

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for AN OUTDOOR PAVILLION FOR CHURCH FUNCTIONS (YOUTH GATHERINGS), (SOCIAL GATHERINGS), (WORSHIP GROUPS), AND PORTABLE CHAIRS FOLDING TABLES USED ON THESE OCCASIONS.

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
FORK CHRISTIAN CHURCH
Name William R. Reed, Sr. (Deacon)
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 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 1st day of October, 1985, at 10:00 o'clock.

By Carl John
Zoning Commissioner of Baltimore County.

(over)



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 4, 1985

Mr. William R. Reed, Sr.
Fork Christian Church
P. O. Box 55
Fork, Maryland 21051

RE: PETITION FOR SPECIAL EXCEPTION
AND VARIANCE
NW/corner of Sunshine Avenue
and Stoney Batter Road -
11th Election District
Fork Christian Church,
Petitioner
Case No. 86-133-XA

Dear Mr. Reed:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

PROPERTY DESCRIPTION

BEGINNING for the same on the North side of Sunshine Avenue. Said beginning point being located at the intersection of said North side and the projected Easternmost right-of-way line of Stoney Batter Road, thence running the following courses and distances: N 5° 29' 00" W 300 feet; thence N 63° 59' 00" E 372.28 feet; thence S 54° 41' 00" E 279.69 feet; thence S 36° 30' 13" W 587.04 feet; to the North side of Sunshine Avenue, thence binding on the North side N 53° 46' 30" W 4.83 feet; thence N 54° 41' W 295.17 feet to the point of beginning. Containing 5 acres more or less. 11th Election District.

LOCATION: North side of Sunshine Avenue at Stoney Batter Road

DATE AND TIME: Tuesday, October 1, 1985 at 10:00 a.m.

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

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

Petition for Special Exception for an outdoor pavillion for church functions (youth gatherings, social gatherings, worship groups, etc.).
Petition for Variance from Section 409.2.C(2) to permit a crusher run parking lot in lieu of the required durable, dustless surface.

Being the property of Fork Christian Church, as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are 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

RE: PETITIONS FOR SPECIAL EXCEPTION
AND VARIANCE
NW/corner of Sunshine Avenue
and Stoney Batter Road -
11th Election District
Fork Christian Church,
Petitioner
Case No. 86-133-XA

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

The Petitioner herein requests a special exception for an outdoor pavillion for church functions and a variance to permit a crusher run parking lot in lieu of the required durable, dustless surface.

Testimony on behalf of the Petitioner indicates that the 100-year-old, 225-member congregation has a sanctuary with approximately 200 seats and a paved parking area for about 65 vehicles. On five acres of R.C. 2-zoned ground just northeast of the church and across Sunshine Avenue, there is a graveled, occasionally used, supplementary parking area, as described on Petitioner's Exhibit 2. For several years the congregation has planned to build a 30' x 40' open pavillion for church functions, particularly those related to youth activities, on this five-acre portion. See Petitioner's Exhibit 1. No water or sewage will be provided at the pavillion; facilities within the church will be utilized. There were no protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the special exception and variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 4th day of October, 1985, that the herein Petitions for Special

ORDER RECEIVED FOR FILING
DATE October 4, 1985
BY Barbara A. Gellman

ORDER RECEIVED FOR FILING
DATE October 4, 1985
BY Barbara A. Gellman
ADMINISTRATIVE ASSISTANT

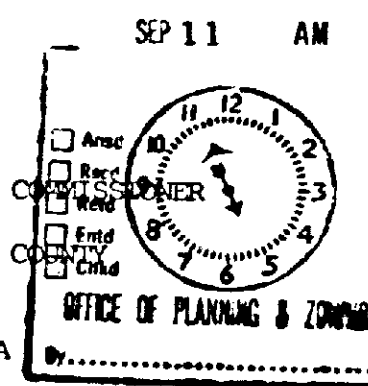
cial Exception and Variance for an outdoor pavillion for church functions and to permit a crusher run parking lot in lieu of the required durable, dustless surface, in accordance with plans submitted and filed herein, marked Petitioner's Exhibits 1 and 2, are hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction:

1. The pavillion shall be an open pavillion, available only for the use of the congregation and/or congregational groups.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

JMHJ:bg

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
N/S of Sunshine Ave. at Stoney Batter Rd., 11th District
FORK CHRISTIAN CHURCH, : Case No. 86-133-XA
Petitioner



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 10th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to William R. Reed, Sr., Deacon, Fork Christian Church, P. O. Box 55, Fork, MD 21051, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

September 26, 1985

Fork Christian Church
William R. Reed, Sr.
P. O. Box 55
Fork, Maryland 21051

RE: Petition for Special Exception
and Variance
N/S of Sunshine Ave. @ Stoney Batter Rd., 11th Dist.
Fork Christian church, Petitioner
Case No. 86-133-XA

Dear Mr. Reed:

This is to advise you that \$59.06 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, 111 W. Chesapeake Avenue, Towson, MD 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012513
DATE 10-1-85 ACCOUNT R-01-615-000
AMOUNT \$ 59.06
RECEIVED FROM Fork Christian Church
FOR Advertising and Posting case 86-133-XA
B 033*****3618 F016F
VALIDATION OR SIGNATURE OF CARRIER

Arnold Jablon
JABLON
Commissioner

APR 14 1986

Fork Christian Church
William R. Reed, Sr.
P. O. Box 55
Fork, Maryland 21051

August 30, 1985

NOTICE OF HEARING

RE: Petition for Special Exception
and Variance
N/S of Sunshine Ave. @ Stoney
Batter Rd. - 11th Elec. Dist.
Fork Christian Church, Petitioner
Case No. 86-133-XA

TIME: 10:00 a.m.

DATE: Tuesday, October 1, 1985

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

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

No. 008562

DATE: 7/1/85 ACCOUNT: 2-01-615-000

AMOUNT: \$ 200.00

RECEIVED FROM: William Reed

FOR: Fork Christian Church

FOR: Fork Christian Church

FOR: Fork Christian Church

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1985

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

Mr. William R. Reed, Sr.
Fork Christian Church
P.O. Box 55
Fork, Maryland 21051

RE: Item No. 19 - Case No. 86-133-XA
Petitioner - Fork Christian Church
Special Exception and Variance Petitions

Dear Mr. Reed:

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,

James E. Dyer, Jr.
JAMES E. DYER
Chairman

Zoning Plans Advisory Committee

JED:mr

Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-0211
NORMAN E. GERBER
DIRECTOR

SEPTEMBER 9, 1985

RE: Zoning Advisory Meeting of July 23, 1985
Item # 19
Property Owner: FORK CHRISTIAN CHURCH
Location: N. side Sunshine Ave., E. of
Stoney Batter Road

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.
- ☒ 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 22-95 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 8/1/85.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ 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 is:
- ☒ The property is located in a traffic area controlled by a "D" 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.
- ☒ Additional comments:

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development

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

PAUL H. REINCKE
CHIEF

August 6, 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: Fork Christian Church

Location: N. side of Sunshine Avenue, E. of Stoney Batter Road

Item No.: 19 Zoning Agenda: Meeting of 7/23/85

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

/mb

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

August 21, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 19 Zoning Advisory Committee Meeting are as follows:

Property Owner: Fork Christian Church
Location: N. side Sunshine Avenue, E. of Stoney Batter Road
District: 11th.

APPLICABLE BYLAWS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 47-85, the Maryland Code for the Handicapped and Aged (A.G.C. 11-17-1 - 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 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. Reproduced seals are not acceptable.
- ☒ All the Groups except Sub-Group 1 Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Sub-Group 2 requires 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. No openings are permitted in an 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 variance type is provided. See Table 505 and 506 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 name of the Groups are Four Use to the "to Use" or "to Used Use". See Section 312 of the Building Code.
- ☒ The Proposed project appears to be located in a Flood Plain, Flood/Divergence. Please see the attached copy of Section 516.3 of the Building Code as adopted by Bill 47-85. Site Plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

J. Comments:

L. 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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Norman, Chief
Building Plans Review

L7/2/85

BALTIMORE COUNTY, MARYLAND

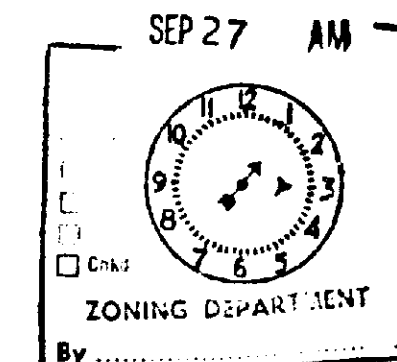
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: September 26, 1985

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

SUBJECT: Zoning Petition No. 86-133-XA



There are no comprehensive planning factors requiring comment on this petition.

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

NEG:JCH:slm

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 12, 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 September 12, 1985.

THE JEFFERSONIAN,

[Signature]
Publisher

24.75

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-133-XA

District: 11th Date of Posting: 9/10/85

Posted for: Special Exception & Variance

Petitioner: Fork Christian Church

Location of property: N/S. Sunshine Ave. & Stoney Batter Rd.

Location of Signs: Both sides facing Sunshine Ave. from 10' E. roadway, on property of P.H. Harris.

Remarks:

Posted by: [Signature]

Date of return: 9/13/85

Number of Signs: 2

APR 14 1986

Case No. 86-133-XA

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
1st day of September, 1985.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Fork Christian Church
Petitioner's Attorney

Received by: James E. Dyer, Jr.
JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

Petition
Of Special Exception
& Variance

11th Election District
LOCATION: North side of Sunshine
Avenue at Stony Batter Road
DATE AND TIME: Tuesday, October 1, 1985 at 10:00 a.m.

PUBLIC HEARING: Room 406,
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 Exception for an outdoor pavilion for church functions (youth gatherings, social gatherings, worship groups, etc.)

Petition for Variance from Section 400.2.C(2) to permit a crusher run parking lot in lieu of the required durable, dustless surface.

Being the property of Fork Christian Church 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

The Times

Middle River, Md., Sept 12 1985

This is to Certify, That the annexed

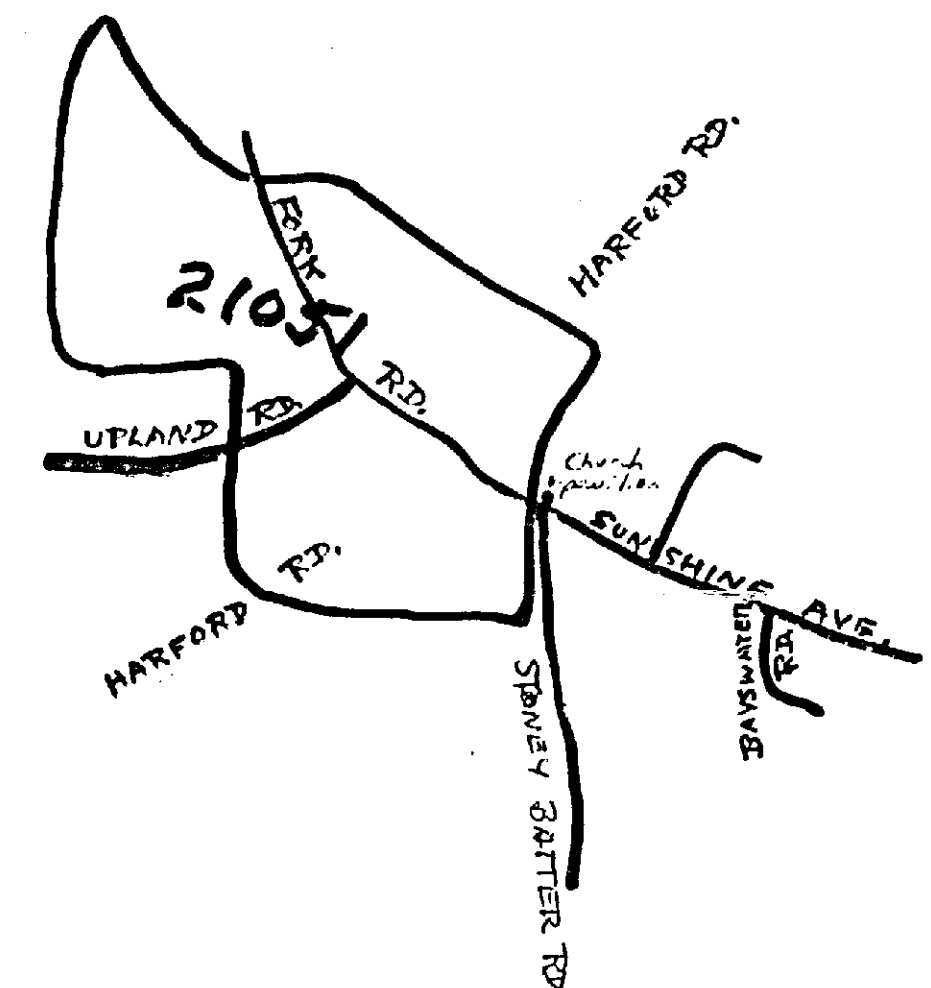
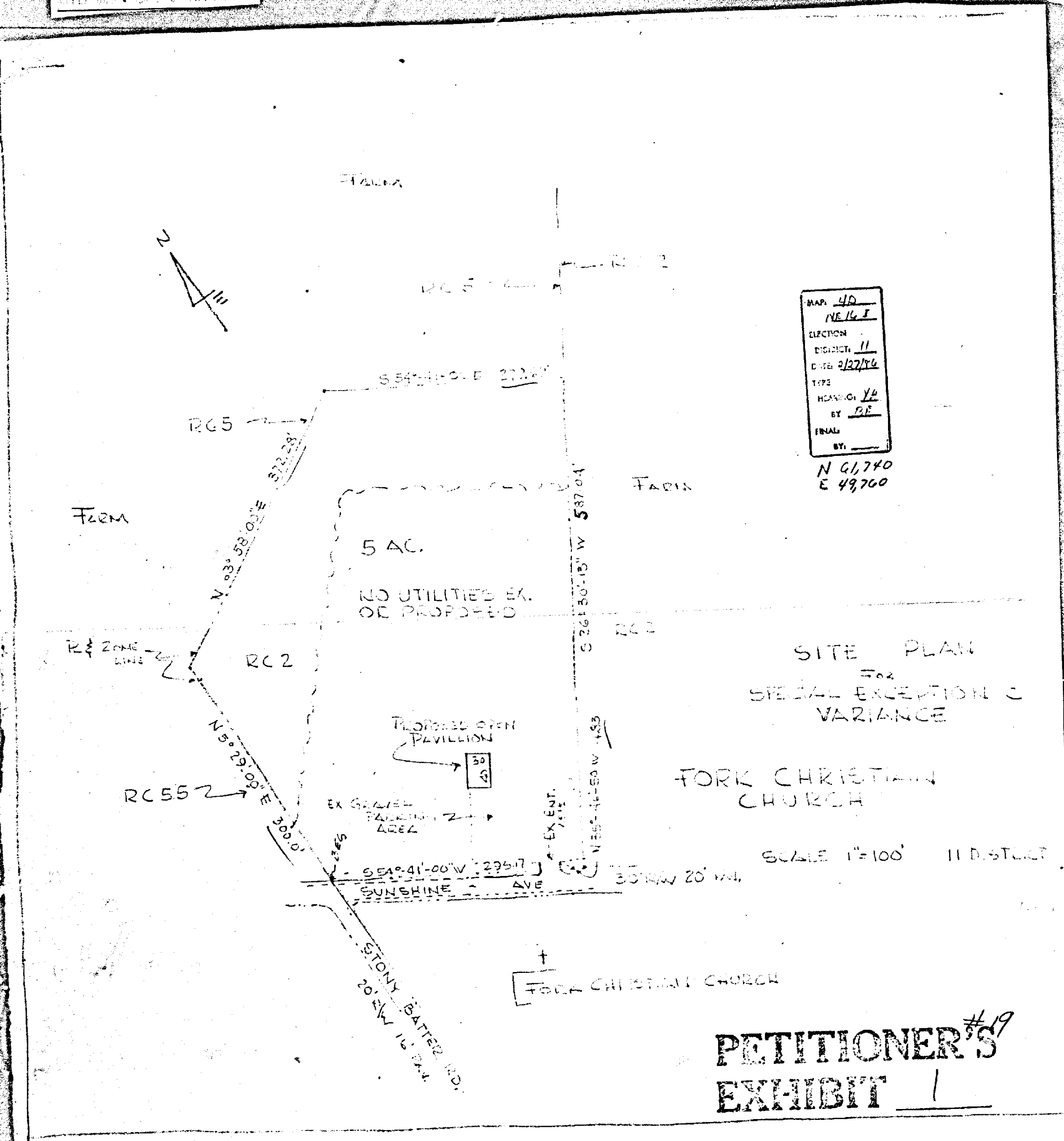
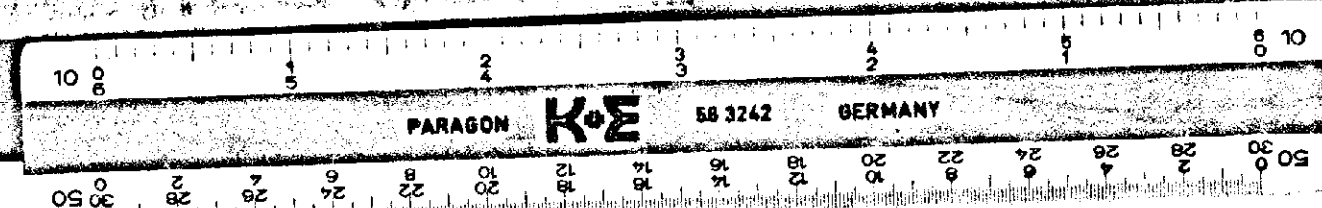
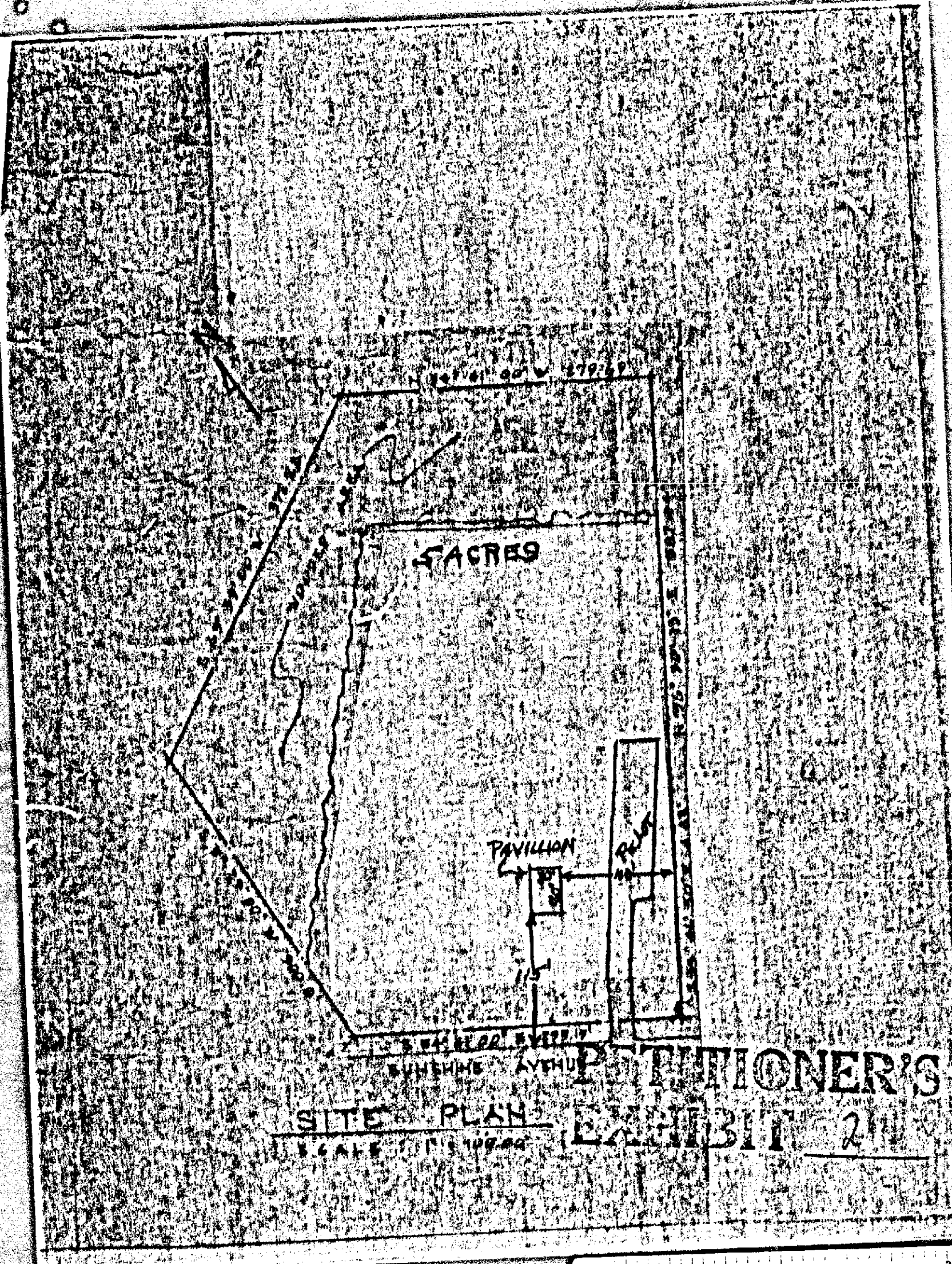
Petition
Reg 278393

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 1st day of

Sept, 1985
John P. [Signature] - Publisher.



11th DIST. PAGE 21 - MAP 21 - BALTO CO. ST. MAP

PETITIONER'S
EXHIBIT 1