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, planned to comply to the extent possible with RTA use requirements, pursuant to Section 1801.1.8.1.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 filling 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, N 16,445 under the penalties of perjury, that I/wew 40,135 which is the subject of this Petition. Contract Purchaser: Legal Owner(s): The Trustees of Falls Road African Methodist Episcopal Church of Baltimore, Maryland (Type or Print Name) - ACTHUR B GLOVER, CHRIBHAN OF TRUSTEES \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* City and State Signature Attorney for Petitioner: 1101 N. Calvert Street Robert Philip Thompson, Esq. Baltimore, MD 21202 625-0262 (Type or Print Name) Name, address and phone number of legal owner, contract purchaser or representative to be contacted Attorney's Telephone No.: 625-0262 ORDERED By The Zoning Commissioner of Baltimore County, this \_\_30th\_\_\_\_day of \_\_\_\_September\_\_\_\_, 19\_86\_, 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 \_\_\_\_25th \_\_\_\_\_ day of \_\_November \_\_\_\_, 19\_86\_, at \_9:30\_o'clock

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CERTIFICATE OF PUBLICATION November 6 LOCATION: Southeast Side of Pine Avenue, 1140 feet Northeast of Windsor Mill Road
DATE AND TIME: Tuesday, November 25, 1986, at 9.30 a.m.
PUBLIC HEARING: Rocen 106, Francy Office Building, 111 W. 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 The Zoning Commissioner of Balti-nore County, by authority of the Zoning Act and Regulations of Baltimor County, will hold a public hearing:
Petition for Special Hearing to ap-THE JEFFERSONIAN, Being the property of The Trustees of Falls Road African Methodist Epucopal Church of Baltimore, Maryland, as shown on plat plan filed with the Gusan Seuder Obrect In the event that this Petition(s) i Cost of Advertising in writing by the date of the hearing a above or made at the learing. 27.50 By Order Of ARNOLD SABLON

IN RE: PETITION FOR SPECIAL HEARING SE/S of Pine Avenue, 1140' NE of Windsor Mill Road 2nd Election District

The Trustees of Falls Road African Methodist Episcopal \* Church of Balto., Md.

Case No. 87-210-SPH Petitioner \* \* \* \* \* \* \* \* \* \* \* \*

The Petitioner herein requests a special hearing to determine whether or not approval should be granted to permit at the above location a new church, planned to comply to the extent possible with RTA use requirements.

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Testimony on behalf of the Petitioner by the Engineer indicated that the congregation proposes to construct a sanctuary 33 feet high, in lieu of the allowed height of 35 feet, with a steeple extending up to 25 feet above that peak, in accordance with the plan submitted, prepared by D. Carroll Abee Sr., dated August 5, 1986 and identified as Petitioner's Exhibit 5. Excluding the carport, the one-story building will extend 145 feet. The road and parking for 39 cars encroach on the buffer area, as indicated on the plans submitted, prepared by D. Carroll Albee, Sr., dated August 5, 1986 and identified as Petitioner's Exhibits 2 and 3. No variance from required setbacks is requested. Landscaping will be installed in accordance with an approved plan.

Testimony by the Pastor indicated that the congregation numbers 65 and through its stewardship program will be able to construct the entire building and install landscaping all at one time rather than in stages. In addition to Sunday services, currently the congregation has regular weekly Wednesday evening and monthly Monday evening and Saturday meetings. It does not anticipate fundraising activities or a weekday school.

The residents of Pine Avenue spoke in protest. Members of the eight households on Pine Avenue testified that they already have a difficult time exiting onto Windsor Mill Road because of existing traffic. They anticipate addiBALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

ARNOLD JABLON ZONING COMMISSIONER

LEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

December 18, 1986

Robert Philip Thompson, Esquire 1101 N. Calvert Street, Suite 204 Baltimore, Maryland 21202

> RE: Petition for Special Hearing SE/S of Pine Avenue, 1140' NE of Windsor Mill Road 2nd Election District Case No. 87-210-SPH

Dear Mr. Thompson:

Enclosed please find a copy of the decision rendered in the above refer enced case. Please be advised that your Petition for Special Hearing has been granted, subject to the restrictions as noted in the attached Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

> Very truly yours, Kan M. H. JEÁN M. H. JUNG // Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: Ms. Patricia N. Walker 2111 Pine Avenue Baltimore, Maryland 21207

People's Counsel

The Trustees of Falls Road African Methodist Episcopal Church of Baltimore, Maryland as shown on plat Being the property of plan filed with the Zoning Office.

Southeast Side of Pine Avenue, 1140 feet Northeast of Windsor

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.

PETITION FOR SPECIAL HEARING

2nd Election District

DATE AND TIME: Tuesday, November 25, 1986, at 9:30 a.m.

Regulations of Baltimore County, will hold a public hearing:

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

Petition for Special Hearing to approve a new church, planned to comply

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Case No. 87-210-SPH

Mill Road

Towson, Maryland

to the extent possible with RTA use requirements.

LOCATION:

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

tional traffic problems, if the proposed use is granted. There is also great concern that Pine Avenue will be widened and placed extremely close to the residence of one of the Protestants.

Pursuant to the advertisement, posting and public hearing on the subject property, and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, granting approval of the use requested in the Petition for Special Hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this  $18^{-}$  day of December 1986, that the herein request for approval of a new church planned to comply to the extent possible with RTA use requirements, in accordance with Petitioner's Exhibits 2, 3 and 5, be and is hereby GRANTED, subject, however, to the following restrictions:

- No parking on Pine Avenue shall be permitted by those attending the church.
- No weekday school shall be established without filing a new Petition for Special Hearing to determine that a school would not be detrimental to the public health, safety and general welfare of the area, particularly the residents of Pine Avenue.

eputy Zoning Commissioner arphi of Baltimore-County  $^{O}$ 

DESCRIPTION FOR SPECIAL HEARING

Beginning at a point in the centerline of Pine Avenue, 1140' Northeast

of Windsor Mill Road and running thence: North 48° 43' 38" East 102.64', North 35° 28' 47" East 71.56', South 56° 43' 20" East 79.98', North 48° 39' 18" East 641.15', South 47° 24' 29" East 209.78', South 48° 39' 18" West 834.73', North 47° 24' 29" West 210.14', and North 41° 16' 8" West 60.58', to the point of beginning, containing 4.27 Acres of land in the 2nd Election District.

RE: PETITION FOR SPECIAL HEARING

: BEFORE THE ZONING COMMISSIONER SE/S of Pine Ave., 1140' NE of

Windsor Mill Rd., 2nd District : THE TRUSTEES OF FALLS ROAD AFRICAN METHODIST EPISCOPAL

: Case No. 87-210-SPH

TARRES ...

CHURCH OF BALTIMORE, MD., Petitioner

> ::::::: ENTRY OF APPEARANCE

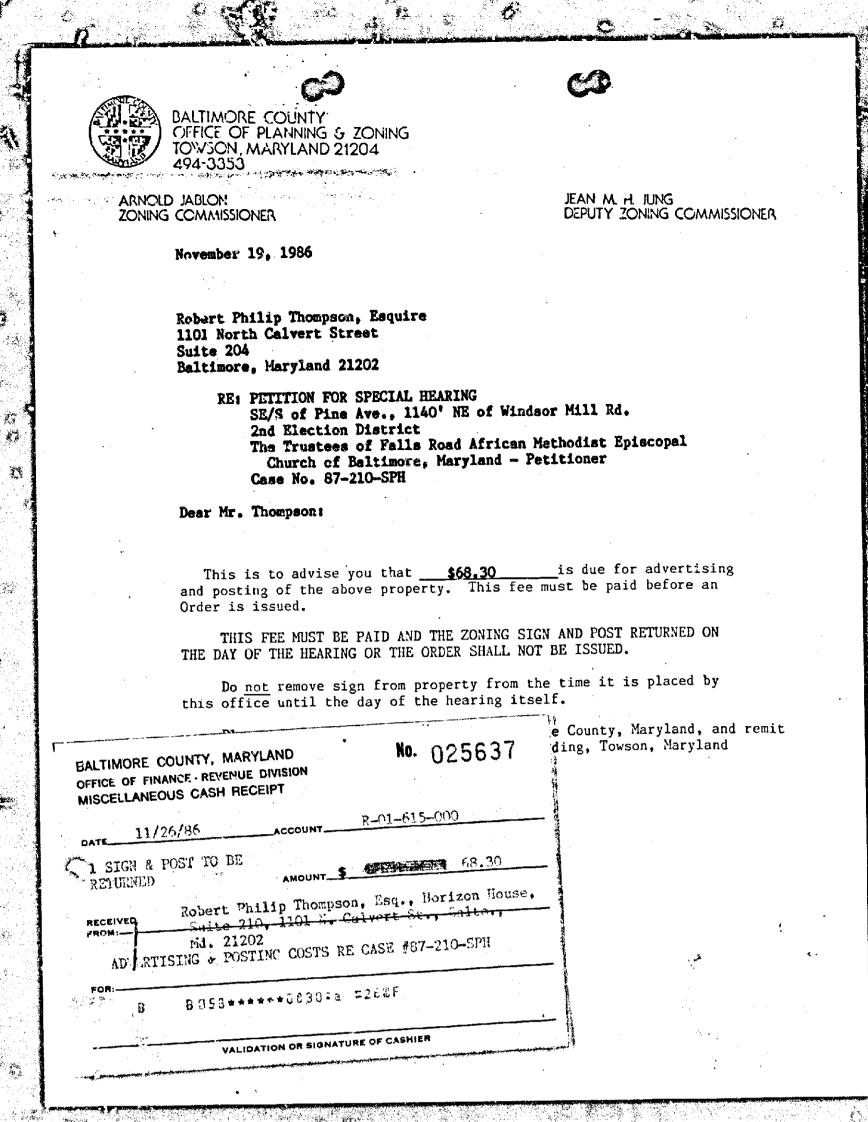
Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

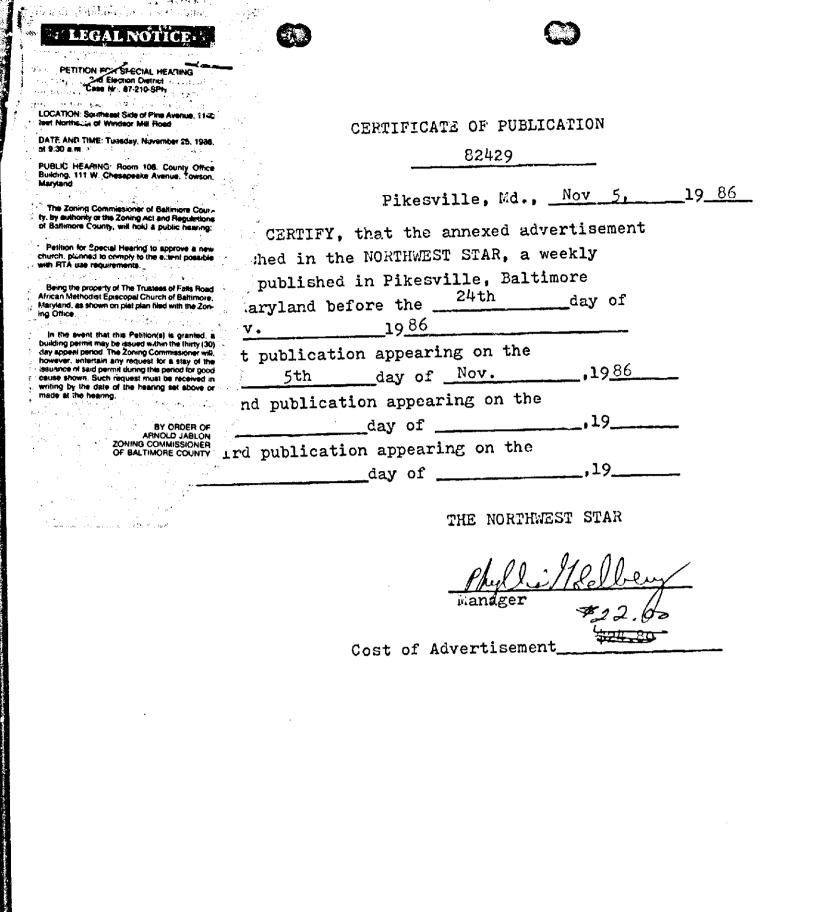
> Phyllia Cole Freedman Phyllis Cole Friedman People's Counsel for Baltimore County

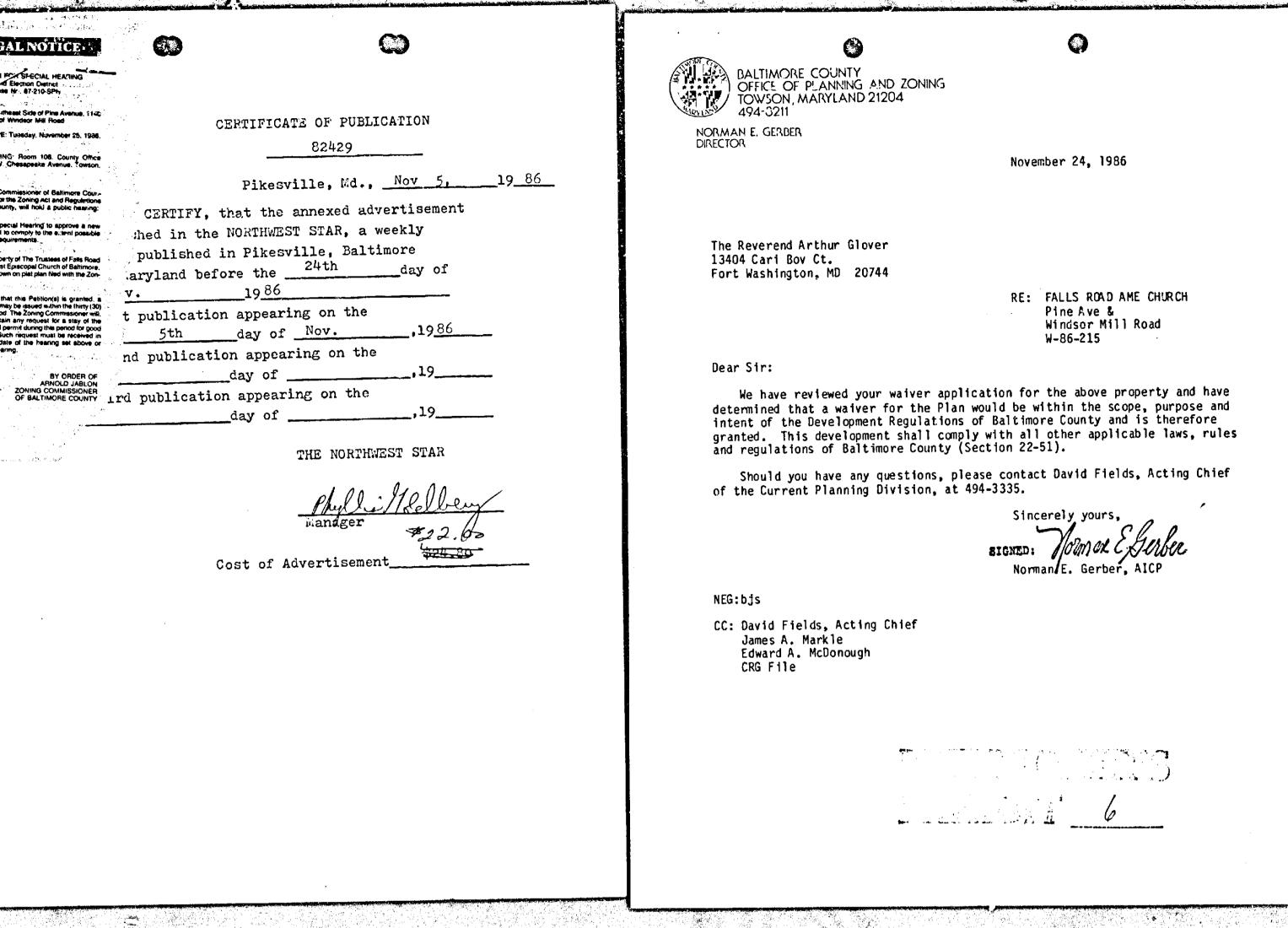
Piter Max Zumerma Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

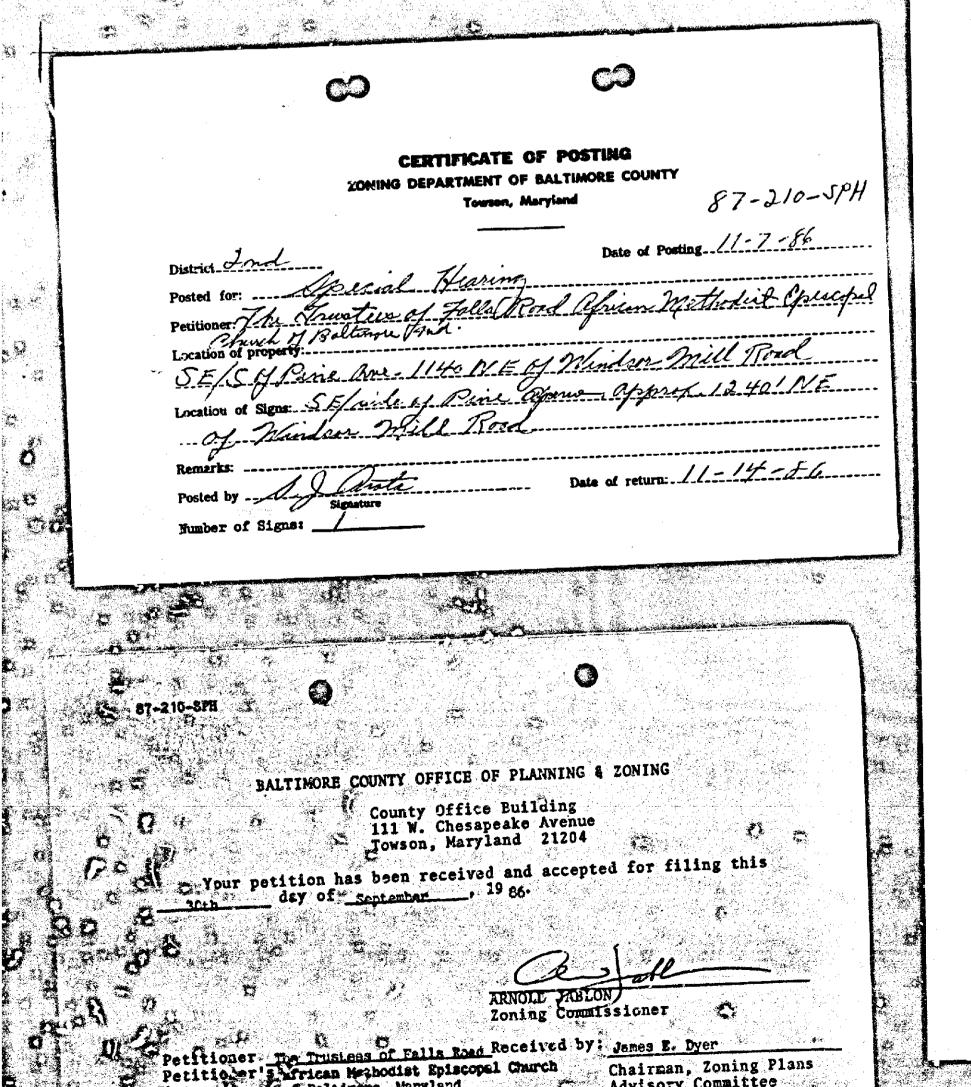
I HEREBY CERTIFY that on this 31st day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to Robert Philip Thompson, Esquire, 1101 N. Calvert St., Suite 204, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman

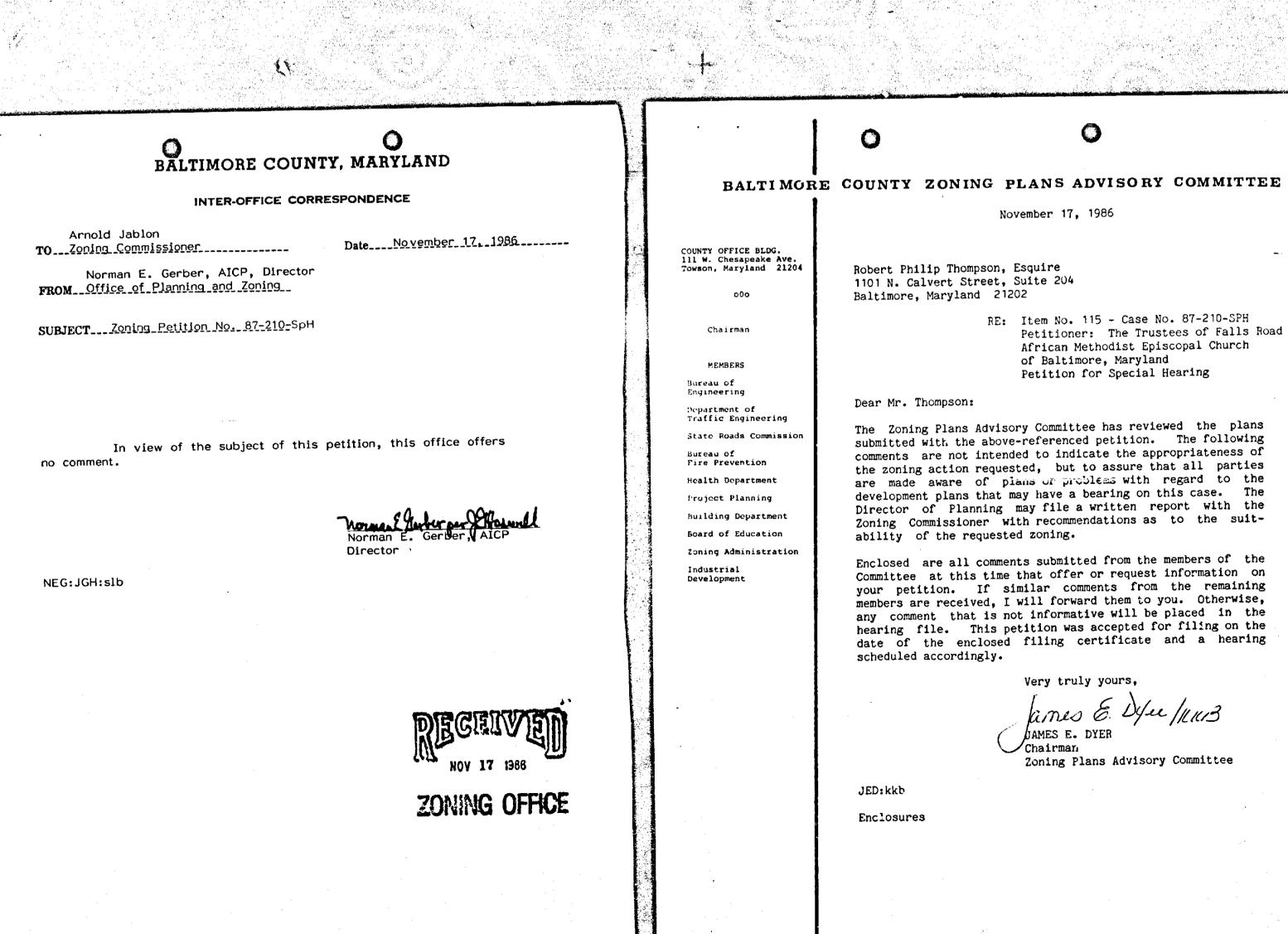


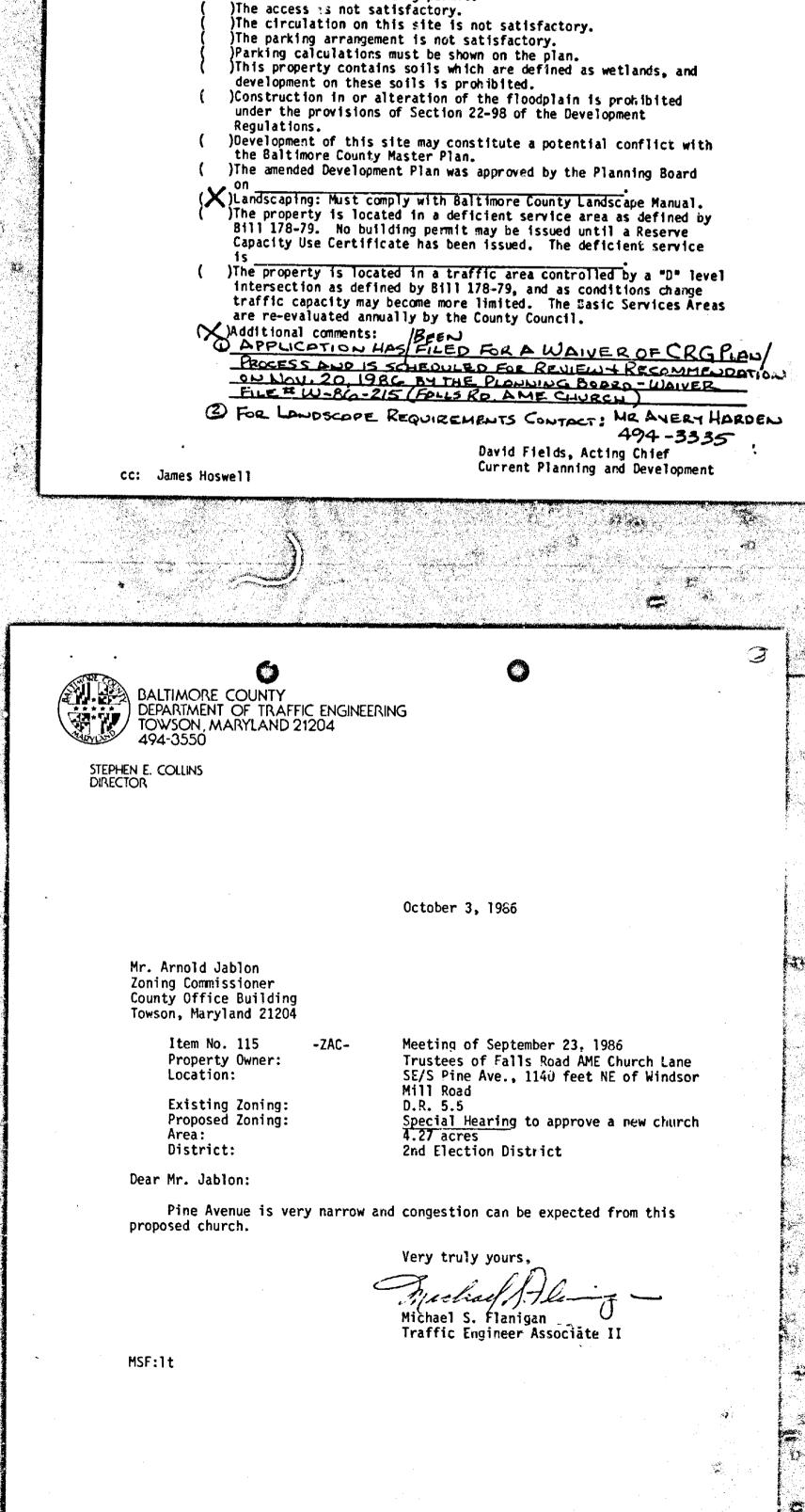






Attornsy





BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211

OCTOBER 28, 1986

MILL RO

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

)There are no site planning factors requiring comment.
)A County Review Group Meeting is required.

subdivision. The plan must show the entire tract.

to issuance of a building permit.

)A record plat will be required and must be recorded prior

)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

)This site is part of a larger tract; therfore it is defined as a

Re: Zoning Advisory Meeting of SEPTEMBER 23, 1986

Item # 115
Property Owner: TRUSTEES OF FOLLS RD.

SE/S PINEAVE. 1140 INE OF WINDSOR

Location: AME CHURCH

NORMAN E. GERBER

Mr. Arnold Jablon Zoning Commissioner

Dear Mr. Jablon:

County Office Building

Towson, Maryland 21204

DIRECTOR

		BALTIMORE COUNTY DEPARTMENT OF HEALTH				
_						
		g Commissioner e of Planning and Zoning				
Cow	atj	y Office Building				
		n, Maryland 21204				
		g Item # <u>105</u> , Zoning Advisory Committee Meeting of <u>9-23-86</u>				
Proj	eı	rty Owner: Bon Via Onc.				
Loca	ıti	ion: F/5 Court Vaich Dr. District 2				
We.to	r	Supply <u>nutto-</u> Sewage Disposal <u>mutto-</u>				
COM	MES.	NTS ARE AS FOLLOWS:				
, ·	) Prior to approval of a Building Permit for construction, renovation an					
(	,	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 require-				
1	١	ments 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.				
1	<b>'</b>	Prior to approval of a Building Permit Application for renovations to exist-				
•	•	ing 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 sewers				
		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.				
W	₩Ç	Q 1 4/86				

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	nin ge	g Item # 105 Zoning Advisory Committee Meeting of 9-23-86
(	)	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 194-3768.
(	)	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 Hydro- geological Study and an Environmental Effects Report must be submitted.
(	)	Others
		Ian J. Forrest, Director
		BUREAU OF ENVIRONMENTAL SERVICES
٧W	/Q	2 4/86
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- 1		一个一个一个一个一个一样,我们就是一个一个一个一个一个一个一点,这个一点,这个一个大家的,这个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一

	Chilip Thompson, Esquire	October 17, 1986
1101 Nor Suite 20	th Calvert Street	
	e, Maryland 21202	
	NOTICE OF	HEARING
	RE: PETITION FOR SPE	
	SE/S of Pine Ave Windsor Mill Rd.	
	2nd Election Dis	trict
		Falls Road African Methodist of Baltimore, Maryland - Petitione
	Case No. 87-210-	
TIME:	9:30 a.m.	
DATE: _	Tuesday, November 25	, 1986
PLACE:	Room 106, County Office Bu	ilding, 111 West Chesapeake
	Avenue, Towson, Maryland	
	- <del> </del>	
		ing Commissioner altimore County
The same of the sa		ing Complissioner altimore County
BALTIMORE COUNTY, MARYLAN OFFICE OF FINANCE REVENUE DIVI MISCELLANEOUS CASH RECEIPT	of B NO. 02596	altimore County
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BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

September 29, 1986

TED ZALESKI, JR. DIRECTOR

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

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Comments on Item # 115 20ming Advisory Committee Meeting are as follows:

Property Owner: Trustees of Falls Road AME Church Lane

SE/S Pine Ave, 1140 feet NE of Windsor Mill Road

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2nd.

All structures shall comform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.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. Residantial: 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 scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.

B. 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 101, Section 107, Section 105.2 and Table 102. Ho 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 permissable 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.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverire. 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.

K. 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 122 of the County Office Building at 111 W. Chesapsake Avenue, Towson, Maryland 2120h.

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

PAUL H. REINCKE CHIEF

September 23, 1986

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

RE: Property Owner: Trustees of Falls Road AME Church Lane

Location: SE/S Pine Avenue, 1140' NE of Windsor Mill Road

Item No.: 115

Zoning Agenda: Meeting of 9/23/86

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. (  $\mathbf{x}$ ) 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

( ) 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

(  $\kappa$ ) 5. The buildings and structures existing or proposed on the site small comply with all applicable requirements of the National Fire Protection Association Standard No. 101 \*Life Safety Code\*, 1976 edition prior

( ) 6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Catt Joseph Lely 9-13-6 Approved:

Planning Group

Special Inspection Division

Noted and Errol N Narkowt

Fire Prevention Bureau

Special Inspection Division

to occupancy.

Department of Public Works.

Fire Prevention Code prior to occupancy or beginning of operation.

Billing Black Break and Break

