

IN RE: PETITION FOR SPECIAL HEARING
S/S Hazelwood Avenue, 163.52'
E of Daybreak Terrace
(5307 Hazelwood Avenue)
14th Election District
6th Councilmanic District
Rosedale Congregation
Jehovah's Witnesses - Petitioner *

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 87-490-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve a building for religious worship, constructed to comply to the extent possible with Residential Transition Area (RTA) requirements, as more particularly described in Petitioner's Exhibits 3, 5 and 6.

The Petitioner, by Nick Lambros, a church elder, and Terry Restivo, Overseer, appeared, testified, and were represented by Joseph K. Pokorny, Esquire. Also appearing on behalf of the Petition was Snehali Munshi, President, AASTECH, Inc. Numerous other witnesses appeared on behalf of the Petition. In addition, numerous other individuals appeared as Protestants and were represented by Delegate Bill Burgess.

Testimony indicated that the subject property, known as 5307 Hazelwood Avenue, is zoned D.R. 3.5 and is located on the southwestern corner of the right-of-way of Hazelwood Avenue where it crosses over the JFK Memorial Highway (I-95). The property consists of 2.9 acres and is serviced by public water and sewer. The Petitioner proposes to improve the property with a 76' x 60' building to be used by the Rosedale Congregation of Jehovah's Witnesses as their meeting hall and place of worship. The proposed one-story structure will contain an auditorium, conference and multi-purpose rooms, and office space. The property will have only one entrance onto Hazelwood Avenue, said entrance paralleling an existing

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 800.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a building for religious worship, constructed to comply to the extent possible with RTA use requirements, pursuant to Section 1 B01-1-B-1-2-6, 800.7.

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 c/o 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:
RELIGIOUS BUILDS, INC.
THUNDERBOLT AVENUE
(Type or Print Name)
Signature: *Richard Munshi*

5010 PARK HEIGHTS AVENUE
Address
BALTIMORE, MARYLAND 21215
City and State

Attorney for Petitioner:
Joseph K. Pokorny
(Type or Print Name)
Signature: *Joseph K. Pokorny*

408 JEFFERSON BUILDING
Address
TOWSON, MD
City and State

Attorney's Telephone No.: 8332-0000

Legal Owner(s):
ROSEDALE CONGREGATION JEHOVAH'S WITNESSES
(Type or Print Name)
Signature: *Joseph K. Pokorny*
(Type or Print Name)
Signature: *Joseph K. Pokorny*

1400 WEYBURN AVENUE
Address
BALTIMORE, MARYLAND 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name: *Joseph K. Pokorny*
Address: *1400 Weyburn Avenue*
City and State: *Baltimore, Maryland*

5010 PARK HEIGHTS AVENUE
Address
BALTIMORE, MARYLAND 21215
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 1987, 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 10th day of June, 1987, at 11:15 o'clock A.M.

Charles J. Haines
Zoning Commissioner of Baltimore County.

macadan alley which services properties facing Daybreak Terrace. This alley, as depicted on Petitioner's Exhibits 5 and 6, would not be used for ingress or egress to the site. The subject property has a steep slope through roughly the center section of the site and the entire eastern quarter of the property is located in the 100 year flood plain for Redhouse Run. Obviously, no development is permitted within the 100 year flood plain and due to the need for a large storm water management pond for this project, nearly half of the property cannot be developed with any buildings, structures, or parking lots. There are numerous violations of the RTA requirements which must be resolved. The controversy in this case revolves around the fact that there is not enough parking for the proposed facility. This parking issue greatly impacts the RTA issue.

Mr. Lambros testified that the church was started in 1966 and served both the Gardenville and Rosedale communities and was later divided into two separate congregations. In approximately 1984, the Rosedale Congregation decided to build a new structure. They purchased the subject property and have attempted to develop same ever since. Mr. Lambros testified that the proposed "kingdom hall" is designed to provide a worship area for approximately 200 individuals. He indicated that the Petitioners recognize that the location of the storm water management pond creates a multitude of problems and that there is not a great margin for error on this site. In addition, the storm water management pond causes a severe lack and crowding of available parking spaces.

The Protestants' primary complaint is that parking has not been properly calculated and that more than the 45 parking spaces proposed are required for this project. The Petitioner claims its calculation is based on 1 parking space required per every 6 seats in accordance with the zon-

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

September 12, 1988



Joseph K. Pokorny, Esquire
408 Jefferson Building
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
S/S Hazelwood Avenue, 163.52' E of Daybreak Terrace
(5307 Hazelwood Avenue)
14th Election District - 6th Councilmanic District
Rosedale Congregation Jehovah's Witnesses - Petitioner
Case No. 87-490-SPH

Dear Mr. Pokorny:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: The Honorable Delegate Bill Burgess
8215 Edwill Avenue, Baltimore, Md. 21237

People's Counsel

File

MICROFILMED

ing regulations and that as such, only 34 parking spaces are required. Therefore, the 45 spaces proposed meets the parking requirements for this project. The Petitioner argues that there is no other suitable location to construct the proposed building. It claims that the concept of R.T.A. is not harmed since the church is a single-story structure which will not be offensive to the neighborhood. In support of this argument, Petitioner introduced Petitioner's Exhibit 4, and on Page 63 is a photograph of a typical kingdom hall, which shows a basically one-story pitched roof structure. The Petitioner argues that the parking lots, although very close to the property line and obviously violating the R.T.A. requirements at all of the closest points, do not create any detrimental harm to the neighborhood due to the nature of the facility, which is not used on a high level but used for normal worship activities. That there is no other possible way to configure the parking lots and respect the flood plain and the storm water management pond.

The Protestants argue that the church facility will hold many more patrons than the Petitioner's have admitted and the parking requirements are no where close to being complied with. The calculations for parking for the proposed building must be based upon the new regulations, Section 409 of the Baltimore County Zoning Regulations (B.C.Z.R.). These regulations require 1 parking space for each 4 seats in the principal place of worship. The testimony clearly establishes the building will have open seating in an auditorium arrangement. Petitioner's Exhibit 3 is incorrect as to fixed seating. Therefore, some standard must be established to determine the seating ratio in an open room. The Life Safety Code, which is enforced by the Baltimore County Fire Department, is the

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

September 20, 1988



Joseph K. Pokorny, Esquire
408 Jefferson Building
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
S/S Hazelwood Avenue, 163.52' E of Daybreak Terrace
(5307 Hazelwood Avenue)
14th Election District - 6th Councilmanic District
Rosedale Congregation Jehovah's Witnesses - Petitioners
Case No. 87-490-SPH

Dear Mr. Pokorny:

It has been brought to our attention that the signature date of the Order in the above-captioned matter was incorrectly shown.

The correct date the Order was signed, and the effective date to calculate the time frame of the appeal process, is September 12, 1988. Please notify your clients of the corrected date and correct your copy of the Order accordingly.

If you have any questions on the subject, please do not hesitate to contact this office. Thank you for your attention in this matter.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: The Honorable Delegate Bill Burgess
8215 Edwill Avenue, Baltimore, Md. 21237

People's Counsel

File

MICROFILMED

standard used in Baltimore County to determine the number of individuals allowed in any room or building. Section 7-1.7.1 requires one seat for every 7 sq.ft. in the room. The principal place of worship consists of approximately 2,022 sq.ft. which will allow at least 289 persons to be present in the room. Therefore, the B.C.Z.R. require 73 parking spaces. Even if Petitioner's Exhibit 3 is correct and all of the Petitioner's witnesses are wrong, the parking requirement for this project would be 50 spaces. Since the parking required for this building is 73 spaces and the site only provides 45, the proposed project does not meet the parking requirements.

The evidence and exhibits do not fulfill the requirements of Section 1B01.1.B.1.C.6 of the B.C.Z.R. This section requires a finding by the Zoning Commissioner that a new religious worship building is "...planned in such a way that compliance, to the extent possible with R.T.A. use requirements, will be maintained..." and furthermore, the Zoning Commissioner must find that "...said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises."

The exhibits in the file are not sufficient to allow a finding that the proposed project is in compliance to the extent possible with RTA. Clearly, the plans do not provide proper parking and the site is over-intensified in its use. The proposed building is too large for the site, resulting in an over-crowding of the land. There is no room for the additional parking required without destroying all of the remaining RTA buffer. The site with its limited useable area does not lend itself to development of this scale. Furthermore, the plan cannot be found to be compatible with the character and general welfare of surrounding residen-

MICROFILMED

tial premises when there is not enough parking and/or the lot is an over-developed that no RTA buffer is maintained. This use and building is an over-intensified development of the land.

After reviewing all of the testimony and evidence presented, it appears that the relief requested in the special hearing should be denied. In the opinion of the Zoning Commissioner, the proposed use will be detrimental to the health, safety and general welfare of the surrounding community and will create congestion in roads, streets, or alleys therein, and as a result, will be inconsistent with the purposes of the property's zoning classification and the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of August, 1988 that the Petition for Special Hearing to approve a building for religious worship, constructed to comply to the extent possible with Residential Transition Area (RTA) requirements, as more particularly described in Petitioner's Exhibits 3, 5 and 6, be and is hereby DENIED.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

MICROFILMED

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Joseph K. Pokorny, Esq.
408 Jefferson Building
105 W. Chesapeake Avenue
Townson, Maryland 21204

Re: Petition for Special Hearing
CASE NUMBER: 87-490-SPH
S/S Hazelwood Avenue, 163.52' E of Daybreak Terrace
(5307 Hazelwood Avenue)
14th Election District - 6th Councilmanic
Petitioner(s): Rosedale Congregation Jehovah's Witnesses
HEARING SCHEDULED: MONDAY, JULY 18, 1988 at 9:00 a.m.

Dear Mr. Pokorny:

Please be advised that \$100.62 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Townson, Maryland 21204 (fifteen (15) minutes before your hearing is scheduled to begin.

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

No. 52944

DATE: 7/6/88 ACCOUNT: 87-490-SPH

AMOUNT: \$ 100.62

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

yours,

J. Haines

HAINES
Commissioner of
County

Job No.: 5-14009
Page 1 of 2

DESCRIPTION OF THE PROPERTY OF HENRY PHILLIP SINZ AND KATHERINE IRONE SINZ, WIFE

LOCATION: 5307 HAZELWOOD AVENUE
14th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE: SEPTEMBER 26, 1985

DESCRIPTION:

Beginning for the same on the south side of Hazelwood Avenue as shown on Maryland State Roads Commission Plat No. 14663, said place of beginning also being on the South 94 degrees East 26.2 perch line of the land described in a Deed from Harry E. Zang, et al, to Henry Phillip Sinz and Katherine Irone Sinz, his wife, dated August 4, 1977 and recorded among the Land Records of Baltimore County in Liber 5799, page 927 and said place of beginning being in the center of a twenty (20) foot wide road leading to Hazelwood Avenue, thence running and binding along the right of way line of Hazelwood Avenue as shown on the above-referenced State Roads Commission Plat with all courses and distances referenced to the Baltimore County Traverse Control System North 89 degrees 21 minutes 19 seconds East 5.07 feet South 70 degrees 58 minutes 17 seconds East 102.04 feet South 69 degrees 17 minutes 14 seconds East 194.28 feet South 53 degrees 38 minutes 47 seconds East 75.21 feet and South 67 degrees 35 minutes 24 seconds East 121.67 feet to intersect the Right of Way of Through Highway of the John F. Kennedy Memorial Highway, Interstate 95, as shown on State Roads Commission of Maryland Plat No. 14659 thence running and binding along the northwesterly side of said road South 29 degrees 22 minutes 39 seconds West 86.00 feet and South 22 degrees 10 minutes 57 seconds West 234.53 feet to a point at a corner common to these lands and lands of Edgar A. Erdman, Jr. and wife, and to intersect the South 73 degrees East 59 perch line of the above-referenced Deed from Zang to Sinz, thence leaving said road and running reversely along the last-mentioned line and along the line of said Sinz and

OFFICE COPY

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221

June 30, 19 88

THIS IS TO CERTIFY, that the annexed advertisement of

PO# 01852 REQ# M15071 TO ADVERTISE PETITION FOR SPECIAL HEARING CASE NUMBER 87-490-SPH S/S HAZELWOOD AVE 163.52' E OF DAYBREAK TERRACE (5307 HAZELWOOD AVE) 14th E.D. 6th COUNCILMANIC PETITIONERS ROSDALE CONGREGATION JEHOVAH'S WITNESS HEARING SCHEDULED MONDAY JULY 18, 1988 at 9:00 am 873 lines at \$48.18

was inserted in The Avenue News a weekly newspaper

published in Baltimore County, Maryland once a week for one

successive week(s) before the 1st day of July 1988.

that is to say, the same was inserted in the issues of 6/30/ 1988.

The Avenue Inc.

per publisher

\$100.62

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

87-490-SPH

District: 14th Date of Posting: 6/28/88
Posted for: Special Hearing
Petitioner: Rosedale Congregation Jehovah's Witnesses
Location of property: S/S Hazelwood Ave, 163.52' E of Daybreak Terrace
5307 Hazelwood Ave
Location of Sign: Facing Hazelwood Ave, opposite 4' E of 2nd Ave
Remarks: [Signature]
Posted by: [Signature] Date of return: 7/8/88
Number of Signs: 1

Page 2 of 2

North 78 degrees 19 minutes 27 seconds West 230.96 feet to the beginning of said South 73 degrees East 59 perch line, thence running reversely along the first or South 104 degrees East 1 and three-tenth perch line of said Deed from Zang to Sinz

North 15 degrees 20 minutes 45 seconds West 21.45 feet to a pipe found, said point being on the outline of the Plat of Section 1, Hazelwood Acres, which Plat is recorded among the Land Records of Baltimore County in Plat Book G.L.B. 22, folio 147 and said point also being on the west side of a twenty (20) foot wide road, thence continuing reversely along the outlines of the Deed from Zang to Sinz and with the outlines of said Plat

South 78 degrees 19 minutes 27 seconds East 11.09 feet to the center of said twenty (20) foot wide road, thence continuing along the outlines of said Plat and reversely with the South 94 degrees East 26.2 perch line of the said Deed from Zang to Sinz

North 13 degrees 59 minutes 27 seconds West 432.57 feet to the place of beginning. Containing 2.9111 acres of land, more or less.

Subject to and together with the right of others entitled thereto of the twenty (20) foot wide road the center of which being the last line of the above-described parcel of land.

Subject to a right of way for utilities as described in a Deed and Agreement from William Zang, et al, to Albert Kishner, dated October 4, 1960 and recorded among the Land Records of Baltimore County in Liber 3800, page 346.

Subject to Easements in accordance with a Deed from William Zang, et al, to State of Maryland for use of the State Roads Commission dated April 13, 1960 and recorded among the Land Records of Baltimore County in Liber 3688, page 340 and shown on State Roads Commission Nos. 14659 and 14663.

Being and intended to be all that land which by Deed dated August 4, 1977 and recorded among the Land Records of Baltimore County in Liber 5799, page 927 was conveyed by Harry E. Zang, et al, to Henry Phillip Sinz and Katherine Irone Sinz, his wife.

BY: [Signature]
William T. Sadler, P.L.S. 7730

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
S/S Hazelwood Ave., 163.52' E : OF BALTIMORE COUNTY
of Daybreak Terrace (5307 :
Hazelwood Ave.), 14th District :
ROSDALE CONGREGATION : Case No. 87-490-SPH
JEHOVAH'S WITNESSES, Petitioner :
: : : : :
ENTRY OF APPEARANCE

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

RECEIVED
JUN 24 1988
ZONING OFFICE

Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 24th day of June, 1988, a copy of the foregoing Entry of Appearance was mailed to Joseph K. Pokorny, Esquire, 408 Jefferson Bldg., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

JUN 14 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 87-490-SPH
S/S Hazelwood Avenue, 163.52' E of Daybreak Terrace
(5307 Hazelwood Avenue)
14th Election District - 6th Councilmanic
Petitioner(s): Rosedale Congregation Jehovah's Witnesses
HEARING SCHEDULED: MONDAY, JULY 18, 1988 at 9:00 a.m.

SPECIAL HEARING: A building for religious worship, constructed to comply to the extent possible with RFA use requirements, pursuant to Section 1 B01-1-B-C-6, BC2R.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES

Zoning Commissioner of
Baltimore County

cc: Mr. Terry Restivo
Mr. Theodore A. Munroe
Joseph K. Pokorny, Esq.
Honorable William J. Burgess
Mrs. Edgar Erdman
Mr. Gordon Wilson
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

November 9, 1987

Joseph K. Pokorny, Esquire
408 Jefferson Building
105 West Chesapeake Avenue
Townson, Maryland 21204

Honorable William J. Burgess
8th District Delegate
6215 Edwill Avenue
Rosedale, Maryland 21237

Re: Petition for Special Hearing
S/S Hazelwood Ave., 163.52' E of Daybreak
Terr. (5307 Hazelwood Ave.)
14th Election District - 6th Councilmanic District
Rosedale Congregation Jehovah's Witnesses - Petitioner
Case No. 87-490-SPH

Gentlemen:

Receipt is acknowledged of Mr. Pokorny's letter, dated October 21, 1987, requesting a hearing in November regarding the above-entitled case, and Delegate Burgess's letter, dated October 29, 1987, in opposition thereto.

This letter is to inform both of you, as well as those individuals copied below, that I will continue this matter for a scheduled hearing until June 10, 1988, when the case will be pulled by my Hearings Clerk and scheduled for a hearing sometime in July of 1988. There will be no more continuances granted in this matter.

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:med

c.c.s. See Page 2

PETITION FOR SPECIAL HEARING
14th Election District - 6th Councilmanic District
Case No. 87-490-SPH

LOCATION: South Side Hazelwood Avenue, 163.52 feet East of Daybreak Terrace (5307 Hazelwood Avenue)
DATE AND TIME: Wednesday, June 10, 1987, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing to approve a building for religious worship, constructed to comply to the extent possible with RTA use requirements

Being the property of Rosedale Congregation Jehovah's Witnesses, 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

Mr. Terry Restivo
5387 King Arthur Circle
Baltimore, Maryland 21237

May 1, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
S/S Hazelwood Ave., 163.52' E of Daybreak Terr. (5307 Hazelwood Ave.)
14th Election District - 6th Councilmanic District
Rosedale Congregation Jehovah's Witnesses - Petitioner
Case No. 87-490-SPH

TIME: 11:15 a.m.

DATE: Wednesday, June 10, 1987

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

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

DATE: 4/13/87 ACCOUNT: 01-615

AMOUNT: \$ 100.00

RECEIVED BY: TERRY RESTIVO

FOR: Filing Fee for Special Hearing Item 416

8 8317*****1000016 8139F

ROSEDALE CONGREGATION JEHOVAH'S WITNESSES

VALIDATION OR SIGNATURE OF CARRIER

b. Restricted use in the accordance area sub) 1982.]

1. The a

2. The m or gr the p curre in he: passag when c detach

3. (a) f c c i i n a s o n

(b) A e e s s t p l e

(c) T b e o r o f

(d) Th

by use of a dwelling or dwellings of the same type between the new use and the residential lot line or off-site dwelling or lot, if any portion of the tract proposed to be developed includes a proposed use which is dissimilar to the existing dwellings in the residential transition area. In such cases, the buffer area shall be provided between the new use and the dissimilar use. [Bill No. 109, 1982.]

4. A minimum separation is required between detached principal buildings in a residential transition area. The minimum separation shall be a distance equal to one and one-half times the height of the higher building. [Bill No. 124, 1981.]

PROTESTANT'S
EXHIBIT 2

-54-

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 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 May 21, 1987.

THE JEFFERSONIAN,

Susan Sander Oshelt
Publisher

3217

LOCATION: South Side Hazelwood Avenue, 163.52 feet East of Daybreak Terrace (5307 Hazelwood Ave.)
DATE AND TIME: Wednesday, June 10, 1987, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing to approve a building for religious worship, constructed to comply to the extent possible with RTA use requirements
Being the property of Rosedale Congregation Jehovah's Witnesses, 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
Baltimore County
5387 May 21

PROTESTANT'S EXHIBIT 3

Storage area, mechanical equipment room
Bowing alley, show 5 persons for each
alley, including 15 feet of runway, and for
additional areas

7 net

806.7.3 Change in use or occupancy: When a building is altered or changed in occupancy or use so as to require enlarged exit facilities, the building official may authorize the alteration or change in occupancy or use without an enlargement of exit facilities, provided the occupant load is limited to that accommodated by the existing exit facilities as determined by the provisions of this code, and the building or space is posted as required in Section 122.0.

807.2.3 Assembly buildings: All built front on at least one street on which it be located.

CERTIFICATE OF POSTING REVENUE DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1474 Date of Posting: 5/11/87
Posted for: Special Hearing
Petitioner: Rosedale Congregation Jehovah's Witnesses
Location of property: S/S Hazelwood Ave. 163.52' E of Daybreak Terr. 5307 Hazelwood Ave.
Location of Sign: Posting Hazelwood Ave. Corner S. W. Hwy. on property of R. Wilson
Remarks: [Signature]
Posted by: [Signature] Date of return: 7/21/87
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 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 May 21, 1987.

THE JEFFERSONIAN,

Susan Sander Oshelt
Publisher

3217

LOCATION: South Side Hazelwood Avenue, 163.52 feet East of Daybreak Terrace (5307 Hazelwood Ave.)
DATE AND TIME: Wednesday, June 10, 1987, at 11:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing to approve a building for religious worship, constructed to comply to the extent possible with RTA use requirements
Being the property of Rosedale Congregation Jehovah's Witnesses, 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
Baltimore County
5387 May 21

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 2, 1987

Mr. Terry Restivo
5387 King Arthur Circle
Baltimore, Maryland 21237

RE: PETITION FOR SPECIAL HEARING
S/S Hazelwood Ave., 163.52' E of Daybreak Terr. (5307 Hazelwood Ave.)
14th Election District - 6th Councilmanic District
Rosedale Congregation Jehovah's Witnesses - Petitioner
Case No. 87-490-SPH

Dear Mr. Restivo:

This is to advise you that \$108.42 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 itself.

Please make the check payable to Baltimore County, Maryland, and remit to Towson, Maryland. No. 35893

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

DATE: 5/10/87 ACCOUNT: 01-615

AMOUNT: \$ 108.42

RECEIVED FROM: Mr. Terry Restivo, 5387 King Arthur Circle, Baltimore, Md. 21237

FOR: ADVERTISING & POSTING COSTS TO CASE 87-490-SPH

8 8317*****1000016 8139F

ROSEDALE CONGREGATION JEHOVAH'S WITNESSES

VALIDATION OR SIGNATURE OF CARRIER

THE JEFFERSONIAN
A WEEKLY NEWSPAPER
PUBLISHED IN TOWSON, BALTIMORE COUNTY, MARYLAND
OWNED AND PUBLISHED BY
SUSAN SANDER OSHALT
PUBLISHER
442 EASTERN BLVD.
TOWSON, MD. 21204
TELEPHONE 494-3353
FACSIMILE 494-3353
CIRCULATION 10,000
ESTABLISHED 1954

CERTIFICATE OF PUBLICATION Office of THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221

THIS IS TO CERTIFY, that the annexed advertisement of
ROSEDALE CONGREGATION JEHOVAH'S WITNESSES 14th
ELECTION DISTRICT. In the matter of S/S HAZELWOOD AVE.
163.52' E OF DAYBREAK TERR. (5307 HAZELWOOD AVE.)
122.30 Times of 501.25

was inserted in The Avenue News a weekly newspaper
published in Baltimore County, Maryland once a week for
successive weeks) before the 22 day of May 19 87
that is to say, the same was inserted in the issues of May 21, 19 87

The Avenue Inc.
per publisher

By Susan Sander Oshelt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 416, Zoning Advisory Committee Meeting of 4-28-87
Property Owner: Rosedale Congregation Jehovah's Witnesses
Location: 815 Edwille Ave District 14
Water Supply Public Sewage Disposal Public

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 (✓ Church Kitchen) Section, Environmental Support Services, for final review and approval.
- (✓) Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation 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, bathhouse, 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

47-490

Zoning Item # 416 Zoning Advisory Committee Meeting of 4-28-87
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 then 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 Hydro-geological Study and an Environmental Effects Report must be submitted.
- (✓) Others Limits of development shall be outside the 50' stream buffer.
No clearing or grubbing in the 50' buffer

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

WWQ 2 4/86

EARLY HEARING REQUEST LETTER

Arnold Jablon
Zoning Commissioner
111 W. Chesapeake Ave.
Baltimore, Md. 21204

Dear Mr. Jablon:

We would like to ask if we could have a early zoning hearing because of the situation we are in. We have a contract of sale on our present building and have had to already extend the settlement date because of delays that were not our fault. There is also the time that will be needed in order to obtain our building permit after the zoning hearing. We appreciate anything that you could do for us in regards to this matter and thank you for your consideration of this letter.

Terry Pestivo

RECEIVED
APR 3 1987
ZONING OFFICE

RECEIVED
SEP 8 1987

ZONING OFFICE

HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401-1991

September 3, 1987

WILLIAM J. BURGESS
8TH DISTRICT
BALTIMORE COUNTY
COMMITTEE
WAYS AND MEANS
BUDGET AND AUDIT
CHAIRMAN
BALTIMORE COUNTY
FINANCE COMMITTEE
CHAIRMAN
LEGISLATIVE COMPUTER
OVERSIGHT COMMITTEE

Mr. Robert Haines, Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

I am writing in reference to Case Number 87-490-SPH, a petition for a special hearing by the Rosedale Congregation Jehovah's Witnesses.

The Public Hearing on the aforementioned petition was held on June 10, 1987. The Deputy Zoning Commissioner, Ms. Jung, granted a continuation of the hearing to be reconvened on October 8, 1987 at 1:30 PM. The petitioner was instructed to provide a revised plan to both your department and to me, by September 24, 1987.

I am aware that complications in the storm water management plan will not allow for the completion of the drawings by the appointed date. Since the subject hearing is designed to determine whether or not the petitioners are able to meet the necessary Baltimore County requirements, it is absolutely necessary that these drawings be complete at the time of the hearing of this case.

In behalf of the protestants in this matter, I respectfully request that the October 8, 1987 hearing be postponed to an appropriate future date, when all relevant drawings are determined to be complete.

Sincerely,

[Signature]
William J. Burgess
WJB/se

cc: Honorable Joseph Pokorny
408 Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

Mr. Gordon Wilson, President
Hazelwood-Park East Impr. Assoc.
5931 Daybreak Terrace
Baltimore, Maryland 21206

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

September 20, 1988

Joseph K. Pokorny, Esquire
408 Jefferson Building
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
S/S Hazelwood Avenue, 163.52' E of Daybreak Terrace
(5307 Hazelwood Avenue)
14th Election District - 6th Councilmanic District
Rosedale Congregation Jehovah's Witnesses - Petitioners
Case No. 87-490-SPH

Dear Mr. Pokorny:

It has been brought to our attention that the signature date of the Order in the above-captioned matter was incorrectly shown.

The correct date the Order was signed, and the effective date to calculate the time frame of the appeal process, is September 12, 1988. Please notify your clients of the corrected date and correct your copy of the Order accordingly.

If you have any questions on the subject, please do not hesitate to contact this office. Thank you for your attention in this matter.

Very truly yours,

[Signature]
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:hjs

cc: The Honorable Delegate Bill Burgess
8215 Edwille Avenue, Baltimore, Md. 21237

People's Counsel

Brie

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Tony Correlli	1621 Rosemont Ave. Balt. 21237
ALBERT WESOLEY	122 LYNDALE AVE 21236
Vickie Green	6075 MARQUETTE RD. BALTO. MD 21206
VERA KELLY	9409 FRANKLIN ST. DR. BALTO. MD. 21237
Cheryl Bousier	5328 LITANY LANE BALTO. MD. 21237
Mrs. Mrs. William Miller	4907 ANNTANK AVE BALTO. MD. 21206
Nancy Lumbers	3817 Playberry Ave. Balt. Md. 21206
Tegan Cougher	4522 Trump Ave. Balt. MD 21206
Juanita Livingston (Caldwell)	5202 Seabrook Rd. Balt. Md. 21206
Bartara Kickel	122 Lymdale Ave Balt. MD 21236
Angela Boden	4417 Glenarm Ave Balt. MD 21206
Diane D. Boden	"
Mary Gates	3008 Evergreen Ave Balt. MD 21206
Christine McCarthy	1039 BELAIR RD BALTO. MD 21206
ERMA OWENS	2849 BRENDAN AVE. BALTO. MD 21206
REGINA HOLDEFER	4215 McRAVIA RD. BALTO. MD. 21206
Ross Bonica	7720 Springwood Ave. Balt. Md. 21206
Mildred Kickpatrick	5409 Winthrop Ave. Balt. Md. 21206
Catherine Taylor	4066 Eisman Ave. Balt. Md. 21206
Margie A. Plover	401 Southdown Ave. Balt. Md. 21206
Robert J. Glover	401 Southdown Ave. Balt. Md. 21206
Bennie A. Cox	3633 Erdman Ave. Balt. MD. 21206
CHRISTINA J. COX	3423 Erdman Ave. Balt. MD 21206
Adred Jefferson	11 Manga Trail - Chevy Chase 21222
Monica L. Jimenez Rivers	5119 Laclede Rd. Balt. Md. 21206

Over →

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
DEL BILL BURGESS	845 EDWILLE AVE 21237
EDWARD L. TRIVATA	5909 DAYBREAK TERRACE 21206
GORDON E. WILSON	5931 DAYBREAK TERR 21206
Doris Benke	5709 DAYBREAK TERR 21206
Patricia Giallone	5801 Daybreak Terrace 21206
PATRICIA V. TOLFE'S	5820 DAYBREAK TERR 21206
CHRISTINA J. CAMILLI	5215 HAZELWOOD AVE 21206
ROBERT P. CATONZARO	5221 HAZELWOOD AVE 21206
Edgar A. Erdman Jr.	5305 Hazelwood Ave. 21206
Edgar A. Erdman Jr.	6215 Golden Ring Rd 21237
WILLIAM S. CARTER	4519 POWELL AVE 21206
MYRIAM CARTER	4519 POWELL AVE 21206
LUTHER H. BASS	1502 LINDALE RD 21237
EVA M. SEARLES	5916 EURLITH AVE 21206
NELSON SEARLES	5916 EURLITH AVE 21206
JAMES KENNEDY	5707 DAYBREAK TERR 21206
BERTIE KENNEDY	5707 DAYBREAK TERR 21206
Thotance Fisher	5709 DAYBREAK TERR 21206
JANE CHARYAT	5716 DAYBREAK TERR 21206
VERNON HUGHES	5718 DAYBREAK TERR 21206
JOHN SIATONSKI	5711 DAYBREAK TERR 21206
DONALD McCLEARY	5313 HAZELWOOD AVE 21206
LILLIAN GLASER	5711 Daybreak Terr 21206
MICHAEL J. THOMPSON	5715 DAYBREAK TERR 21206
Joe William L. Anderson	14 Morning Star Ln 21206



Side parking lot -



PETITIONER(S) EXHIBIT (1)



Beltway
view

PETITIONER(S) EXHIBIT (1)



Taken
July 19, 1988
Hazelwood Ave. View



Old barn site.



PETITIONER(S) EXHIBIT (2)



Picture of Jordanville
Kingdom Hall.

PROTESTANT'S
EXHIBIT 1

LANDSCAPE CERTIFICATION LETTER

5307 Hazelwood Avenue
Baltimore, Maryland 21206
14th Election District

"I certify that the planting plan shown herein is consistent with applicable policy, guidelines and ordinances, and that all plant material to be furnished will be nursery-grown in accordance with the specifications stated in the Baltimore County Landscape Manual, 1984, and meets all applicable policy, guidelines and ordinances."

"I certify that the schematic planting plan shown herein is consistent with the goal and intent of the Baltimore County Landscape Manual, 1984, and meets all applicable policy, guidelines and ordinances."

Signature
APPLICANT
DATE
3817 MAYBERRY AVE.
BALD. MD. 21206
NICK LAMBRIS
TERRELL RESTINO

LANDSCAPE DATA

1 TREE PER 40' L.F. ROAD FRONTAGE - 5' x 10' + 40' =	12.5
1 TREE PER 12 PARKING SPACES - 12' x 12' =	4.3
1 TREE PER 20' L.F. INTERIOR ROAD - 5' x 10' + 20' =	19.5
TOTAL TREES	36
50% CAGET FOR EXISTING TREES	18
TOTAL REQUIRED TREES	18
TREES - MAINT. DECIDUOUS	9
TREES - MAINT. DECIDUOUS	9
PARKING GREEN - EVERGREENS	25

PLANT DESCRIPTION

9- MAPLE (ACER SACCHARUM)
2" + CALIBER

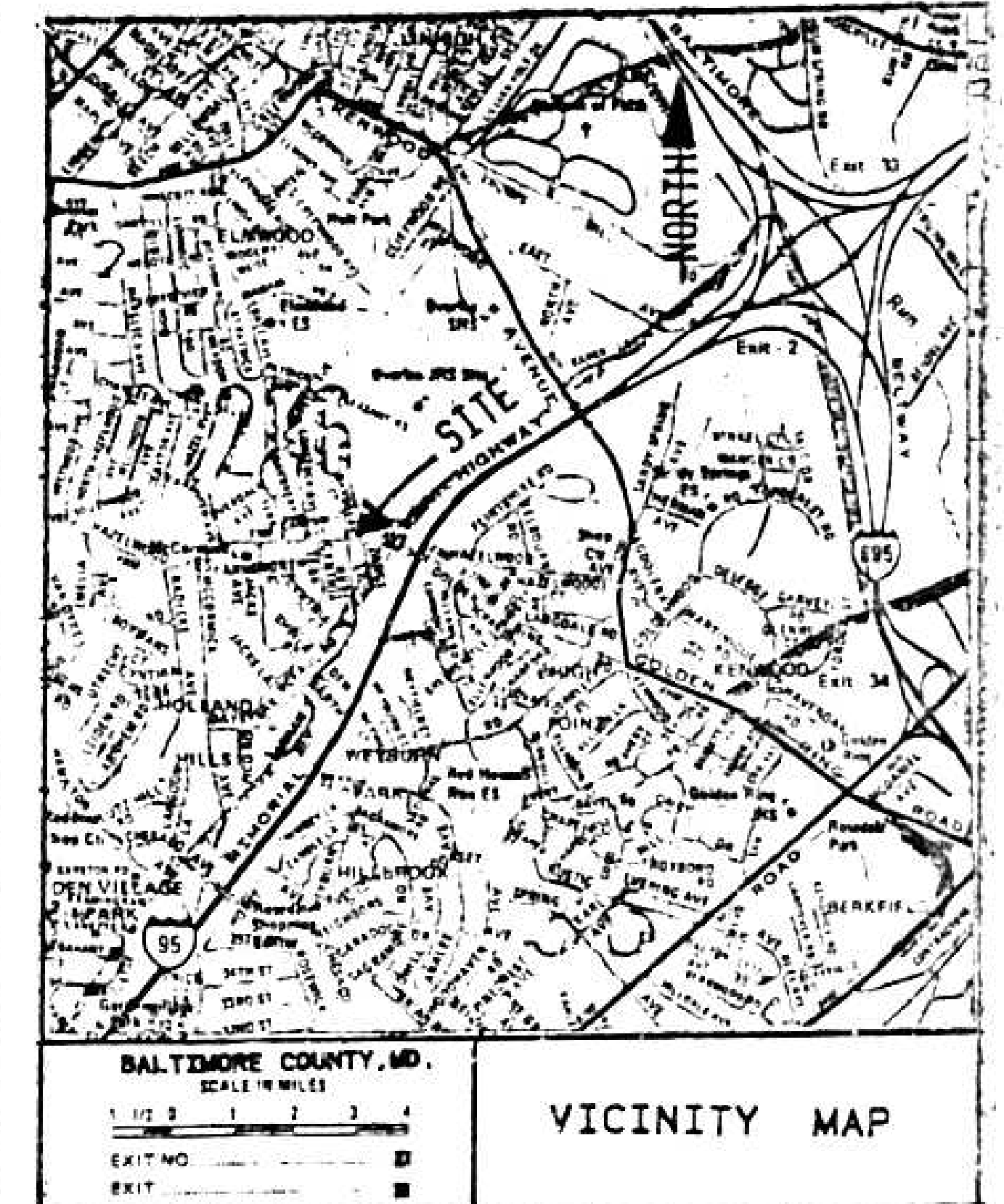
9- FLOWERING CHERRY
(PRUNUS SPRISS)

1 1/2" + CALIBER
25- WHITE PINE
(PINUS STROBOS)

18- JUNIPER (SPITZERIANA)
L 3" DIA

EXISTING TREES

WE REQUEST A WAIVER OF LANDSCAPE PLAN (ARCHITECT SEAL). PROJECT BEING CHURCH RELATED BUILDING. ALL PLANTING HAS BEEN IN ACCORD WITH LANDSCAPE CODE FOR BALD. CO.



GENERAL DATA

1. AREA OF SITE: 2.24 A
2. AREA OF SUBMISSION: 2.4 A
3. OWNER/DEVELOPER: ASPEN WOOD DEV. CORP.
3817 MAYBERRY AVE.
BALD. MD. 21206 (426-6235)
4. PARCEL OR PLAT REF.: 5799/927
5. ZONING CLASSIFICATION: D.R. 3.5
6. TAX MAP: 89 ZONING MAP 4-B
7. SITE USE: PROPOSED CHURCH & CHURCH RELATED
8. PUBLIC WATER & SEWER

9. DENSITY CALCULATIONS	SQ. FT.	ACRES	PERCENT %
A. AREA OF SITE	126324	2.91	3.9
B. BUILDING COVERAGE	4664	0.11	1.2
C. PAVING	22750	0.52	1.7
D. OPEN SPACE	98258	2.27	
10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES			
11. DEVELOPER SHALL REPAIR ANY DAMAGE TO COUNTY S/W OR PAVING CAUSED BY WORK ON THIS JOB. COST OF REPAIR SHALL BE AT DEVELOPER'S EXPENSE.			
12. NOTIFY CO. DEPARTMENT OF PERMITS & INSPECTIONS PRIOR TO BEGINNING WORK.			
13. PARKING ANALYSIS:			
A. PARKING SPACES REQUIRED: 1 PARK SP. PER 6 SEATS			
200 SEATS = 33 PARK SP.			
B. PARKING SPACES SHOWN: 49 P.S. (45 SPACES FOR HANDICAPPED)			
14. SOIL TYPE: C-1 D CHILLUM URBAN COMPLEX			
GROUP: MCM			
SOIL MAP: 40			

OWNERS/DEVELOPERS CERTIFICATION

"We hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in this construction project will have a certificate of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning project. Also that the site will be inspected at the end of each working day, and that any needed maintenance will be completed so as to insure that all sediment control practices are left in operational condition."

Owner/Developer (Name & Title)

DATE

PREPARED BY:

AASTECH INC.
CONSULTING ENGINEERS
2511 ST. PAUL STREET
BALTIMORE MD. 21218
301-366-3737



SITE DEVELOPMENT PLAN

5307 HAZELWOOD AVENUE

14th. ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

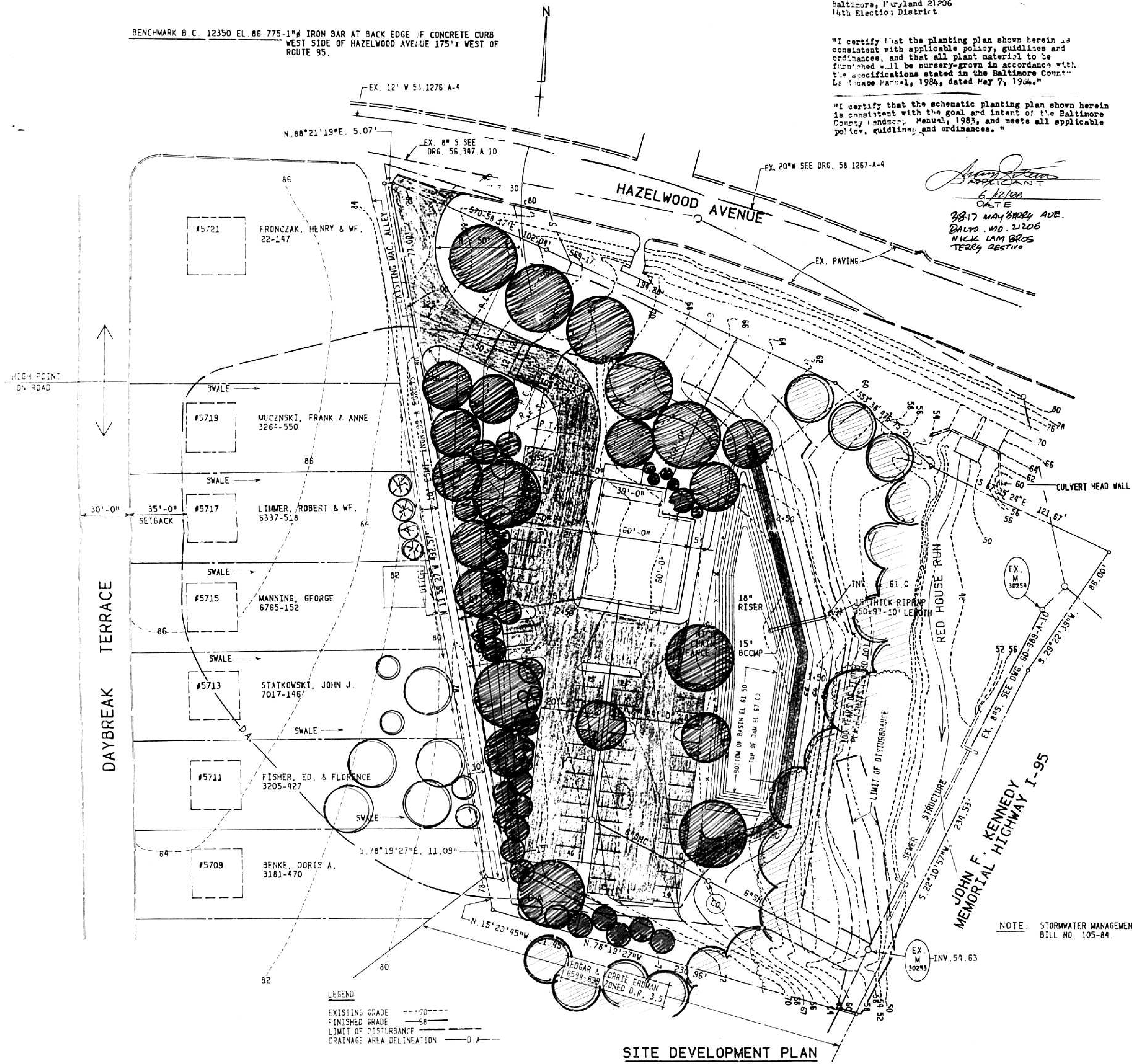
SCALE: 1"=30'

JULY 1987

REVISED MAY 1988

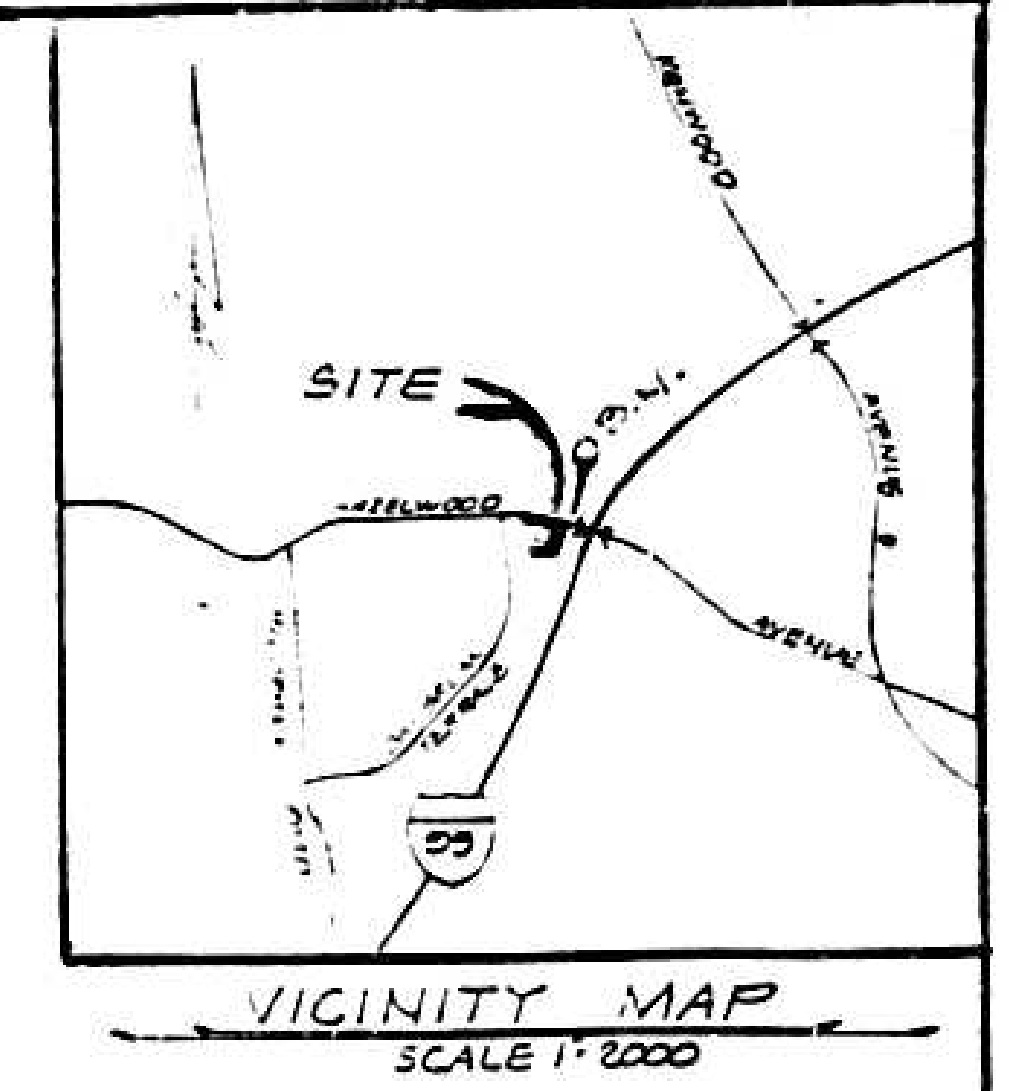
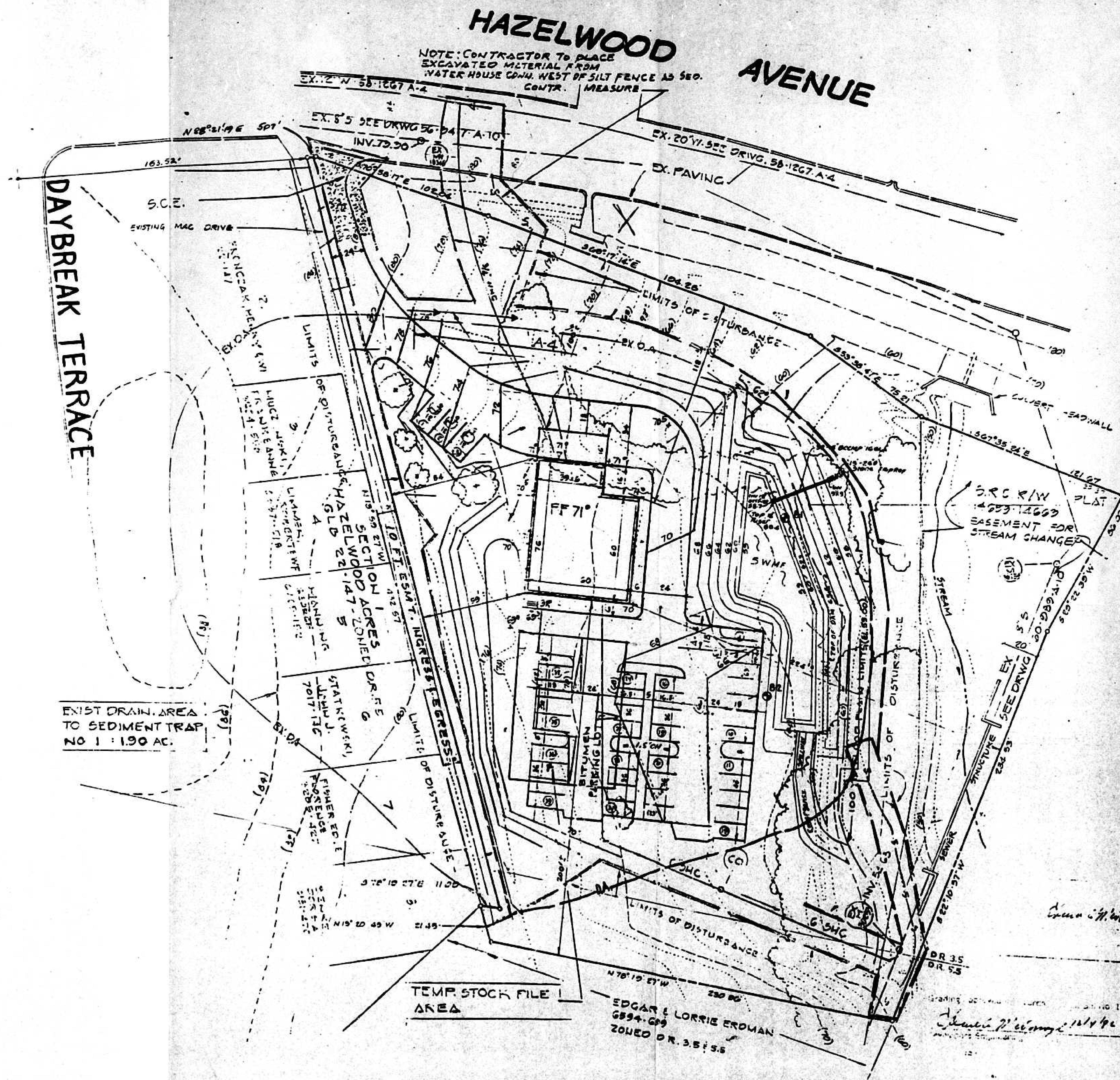
PETITIONER'S
EXHIBIT 6

SHEET 1 OF 2



SITE DEVELOPMENT PLAN

NOTE: STORMWATER MANAGEMENT APPROVED UNDER BILL NO. 105-84.



APPROVED FOR SEDIMENT CONTROL

Storm Water Management is Required

GENERAL NOTES:

1. AREA OF SITE : 2.9 AC.
2. AREA OF SUBMISSION : 2.9 AC.
3. PARCEL OR PLAT REF. : 5733/227
4. OWNER/DEVELOPER : ASPEN WOOD DEV CORP
3817 WYBERRY AVE
BALTO MD 21206
5. ZONING CLASSIFICATION : DR 3.5 OR 5.5
6. TAX MAP : 29 ZONING MAP 4-B
7. SITE USE PROPOSED : CHURCH & CHURCH RELATED.
8. PUBLIC WATER AND SEWER
9. DENSITY CALCULATIONS

	60 FT	AC	PERCENT %
A. AREA OF SITE	126.324	2.9	-
B. BUILDING COVERAGE	4864	.11	3.5%
C. PAVING	22750	.52	18.1%
D. OPEN SPACE	22250	2.27	73.4%
10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES
11. DEVELOPER SHALL REPAIR ANY DAMAGE TO COUNTY R/W OR PAVING CAUSED BY WORK ON THIS PROJECT. COST OF REPAIR SHALL BE AT DEVELOPER'S EXPENSE
12. NOTIFY CO. DEPARTMENT OF PERMITS & INSPECTIONS PRIOR TO BEGINNING WORK.
13. PARKING ANALYSIS
A. PARKING SPACES REQUIRED : 1 PARK. SP. PER 6 SEATS
200 SEATS - 33.33 SP.
B. PARKING LOT : BITUMEN
C. PARKING SPACES SHOWN : 39 SP.
14. SOIL TYPE : C.I.D. CHILLUM URBAN COMPLEX
GROUP C
SOIL MAP - 40
15. SIGN: ERECTED IN ACCORDANCE WITH JRC. 413.1-B, BCZR OWNERS/DEVELOPERS CERTIFICATION

"I/We hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in this construction project will have a Certificate of Attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project. Also that the site will be inspected at the end of each working day, and that any needed maintenance will be completed so as to insure that all sediment control practices are left in operational condition."

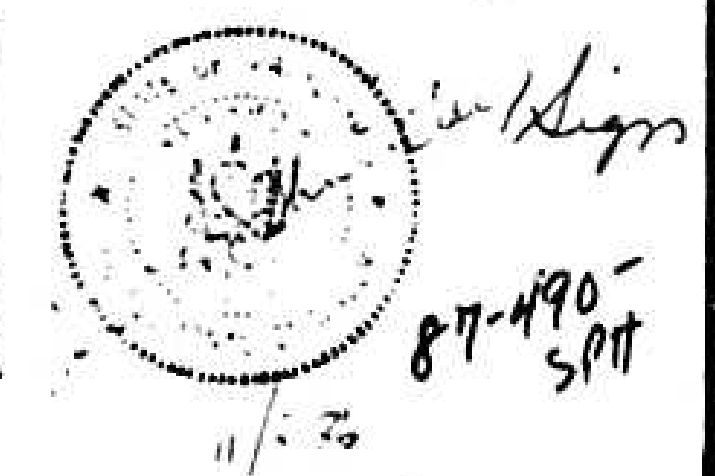
Owner/Developer (Name & Title)

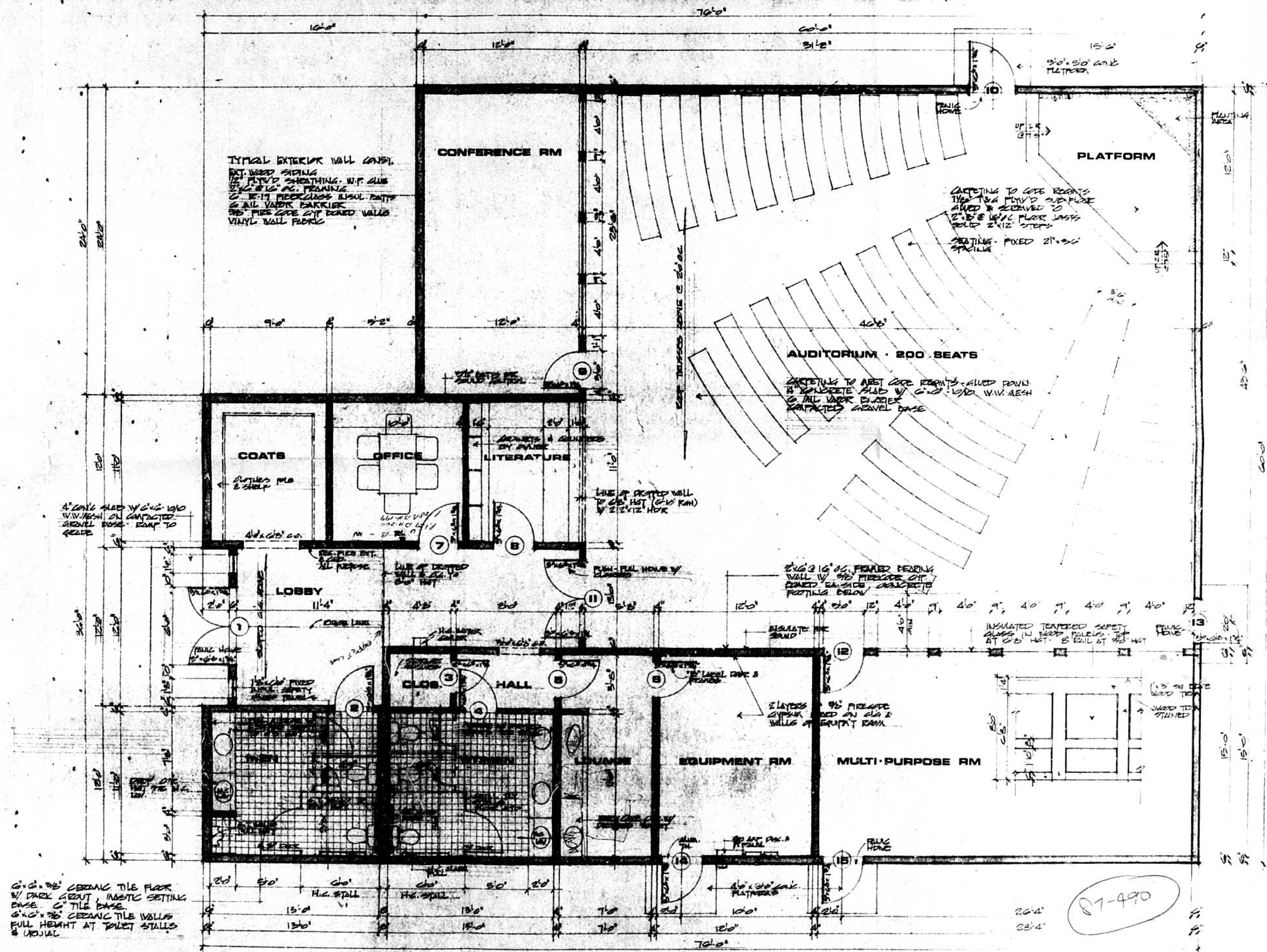
PREPARED BY:
JOHN C. MELLEMA SR. INC.
LAND SURVEYORS
6100 BALTO. NATL. PIKE BALTIMORE MD 21228
301-744-8880

BENCH MARK B.C. 12950 EL. 86.775
1" IRON BAR AT BACK EDGE OF
CONC CURB W. SIDE OF HAZELWOOD AVE.
175' W. OF RT. 95

5307 HAZELWOOD AVENUE

14TH ELECTION DISTRICT
SCALE 1" = 30'
BALTIMORE COUNTY, MARYLAND
FEBRUARY 1986
NOV. 7 1986





FLOOR PLAN
 SCALE: 1/4" = 1'-0"
PETITIONER'S EXHIBIT 3