



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 10, 2003

Mr. Mitchell J. Kellman
Daft McCune Walker
200 East Pennsylvania Avenue
Towson, MD 21286

Dear Mr. Kellman:

Re: Church of the Nativity, 20 East Ridgely Road, (aka 1800 Vista Lane), 8th Election District

Your letter to Timothy Kotroco, Director of Permits and Development Management, has been referred to me for reply. Your client's request is for verification that a proposed 27 ft. X 65 ft. addition to the existing church would be permitted. The proposed addition would be 20 ft. in height and be located on the front and the side. It would be used as a meeting and life center. As stated in your letter this site was the subject of a prior zoning hearing. In Case Number 88-437-A, the Deputy Zoning Commissioner on 5-2-88 granted a variance allowing a front setback of 40 ft. in lieu of the minimum required 50 ft for a proposed 2500 sq. ft. church addition. The proposed 1, 755 sq. ft. addition as shown on the submitted site plan would be permitted as being within the spirit and intent of the aforementioned zoning case.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", is written over a horizontal line.

John J. Sullivan, Jr.
Planner II
Zoning Review

Enclosure

C: Case No. 88-437-A



Printed with Soybean Ink
on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

May 2, 1988

Rev. Charles F. Meisel
Church of the Nativity
1800 Vista Lane
Towson, Maryland 21204

RE: Petition for Zoning Variance
NW/Corner Ridgely Road and Charmuth Road
8th Election District - 4th Councilmanic District
Church of the Nativity - Petitioner
Case No. 88-437-A

Dear Rev. Meisel:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

ANN M. MASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMH:bjs
Enclosures

cc: Mr. William P. Monk
Loyola Federal Building, Suite 204-A
22 W. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel

File

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
ROBERT HAINES
ZONING COMMISSIONER

Petitioner Church of the Nativity
Petitioner's Attorney William P. Monk

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

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
494-3554

March 2, 1988

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 269, 270, 271, 272, 273, 275, 276, 277 and 278.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/pml-b

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 18, 1988

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

000

Mr. William P. Monk, Esquire
Loyola Federal Building, Suite 204
22 West Pennsylvania Avenue
Towson, Maryland 21204

Item No. 271 - Case No. 88-437-A
Petitioner: Church of the Nativity
Petition for Zoning Variance

Dear Mr. Monk:

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 hearing 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:rcr

Enclosures

cc: Rogers & Vaeth, Architects
6 S. Calvert St.
Baltimore, MD 21202



WILLIAM P. MONK

RESUME

Loyola Federal Building
Suite 204A
22 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 494-8931

PROFESSIONAL EMPLOYMENT:

LAND PLANNING &
ZONING CONSULTANT
Maryland, Delaware,
Virginia, New
Jersey, and
Pennsylvania

Consultant to commercial and residential land developers and national corporations in site planning and zoning activities; involved in all consultant services including: site analysis, zoning, site plan development, landscape plan development, government liaison, building permit processing, presentations to community groups, governmental agencies and zoning boards. June 1980 - Present

OFFICE PARKS
DIVISION: NATIONAL
HOMES CORPORATION
Lafayette, Indiana

Regional Sales Manager-Mid Atlantic Region (NJ, Eastern PA, DE, MD, DC, VA) provide design/planning, marketing, and project feasibility consulting services to developers involved in suburban office parks. December 1983 - June 1986

THEODORE EMBER
& COMPANY
Baltimore, Maryland

Commercial and industrial real estate brokers, emphasis on commercial pad site development with national corporations. January 1983 - Present

GENERAL AMERICAN
REAL ESTATE AND
DEVELOPMENT
CORPORATION

Commercial and industrial real estate brokers. April 1982 - December 1982

YORK ROAD PLANNING
AREA COMMITTEE, INC.
Baltimore, Maryland

Assistant director of private, non-profit community planning and re-development corporation, national pilot program for commercial revitalization. April 1977 - June 1980

ANNE ARUNDEL COUNTY
OFFICE OF PLANNING
& ZONING
Annapolis, Maryland

Site planner for the county, reviewed all subdivision proposals, coordinated county subdivision review process encompassing 17 county review agencies. September 1976 - March 1977

PETITIONER'S
EXHIBIT 2

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reinecke
Chief

February 4, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

Re: Property Owner: Church of the Nativity

Location: NW/CC. Ridgely Rd., and Charmuth Rd.

Item No.: 271 Zoning Agenda: Meeting of 2/9/88

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 _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

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

EXCEEDS the maximum allowed by the Fire Department.

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

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

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

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

REVIEWED: *[Signature]* 2-5-88 Noted and
Approved: *[Signature]*
Special Inspection Division

/31

PETITIONER(S) EXHIBIT (3)



3A
from Ridgely Rd



Charmuth +
Ridgely

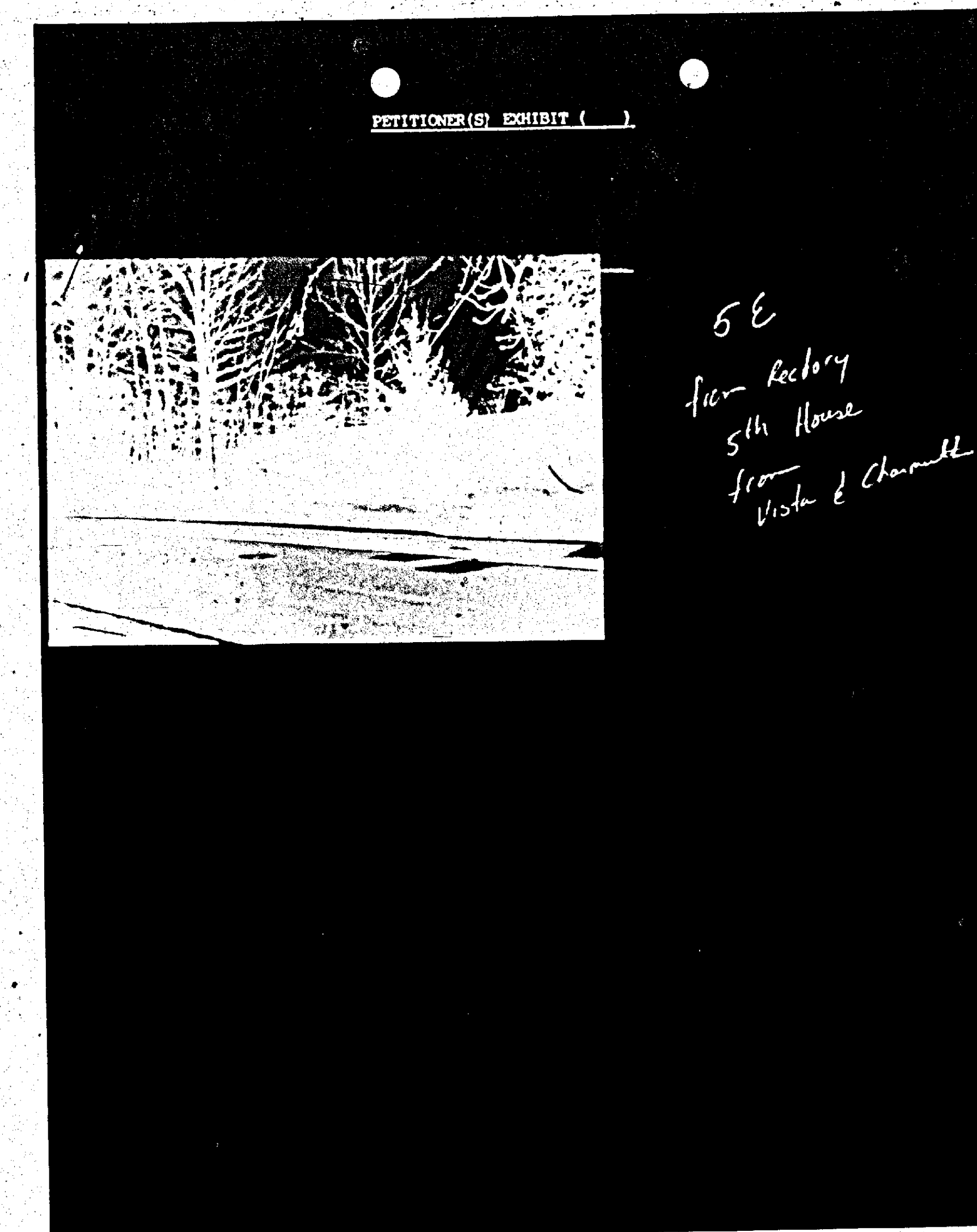
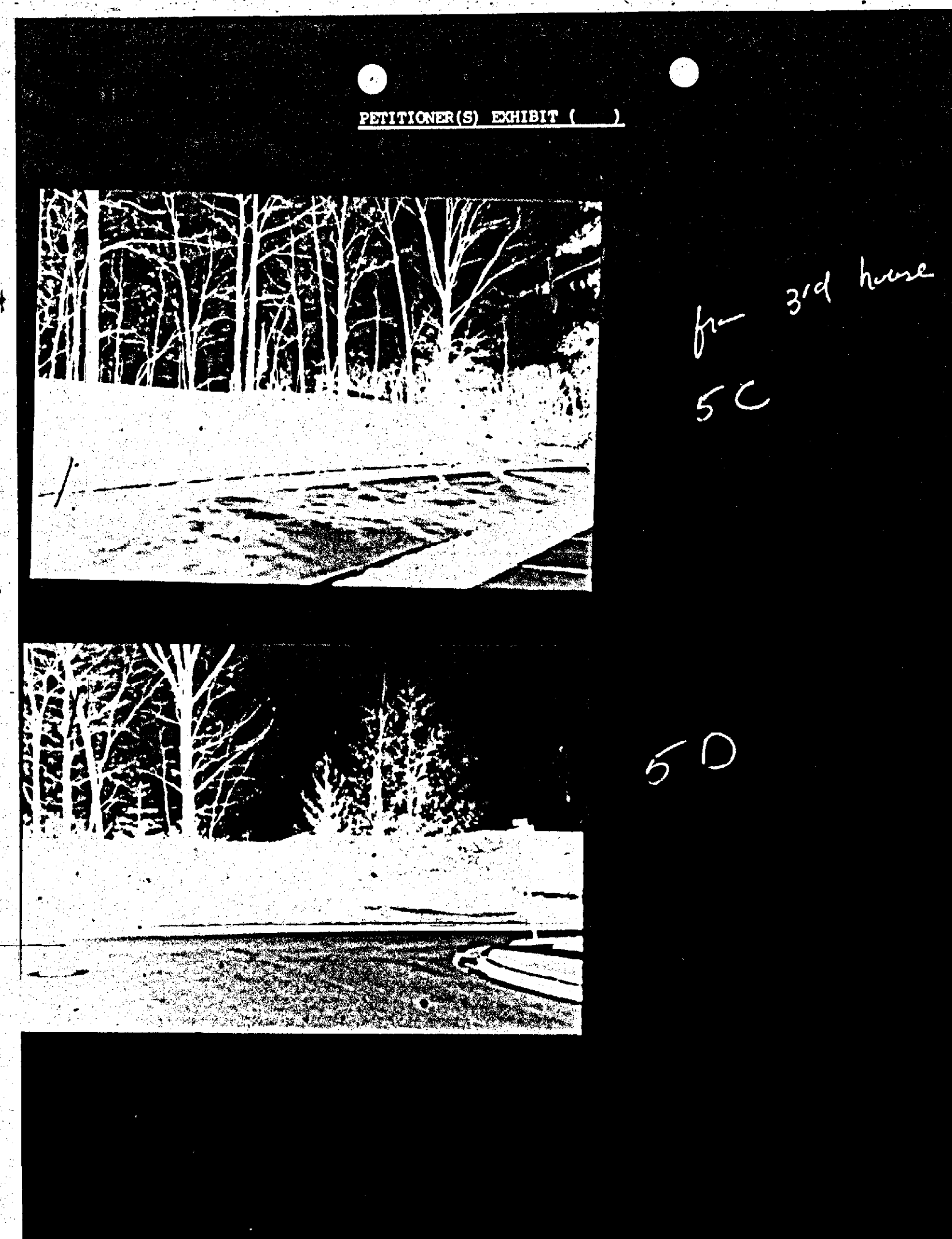
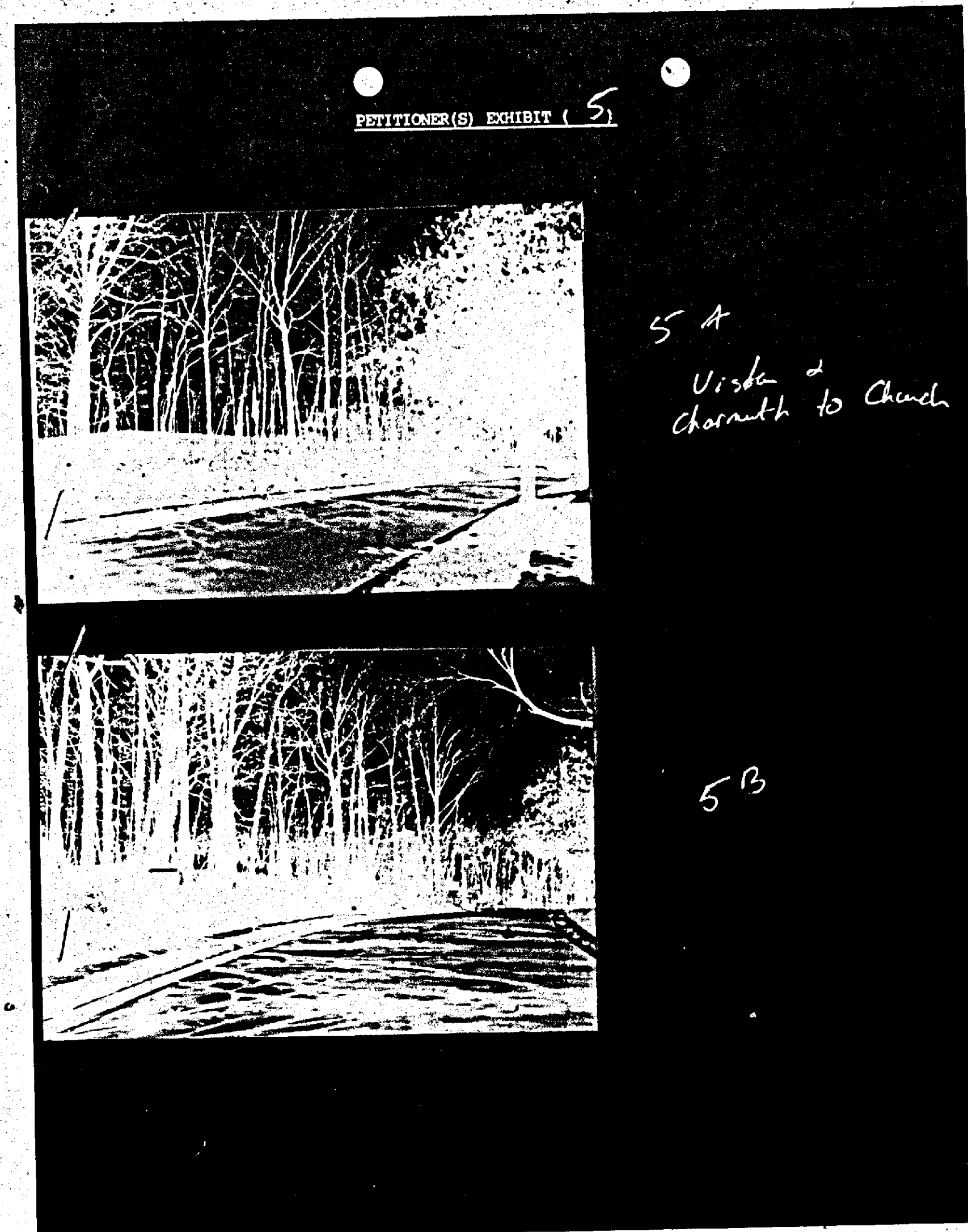
3B

PETITIONER(S) EXHIBIT (3)



3C
Vista Lane
+
Charmuth

RECEIVED
MAR 9 1988
ZONING OFFICE



Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204
494-3211

P. David Fields
Director

February 19, 1988

Mr. William Monk
Loyola Federal Building Suite 204A
22 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Church of the nativity
W-88-57

Dear Mr. Monk :

We have reviewed your waiver application for the above property and have determined that a waiver for CRG Plan, CRG meeting/process would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore approved. This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 22-31). Should you have any questions, please contact Gary Kerns, Chief, Current Planning and Development at 494-3335.

NOTE: This waiver approval letter shall be presented by the applicant when applying for a building permit.

Sincerely yours,
P. David Fields
P. David Fields
Director of Planning and Zoning

PDF:rh

cc: James A. Markle
Robert Bowling
File

PETITIONER(S) EXHIBIT 4



1994 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
NOV. 13, 1994
BILL NO. 13-94
100-84-13-94
CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS BY DATE SCALE LOCATION SHEET

TIMONIUM

13-A

1/2/81	OFFICE ADDITION