

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2B.2 to permit a building width of 345' in lieu of the maximum allowed 300'; 1802.2.B (V.B.2) to permit a distance between buildings of 10' in lieu of the required 60'; 1802.2.B.V.B.2) to permit a distance between buildings of 21' in lieu of the required 100'; 1802.2.B (V.B.2) to permit a front setback of 53' in lieu of the required 60' to the property line.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To be determined at hearing

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

I, or we, agree to pay expenses of above Variance 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: _____
City and State: _____
Attorney for Petitioner: _____
John B. Howard, Esquire
(Type or Print Name)
Signature: _____
Address: 1145 Concordia Drive 823-5243
Baltimore, MD, 21204
City and State
210 Allegheny Avenue
Address
Townson, MD 21204
City and State
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of April, 1986, 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 5th day of May, 1986, at 10:45 o'clock.

Calvin J. Jablon
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 807 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve proposed additions and parking lots in accordance with either Section 1801.1.B.1.C.4, 5, 9, 10.

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: _____
City and State: _____
Attorney for Petitioner: _____
John B. Howard, Esquire
(Type or Print Name)
Signature: _____
Address: 1145 Concordia Drive 823-5243
Baltimore, MD, 21204
City and State
210 Allegheny Avenue
Address
Townson, MD 21204
City and State
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of April, 1986, 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 5th day of May, 1986, at 10:45 o'clock.

Calvin J. Jablon
Zoning Commissioner of Baltimore County.

(over)



Baltimore Lutheran
high school association, inc.

WHY BUILD ?

1. WE'VE GROWN FROM 90 TO 442.
2. WE'VE STARTED JR. - HIGH WEST.
3. JR. - WEST STUDENTS COME TO TOWSON IN FALL OF 1985.
4. WE NOW HAVE 21 CLASSROOMS INCLUDING GYM.
5. 7 PERIODS / DAY X 21 EQUALS 147 SECTIONS.
6. 146 SECTIONS ARE SCHEDULED DAILY.
7. LUNCHROOM CAPACITY IS 160. (NEED 220)
8. NEED TO EXPAND CURRICULUM.
9. CURRICULUM EXPANSION PLUS ENROLLMENT INCREASE EQUALS 185 SECTIONS OR 26.4 ROOMS 86/87.
10. COMPUTER EDUCATION.
11. MEDIA CENTER - LIBRARY
12. STORAGE & OFFICE SPACE
13. TENNIS COURTS

PETITIONER'S
EXHIBIT 2

THE CHATTERLEIGH ASSOCIATION

INCORPORATED

TOWSON, MD. 21204

May 1, 1986

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

RE: Petitions for Special Hearing
& Variances
Case 86-447-SPHA

Dear Mr. Jablon:

The Chatterleigh Association, Inc., which is comprised of the Chatterleigh, Brook Meadows, Hunt Club Farms, and Hunt Crest developments, wishes to advise you that we support the Baltimore Lutheran High School's present and future building expansion program. Baltimore Lutheran High School has been a good neighbor since their beginning 21 years ago. Each time the School has built they have always come to our Association to advise us of their plans and to ask for our approval.

This is their fifth expansion program and, on January 5th, a representative of the school attended our annual meeting and presented to our membership both their present plan to add to their senior high school building a library/media center, two classrooms, and an office area, and their future plans showing a chapel, an addition to the gymnasium, and additional classrooms. They presented us a floor plan of the new proposed senior high school building and a plot plan showing all future areas of expansion.

The School presents an architecturally pleasing addition to our neighborhood with a low profile - in fact the elevation of their buildings are lower than the neighboring two story houses. Our membership found only one item which we had any quarrel and that was the addition of trees and shrubbery. We are very concerned about the security and safety of our homes and members wish to convey to you our desire that the new proposed addition to the present senior high school building be provided with only "foundation" planting.

The membership unanimously passed the following resolution in support of Baltimore Lutheran High School, "Be it resolved that the Chatterleigh Association supports Lutheran High School in its appeal in opposition to additional trees being planted along Concordia Drive".

Mr. Albert F. Carr, Treasurer of the Chatterleigh Association, will be in attendance on Monday, May 5th, to represent us should you have any questions. We thank you for any help you can give us in support of our position.

Very truly yours,
Dorell Schwartz, Jr., President of Chatterleigh Association
12 Linlow Court
Baltimore, Maryland 21204

PETITIONER'S EXHIBIT 3

PETITIONS FOR SPECIAL HEARING AND VARIANCES
LUTHERAN HIGH SCHOOL ASSOCIATION OF BALTIMORE, PETITIONER
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No.: 86-447-SPHA

MEMORANDUM IN SUPPORT OF PETITION FOR SPECIAL HEARING

Lutheran High School Association of Baltimore, Petitioner, by John B. Howard and Cook, Howard, Downes and Tracy, in support of its Petition for Special Hearing states the following:

This case comes before the Zoning Commissioner on Petitions for Special Hearing and Variances to permit the Petitioner to build an addition to the existing high school facility as shown on the plat which accompanied the filing of these Petitions.

The proposed addition would provide additional classrooms, a library and certain offices for school officials at a growing educational institution in Baltimore County.

The plat also indicates a "future chapel" which the school has no immediate plan for constructing. However, Petitioner would like to obtain the appropriate zoning approvals at this time to facilitate the addition of the chapel as the school's needs dictate.

Petitioner in this case has filed a Petition for Special Hearing to determine whether the proposed addition and chapel fall under the exceptions to the residential transition area ("RTA") requirements found at section 1801.1.B.1.C Baltimore County Zoning Regulations ("BCZR").

First, with regard to the proposed addition, Petitioner submits that the development would clearly fall under the plain meaning of section 1801.1.B.1.C.9 which reads in pertinent part as follows:

An addition to an existing community building, or other structures devoted to civic, social, recreational, fraternal or educational activity.... (Emphasis added)

It would be very difficult to find a structure that is more devoted to educational activity than a high school. Petitioner therefore respectfully submits that this Petition for Special Hearing should be granted with regard to the proposed addition.

The future chapel would also be excepted from the RTA pursuant to sections 1801.1.B.1.C 4 or 9.

Section 1801.1.B.1.C.4 reads in pertinent part as follows:

An addition to an existing church or other building for religious worship.... (Emphasis added)

Petitioner submits that the future chapel also clearly falls within the criteria found at Section 9, previously discussed with regard to the proposed addition. The use of an addition for religious purposes would not take it out of the purview of that Section as an addition to a structure devoted to educational activity, the structure being the existing high school.

However, since the school has a certain religious purpose in its educational approach, Petitioner respectfully submits that the future chapel could fall under section 4 as an addition to an other building for religious worship.

For these reasons Petition respectfully requests that the Petition for Special Hearing be granted.

John B. Howard
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
Towson, Maryland 21204
(301) 823-4111
Attorney for Petitioner

Description of 24.306 acres
For Zoning Purposes

Beginning for the same at a point on the southwest corner of Cowpens Avenue and Concordia Drive and running thence along the southwesterly side of Cowpens Avenue the two following courses viz by a curve to the left in the southeasterly direction of a radius 1000.00 feet and arc distance of 295.00 feet to the point of tangency said curve being subtended by a cord bearing South 29 degrees 49 minutes 08 seconds East, 298.07 feet, thence South 38 degrees 05 minutes 47 seconds East, 184.11 feet to intersect the Maryland State Highway Administration right of way as shown on plat no. 10624, thence binding thereon South 85 degrees 40 minutes 15 seconds West, 10.62 feet and South, 08 degrees 01 minutes 06 seconds, West, 102.39 feet thence binding on the easement area for stream change as shown on said plat South 19 degrees 21 minutes 37 seconds West, 54.63 feet South 06 degrees 22 minutes 03 seconds West, 101.79 feet and South, 03 degrees 22 minutes 03 seconds East, 75.55 feet thence South 69 degrees 54 minutes 35 seconds West, 213.34 feet to the right of way line of the Baltimore Beltway, I-95 as shown on Maryland State Administration plat No. 10623 thence binding thereon North 72 degrees 40 minutes 54 seconds West, 19.14 feet thence binding on the easement area for stream change as shown on the aforesaid plat and as shown on Maryland State Highway Administration plat No. 10622, North 10 degrees 01 minutes 59 seconds East, 131.13 feet South 85 degrees 43 minutes 06 seconds West, 149.65 feet North 79 degrees 20 minutes 14 seconds West 455.03 feet North 79 degrees 23 minutes 48 seconds West 100.00 feet and South 55 degrees 46 minutes 49 seconds West, 131.38 feet thence binding on an Northeastern right of way as shown on Maryland State Highway plats nos. 10622 and 10621 North 55 degrees 54 minutes 54 seconds West, 352.55 feet North 56 degrees 53 minutes 26 seconds West, 101.27 feet North 58 degrees 48 minutes 21 seconds West 17.08 feet and North 47 degrees 48 minutes 01 seconds West, 566.77 feet thence leaving the highway and running North 23 degrees 04 minutes

06 seconds East 211.50 feet to intersect the point on the Southerly side of Concordia Drive and thence binding thereon the two courses viz: by a curve to the left of radius 661.00 feet an arc distance of 199.85 feet to the point of tangency said curve being subtended by a cord bearing South 75 degrees 35 minutes 35 seconds East 199.09 feet and South, 84 degrees 15 minutes 16 seconds East 1328.99 feet to the place of beginning. Containing 1,058,769.4 square feet or 24.306 acres of land more or less and being also known as number 1145 Concordia Drive and being located in the Ninth Election District of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of May, 1986, that the Petition for Zoning Variances to permit a building width of 345 feet and 560 feet in lieu of the maximum permitted 300 feet, a distance between buildings of 10 feet in lieu of the required 60 feet, a distance between buildings of 21 feet in lieu of the required 100 feet, and a front yard setback of 59 feet in lieu of the required 60 feet be and is hereby GRANTED, from and after the date of this Order, based on the following which are conditions precedent to the relief granted herein:

- The existing screening is sufficient and no additional screening is required pursuant to an agreement by and between the Petitioner and The Chatterbox Association, Inc., subject to review by the Current Planning and Development Division, Office of Planning and Zoning.
- The proposed additions to the existing educational and religious uses of this property are exempt from the RTA requirements, Section 1801.1.B.1.c.4 and 9.02CZR.
- The variances granted herein for distances between buildings shall become moot when the proposed chapel/auditorium is constructed because the latter will join all existing buildings, thereby creating one.
- The community surrounding the school supports the proposed expansion. See Petitioner's Exhibit 4.
- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of May, 1986, that the proposed additions and parking lots are exempt from the Residential Transition Area (RTA) requirements and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order. See attached Petition for Zoning Variances.

Zoning Commissioner of Baltimore County

AJ/srl

Attachment

cc: John B. Howard, Esquire

People's Counsel

PETITIONS FOR SPECIAL HEARING AND VARIANCES

9th Election District
Case No. 86-447-SPHA

LOCATION: Southwest Corner of Cowpens Avenue and Concordia Drive (1145 Concordia Drive)

DATE AND TIME: Monday, May 5, 1986, at 10:45 a.m.

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

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

Petition for Special Hearing for approval of proposed additions and parking lots

Petition for Zoning Variances to permit a building width of 345 feet and 560 feet in lieu of the maximum permitted 300 feet, a distance between the buildings of 10 feet in lieu of the required 60 feet, a distance between the buildings of 21 feet in lieu of the required 100 feet, and a front yard setback of 59 feet in lieu of the required 60 feet to the property line

Vernon M. Scherer, President, Lutheran High School Assoc. of Balto., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/Corner of Cowpens Ave. & Concordia Dr., 9th District :
VERNON M. SCHERER, PRESIDENT, LUTHERAN HIGH SCHOOL ASSOC. OF BALTO., PETITIONER : Case No. 86-447-SPHA

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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 11th day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 16, 1986.
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 16, 1986.

TOWSON TIMES,
18 Kenton
Publisher

46.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 17, 1986.
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 April 17, 1986.

THE JEFFERSONIAN,

18 Kenton
Publisher
Cost of Advertising

30.25

PETITION FOR SPECIAL HEARING AND VARIANCES
9th Election District
Case No. 86-447-SPHA
LOCATION: Southwest Corner of Cowpens Avenue and Concordia Drive (1145 Concordia Drive)
DATE AND TIME: Monday, May 5, 1986, at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Hearing for approval of proposed additions and parking lots.
Petition for Zoning Variances to permit a building width of 345 feet and 560 feet in lieu of the maximum permitted 300 feet, a distance between the buildings of 10 feet in lieu of the required 60 feet, a distance between the buildings of 21 feet in lieu of the required 100 feet, and a front yard setback of 59 feet in lieu of the required 60 feet to the property line.
Being the property of Vernon M. Scherer, President, Lutheran High School Assoc. of Balto., as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) 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
Apr. 17, 1986

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

ARNOLD JABLON
ZONING COMMISSIONER

April 29, 1986

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCES
SW/Cor. of Cowpens Ave. and Concordia Dr.
(1145 Concordia Dr.)
9th Election District
Vernon M. Scherer, President, Lutheran High School Assoc. of Balto., CASE NO. 86-447-SPHA

Dear Mr. Howard:

This is to advise you that \$137.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 021611	County, Maryland, and remit Towson, Maryland
DATE: 5/5/86	ACCOUNT: R-01-615-000		
SIGNS & POSTS TO BE RETURNED TO ZONING OFFICE		AMOUNT: \$ 137.00	
RECEIVED FROM: Cook, Howard, Bennet & Tracy			
FOR: Advertising & Posting re Case #86-447-SPHA			
3 D-31-615-000-00007			
VALIDATION OR SIGNATURE OF CASHIER			

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 86-447-SPHA
Towson, Maryland

District: 9th Date of Posting: 4/18/86
Posted for: Special Hearing & Variance
Petitioner: Vernon M. Scherer, President, Lutheran High School Assoc. of Balto.
Location of property: SW/Cor. Cowpens Ave. & Concordia Dr.
Location of Sign: SW/Cor. Cowpens Ave. & Concordia Dr.
Remarks: Ad. for signs and posting for Case #86-447-SPHA
Posted by: [Signature]
Number of Signs: 2

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 86-447-SPHA
Towson, Maryland

District: 9th Date of Posting: 4/18/86
Posted for: Special Hearing & Variance
Petitioner: Vernon M. Scherer, President, Lutheran High School Assoc. of Balto.
Location of property: SW/Cor. Cowpens Ave. & Concordia Dr.
Location of Sign: SW/Cor. Cowpens Ave. & Concordia Dr.
Remarks: Ad. for signs and posting for Case #86-447-SPHA
Posted by: [Signature]
Number of Signs: 2

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

April 4, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCES
SW/Cor. of Cowpens Ave. and Concordia Dr.
(1145 Concordia Dr.)
9th Election District
Vernon M. Scherer, President, Lutheran High School Assoc. of Balto., CASE NO. 86-447-SPHA

TIME: 10:45 a.m.

DATE: Monday, May 5, 1986

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

Zoning Commissioner of Baltimore County

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

No. 019831

DATE: 5/3/86 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Cook, Howard, Bennet & Tracy

FOR: Advertising & Posting re Case #86-447-SPHA

3 D-31-615-000-00007

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner

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

SUBJECT: Zoning Petition Nos. 86-447-SpHA & 86-453-A

Date: April 16, 1986

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

NORMAN E. GERBER, AICP, Director
Office of Planning and Zoning

NEG/TCR/dai

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 11, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

ooo

Chairman

MEMBERS

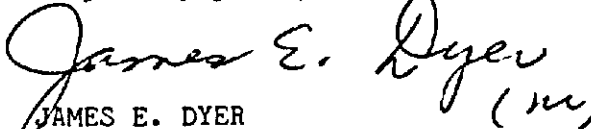
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
DevelopmentRE: Item No. 190 - Case No. 86-447-SPHA
Petitioner - Vernon M. Scherer,
President, Lutheran High School Assoc.
of Balto.
Special Hearing and Variance Petitions

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petitions. 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 petitions. 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. These petitions were accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,


JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Whitney, Bailey, Cox & Magnani
1850 York Road
Timonium, Maryland 21093

Maryland Department of Transportation

State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

January 13, 1986

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

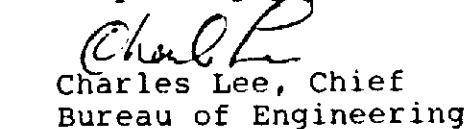
Attn: Mr. N. Commodari

Re: Baltimore County
ITEM: #190
Property Owner: Lutheran
High School
Location: S/W Corner of
Cowpens Avenue and Concordia
Dr. at Balto/Beltway I-695
Existing Zoning: D.R. 2
Proposed Zoning: Spec.
Hearing to approve proposed
additions and parking lots
Acres: 24.306
District: 9th

Dear Mr. Jablon:

The State Highway Administration - Bureau of Project Planning has completed their review of additions and alterations to Baltimore Lutheran High School (dated 11-19-85) Item #190 and found the proposed study for improvements to the Baltimore Beltway (I-695) will have no effects on the site.

Very truly yours,


Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Maryland Department of Transportation

State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

December 6, 1985

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

Att: James Dyer

Re: Baltimore County
Item #190
Property Owner: Lutheran
High School
Location: SW corner of
Cowpens Avenue and
Concordia Dr. at
Balto/Beltway I-695
Existing Zoning: D.R. 2
Proposed Zoning: Spec.
Hearing to approve proposed
additions and parking lots
Acres: 24.306
District 9th

Dear Mr. Dyer:

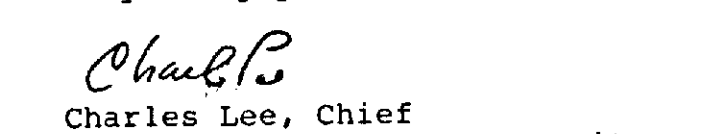
The State Highway Administration Bureau of Project Planning is currently conducting a study for improvement to the Baltimore Beltway (I-695) from Reisterstown Road (Route 140) to John F. Kennedy Highway (I-95). A distance of approximately 16 miles.

This will include the modification of various interchanges and the realignment of existing roadways that are to be reviewed.

With the Lutheran High School property having frontage along the Baltimore Beltway (I-695) we (S.H.A. Bureau of Engineering Access Permits) are forwarding item #190 to the SHA Bureau of Project Planning for review and comment.

Upon receipt of this information, additional comments will be forthcoming.

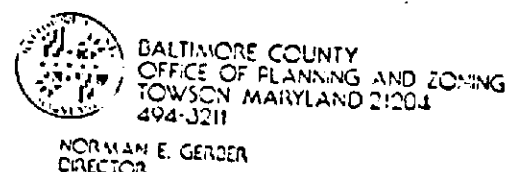
Very truly yours,


Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL:GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

APRIL 10, 1986

Re: Zoning Advisory Meeting of DECEMBER 3, 1985
Item # 190
Property Owner: LUTHERAN HIGH SCHOOL
Assoc. of Balto.
Location: SW COR. OF COWPENS AVE. & CONCORDIA DR.

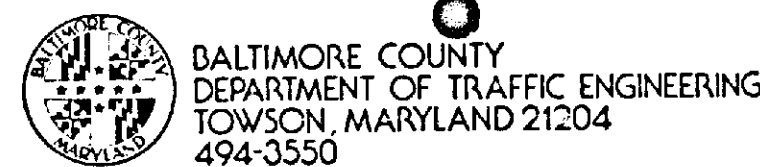
Dear Mr. Jablon:

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 to this site 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 _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, 8111 175-79. 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 "B" level intersection as defined by 8111 175-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments:

A WAIVER OF CRG HAS BEEN APPLIED FOR
PLANNING BOARD 3/17/86

cc: James Howell

Eugene A. Sober
Chief, Current Planning and DevelopmentSTEPHEN E. COLLINS
DIRECTOR

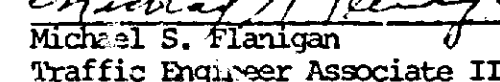
January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204Item No. -ZAC- Meeting of November 3, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:Acres:
District:

Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

MEF/blid


Michael S. Flanigan
Traffic Engineer Associate II

Luch H. S. H.

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 190, Zoning Advisory Committee Meeting of Dec 3, 1985

Property Owner: LUTHERAN High School

Location: SW Corner of Cowpens Ave & Concordia District 9th

Water Supply Public Sewage Disposal Public

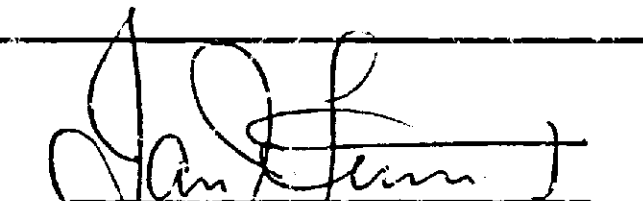
COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 190, Zoning Advisory Committee Meeting of 12/11/85
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
{ } The results are valid until _____
{ } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until _____
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others At this time the Health Dept. recommends
Approval of this petition. Please note, however, that before grading and building permits are released, non-tidal wetlands along Mine Bank Run will have to be delineated, flagged and an acceptable buffer zone between proposed construction and wetlands established.


Sam V. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

6/1/87

PAUL H. REINCKE
CHIEF

December 17, 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: Lutheran High School

Location: SW corner Cowpens Avenue and Concordia Drive

Item No.: 190 Zoning Agenda: Meeting of December 3, 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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 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, this time.

REVIEWER: *John F. O'Neill*
Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division

/mb

December 23, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 190 Zoning Advisory Committee Meeting are as follows:

Property Owner: Lutheran High School
Location: SW corner of Cowpens Avenue and Concordia Drive
District: 9th.

APPLICABLE CODES ARE CITED:

() 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.G. 11.1.1. #11-71 - 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 shall be required to file with a permit application. Reproduced seals are not acceptable.

() 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 Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-4 Use Groups 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. 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 construction type is provided. See Table 101 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 Groups and Free Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood Mitigation. Please see the attached copy of Section 516.0 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 finish floor levels including basement.

(X) Comments: The design architect will be required to show how the new addition will comply to the type of construction, height and permissible area of Article 4 and Article 5 of the 1981 B.O.C.A. Code for Use Group "E" Buildings.

() 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.

BY: C. E. Burdum, Chief
Building Plans Review

1/22/86

Charles E. Burdum

2-99-86

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

February 17, 1986

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O.C. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY E. PECK, JR.
HERBERT A. O'CONNOR, III
THOMAS L. HUDSON
C. CAREY DELEY, JR.
GEORGE K. REYNOLDS, III
LAWRENCE L. HOOPER, JR.
M. KING HILL, III
ROBERT A. HOFFMAN
DEBORAH C. DOPPIN
CYNTHIA M. HAHN
KATHLEEN M. GALLOGLY
KEVIN H. SMITH
H. BARNITT PETERSON, JR.

James E. Dyer, Zoning Supervisor
County Office Building
111 W. Chesapeake Avenue
First Floor
Towson, Maryland 21204

RE: Petition for Special Hearing
Item No. 190
Our File No. 0779/18091

Dear Mr. Dyer:

Please have John Howard copied on all correspondence relating to the above-referenced case.

Yours truly,
Robert A. Hoffman
Robert A. Hoffman

RAH:bcs

*Per tel. conversation with Rob Hoffman
2-18-86 ok to notify Howard only.
(need not send copy to contact person
showing on petition)*

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 10, 1986

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Item No. 190
Baltimore Lutheran High School

Dear Mr. Howard:

In response to your letter dated February 5, 1986 concerning the above, please be advised that, notwithstanding your well-expressed arguments, they would be better presented at the public hearing which will be required to determine the matter.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

2-18-86
TO JD
FEB 6 AM
LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204
February 5, 1986
HAND-DELIVERED
JANUARY 1986
ARNOLD JABLON
ZONING COMMISSIONER
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 823-4111
TELECOPIER (301) 821-0147

Arnold E. Jablon
Zoning Commissioner for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore Lutheran High School
Petition for Special Hearing
for Proposed Additions and Parking Lots
Cowpens Avenue and Concordia Drive
Item No.: 190
Our File No.: 0779/18091

Dear Mr. Jablon:

This firm has been asked to represent the Baltimore Lutheran High School in its Petition for Special Hearing to approve certain proposed additions and parking.

By way of background, Baltimore Lutheran High School, through their architects, Smeallie, Orrick and Janka, Ltd., met with Doug Swam regarding a proposed one story addition to the existing Lutheran High School at the corner of Cowpens Avenue and Concordia Drive. That proposed addition is marked as such on the attached plan.

Because the proposed addition is within 300' of a dwelling, a close analysis of the residential transition area regulations was required.

After Doug Swam discussed the matter with Jim Dyer, and briefly with you, he decided that the school must have a hearing in order to determine whether an addition to a school falls within an exception to the RTA at section 1B01.1.B.1.C.10. That section reads in pertinent part as follows:

Arnold E. Jablon
Re: Baltimore Lutheran High School
February 5, 1986
Page 2

A new community building, or other structures devoted to civic, social, recreational, fraternal or educational activity, if the zoning commissioner determines during the special exception process that the proposed improvements are planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and that the special exception can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. (Emphasis added)

First, we submit that the proposed addition more appropriately falls under section 1B01.1.B.1.C.9. which reads:

An addition to an existing community building, or other structures devoted to civic, social, recreational, fraternal or educational activity, including parking areas and driveways, provided all other applicable zoning regulations, including setback, parking, and screening requirements are maintained. (Emphasis added)

The reason the addition falls under the above section is obvious in that the development is an addition to the existing high school and not a "new" community building or other structure.

Further, we submit that the high school is clearly an "other structure devoted to...educational activity", and that a hearing on the issue would not be in the best interest of Baltimore County or serve any logical purpose in interpreting the County Zoning Regulations. Similarly, a hearing would not be required to determine whether the Hecht Company is a "department store" or Rite-Aid a "drug store" under the permitted uses in a BL zone.

In the instant case, the addition will be used primarily to house a new library, two classrooms and certain new offices for school officials. Moreover, the Baltimore Lutheran High School for which this addition is proposed is devoted exclusively to the education of children grades 7-12. If this school is not a structure devoted to educational activity I would be hard pressed to find another label for it.

Arnold E. Jablon
Re: Baltimore Lutheran High School
February 5, 1986
Page 3

It is therefore our opinion that where the plain meaning of this regulation includes an addition to a school as a structure devoted to educational activity, a Special Hearing is not required.

I would be happy to discuss this further at your convenience.

However, if you concur with this analysis, please indicate by affixing your signature below.

Yours truly,
John B. Howard
John B. Howard

JBH/jhr

Arnold E. Jablon,
Zoning Commissioner

Date

cc: James Dyer, Zoning Supervisor

Case No. 86-447-SPHA

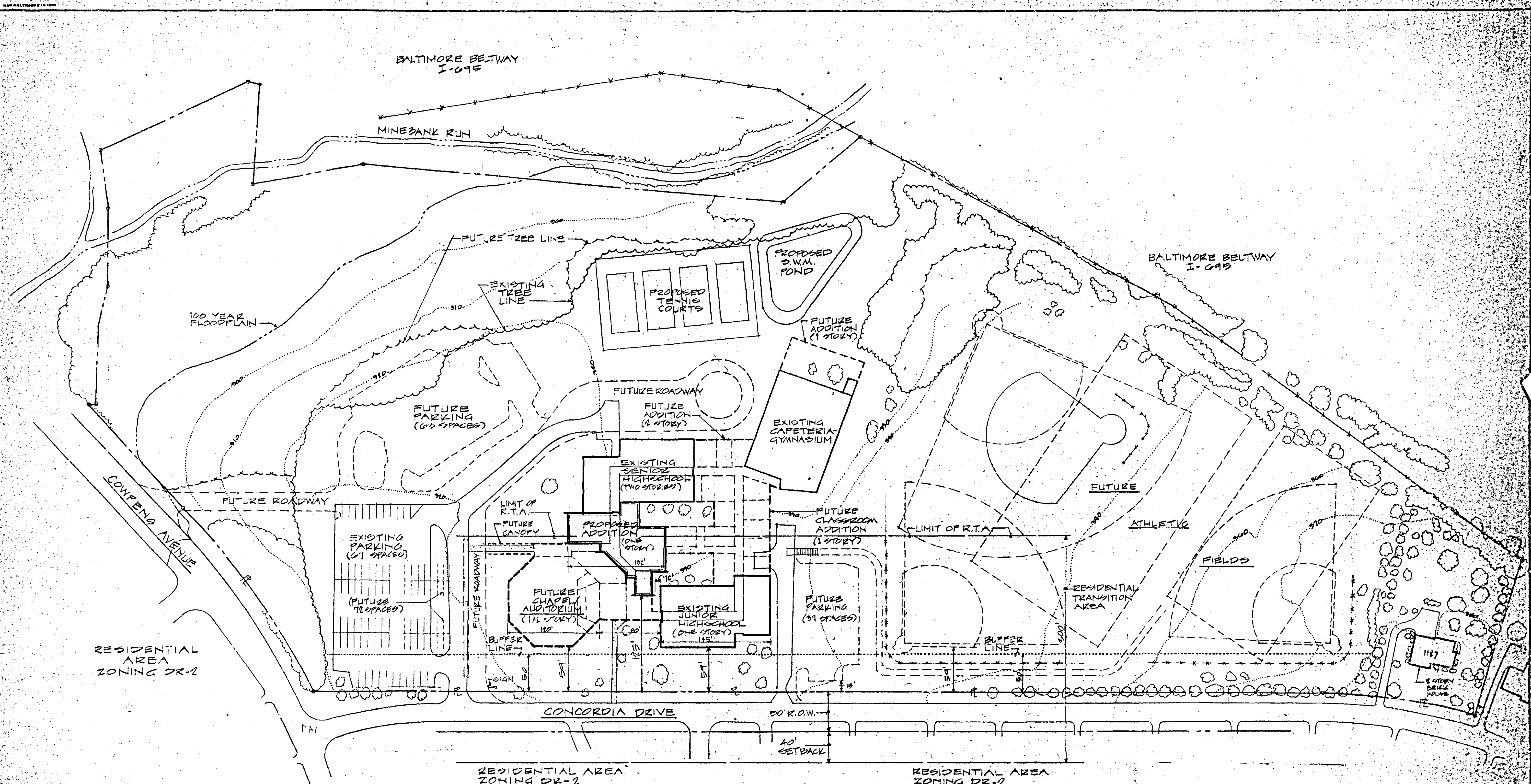
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
3rd day of April, 1986.

Vernon M. Scherer, Pres.,
Lutheran High School Assoc.
Petitioner of Balto.
Attorney
John B. Howard, Esquire

ARNOLD JABLON
Zoning Commissioner
Received by: *James E. Dyer*
Chairman, Zoning Plans
Advisory Committee



SITE DATA:

AREA: 24.5 ACRES
ZONING: DR-2
ELECTION DISTRICT: 9

PARKING DATA:

REQUIRED PARKING FOR
EXISTING CONDITIONS: 30 SPACES
REQUIRED PARKING WITH
PROPOSED ADDITION:
- ADMINISTRATION OFFICES
2436 S.F. + 3000 S.F. 8 SPACES
- 2 CLASSROOMS 2 SPACES
- LIBRARY STAFF
1/EMPLOYEE 1 SPACE

REQUIRED: 41 SPACES
PROVIDED: 67 SPACES

FUTURE PARKING:

REQUIRED PARKING WITH
PROPOSED ADDITION: 41 SPACES
14 FUTURE CLASSROOMS @ 1/ CLASSROOM 14 SPACES
REQUIRED (FUTURE) 55 SPACES
FUTURE 800 SEAT
CHAPEL/AUDITORIUM
800 + 6 SEATS/SPACE 167 SPACES

PROVIDED (FUTURE) 172 SPACES

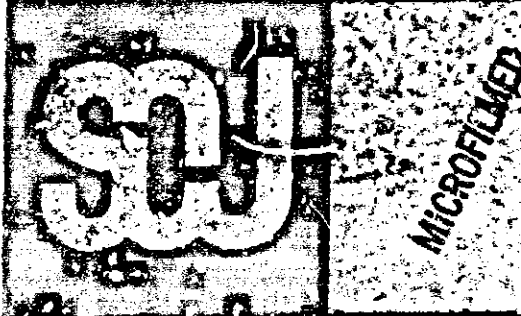
SITE PLAN

SCALE: 1" = 50'



LEGEND

	EXISTING	PROPOSED	FUTURE
BUILDING			
PAVING			
TREELINE			
TREES			
ATHLETIC FIELD			
FENCE			



ADDITION AND ALTERATIONS TO BALTIMORE LUTHERAN H.S.

FOR THE LUTHERAN HIGH SCHOOL ASSOC. OF BALTO. 1145 CONCORDIA DR. BALTO. CO. MD.



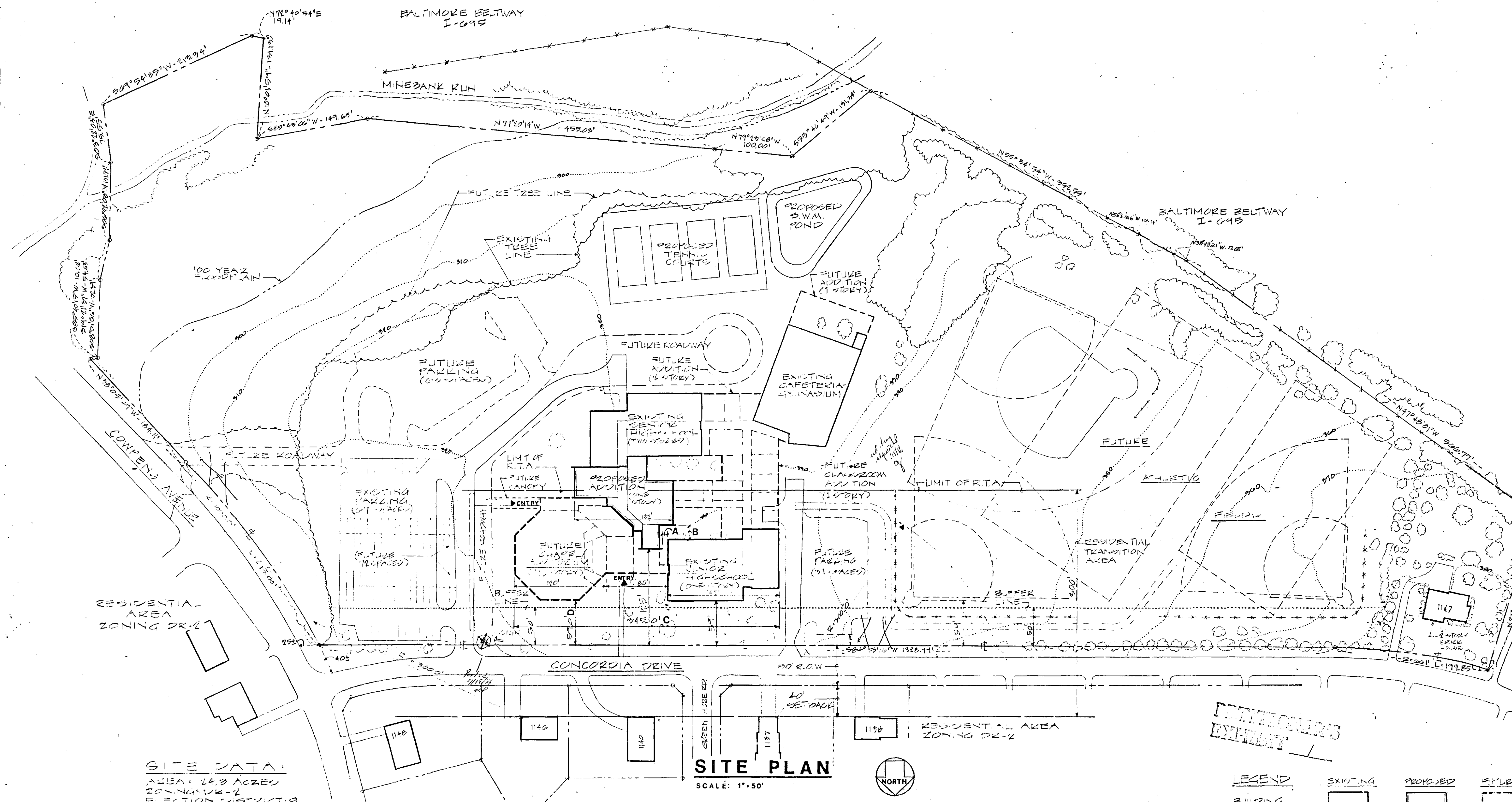
MASTER PLAN

SWEALIE, ORRICK AND JANKE, LTD.
ARCHITECTS
6020 YORK ROAD
BALTIMORE, MD. 21212

DATE: 11-19-65

JOB NO. 24251

DRAWING NO.
SP-1



SITE DATA:
AREA: 14.3 ACRES
ZONING: DR-2
ELECTION DISTRICT: 9
PARKING DATA:

REQUIRED PARKING FOR:
EXISTING CONSTRUCTION: 190 SPACES
REQUIRED PARKING WITH PROPOSED ADDITION:
ADMINISTRATION OFFICES
22000 SF + 3000 SF
- 2 CLASSROOMS 8 SPACES
- 1 CLASSROOM 2 SPACES
- LIBRARY STAFF 1/EMPLOYEE 1 SPACE

REQUIRED: 41 SPACES
PROVIDED: 67 SPACES

FUTURE PARKING:
REQUIRED PARKING WITH PROPOSED ADDITION:
14 FUTURE CLASSROOMS
6 1/2 CLASSROOMS
REQUIRED (FUTURE) 57 SPACES
FUTURE ADDITION:
CHAPEL/AUDITORIUM
8000 + 60 SEATS/SPACE 167 SPACES
PROVIDED (FUTURE) 172 SPACES

SITE PLAN
SCALE: 1"=50'

ZONING VARIANCES:

- A. TO PERMIT 100 FT. BUILDING SEPARATION IN LIEU OF THE REQUIRED 100.0 FT.
- B. TO PERMIT 210 FT. BUILDING SEPARATION IN LIEU OF THE REQUIRED 60.0 FT.
- C. TO PERMIT A BUILDING WIDTH/LENGTH OF 345.0 FT. IN LIEU OF THE MAXIMUM ALLOWABLE 300.0 FT.
- D. TO PERMIT A SETBACK OF 59.0' IN LIEU OF THE REQUIRED 60.0' TO THE PROPERTY LINE

NOTE: PLAT BEARINGS & DISTANCES
TAKEN FROM WHITNEY BAILEY COX & MAGNANI
DRAWING C-140-2 DATED 10-1985

PROVISIONAL EXHIBIT

LEGEND	EXISTING	PROPOSED	FUTURE
BUILDING			
PAVING			
TREELINE			
TREES			
ATHLETIC FIELD			
FENCE			



ADDITION AND ALTERATIONS TO BALTIMORE LUTHERAN H.S.
FOR THE LUTHERAN HIGH SCHOOL ASSOC. OF BALTO. 1145 CONCORDIA DR. BALTO. CO. MD.

REVISIONS:
9-10-86 ZONING VARIANCES
9-14-86 PLAT BEARINGS



MASTER PLAN	DATE: 11-19-
SMEALLIE, ORRICK AND JANKA, LTD. ARCHITECTS 5520 YORK ROAD BALTIMORE, MD. 21212	JCA NO. 61421 DRAWING NO. SP-1