

87-3-X
#301

SW/S of Westminster Pike, 1640' SE of Ivy
Mill Rd.

4th Elec. Dist.

6/2/86 Special Exception - filing fee - \$100.00 - Reisterstown Bible Church, et al

6/2/86 Hearing set for 7/7/86, at 10:30 a.m.

7/7/86 Advertising and Posting - \$62.62

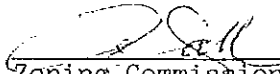
7/8/86 Ordered by the Zoning Commissioner that the Petition for Special Exception for a church is GRANTED with conditions.

1987-0003-X

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of July, 1986, that the Petition for Special Exception for a church be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. 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

AJ/srl

cc: Mr. David J. Webber

People's Counsel

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 a church as allowed for by Section 1A03.3.B.3A of the Baltimore County, MD Zoning Regulations.

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.

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

Legal Owner(s): Board of Trustees
 David J. Webber Michael J. Mangieri
 (Type or Print Name)
 Signature
 Samuel M. Wesley Jerry L. Streicker
 (Type or Print Name)
 Signature
 Reisterstown Bible Church
 (Type or Print Name)
 Address
 605 Westminster Pike
 Reisterstown, MD 21136 (301) 833-6297
 City and State
 Attorney for Petitioner:
 N/A
 (Type or Print Name)
 Signature
 Address
 City and State
 Attorney's Telephone No.:
 Reisterstown, MD (301) 962-4710 (Day)
 Address
 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of July, 1986, at 10:30 o'clock.

Carl J. J...
 Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: June 13, 1986
 Posted for: Special Exception
 Petitioner: Reisterstown Bible Church, et al.
 Location of property: SW/S of Westminster Pike
 Location of Sign: SW/S of Westminster Pike in front of subject property
 Remarks:
 Posted by: L. J. Brata
 Number of Signs: 1 Date of return: June 24, 1986

MCKEE & ASSOCIATES, INC. Engineering - Surveying - Real Estate Development

1717 YORK RD. LUTHERVILLE, MARYLAND 21093
 Telephone: (301) 252-5820
 February 14, 1986

DESCRIPTION TO ACCOMPANY
 REQUEST FOR SPECIAL EXCEPTION
 REISTERSTOWN BIBLE CHURCH
 4th ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point situated on the southwesterly most right-of-way line of Westminster Pike also being Maryland State Route No. 140 as shown on S.R.C. Plat No. 48952, said point also being 1640 feet, more or less, southeasterly from the southeast side of Ivy Mill Road; thence running with and binding on said southwesterly most right-of-way line the following 5 courses and distances South 67° 09' 56" East 45.00 feet to a point; thence South 23° 35' 21" East 9.87 feet to a point; thence South 61° 27' 18" East 103.36 feet to a point; thence South 65° 33' 42" East 250.10 feet to a point; thence South 66° 13' 19" East 292.00 feet to a point; thence leaving said southwesterly most right-of-way line and running the 6 following courses and distances South 38° 39' 00" West 565.00 feet to a point; thence North 62° 30' 00" West 414.60 feet to a point; thence North 03° 52' 00" East 155.10 feet to a point; thence North 22° 13' 00" West 152.10 feet to a point; thence North 50° 34' 00" West 54.20 feet to a point; thence North 38° 56' 00" East 409.00 feet to the point of beginning. Containing 9.33 acres of land more or less.



PETITION FOR SPECIAL EXCEPTION

4th Election District
 Case No. 87-3-X

LOCATION: Southwest Side of Westminster Pike, 1640 feet Southeast of Ivy Mill Road

DATE AND TIME: Monday, July 7, 1986, at 10:30 a.m.

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

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

Petition for Special Exception for a church

Reisterstown Bible Church, et al.
 Being the property of Church, et al. 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 EXCEPTION : BEFORE THE ZONING COMMISSIONER
 SW/S of Westminster Pike, 1640' SE of Ivy Mill Rd. : OF BALTIMORE COUNTY
 4th District

REISTERSTOWN BIBLE CHURCH, et al., Petitioners Case No. 87-3-X

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 17th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Reisterstown Bible Church, et al., c/o Mr. David J. Webber, 430 Highmeadow Road, Reisterstown, MD 21136.

Peter Max Zimmerman
 Peter Max Zimmerman

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

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

July 1, 1986

Mr. David J. Webber
 Mr. Michael J. Mangieri
 Mr. Samuel M. Wesley
 Mr. Jerry L. Streicker
 Board of Trustees, Reisterstown Bible Church
 430 Highmeadow Road
 Reisterstown, Maryland 21136

RE: PETITION FOR SPECIAL EXCEPTION
 SW/S of Westminster Pike, 1640' SE of Ivy Mill Rd.
 4th Election District
 Reisterstown Bible Church, et al - Petitioners
 Case No. 87-3-X

Gentlemen:

This is to advise you that \$62.62 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.

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

No. 021771

County, Maryland, and remit to, Towson, Maryland

DATE: 7/1/86 ACCOUNT: 01-615-000
 RECEIVED FROM: David J. Webber, 430 Highmeadow Rd.
 FOR: Advertising & Posting re Case 87-3-X
 VALIDATION OR SIGNATURE OF CASHIER

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

No. 018385

DATE: 7/1/86 ACCOUNT: 01-615-000
 RECEIVED FROM: Reisterstown Bible Church
 FOR: S.E. # 301
 VALIDATION OR SIGNATURE OF CASHIER

REISTERSTOWN BIBLE CHURCH EXISTING AND PROPOSED DEVELOPMENT

EXISTING DEVELOPMENT:

- Property consists of 9.33 acres of land on the south side of MD Rte. 140, Westminster Pike, 1640' SE of Ivy Mill Road.
- Existing two-story/five-bedroom house, which is planned to serve as the Pastor's residence, has a connecting breezeway and two-car garage.
- A gravel parking area has been retained from the previous owner and been slightly upgraded to serve as a temporary parking area.
- Existing concrete block maintenance/storage shed will be retained.
- Existing well and sanitary disposal area.
- Existing orchard with approximately 88 fruit trees will be retained in its entirety except for four to six trees that will be removed for the construction of the proposed sanctuary buildings. Trees that are already dead will be replaced.
- Remainder of property is well established lawn area. The area immediately surrounding the building is cut once per week and the orchard area is cut once every three weeks or as needed.

PROPOSED DEVELOPMENT:

- New sanctuary building (47' X 100') with a finished basement to be used as a fellowship hall.
- A 30' wide entrance drive from Westminster Pike to be built in compliance with State Highway Administration requirements.
- A 20' wide paved access drive from the entrance to the proposed parking area in the southeast corner of the property.
- Two (2) new parking areas: one with 55 paved parking spaces (with 3 spaces for the handicapped) and one area with 36 pervious parking spaces to allow infiltration of storm water.
- The two-story existing building to be retained as the Pastor's residence and study.
- A new well and a new sanitary disposal area are proposed for the new sanctuary building.
- Additional fruit trees and ornamental landscape trees will be planted in addition to those screenings plants shown on the site plan.

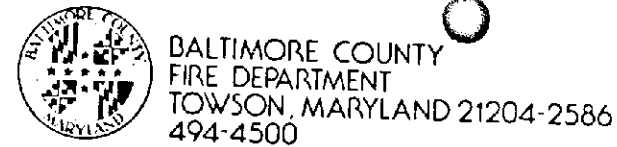
PETITIONER'S
 EXHIBIT

6/22/87

- (X) 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.
- (X) 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.
- (X) 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.
- (X) If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- () Others _____

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



PAUL H. REINCKE
CHIEF

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: Reisterstown Bible Church

Location: SW/S Westminster Pike, 1640' SE Ivy Mill road

Item No.: 301 Zoning Agenda: Meeting of 2-25-86

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.
- (X) 3. The vehicle dead end condition shown at _____
standard tee turnaround required at church dead end road.
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. Basement area shall be sprinklered Sec. 8-1.6
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

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

/mb

February 21, 1986



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

February 28, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 301 Zoning Advisory Committee Meeting are as follows:

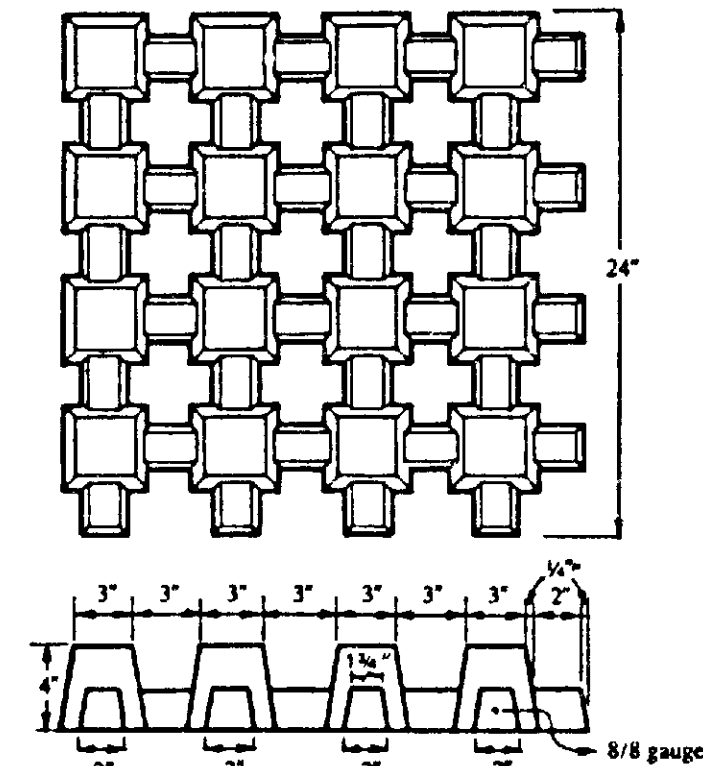
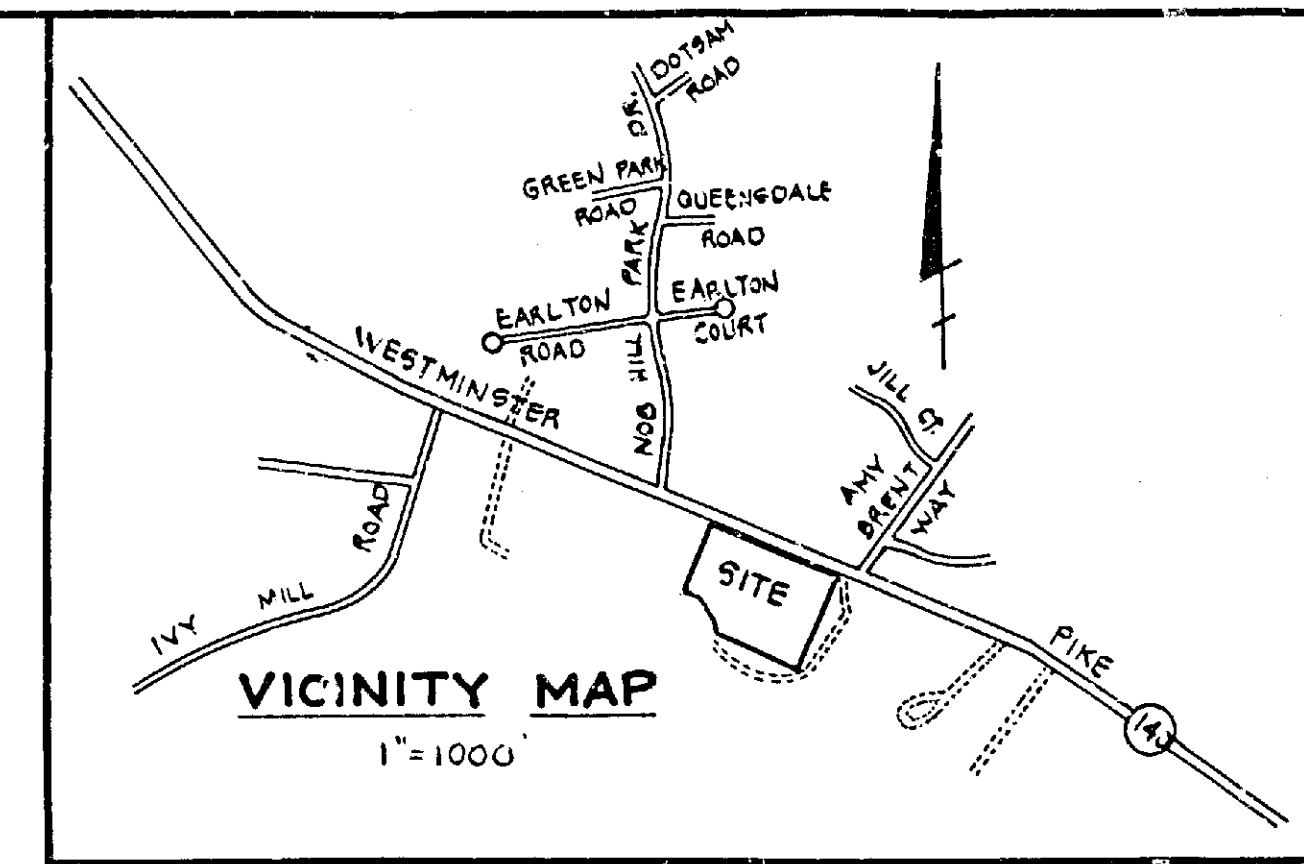
Property Owner: Reisterstown Bible Church
Location: SW/S Westminster Pike, 1640 feet SE of Ivy Mill Road
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

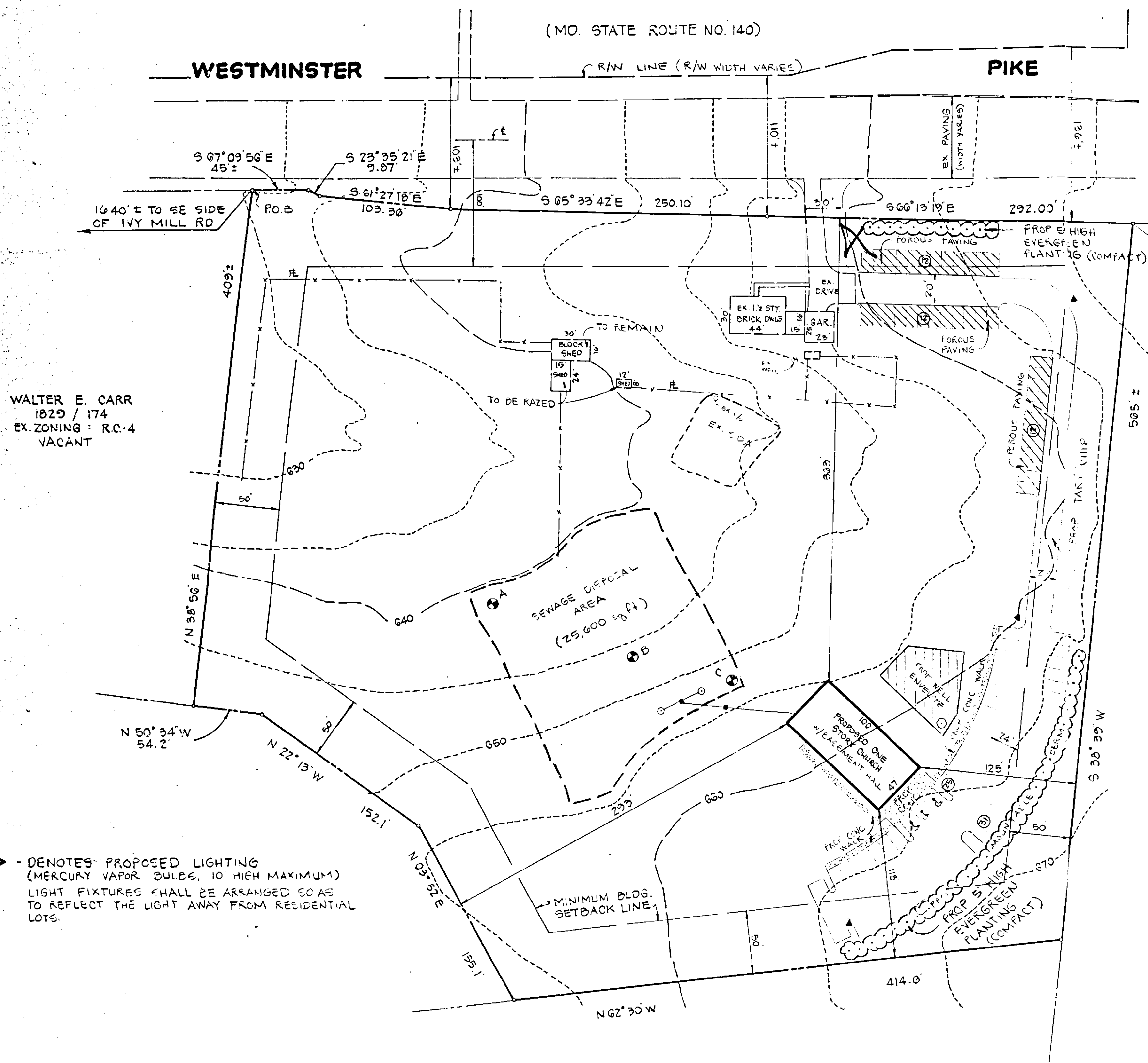
- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-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 wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Uses _____. See Section 312 of the Building Code.
- I. 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 #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: Paving in handicapped areas shall be suitable for wheel chair use. Show handicapped access to both levels, parking signs, curb cuts, ramps shall comply to Section 815.0 for sidewalks. See Section 1702.15 and 1405.6 for basement area protection. A full plan review will be conducted when plans are filed for the applicant may obtain additional information by visiting Room 122 of the County Office Building at 114 Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burnham, Chief
Building Plans Review

4/22/86



PROPOSED POROUS PAVING
(CONC. CHECKER BLOCK)

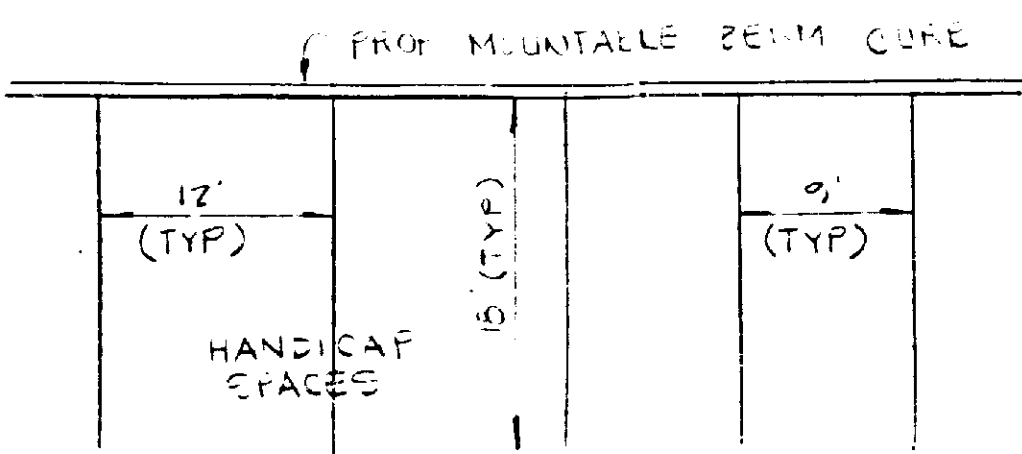


WALTER E. CARR
1029 / 174
EX. ZONING: R.C.-4
VACANT

JAMES G. GAFFELL
4875 / 548
EX. ZONING: R.C.-4
VACANT

► DENOTES PROPOSED LIGHTING
(MERCURY VAPOR BULBS, 10' HIGH MAXIMUM)
LIGHT FIXTURES SHALL BE ARRANGED SO AS
TO REFLECT THE LIGHT AWAY FROM RESIDENTIAL
LOTS.

RICHARD E. LEE
4931 / 645
EX. ZONING: R.C.-4
VACANT



TYPICAL PARKING SPACES
(NO SCALE)

TABULATIONS:

1. EXISTING ZONING OF PROPERTY	R.C.-4
2. GROSS AREA OF PROPERTY	9.33 Ac±
3. PARKING DATA:	
PARKING REQUIRED - 1 space/Teacher = 6 spaces	
PARKING REQUIRED - 1 space/Grade (300 ÷ 6) = 50 spaces	
PARKING PROPOSED	92 spaces
4. IMPERVIOUS AREA:	
ALLOWED - 10% = 9.33 Ac± (406,415 ± x .10) = 40,641.5 ±	
EXISTING	= 4,696 ±
TO REMAIN	= 2,753 ±
PROPOSED	= 36,062 ±
TOTAL	= 38,815 ± = 9.55%
5. EXISTING VEGETATION TO BE REMOVED = 10%	

REQUESTED SPECIAL EXCEPTION

REQUESTING A SPECIAL EXCEPTION FOR A CHURCH AS
PROVIDED FOR IN SECTION 1A03.2.2 OF THE BALTO
COUNTY, MD ZONING MANUAL.

PLAT TO ACCOMPANY REQUEST
FOR SPECIAL EXCEPTION

AT THE
REISTERSTOWN BIBLE CHURCH

4TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1" = 50' JANUARY 6, 1986

OWNER & APPLICANT

REISTERSTOWN BIBLE CHURCH
605 WESTMINSTER PIKE
BALTIMORE, MD 21156
DEED REFERENCE: EHK, N 5261/526

McKEE & ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS
1717 YORK ROAD - LUTHERVILLE, MD. 21093
(301) 252-5920

JAMES W. McKEE
(MD. REG. NO. 9012)

DATE:

301
12-1977
87-3-X