

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 RIA use requirements pursuant to Section 1 B 01.1Bc.69CZR.

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: Emmett C. Burns
(Type or Print Name)
Signature: Emmett C. Burns
Address: 3680 Oak Avenue
City and State: Baltimore, Maryland 21207

Legal Owner(s): Rising Sun First Baptist Church, Inc.
(Type or Print Name)
Signature: [Signature]
Address: 2723 N. TOWN ST.
City and State: Baltimore, MD 21208

Attorney for Petitioner: James E. Swack
(Type or Print Name)
Signature: [Signature]
Address: SUITE 1153 RISING SUN CHURCH
City and State: Baltimore, MD 21208

Attorney's Telephone No.: 743-4238
Address: SUITE 1153 RISING SUN CHURCH
City and State: Baltimore, MD 21208

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 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 103, County Office Building in Towson, Baltimore County, on the 21st day of January, 1987, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

PETITION

To the Zoning Commissioner of Baltimore County:

We, the undersigned residents of St. Lukes Lane, Paris, Road, Schissler Avenue and adjacent areas located in the 2nd Councilmanic Election District of Baltimore County, do hereby petition that the Zoning Commissioner of Baltimore County, State of Maryland deny the permit to the petitioner, Rising Sun First Baptist Church, to construct a dwelling as delineated in the plans filed with Baltimore County.

Signature(s), Address, Telephone no. of Protestants:

53 Paul E. Shaw 2207 St. Lukes Lane Baltimore MD 21207 944-2621
54 Elizabeth Betty Bell 2012 St. Lukes Lane Baltimore MD 21207 944-2621
55 William D. Penn 3106 Thompson Rd - 3106 Thompson Rd - 944-2621
56 Margie Funder 3108 Thompson Rd 265-1325
57 William M. Mink 3110 Patton James Rd 255-0607
58 Mrs. Cloude Benton 3313 Karry Rd. 944-2621
59 Mrs. Celia Shorter 3112 Patton James Rd 21207
60 Mrs. Celia Shorter 3117 Patton James Rd 21207
61 Linda J. Smith 3101 Patton James Rd 21207
62 Harold Turner 3310 Essex Rd 298-5950
63 Robert J. Turner 3312 Essex Rd 744-2725
64 Robert J. Turner 3114 Essex Rd 298-5950
65 Robert J. Turner 3316 Essex Rd 298-5950
66 Robert J. Turner 3315 Essex Rd 944-5150
67 Robert J. Turner 3000 Windsor Mill Rd. 298-5177
68 Robert J. Turner 2101 St. Lukes Lane 265-5181
69 Robert J. Turner 2105 St. Lukes Lane 298-7037
70 Robert J. Turner 2105 St. Lukes Lane 265-5280

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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 10th day of December, 1986.

ARNOLD FARLOW
Zoning Commissioner

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Petitioner: Rising Sun First Baptist Church, Inc.
Petitioner's Address: 2723 N. TOWN ST.
Petitioner's City and State: Baltimore, MD 21208

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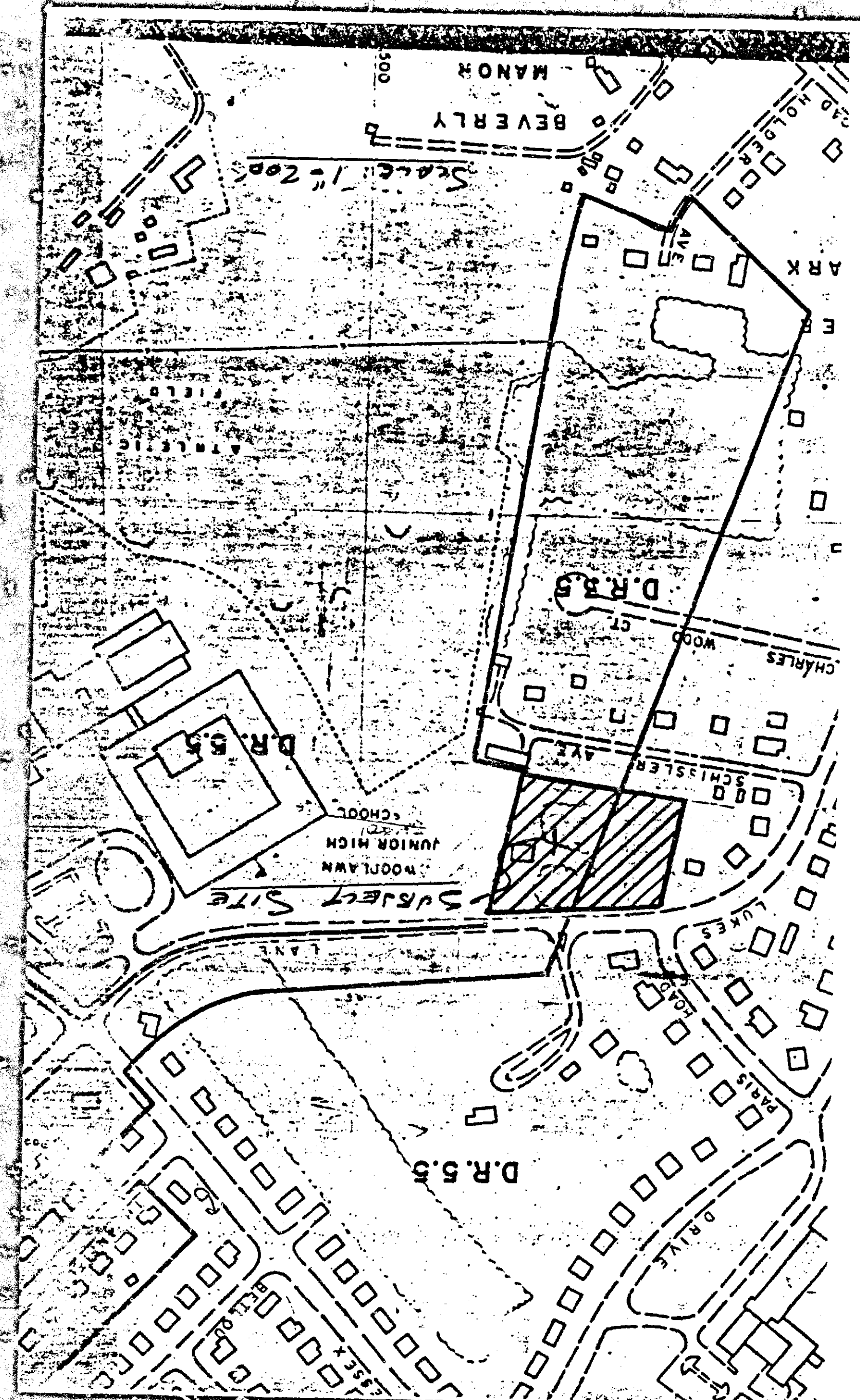
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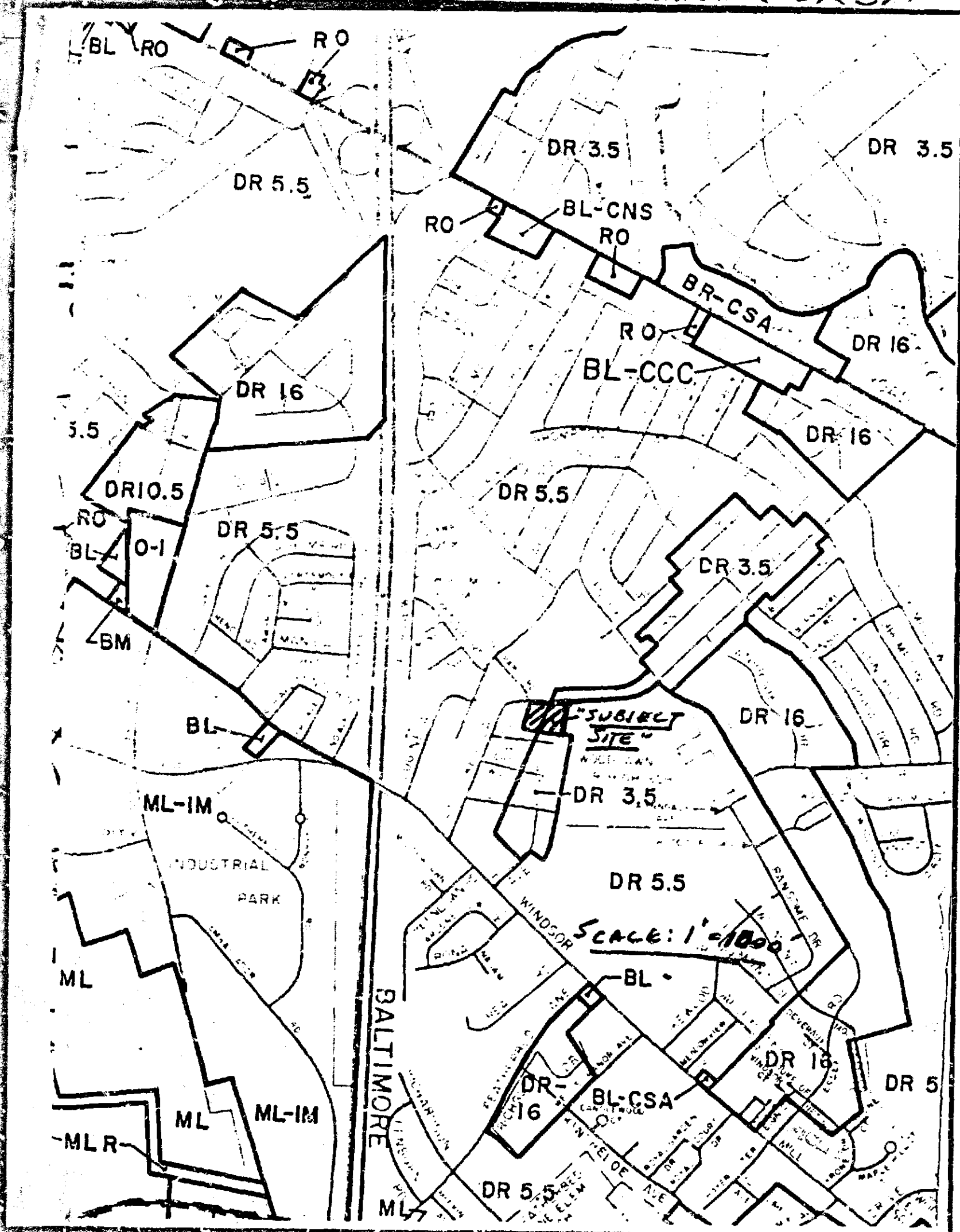


Sunday mornings, with intermittent use during the week. The average Sunday service attracts approximately 150 members and 30 cars. The church building will be constructed approximately 33 feet from the east property line, which abuts Woodlawn Middle School's athletic fields. Sixty-seven parking spaces are required, and 69 spaces will be provided.

The community is concerned that if this church is constructed, their residential community will become commercial. In addition, they are concerned about overflow parking onto adjacent residential streets.

Churches, other buildings for religious worship, or other religious institutions are permitted in a residential zone by right. There is no question that the proposed use is compatible with the neighborhood and community; the Baltimore County Council so concluded by permitting such a use as a matter of right. However, the proposed use would be a residential transition use and, as such, would be required to satisfy, to the extent possible, the RTA use requirements to be compatible with the character and general welfare of the surrounding residential premises.

In fact, all of the RTA use requirements can be satisfied except for the 75-foot buffer requirement. With the proposed landscaping, the impact created by the inability to satisfy this requirement would be minimal. A 33-foot dense buffer area is to be provided to the east property line and a 55-foot dense buffer area to the west property line, adjoining Ms. Thweatt's property. The property is approximately 320 feet wide in the rear and approximately 329 feet wide in the front along St. Lukes Lane. It is obvious that the church cannot satisfy the buffer requirements without reducing the needed size of the building and limiting the on-site parking. It appeared from the testimony that the size of the buffer area is not an issue but that the type of buffer used is of concern.



4. A landscape plan shall be submitted to the Current Planning and Development Division, Office of Planning and Zoning, and shall be subject to compliance with the Baltimore County Landscape Manual. Prior to such submission, the Petitioner and Mrs. Thweatt shall agree as to the type of screening to be placed along and adjacent to their joint property line. Such screening shall include both buffer areas and the area adjacent to and running the length of the south property line, parallel to Schissler Avenue.
5. A revised site plan, approved by the Current Planning and Development Division, shall be submitted to the Zoning Commissioner.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl
cc: David E. Sloan, Esquire
Ms. Peggy Thweatt
Mr. Ray Frazier
Ms. Ella White Campbell
People's Counsel

ORDER RECEIVED FOR FILING
Date *Jan 21 1987*
By *[Signature]*

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

ARNOLD JADON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 13, 1987

David E. Sloan, Esquire
Suite 1153, Mondawmin Concourse
Baltimore, Maryland 21215

RE: PETITION FOR SPECIAL HEARING
S/S St. Luke's La., 865' W of Essex Rd.
(2211 St. Luke's La.)
2nd Election District
Rising Sun First Baptist Church, Inc. - Petitioner
Case No. 87-308-SPH

Dear Mr. Sloan:

This is to advise you that \$61.75 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 if.

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

No. 29903

DATE 1/21/87 ACCOUNT 87-015-799

SIGN & POST RETURNED AMOUNT \$ 61.75

RECEIVED FROM Rising Sun First Baptist Church, 3600 Oak Avenue, Baltimore, Md. 21207

FOR: ADVERTISING & POSTING COSTS RE CASE #87-308-SPH

FOR: 8 8805*****10000 50147

VALIDATION OR SIGNATURE OF CASHIER

IN RE: PETITION SPECIAL HEARING
S/S of St. Lukes Lane, 865' W
of Essex Road (2211 St. Lukes
Lane) - 2nd Election District

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Rising Sun First Baptist
Church, Inc.,

Petitioners

Case No. 87-308-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests approval of a site plan for its church in a residential zone and to confirm that it satisfies the residential transition area (RTA) use requirements to the extent possible, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Emmett C. Burns, its Pastor, appeared and testified and was represented by Counsel. Peggy Thweatt, the adjoining property owner; Ray Frazier, a neighborhood resident; and Ella White Campbell, President of the Liberty Road Community Council, appeared, not necessarily in opposition to the church but to express their concerns about parking and community involvement.

Testimony indicated that the subject property, zoned D.R.3.5 and D.R.5.5 and located on St. Lukes Lane, across from Paris Road and adjacent to Woodlawn Middle School, is presently improved with a three-story frame dwelling. The church proposes to convert the dwelling to office use and meeting rooms and to construct a 60' x 100' church building with 400 seats, which will include a fellowship hall, pastor's study, kitchen facilities, and several meeting rooms. It presently utilizes Powhatan Elementary School and the instant site is appropriate for a permanent location. The church now has 210 members, including children, and hopes to attract another 100 members. Most of the parishioners live in the lower Liberty Road corridor. Primary use would be

ORDER RECEIVED FOR FILING
Date *Jan 21 1987*
By *[Signature]*

David E. Sloan, Esquire
Suite 1153, Mondawmin Concourse
Baltimore, Maryland 21215

December 19, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
S/S St. Luke's La., 865' W of Essex Rd.
(2211 St. Luke's La.)
2nd Election District
Rising Sun First Baptist Church, Inc. - Petitioner
Case no. 87-308-SPH

TIME: 11:00 a.m.

DATE: Wednesday, January 21, 1987

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

The Petitioner seeks relief from Section 1801.1.B.1.c.6, pursuant to Section 500.7, BCZR.

It is clear from the testimony and evidence presented that the proposed improvements are planned in such a way that compliance with the RTA use requirements, to the extent possible, will be maintained and that the improvements can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. It is also clear that the proposed use would not be contrary to the spirit and intent of the BCZR and would not result in substantial detriment to the public good.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the approval prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of January, 1987, that the site plan for a church in a residential zone is approved and satisfies the RTA use requirements to the extent possible and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. Church members shall not be permitted to park on the residential streets surrounding the church. If additional parking is needed for a temporary period, the church shall seek approval from the Woodlawn Middle School to utilize its parking lot.
2. The height of the church building shall not exceed 35 feet.
3. The height of any lighting fixture shall not exceed 16 feet and shall be designed and placed and the intensity limited so as to prevent illumination onto adjoining dwellings or lots.

ORDER RECEIVED FOR FILING
Date *Jan 21 1987*
By *[Signature]*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: January 16, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-308-SPH

If the purpose of this hearing is to interpret the applicability of the RTA regulations, this office offers no comment.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
JAN 19 1987

ZONING OFFICE

CPS-008

DAVID E. SLOAN
ATTORNEY AT LAW

1153 MONDAWIN CONCOURSE
MONDAWIN SHOPPING CENTER
BALTIMORE, MARYLAND 21215
(301) 728-4224

January 21, 1987

Honorable Arnold Jablon,
Zoning Commission
Baltimore County Office of
Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Application for Building Permit
at 2211 St. Lukes Lane

Dear Mr. Jablon:

The following will attempt to respond to several items I found in the file as an aftermath to my client's subject application. With regard to the comments of the Hilltop Community Association we would note the following:

- The overwhelming majority of members of the Rising Sun congregation are residents of the contiguous community surrounding the proposed site.
- To assert, as Hilltop did, that many "nearby" residents (Are statistics available?) already have church connections is highly speculative and misunderstands the purposes of Rising Sun in proposing to build its church on the site. The neighborhood will be served to the extent it desires to be; however the community service mission of Rising Sun is county-wide and even extends into the City of Baltimore. Choice of the St. Lukes Lane site is a compliment by the membership that this beautiful county location is where this established congregation wants to worship.
- Traffic patterns will not be appreciably affected since Rising Sun's plans allocate a substantial portion of the site to off-street parking.

continued

continued: Hon. Arnold Jablon
Page Two
January 21, 1987

My client would hope to be a good neighbor and a credit to the community.

Very truly yours,

David E. Sloan
David E. Sloan

DES/mrw

Peggy J. Thwaitt
250 St. Lukes Lane
Baltimore, Md. 21207
January 14, 1987

(452 # 67-308
-SPH

The Honorable
Norman E. Gerber
Councilman County District 2
County Council Office
Old Court House
400 Westinghouse Avenue
Towson, Maryland 21204

Dear Mr. Gerber:

I am writing this letter to express concern about a potential zoning change for the Saint Lukes Lane area. I am a homeowner and reside at 2211 St. Lukes Lane and am a constituent of County District 2.

My concerns about the proposed change are as follows:

- the zone change will allow limited commercial type usage which will adversely affect property values of residential structures.
- considering the anticipated increase in the number of children in the community due to the new houses on St. Lukes Lane (St. Lukes Estates), a zoning change would lead to a significant increase in traffic from outside the community which could jeopardize the safety of the children.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GLADER
DIRECTOR

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

January 14, 1987

Re: Zoning Advisory Meeting of NOVEMBER 18, 1986
Item # 186
Property Owner: RISING SUN FIRST BAPTIST
Location: CAGACH
S/S ST. LUKES LA. 065' W.
ESSEX 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, BUT
- ☒ 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.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 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.
- ☒ The property is located in a deficient service area as defined by 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 traffic area controlled by a "D" level intersection defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:

1. A WAIVER OF THE CRG PLAN (MEETING/PROCESS) MAY BE APPLIED FOR ON THE BASIS OF A COMMERCIAL/INDUSTRIAL DEVELOPMENT OF LAND INVOLVING ONLY ONE BUILDING FOR SINGLE USE.

2. CONTACT JM OGLE AT 494-3335

cc: James Hoswell FOR WAIVER INFO.

David Fields, Acting Chief
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 9, 1986

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

cc:

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

David E. Sloan, Esquire
Suite 1153 Mondawmin Concourse
Baltimore, Maryland 21215

RE: Item No. 186 - Case No. 87-308-SPH
Petitioner: Rising Sun East Baptist Church, Inc.
Petition for Special Hearing

Dear Mr. Sloan:

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: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

we do wish to preserve our residential community for ourselves, our neighbors and the children we plan to have

Thank you in advance for your time and considerations. Your expediency in responding to this letter will be greatly appreciated.

Yours truly,
(Mrs) Peggy Thwaitt

cc: personal file

the fauna of the St. Lukes community would be adversely affected by a zone change. A substantial number of semi-tame squirrels and brown rabbits reside in this area.

- the proposed zone change could adversely affect the health of the community members; for example a retired couple reside on the street behind my residence, Schiesler Avenue. The couple is well into their seventies and the wife has a heart condition. The increase in noise level, destruction of the wildlife and flora will surely also impact upon their lives.

I have been advised by Mr. Uhlfelder that the current owners of the residential structure 2211 St. Lukes Lane plan to use the house as a church; however this does not comply with the plat which accompanies the petition for special hearing relative to 2211 St. Lukes Lane. My major concern is today it may be a church, tomorrow a 7-11 store and on, ad infinitum.

I purchased my home in December 1980 and moved here January 1981. I loved my home from the very beginning and when I married in September 1984 my husband and I both shared in our love of each other, our home, and our community. We both are health professionals and we recognize that change is inevitable if progress is to take place. We do not wish to impede progress, however

Hilltop Community Association

Box 7552, Woodlawn, Md. 21207

January 12, 1987

Baltimore County
Office of Planning and Zoning
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

RE: Case No. 87-308-SPH
Item No. 196

Gentlemen:

The Hilltop Community Association is opposed to zoning approval for a new church, Rising Sun First Baptist Church, Inc., at 2211 St. Luke's Lane, west of Essex Road. This property is adjacent to our neighborhood.

Although the members of our Association acknowledge and accept the need for and the benefits of churches in our society, we are opposed to zoning approval of the new church in this instance for the following reasons:

1. There already are several Baptist churches and numerous other churches in the immediate area, within 2 miles of our neighborhood. A new Baptist church has just been constructed on Featherbed Lane, only 1 mile from our neighborhood. Two other established Baptist churches are nearby: Temple Baptist Church on Dogwood Road, and Arlington Baptist Church on Rolling Road.
2. No canvass has been taken in the immediate area, including the Hilltop community, to determine whether there is a need for another church. Nearly all residents of our Hilltop community already have an established church affiliation.
3. A new church on St. Luke's Lane will create additional traffic and congestion on Essex Road, where

Hilltop Community Association

many of our members reside; numerous parked cars on St. Luke's Lane will create traffic hazards on that road as well as congestion in the immediate area.

Mr. Robert Turner, a member of our Association, has been directed by our Board of Governors to present our Association's position on this matter at the zoning hearing on January 21, 1987.

Yours very truly,
Trudie Kinzer
Trudie Kinzer
Corresponding Secretary

Zoning Item # 186 Zoning Advisory Committee Meeting of 11-18-86
Page 2

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

[Signature]
Ian V. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

BALTIMORE COUNTY DEPARTMENT OF HEALTH

DEC 19 1986

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

Zoning Item # 186, Zoning Advisory Committee Meeting of 11-18-86
Property Owner: Rising Sun First Baptist Church
Location: S/S St. Lukes Ln. District 2
Water Supply: meteo Sewage Disposal: meteo

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 454-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathroom, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

December 15, 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 171, 174, 175, 176, 178, 179, 180, 181, 182, 184, 185, 186, and 187.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

December 2, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 186 Zoning Advisory Committee Meeting are as follows:

Property Owner: Rising Sun First Baptist Church
Locations: S/S St. Lukes Lane, 865 ft. W Essex Road
Districts: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

1. 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.M.S.I. #117-1 - 1986) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. 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.
4. 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.
5. All Fire 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 5'-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 1007, Section 1006.2 and Table 1002. No openings are permitted in an exterior wall within 5'-0" of an interior lot line.
6. 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.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a requested 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.

1. 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.

2. Comments: Building shall be accessible and useable by the handicapped.

3. 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. Chesapeake Avenue, Towson, Maryland 21204.

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

WZ:7/86



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

November 24, 1986

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

RE: Property Owner: Rising Sun First Baptist Church
Location: S/S St. Lukes Lane, 865' W. Essex Road

Item No.: 186 Zoning Agenda: Meeting of 11/18/86

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 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.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

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

/mb

LEGAL NOTICE

PETITION FOR SPECIAL HEARING
The Petitioner
Case No. 87-308-SPH

LOCATION: SouthSide of St. Luke's Lane, 865 ft. W. Essex Road, 2211 St. Luke's Lane, Towson, Maryland 21204

DATE AND TIME: Wednesday, January 21, 1987 at 7:00 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

The Zoning Commissioner of Baltimore County, in accordance with the provisions of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned matter at the time and place specified herein.

Being the property of Rising Sun First Baptist Church, Inc. as shown on the plan filed with the Zoning Office.

In the event that the Petitioner is granted a Special Hearing, the Petitioner shall be required to file with the Zoning Office a copy of the proposed plans and specifications for the project, and to appear at the hearing to defend the project. Such requests must be received in writing by the date of the hearing or notice of the hearing.

IN ORDER OF
BALTIMORE COUNTY
ZONING COMMISSIONER

CERTIFICATE OF PUBLICATION

84266

Pikesville, Md., Jan. 7, 1987

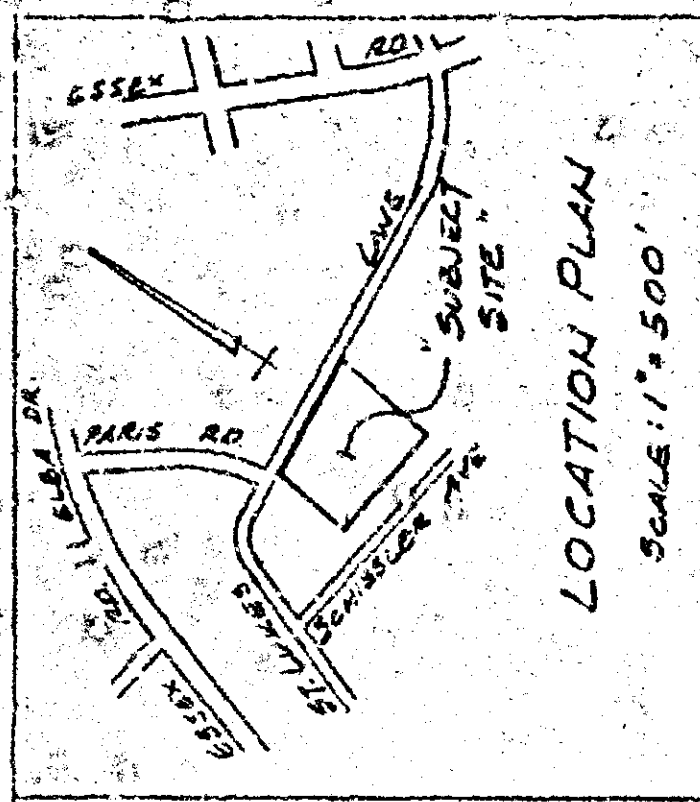
I CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly published in Pikesville, Baltimore Maryland before the 21st day of Jan. 1987 publication appearing on the 7th day of Jan. 1987 and publication appearing on the _____ day of _____, 19____ the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR

[Signature]
Manager

Cost of Advertisement \$22.00

4-11-87



GENERAL NOTES

1. TOTAL AREA OF SITE = 1.85 A.C.
2. EXIST. ZONING OF SITE = "RESIDENTIAL"
3. EXIST. USE OF SITE = "RESIDENTIAL"
4. PROPOSED ZONING OF SITE = "DR 3.5/5.5"
5. PROPOSED USE OF SITE = "RISING SUN FIRST BAPTIST CHURCH"
6. REQUIRED PARKING SPACES = 27
7. NUMBER OF PARKING SPACES SHOWN = 73 PS (INCL 2 H.C.)
8. PETITIONER REQUESTING SPECIAL HEARING TO SECT. 1801.1 B1 C 6 OF THE ZONING REGULATIONS TO SHOW COMPLIANCE TO EXIST. POSSIBLE WITH THE RTA USE REQUIREMENT
9. PUBLIC UTILITIES EXISTING TO SITE.

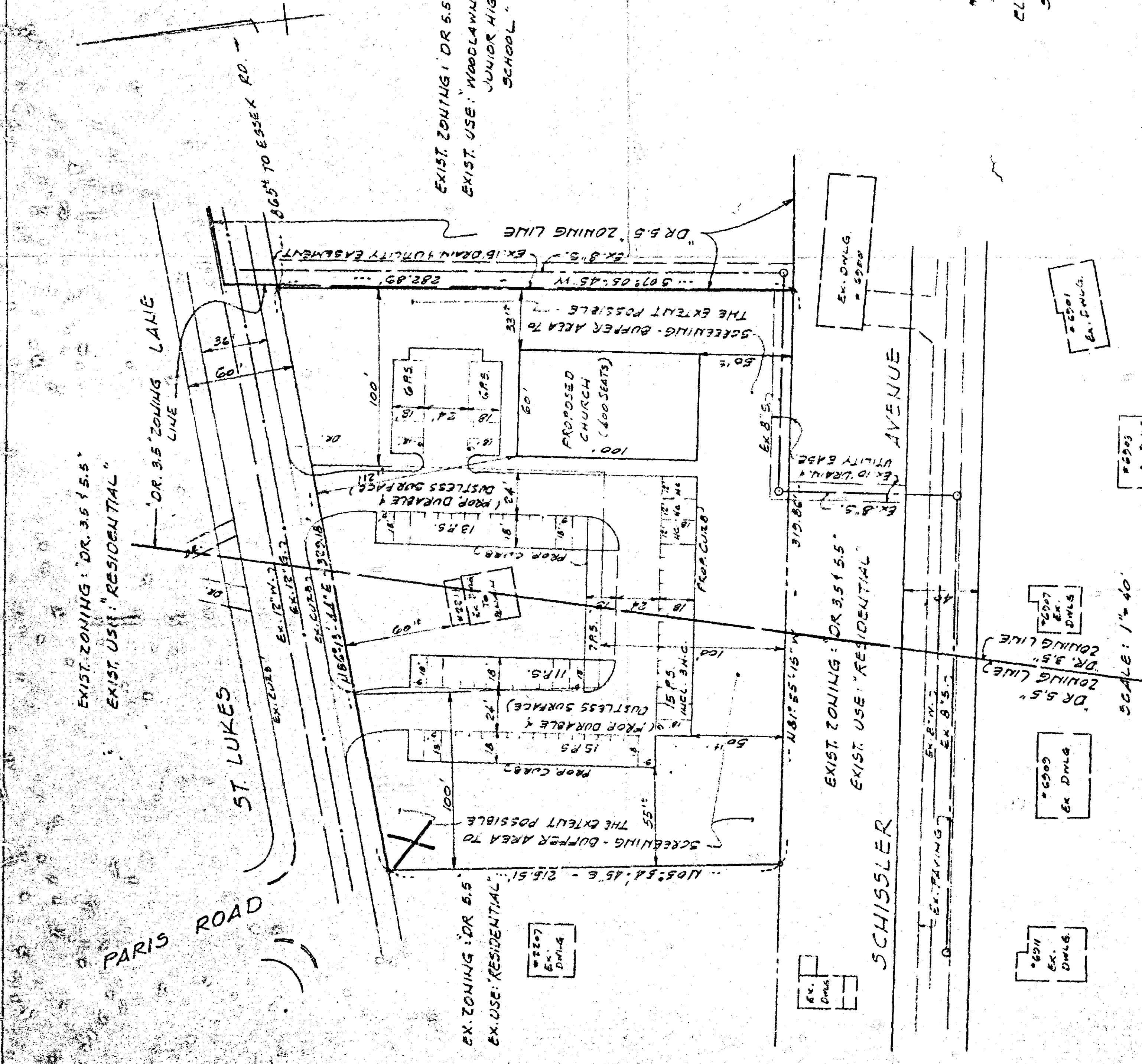
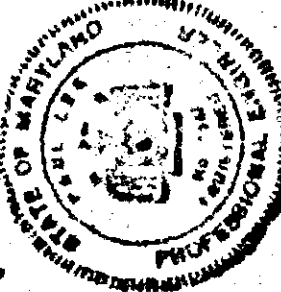
EXIST. ZONING: "DR 5.5"
EXIST. USE: "WOODLAWN JUNIOR HIGH SCHOOL"

PETITIONER'S EXHIBIT

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
"2211 ST. LUKE'S LANE"

ELECT. DIST. 2 BALTIMORE COUNTY, MD
SCALE: 1" = 40' MAY 29, 1986

PAUL LEE ENGINEERING, INC.
304 N. PENNSYLVANIA AVENUE
TOWSON, MARYLAND - 21204



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: Jan 21 - 87

Posted for: Special Hearing

Petitioner: Rising Sun First Baptist Church, INC.

Location of property: S/S of St. Luke's Lane 865' W of Essex Road (2211 St. Luke's Lane)

Location of Signs: South side of St. Luke's Lane in front of subject property

Remarks: [Signature]

Posted by: [Signature] Date of return: Jan 6 - 87

Number of Signs: [Blank]

PETITION FOR SPECIAL HEARING
2nd Election District
Case No. 87-308-SPH

LOCATION: South Side of St. Luke's Lane, 865 feet West of Essex Road (2211 St. Luke's Lane)

DATE AND TIME: Wednesday, Jan 21, 1987, at 11:00 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.

Notice for Special Hearing to approve a new church, planned to comply to the extent possible with RTA use requirements.

Being the property of Rising Sun First Baptist Church, Inc., as shown on plat filed with the Zoning Office.

In the event that the Petitioner 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
1007 Jan. 1.

CERTIFICATE OF PUBLICATION

TOWSON, MD, January 1, 1987

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 January 1, 1987.

THE JEFFERSONIAN,
Susan Shuler Obrecht
Publisher

Cost of Advertising
24.75

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
S/S St. Luke's Lane, 865' W of Essex Rd. (2211 St. Luke's Lane) : OF BALTIMORE COUNTY
2nd District

RISING SUN FIRST BAPTIST CHURCH, INC., Petitioner : Case No. 87-308-SPH

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 12th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to David E. Sloan, Esquire, Suite 1153 Mondawmin Concourse, Baltimore, MD 21215. Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Paul Lee P.E.
Paul Lee Engineering Inc.
304 N. Pennsylvania Ave.
Towson, Maryland 21204
301-251-5541

DESCRIPTION

2211 ST. LUKE'S LANE
2nd ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located on the south side of St. Luke's Lane, 865 feet ± westerly from the center of Essex Road, thence leaving said south side of St. Luke's Lane,

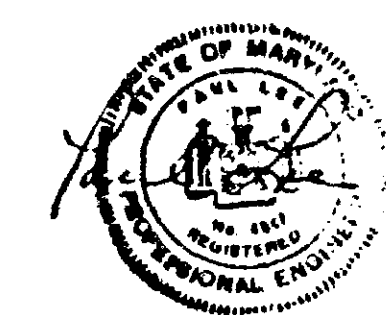
- (1) S 07°05'45" West 282.89 feet,
- (2) N 81°55'15" West 319.86 feet, and
- (3) N 05°54'45" East 215.51 feet

to intersect the south side of St. Luke's Lane, thence binding on the south side of St. Luke's Lane,

- (4) N 86°13'44" East 329.18 feet

to the point of beginning.

Containing 1.85 acres of land, more or less.



Engineer - Surveyor - Site Planner 5/29/86

PETITION FOR SPECIAL HEARING
2nd Election District
Case No. 87-308-SPH

LOCATION: South Side of St. Luke's Lane, 865 feet West of Essex Road (2211 St. Luke's Lane)

DATE AND TIME: Wednesday, January 21, 1987, at 11:00 a.m.

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Petition for Special Hearing to approve a new church, planned to comply to the extent possible with RTA use requirements

Being the property of Rising Sun First Baptist Church, Inc., as shown on plat 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