

360
86-492-SPH
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 new church in a D.R. 5.5 Zone per Section 1B01.1B.1.c.6. BCZR

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 _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
ALBERT K. BROUGHTON
1017 CHESTNUT RIDGE DR. 252-6107
LUTHERVILLE, MD 21093

ORDERED By The Zoning Commissioner of Baltimore County, this 29th 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 3rd day of June, 1986, at 10:45 o'clock

Cell
Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION SPECIAL HEARING *
SE/S Eastern Avenue *
1500' NE of Ebenezer Rd. *
(12717 Eastern Avenue) *
15th Election District *
Christian Fellowship Center *
Petitioner *
* * * * *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-492-SPH

The Petitioner herein requests a special hearing to approve a new church in a D.R. 5.5 Zone per Section 1B01.1B.1.c.6. Baltimore County Zoning Regulations (BCZR).
Testimony by and on behalf of the Petitioner indicates the previous owner utilized the existing one-story block building as a church fellowship hall. The current owner, a church with a congregation of 50, proposes to retain the existing dwelling as a residence and the block building as storage, fellowship hall and/or meeting room and to construct a one-story, 4800 sq. ft. church. The 20 to 30 large trees and a number of smaller trees will be preserved when possible. The rear portion of the property is in grass. The size of the lot allows only a 50-foot setback in lieu of the required 75 feet on the east side of the church, 100 feet (or 125 feet if the alley is included) rear setback in lieu of 150 feet, and 60 feet from parking lot to lot line in lieu of 75 feet. The congregation has an annual church picnic. Several picnic tables are on the site; volleyball and horse shoe pits may be provided; ball diamonds or other organized recreational areas are proposed.

Additional landscaping will be provided. There were no protestants. 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

requirements of Section 1B01.1B.1.c.6 of the Baltimore County Zoning Regulations (BCZR) have been met, the granting of the Special Hearing would be in strict harmony with the spirit and intent of the BCZR and would not be detrimental to the health, safety and general welfare of the community, and therefore, should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of June, 1986, that the herein Petition for Special Hearing to approve a new church in a D.R. 5.5 Zone per Section 1B01.1B.1.c.6 of the BCZR, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction:

- 1) Landscaping shall comply with the Baltimore County Landscape Manual. Any screening for parking areas shall be approved by Current Planning.

JMH:bjs



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 16, 1986

Reverend James J. Lewis, Pastor
Christian Fellowship Center
12717 Eastern Avenue
Baltimore, Maryland 21220

Re: Petition Special Hearing
SE/S Eastern Avenue
1500' NE of Ebenezer Road
(12717 Eastern Avenue)
15th Election District

Dear Reverend Lewis:

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:bjs

Attachments

cc: People's Counsel

March 3, 1986

Christian Fellowship Center, Inc.
12717 Eastern Avenue
Part of Liber 4958 Folio 103
15th District Baltimore County, Maryland

Beginning for the same on the Southeast right of way line of the Eastern Avenue (30' wide), at a distance of 1500 feet Northeast of the right of way of Ebenezer Road and being known and designated as lots numbered 80, 81, and 82, as shown on the plat of Twin River Peach, Section B as recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 8, Folio 20, thence running with and binding on said Right of Way as follows:

North 40 degrees 40 minutes East 300.00'; thence running and binding South 49 degrees 20 minutes East 361.00'; and thence running with and binding on the Northwest side of the 25' road South 40 degrees 40 minutes West 300.00'; and thence running with and binding North 49 degrees 20 minutes West 361.53' to the place of beginning.

Containing 2.49 acres of land more or less.

PETITION FOR SPECIAL HEARING
15th Election District

Case No. 86-492-SPH

LOCATION: Southeast Side of Eastern Avenue, 1500 feet Northeast of Ebenezer Road (12717 Eastern Avenue)

DATE AND TIME: Tuesday, June 3, 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 to approve a new church in a D.R. 5.5 Zone pursuant to Section 1B01.1B.1.c.6 of the Baltimore County Zoning Regulations

Being the property of Christian Fellowship Center, 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
SE/S of Eastern Ave., 1500' : OF BALTIMORE COUNTY
NE of Ebenezer Rd. (12717 :
Eastern Ave.), 15th District :
CHRISTIAN FELLOWSHIP CENTER, : Case No. 86-492-SPH
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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Rev. James J. Lewis, Pastor, Christian Fellowship Center, 12717 Eastern Ave., Baltimore, MD 21220, Petitioner; and Mr. Albert K. Broughton, 1017 Chestnut Ridge Dr., Lutherville, MD 21093, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner

Date: May 19, 1986

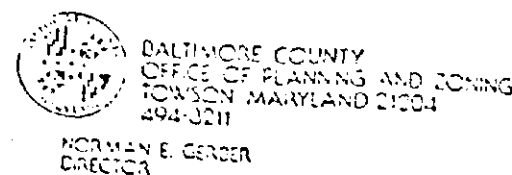
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-492-SPH

In view of the subject of this petition, this office offers
no comment.

Norman E. Gerber, AICP
Norman E. Gerber, AICP
Director

NEG:JGH:sjm



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

MAY 12, 1986

Re: Zoning Advisory Meeting of April 22, 1986
Item # 360 Christian Fellowship Ctr.
SE/S Eastern Ave. 1500'
NE of Ebenezer Rd.

Dear Mr. Jablon:

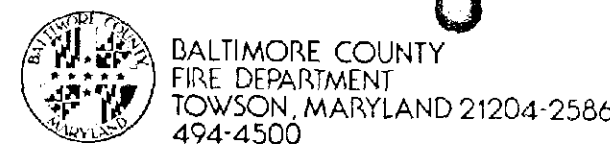
The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items checked below are
applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required OUT.
- ☒ 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.
- ☒ The proposed building is not shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and
construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-53 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,
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 drainage area controlled by a high level
intersection as defined by Bill 175-79, and its conditions change
are reevaluated annually by the County Council.

FOR A WAIVER OF CRG PLAN MAY BE APPLIED
FOR A WAIVER OF A MINOR DEVELOPMENT
FOR A WAIVER OF A MINOR DEVELOPMENT
CONTACT JIM OGLE AT 444-3335

cc: James Howell

Edward A. Jones
Chief, Current Planning and Development



PAUL H. REINCKE
CHIEF

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

RE: Property Owner: Christian Fellowship Center
Location: SE/S Eastern, 1500 feet NE of Ebenezer Rd.
Item No.: 360 Zoning Agenda: Meeting of April 22, 1986

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 comment on this time.

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

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 20, 1986

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

000

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
Development

Reverend James J. Lewis, Pastor
Christian Fellowship Center
12717 Eastern Avenue
Baltimore, Maryland 21220

RE: PETITION FOR SPECIAL HEARING
Item No. 360, Case No. 86-492-SPH
Christian Fellowship Center - Petitioner

Dear Reverend Lewis:

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.

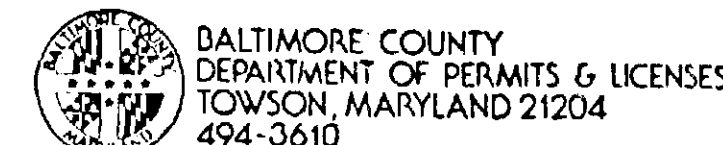
Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on your
petition. If similar comments from the remaining members are
received, I will forward them to you. Otherwise, any comment that
is not informative will be placed in the hearing 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, Loc
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:med
Enclosures

cc: Mr. Albert K. Broughton



TED ZALESKI, JR.
DIRECTOR

May 11, 1986

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

Dear Mr. Jablon:

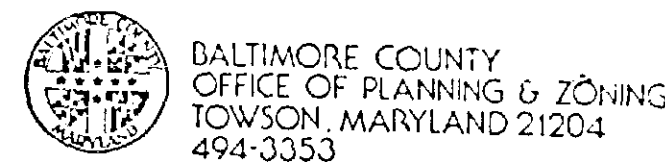
Comments on Item # 360 Zoning Advisory Committee Meeting are as follows:

Property Owner: Christian Fellowship Center
Location: SE/S Eastern Avenue, 1500 feet NE of Ebenezer Road
District: 15th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85;
the Maryland Code for the Handicapped and Aged (A.S.C.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 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 Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls higher than 6'-0" to an interior lot line. R-1 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
wall. See Table 101, Section 101.7, Section 101.6.2 and Table 100.2. 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 are from 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, Tidal/Riverine. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct
elevation above sea level for the lot and the finished floor levels including basement.
- ☒ Comments: Fire separation and opening protectives shall comply with Table
401 and Section 1111.0.
- ☒ 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 300 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

4/27/86



ARNOLD JABLON
ZONING COMMISSIONER

May 28, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Reverend James J. Lewis, Pastor
Christian Fellowship Center
12717 Eastern Avenue
Baltimore, Maryland 21220

RE: PETITION FOR SPECIAL HEARING
SE/S Eastern Ave., 1500' NE Ebenezer Rd.
(12717 Eastern Ave.)
15th Election District
Christian Fellowship Center - Petitioner
Case No. 86-492-SPH

Dear Reverend Lewis:

This is to advise you that \$63.80 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 _____ time it is placed by
F.

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

No. 021737

DATE: 5/28/86 ACCOUNT: 151-41-100
AMOUNT: \$ 63.80

RECEIVED FROM: _____
FOR: _____

VALIDATION OR SIGNATURE OF CASHIER

Reverend James J. Lewis, Pastor
Christian Fellowship Center
12717 Eastern Avenue
Baltimore, Maryland 21220

May 2, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
SE/S Eastern Ave., 1500' NE Ebenezer Rd.
(12717 Eastern Avenue)
15th Election District
Christian Fellowship Center - Petitioner
Case No. 86-492-SPH

TIME: 10:45 a.m.

DATE: Tuesday, June 3, 1986

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

James J. Lewis
Zoning Commissioner
of County

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

No. 010803

DATE: 5/28/86 ACCOUNT: 151-41-100

AMOUNT: \$ 63.80

RECEIVED FROM: _____

FOR: _____

VALIDATION OR SIGNATURE OF CASHIER

Petition
For Special Hearing

15th Election District
Case No. 86-492-SPH

LOCATION: Southeast side of East-
ern Avenue, 1500 feet Northeast of
Ebenezer Road (12717 Eastern Ave-
nue).

DATE AND TIME: Tuesday, June
3, 1986, 10:45 a.m.

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

The Zoning Commissioner of Balti-
more County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing.

Petition for Special Hearing to ap-
prove a new church in a D.B. 6.6 Zone
pursuant to Section 190.1B.1.c.6 of
the Baltimore County Zoning Regula-
tions.

Being the property of Christian
Fellowship Center, as shown on the
plat filed with the Zoning Office.

In the event that this Petitioner is
granted a building permit may be is-
sued within the thirty (30) day appeal
period. The Zoning Commissioner
will, however, entertain any request
for a stay of the issuance of said per-
mit 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., May 15, 1986

This is to Certify That the annexed

Petition

Reg. - 489424

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of _____ successive

weeks before the _____ day of

May, 1986

_____ Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 86-492-SPH

Towson, Maryland

District: 15TH Date of Posting: 5/28/86

Posted for: _____

Petitioner: Christian Fellowship Center

Location of property: 12717 Eastern Ave.

Location of Signs: _____

Remarks: _____

Posted by: _____ Date of return: 5/28/86

Number of Signs: _____

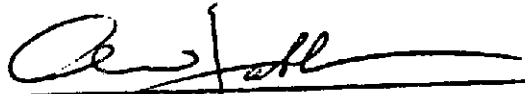
CASE NO. 86-492-SPH

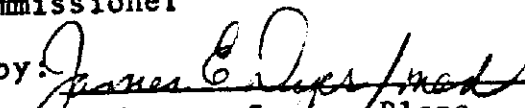
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
29th day of April, 19 86

Petitioner Christian Fellowship
Center
Petitioner's
Attorney


ARNOLD JABLON
Zoning Commissioner

Received by: 
Chairman, Zoning Plans
Advisory Committee

PETITION FOR SPECIAL
HEARING
15th Election District
Case No. 86-492-SPH

LOCATION: Southeast Side of
Eastern Avenue, 1500 feet Northeast
of Ebenezer Road (12717 Eastern Av-
enue)
DATE AND TIME: Tuesday, June 3,
1986, at 10:45 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Balti-
more County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing:
Petition for Special Hearing to ap-
prove a new church in a D.R. 5.5 Zone
pursuant to Section 1B01.1B.1.c.6 of
the Baltimore County Zoning Regula-
tions.

Being the property of Christian Fel-
lowship Center, 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
May 15.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 15, 19 86

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

May 15, 19 86

THE JEFFERSONIAN,



Publisher

Cost of Advertising

241.75

10 copies To County



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 3, 2000

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Christian Fellowship Church, 12717 Eastern Avenue, Zoning Case
#86-492-SPH, 15th Election District

Thank you for your letter of April 17, 2000 to Arnold Jablon, Director of Permits
and Development Management. This correspondence has been referred to me for reply.

After careful review and discussion among staff members, the Zoning Review
Office has decided that the new buildings and modification must be approved by a special
(public) hearing. The referenced zoning case was for approval of a church to meet the
RTA requirements to the best extent possible. The new parsonage and fellowship hall
extend closer to the property lines than what was approved by the hearing making the
approved setbacks more deficient. Therefore, those decreased setbacks must be approved
via a public hearing.

If you need further assistance, please contact me at 410-887-3391.

Sincerely,

Mitchell J. Kellman
Planner II
Zoning Review

MJK kew

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080790

DATE 4/25/00 ACCOUNT 001-6150

AMOUNT \$ 40.00 (MJK)

RECEIVED FROM: Deborah Dopkin

FOR: 00-950

12717 Eastern Ave

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID
4/25/00
\$40.00
MJK

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 920
TOWSON, MARYLAND 21204
TELEPHONE 410-494-8080
FACSIMILE 410-494-8082
e-mail: ddop@verci.com

DEBORAH C. DOPKIN

April 17, 2000

Arnold Jablon, Esquire, Director
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Attention: John Lewis

RE: Christian Fellowship Church
12717 Eastern Avenue
Baltimore, Maryland 21220

Dear Mr. Jablon:

I represent Christian Fellowship Church, owner of the
above captioned property. The Church, which was constructed in
1986, includes a parsonage and fellowship hall on its property.
The Church applied to the Development Review Committee for
permission to raze the existing parsonage and fellowship hall and
replace it with a new building to accommodate the growing programs
for youth at the facility. The DRC considered the matter on March
6th.

Following the DRC meeting, I met with John Lewis to review
the matter. The Church, which is located on D.R. 2 property, is a
use permitted as a matter of right. Nonetheless, the use was
considered and approved by the Deputy Zoning Commissioner for
Baltimore County, Jean Jung, by Order dated June 16, 1986, a copy
of which is enclosed. I am writing this letter to determine
whether the proposed new fellowship hall and parsonage are in
keeping with the spirit and intent of the zoning regulations and of
the original approval so as not to require an additional public
hearing for this matter.

Please find enclosed two copies of the site plan approved
in Case No. 86-492-SPH which has been highlighted to show the
existing Church building (in blue) and the proposed
parsonage/fellowship hall (in red). The size of the proposed
building is approximately the same size as that of the old building
which is to be razed, as you can see from the proposed site plan,
which is also enclosed.

Arnold Jablon, Esquire, Director
April 17, 2000
Page 2

The proposed addition will be of similar style and
materials as the existing Church, as shown on elevation drawings
presented at the DRC.

Please confirm by return correspondence that the proposed
fellowship hall and parsonage and permitted on the site as part of
the principal church use and that the plan, as proposed, is in
keeping with the spirit and intent of the Baltimore County Zoning
regulations. I have enclosed my check in the amount of \$40.00 to
cover the review fee.

Thank you.

Sincerely,

Deborah C. Dopkin

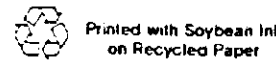
DCD/kmc

Enclosure

cc: Christian Fellowship Church

C:\docs\KMC\DCD\Letters\Jablon - Christian Fellowship2

Census 2000 For You, For Baltimore County Census 2000



Come visit the County's Website at www.co.ba.md.us

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 920
TOWSON, MARYLAND 21204
TELEPHONE 410-494-8080
FACSIMILE 410-494-8082
e-mail: ddop@verci.com

DEBORAH C. DOPKIN

April 17, 2000

Arnold Jablon, Esquire, Director
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Attention: John Lewis

RE: Christian Fellowship Church
12717 Eastern Avenue
Baltimore, Maryland 21220

Dear Mr. Jablon:

I represent Christian Fellowship Church, owner of the
above captioned property. The Church, which was constructed in
1986, includes a parsonage and fellowship hall on its property.
The Church applied to the Development Review Committee for
permission to raze the existing parsonage and fellowship hall and
replace it with a new building to accommodate the growing programs
for youth at the facility. The DRC considered the matter on March
6th.

Following the DRC meeting, I met with John Lewis to review
the matter. The Church, which is located on D.R. 2 property, is a
use permitted as a matter of right. Nonetheless, the use was
considered and approved by the Deputy Zoning Commissioner for
Baltimore County, Jean Jung, by Order dated June 16, 1986, a copy
of which is enclosed. I am writing this letter to determine
whether the proposed new fellowship hall and parsonage are in
keeping with the spirit and intent of the zoning regulations and of
the original approval so as not to require an additional public
hearing for this matter.

Please find enclosed two copies of the site plan approved
in Case No. 86-492-SPH which has been highlighted to show the
existing Church building (in blue) and the proposed
parsonage/fellowship hall (in red). The size of the proposed
building is approximately the same size as that of the old building
which is to be razed, as you can see from the proposed site plan,
which is also enclosed.

Arnold Jablon, Esquire, Director
April 17, 2000
Page 2

The proposed addition will be of similar style and
materials as the existing Church, as shown on elevation drawings
presented at the DRC.

Please confirm by return correspondence that the proposed
fellowship hall and parsonage and permitted on the site as part of
the principal church use and that the plan, as proposed, is in
keeping with the spirit and intent of the Baltimore County Zoning
regulations. I have enclosed my check in the amount of \$40.00 to
cover the review fee.

Thank you.

Sincerely,

Deborah C. Dopkin

DCD/kmc

Enclosure

cc: Christian Fellowship Church

C:\docs\KMC\DCD\Letters\Jablon - Christian Fellowship2

IN RE: PETITION OFFICIAL HEARING *
SE/S Eastern Avenue *
1500' NE of Ebenezer Rd. *
(12717 Eastern Avenue) *
15th Election District *
Christian Fellowship Center *
Petitioner *
* * * * *

THE PETITIONER

The Petitioner herein requests a special hearing to approve a new
church in a D.R. 5.5 Zone per Section 1801.15.1.c.6. Baltimore County Zoning
Regulations (BCZR).

Testimony by and on behalf of the Petitioner indicates the previous
owner utilized the existing one-story block building as a church fellowship
hall. The current owner, a church with a congregation of 50, proposes to
retain the existing dwelling as a residence and the block building as storage,
fellowship hall and/or meeting room and to construct a one-story, 4900 sq. ft.
church. The 20 to 30 large trees and a number of smaller trees will be
preserved when possible. The rear portion of the property is in grass. The
size of the lot allows only a 50-foot setback in lieu of the required 75 feet
on the east side of the church, 100 feet (or 125 feet if the alley is included)
rear setback in lieu of 150 feet, and 60 feet from parking lot to lot line in
lieu of 75 feet. The congregation has an annual church picnic. Several
picnic tables are on the site; volleyball and horse shoe pits may be provided;

Ball diamonds or other organized recreational areas are proposed.

Additional landscaping will be provided. There were no protestants.
Pursuant to the advertisement, posting of property, and public
hearing on the Petition and after the consideration of the testimony and
evidence presented, in the opinion of the Deputy Zoning Commissioner, the

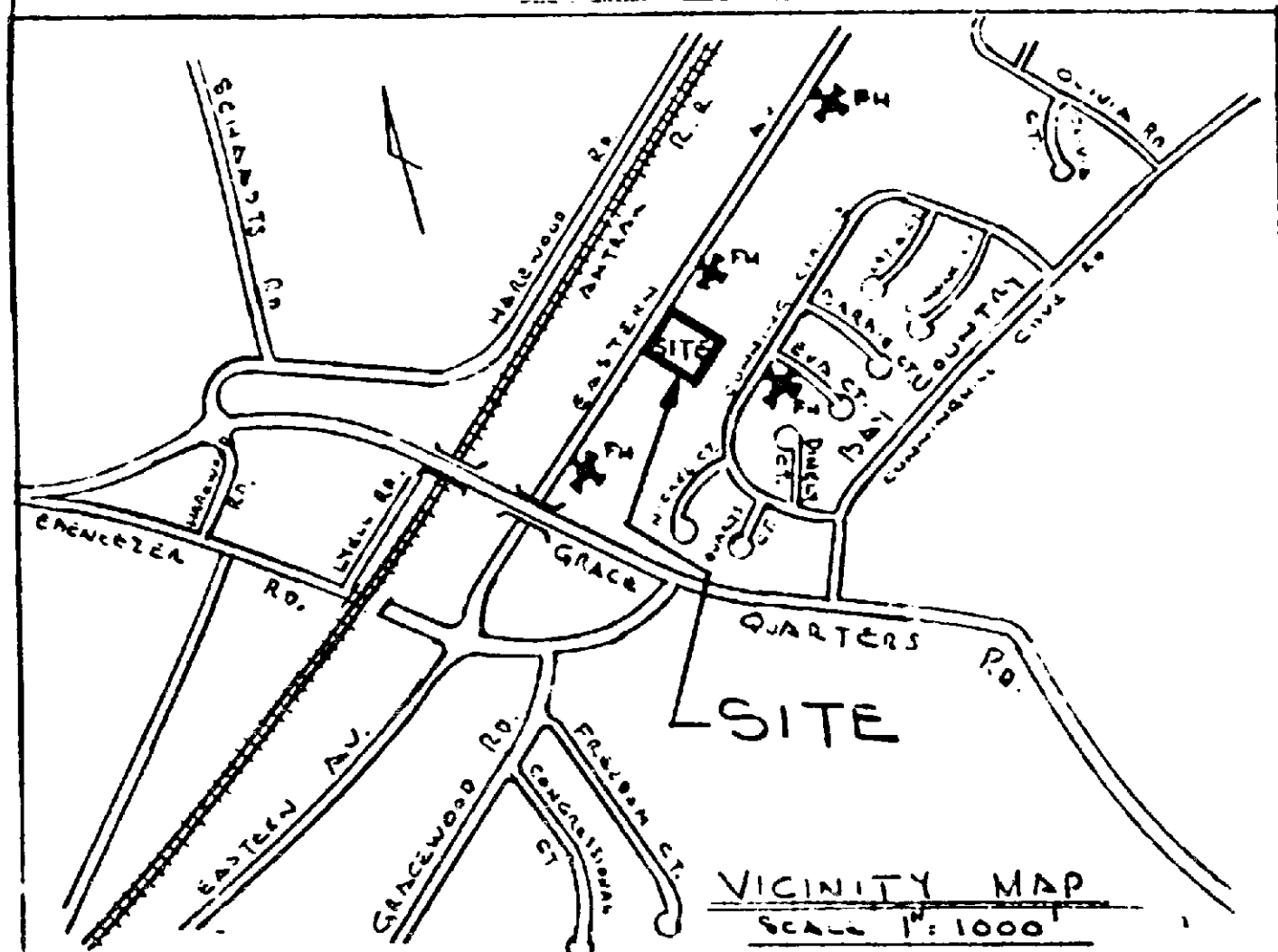
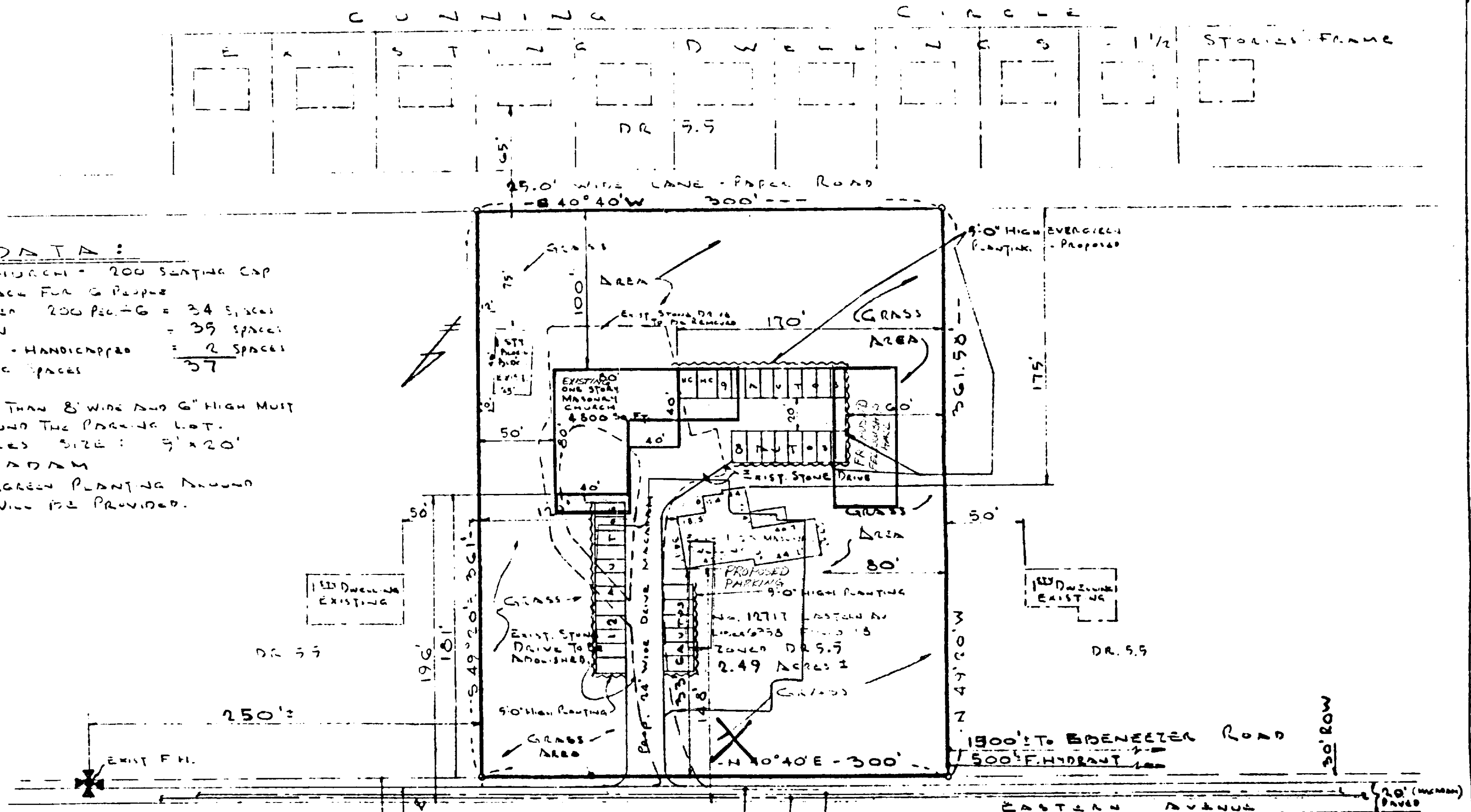
RECEIVED FOR REVIEW

DATE 4/25/00
BY Deborah C. Dopkin
TITLE Attorney at Law

PARKING DATA:

Proposed Church - 200 Seating Cap
 One parking space for 6 people
 Parking Required 200 People = 34 spaces
 Parking Shown = 39 spaces
 Parking Shown - Handicapped = 2 spaces
 Total Parking Spaces = 37

1. CURB NOT LESS THAN 8" WIDE AND 6" HIGH MUST BE PROVIDED AROUND THE PARKING LOT.
2. PARKING SPACES SIZE: 9' x 20'
3. PAVING: MACADAM
4. 9'-0" HIGH EVERGREEN PLANTING AROUND PARKING LOT WILL BE PROVIDED.



PLOT PLAN
 SCALE 1" = 50'
 ELECTION DISTRICT 15th
 TWIN RIVER BEACH

1/5/11
 86-492-584
 OFFICE COPY # 360
 SURVEY BY D.S. TILMAN & ASSOC. &
 JAMES W. MCKEE REG. NO. 9012 DATE 5-31-85
 CHRISTIAN FELLOWSHIP CENTER, INC.
 12717 EASTERN AVENUE
 BALTIMORE, MD. 21220
 PASTOR JAMES J. LEWIS - 335-6728
 ROBERT E. BROUGHTON A.I.A.
 JAMES S. CALWELL
ARCHITECT
 9-86 RM

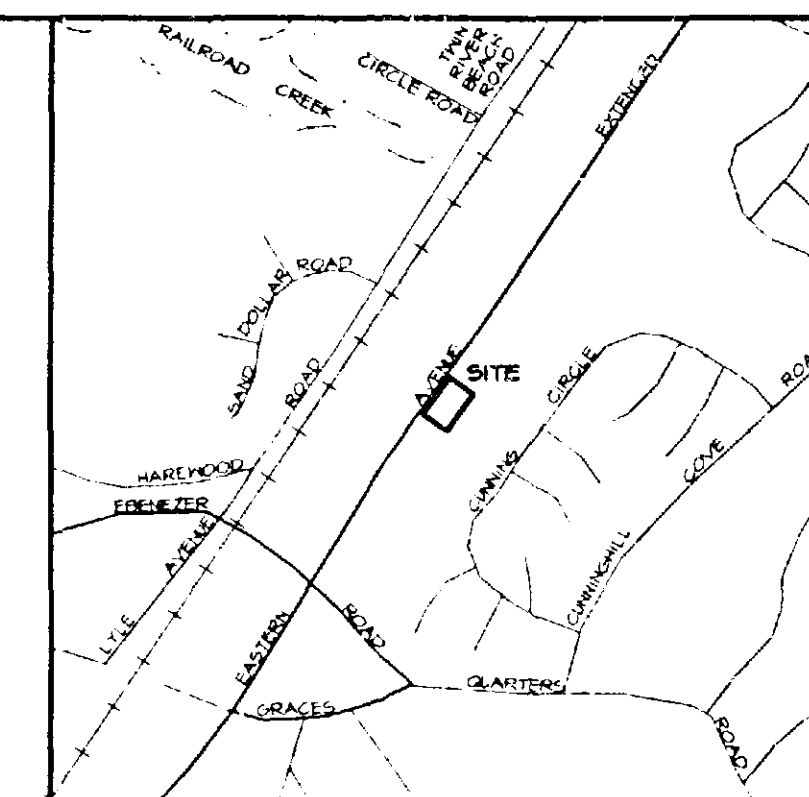
10 COPIES TO COUNTY

EASTERN AVENUE EXTENDED

N 40°40'E 300'

PARKING CALCULATIONS

MINIMUM NUMBER OF PARKING SPACES REQUIRED
1 PER 4 SEATS IN THE PRINCIPAL PLACE OF WORSHIP
200' x 50' PARKING SPACES
EXISTING PARKING SPACES = 31
PROPOSED PARKING SPACES 53



VICINITY PLAN
SCALE: 1" = 1000'

GENERAL NOTES

- OWNER: CHRISTIAN FELLOWSHIP CENTER, INC.
12717 EASTERN AVENUE EXTENDED
CHASE MD, 21220
- TAX ACCOUNT NO. 151152420
- TITLE DEED LIBER EHK J. 6958, FOLIO 418
TOTAL AREA = 2.491 AC.
- THE PROPERTY IS ZONED D.R. 2
- 200' SCALE ZONING MAP NO. NE-1-L.
- THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
A BOUNDARY WAS NOT PERFORMED BY GERHOLD CROSS & ETZEL LTD.
- GENUS TRACT 45B.01 A.D.C. MAP 4 GRID 30-J-12
WATERSHED 2 SUBWATERSHED 12
SCHOOL DISTRICT 93 REGIONAL PLANNING DISTRICT 322B
- THIS SITE IS SERVICED BY PUBLIC SEWER AND WATER.
- F.A.R. ALLOWED =
F.A.R. PROPOSED 108,387/ 20,041 = 0.185
- PRIOR ZONING CASES
4830-1
CHANGE USE FROM RESIDENTIAL TO A DAY NURSERY. GRANTED
D6-492-5PM
TO PERMIT A NEW CHURCH IN A DR 5.5 ZONE PER SECTION
1B01B1C6 BCZR. GRANTED
WITH THE RESTRICTION THAT LANDSCAPING SHALL COMPLY WITH THE
BALTIMORE COUNTY LANDSCAPE MAJUAL. ANY SCREENING FOR PARKING
PARKING AREAS SHALL BE APPROVED BY PLANNING.

LEGEND

- BUILDING
- ZONING LINE
- WOOD FENCE
- WOODS LINE
- BOUNDARY LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- MANHOLE
- UTILITY POLE
- GAS OR WATER VALVE
- CLEANOUT
- LIGHT POST

PLAT TO ACCOMPANY A LETTER OF SPIRIT AND INTENT OF THE CHRISTIAN FELLOWSHIP CENTER, INC. PROPERTY

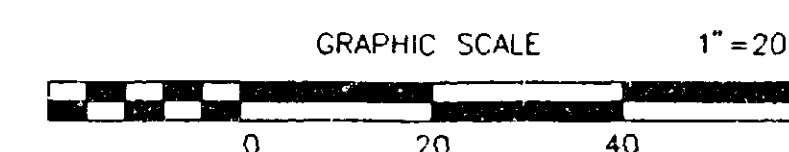
12717 EASTERN AVENUE EXTENDED
Deed Ref: E.H.K., Jr. No. 6958, Folio 418
Tax Account No.: 151152420
Zoned D.R. 2
Tax Map 84; Grid 01; Parcel 44

15th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=20' DATE: APRIL 4, 2000

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470



D.R.-2

D.R.-5.5

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PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN
PERMISSION OF GERHOLD, CROSS & ETZEL LTD.

MOVE PROPOSED BUILDING AND RE-DESIGN PARKING

4-12-00

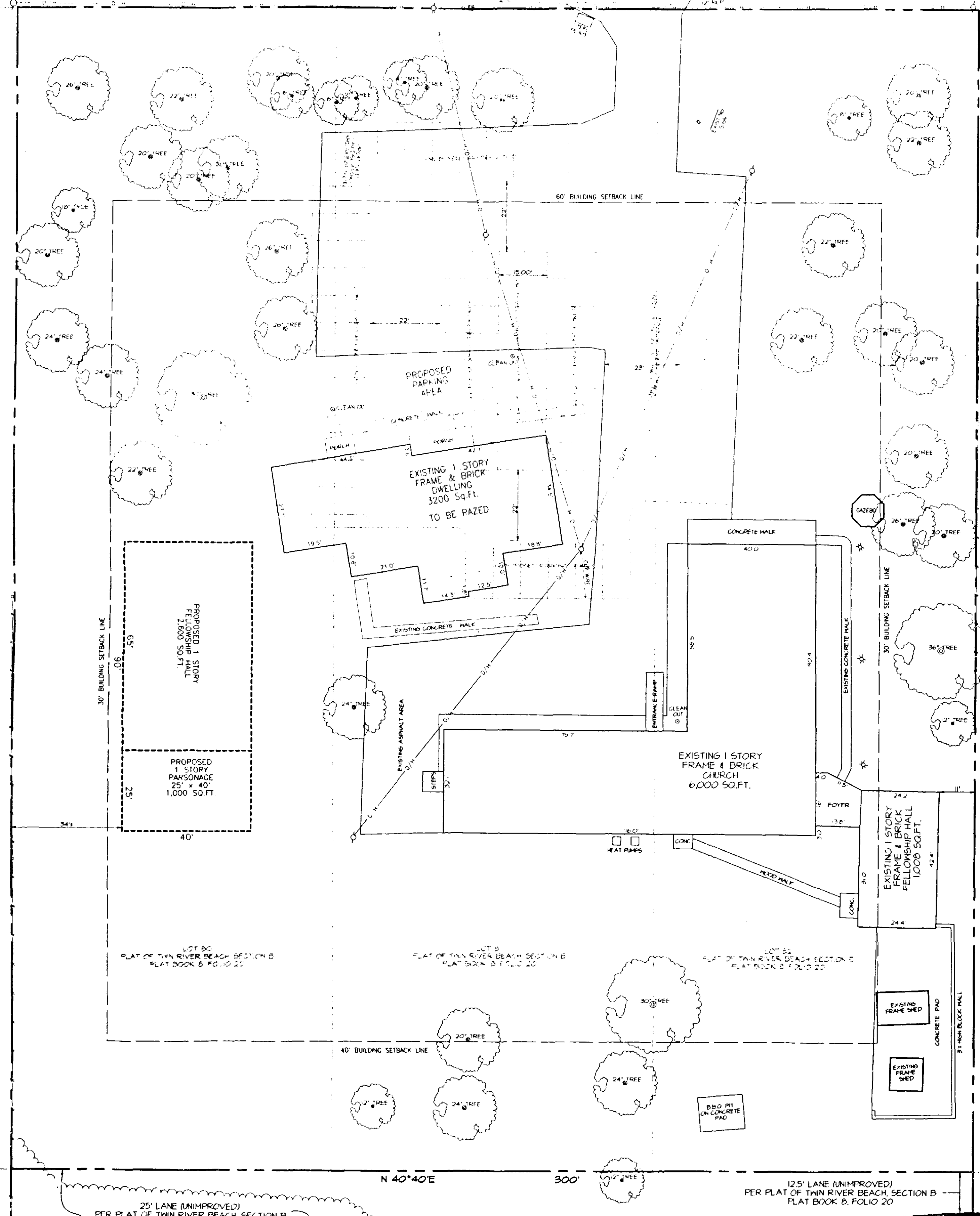
REVISION

DATE

PLOT DATE: 4/12/2000

TECHNICIAN: BDETZ

FILE NAME: X:\CHRISTIAN\CHRISTIAN



D.R.-2

D.R.-5.5