

86-25-SPH 341

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 a change in a residential transition area in accordance with Section 1B(1), B.1c-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: Daniel W. Price; Legal Owner(s): Leonilla S. Baginski; Attorney for Petitioner: Arnold Jablon; Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of June, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 16th day of July, 1985, at 10:45 o'clock.

Call Jablon, Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING DATE July 25 1985 BY [Signature]

86-25-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 10th day of June, 1985. Received by [Signature] Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 8, 1985 Ms. Leonilla S. Baginski 9131 Sperl Avenue Baltimore, Maryland 21234

Dear Ms. Baginski: The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case.

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

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204 HARRY J. PISTEL, P.E. DIRECTOR June 6, 1985

Mr. Arnold Jablon, Zoning Commissioner, County Office Building, Towson, Maryland 21204. Re: Item #341 (1984-1985) Property Owner: Leonilla S. Baginski (CRG) N/ES Harford rd. 110' S. of Alverta Ave. Acres: 3.59 acres ± District: 11th

Dear Mr. Jablon: The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments: See the County Review Group Comments submitted at the meeting of April 11, 1985. Very truly yours, James A. Markle, P. E., Chief, Bureau of Public Services

JAM:EAM:ROP:iss cc: File

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211 NORMAN E. GERBER, DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner, County Office Building, Towson, Maryland 21204. June 27, 1985. Re: Zoning Advisory Meeting of MD#21, 1985 Item # 341. Property Owner: LEONILLA S. BAGINSKI OF ALVERTA AVE.

- The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable. [X] There are no site planning factors requiring comment. [X] A County Review Group Meeting is required. [X] 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 22-98 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 [] Landscaping: Must comply with Baltimore County Landscape Manual. [] The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [] The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 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: CRG PLAN XI-457 (KINGDOM HALL OF JEHOVAH'S WITNESSES OF PERRY HALL) APPROVED 4/11/85

Eugene A. Bober, Chief, Current Planning and Development. cc: James Hoswell

Maryland Department of Transportation State Highway Administration William K. Hellmann, Secretary Hal Kassoff, Administrator

May 28, 1985. Mr. A. Jablon, Zoning Commissioner, County Office Bldg., Towson, Maryland 21204. Re: Property Owner: Leonilla S. Baginski Location: NE/side Harford Road (Route 147) 110' S of Alverta Ave. Existing Zoning: D.R. 5.5 Proposed Zoning: Spec. hearing for a church in a residential transition area. Acres: 3.59 District: 11th Election

Attached for your review and use, are CRG comments dated, 4/3/85 and sketch plan for proposed improvements. Very truly yours, Charles Lee, Chief, Bureau of Engr. Access Permits

by: George Wittman. CI-CW:es cc: J. Ogle enc.

My telephone number is 301-659-1350. Teletypewriter for Impaired Hearing or Speech: 383-7555 Baltimore Metro - 865-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Maryland Department of Transportation State Highway Administration William K. Hellmann, Secretary Hal Kassoff, Administrator

April 3, 1985. Mr. J. Markle, Chief, Bureau of Public Services, County Office Building, Towson, Maryland 21204. Re: CRG Meeting of 4-11-85 Kingdom Hall/Jehovas Witnesses, S/E Side Harford Rd., Route 147 Opposite Alverta Ave.

On review of the revised submittal of 2-20-85 and field inspection, the State Highway Administration will require the plan to be revised. The revised plan must show the following:

- 1. State Highway Administration Type "A" concrete curb and gutter constructed along the entire frontage of the site. The proposed curb and gutter must be offset 24' from the centerline of Harford Road. 2. Additional bituminous paving must be constructed from the existing edge of roadway to the gutter pan of the proposed curb, with a 10:1 taper at each side of the property. 3. The proposed entrance must be a minimum of 25' wide (30' recommended) with 10' radii.

Baltimore County may require sidewalks along the frontage of the site and handicap ramps would be required with sidewalk construction. My telephone number is (301) 659-1350. Teletypewriter for Impaired Hearing or Speech: 383-7555 Baltimore Metro - 865-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. J. Markle -2- April 3, 1985

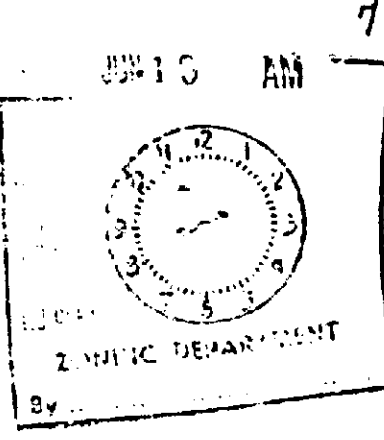
It is requested that all Baltimore County Building Permits be held until the plan is revised, S.H.A. access permit applied for and a bond or letter of credit in the amount of \$20,000.00 is posted to guarantee construction.

Very truly yours, Charles Lee, Chief, Bureau of Engineering Access Permits. By: George Wittman

CL:GW:esw Attachments cc: Mr. J. Ogle

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 TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550
STEPHEN E. COLLINS DIRECTOR



BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500
PAUL H. REINCKE CHIEF

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610
TED ZALESKI, JR. DIRECTOR

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

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

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Item No. 340 (341) 342, 343, 344, 345, 346, and 348 ZAC-Meeting of May 21, 1985
Property Owner:
Location:
Existing Zoning:
Propo: 1 Zoning:

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Comments on Item # 341 Zoning Advisory Committee Meeting are as follows:
Property Owner: Leonilla S. Baginski
Location: NE/Side Harford Road 110' S. of Alverta Avenue
District: 11th.

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 340, 341, 342, 343, 344, 345, 346, and 348.

Gentlemen:

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

- 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
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.

REVIEWER: [Signature] Noted and Approved: [Signature] Fire Prevention Bureau

- APPLICABLE STANDARDS AND CODES:
A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.F.D.I. #117-1 - 1980) and other applicable Codes and Standards.
B. A building and other miscellaneous permits shall be required before the start of any construction.
C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved seals are not acceptable.
E. All One and One and One Half Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Two sets of drawings shall be required to file with a permit application. Approved seals are not acceptable.
F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
G. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from Use to Use or to Mixed Use. See Section 310 of the Building Code.
I. The proposed project appears to be located in a Flood Plain, Flood/Overflow. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
J. Comments: Building shall be classified as an A-1 Use Group and shall be accessible and useable by the Handicapped. See A.N.S.I. Standard A-117.1 - 1980 for interior and exterior details.
K. These abbreviated 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 the applicant may obtain additional information by visiting Room 212 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21286.

[Signature] Michael S. Flanagan Traffic Engineering Assoc. II

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE NE/S of Harford Road, * DEPUTY ZONING COMMISSIONER opposite of Alverta Avenue * OF BALTIMORE COUNTY 11th Election District * Leonilla S. Baginski, * Case No. 86-25-SPH Petitioner *

with the character and general welfare of the surrounding residential premises and to meet the requirements of 1801.B.1.c.6 of the Baltimore County Zoning Regulations, and therefore, the special hearing should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of July, 1985, that the Petition for Special Hearing, in accordance with the site plan prepared by E.F. Raphael & Assoc., Registered Professional Land Surveyors, dated April 17, 1985 and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

- 1. There shall be no free-standing signs.
2. Parking shall be no closer than 12 feet to the north property line and evergreens shall be used to screen the parking spaces from the adjacent property to the north.

[Signature] Jean M.H. Jung Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO: Zoning Commissioner Date: July 2, 1985 Norman E. Gerber, Director FROM: Office of Planning and Zoning SUBJECT: Zoning Petition No. 86-25-SPH

The plan was approved by the CRG on April 11, 1985.

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

NEG:JGH:sla

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

ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

July 25, 1985

Leonilla S. Baginski 9131 Sperl Avenue Baltimore, Maryland 21234

RE: Petition for Special Hearing NE/S of Harford Road, opposite of Alverta Avenue 11th Election District Leonilla S. Baginski, Petitioner Case No. 86-25-SPH

Dear Ms. Baginski:

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

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

JMH:bj

Attachments

cc: People's Counsel

ORDER RECEIVED FOR FILING DATE July 25 1985 BY [Signature]

ORDER RECEIVED FOR FILING DATE July 25 1985 BY [Signature]

PETITION FOR SPECIAL HEARING
11th Election District

LOCATION: Northeast side of Harford Road, opposite Alverta Avenue

DATE AND TIME: Tuesday, July 16, 1985 at 10:45 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 a church in a residential transition area in accordance with Section 1801.1B.1c.6.

Being the property of Leonilla S. Baginski 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

E. F. RA'HEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

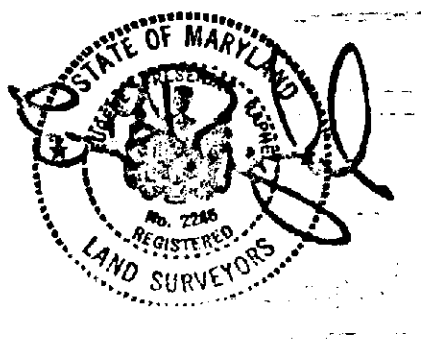
OFFICE: 828-3908 RESIDENCE: 771-4892

DESCRIPTION TO ACCOMPANY ZONING PETITION
KINGDOM HALL OF JEHOVAH'S WITNESSES
OF FERRY HALL
April 19, 1985

Explaining for the same at a point in the center line of Harford Road, said point being located southwesterly 110° from the intersection formed by the centerline of Harford Road and the center line of Alverta Avenue, running thence on the center line of Harford Road N 37° 20' 00" 268.61', thence leaving Harford Road, S 28° 26' 00" E 594.67', S 42° 22' 00" W 269.59' and N 52° 26' 00" W 510.90' to the place of beginning.

Containing 3.99 Ac.±

Being the property of Leonilla S. Baginski on Harford Road in deeds 183 1749/86; GLE 1984/555 and GLE 1984/558.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007488

DATE: 5/17/85 ACCOUNT: R-01-15-000

AMOUNT: \$ 100.00

RECEIVED FROM: Price

FOR: fee for plat #311
BAGINSKI

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE/S of Harford Rd., opposite
Alverta Ave., 11th District : OF BALTIMORE COUNTY
LEONILLA S. BAGINSKI, Petitioner: Case No. 86-25-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned 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
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, COURT HOUSE
TOWSON, MD 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Leonilla S. Baginski, 9131 Spert Ave., Baltimore, MD 21234, Petitioner; and Daniel W. Price, 8721 Eddington Rd., Baltimore, MD 21234, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

July 15, 1985

Leonilla S Baginski
9131 Spert Avenue
Baltimore, Maryland 21234

RE: Petition for Special Hearing
NE/Harford Rd., opposite Alverta Ave.
11th Election District
Leonilla S. Baginski - Petitioner
Case No. 86-25-SPH

Dear Ms. Baginski,

This is to advise you that \$ 75.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to 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. 007370

DATE: July 16 1985 ACCOUNT: 01-615-000

AMOUNT: \$ 75.25

RECEIVED FROM: Leonilla S. Baginski

FOR: Advertising & Posting
Case # 86-25-SPH

VALIDATION OR SIGNATURE OF CASHIER

Leonilla S. Baginski
9131 Spert Avenue
Baltimore, Maryland 21234

June 12, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
NE/Harford Rd., opposite Alverta Ave.
11th Election District
Leonilla S. Baginski - Petitioner
Case No. 86-25-SPH

TIME: 10:45 a.m.

DATE: Tuesday, July 16, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

cc: Daniel W. Price
8721 Eddington Road
Baltimore, Maryland 21234

35-2373
19-205C
bury hearing!



9805 Clanford Road
Randallstown, Maryland
21133
May 20, 1985

Mr. Arnold Jablon - Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

On behalf of the Perry Hall Congregation of Jehovah's Witnesses, I respectfully request that you expedite our request for a zoning hearing on the property on Harford Road which we propose to buy and upon which we propose to erect a "church" or Kingdom Hall.

The application for a zoning hearing was filed on Monday, May 6, by our representative, Mr. Gene Raphael. It was registered as Item 211 in the name of Baginski, the present owner of the property. No date has, as yet, been set for the hearing. We urge that one be set as soon as possible.

At the time we filed for the CRG hearing, already held on April 11, we were unaware that we would even need a zoning hearing, being almost totally preoccupied with the problem of the proposed Proctor Lane impinging upon our plans for the property. In fact, we were even led to believe that the CRG review was the only hearing we would need. As a result, we missed the opportunity to have the two hearings on the same date. Now, we find ourselves frustrated once again, being faced with a delay of two months or more before we can buy the property and erect our much-needed Kingdom Hall.

We have already spent more than one year trying to get clearance on the purchase of this parcel of land. Our congregation has been very patient. We have complied with every request made of us by the County government. We will continue to do whatever is asked of us, but we beg you to help us expedite this whole matter by scheduling us as soon as possible for a zoning hearing.

We beg your permission to point out that, unless this matter is resolved soon, we will be unable to erect our meeting place this summer or fall and will be forced to wait until the following year - a really hard blow for our congregation to take. It will be very much appreciated if you would give us this special consideration. Ms. Diana Iiter has assured us that sending you this request is the proper procedure to follow.

Any assistance you can give us will be very much appreciated. We hope to hear from you in the very near future.

Appreciatively yours,
Carl B. Kallay
Carl B. Kallay - Elder

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 6/20/85

Posted for: Special Hearing

Petitioner: Leonilla S. Baginski

Location of property: NE/S Harford Rd., opposite Alverta Ave.

Location of Signs: Facing Harford Rd. 15' from road, on property of Baltimore

Posted by: *M. H. Price*

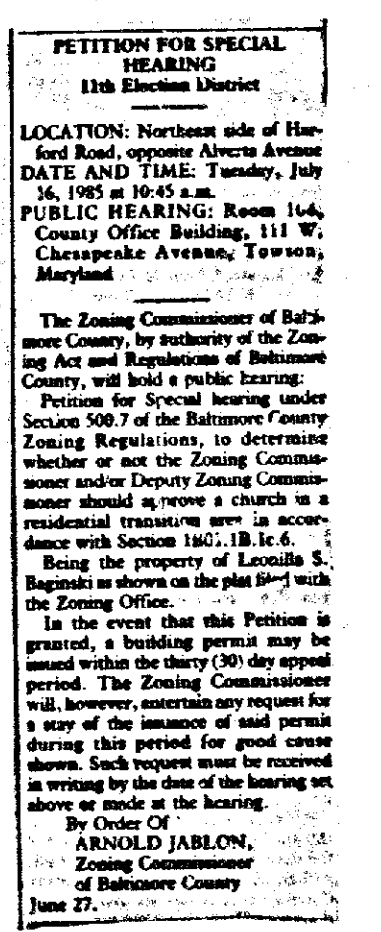
Number of Signs: 4

CIFICATE OF PUBLICATION

Towson, Md. 7/4 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 21st day of June 1985.

The TOWSON TIMES
Cost of Advertisement: \$ 45.00



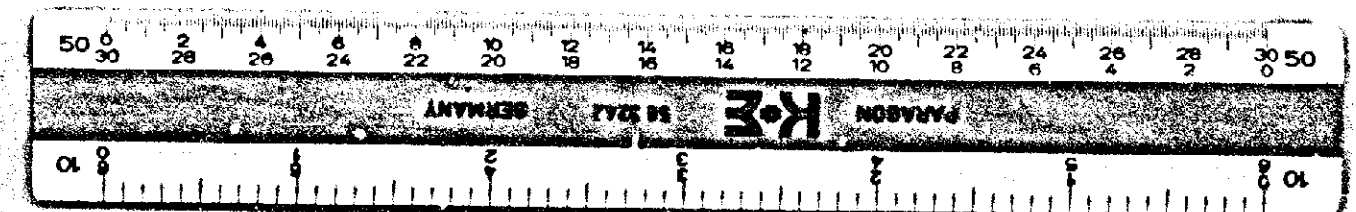
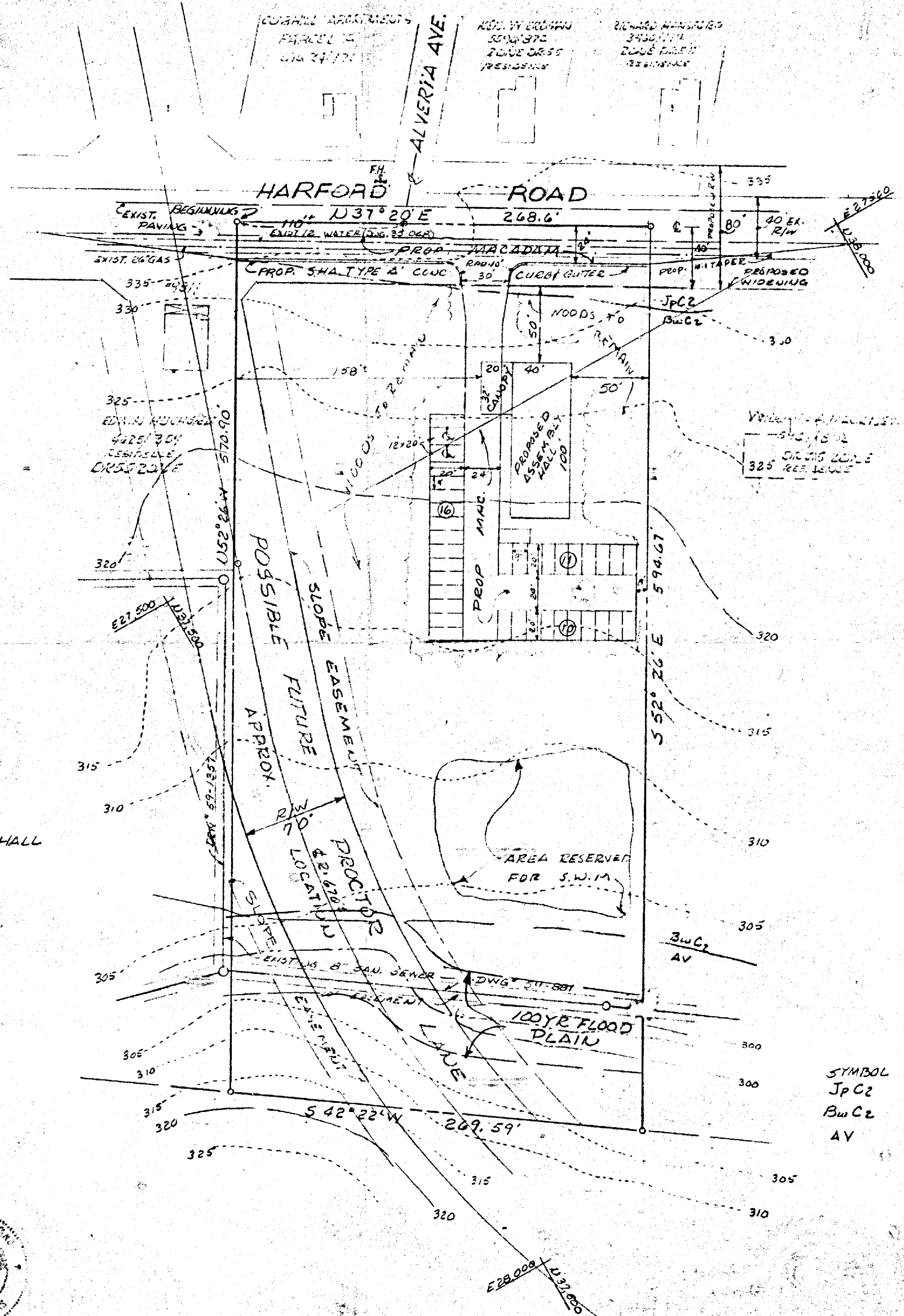
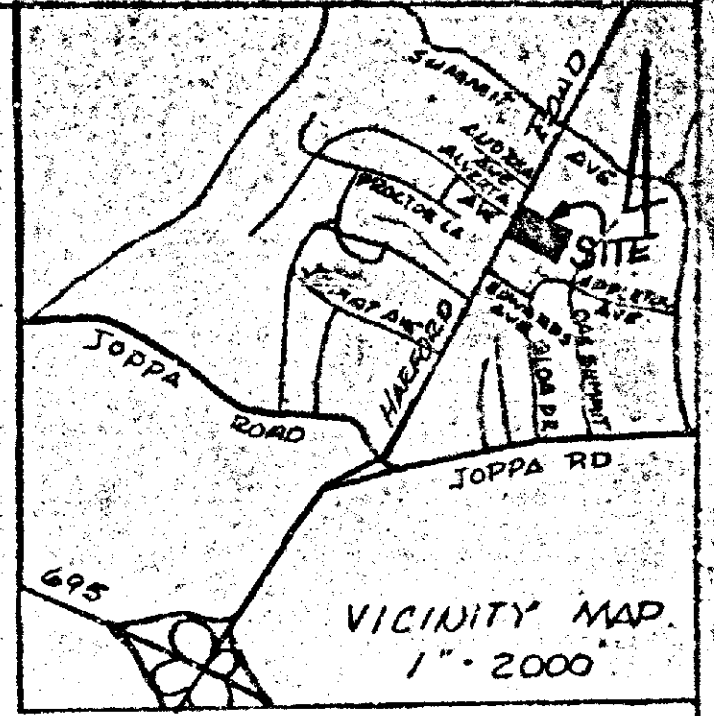
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27, 1985

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 June 27, 1985.

THE JEFFERSONIAN,
B. Ventak
Publisher

Cost of Advertising
24.75



GENERAL NOTES

1. AREA OF PROPERTY GROSS - 3.59AC NET - 3.47AC
2. EXISTING ZONE DR 5.5
3. COUNCILMANIC DISTRICT 6
4. CENSUS TRACT 4114.04
5. WATER SHED 4
6. SUBSEWER SHED 20
7. SITE SERVED BY PUBLIC WATER & SEWER
8. STORM DRAIN EASEMENT TO BE DETERMINED UPON COMPLETION OF FIELD SURVEYS
9. TOPO SHOULD BE TAKEN FROM BALTO. CO. PHOTOGRAMMETRICS
10. NO WET LANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES OR HAZARDOUS MATERIALS SITES EXIST WITHIN THIS SITE. THIS IS NOT AN ENDANGERED SPECIES HABITAT AREA.
11. THIS SITE CONTAINS NO BUILDINGS WITH A HISTORICAL DESIGNATION
12. VEGETATION OF SITE IS WOODS
13. GRADING & CLEARING TO BE LIMITED TO BUILDING & PARKING AREA
14. A.D.T. 12.3x 4000' - 50'

LANDSCAPE REQUIREMENTS	ADJACENT ROAD	PARKING SPACES	INTERIOR ROAD	TOTAL REQUIREMENT
268' x 40' = 6.7 TREES	39' x 12' = 3.3 TREES	110' x 20' = 5.5 TREES	15.5 OR 16 TREES	(ENTIRE SITE IS WOODED)

PARKING DATA

CONGREGATION OF 220 PEOPLE (MAX)
 220 SEATS = 1 SPACE / 6 PEOPLE = 37 SPACES REQUIRED
 37 SPACES PROVIDED (INCLUDING 2 HANDICAPPED)

SOILS

SYMBOL	UNIT
JpCz	JOPPA G. GRAVELLY SANDY LOAM, 5 TO 10% SLOPES, MODERATELY SLOPED
BwCz	GRANDYVILLE LOAM, 8 TO 16% SLOPES, MODERATELY SLOPED
AV	ALLUVIAL LAND

HOME SITES

SYMBOL	CLASS	WITH BASEMENTS	WITHOUT BASEMENTS	STREETS & PARKING LOTS
JpCz	A	SLIGHT	SLIGHT	SEVERE & SLOPE
BwCz	C	MODERATE SLOPE	MODERATE SLOPE	SEVERE & SLOPE
AV	D	SEVERE HIGH WATER TABLE FLOODING HAZARD	SEVERE HIGH WATER TABLE FLOODING HAZARD	SEVERE HIGH WATER TABLE FLOODING HAZARD

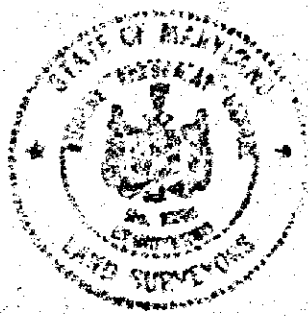
NOTE: NO PROPOSED BUILDING ARE LOCATED IN THE AV SOIL, WHICH HAS A HIGH WATER TABLE & FLOODING HAZARD.

APPLICANT
 TRUSTEE FOR KINGDOM HALL
 OF PERRY HALL

DAVID W. PRICE
 8721 EDDINGTON RD.
 BALTO. MD. 21234
 882-9159
 882-4871

OWNER
 LEQUILLA S. BAGIUSKI
 9131 SPERL AVE.
 BALTO. MD. 21234
 665-2861

DEED REF	TAX ACC. #
TBS 1749/86	11-02-001026
GLB 1984/558	11-02-001027
GLB 1984/555	11-02-001028



E. F. RAFAEL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204
 825-3908

NOTE: OUTLINE SHOWN HEREON WAS PLOTTED FROM DEEDS, PLATS, AND OTHER SOURCES, & IS NOT A SURVEY

KINGDOM HALL of JEHOVAH'S WITNESSES - OF PERRY HALL - HARFORD RD
 11th ELECT. DIST. BALTO. CO. MD.
 SCALE 1" = 50' SEPT. 17, 1984
 REV. FEB. 20, 1985
PETITIONER'S EXHIBIT #341
 C.E.G. APPROVED APRIL 17, 1985

86-25-SPH 341

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 a change in a residential transition area in accordance with Section 1801.1.B.1c-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: Daniel W. Price (Type or Print Name), Daniel W. Price (Signature), 8721 Eddington Rd, Balto, Md. 21234. Legal Owner(s): Leonilla S. Baginski (Type or Print Name), Leonilla S. Baginski (Signature), 9181 Spaul Ave, Baltimore, Maryland 21234. Attorney for Petitioner: Arnold Jablon (Type or Print Name), 9181 Spaul Ave, Baltimore, Maryland 21234. Attorney's Telephone No.: (301) 659-1350.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of June, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 16th day of July, 1985, at 10:45 o'clock.

Call Jablon, Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING DATE July 25 1985 BY [Signature]

86-25-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 10th day of June, 1985. Received by [Signature] Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 8, 1985 Ms. Leonilla S. Baginski 9131 Sperr Avenue Baltimore, Maryland 21234. RE: Item No. 341 - Case No. 86-25-SPH Leonilla S. Baginski Special Hearing Petition

Dear Ms. Baginski: The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. 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.

Enclosures cc: E. F. Raphael and Associates 201 Courtland Avenue Towson, Maryland 21204

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204 HARRY J. PISTEL, P.E. DIRECTOR June 6, 1985

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204. Re: Item #341 (1984-1985) Property Owner: Leonilla S. Baginski (CRG) N/ES Harford rd. 110' S. of Alverta Ave. Acres: 3.59 acres ± District: 11th

Dear Mr. Jablon: The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments: See the County Review Group Comments submitted at the meeting of April 11, 1985. Very truly yours, James A. Markle, P. E., Chief Bureau of Public Services

JAM:EAM:ROP:iss cc: File

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211 NORMAN E. GERBER DIRECTOR

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204. JUNE 27, 1985. Re: Zoning Advisory Meeting of MD#21, 1985 Item # 341. Property Owner: LEONILLA S. BAGINSKI OF ALVERTA AVE.

- 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. [X] There are no site planning factors requiring comment. [X] A County Review Group Meeting is required. [X] 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 22-98 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 [] Landscaping: Must comply with Baltimore County Landscape Manual. [] The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [] The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 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: CRG PLAN XI-457 (KINGDOM HALL OF JEHOVAH'S WITNESSES OF PERRY HALL) APPROVED 4/11/85

Eugene A. Bober Chief, Current Planning and Development cc: James Hoswell

Maryland Department of Transportation State Highway Administration William K. Hellmann Secretary Hal Kassoff Administrator

May 28, 1985. Mr. A. Jablon Zoning Commissioner County Office Bldg. Towson, Maryland 21204. Att: N. Commodari. Re: Property Owner: Leonilla S. Baginski Location: NE/side Harford Road (Route 147) 110' S of Alverta Ave. Existing Zoning: D.R. 5.5 Proposed Zoning: Spec. hearing for a church in a residential transition area. Acres: 3.59 District: 11th Election

Dear Mr. Commodari: Attached for your review and use, are CRG comments dated, 4/3/85 and sketch plan for proposed improvements. Very truly yours, Charles Lee, Chief Bureau of Engr. Access Permits by: George Wittman

CI-CW:es cc: J. Ogle enc. My telephone number is 301-659-1350. Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro - 865-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Maryland Department of Transportation State Highway Administration William K. Hellmann Secretary Hal Kassoff Administrator

April 3, 1985. Mr. J. Markle, Chief Bureau of Public Services County Office Building Towson, Maryland 21204. Re: CRG Meeting of 4-11-85 Kingdom Hall/Jehovas Witnesses, S/E Side Harford Rd., Route 147 Opposite Alverta Ave.

Dear Mr. Markle: On review of the revised submittal of 2-20-85 and field inspection, the State Highway Administration will require the plan to be revised. The revised plan must show the following: 1. State Highway Administration Type "A" concrete curb and gutter constructed along the entire frontage of the site. The proposed curb and gutter must be offset 24' from the centerline of Harford Road. 2. Additional bituminous paving must be constructed from the existing edge of roadway to the gutter pan of the proposed curb, with a 10:1 taper at each side of the property. 3. The proposed entrance must be a minimum of 25' wide (30' recommended) with 10' radii. Baltimore County may require sidewalks along the frontage of the site and handicap ramps would be required with sidewalk construction.

(301) 659-1350 My telephone number is [] Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro - 865-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. J. Markle -2- April 3, 1985

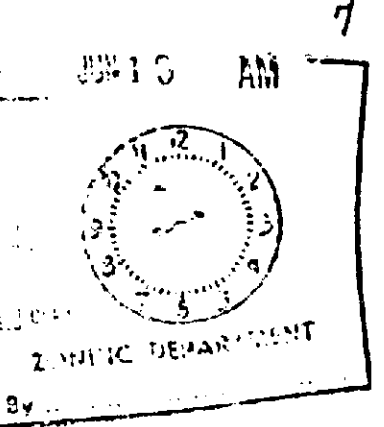
It is requested that all Baltimore County Building Permits be held until the plan is revised, S.H.A. access permit applied for and a bond or letter of credit in the amount of \$20,000.00 is posted to guarantee construction.

Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits By: George Wittman

CL:GW:esw Attachments cc: Mr. J. Ogle

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 TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550
STEPHEN E. COLLINS DIRECTOR



June 7, 1985

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

Item No. 340 (341) 342, 343, 344, 345, 346, and 348 ZAC-Meeting of May 21, 1985
Property Owner:
Location:
Existing Zoning:
Propo: 1 Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 340, 341, 342, 343, 344, 345, 346, and 348.

Michael S. Flanagan Traffic Engineering Assoc. II

MSF/cem

Signature

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Zoning Commissioner Date July 2, 1985
Norman E. Gerber, Director Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-25-SPH

The plan was approved by the CRG on April 11, 1985.

Norman E. Gerber, Director Office of Planning and Zoning

NEG:JGH:sla

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

July 25, 1985

Leonilla S. Baginski 9131 Sperl Avenue Baltimore, Maryland 21234

RE: Petition for Special Hearing NE/S of Harford Road, opposite of Alverta Avenue 11th Election District Leonilla S. Baginski, Petitioner Case No. 86-25-SPH

Dear Ms. Baginski:

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

JMH:bj

Attachments

cc: People's Counsel

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

PAUL H. REINCKE CHIEF

June 5, 1985

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Leonilla S. Baginski (CRG)

Location: NE/Side Harford Road 110' S. of Alverta Avenue

Item No.: 341 Zoning Agenda: May 21, 1985

Gentlemen:

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

- 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
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.

REVIEWER: Noted and Approved: Fire Prevention Bureau

/mb

IN RE: PETITION FOR SPECIAL HEARING BEFORE THE NE/S of Harford Road, DEPUTY ZONING COMMISSIONER opposite of Alverta Avenue 11th Election District OF BALTIMORE COUNTY Leonilla S. Baginski, Case No. 86-25-SPH Petitioner

The Petitioner herein requests a special hearing to approve the construction of a church in a residential transition area.

Testimony on behalf of the Petitioner indicates that the Perry Hall Congregation of Jehovah's Witnesses Inc. is a ten-year old, 135 member congregation that has met at several temporary locations. The members purchased the fully wooded site in the center of the area served by the church for the purpose of building a 40' x 100' single floor structure with a basement, side canopy and required parking. The building will be brick with a section of cedar siding containing white letters for an identification sign facing Harford Road. The building and parking areas will be the only disturbance to the existing woods. In addition to general landscaping, the church proposes to add evergreens or a fence to screen the parking area from the residence to the north. It anticipates five hours of services each week: Sunday morning and Tuesday and Thursday evenings, and will not provide a playground or day school.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the granting of the special hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safe and general welfare of the community and, in addition, the proposed church building and parking lot are planned in such a way as to be compatible

ORDER RECEIVED FOR FILING DATE July 25 1985 BY [Signature]

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

June 7, 1985

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 341 Zoning Advisory Committee Meeting are as follows: Property Owner: Leonilla S. Baginski Location: NE/Side Harford Road 110' S. of Alverta Avenue District: 11th.

APPLICABLE STANDARDS AND CODES:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.F.D.I. #117-1 - 1980) and other applicable Codes and Standards.
A building and other miscellaneous permits shall be required before the start of any construction.
Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved seals are not acceptable.
All One Group except Bal Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Two Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
When filing for a required change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from Use to Use or to Mixed Use. See Section 310 of the Building Code.
The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
Comments: Building shall be classified as an A-1 Use Group and shall be accessible and useable by the Handicapped. See A.N.S.I. Standard A-117.1 - 1980 for interior and exterior details.
These abbreviated 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 the applicant may obtain additional information by visiting Room 212 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21286.

LJZ/RS

with the character and general welfare of the surrounding residential premises and to meet the requirements of 1801.B.1.c.6 of the Baltimore County Zoning Regulations, and therefore, the special hearing should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of July, 1985, that the Petition for Special Hearing, in accordance with the site plan prepared by E.F. Raphael & Assoc., Registered Professional Land Surveyors, dated April 17, 1985 and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

- 1. There shall be no free-standing signs.
2. Parking shall be no closer than 12 feet to the north property line and evergreens shall be used to screen the parking spaces from the adjacent property to the north.

Jean M. H. Jung Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING DATE July 25 1985 BY [Signature]

PETITION FOR SPECIAL HEARING
11th Election District

LOCATION: Northeast side of Harford Road, opposite Alverta Avenue
 DATE AND TIME: Tuesday, July 16, 1985 at 10:45 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 a church in a residential transition area in accordance with Section 1801.1B.1c.6.

Being the property of Leonilla S. Baginski 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.

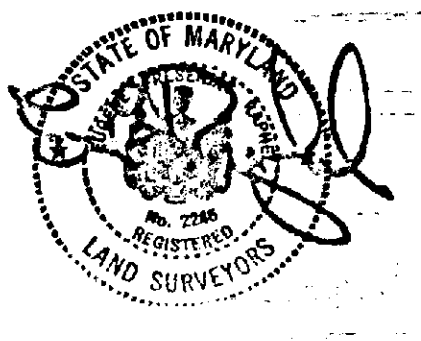
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

E. F. RA'HEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 828-3908 RESIDENCE: 771-4892
 DESCRIPTION TO ACCOMPANY ZONING PETITION
 KINGDOM HALL OF JEHOVAH'S WITNESSES
 OF FERRY HALL
 April 19, 1985

Explaining for the same at a point in the center line of Harford Road, said point being located southwesterly 110° from the intersection formed by the centerline of Harford Road and the center line of Alverta Avenue, running thence on the center line of Harford Road N 37° 20' 00" 268.61', thence leaving Harford Road, S 28° 26' 00" E 594.67', S 42° 22' 00" W 269.59' and N 52° 26' 00" W 510.90' to the place of beginning.

Containing 3.99 Ac.
 Being the property of Leonilla S. Baginski on Harford Road in deeds 183 1749/86; GLE 1984/555 and GLE 1984/558.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007488

DATE: 5/17/85 ACCOUNT: R-01-15-000
 AMOUNT: \$ 100.00
 RECEIVED FROM: Price
 FOR: fee for plat # 311
 B. BAGINSKI

RE: PETITION FOR SPECIAL HEARING BEFORE THE ZONING COMMISSIONER
 NE/S of Harford Rd., opposite Alverta Ave., 11th District OF BALTIMORE COUNTY
 LEONILLA S. BAGINSKI, Petitioner: Case No. 86-25-SPH

ENTRY OF APPEARANCE

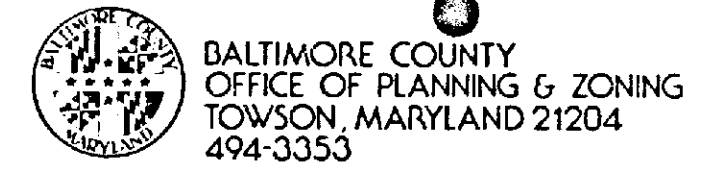
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Rm. 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Leonilla S. Baginski, 9131 Spert Ave., Baltimore, MD 21234, Petitioner; and Daniel W. Price, 8721 Eddington Rd., Baltimore, MD 21234, Contract Purchaser.

Peter Max Zimmerman
 Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

July 15, 1985

Leonilla S. Baginski
9131 Spert Avenue
Baltimore, Maryland 21234

RE: Petition for Special Hearing
NE/Harford Rd., opposite Alverta Ave.
11th Election District
Leonilla S. Baginski - Petitioner
Case No. 86-25-SPH

Dear Ms. Baginski,

This is to advise you that \$ 75.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to 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. 007370

DATE: July 16, 1985 ACCOUNT: 01-615-000
 AMOUNT: \$ 75.25
 RECEIVED FROM: Leonilla S. Baginski
 FOR: Advertising & Posting
 Case # 86-25-SPH

Leonilla S. Baginski
9131 Spert Avenue
Baltimore, Maryland 21234
 June 12, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
 NE/Harford Rd., opposite Alverta Ave.
 11th Election District
 Leonilla S. Baginski - Petitioner
 Case No. 86-25-SPH

TIME: 10:45 a.m.
 DATE: Tuesday, July 16, 1985
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
 Zoning Commissioner
 of Baltimore County

cc: Daniel W. Price
8721 Eddington Road
Baltimore, Maryland 21234

35-2373
19-205C
bury hearing!



9805 Clanford Road
Randallstown, Maryland
21133
May 20, 1985

Mr. Arnold Jablon - Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204
 LEONILLA S. BAGINSKI

Dear Mr. Jablon:
 On behalf of the Perry Hall Congregation of Jehovah's Witnesses, I respectfully request that you expedite our request for a zoning hearing on the property on Harford Road which we propose to buy and upon which we propose to erect a "church" or Kingdom Hall.

The application for a zoning hearing was filed on Monday, May 6, by our representative, Mr. Gene Raphael. It was registered as Item 211 in the name of Baginski, the present owner of the property. No date has, as yet, been set for the hearing. We urge that one be set as soon as possible.

At the time we filed for the CRG hearing, already held on April 11, we were unaware that we would even need a zoning hearing, being almost totally preoccupied with the problem of the proposed Proctor Lane impinging upon our plans for the property. In fact, we were even led to believe that the CRG review was the only hearing we would need. As a result, we missed the opportunity to have the two hearings on the same date. Now, we find ourselves frustrated once again, being faced with a delay of two months or more before we can buy the property and erect our much-needed Kingdom Hall.

We have already spent more than one year trying to get clearance on the purchase of this parcel of land. Our congregation has been very patient. We have complied with every request made of us by the County government. We will continue to do whatever is asked of us, but we beg you to help us expedite this whole matter by scheduling us as soon as possible for a zoning hearing.

We beg your permission to point out that, unless this matter is resolved soon, we will be unable to erect our meeting place this summer or fall and will be forced to wait until the following year - a really hard blow for our congregation to take. It will be very much appreciated if you would give us this special consideration. Ms. Diana Iiter has assured us that sending you this request is the proper procedure to follow.

Any assistance you can give us will be very much appreciated. We hope to hear from you in the very near future.

Appreciatively yours,
Carl B. Kallay
 Carl B. Kallay - Elder

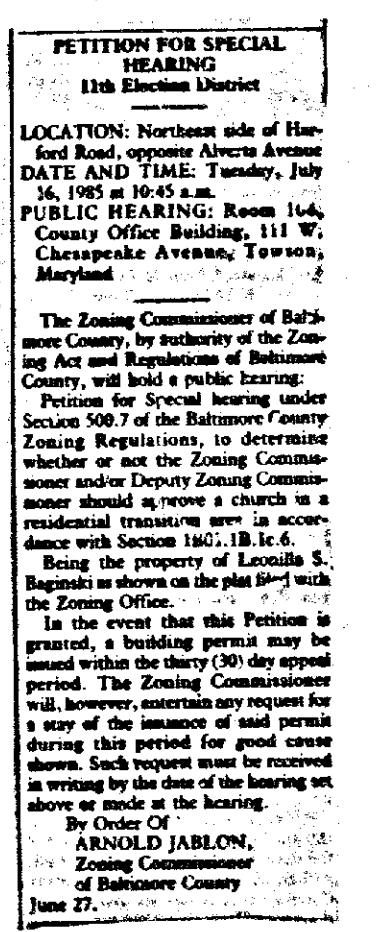
CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 11th Date of Posting: 6/28/85
 Posted for: Special Hearing
 Petitioner: Leonilla S. Baginski
 Location of property: NE/S Harford Rd., opposite Alverta Ave.
 Location of Signs: Facing Harford Rd., opposite Alverta Ave., on property of Baltimore
 Posted by: *M. H. Hays*
 Number of Signs: 4

CIFICATE OF PUBLICATION
 Towson, Md. 7/4 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 28th day of June 1985.

The TOWSON TIMES
 Cost of Advertisement: \$ 45.00

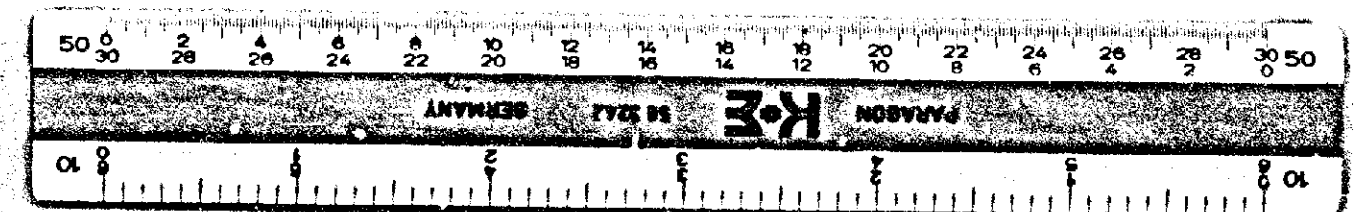
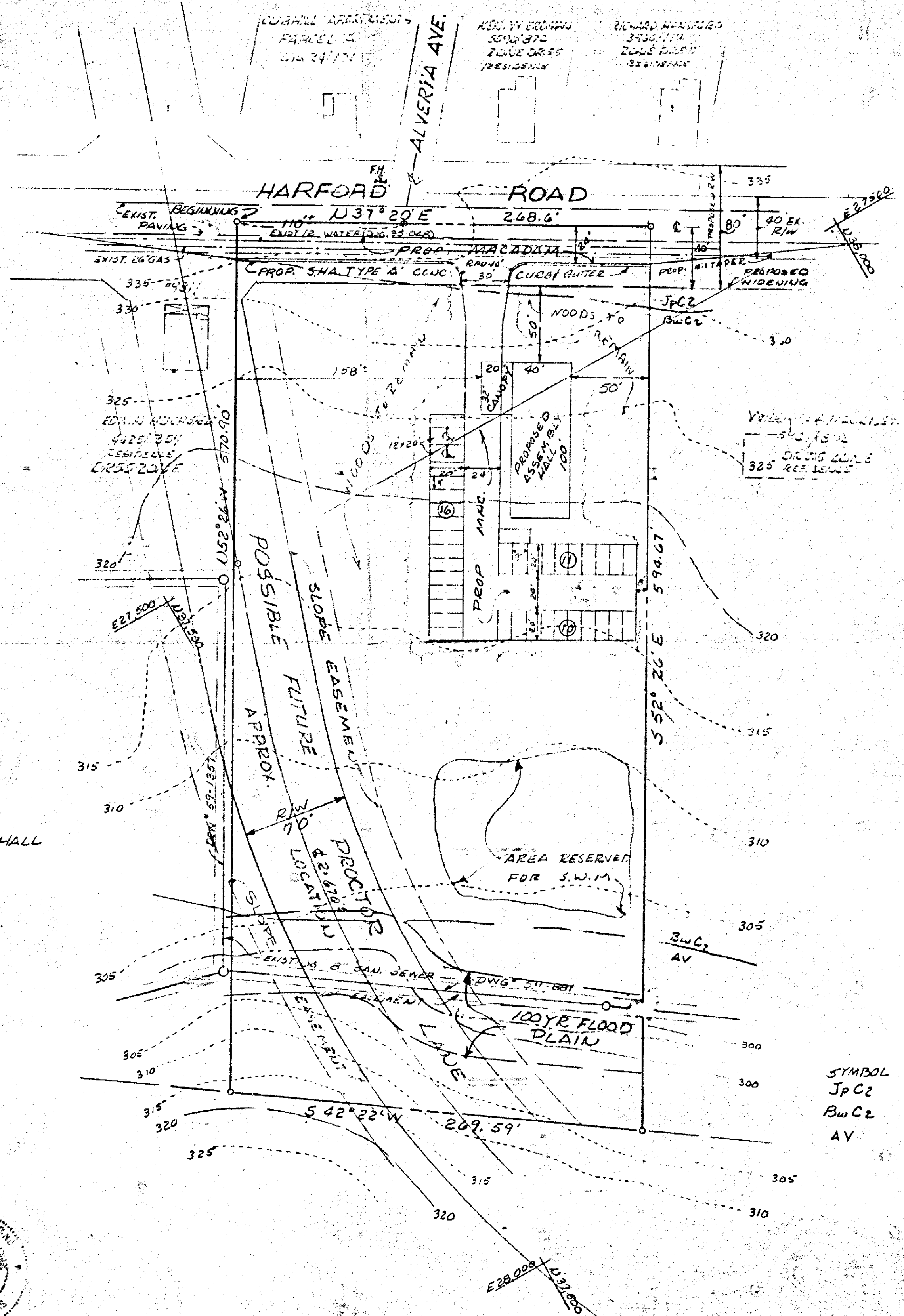
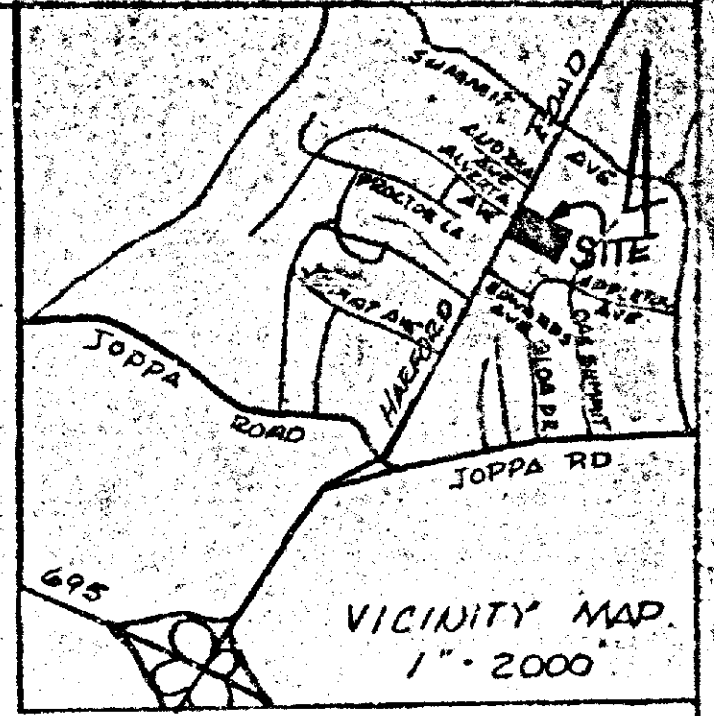


CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27, 1985
 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 June 27, 1985.

THE JEFFERSONIAN,
B. Ventral
 Publisher

Cost of Advertising
 24.75



GENERAL NOTES

1. AREA OF PROPERTY GROSS - 3.59AC NET - 3.47AC
2. EXISTING ZONE DR 5.5
3. COUNCILMANIC DISTRICT 6
4. CENSUS TRACT 4114.04
5. WATER SHED 4
6. SUBSEWER SHED 20
7. SITE SERVED BY PUBLIC WATER & SEWER
8. STORM DRAIN EASEMENT TO BE DETERMINED UPON COMPLETION OF FIELD SURVEYS
9. TOPO SHOULD BE TAKEN FROM BALTO. CO. PHOTOGRAMMETRICS
10. NO WET LANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES OR HAZARDOUS MATERIALS SITES EXIST WITHIN THIS SITE. THIS IS NOT AN ENDANGERED SPECIES HABITAT AREA.
11. THIS SITE CONTAINS NO BUILDINGS WITH A HISTORICAL DESIGNATION
12. VEGETATION OF SITE IS WOODS
13. GRADING & CLEARING TO BE LIMITED TO BUILDING & PARKING AREA
14. A.D.T. 12.3x 4000' - 50'

LANDSCAPE REQUIREMENTS		
ADJACENT ROAD	268' x 40' =	6.7 TREES
PARKING SPACES	39' x 12' =	3.3 TREES
INTERIOR ROAD	110' x 20' =	5.5 TREES
TOTAL REQUIREMENT = 15.5 OR 16 TREES (ENTIRE SITE IS WOODED)		

PARKING DATA

CONGREGATION OF 220 PEOPLE (MAX)
 220 SEATS = 1 SPACE / 6 PEOPLE = 37 SPACES REQUIRED
 37 SPACES PROVIDED (INCLUDING 2 HANDICAPPED)

SOILS

SYMBOL	UNIT
JpCz	JOPPA G. GRAVELLY SANDY LOAM, 5 TO 10% SLOPES, MODERATELY ERODED
BwCz	GRANDYVILLE LOAM, 8 TO 16% SLOPES, MODERATELY ERODED
AV	ALLUVIAL LAND

HOME SITES

SYMBOL	CLASS	WITH BASEMENTS	WITHOUT BASEMENTS	STREETS & PARKING LOTS
JpCz	A	SLIGHT	SLIGHT	SEVERE & SLOPE
BwCz	C	MODERATE SLOPE	MODERATE SLOPE	SEVERE & SLOPE
AV	D	SEVERE! HIGH WATER TABLE FLOODING HAZARD	SEVERE! HIGH WATER TABLE FLOODING HAZARD	SEVERE! HIGH WATER TABLE FLOODING HAZARD

NOTE: NO PROPOSED BUILDING ARE LOCATED IN THE AV SOIL, WHICH HAS A HIGH WATER TABLE & FLOODING HAZARD.

APPLICANT
 TRUSTEE FOR KINGDOM HALL OF PERRY HALL

DAVID W. PRICE
 8721 EDDINGTON RD.
 BALTO. MD. 21234
 882-9159
 882-4871

OWNER
 LEQUILLA S. BAGIUSKI
 9131 SPERL AVE.
 BALTO. MD. 21234
 665-2861

DEED REF	TAX ACC. #
TBS 1749/86	11-02-001026
GLB 1984/558	11-02-001027
GLB 1984/555	11-02-001028



E. F. RAFAEL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204
 825-3908

NOTE: OUTLINE SHOWN HEREON WAS PLOTTED FROM DEEDS, PLATS, AND OTHER SOURCES, & IS NOT A SURVEY

KINGDOM HALL OF JEHOVAH'S WITNESSES - OF PERRY HALL - HARFORD RD
 11th ELECT. DIST. BALTO. CO. MD.
 SCALE 1"=50' SEPT. 17, 1984
 REV. FEB. 20, 1985
PETITIONER'S EXHIBIT #341
 C.E.G. APPROVED APRIL 17, 1985