

LEGEND

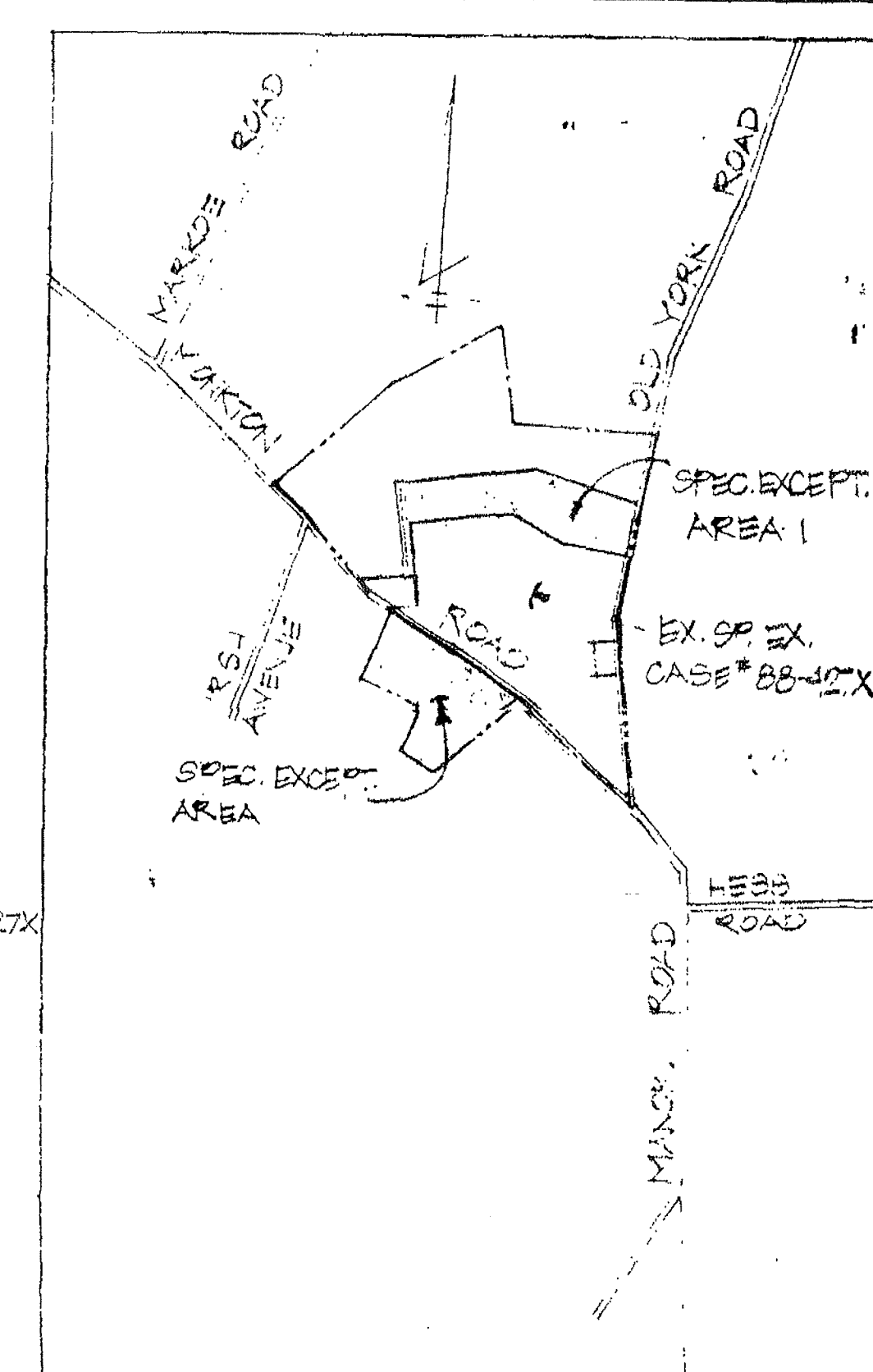
- EXISTING CONTOURS (20' INTERVALS)
- SOILS CLASSIFICATION
- EXISTING SPECIAL EXCEPTION AREA
- PROPOSED SPECIAL EXCEPTION AREAS
- PROPOSED ADDITIONS
- SLOPES 15% OR GREATER

This Development Plan is approved by the Director of PDM based on his interpretation of the Zoning Regulations, that it complies with current policy, density, and bulk controls as they are described in the Regulations. Any part or parcel of this plan that has been utilized for density to support all things shown therein shall not be further divided, subdivided or otherwise in additional divisions or any purpose other than that indicated presently on this plan. Violation will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER ZONING EXCEPT AS AUTHORIZED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

ANY PROPOSED SPECIAL EXCEPTION SHALL BE SUBJECT TO PROVISIONS OF THE ZONING REGULATIONS AND RECORDS OF BALTIMORE COUNTY AND WHICH SPECIFIC DISTURBANCE AND USE OF THESE AREAS.

NOTE: PRIOR TO TRADING OR ABANDONMENT OF THE EXISTING SEPTIC SYSTEM, THE GROUND WATER MANAGEMENT SECTION OF DEEM SHALL BE CONTACTED TO PROVIDE INFORMATION PROVIDED FOR SEPTIC SYSTEM DESIGN.



PLAN TO ACCOMPANY HEARING OFFICER'S ORDER

DATE: 9/3/98 PROJECT MANAGER: D.M.P.

BALTIMORE COUNTY A.D.C. MAPS, GRIDS & ZONING MAPS & RECORDS
P.D.M. # X-385

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTIONS, SPECIAL HEARING AND DEVELOPMENT PLAN FOR ST JAMES ACADEMY

10TH ELECTION DISTRICT BALTIMORE COUNTY, MD

SCALE: 1" = 100' DATE: SEPTEMBER 23, 1997

(ADDITION TO SPECIAL EXCEPTION AREA - SEE CASE NO 88-427X)

REVISED 1-14-1998

GENERAL NOTES

EXISTING FOREST	80-2	W/PROVIDE EXCEPTION FOR CHURCH AND SCHOOL USE (SEE PARAGRAPH 10-47)
EXISTING USE	.....	CHURCH, PRIVATE SCHOOL, AND ACCESSORY CENTER
PROPOSED USE	.....	CHURCH, PRIVATE SCHOOL, AND ACCESSORY CENTER
TOTAL AREA OF PROPERTY	.....	31.4 ACRES +/-
AREA OF EXISTING SPECIAL EXCEPTION	.....	33.0 ACRES +/-
AREA 1 OF ADDITIONAL SPECIAL EXCEPTION	.....	13.3 ACRES +/-
AREA 2 OF ADDITIONAL SPECIAL EXCEPTION	.....	13.4 ACRES +/-
TOTAL AREA OF ADDITIONAL SPECIAL EXCEPTION	.....	26.7 ACRES +/-
TOTAL AREA OF SPECIAL EXCEPTIONS	.....	69.7 ACRES +/-
THE PROPOSED DEVELOPMENT IS FOR CHURCH USE.	.....
SELECTION DISTRICT IS "COMMERCIAL DISTRICT 1" (SEE MAP 30)	.....
SEE MAP 30	.....

PARKING CALCULATIONS

CHURCH - 140 SEATS @ 1 SPACE / 4 SEATS	.....	35 SPACES
SCHOOL - 150 STUDENTS @ 1 SPACE EACH	.....	15 SPACES
TOTAL PARKING REQUIRED	.....	50 SPACES
PARKING PROVIDED	.....	50 SPACES
PROPOSED ADDITIONAL SPACES	.....	0 SPACES
TOTAL NUMBER OF SPACES PROVIDED	.....	50 SPACES

OWNER TO REQUESTING THE COMMISSIONER IN THE SPECIAL HEARING ORDER TO APPROVED THE PROPOSED PARKING PLAN FOR SECTION 10-2 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

* (X-PRO-105 N.R.H.T.) #27 LANDMARKS LIST

PLAN TO ACCOMPANY SPIRIT & INTENT LETTER (SEE SHEET 2 OF 2 FOR RED-LINED INFORMATION)

REVISED JUNE, 2000 BY: DAFF MCGUINE WALKER, INC. (SEE SHEET 2 OF 2 FOR REVISIONS)

SHEET 1 OF 2

REVISED JULY, 1998

REVISED JUNE 30, 1998

NOTE: A VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY STREAMS, WETLAND AND FLOOD PLANS, THE FOREST BUFFER, BASEMENT AND BUILDING SETBACK SHOWN HEREON ARE RESPECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE ANY QUALITY IMPACTS.

FOREST BUFFER METER BOUNDS

1	N 30° 10' 00" E 36.71'
2	N 89° 14' 11" E 10.42'
3	S 89° 40' 25" E 17.41'
4	S 1° 18' 36" E 30.29'
5	S 89° 41' 04" E 17.11'
6	S 89° 37' 50" E 36.31'
7	S 77° 28' 10" E 12.20'
8	S 10° 47' 05" W 106.88'
9	S 3° 13' 00" E 37.82'

Notes: NO NEW ASPHALT TO BE LAYED ON EXISTING ASPHALT

OWNER/DEVELOPER:
VESTRY OF ST JAMES PARISH
3100 MONKTON ROAD
MONKTON, MARYLAND 21111
410-771-4466

PREPARED BY:
E.F. RAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR
203 COURTLAND AVENUE
TOWSON, MARYLAND 21284
PHONE: 410-825-3008 FAX: 410-825-1133

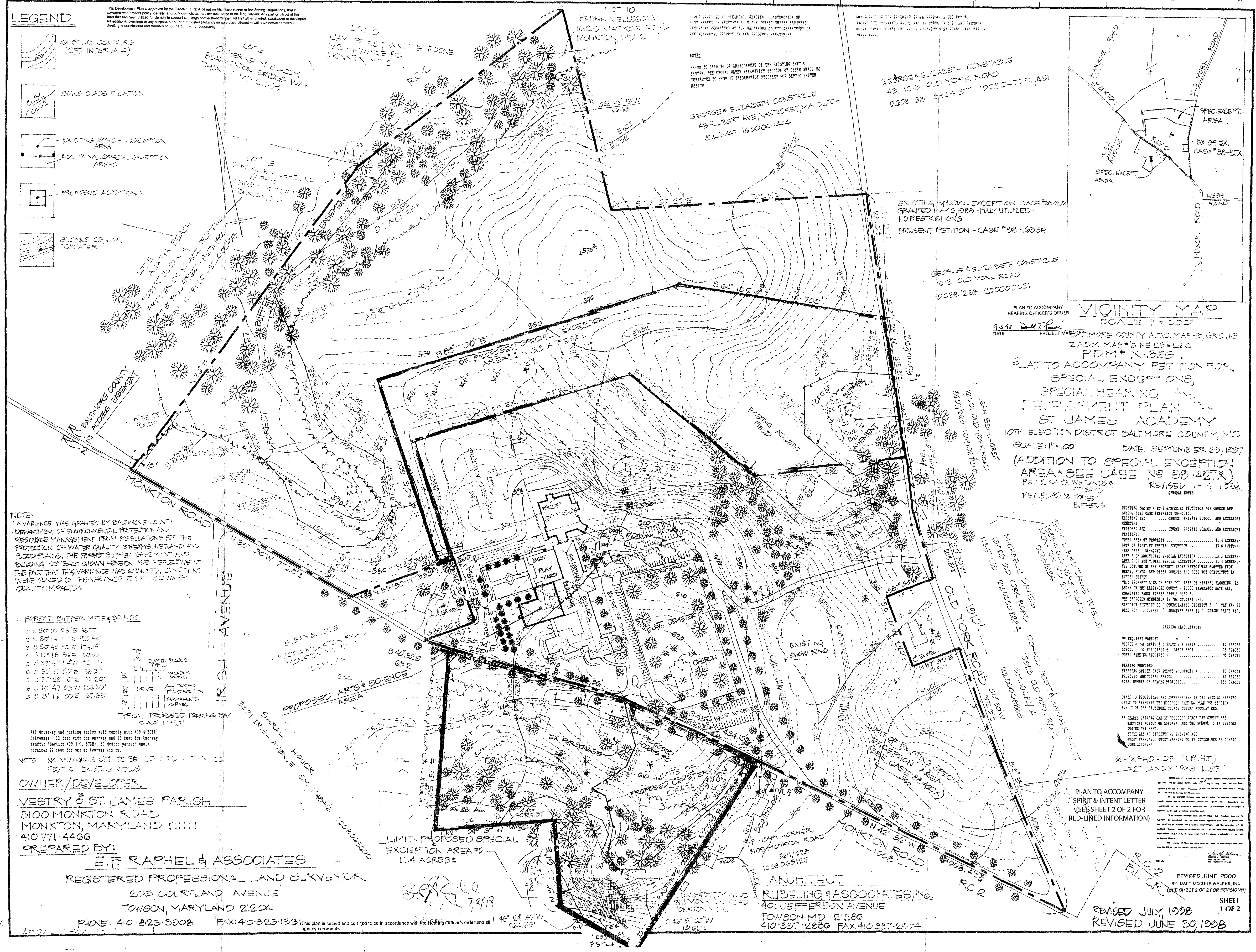
LIMIT PROPOSED SPECIAL EXCEPTION AREA #2 - 11.4 ACRES

ARCHITECT
RUBENING & ASSOCIATES, INC.
401 JEFFERSON AVENUE
TOWSON, MD 21286
410-337-2886 FAX 410-337-2074

D.P.

98001

1998-0163X
1988-0127X





111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 15, 1994

Mr. Stephen J. Nolan, Esquire
Nolan, Plumbhoff & Williams
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, MD 21204-5340

RE: Revised Zoning Verification
for approval of spirit and
intent of plan changes in Case
No. 88-427-X.

Dear Mr. Nolan:

The ongoing discussion and letter correspondence concerning a
revision of a zoning approval to the Vestry of Saint James has
resulted in the following conclusion.

A revised plan showing a 23% increase in building area (for
classrooms and parish offices) and a copy of a letter from K. Lee
Riley, Jr. of the Greater Sparke-Glenore Community Council dated March
17, 1994 to Mr. William Huseby which states his support for this
construction have been reviewed by our staff. Based on the provided
information, the 6,496 square foot addition (each floor) representing
a 23% increase overall is approved as being within the spirit and
intent of the zoning order and plan in case number 88-427-X. No
zoning hearing is required to approve this revised plan.

Please document this response on all future plans presented for
zoning review. Should you have any questions, please do not hesitate
to contact me at 887-3391.

Sincerely,

John L. Lewis
Planner II

JLL:jaw

c: Mr. Eugene Raphael
Case No. 88-427-X



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 20, 1993

Mr. Stephen J. Nolan, Esquire
Nolan, Plumbhoff & Williams
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, MD 21204-5340

RE: Zoning Verification and Exemption Status
Vestry of Saint James
Proposed 9,000 square foot addition
NW side of Monkton Road at West Side of
York Road
Zoning Case No.: 88-427-X
10th Election District

Dear Mr. Nolan:

This letter is in response to your correspondence (with
subsequent conversations and plan submittals) which is addressed in
the order listed in your letter dated November 20, 1992 as follows:

The staff has reviewed your proposal and based on the information
provided has determined that the proposed construction of the two
story, 9,000 square foot addition (for classroom and parish offices)
shown on the red lined site plan (at the original septic field) is
within the spirit and intent of the original approved order and plan
in zoning case, 88-427-X. A special zoning hearing will not be
required to amend the case, however a revised approved red lined plan
showing only the 9,000 square foot proposed addition with adequate
parking per Section 409 of the Baltimore County Zoning Regulations and
referencing this letter must be submitted for inclusion in the zoning
case file.

Please be aware that a second addition shown to the north of the
above referenced addition as shown on the red lined plan received for
review with your letter of November 20, 1992 will require a zoning
special hearing for amending the approved plan. All requirements of
the (blue) commercial checklist must be provided on the building
permit plans for final zoning approvals.

Mr. Stephen J. Nolan
Vestry of Saint James
January 20, 1993
Page 2

Concerning your request for confirmation of entitlement to a
limited exemption under Section 26-171(A).(2) and (7), the Development
Review Committee reviewed the 9,000 square foot addition on January
19, 1993 and has determined that the project is exempt under Section
26-171 (A).(7) as the construction of a minor commercial structure.

Should you require further information, please do not hesitate to
contact me at 887-3391.

Very truly yours,

John L. Lewis
Planner II

JLL:jaw

cc: Don Roscoe
Zoning Case File

SUBJECT: CONCEPT PLAN COMMENTS
FROM: PDM - ZONING REVIEW

CPC DATE: 11/10/87
9:00 a.m., Room 123

PROJECT NAME: St. James Academy

PLAN DATE: 9/29/87

LOCATION: NWC Old York Road and Monkton Road

DISTRICT: 10c6

PROPOSAL: Church & Expansion of School & Cemetery

ZONING: R.C.-2

The following information must be shown on the development plan, so that a review for compliance
with the Baltimore County Zoning Regulations can be made.

- Signs:** Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs. Clearly indicate the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with the BCZR, Section 450 and all zoning sign policies or a zoning variance is required.
- History:** Provide a zoning history by case number on the plan including the date of the last Order, what was requested, granted or denied and listing and indicating compliance with any restrictions including, but not necessarily limited to, case number 88-427-X. Clarify if any special exception was ever utilized within the required 2 year period in accordance with Section 502.3 (BCZR). Also list the item number (or case number) of the zoning hearings that are being requested. The requests should be keyed to the appropriate location on the plan.
- Changes and Final Site Specific Building and Use Plan:** When the final size, height, location, setbacks and separation of the proposed building and uses are available or if the development plan or building permit plan is revised so as not to be in accordance with the zoning public hearing plan and restrictions, the changes and details must be included on a red-lined zoning hearing plan and submitted to the zoning commissioner for review and approval. All changes must be itemized on a cover letter and submitted with the plans. The site specific plan must be submitted for approval well in advance of any expected final zoning approvals (see above) due to the fact that any changes may require another public hearing if not found to be within the spirit and intent of the original plan and order.
- Parking, Driveways, Surface:** Dimension on the plan print and note that all driveways and parking aisles will comply with Section 409.4 (BCZR). Driveways - 12 ft. wide for one-way and 20 ft. wide for two-way traffic (Section 409.4 C, BCZR). 90 degree parking angle requires 22 ft. for one or two-way aisles. Provide a dimensioned parking space/aisle detail on the plan. Note that all parking, maneuvering and aisle areas will be paved (indicate type) and permanently striped. Label proposed curbs and/or parking wheel stops on the plan.

(Over)

CONCEPT PLAN COMMENTS
PROJECT NAME: St. James Academy
CPC DATE: 11/10/87
PAGE 2

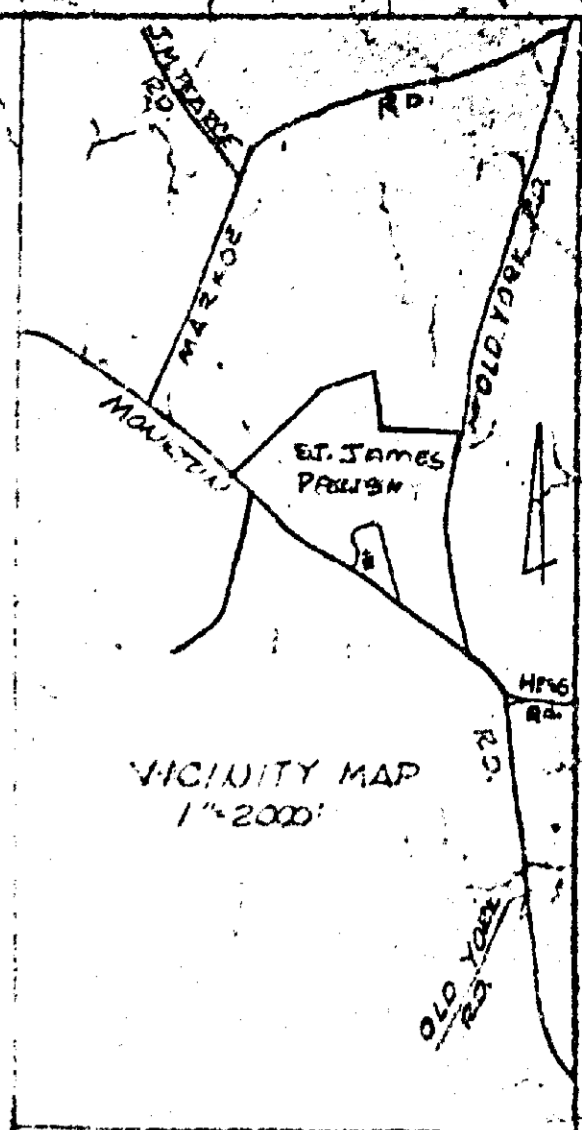
- Indicate all setbacks of existing and proposed structures to the property lines and zoning use division lines. Setbacks that do not comply with the BCZR must be varnaced.

Final zoning approval is contingent first upon all plan comments being addressed on the
development plan; secondly upon the final resolution of all comments, the outcome of any requested
zoning hearings; and finally the inclusion of the blue commercial checklist information being included
on the building permit site plans.

CATHERINE A. MILTON
Planner II
Zoning Review

CAM:scj

c: Zoning Case #88-427-X



GENERAL NOTES
 EXISTING ZONE RC-2
 EXISTING USE CHURCH & PRIVATE SCHOOL
 PROPOSED USE CHURCH & PRIVATE SCHOOL
 TOTAL AREA PROPOSED 80 AC.²
 AREA IN PETITION 38 AC.²
 EXISTING ZONE RO-2 W/ SPECIAL EXCEPTION
 FOR CHURCH & SCHOOL

PARKING DATA
 SCHOOL - 1 SPACE/CLASSROOM
 EXIST SCHOOL - 6 ROOMS = 6 SPACES
 EXIST SCHOOL - 9 ROOMS = 9 SPACES
 PROPOSED ADDITION - 12 ROOMS = 12 SPACES
 CHURCH - 240 SEATS 1 SPACE/SEAT = 240 SPACES
 TOTAL SPACES REQUIRED - 67 SPACES
 TOTAL SPACES SHOWN - 71 SPACES

TOTAL AREA (1ST FLOOR, 4/1994)
 EXISTING SCHOOL = 20,444 SF.
 TOTAL AREA PROPOSED ADDITION
 6,400 SF
 CRG ADDITION - 6,400/EXISTING SCHOOL
 20,444 = 20% FLOOR AREA INCREASE

NOTE: 40 SPACES ALLOTTED FOR THE CHURCH - WILL BE USED MOSTLY ON A SUNDAY WHEN SCHOOL IS NOT IN SESSION.

CASE REF. 88-427X
 GRANTED SPECIAL EXCEPTION MAY 6, 1988
 SUBJECT TO THE FOLLOWING RESTRICTIONS:
 1. PETITIONER SHALL COMPLY WITH ALL COMMENTS BY DEPT. OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT.

THIS REVISED PLAN APPROVED FOR SPIRIT AND INTENT CASE # 88-427-X. ALSO SEE LETTER RESPONSE FROM THIS OFFICE TO STEPHEN J. NOLAN (PETITIONERS ATTORNEY)

REVISED SITE PLAN
 ZONING CASE FILE PLAN
 PROPERTY OF THE
 VESTRY OF ST. JAMES PARISH
 3100 MONKTON RD

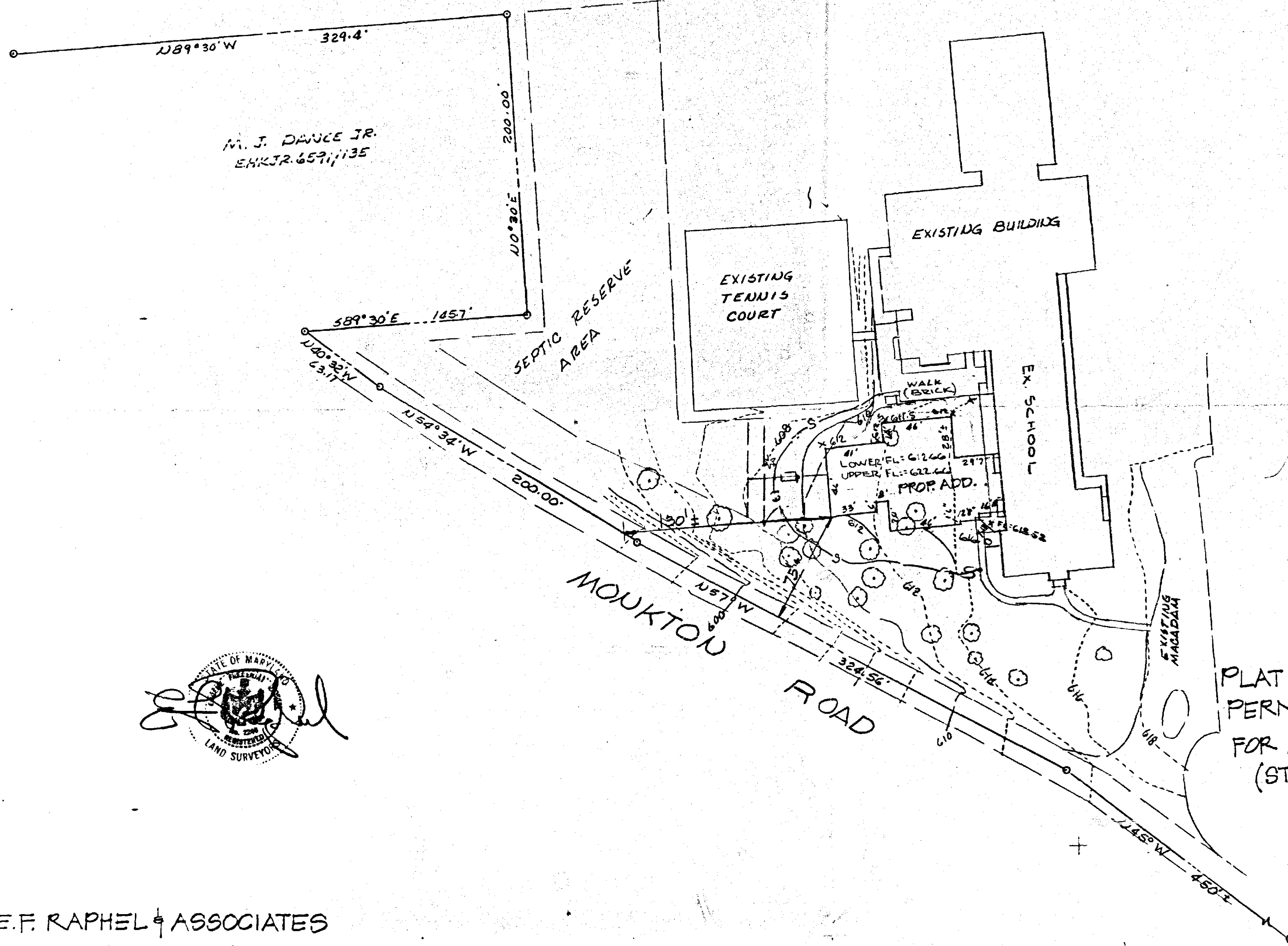
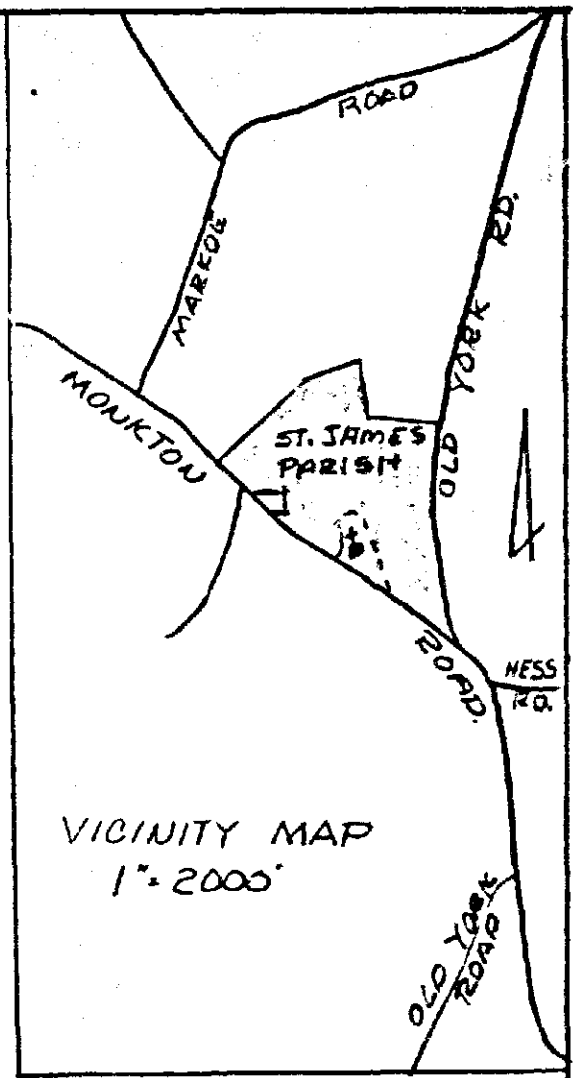
100' ELECT. DIST. 34270.00 MD
 SCALE 1"=100' TAD. 13,1488

REVISED 4/4/94 ADDED 1600 SQA. ROOMS
 ADDITIONAL 1600 SQA. SPACES ALLOTTED TO CLASS ROOMS (12)

NOTE: OUTLINE SHOWN REFLECTS THE PROPOSED CHURCH AND SCHOOL BUILDINGS AND OTHER STRUCTURES AS NOTED IN PLAN.



E. F. RAPHIL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 205 COURTLAND AVENUE
 TOWSON, MARYLAND 21284



M. J. DANCE JR.
EHLJR. 659,1135



PLAT TO ACCOMPANY
PERMIT APPLICATION
FOR ADDITION TO SCHOOL
(ST. JAMES ACADEMY)

E.F. RAPHEL & ASSOCIATES
205 COURTLAND AVENUE
TOWSON, MD 21204
825-3008

PROPERTY OF THE
VESTRY OF ST. JAMES PARISH
3100 MONKTON RD.
10TH ELECT. DIST. BALTO. CO. MD.
SCALE: 1" = 50' APRIL 6, 1994

IN RE: PETITION FOR SPECIAL EXCEPTION
NW/Cor. Monkton Manor Road and Old York Road (3100 Monkton Road)
10th Election District
3rd Councilmanic District
Vestry of St. James Church
Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 88-427X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a church and private school in an R.C.2 Zone, as more particularly described on Petitioner's Exhibit 1.

This matter came before the Zoning Commissioner on April 20, 1988, at which time the Petitioner, by the Reverend Heyward H. Macdonald, Rector, appeared and testified and was represented by Counsel. Also testifying on behalf of the Petitioner were Eugene F. Raphael, a registered property line surveyor and site planner, and Albert Rubeling, Jr. and David Recchia, architects with the firm of Albert Rubeling, Jr. and Associates. Counsel for the Petitioner submitted a proffer with regard to two witnesses who were present and available to testify, namely, Elizabeth Langenhauser, the Headmistress of St. James Academy, and Richard A. Moore, a trustee of St. James Church and the chairman of its capital campaign committee. Wallace S. Lippincott, the rural area community planner with

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Date 3/16/88
By Dr. J. Nolan

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By Dr. J. Nolan

exception would not adversely impact the conditions and requirements listed in Section 502.1 of the Baltimore County Zoning Regulations.

The Petitioner seeks a special exception pursuant to Section 1A01.2.C.6 and 19, pursuant to Section 502.1, Baltimore County Zoning Regulations (B.C.Z.R.).

It is clear that the B.C.Z.R. permits the uses requested by the Petitioner in an R.C.2 zone by special exception. It is equally clear that the proposed uses have existed in fact long before the adoption of zoning regulations in Baltimore County and would not be detrimental to the primary agricultural uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed uses meet the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. In fact, the Petitioner has shown that the proposed uses would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed uses at the particular location described by

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the Office of Planning and Zoning, appeared in order to explain that departments comments concerning the request. There were no protestants.

Testimony indicated that the subject property is zoned R.C.2 and is comprised of a 33 acre, more or less, portion of a total 80 acre tract owned by the Petitioner. The school and church buildings are located on the northwest side of Monkton Manor Road, northwest of its intersection with Old York Road and within the My Lady's Manor historic district.

St. James Church has existed on its present site and in its present building since 1750. According to the testimony of Reverend Macdonald, the Church has grown in membership from 183 families and individuals eight years ago to 320 today. In 1881, a school was open in the building adjacent to the church and then in 1956 the present St. James Academy was begun. St. James Academy now has enrolled 144 students in grades K through six with approximately 24 professional staff and the school has been approved by the State of Maryland and accredited by the Association of Independent Maryland Schools. The existing school building has also been used as a community building for numerous community-wide support groups, including Alcoholics Anonymous meetings, Red Cross CPR classes, Red Cross Bloodmobile drives, and, it also houses the church offices. The Petitioner proposes to construct a 18,875 sq. ft. addition to the existing 16,480 sq. ft. school building to permit the

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Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such special exception uses, irrespective of their location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed uses will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting or property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception for a church and private school should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of May, 1988, that the Petition for Special Exception for a church and private school in an R.C.2 zone be and is hereby GRANTED, from and after the date of this ORDER; Subject however to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own

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school to expand the level of academic facilities and service to its students. According to Reverend Macdonald, the proposed construction reflects past growth and no major growth in the student population is planned. The Petitioner anticipates that approximately 40 more students may become enrolled at St. James Academy over the next five (5) years. The Petitioner desires to commence construction immediately upon the issuance of all building permits and plans to have the new building ready for occupancy by January, 1989.

The Petitioner's architects, Albert Rubeling, Jr. and David Recchia, testified that approximately eleven separate building designs had been considered before the final design was approved by the Petitioner's Board of Trustees. Consideration was given to the need for compatibility within the subject historic district before the final design was accepted. According to the Petitioner's architects, site constraints were posed by the location of the church cemetery, existing tennis courts, and other improvements already existing on the site. In response to the generally supportive comments of the Office of Planning and Zoning, the Petitioner's architects testified that an "L-shape" configuration for the addition was studied but had to be ruled-out due to a number of legitimate architectural, site planning and budgetary feasibility considerations.

According to the Petitioner, the site plan and proposed elevations were reviewed with representatives of the Greater

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risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Petitioner shall comply with all requirements as set forth in the comments submitted by the Department of Environmental Protection and Resource Management attached hereto and made a part hereof.

J. Robert Haines
J. Robert Haines
Zoning Commissioner of
Baltimore County

SJN/emd

cc: Mr. Wallace S. Lippincott
Office of Planning and Zoning
Heyward H. Macdonald, Rector
Vestry of St. James Church
People's Counsel for
Baltimore County
Stephen J. Nolan, Esquire

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Sparks-Glencoe Improvement Association who advised Reverend Macdonald that they were not opposed to the proposed addition. According to the Petitioner's witnesses, every effort has been made to ensure compatibility with the historic church while at the same time providing much needed new classroom space, a science and computer laboratory, language laboratory, gymnasium, office space and a library. At the present time, two temporary mobile office trailers are being used to house certain school support services on an emergency basis.

Mr. Lippincott testified that the Office of Planning and Zoning was supportive of the proposed expansion, but was concerned with the proposed location of the addition. Mr. Lippincott noted that if the addition had been planned in an "L-shape" or some other fashion, the grading which his office considered to be extensive and certain site distance problems could possibly be avoided. Mr. Raphael responded on behalf of the Petitioner, in part, that the proposed location of the addition would not involve extensive grading but was well within Baltimore County standards. Mr. Raphael also pointed out that the area involved was a man-made slope which resulted from the construction of the existing soccer field. Based upon his expert review of the project and his long-standing familiarity with the neighborhood, Mr. Raphael testified that the proposed special exception would not be detrimental to the primary agricultural uses in the vicinity and that the proposed special

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BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
3/15/88
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 2712, Zoning Advisory Committee Meeting of February 9, 1988
Property Owner: Vestry of St. James Church
Location: NW/Cor. Monkton Manor Rd. Old York Rd. District 10
Water Supply private Sewage Disposal private

- 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, Bureau of Regional Community Services, for final review and approval.
 - () Prior to new installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3773, to obtain requirements for such installation before work begins.
 - () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
 - () A permit to construct from the Bureau of Air Quality Management 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, wedding pool, bathhouse, saunas, whirlpools, hot tubs, water and sewage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
 - () 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 the State Department of the Environment.
 - () Prior to razing of existing structures, Petitioner must contact the Division of Waste Management at 494-3748, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3773.
 - () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and then removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3748.
 - () Soil percolation tests have been must be conducted.
() Soil percolation test results expiring 3/15/88. Petitioner should contact the Division of Water and Sewer 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 repeated. 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.
 - () Other

Bureau of Water Quality and Resource Management

#372

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use herein described property for a church and private school.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/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.

Legal Owner(s):
Vestry of St. James Church
 (Type or Print Name)
Nathan R. McDonald, Petitioner
 (Signature)
 (Type or Print Name)
 Signature
 3100 Monkton Road, 771-4466
 Address Phone No.
 Monkton, Maryland, 21111
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Stephen J. Nolan
 Name
 300 E. Joppa Road, Suite 1105
 Address Phone No.
 Towson, MD 21204 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of Feb, 1988, 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 20th day of April, 1988, at 2 o'clock P.M.

J. Robert Haines
 Zoning Commissioner of Baltimore County.

88-427-X (over)
 ESTIMATED LENGTH OF HEARING (1/2HR) +1HR.
 NEXT 120 MONTHS
 DATE 1/23/88

#372

E. F. RAPHEL & ASSOCIATES
 Registered Professional Land Surveyors
 705 COURTLAND AVENUE
 TOWSON, MARYLAND 21204

OFFICIAL: 888-8908 DESCRIPTION TO ACCOMPANY ZONING PETITION REVISION: 771-4982

VESTRY OF ST. JAMES PARISH
 January 25, 1988

Beginning for the same at the intersection formed by the centerline of Old York Road and Monkton Manor Road, running thence on the centerline of Monkton Manor Road: 1) N 42° 56' W 1008.44'; 2) N 45° W 450'; 3) N 57° W 524.56'; 4) N 54° 34' W 200'; and 5) N 40° 32' W 63.17'; thence leaving Monkton Manor Road and running S 89° 30' E 146' ±, N 0° 30' E 550', S 89° 30' E 700', S 26° 44' E 450' and S 73° 44' E 450' to the centerline of Old York Road, thence on the centerline of Old York Road S 16° 16' W 150.00' and S 0° 30' W 219.45', thence leaving Old York Road, S 87° 59' W 151.00', S 0° 30' W 220.00' and N 87° 59' E 151.00' to the centerline of Old York Road, thence on Old York Road, S 0° 30' W 372.34' and S 3° E 498.68'.

Being part of the property of the Vestry of St. James Parish.

E. F. Raphael
 Reg. Prof. Land Surveyor

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 1054 Date of Posting 4/12/88
 Posted for: Special Exception
 Petitioner: Vestry of St. James Church
 Location of property: Monkton Manor Road & Old York Rd., 3100 Monkton Rd.
 Location of Signs: Property in Intersection of Monkton Manor & Old York Rd., across 15 E. roadway on property of Petitioner.
 Remarks:
 Posted by: [Signature] Date of return: 4/12/88
 Number of Signs: 1

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 NW Corner Monkton Manor Rd. & Old York Rd. (3100 Monkton Rd.) : OF BALTIMORE COUNTY
 10th District

VESTRY OF ST. JAMES CHURCH, Case No. 88-427-X
 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.

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 29th day of March, 1988, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, Suite 1105, Hampton Plaza, 300 E. Joppa Rd., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD, March 30, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 30, 1988.

TOWSON TIMES,
Susan Steudel Obrecht
 Publisher
 \$52.20

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD, March 31, 1988

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 March 31, 1988.

THE JEFFERSONIAN,
Susan Steudel Obrecht
 Publisher
 \$33.75

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 1st day of February, 1988.

J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER

Petitioner Vestry of St. James Church Received by: Walter E. Dyer
 Petitioner's Attorney Stephen J. Nolan Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines TO: Zoning Commissioner Date: April 11, 1988
 P. David Fields FROM: Director of Planning and Zoning
 SUBJECT: Zoning Petition No. 88-427-X

This office is supportive of the proposed expansion, but is concerned with the proposed location of the addition. Were the addition planned in an "L-shape" or in some other fashion, the extensive grading and the concomitant problems could be avoided.

P. David Fields
 P. David Fields
 Director

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
 File

PDF:JCH:dme

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333

MAR 04 1988
 Dennis F. Rasmussen
 County Engineer

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 Exception
 Case numbers 88-427-X
 NW Corner Monkton Manor Road & Old York Road
 (3100 Monkton Road)
 10th Election District - 3rd Councilmanic District
 Petitioner(s) Vestry of St. James Church
 HEARING SCHEDULED: WEDNESDAY, APRIL 20, 1988 at 2:00 P.M.

Special Exceptions A church and private school.

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
 J. ROBERT HAINES
 Zoning Commissioner of Baltimore County

cc: Rev. MacDonald
 Stephen J. Nolan, Esq.
 File

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333

Date: 4/1/88
 Dennis F. Rasmussen
 County Engineer

Rev. MacDonald
 Vestry of St. James Church
 3100 Monkton Road
 Monkton, Maryland 21111

Re: Petition for Special Exception
 Case numbers 88-427-X
 NW Corner Monkton Manor Road & Old York Road
 (3100 Monkton Road)
 10th Election District - 3rd Councilmanic District
 Petitioner(s) Vestry of St. James Church
 HEARING SCHEDULED: WEDNESDAY, APRIL 20, 1988 at 2:00 P.M.

Dear Rev. MacDonald:

Please be advised that 7:00 P.M. 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.

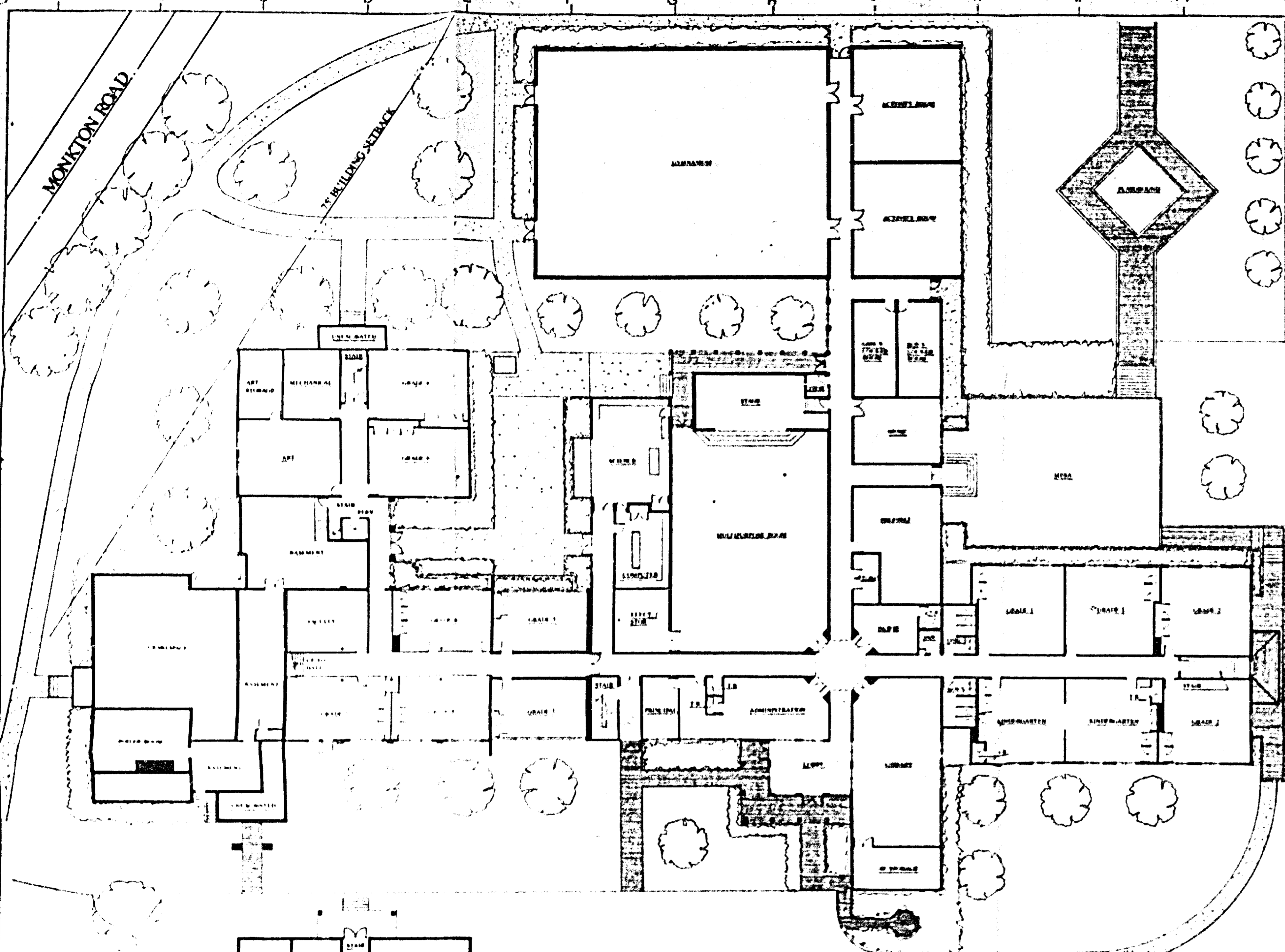
THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE OWNER SHALL NOT BE ISSUED.

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, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

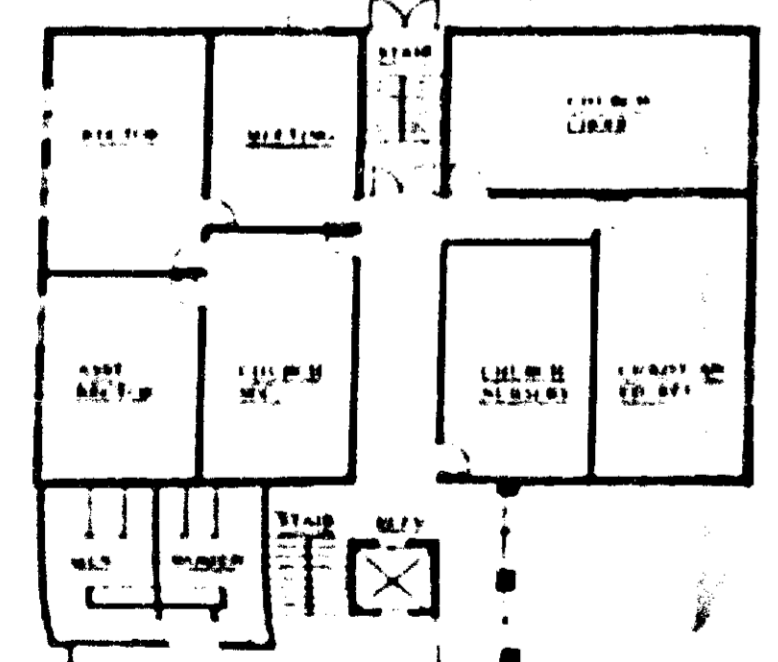
BALTIMORE COUNTY, MARYLAND No. 50534 and post set(s), there for each et not
 OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE 4/20/88 ACCOUNT [Signature] U.S.
 RECEIVED AMOUNT \$ [Signature] HAINES
 RECEIVED BY [Signature] HAINES
 DATE

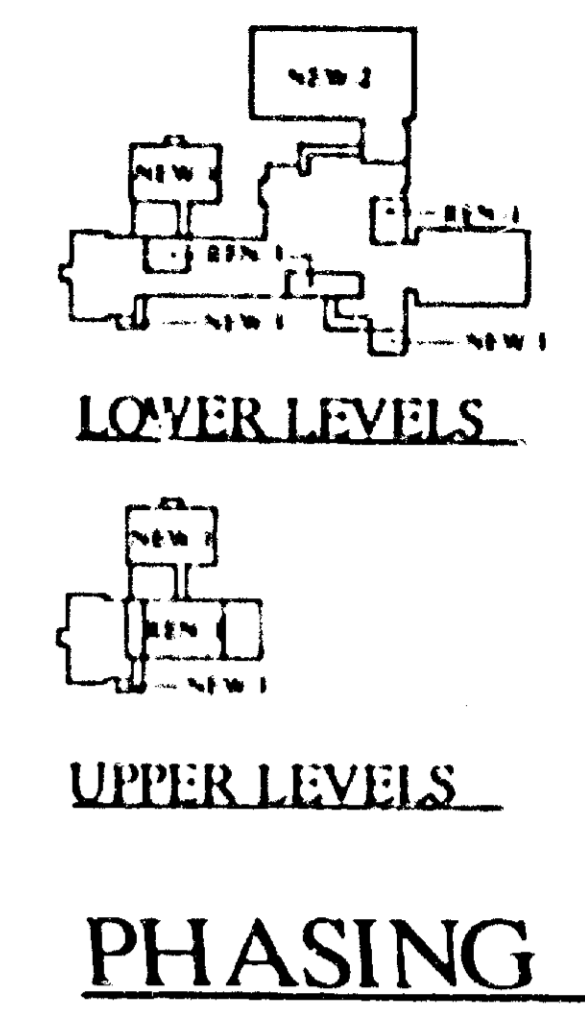
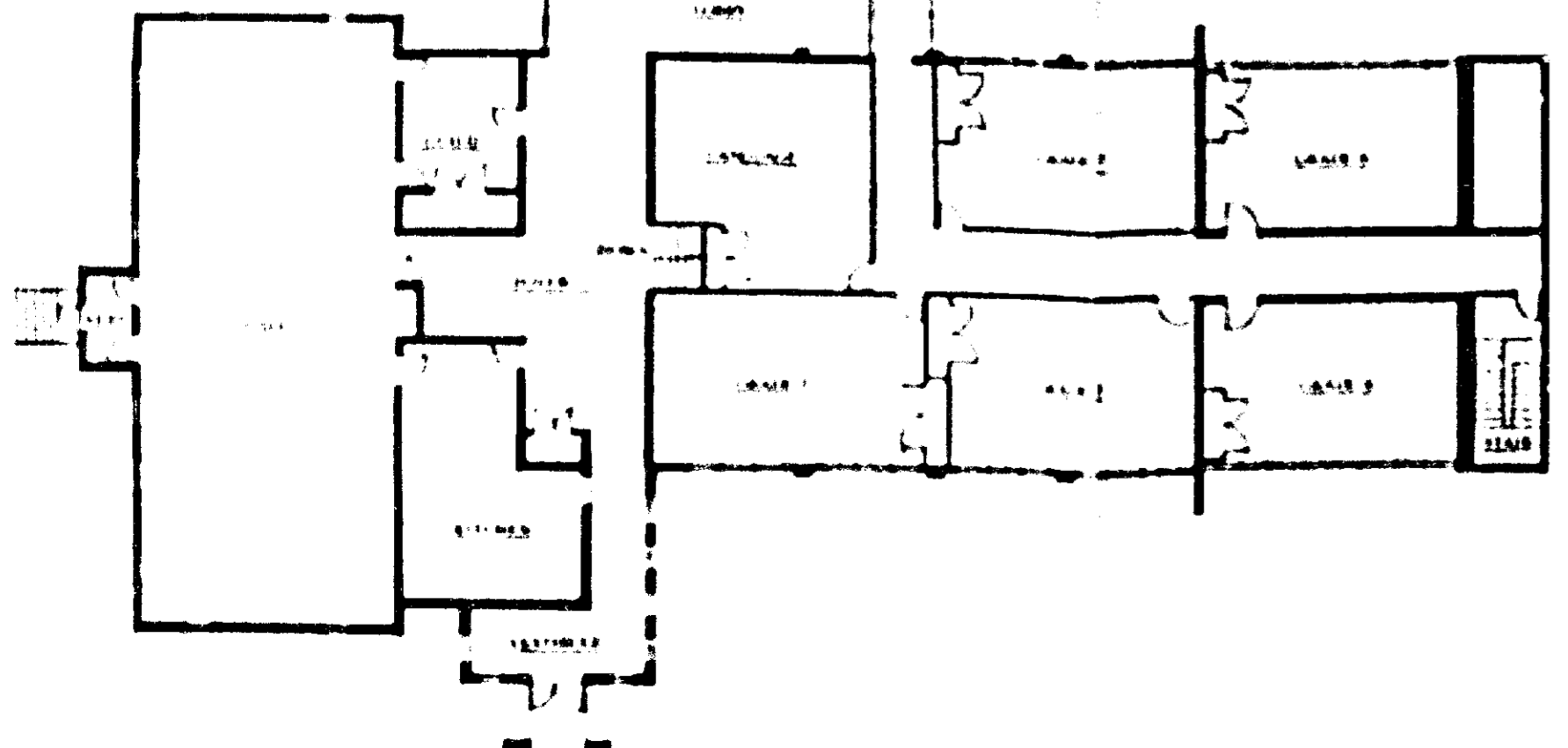
RECEIVED
 APR 12 1988
 ZONING OFFICE



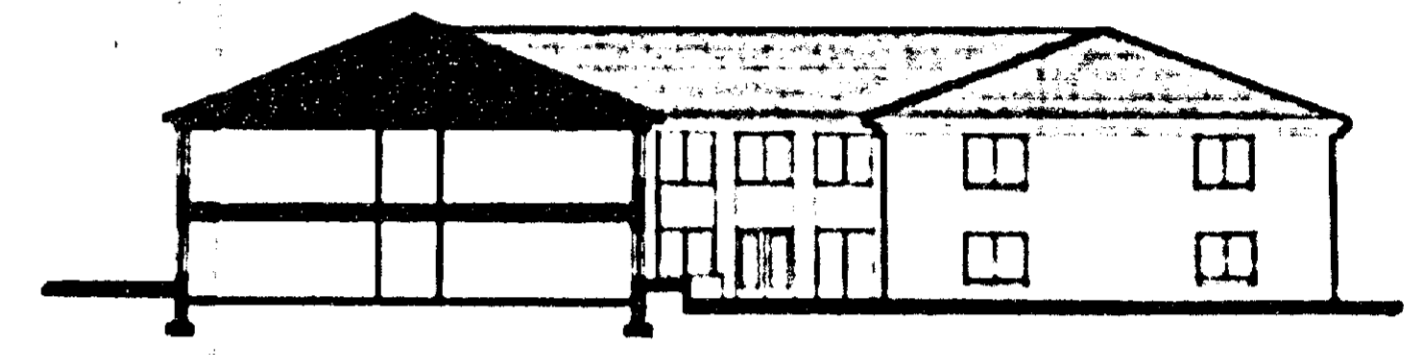
PLAN - LOWER LEVELS
1/16" = 1'-0"



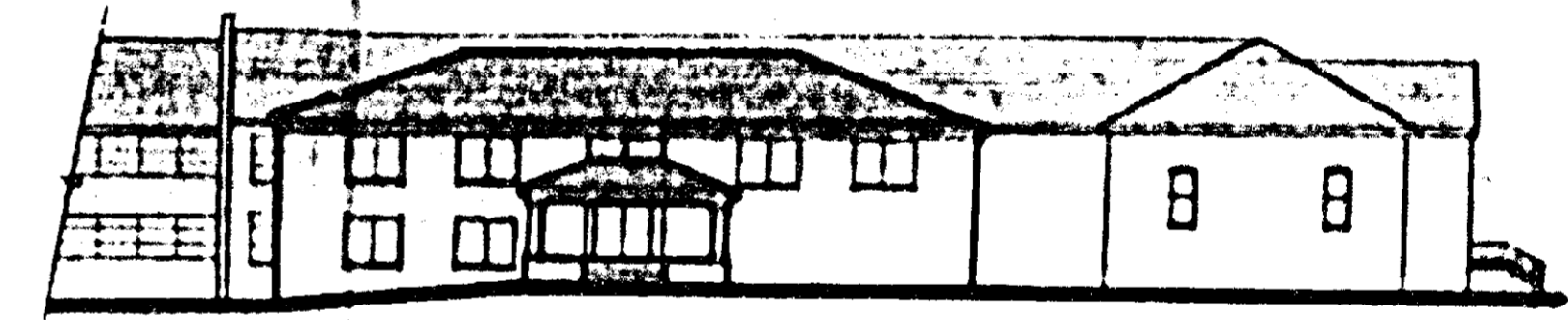
PLAN - UPPER LEVELS
1/16" = 1'-0"



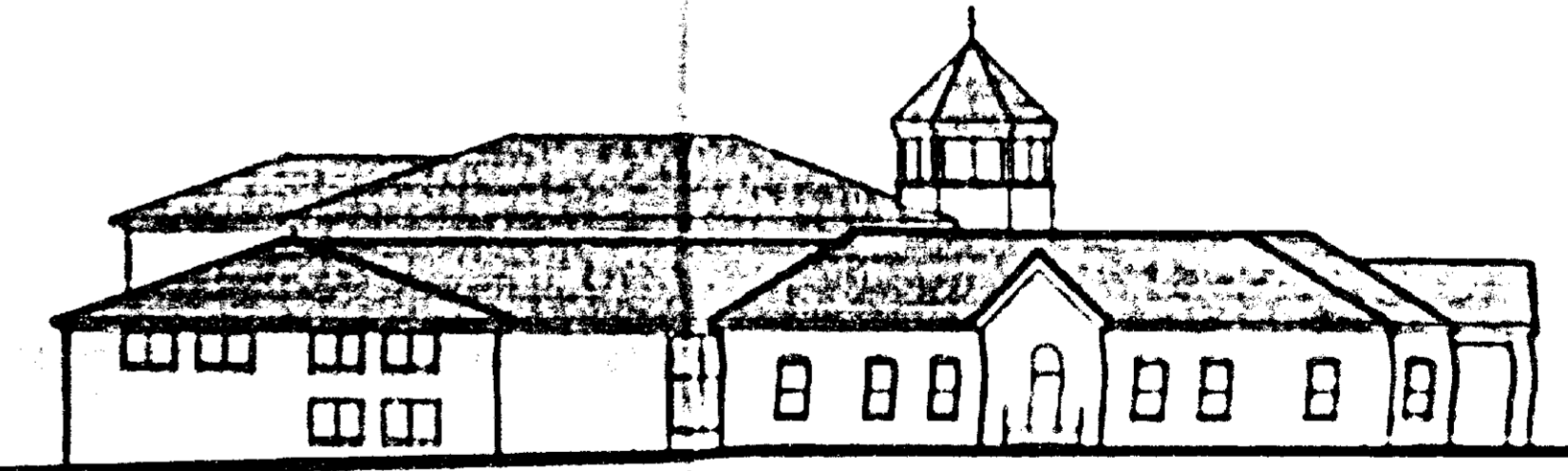
PHASING



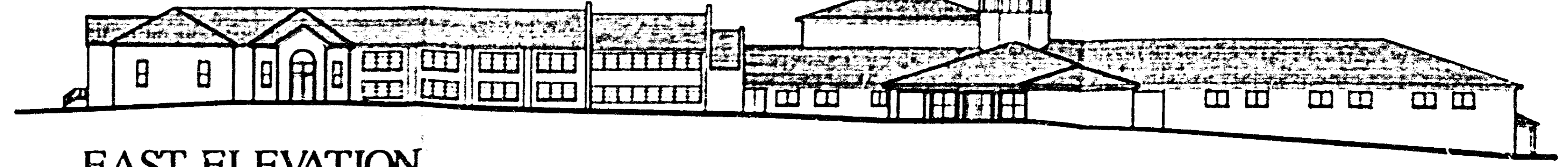
NORTH ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"

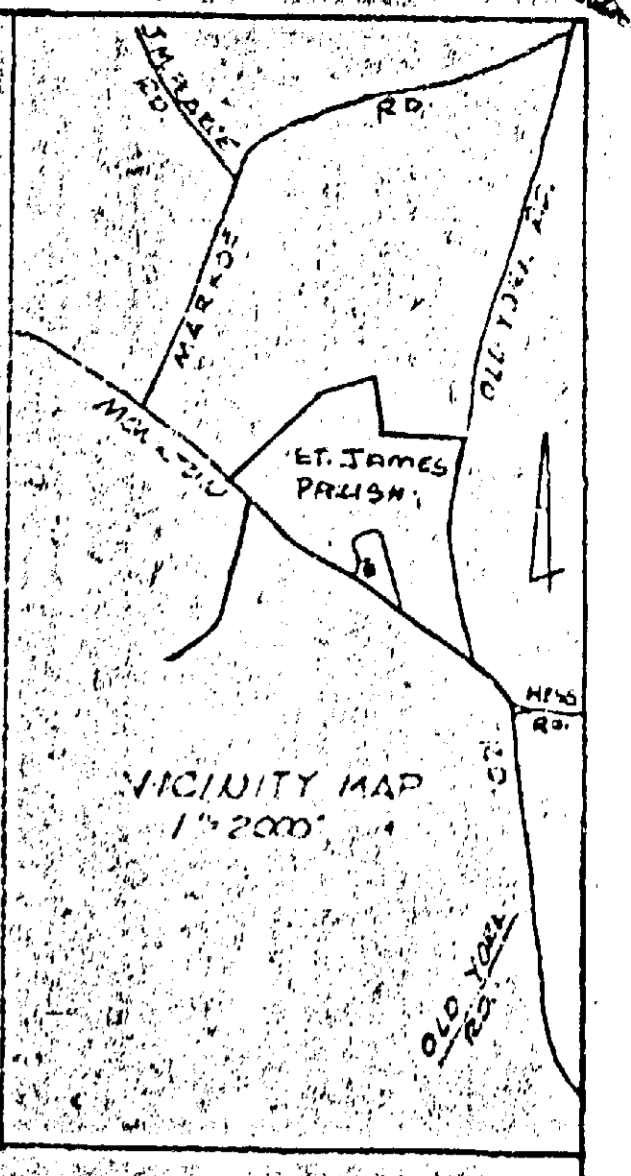


RUBELING & ASSOCIATES
ARCHITECTS

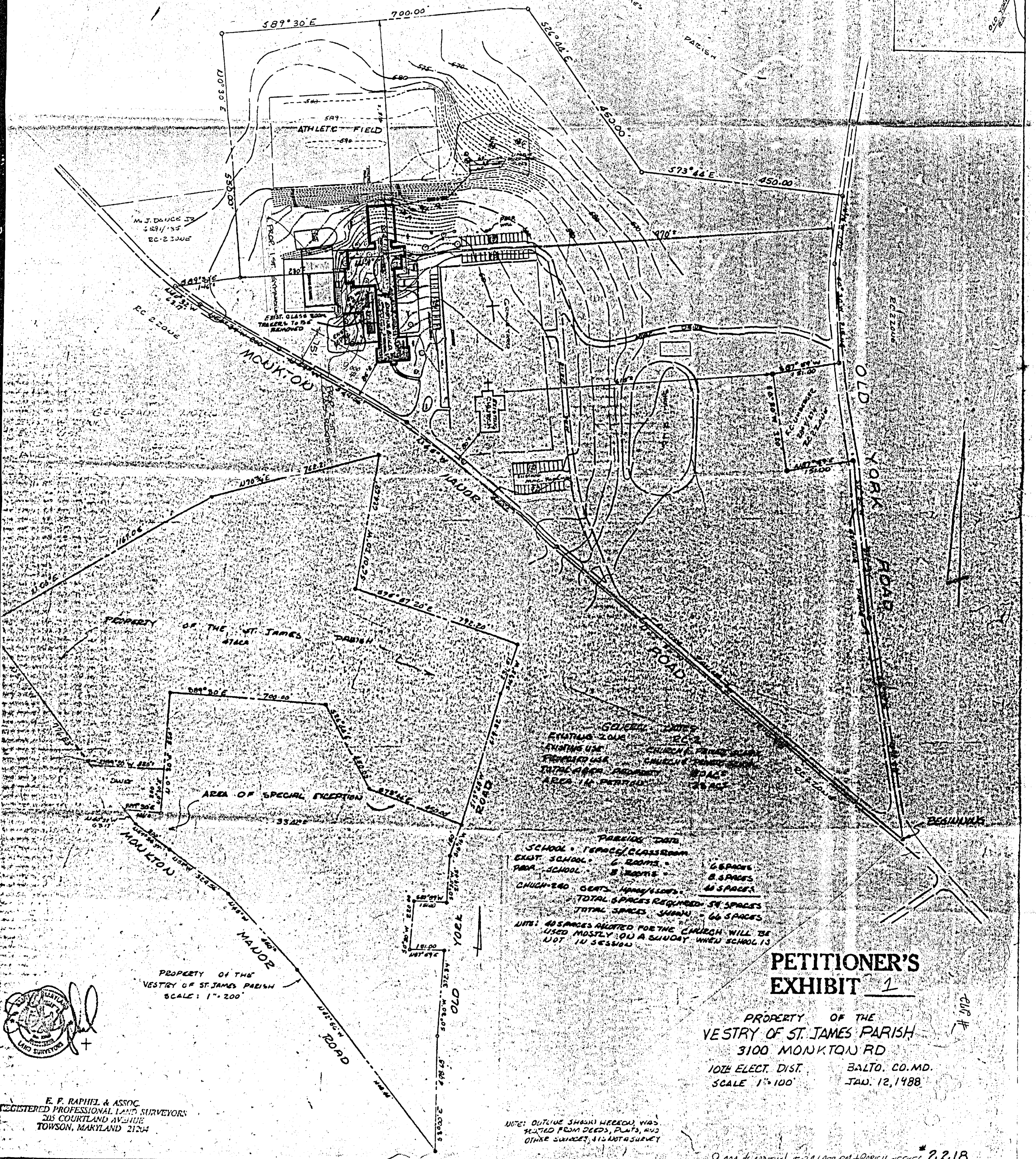
ADDITIONS AND ALTERATIONS
SAINT JAMES ACADEMY
3100 MONKTON ROAD
MONKTON, MARYLAND 21111

NO. OF SHEETS	14
NO. OF SHEETS USED	14
DATE	14 JULY 92
BY	AS NOTED
SCALE	
PROJECT	
SCHEMATIC PLAN	

A-1



PROPERTY OF THE VESTRY OF ST. JAMES PARISH



GENERAL DATA
 EXISTING ZONE: EC-2
 EXISTING USE: CHURCH, PARISH OFFICE
 PROPOSED USE: CHURCH, PARISH OFFICE
 TOTAL AREA: 1.00 ACRES
 AREA IN PARCEL: 1.00 ACRES

PARKING DATA
 SCHOOL: 10 SPACES CLASSROOM
 EXIST. SCHOOL: 6 ROOMS
 PARISH SCHOOL: 8 ROOMS
 CHURCH: 200 SEATS
 TOTAL SPACES REQUIRED: 54 SPACES
 TOTAL SPACES SHOWN: 66 SPACES
 NOTE: 40 SPACES ALLOTTED FOR THE CHURCH WILL BE USED MOSTLY ON A SUNDAY WHEN SCHOOL IS NOT IN SESSION

PETITIONER'S EXHIBIT 1

PROPERTY OF THE VESTRY OF ST. JAMES PARISH
 3100 MONKTON RD
 10TH ELECT. DIST. BALTO. CO. MD.
 SCALE 1"=100' JAN. 12, 1988

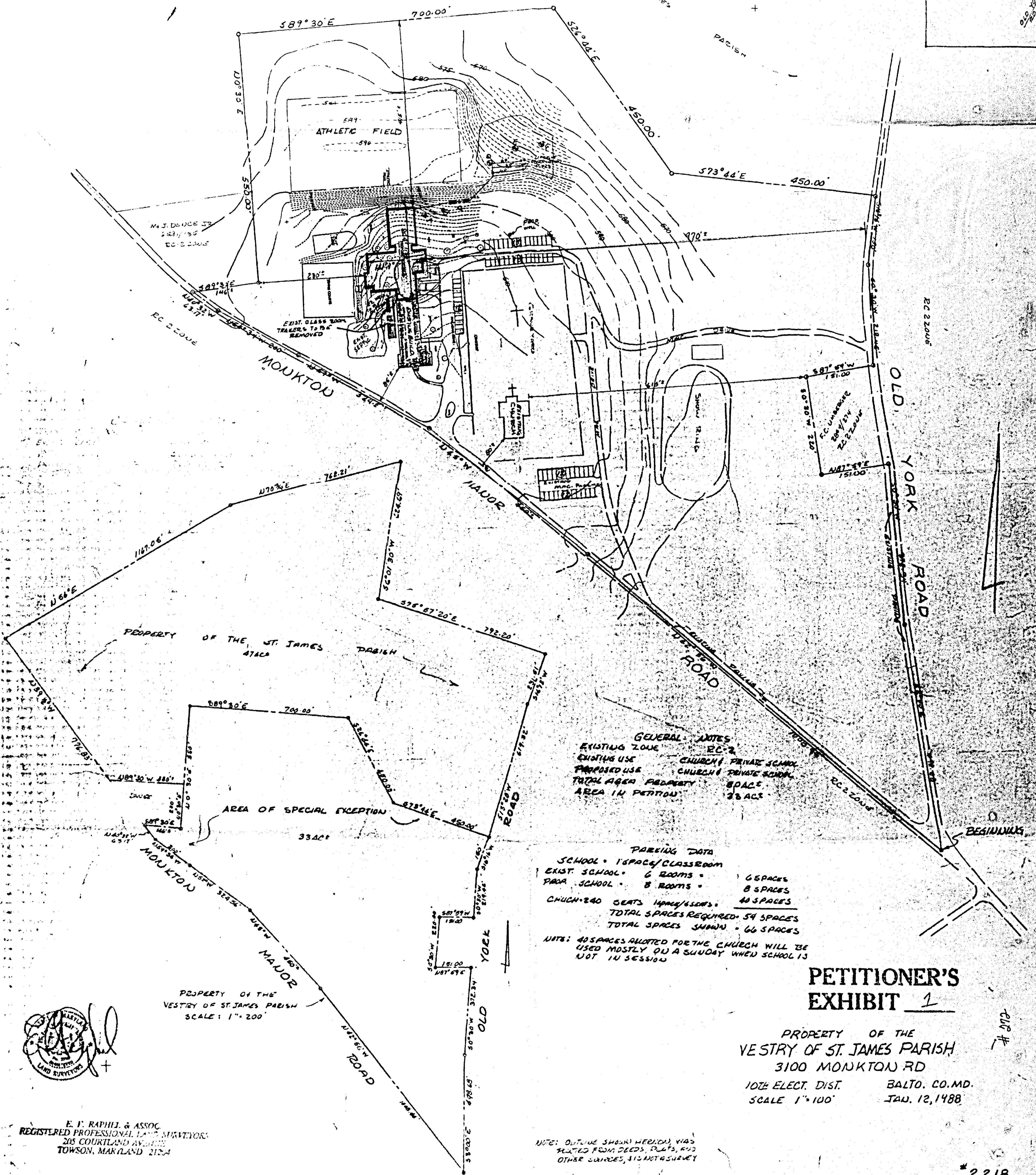
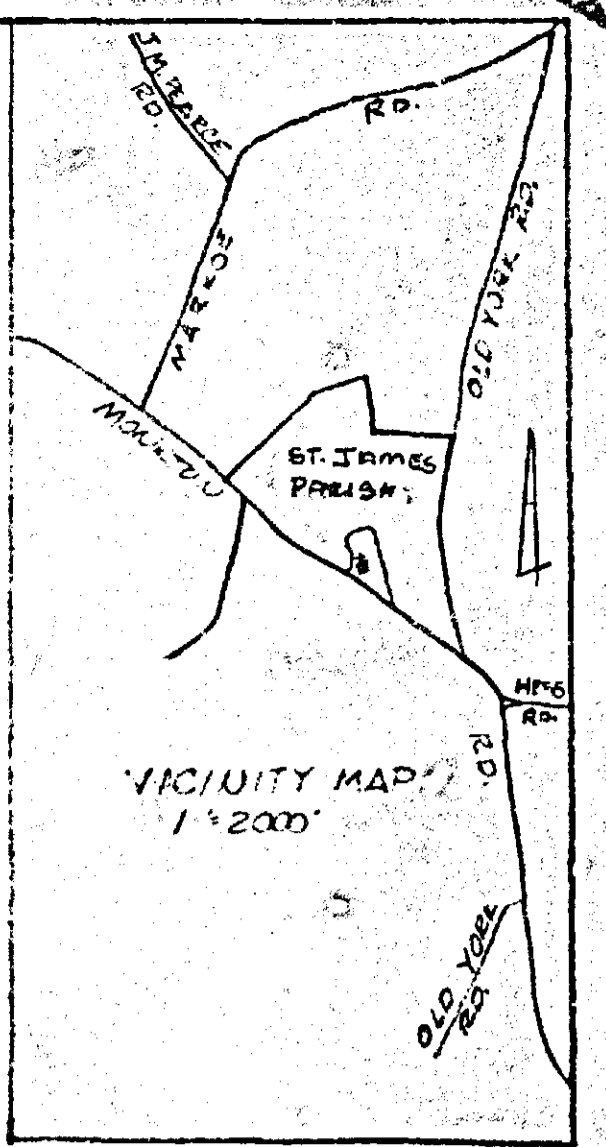


E. F. RAPHAEL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 205 COURTLAND AVENUE
 TOWSON, MARYLAND 21284

NOTE: OUTLINE SHOWN HEREON WAS RELETED FROM DEEDS, PLATS, AND OTHER SURVEYS AND SURVEY

9,000 sq. ft. additional for glass and parish offices
 OK FOR SPARKY INTENT. SEE LTR. OF JAN 20, 1993
 THE GYM ADDITION WILL REQUIRE A PUBLIC HEARING

PROPERTY OF THE VESTRY OF ST. JAMES PARISH



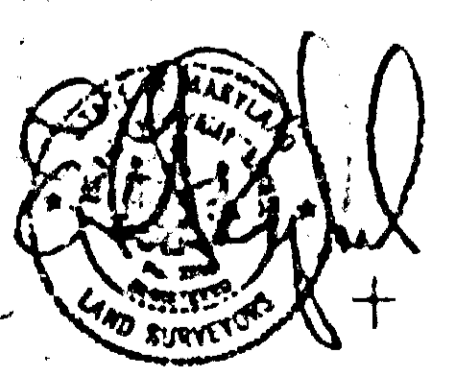
GENERAL NOTES
 EXISTING ZONE RC-2
 EXISTING USE CHURCH & PRIVATE SCHOOL
 PROPOSED USE CHURCH & PRIVATE SCHOOL
 TOTAL AREA PROPERTY 8 ACRES
 AREA IN PETITION 3.8 ACRES

PARKING DATA
 SCHOOL - 1 SPACE/CLASSROOM
 EXIST. SCHOOL - 6 ROOMS - 6 SPACES
 PARA. SCHOOL - 8 ROOMS - 8 SPACES
 CHURCH - 240 SEATS 1400/6500'S - 40 SPACES
 TOTAL SPACES REQUIRED - 54 SPACES
 TOTAL SPACES SHOWN - 66 SPACES

NOTE: 40 SPACES ALLOTTED FOR THE CHURCH WILL BE USED MOSTLY ON A SUNDAY WHEN SCHOOL IS NOT IN SESSION

PETITIONER'S EXHIBIT 1

PROPERTY OF THE VESTRY OF ST. JAMES PARISH
 3100 MONKTON RD
 10TH ELECT. DIST. BALTO. CO. MD.
 SCALE 1"=100' JAN. 12, 1988



E. J. RAPHI & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 205 COURTLAND AVENUE
 TOWSON, MARYLAND 21284

NOTE: OUTLINE SHOWN HEREON WAS PLATED FROM DEEDS, PLATS, AND OTHER SOURCES, THIS NOT A SURVEY