

87-109-A	S/S of Church La., 521.14' W of Reisterstown Rd. <u>(11 Church La.)</u>	3rd Elec. Dist.
#31		
7/28/86	Variance - filing fee \$100.00 - Most Rev. Wm. D. Borders, Roman Catholic Archbishop of Baltimore	
7/28/86	Hearing set for 9/15/86, at 10:45 a.m.	
9/15/86	Advertising and Posting - \$66.50	
9/19/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit a front yard setback of 65' in lieu of the required 90', side yard setbacks of 9' on the east side and 5' on the west side in lieu of the required 45', an amenity open space ratio of 0.19 in lieu of the required 0.7, and primary vehicle access to a local street is GRANTED.	

1987-0109-A

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/~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(s) requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of September, 1986, that the Petition for Zoning Variances to permit a front yard setback of 65 feet in lieu of the required 90 feet, side yard setbacks of 9 feet on the east side and 5 feet on the west side in lieu of the required 45 feet, an amenity open space ratio of 0.19 in lieu of the required 0.7, and primary vehicle access to a local street be and is hereby GRANTED from and after the date of this Order.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mark P. Keener, Esquire

People's Counsel

PETITION FOR ZONING VARIANCES
Case No. 87-109-A

LOCATION: South Side of Church Lane, 521.14' W of Reisterstown Rd. (11 Church Lane)
DATE AND TIME: Monday, September 15, 1986, at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a four year term of use in lieu of the required 90 feet, a side yard setback of 9 feet on one side in lieu of the required 45 feet, a side yard of the required 90 feet, an amenity space area of 0.19 in lieu of the required 0.7, and provide vehicle access to a local street.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 28, 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 August 28, 1986.

THE JEFFERSONIAN,

Susan Seiden O'Beir

Publisher

Cost of Advertising

27.50

Mark P. Keener, Esquire
218 North Charles Street, Suite 400
Baltimore, Maryland 21201

August 1, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
S/S of Church La., 521.14' W of Reisterstown Rd.
(11 Church La.)
3rd Election District
Most Rev. Wm. D. Borders, Roman Catholic Archbishop of Baltimore - Petitioner
Case No. 87-109-A

TIME: 10:45 a.m.

DATE: Monday, September 15, 1986

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 023016

DATE: 7/1/86 ACCOUNT: 100-000

AMOUNT: \$ 100.00

RECEIVED FROM: Mark P. Keener

FOR: From Petitioner's Hearing

Mark P. Keener, Esquire

VALIDATION OR SIGNATURE OF CASHIER

87-109-A

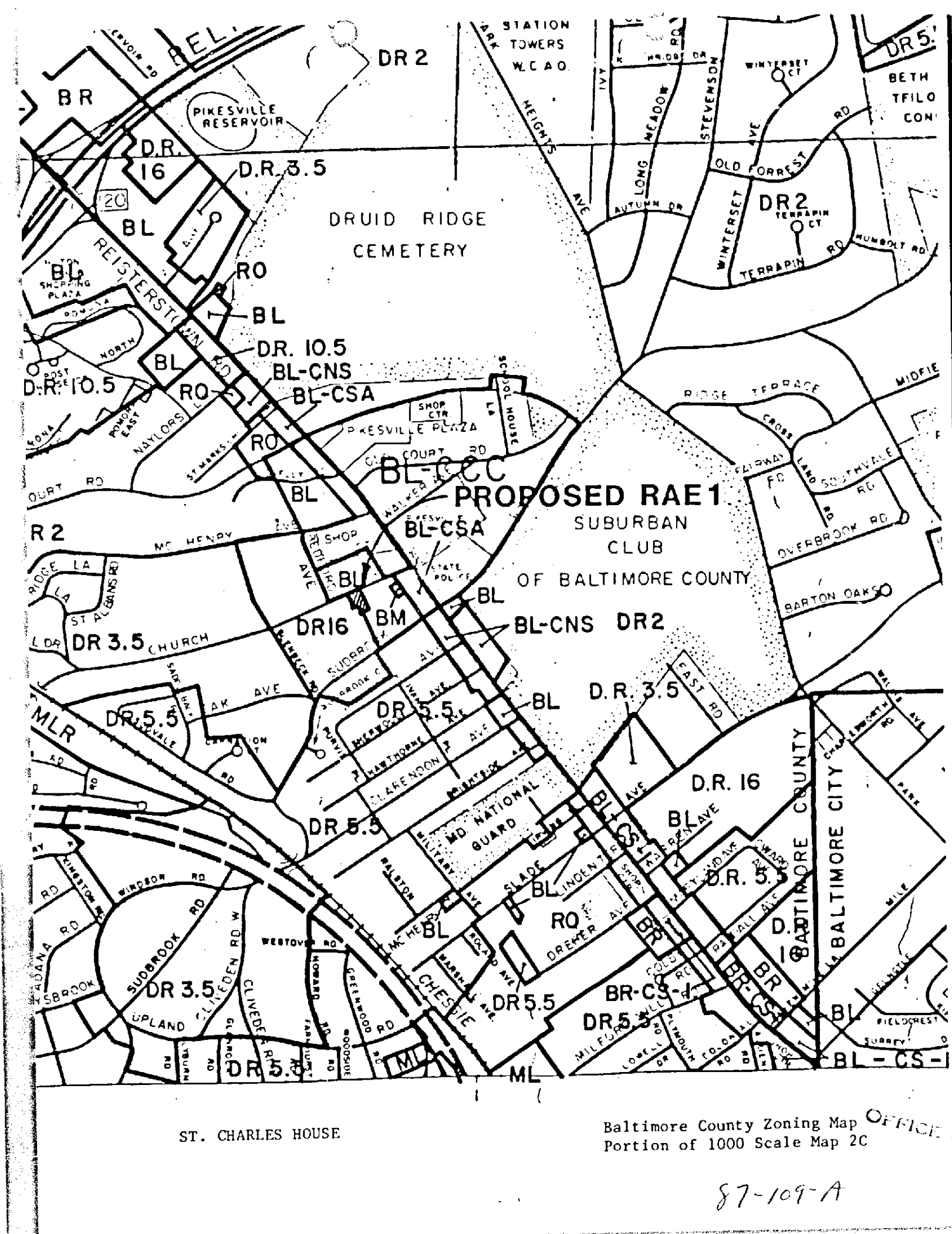
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 28th day of July, 1986

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Most Rev. Wm. D. Borders, Received by: James E. Dyer
Petitioner's Attorney: Mark P. Keener, Esquire
Chairman, Zoning Plans Advisory Committee



ST. CHARLES HOUSE

Baltimore County Zoning Map
Portion of 1000 Scale Map 2C

87-109-A

LAW OFFICES
GALLAGHER, EVELLUS & JONES
218 NORTH CHARLES STREET
BALTIMORE, MD 21201
TELEPHONE: 637-7777

RECEIVED
OCT 1 1986
ZONING OFFICE

September 29, 1986

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

Re: St. Charles House
11 Church Lane

Dear Mr. Jablon:

I am writing on behalf of St. Charles House, Incorporated, sponsor of a HUD 202/8 project to construct 24 units of housing for elderly and handicapped persons at the above-referenced address. This project involves the renovation of a school building presently on the site. The site is presently zoned R.A.E. 1. The building permit application process for this project has been commenced and we anticipate that the permit will be issued shortly.

We are now preparing for an initial loan closing with HUD on this project. One of the required documents to be submitted to HUD at this closing is a letter from your office verifying that the use of the property as an elderly housing project complies with the Zoning Ordinance of Baltimore County.

We would appreciate it if you would provide us with such a letter at your earliest convenience. We will be closing the project in October.

If you have any questions, please call me.

Very truly yours,
Mark P. Keener
Mark P. Keener

0299b

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: August 22, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-109-A

This office is supportive of the subject proposal.

NEG:JGH:slm

Norman E. Gerber
Norman E. Gerber, AICP
Director

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 26, 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

Mark P. Keener, Esquire
218 N. Charles Street, Suite 400
Baltimore, Maryland 21201

RE: Item No. 31 - Case No. 87-109-A
Petitioner: Most Reverend William D. Borders, Roman Catholic Archbishop of Baltimore, A Corporate Sole
Petitions for Zoning Variance

Dear Mr. Keener:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: APR Associates, Inc.
7427 Harford Road
Baltimore, Maryland 21234



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

August 11, 1986

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

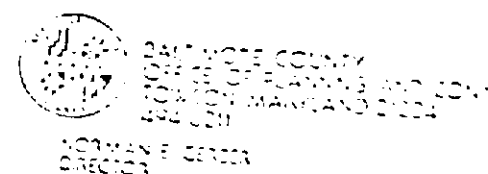
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 21, 22, 25, 26, 27, 28, 29, 30, and 31.

Very truly yours,

Michael S. Flannigan
Michael S. Flannigan
Traffic Engineer Associate II

MSF:lt



AUGUST 20, 1986

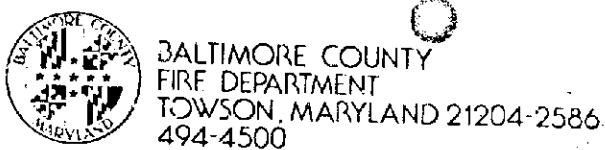
Re: Zoning Advisory Meeting of July 29, 1986
Item # 31
Petitioner: Most Reverend William D. Borders
Location: S/S Church La., 521.14' W. of Reisterstown Rd.
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

Dear Mr. Jablon:

- () There are no site planning factors requiring comment.
- () County Service Group meeting is required.
- () County Service Group meeting was held and the minutes will be forwarded by the Bureau of Planning 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 proposed development 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 25-58 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 7/1/86.
- () The property is located in a Baltimore County Landscape Manual, Bill 103-89, to building permit may be issued until a Reserve Capacity Use Certificate has been issued. The sufficient service is.
- () The property is located in a "Traffic" area controlled by a "not level" intersection as defined by 2015-19-19, and as conditions change the environmental quality of the County Council.
- () Additional comments:

cc: Zoning 100-000

James E. Dyer
Chairman, Current Planning and Development



PAUL H. REINCKE
CHIEF

August 13, 1986

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

RE: Property Owner: Most Reverend William D. Borders

Location: S/S Church Lane, 521.14' W. Reisterstown Road

Item No.: 31

Zoning Agenda: Meeting of 7/29/86

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 collected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(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 at this time.

REVIEWER: *[Signature]* Noted and Approved:
Planning Group
Special Inspection Division

/mb

LAW OFFICES
GALLAGHER, EVELIUS & JONES

PARK CHARLES
218 NORTH CHARLES STREET
BALTIMORE, MD. 21201

TELEPHONE (301) 227-7702

July 23, 1986

JOHN C. FIVE LLS
C. EDWARD ZANKS
RICHARD B. BERNET
THOMAS H. HEDGECOCK JR.
MICHAEL J. TRAVES
ROBERT R. KIRBY JR.
DALE C. GUSTEN
THOMAS B. LEWIS
DONNA A. TRAVES
WILLIAM H. FITZPATRICK JR.
STEPHEN A. GOLDENBERG
LINDA M. JONES
CHRISTOPHER J. FRITZ
NATAL SCHULTZ
MICHAEL W. SMOKE
KATHLEEN W. KELLEY
MARK P. KEENER
OF COUNSEL

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

RE: Request for Early Hearing Date
Item #31 - Petition for Variance
Contract Purchaser: St. Charles House, Inc.
Present owner: Archbishop William D. Borders,
A Corporation Sole

Dear Mr. Jablon:

I represent the petitioner in the above-referenced zoning case, which was filed and accepted for processing on Friday, July 18, 1986. The purpose of this letter is to request an early hearing date, which I believe is warranted by the special circumstances connected with this case. The following is a brief summary of those circumstances:

1) Petitioner intends to renovate an existing structure located at 11 Church Lane in Pikesville to provide twenty-four (24) units of HUD Section 202/8 housing for the elderly. Clearly, there is a great demand and need for additional clean, safe housing for elderly citizens in this area. This deficiency must be corrected immediately. We are trying to make use of any and all available means to avoid further delay in providing such housing.

2) Petitioner is under certain time pressures. Agreements with contractors, architects, engineers and other members of the team that has been working on this project contemplate that construction will commence at the earliest possible date.

GALLAGHER, EVELIUS & JONES

Mr. Arnold Jablon
July 24, 1986
Page 2

3) The project in question is backed by strong community and neighborhood support. This is not a matter that will involve long, complicated preparation of opponents to the project. In fact, it is anticipated that there will be no opposition to the project.

I ask that you seriously consider this request. Thank you for your time and assistance, and please call me if you have any questions, or if I can be of further assistance.

Sincerely,

[Signature]
Mark P. Keener

MPK/bar
3892



1413
Reisterstown Road
Pikesville,
Maryland 21208

Telephone
(301) 484-2310

Zoning Variances - 11 Church Lane
Most Reverend Wm D. Borders, Archbishop of Balto.

To Whom It May Concern:

The Pikesville Community Growth Corporation supported the RAE zoning request for the subject property in the last mapping process. It was the feeling of PCGC that this development was a very important part of the overall picture in Pikesville's revitalization.

At a sub-committee meeting in the PCGC office on Thursday, September 11, 1986 the plans for the development and the various zoning requests were presented. While the PCGC Board has not voted to support these requests, from the sub-committee meeting it is obvious that unless there is substantial objection from effected neighbors, PCGC would hope that this important development be permitted to move forward.

The development of housing for the older citizens is a very important need in Pikesville and the Board recognized this when the original zoning request was filed. We will continue to work with the developers as the project moves forward.

Sincerely,

[Signature]
Diane Frederick
Executive Director

df

ST. CHARLES CATHOLIC CHURCH

101 CHURCH LANE BALTIMORE, MD 21208

486-5400

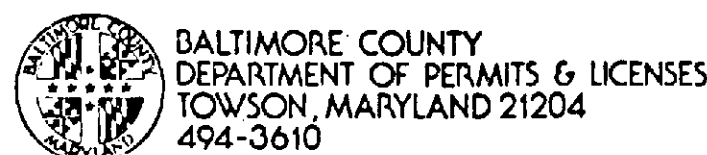
Mr. Thomas R. Hobbs
Area Manager
Baltimore Area Housing and
Urban Development Office
Fidelity Bank Building
10 North Calvert Street
Third Floor
Baltimore, Maryland 21202

Dear Mr. Hobbs,

Associated Catholic Charities is submitting an application for Section 202/8 funding to construct 24 units of elderly housing in the Pikesville area of Baltimore County. I am writing in support of ACC's efforts to provide safe, decent housing for needy elderly citizens.

The site proposed for this project is the old St. Charles Borromeo lower school, located at 11 Church Lane, adjacent to St. Charles Borromeo Catholic Church of which I am pastor. The building, though in excellent structural condition, is no longer suited for use as a school. We believe, however, that it is uniquely suited as a housing for the elderly project because of its location in a quiet, tree lined neighborhood, and its proximity to Reisterstown Road, where future residents would have easy access to shopping, entertainment and social service facilities.

The need for safe, decent housing for needy elderly citizens is great. Residents of a housing for the elderly project at 11 Church Lane would find their lives greatly enhanced by the provision of an attractive, secure dwelling that because of its location, maximizes their ability to live healthy, happy, independent lives. At the same time, residents will have the benefit of Associated Catholic Charities' experience and expertise in providing services to elderly persons in need. This combination of excellent location, with the proven service and management abilities of Associated Catholic Charities will surely enrich the lives of all those who reside there for many years to come.



TED ZALESKI, JR.
DIRECTOR

August 14, 1986

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

Dear Mr. Jablon:

Comments on Item #31 Zoning Advisory Committee Meeting are as follows:

Property Owner: Most Reverend William D. Borders
Location: S/S Church Lane, 521.14 Feet W Reisterstown Road
District: 3rd.

APPLICABLE TYPES AND CIRCLES:

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.D.A.), #11-1 - 1980 and other applicable Code 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 B-1 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-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 107, Section 106C and Table 102C. 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 101 and 615 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/Company 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. Revised Architectural or Engineer seals are usually required. The change of the Group is from Use B-1 to Use B-2, or to Mixed Use. See Section 102 of the Building Code. If B-1 is assumed all tenants will be mobile and not suffering from physical limitations. Please advise.

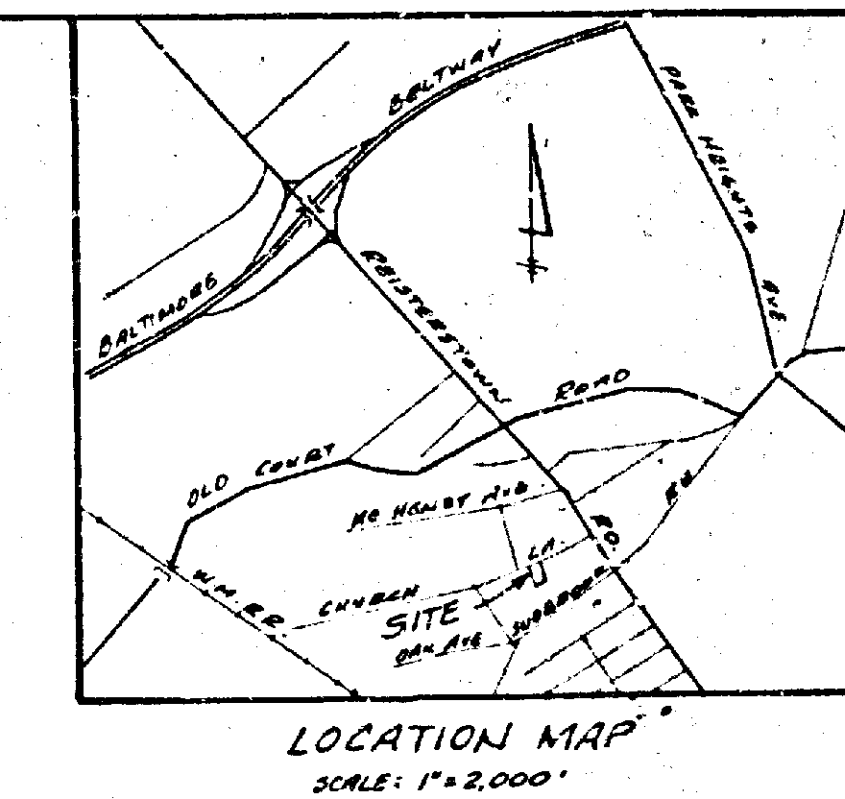
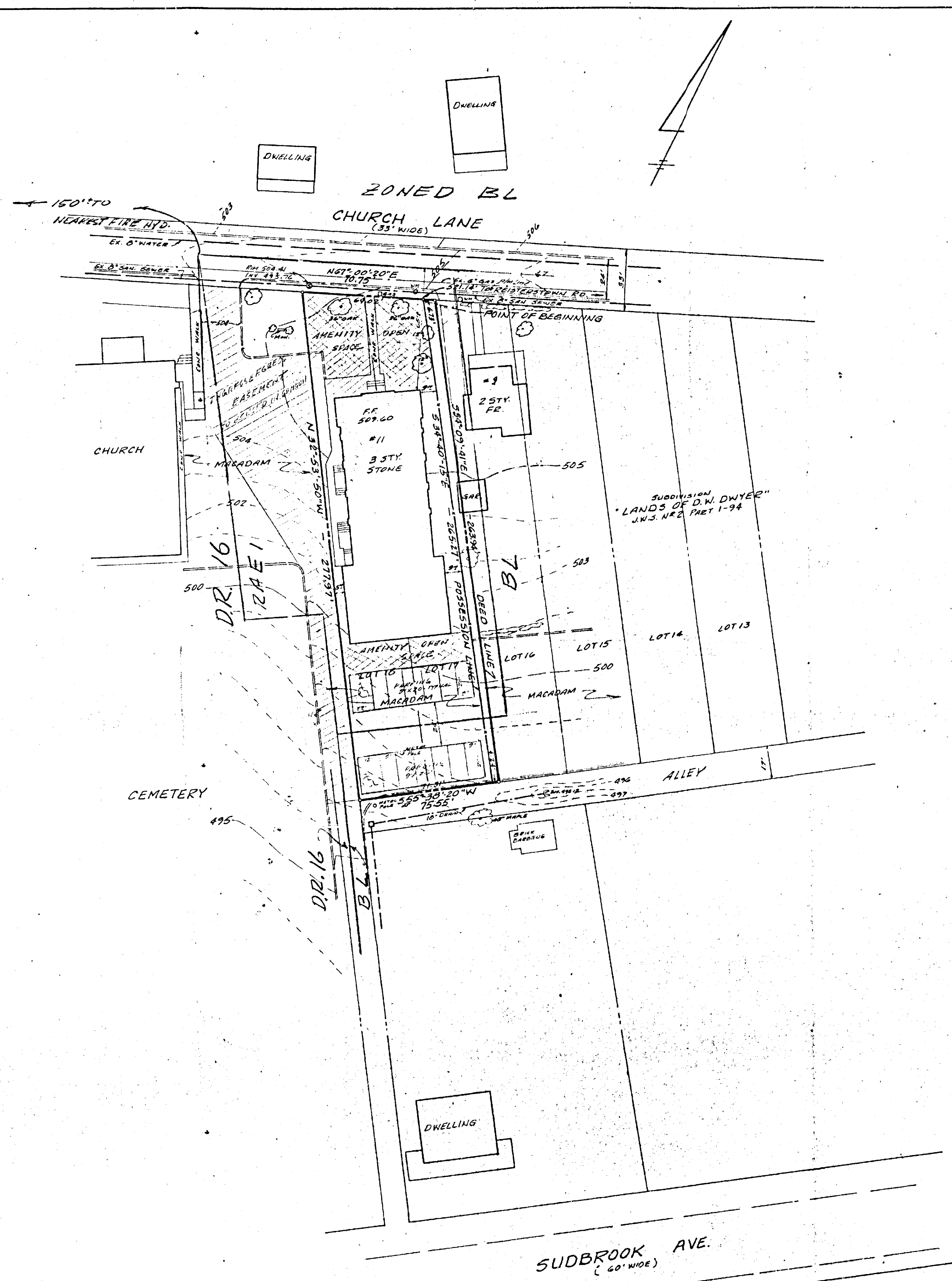
I. The proposed project appears to be located in a Flood Plain, Flood/Intervene. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Compliance to the State Handicapped Code will be required. The deed lines could cause problems with window openings in the N/E and S/W walls. See Section 1114.2 for opening protectives. See also Section 103.2.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning. They are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Burnham, Chief
Building Plans Service

1/22/86

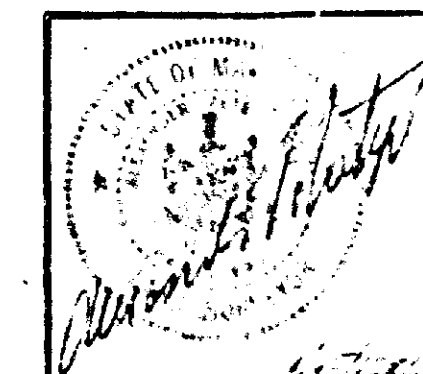


GENERAL NOTES:

1. PRESENT ZONING - RAE I
2. PRESENT USE - VACANT - FORMERLY SCHOOL BUILDING
3. PROPOSED USE - HOUSING FOR ELDERLY
4. GROSS AREA - 18,260 S.F. OR 0.4176 AC.
- 4a. LOT AREA - 18,224 S.F. OR 0.4153 AC.
5. DENSITY PERMITTED - 40 DENSITY UNITS PER ACRE
40 x 0.4374 = 17.5 UNITS
- PROPOSED DENSITY - 6 EFFICIENCIES - 6 x 0.5 = 3 DENSITY UNITS
15 ONE BEDROOM UNITS - 10 x 0.75 = 13.5 DENSITY UNITS
TOTAL UNITS = 16.5
6. OFF STREET PARKING - PROVIDED 12 SPACES
NUMBER OF SPACES REQUIRED - 24 DWELLING UNITS x 0.5 = 12 SPACES
7. FRONT SETBACK REQUIRED - 90' FROM CENTERLINE OF STREET
EXISTING - 65' FROM CENTERLINE OF STREET
- SIDE YARD REQUIRED - 45' FROM LOT LINE
EXISTING - 9' ON THE EAST SIDE
5' ON THE WEST SIDE
8. OWNER OF PROPERTY - MOST REVEREND WILLIAM D. BORDERS
ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE, A CORPORATION SOLE
C/O GALLAGHER EVELIUS & JONES
218 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201
TEL 727-7702
9. AMENITY OPEN SPACE PROVIDED - 4,500 S.F. OR 0.10 AC.
TOTAL LOT AREA - 18,224 S.F.
RATIO - PROVIDED 0.19
REQUIRED 0.7

PREPARED BY
EXHIBIT 1

87-109-A
#31



apr associates, inc.
surveyors-engineers

PLAT TO ACCOMPANY PETITION
FOR VARIANCE
ST. CHARLES HOUSE
11 CHURCH LANE
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30' JUNE 30, 1986