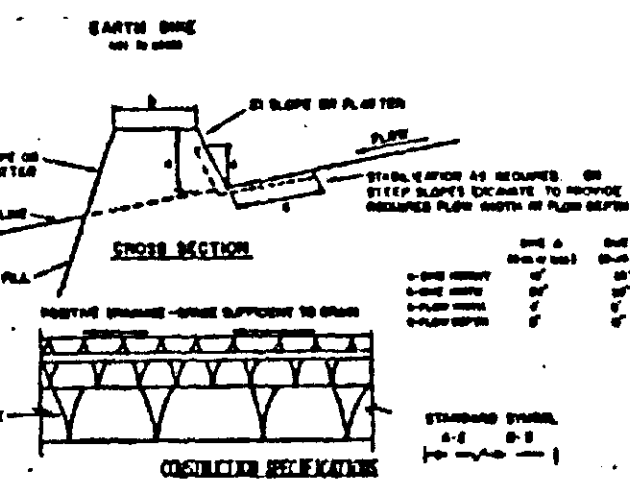
MANUEL A. HIGHKIN
Date (Printed)

STANDARD RESPONSIBILITY NOTES

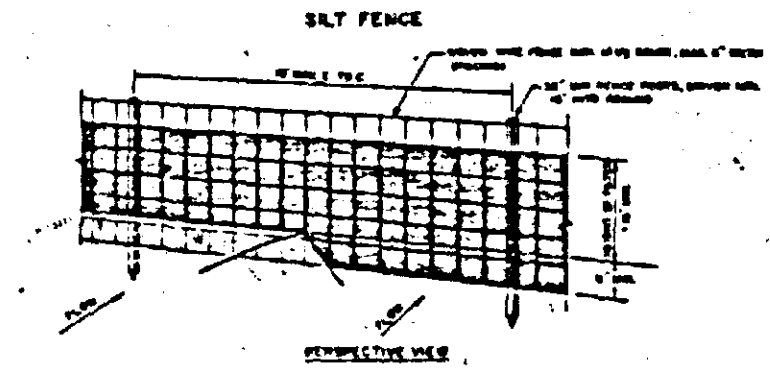
THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL
REQUIRED EASEMENTS, RIGHTS, AND/OR RIGHTS-OF-WAY NECESSARY TO
THE DISCHARGE FROM THE SEDIMENT AND EROSION CONTROL PRACTICES,
STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM
WATER ONTO OR ADJACENT TO THE SEDIMENT AND EROSION CONTROL PRACTICES
ON ADJACENT OR DOWNSTREAM PROPERTIES AFFECTED BY THIS PLAN.
ALL AREAS SHALL BE PERMANENTLY STABILIZED WHEN SITE DEVELOPMENT
WORK, GRADING AND/OR OTHER RELATED CONSTRUCTION-RELATED ACTIVI-
TIES, CEASE TO CONTINUE OR ONGOING FOR PERIODS EXCEEDING
45 DAYS. THESE DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE
WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND
SEDIMENT CONTROL IN DEVELOPING AREAS. THE INFILTRATION SEDIMENT
CONTROL MEASURES WILL BE MAINTAINED ON A CONTINUING BASIS UNTIL
THE SITE IS PERMANENTLY STABILIZED AND ALL PERMIT REQUIREMENTS
ARE MET.

SEDIMENT CONTROL NOTES

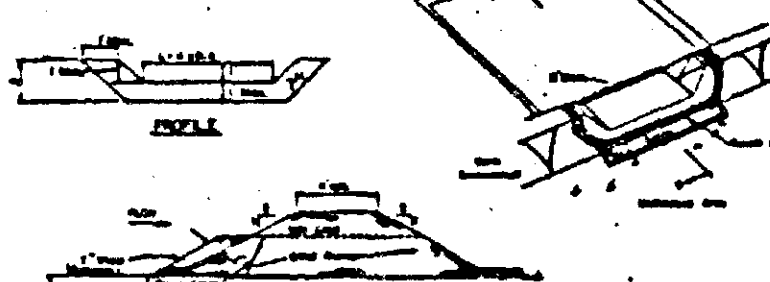
1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO KEEP
FIELD CONDITIONS AT TIME OF CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CON-
STRUCTED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE
PUBLISHED STANDARDS AND SPECIFICATIONS FOR SOIL EROSION
AND SEDIMENT CONTROL IN DEVELOPING AREAS.
3. ALL SEDIMENT AND EROSION CONTROL FACILITIES ARE TO BE CON-
STRUCTED PRIOR TO GRADING AND THEY SHALL BE IN AN OPERATIONAL
CONDITION BEFORE GRADING CONSTRUCTION BEGINS.
4. PERIODIC INSPECTION AND MAINTENANCE ARE TO BE PROVIDED
TO INSURE EFFICIENCY OF ALL FACILITIES.
5. CONTRACTOR INSTALLING THE STRUCTURES OBTAIN AND FOLLOW THE
SPECIFICATIONS FOR BUILT AND SEDIMENT CONTROL AS DISTRIBUTED BY
PRINCE GEORGE'S SOIL CONSERVATION DISTRICT.
6. ALL STRUCTURES UTILIZING COMPACTED EARTH WILL BE TO BE
COMPOSED OF MATERIAL TAKEN FROM APPROVED BORROW AREAS AND SHALL
BE FREE OF ROOTS, WOODY VEGETATION, ROCKS AND OTHER OBJECTION-
ABLE MATERIAL. A MINIMUM OF 10% SHALL BE ALLOWED FOR SETTLEMENT
FILLS TO BE PLACED IN 6" LIFTS AND COMPACTED AS LAID.
7. ALL AREAS OF EROSION-EXPOSED ARE TO BE PROTECTED FROM TRACKING
MUD ONTO PUBLIC RIGHTS OF WAY.
8. ALL SEDIMENT CONTROL FACILITIES TO BE FUNCTIONAL AT THE END
OF EACH DAY AND ARE TO REMAIN IN PLACE UNTIL PERMISSIBLE FOR
THEIR REMOVAL HAS BEEN OBTAINED FROM THE PRINCE GEORGE'S DEPART-
MENT OF LICENCES AND PERMITS.
9. GRADING AND CONSTRUCTION MAY BEGIN UPON COMPLETION AND ACCEPT-
ANCE OF ALL ITEMS SHOWN, REQUIRED OR SPECIFIED HEREON.
10. AREAS DISTURBED BY INSITE GRADING THAT ARE NOT TO BE CONSTRUCT-
ED OR WITHIN 45 DAYS ARE TO BE STABILIZED WITH PERMANENT
TYPE SEEDING AND MULCHING. SEE PAGES 30.01 THRU 30.05 OF REFER-
ENCED STDS. AND SPECS.
11. ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IMMEDIATELY WITH
MULCH. SEE 32.01 THRU 32.03 OF REFERENCED STDS. AND SPECS.
12. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH PERMANENT
SEEDINGS UPON COMPLETION OF FINE GRADING. SEE PAGES 31.01 OF
REFERENCED STDS. AND SPECS.
13. ALL SEDIMENT CONTROL DEVICES SHALL BE TEMPORARILY SEEDED IN
ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION
AND SEDIMENT CONTROL IN DEVELOPING AREAS.
14. THE THROATS OF ALL STORM DRAINAGE INLETS SHALL BE PROTECTED AND
KEEP FREE OF DEPOSITS OF SEDIMENT ETC. THROUGH USE OF
SANDBAGS, BRICKS OR OTHER AVAILABLE METHOD UNTIL THE UNWILL-
ING AREAS HAVE BEEN STABILIZED AND THE STREETS HAVE BEEN PAVED.



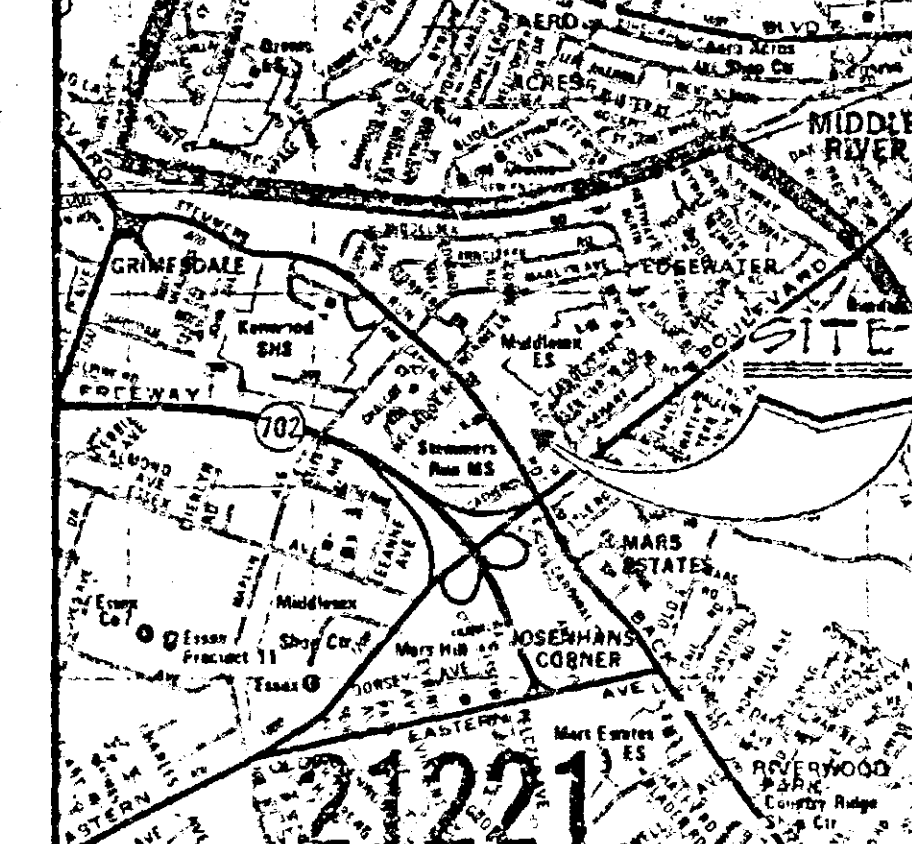
TYPE	CONSTRUCTION	SIZE	SIZE
1	5'-10"	See and Show Plans	See and Show Plans
2	3'-10"	See and Show Plans	See and Show Plans
3	5'-10"	See and Show Plans	See and Show Plans
4	5'-10"	See and Show Plans	See and Show Plans
5	5'-10"	See and Show Plans	See and Show Plans



1. STONE OUTLET SEDIMENT TRAP
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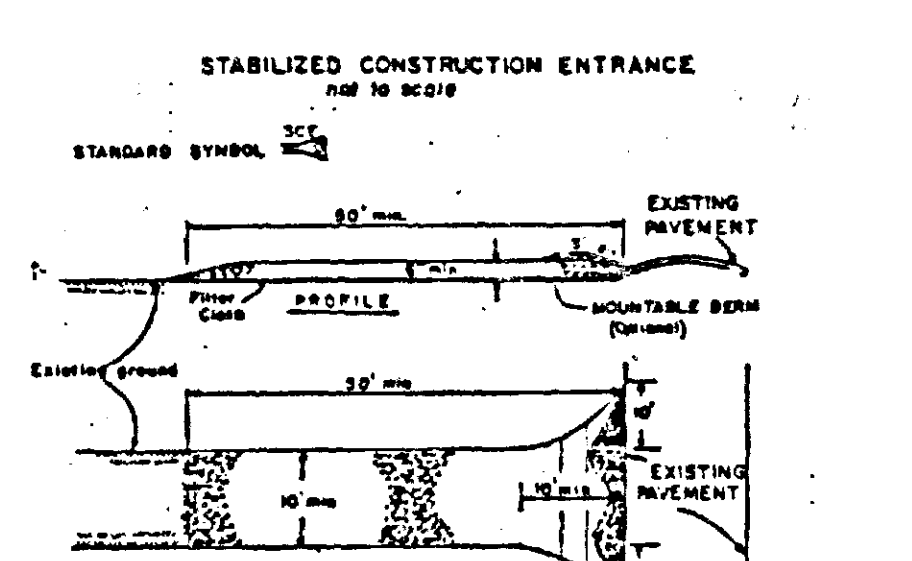


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10. STONE OUTLET SEDIMENT TRAP



STABILIZATION NOTES

1. TEMPORARY SEEDING:
FERTILIZER: 10-20-10 OR EQUIVALENT @ 15 LB./1000 SQ. FT.
SEED: ITALIAN OR PERENNIAL BLYSS (MARCH 1 - APRIL 30 OR
AUGUST 15 - NOV. 15) @ 0.92 LB./1000 SQ. FT. 1" TO
2" PLANTING DEPTH OR WEEDING, ROSS OR LEWIS
COVERS (MAY 1 - AUGUST 30) @ 0.07 LB./1000 SQ. FT.
1" TO 2" PLANTING DEPTH.
2. PERMANENT SEEDING: (MARCH 1-APRIL 30, AUG. 1-OCT. 15)
FERTILIZER: 10-20-10 @ 1000 LB./ACRE
SEED: KENTUCKY 31 TALL FESCUE @ 330 LB./ACRE, 1" MAX
SEEDING DEPTH CLAYEY SOIL, 1" MAX DEPTH ON SANDY SOIL.
MULCH: SMALL GRAIN STRAW @ 70 TO 90 LB./1000 SQ. FT.
SEE "MULCHING ONLY" NOTE BELOW.
3. MULCHING ONLY:
MULCH: SMALL GRAIN STRAW @ 70-90 LB./1000 SQ. FT.
MULCH MATERIAL SHALL BE RELATIVELY FREE OF WEEDS, AND SHALL
BE FREE OF PROHIBITED WEEDS, WHICH ARE CANADA TRISTLE,
JOHNSONGRASS AND QUACKGRASS.
MULCH ANCHORING: EMULSIFIED ASPHALT @ 8 GALLONS/1000 SQ. FT.
OR CLEAR BINDER IN ACCORDANCE WITH MANUFACTURER'S RECOM-
MENDATIONS.
4. SOIL:
TURFGRASS SOIL SHALL BE:
A. HARTLAND OR VIRGINIA STATE CERTIFIED, OR HARTLAND OR
VIRGINIA STATE APPROVED.
B. MACHINE CUT AT A MINIMUM SOIL THICKNESS OF 3/4" PLUS
OR MINUS 1/4".
C. CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, VARYING
NOT MORE THAN 7% BROKEN, TORN OR UNWEARABLE PIECES ARE
NOT ACCEPTABLE.
D. HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD
OF 36 HOURS.
FERTILIZER: 5-10-5 @ 30 LB./1000 SQ. FT.
LIMESTONE: 2 TONS/ACRE
NITROGEN: DREA VIBROLIMESTONE (UP) OR ISOSULFIDURE AREA
(1000) @ 5.5 LB./1000 SQ. FT.
WORK LINE AND FERTILIZER INTO SOIL TO A DEPTH OF 3".
APPLY NITROGEN TO SOIL JUST PRIOR TO LAYING SOIL. LAY SOIL IN
STRAIGHT, PARALLEL, TIGHTLY SPACED ROWS WITH STAGGERED
LATERAL SPACING. DO NOT STRETCH, OVERLAP, OR LEAVE ANY
SPACES BETWEEN ADJOINING PIECES OF SOIL.
EVERT INDIVIDUAL PIECE OF SOIL SHALL BE WELL-TAMPED OR
ON ROLLED AND THOROUGHLY WATERED WITHIN 8 HOURS OF LAYING
SOIL SHALL BE WATERED AND OTHERWISE MAINTAINED TO INSURE
ESTABLISHMENT.
5. MULCHING ONLY SHALL BE USED AS A TEMPORARY STABILIZATION
DURING ALL NON-SEEDING PERIODS.
NOTE: ALL TEMPORARY AND PERMANENT SEEDING SHALL BE APPLIED
BY CYCLONE SEEDER, DRILL, CHESTPACER SEEDER OR HYDRO-
SEEDER (SLURRY INCLUDES SEED & FERTILIZER).



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DATE

REVISIONS

REICH, GRIMM & PARKER
221 AMERICAN CITY BUILDING
COLUMBIA, MD 21044
301-596-4737
PROJECT NO. 84-15-120

ESSEX VARD
BALTIMORE STAKE CENTER
120 STEMMERS RUN RD.
ESSEX, MARYLAND

THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS

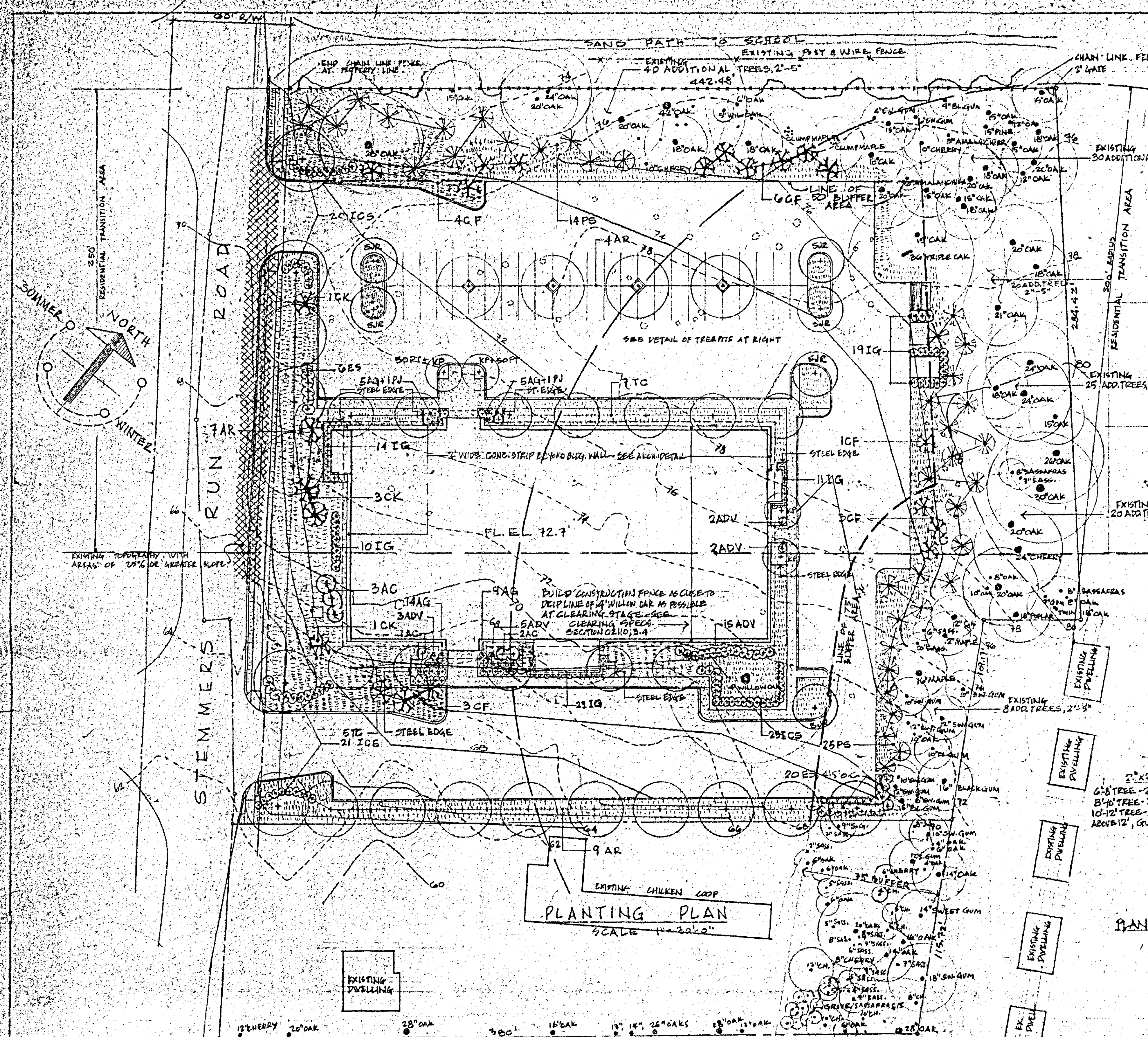
SEDIMENT & EROSION
CONTROL PLAN

SD - N

JOYCE ENGINEERING
CORPORATION
Professional Engineer and Land Planning
Surveying & Construction Management
11633 C BALTIMORE AVENUE, BELTSVILLE, MD 20705
(301) 745-4373

DESIGN: WAJ/OFT/AM/SHEET 1 OF 6
SCALE: 1" = 30'
DATE: DEC. 84
JOB NO. 84-066
FILE NO. 84-066

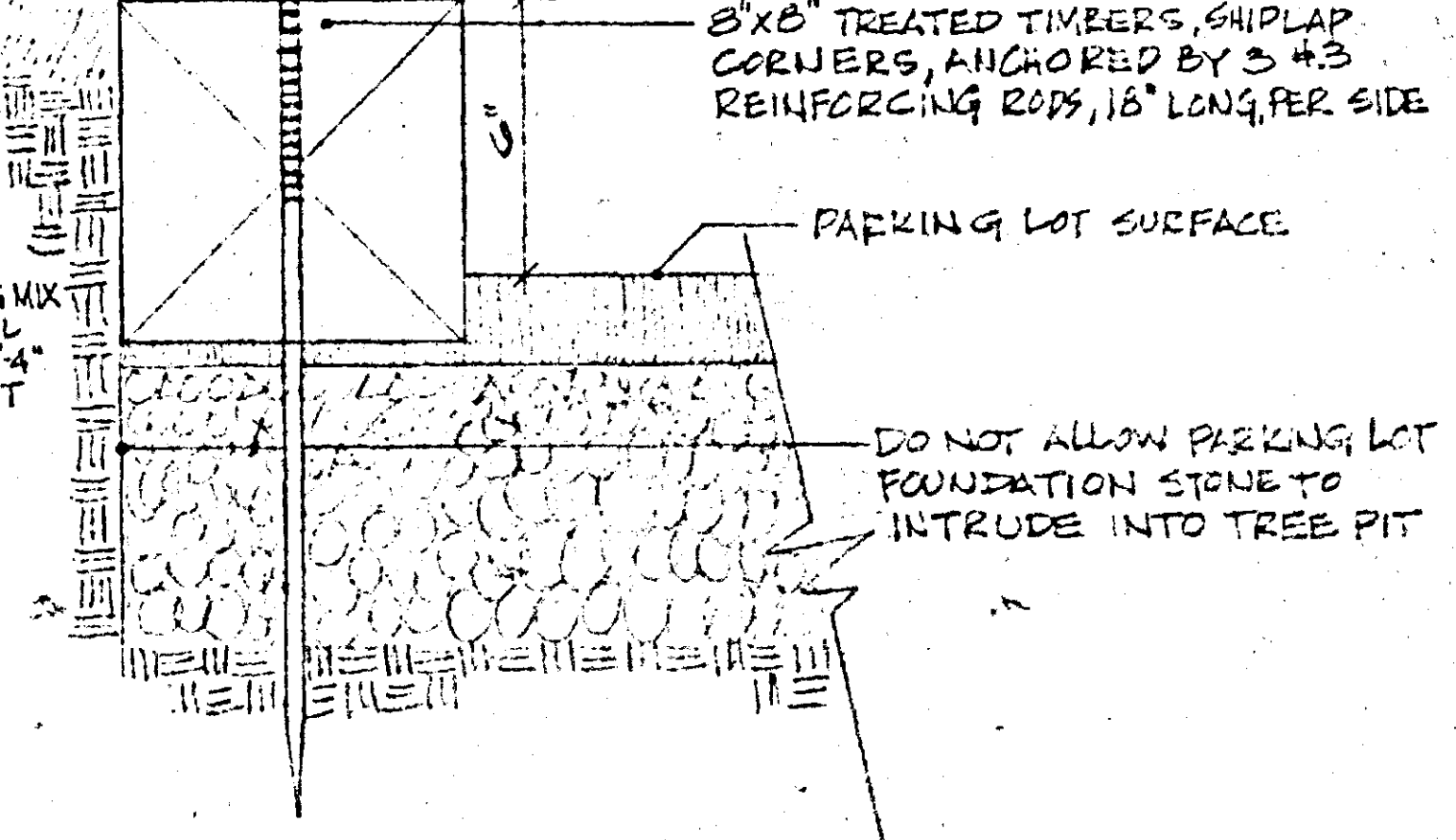
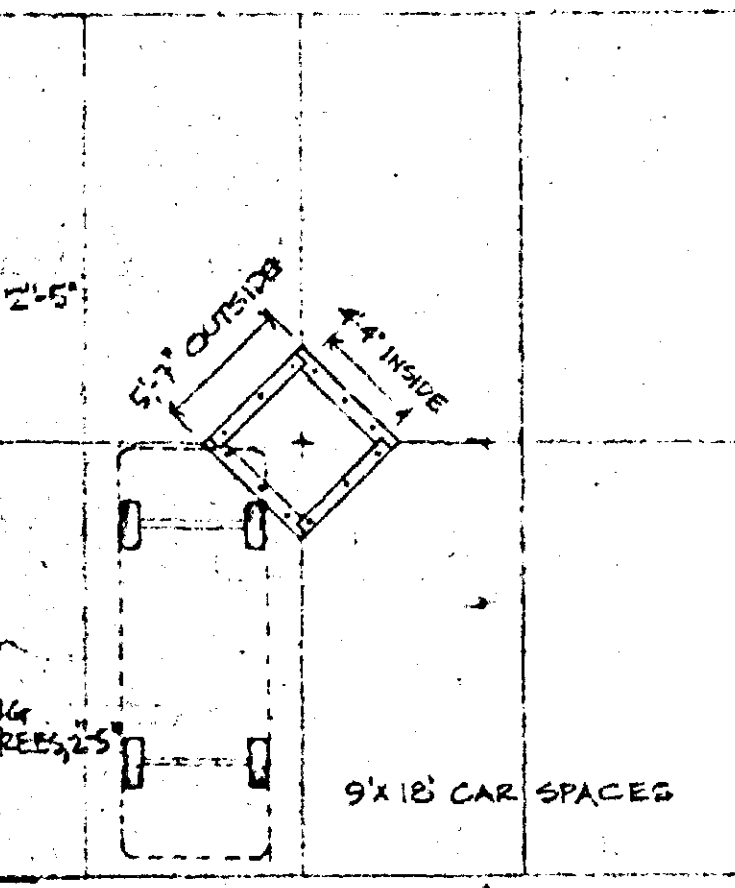
PROJECT: 525-4450-75
SHEET: 1
DEVELOPER: 525-4450-75



BALTIMORE COUNTY PLAN CHECK LIST

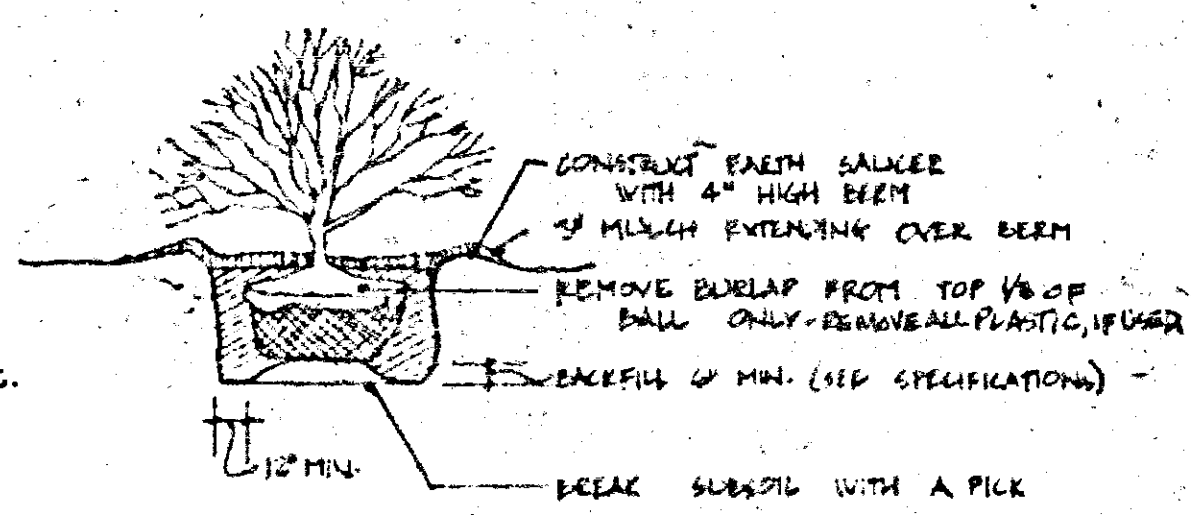
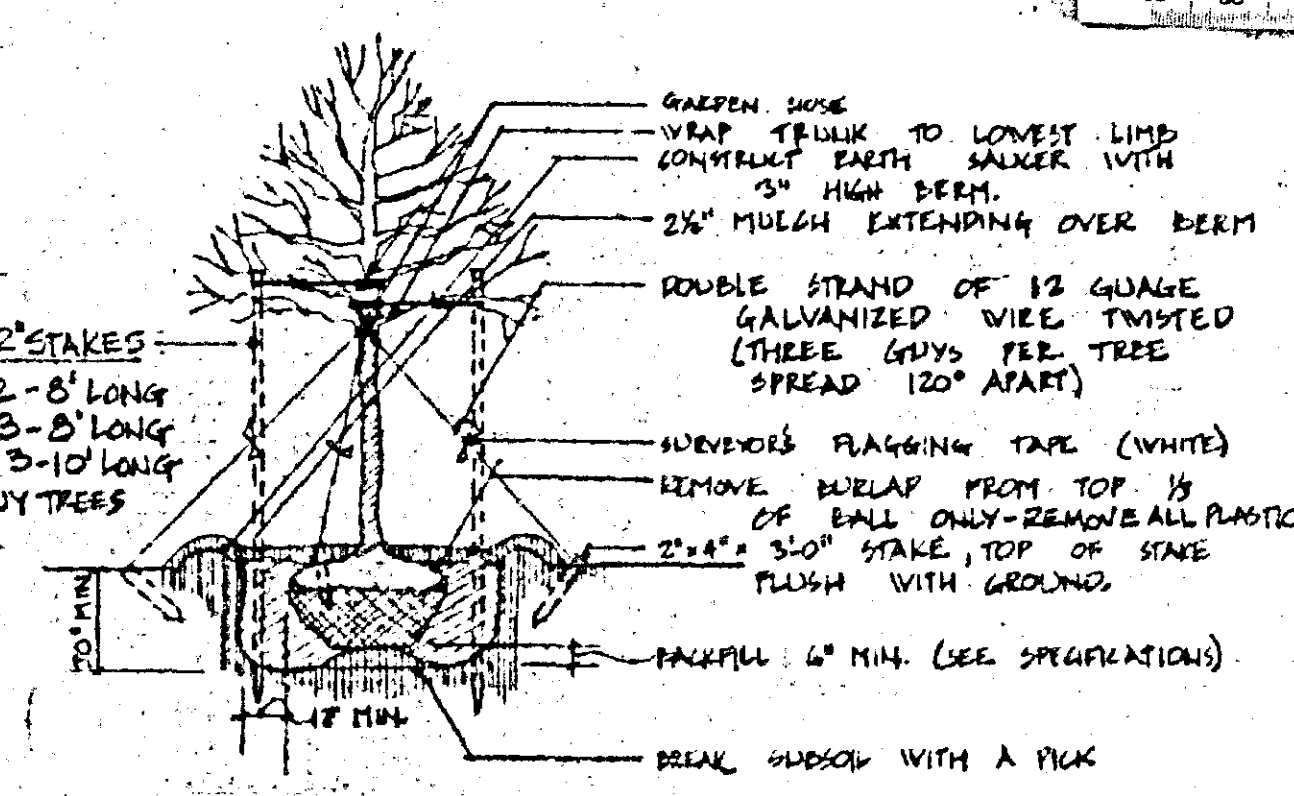
ITEM 9c.	LOCATION	TREES REQUIRED	TREES PROVIDED
	STREET FRONT	10 MAJOR DECIDUOUS (395 + 40 = 10)	7 MAJ. DEC. 2 EVERGREENS 8 MINOR DEC.
	PARKING LOT	16 MAJOR DECIDUOUS (172 + 12 = 16)	19 MAJ. DEC. MIN. 50' WOODED (I.D.I. NO ADDITIONAL REQUIRED)
	NORTH PROPERTY LINE	RTA BUFFER 50'	12 EVERGREENS 10 MINOR DEC.
	EAST PROPERTY LINE	RTA BUFFER 50' (LAUDS. MANUAL II, D.I.)	43-103' WOODED (I.D.I. NO ADDITIONAL REQUIRED) 25 EVERGREENS 4 MINOR DEC.

NOTE: BUFFER ZONES = 951 LINEAL FT. ÷ 4 = 239 TREES REQ'D; 276 EXISTING TREES + 45 NEW TREES = 301 TREES IN BUFFERS.
* BUFFERS ARE 'WOODED' (50% CANOPY COVERAGE); LANDSCAPE MANUAL, ITEM IZ, D.I., REQUIRES NO ADDITIONAL PLANTING.



TREE PIT PLAN
SCALE 1/8" = 1'-0"

TREE PIT SECTION
SCALE 3" = 1'-0"



PLANTING PLAN
SCALE 1" = 30'-0"

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	ROOT	REMARKS
AG	GUMPO AZALEA	AZALEA (SATSUKI) GUMPO, WHITE	33	18"-21" SP. CONTAINER	B&B	
CF	FLOWERING DOGWOOD	CORNUS FLORIDA	14	1'-1'-8" HT.	B&B	1 3/4" - 2 1/4" CAL. MIN.
CK	JAPANESE (KOUSA) DOGWOOD	CORNUS KOUSA	5	8'-9" HT.	B&B	2" - 2 1/2" CAL. MIN.
PJ	JAPANESE ANDROMEDA	PIERIS JAPONICA	2	24"-30" HT.	B&B	FULL, HEAVY PLANTS
IG	COMPACT INK BERRY (HOLLY)	ILEX GLABRA 'COMPACTA'	81	18"-24" HT.	CONTAINER	5'-0" O.C. ?
ICS	SCHWOEBEL'S JAPANESE HOLLY	ILEX CRENATA 'SCHWOEBEL'	60	18"-24" SP. CONTAINER	B&B	3'-0" O.C. ?
KP	GOLDENRAIN TREE	KOELZBUTERIA PANICULATA	4	24"-30" HT.	B&B	6' UNDER CLEARANCE
PT	JAPANESE SPURGE	PACHYSANDRA TERMINALIS	100	2 YEAR	2 1/4" POT	8' O.C. STAGGERED
PS	WHITE PINE	PINUS STROBUS	39	5'-6" HT.	B&B	FULL, NOT SHEARED
SJR	REGENT JAPANESE SCHOLARTREE	SOPHORA JAPONICA 'REGENT'	6	24"-30" HT.	B&B	6' UNDER CLEARANCE
TC	GREENSPIRE (LITTLE LEAF) LINDEN	TILIA CORDATA 'GREENSPIRE'	12	24"-30" HT.	B&B	6' UNDER CLEARANCE
OS	OSTER GLORY (RED) MAPLE	ACER RUBRUM	20	24"-30" HT.	B&B	6' UNDER CLEARANCE
AC	GUMULUS SHAD BLOW	AMELANCHIER HYBRIDA 'GUMULUS'	6	12'-14" HT.	B&B	CLUMP MULTI-STEM
ADV	DELAWARE VALLEY WHITE AZALEA	AZALEA (KUSUMBI) DELAWARE VALLEY WHITE	23	18"-24" HT.	B&B	FULL, HEALTHY PLANTS
ES	STEBOLD EUNYMIUS	EUNYMIUS FIEROLDIANA	26	20"-26" HT.	1 1/4"	4 1/2" O.C. AS LOCATED ON-SITE

I CERTIFY THAT THE SCHEMATIC PLANTING PLAN SHOWN HEREIN IS CONFORMANT WITH THE GOAL AND INTENT OF THE BALTIMORE COUNTY LANDSCAPE MANUAL (I.B.S.) AND MEETS ALL APPLICABLE POLICY, GUIDELINES AND ORDINANCES.

SIGNATURE OF APPLICANT _____ DATE _____

I CERTIFY THAT THE PLANTING PLAN SHOWN HEREIN IS CONFORMANT WITH APPLICABLE POLICY, GUIDELINES AND ORDINANCES, AND THAT ALL PLANT MATERIAL TO BE FURNISHED WILL BE NURSERY-GROWN IN ACCORDANCE WITH THE SPECIFICATIONS STATED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL, DATED: _____

MAY 7 19 84

SIGNATURE OF APPLICANT _____ DATE _____

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- PROPOSED SHRUBS
- PROPOSED GLASS AREA

LANDSCAPE ARCHITECTURE
WILLIAM H. POTTS, JR.
2213 DIERBERN CRESCENT
BALTIMORE, MARYLAND 21209
TELEPHONE 301-364-4883

DATE

REVISIONS

REICH, GRIMM & PARKER
221 AMERICAN CITY BUILDING
COLUMBIA, MD 21044
301-596-4737
PROJECT NO. 84-15-120

ESSEX WARD
BALTIMORE STAKE CENTER
1701 STEMMERS BLVD.
ESSEX, MARYLAND

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

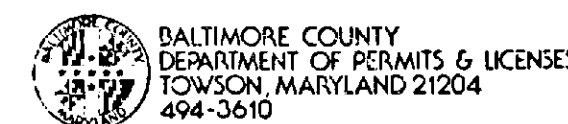
PLANTING PLAN

PROJECT NO.
525-4450-75

REVISION NO.
10-83-321

SHEET NO.
1-1

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

August 31, 1984

TED ZAHASKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 111, Zoning Advisory Committee Meeting are as follows:

Property Owner: The Church of Jesus Christ of Latter Day Saints
Location: NE/S Stemmers Run Road 550' N/W of Eastern Blvd.
Existing Zoning: D.R. 5.5 (GRG)
Proposed Zoning: Special hearing to approve construction of a new sanctuary and related site work for the church, in a residential transition area.

Acres: 4.974
District: 15th.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Age; and other applicable Codes.

(B) A building & other permit shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-engineered walls and signatures are required on Plans and Technical Data.

(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 5'0" for Commercial uses or 3'0" for One & Two Family use group 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 401, Line 2, Section 4407 and Table 4402, also Section 293-2.

(F) Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

(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 401.

(I) Comments - Separate permits for various structures grading, paving, and etc. will be 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 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman, Chief
Plans Review

CEB:es

IN RE: PETITION FOR SPECIAL HEARING
NE/S Stemmers Run Road, 550'
NW of Eastern Boulevard
15th Election District
The Church of Jesus Christ
of Latter-Day Saints,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-131-SPH

The Petitioner herein requests approval for the construction of a new sanctuary and related site work for a Church in a residential transition area.

Testimony on behalf of the petitioner indicates that the congregation proposes the construction of a 112' x 220' church sanctuary, approximately three quarters of which is in a Residential Transition Area within a DR 5.5 zone. The design is a prototype used nationally and modified by a local architect. It is larger than many churches of the denomination because of the current number of members and anticipated growth. Parking spaces provided are almost three times those required. The Church owns the adjacent residential property on the east which the current resident will utilize until his death.

The hearing was continued following the County Review Group meeting on February 28, 1985 and its approval of a plan prepared by Joyce Engineering Corporation, revised May 9, 1985 and marked Petitioner's Exhibit 4.

After due consideration of the testimony and evidence presented and it appearing that the requirements of Section 502.1 and 1801.1B.1c6 of the Baltimore County Zoning Regulations have been met and the health, safety and general welfare of the community will not be adversely affected, the Petition for Special Hearing should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of June, 1985, that the Petition for Special Hearing for approval of construction of a new sanctuary and related site work for a

RECEIVED FOR FILING
June 24/1985
DATE
BY

ORDER RECEIVED FOR FILING
DATE
BY

BALTIMORE COUNTY, MARYLAND No. 135856

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 14 ACCOUNT 4-11-615-1-1-1

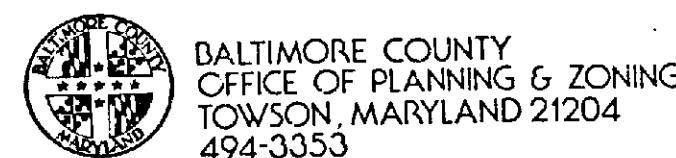
AMOUNT \$41.05

RECEIVED FROM [Signature]

FOR [Signature]

C 025*****4951a 5144F

VALIDATION OR SIGNATURE OF CASHIER



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 24, 1985

John O. Seiland, Esquire
25 W. Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/S Stemmers Run Road, 550'
NW of Eastern Boulevard
15th Election District
The Church of Jesus Christ
of Latter-Day Saints, Petitioner
Case No. 85-131-SPH

Dear Mr. Seiland:

Please be advised that I have passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JML:lg

Attachments

cc: People's Counsel

PETITION FOR SPECIAL HEARING
15th Election District

LOCATION: Northeast side of Stemmers Run Road, 550 feet Northwest of Eastern Boulevard

DATE AND TIME: Wednesday, November 14, 1984 at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 a church in a residential transition area pursuant to Section 1801.1B.1c.6.

The Church of Jesus Christ of Latter-Day Saints as shown on the plat filed with the Zoning Office.

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

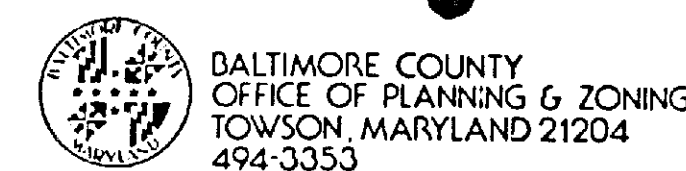
John O. Seiland
Suite 204
25 W. Chesapeake Avenue
Towson, Md. 21204

June 27, 1984
RE: ESSEX PROJECT

Beginning at a point on or near the Northeast side of Stemmers Run Road, 550' Northwest of Eastern Boulevard, running North 51 degrees 05 minutes 57 seconds East 380.000 feet then North 29 degrees 48 minutes 38 seconds East 224.89 feet then North 51 degrees 19 minutes 40 seconds East 53.33 feet, then North 41 degrees 12 minutes 20 seconds West 284.42 feet then South 51 degrees 19 minutes 40 seconds West 442.48 feet then South 51 degrees 41 minutes 10 seconds East 78.71 feet then South 34 degrees 25 minutes 10 seconds East 100.00 feet then South 41 degrees 19 minutes 09 seconds East 107.10 feet, then North 51 degrees 18 minutes 30 seconds East 13.67 feet then South 40 degrees 25 minutes 36 seconds East, then 93.50 feet then South 31 degrees 00 minutes 36 seconds East, 131.28 feet to the place of beginning containing 4.974 Acres of land.

Sincerely,

Bruno Vaughn Reich, AIA
lcl



ARNOLD JABLON
ZONING COMMISSIONER

November 5, 1984

John O. Seiland, Esquire
25 West Chesapeake Avenue
Towson, MD 21204
RE: Petition for Special Hearing
NE/S Stemmers Run Rd., 550' NW of
Eastern Blvd.
The Church of Jesus Christ of
Latter-Day Saints-Petitioner
Case No. 85-131-SPH

Dear Mr. Seiland:

This is to advise you that \$49.05 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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
Zoning Commissioner

AJ:j

cc: Reich Architects
Suite 221
American City Building
Columbia, MD 21044

October 11, 1984

John C. Seiland, Esquire
25 W. Chesapeake Avenue
Towson, MD 21204

NOTICE OF HEARING

RE: Petition for Special Hearing
NE/S Stemmers Run Rd., 550' NW of
Eastern Blvd.
The Church of Jesus Christ of
Latter-Day Saints-Petitioner
Case No. 85-131-SPH

TIME: 10:30 A.M.

DATE: Wednesday, November 14, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue Towson Maryland

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

No. 133209

DATE: 8/15/84 ACCOUNT: R-01-615-000

AMOUNT: \$100.00

RECEIVED FROM: John C. Seiland
FOR: Petition for Special Hearing Item 44
"Church of Jesus of the Latter Day Saints"
Stemmers Run Rd.
083*****100001a 8164F

Commissioner
Towson County

VALIDATION OR SIGNATURE OF CASHIER

American City Bldg.
Columbia, MD 21044

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
No. 85-131-SPH
SUBJECT: The Church of Jesus Christ of Latter Day Saints

Assuming compliance with the comments of the Division of Current Planning and Development's representative to the Zoning Plans Advisory Committee, this office has no comment.

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

NEG/JGH/sf

CERTIFICATE OF PUBLICATION

85-131-SPH
TOWSON, MD., Oct. 25, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct. 25, 1984

THE JEFFERSONIAN,

18 Kenton
Publisher

Cost of Advertising 22.00

PETITION FOR SPECIAL HEARING
15th Election District

LOCATION: Northeast side of Stemmers Run Road, 550 feet north-west of Eastern Boulevard
DATE & TIME: Wednesday, November 14, 1984 at 10:30 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 Hearing under Section 800.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner should approve construction of a new sanctuary and related site work for a church in a residential transition area pursuant to Section 1901.18.1c.6.

Being the property of The Church of Jesus Christ of Latter-Day Saints, as shown on the plat filed with the Zoning Office.

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
Oct. 25.

Petition for Special Hearing
15th Election District

LOCATION: Northeast side of Stemmers Run Road, 550 feet north-west of Eastern Boulevard.
DATE & TIME: Wednesday, Nov. 14, 1984 at 10:30 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 Hearing under Section 800.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner should approve construction of a new sanctuary and related site work for a church in a residential transition area pursuant to Section 1901.18.1c.6.

Being the property of The Church of Jesus Christ of Latter-Day Saints, as shown on plat 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

The Times

85-131-SPH
Middle River, Md., Oct 25 1984

This is to Certify, That the annexed
Petition
Reg L 63400
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 25th day of Oct, 1984
S. D. W. J. Publisher.

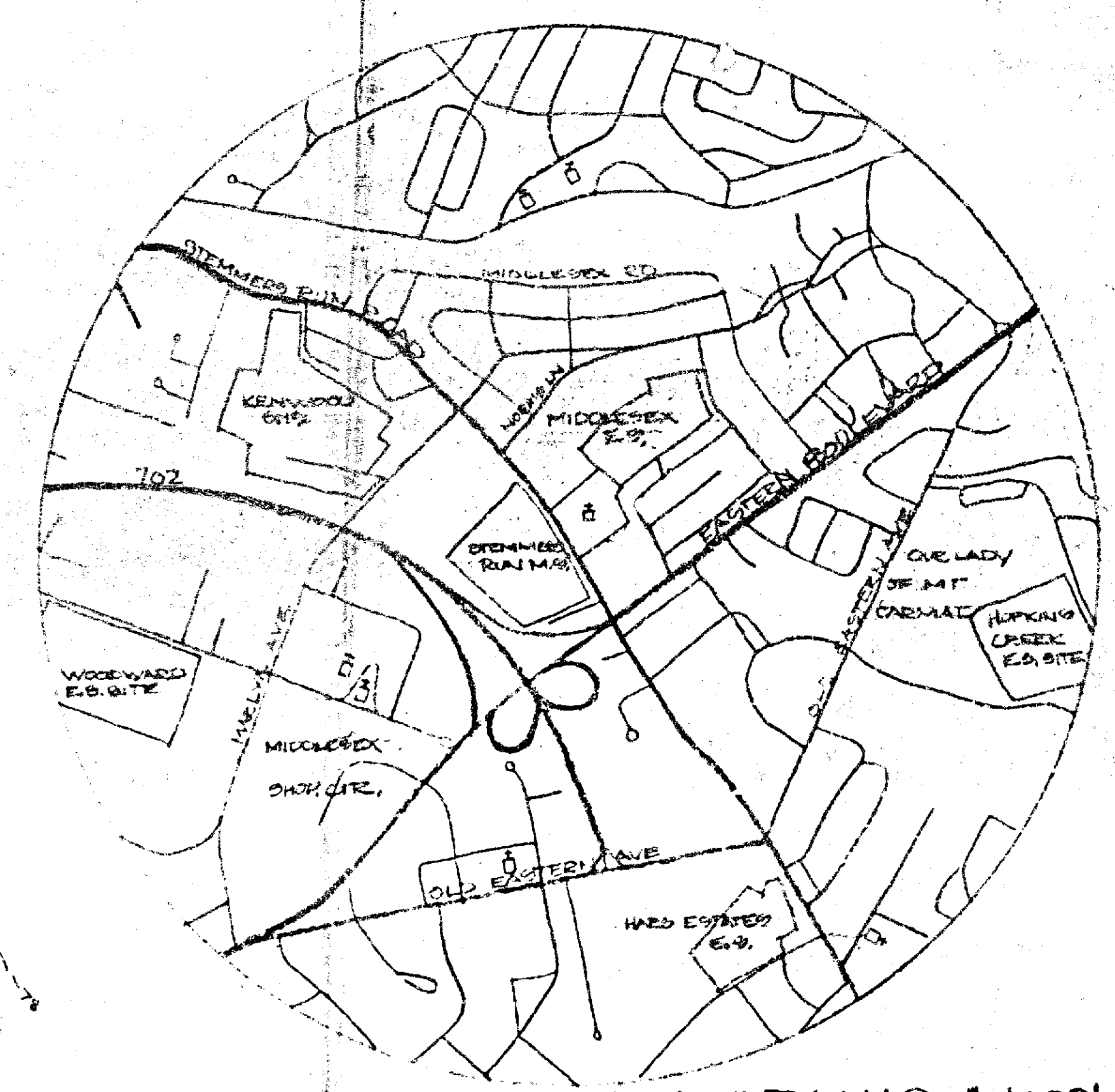
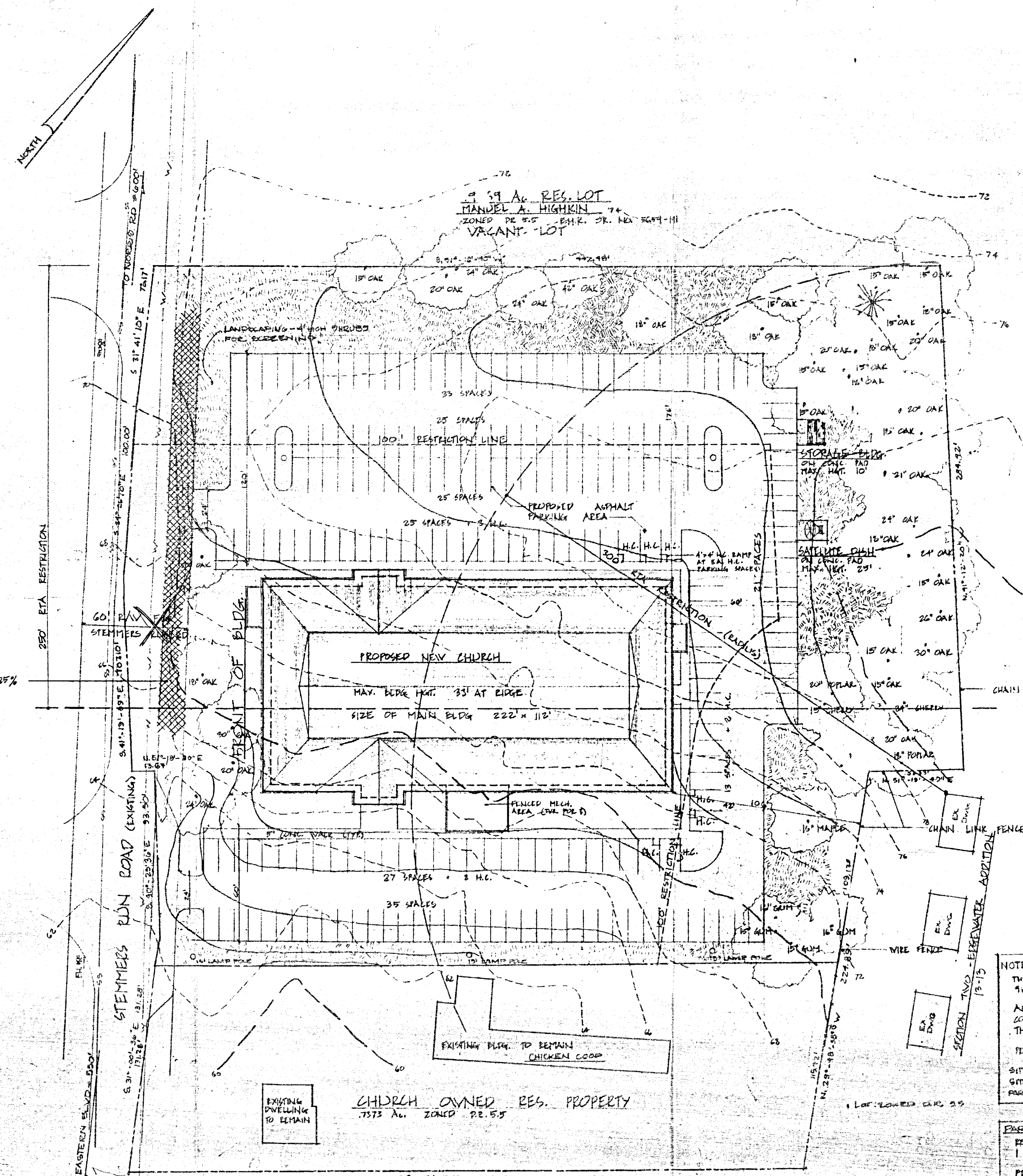
1/8-66

1/14

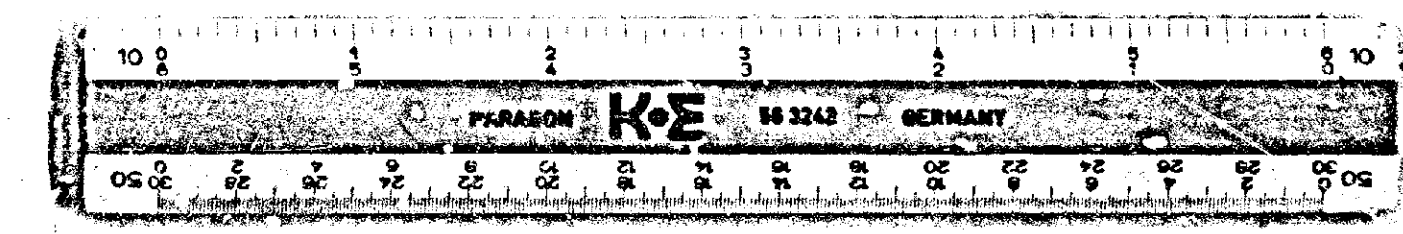
4/2
NE 3-11
S 31
S 11
S 11

STEMMERS RUN
MIDDLE SCHOOL
ZONED PR 5.5

EXISTING GRADE
GREATER THAN 25%



MIDDLESEX ELEMENTARY
ZONED DR. 55



NOTE:
THIS PLAN PROVIDES PARKING SPACES
9' x 18' & 12' x 18' H.C. SPACES
ALL PARKING INDICATED IS TO BE
CONSTRUCTED AT SAME TIME AS
THE MAIN BLDG.
PROPOSED GRADING SHOWN W/ SOLID LINE
SITE AREA 4.974 ACRES
SITE LOCATED IN 15TH DISTRICT EAST CO
PARKING LINES ARE METAL WALL TYPE

LOT IS PRESENTLY VACANT
TOTAL GREEN AREA 67,260 SQ. FT. = 1,544 AC.

PARKING
REQUIRED
1 SPACE FOR EA 6 SEAT AT SANCTUARY = 63 SPACES
PROVIDED
211 SPACES PROVIDED INCL 7 HANDICAPPED SPACES

PETITIONER'S
EXHIBIT

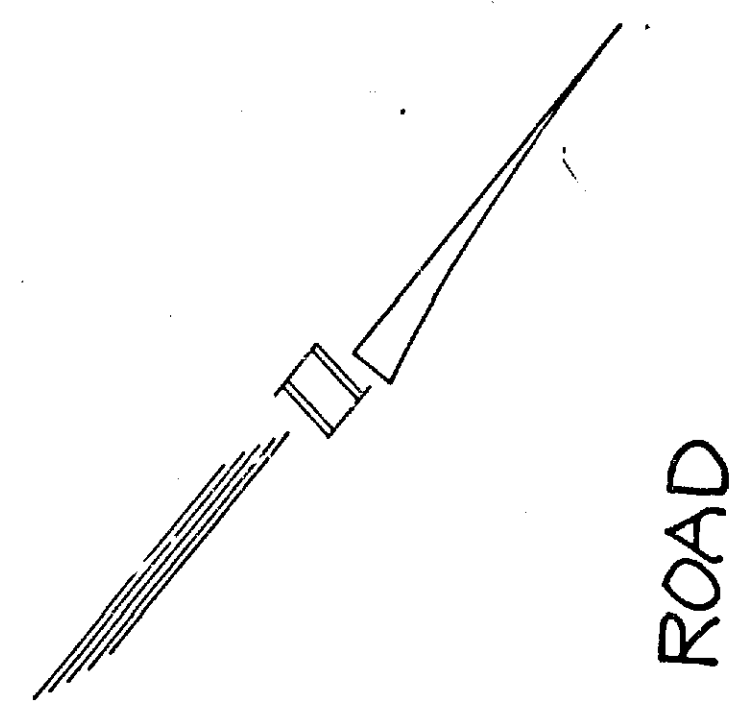
CHURCH OWNED RES. PROPERTY
7573 AC. ZONED PR 5.5
GIANT FOOD OF MD INC.
F.H.K. JR. NO. 5782-48A

REICH GRIMM & PARKER
201 E. BALTIMORE AVE
BALTIMORE, MARYLAND 21201
700 HANCOCK AVE
GREENBELT, MARYLAND 20770
501.545.0512

BALTIMORE STATE CENTER
1500 N. CALVERT ST
BALTIMORE, MARYLAND 21201
Preliminary Site Plan Scale 1"=50'

7:17:24

SHIPPED AUG 09 1984

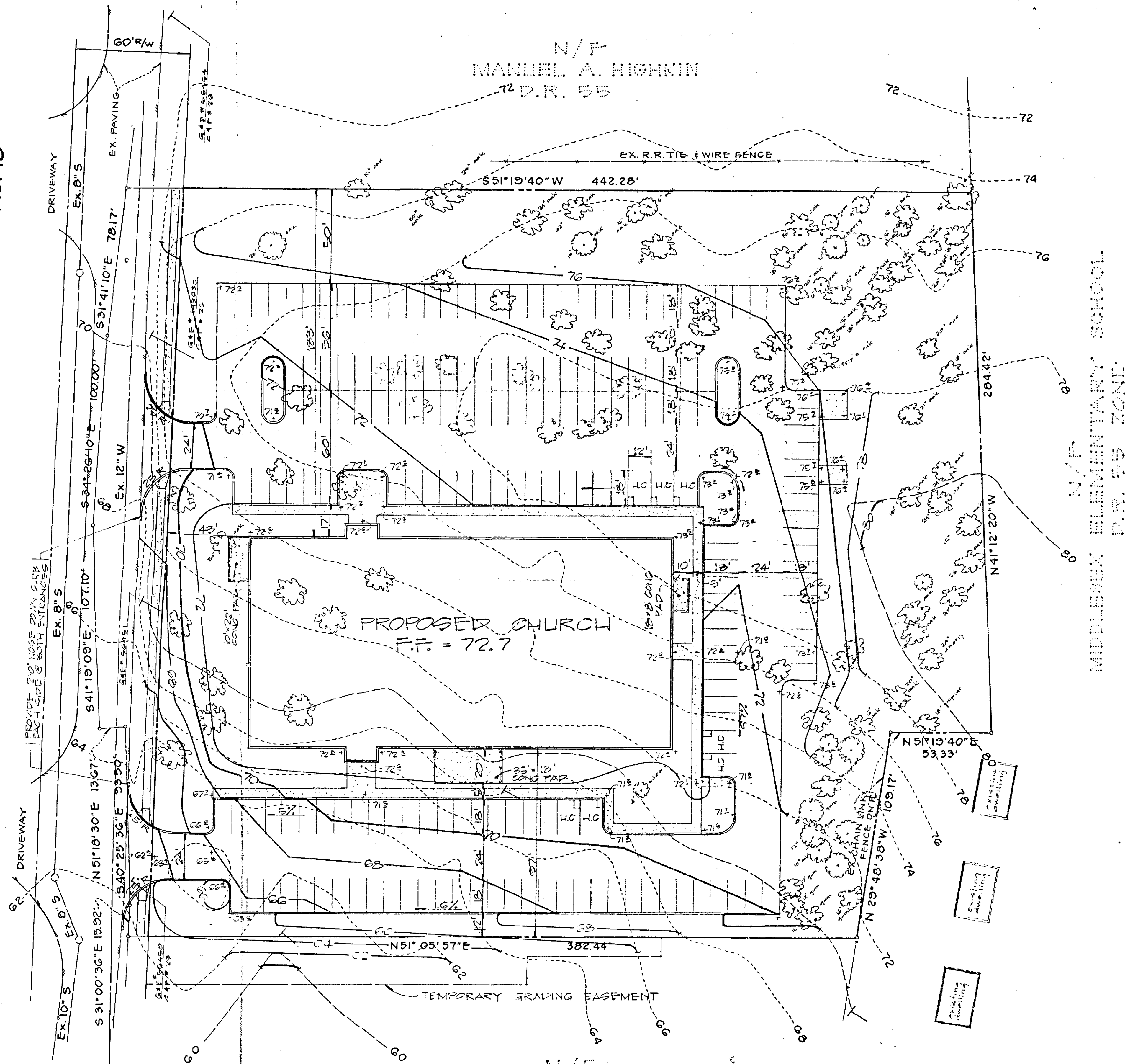


N/P
STEMMERS RUN MIDDLE SCHOOL
D.R. 55 ZONE

STEMMERS

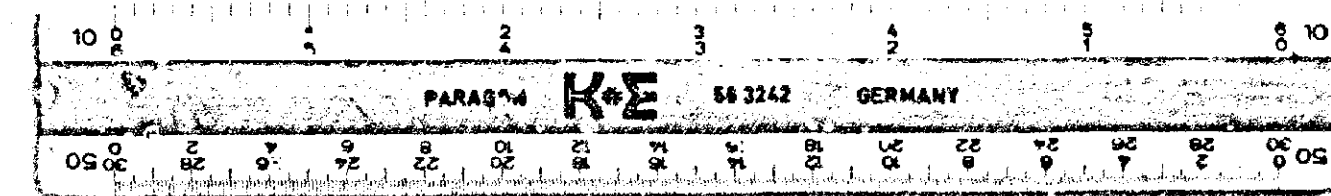
RUN

ROAD



N/P
THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
D.R. 55 ZONE

PLAN SCALE: 1" = 30'



GENERAL NOTES

1. Total Lot Area = 3.97 Acres = 173,111.706 sq ft
2. Total Disturbed Area = 2.28 Acres = 130,000 sq ft
3. Existing Zoning = D.R. 55
4. Parking Required = 1 Space/6 Seats = 63 Spaces
5. Parking Provided = 7 Handicap Spaces 12'x18'
182 Regular Spaces 9'x18'
189 Total Spaces
6. Proposed Use: Church / Sanctuary
7. All Parking Spaces To Be Complete At Same Time As Church Construction. All Parking Spaces To Be Marked With 4" Wide White Paint Stripes.
8. Parking Lot Should Be Lighted With Metal Halide Type Lamps.
9. Total Green Area Provided = 67,300 sq ft = 1.54 Acres.
10. For Landscaping Plan See Sheet L-1

JOYCE ENGINEERING
CORPORATION

Professional Engineers - Land Planning - Surveying - Construction Management
11033-C Baltimore Avenue, Bethesda, MD 20814

PROJECT NO. 525-4450-75
SHEET NO. 76

DATE 11-14-84

SD - 1

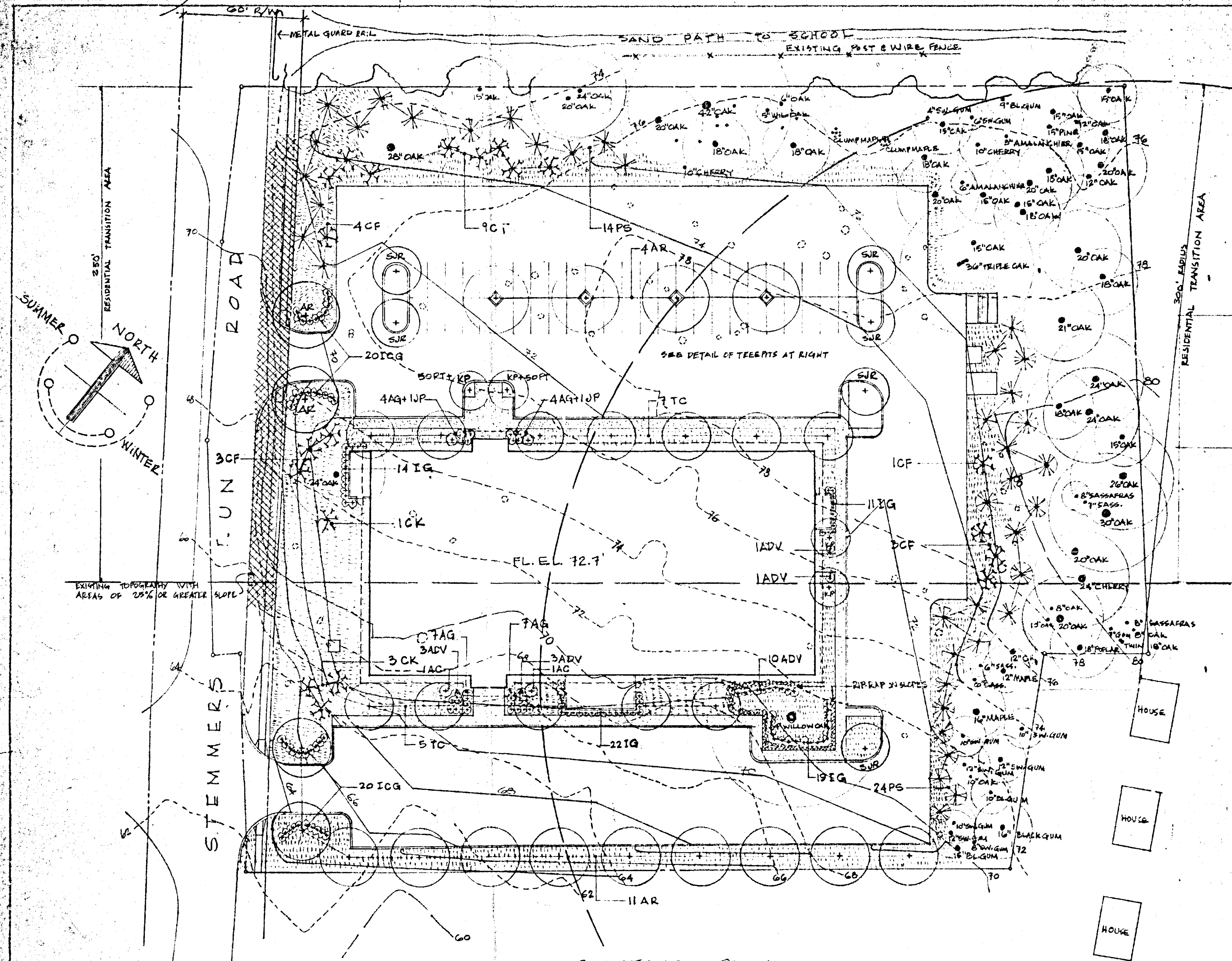
SITE DEVELOPMENT PLAN

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY
SAINTS

ESSEX WARD
BALTIMORE STAKE CENTER
128 STEMMERS RUN RD.
ESSEX, MARYLAND

REICH, GRIMM & PARKER
221 AMERICAN CITY BUILDING
COLUMBIA, MD 21044
301-596-4737
PROJECT NO. 84-15-120

DATE



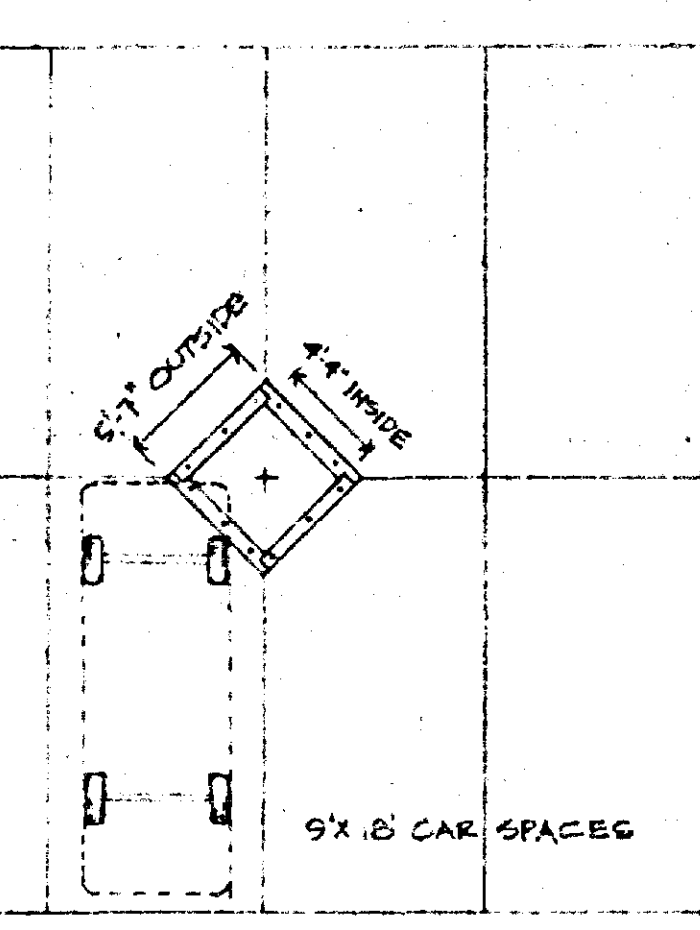
PLANTING PLAN
SCALE 1" = 30'-0"

BALTIMORE COUNTY PLAN CHECK LIST

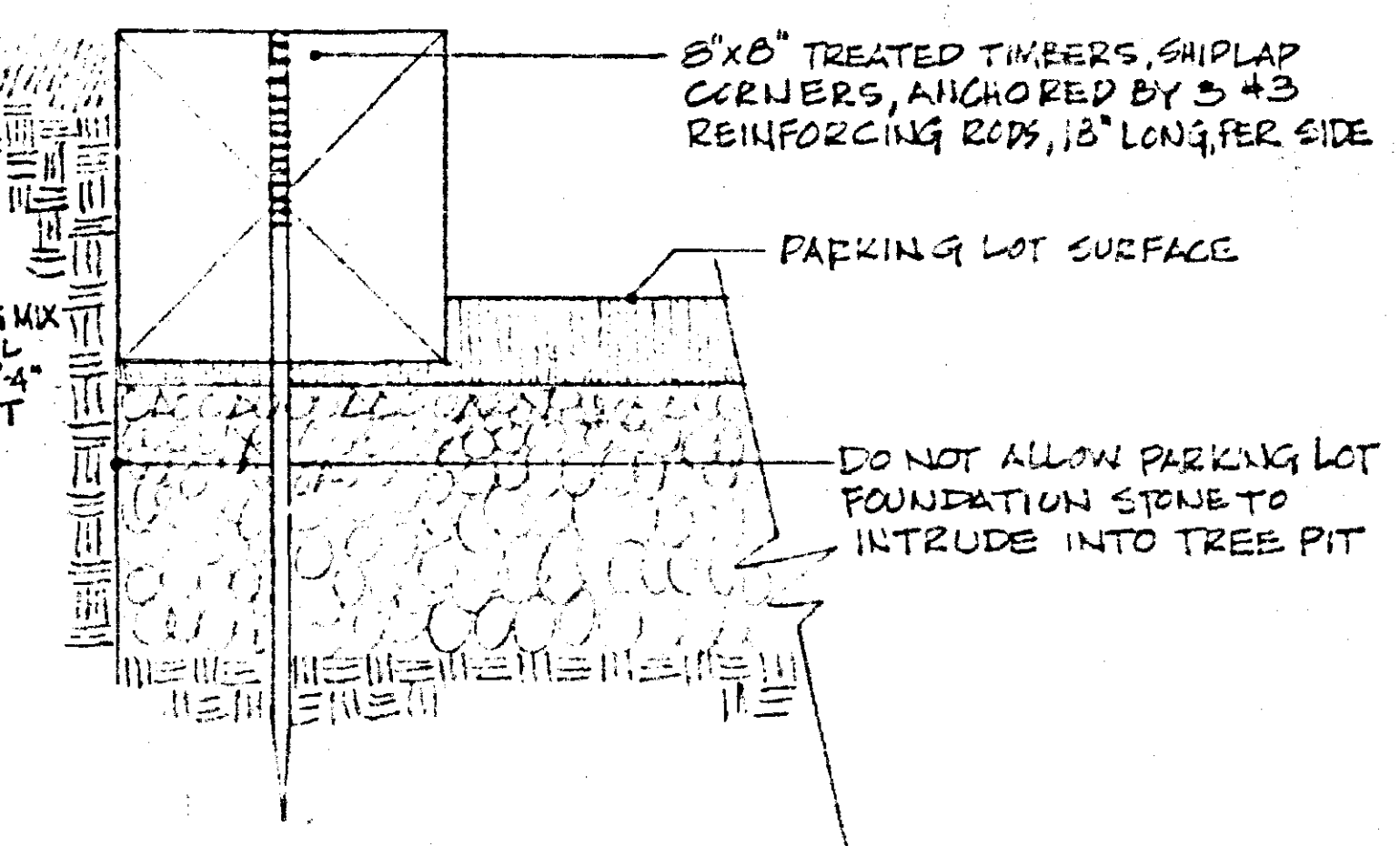
ITEM 9b:	LOCATION	TREES REQUIRED	TREES PROVIDED
STREET FRONT		10 MAJOR DECIDUOUS	4 MAJ. DEC. 6 EVERGREENS 10 MINOR DEC.
PARKING LOT		10 MAJOR DECIDUOUS	19 MAJ. DEC. MIN. 50' WOODED 9 EVERGREENS 7 MINOR DEC.
NORTH PROPERTY LINE		RTA BUFFER 50'	43-103' WOODED 25 EVERGREENS 4 MINOR DEC.
EAST PROPERTY LINE		RTA BUFFER 50'	

ITEM 18. TREES TO BE REMOVED =
 ITEM 19. SEE PLANTING PLAN THIS SHEET
 ITEM 20d. EXISTING TREES TO BE SAVED =
 SEE PLANTING PLAN FOR ADDITIONAL SCREENING

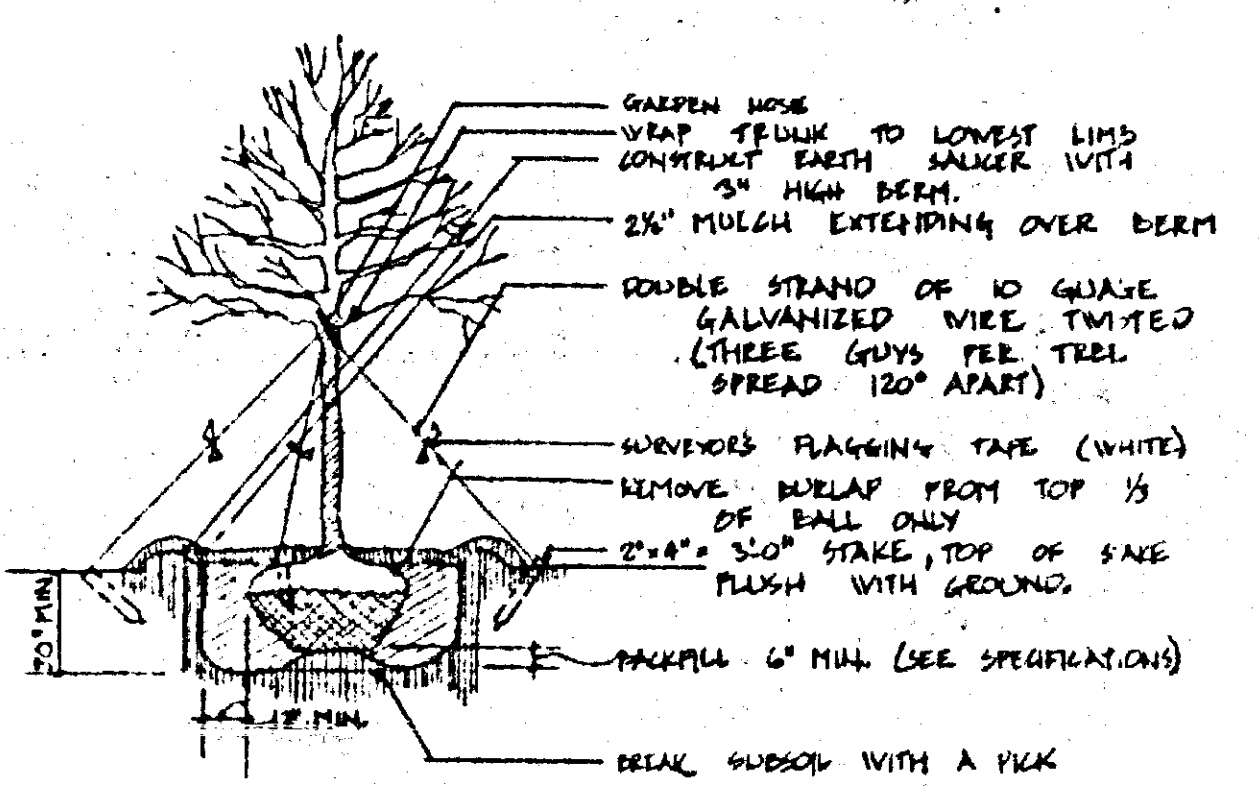
= BUFFERS



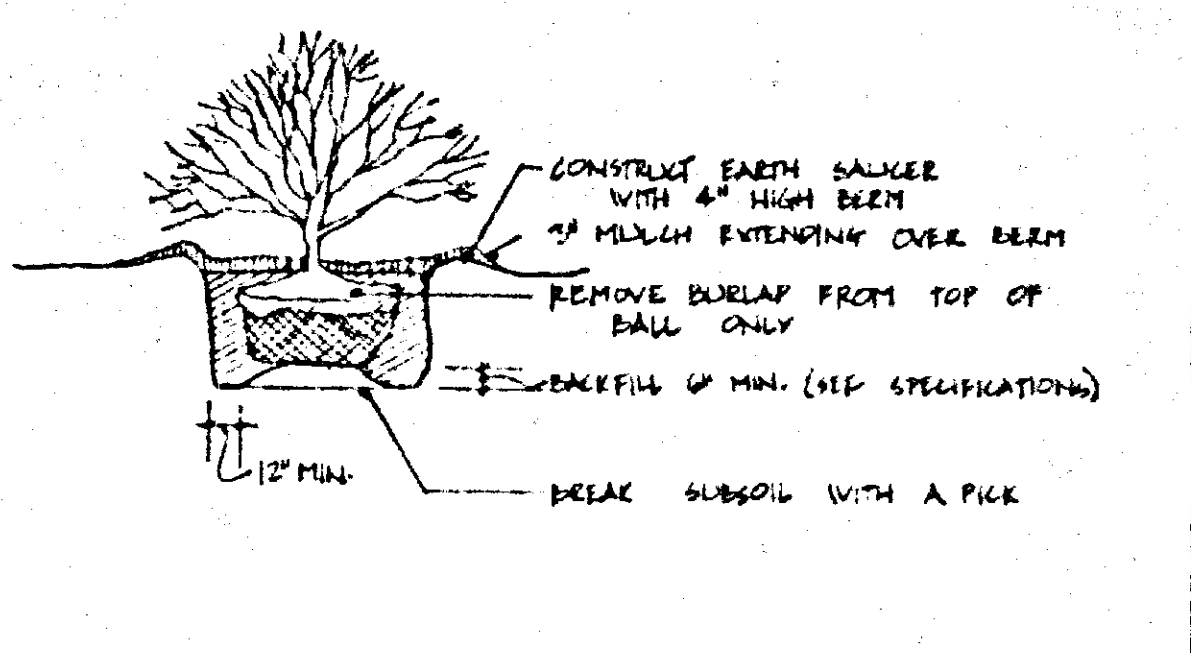
TREE PIT PLAN
SCALE 1/8" = 1'-0"



TREE PIT SECTION
SCALE 3" = 1'-0"



PLANTING & GUYING DETAILS
TREES NO SCALE



PLANTING DETAILS
BALLED & BURLAPPED SHRUBS NO SCALE

P L A N T L I S T						
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	CONDITION	REMARKS
AR	OCTOBER GLORY (RED) MAPLE	ACER RUBRUM	18	2 1/2" CAL. 9" Ht.	B & B	6' UNDERCLEARANCE
AC	CUMULUS SHAD BLOW	AMELANCHIER HYBRIDA 'CUMULUS'	2	5'-6" HT.	B & B	
ADV	DELAWARE VALLEY WHITE AZALEA	AZALEA (KURUMBI) DELAWARE VALLEY WHITE'	20	18" 24" HT.	B & B	
AG	GUMPO AZALEA	AZALEA (SATSUKI) GUMPO, WHITE	8	18" 21" SPA	CONTAINER	
CF	FLOWERING DOGWOOD	CORNUS FLORIDA	20	1'-8" HT.	B & B	1 3/4" - 2 1/4" CAL. MIN.
CK	JAPANESE (KOUSA) DOGWOOD	CORNUS KOUSA	4	8'-9" HT.	B & B	2'-2 1/2" CAL. MIN.
PJ	JAPANESE ANDROMEDA	PIERIS JAPONICA	2	24" 30" HT.	B & B	FULL, HEAVY PLANTS
IGG	GREEN LUSTRE (JAPANESE) HOLLY	ILEX CRENATA 'GREEN LUSTRE'	40	18" 24" SPD	CONTAINER	5'-0" O.C.
IG	COMPACT INK BERRY (HOLLY)	ILEX GLABRA 'COMPACTA'	74	18" 24" SPD	CONTAINER	5'-0" O.C. :
IGS	SCHWOEBEL'S JAPANESE HOLLY	ILEX CRENATA 'SCHWOEBEL'	14	18" 24" SPD	CONTAINER	3'-0" O.C. I
KP	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	4	2 1/2" CAL. 9" Ht.	B & B	6' UNDERCLEARANCE
PT	JAPANESE SPURGE	PACHYSANDRA TERMINALIS	100	2 YEAR	2 1/4" POTS	8" O.C. STAGGERED
PS	WHITE PINE	PINUS STROBUS	39	5'-6" HT.	B & B	FULL, NOT SHEARED
SJR	REGENT JAPANESE SCHOLARTREE	SOPHORA JAPONICA 'REGENT'	6	2 1/2" CAL. 15" Ht.	B & B	6' UNDERCLEARANCE
TC	GREENSPIRE (LITTLELEAF) LINDEN	TILIA CORDATA 'GREENSPIRE'	11	2 1/2" CAL. 15" Ht.	B & B	6' UNDERCLEARANCE

WE CERTIFY THAT THE SCHEMATIC PLANTING PLAN SHOWN HEREIN IS CONSISTENT WITH THE GOAL AND INTENT OF THE BALTIMORE COUNTY LANDSCAPE MANUAL, 1983, AND MEETS ALL APPLICABLE POLICY, GUIDELINES AND ORDINANCES.

SIGNATURE OF APPLICANT

DATE

WE CERTIFY THAT THE PLANTING PLAN SHOWN HEREIN IS CONSISTENT WITH APPLICABLE POLICY, GUIDELINES AND ORDINANCES, AND THAT ALL PLANT MATERIAL TO BE FURNISHED WILL BE NURSERY-GROWN IN ACCORDANCE WITH THE SPECIFICATIONS STATED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL, 1983, DATED 1983.

SIGNATURE OF APPLICANT

DATE

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- PROPOSED SHRUBS
- PROPOSED GRASS AREA

LANDSCAPE ARCHITECTURE
 WILLIAM H. POTTS, JR.
 2213 DEER FERN CRESCENT
 BALTIMORE, MARYLAND 21209
 TELEPHONE 301-367-4883

DATE _____

REVISIONS _____

REICH, GRIMM & PARKER
 221 AMERICAN CITY BUILDING
 COLUMBIA, MD 21044
 301-596-4737
 PROJECT NO. 84-15-120

ESSEX WARD
 BALTIMORE STAKE CENTER
 120 STEMMERS RUN RD.
 ESSEX, MARYLAND

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

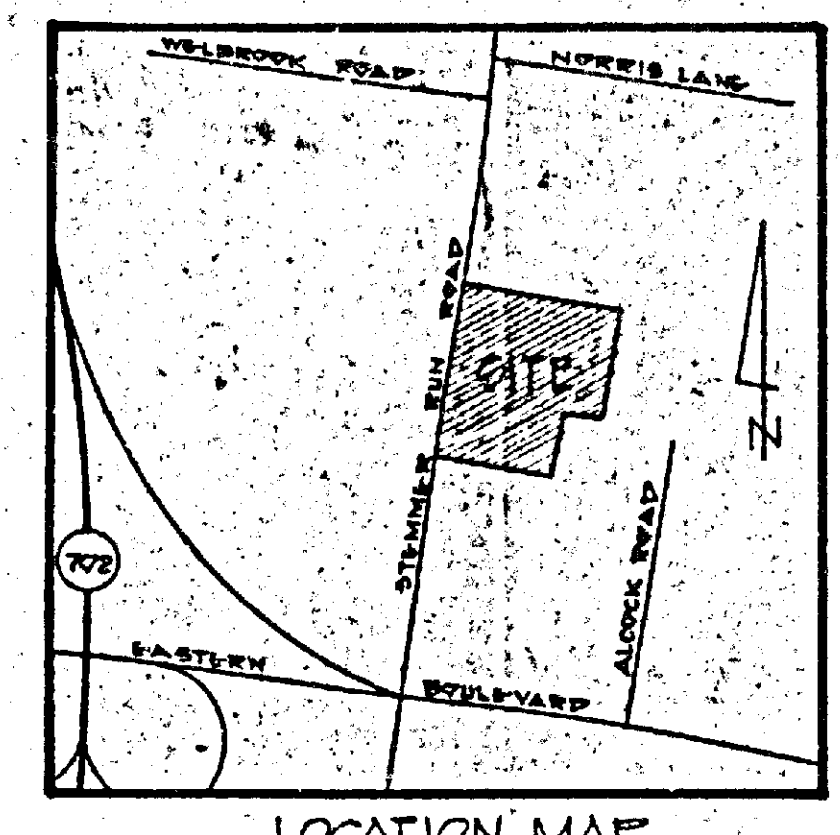
PLANTING PLAN
 EXHIBIT 3

PROJECT NO. 525-4450-75
 REVISION NO. 60 83-321
 SHEET NO. 1-1

NOTE: B&E POLE #14363C, #56451, AND #56450 TO BE RELOCATED BY OTHERS.

NOTE: R/W INFORMATION FOR STEMMERS RUN ROAD WAS OBTAINED FROM BALTIMORE CO. D.F.W. R/W DRAWING #GG-403-4, AND GG-403-5

N/F
MANUEL A. HIGHKIN
72 D.R. 55
L.5679 F.121



REVISIONS	DATE
1.0	10-14-05
2.0	10-14-05
3.0	10-14-05

REICH, GRIMM & PARKER
221 AMERICAN CITY BUILDING
COLUMBIA, MD 21044
301-596-4737
PROJECT NO. 8435-120

ESSEX VARD
BALTIMORE STAKE CENTER
120 STEMMERS RUN RD.
ESSEX, MARYLAND

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

SITE DEVELOPMENT, ENTRANCE, PAVING, WATER, & SEWER PLAN

PROJ. NO. 8435-120
SHEET NO. 1
SD-1

GENERAL NOTES

1. Total Lot Area = 35 Acres = 152,460 sq. ft.
2. Total Disturbed Area = 2.98 Acres = 130,000 sq. ft.
3. Existing Zoning = D.R. 55
4. Parking Required = 1 Space / 6 Seats = 63 Spaces (375 Seats)
5. Parking Provided = 7 Handicap Spaces 12'x18'
164 Regular Spaces 9'x13'
171 Total Spaces
6. Proposed Use: Church / Sanctuary
7. All Parking Spaces To Be Complete At Same Time As Church Construction. All Parking Spaces To Be Marked With 4" Wide White Paint Stripes.
8. Parking Lot Should Be Lighted With Metal Halide Type Lamps
9. Total Green Area Provided = 67,300 sq. ft. = 1.54 Acres
10. For Landscaping Plan See Sheet L-1
11. All Radii Are 5' Unless Otherwise Noted.
12. For Profiles Of Water & Sewer, See Sheet SD-2
13. For Paving Notes And Sections, See Sheet SD-2
14. Existing Water & Sewer Locations Within The Steppers Run Road R/W Were Taken From Plans Prepared By: Albert E. Palmer - 833 N. Park Ave - Baltimore Md. 10/6/04 DATE
15. Boundary & Topographic Information Was Prepared By Others.

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING CURB + GUTTER
	PROPOSED CURB + GUTTER
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING TREE
	CENTERLINE
	EXISTING SEWER LINE
	EXISTING WATER LINE

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP
This Plan Was Reviewed By The CRG On 28 FEB 05 With The Following Action Taken

PLAN APPROVED
Plan Approved By: [Signature]
Plan Approved On: 27 FEB 05
Approved For: [Signature]
Plan Prepared By: [Signature]
Continued At: [Signature]
Plan Refer: [Signature]

12105

FOR STORM WATER MANAGEMENT PLAN SEE SHEET SD-3
FOR SEDIMENT & EROSION CONTROL PLAN SEE SHEET SD-4
PETITIONER'S EXHIBIT 4

JOYCE ENGINEERING CORPORATION
Professional Engineer & Land Planning
Surveying & Construction Management (301) 586-4328
1402-C BALTIMORE AVENUE, BELTSVILLE, MD 20705
DES: WAJ IDT: TAM SHEET 1 OF 2
SCALE: 1" = 30' JOB NO: 84-066
DATE: DEC. 04 FILE NO: 84-066
J.E.C. #240653

PLAN SCALE: 1" = 30'

