

IN THE MATTER OF THE APPLICATION OF UNITED METHODIST MISSIONARY & CHURCH EXTENSION SOCIETY OF THE ANNAPOLIS BALTIMORE DISTRICTS, INC. FOR A ZONING RECLASSIFICATION FROM R.C.2 TO R.C.5, SPECIAL EXCEPTION AND VARIANCES ON PROPERTY LOCATED NORTHEAST OF MIDDLETOWN ROAD, ON THE CORNER OF THE NORTHWEST SIDE OF OLD FREELAND ROAD 6TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
CASE NO. CR-89-456-XA  
(out-of-cycle)

OPINION

This case comes before this Board on Petition for an out-of-cycle reclassification of 1.04 acres from R.C.2 to R.C.5. In addition, if the reclassification is granted, a special exception for a community building is also petitioned and variances necessary to continue the use are also requested. The case was heard this day in its entirety.

Opening statements provided the Board with the following information: existing on the site is a very old church which is no longer in use since the parish has erected a big, new church across the road; Charity Masonic Lodge must move from its present quarters since they are located in a flood plain and have been damaged by flood waters; they are the contract purchasers for the site proposed to be used as their lodge and have submitted a documented site plan. Under Baltimore County Zoning Regulations (BCZR), the use of the building as a lodge must be considered as a community building use and therefore is not permitted in the R.C.2 zone but is permitted by special exception in the R.C.5 zone.

James Rosier, who represented Charity Holding Corporation of the Masonic Lodge, first testified. He noted, from the site plan, the additions to the front of the church necessary to provide access for handicapped persons. He further testified that the requested variances only affect the existing building in the position it now occupies on the site. He further testified that he met with various neighborhood associations and acquired agreement from them that the proposed use was generally acceptable in the neighborhood.

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United Methodist Missionary

2. Paul Lee, an engineer, testified that he prepared the site plan, noted all surrounding land uses including a nearby business, i.e. general store, and explained the compliance with the parking regulations and the Petitioner's desire to use crusher run instead of impervious surface. He also indicated compliance with all sections of 502.1 of the BCZR to allow the use of the site as a community building. It was his opinion that it would be impossible to use the site as a farm and that, in addition, all the nearby uses afforded other property owners indicated error by the County Council in zoning this parcel R.C.2. Norman Gerber, a planner, testified that he did a study of this site and it was his opinion that R.C.5 as applied for would be correct. He noted the R.C.2 zoning would be in error as there were few, if any, practical uses of 1.04 acres as a farm with a church building thereon. He further testified that the zoning as applied on the comprehensive map was merely a continuation of the zoning that had existed for many years. It was his opinion that by the adoption of the 1976 comprehensive maps, farming use was removed from this site. He further testified that since the proposal was for a community building on a documented site plan no spot zoning could be alleged nor would the proposed use provide any detrimental impact on any other neighboring properties. He also indicated compliance with all sections of 502.1 of the BCZR as regarding the proposed use.

People's Counsel presented as their witness Jack Dillon, a senior planner for Baltimore County, who testified that he took part in the development of the R.C. regulations and it was his opinion that the church use on this site was permissible. He further testified that the insertion of R.C.5 in this area could possibly open the door to further higher density zoning in this basically farming area. It was his opinion that the R.C.2 zoning presently afforded the site was proper. This concluded testimony in this case. All of which testimony

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3. The Board is of the opinion that this reclassification is a part of the case record. The documented site plan as presented to this Board could not have been presented in the comprehensive map process and therefore could not have been considered. The 1.04 acre parcel in toto with an existing church building already situated upon it certainly impacts its possible use as a farm. This is an out-of-cycle reclassification granted by the County Council which indicates to this Board their desire to have special consideration afforded this Petition. The Board is of the opinion that the proposed use of a now abandoned church as a lodge would be an asset to the neighborhood and would create no more traffic or congestion than the original church use generated. After careful consideration of all the above testimony and evidence, the Board will find as a fact that the County Council did, in fact, err in assigning the R.C.2 designation and that the R.C.5 would be a more proper designation and will so order. The Board is also of the opinion that all the requirements of Section 502.1 of the BCZR have been complied with and, therefore, the special exception for its use as a community building should be granted and since variances only affect the distances already mandated by the position of the existing building on the lot those variances must also be granted.

ORDER

It is therefore this 29th day of November, 1989 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification from R.C.2 to R.C.5 be and the same is hereby GRANTED. It is FURTHER ORDERED that the special exception to allow the use of the existing church building as a community building be and the same is hereby GRANTED. It is FURTHER ORDERED that the front yard setback of 63' in lieu of the required 75' from the centerline of a street, a side yard setback of 24' in lieu of the required 50', a rear yard setback of 40' in lieu of the required 50', and to permit a crusher run parking surface in lieu of an impervious parking surface and to not require striping on this parking surface as is required in Sections

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United Methodist Missionary

409.8A2 and 409.8A6, respectively, be and the same are hereby GRANTED. The Petition for Reclassification, special exception, and variances granted herein are all subject to the following restriction:

1. All of the above are contingent upon compliance with the documented site plan.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*William T. Hackett*  
William T. Hackett, Chairman

*Lynne B. Moreland*  
Lynne B. Moreland

*Harry E. Buchheister, Jr.*  
Harry E. Buchheister, Jr.

County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

November 29, 1989

S. Eric DiNenna, Esquire  
DiNenna, Mann & Breschi  
P.O. Box 10508  
Towson, Maryland 21285-0508

Re: Case No. CR-89-456-XA  
United Methodist Missionary & Church Extension Society  
of the Annapolis & Baltimore Districts, Inc.

Dear Mr. DiNenna:

Enclosed please find a copy of the final Opinion and Order issued by the County Board of Appeals this date in the subject case.

Sincerely,

*Linda Lee M. Kuszmaul*  
Linda Lee M. Kuszmaul  
Legal Secretary

Enclosure

cc: William Louis Piel, President  
United Methodist Missionary . . .  
Charity Holding Corporation  
Mr. James Earl Kraft  
Phyllis G. Friedman, Esquire  
Ms. Patricia Cunningham  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

James E. Good, Sr.  
Anita M. Good  
2128 Freeland Rd.  
Freeland, Md. 21053

Mr. William Hackett  
Chairman-Board of Appeals  
Baltimore County  
111 W. Chesapeake Ave.  
Towson, Md. 21204

RE: Case No. CR-89-456-XA

Dear Mr. Hackett,

We are writing to inform you of our concern with the re-zoning of the United Methodist Church (on the corners of Freeland and Middletown Roads) Freeland Md. Baltimore County 21053

One of the main reasons we moved our family to this area was because of the isolation it afforded us. We would like to continue this manner of life here. As it stands now our schools are overcrowded where three mobile trailers had to be added to Prettyboy Elem. and the growth of this area has tripled in the five years that we have lived here in Freeland.

We are opposed to the proposed reclassification of the property from the present RC-2 to RC-5.

We request that you take our letter of concern in this matter in deep consideration, as we will do with our votes.

Thanking you in advance.

Respectfully,

*James E. Good, Sr.*  
James E. Good, Sr.  
Anita M. Good

RECEIVED  
COUNTY BOARD OF APPEALS  
NOV 29 1989

2140 Freeland Road  
Freeland, Maryland 21053  
301-343-0127  
November 6, 1989

Re: Case # CR - 89 - 456 - XA

Mr. William Hackett  
Chairman Board of Appeals  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Dear Mr. Hackett,

We are writing to express our concerns dealing with the re-zoning of the United Methodist Church on Middletown Road, in the sixth district in Freeland, Maryland.

On August 11, 1989 I attended a hearing concerning the rezoning request, to oppose the reclassification from RC 2 TO RC 5 at that time the hearing was postponed to October 26, 1989. I could not be present to testify due to the illness of my son.

Our home is only 200 feet away from the Church and we object to the proposed meeting hall. Our main concern is the increase of traffic and the lack of proper parking places which already exists because of the small size of the property.

We live in a residential area with all the property being in the RC2 classification, and do not feel it would be fair to all the present property owners to have this parcel changed to RC5. We all chose to reside here because it was a low density area in a quiet rural setting, and wish it to remain that way in the future.

Thanking you in advance for taking our concerns and fears into consideration, while you are rendering your decision in this case.

Sincerely,

*Patricia L. Cunningham*  
Gerald P. Cunningham  
Patricia L. Cunningham

RECEIVED  
COUNTY BOARD OF APPEALS  
NOV 29 1989

Deborah A. Farlow  
2134 Freeland Road  
Freeland, MD. 21053  
301-343-1399

RE: Case# CR-89-456-XA

Mr. William Hackett  
Chairman Board of Appeals  
Baltimore County  
111 W. Chesapeake Avenue  
Towson, Md. 21204

Dear Mr. Hackett:

I am writing to voice my concern dealing with the re-zoning of the United Methodist Missionary located at the corner of Middletown Road and Freeland Road in Freeland Maryland.

Living within one-half mile of the church building I am opposed to the proposed reclass of the property from the present RC-2 to RC-5. I believe if this reclass is granted it would set the way clear for other reclasses, allowing for more housing. I believe northern Baltimore County is a desirable place to live because the present classifications already in place.

Thank you for your time and consideration in this matter.

Respectfully,

*Deborah A. Farlow*  
Deborah A. Farlow

RECEIVED  
COUNTY BOARD OF APPEALS  
NOV 29 1989

Paul Lee P.E.

Paul Lee Engineering Inc.  
304 W. Pennsylvania Ave.  
Towson, Maryland 21284  
301-281-5244

DESCRIPTION

1.04 ACRE PARCEL - NW CORNER MIDDLETOWN ROAD AND FREELAND ROAD  
6TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located in or near the intersection of the center of Freeland Road and Middletown Road; thence running in the paving of Freeland Road (1) N 59°53' E 92.95 feet, thence leaving said paving of Freeland Road (2) N 32°37' W 382.13 feet, (3) S 43°35' W 51.49 feet, (4) S 13°07' E 29.70 feet, and (5) S 42°53' W 117.15 feet to the paving in Middletown Road; thence running in the paving of Middletown Road (6) S 47°14' E 319.07 feet to the point of beginning.

Containing 1.04 acres (45,302 s.f.) of land, more or less.



Engineers - Surveyors - Site Planners  
2/23/89 J.O. 89010

Item #6  
Cycle I

IN THE MATTER OF RECLASSIFICATION REQUEST RC2 TO RC5 UNITED METHODIST MISSIONARY AND CHURCH EXTENSION SOCIETY OF THE ANNAPOLIS AND BALTIMORE DISTRICTS, INC./PETITIONERS \* \* \* \* \* BEFORE THE COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY Case No.:

BRIEF IN SUPPORT OF RECLASSIFICATION REQUEST

Now Comes your Petitioner and, the Contract Purchaser of the subject property, Charity Holding Corporation, by DiNenna, Mann & Breschi, S. Eric DiNenna, Esquire, their attorneys, in support of the Request for Reclassification from an RC2 zone to a RC5 zone, respectfully says:

1. That the subject property contains 1.04 acres of land, more or less, is located on Middletown Road, at Freeland Road in Baltimore County, Maryland;
2. That the subject property is presently improved with a church structure, of old vintage;
3. That your Contract Purchasers, Charity Holding Corporation, request this Reclassification to an RC5 zone in order to request, simultaneously herewith, a special exception for a community building, etc., for a masonic lodge meeting home;
4. That the subject property is erroneously zoned in light of its location along Middletown Road, a main east to west thoroughfare in Baltimore County, with its present improvements, and its size;
5. That surrounding the subject property are other

institutional and commercial uses;

6. That by a documented site plan presented herewith, pursuant to Section 2-58.1 of the Baltimore County Code, your Petitioners respectfully request a reclassification for a specific use and shall limit thereto;

7. And for such other and further reasons that will be presented at the time of the hearing.

*Eric DiNenna*  
S. ERIC DINENNA  
DINENNA, MANN & BRESCHI  
P.O. Box 10508  
Towson, Maryland 21285-0508  
(301) 296-6820

Item #6  
Cycle I

From the Office of  
PAUL LEE ENGINEERING, INC.  
304 W. PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21284

ENVIRONMENTAL IMPACT STATEMENT  
COMMUNITY BUILDING  
MIDDLETOWN & FREELAND ROADS  
BALTIMORE COUNTY, MARYLAND



1. Net area of site - 1.04 Ac.±
2. Existing coverage
  - a. Buildings - .055 Ac.±
  - b. Drives and parking areas and walks - .143 Ac.±
  - c. Vegetative cover - 0.842 Ac.±
  - d. Impervious Area - .19%
3. Proposed coverage
  - a. Buildings - 0.103 Ac.±
  - b. Drives and parking areas - 0.410 Ac.±
  - c. Vegetative cover - 0.527 Ac.±
  - d. Impervious area - 49.3%

4. The soil at this site is Chester Silt Loam (C<sub>82</sub>) 3 to 8 per cent slopes. The hazard of further erosion due to building and parking areas is slight to moderate which is favorable for construction. Further, the soil is rated (slight) favorable for sewage disposal system use. Therefore, the proposed construction should have minimal impact on the environment.

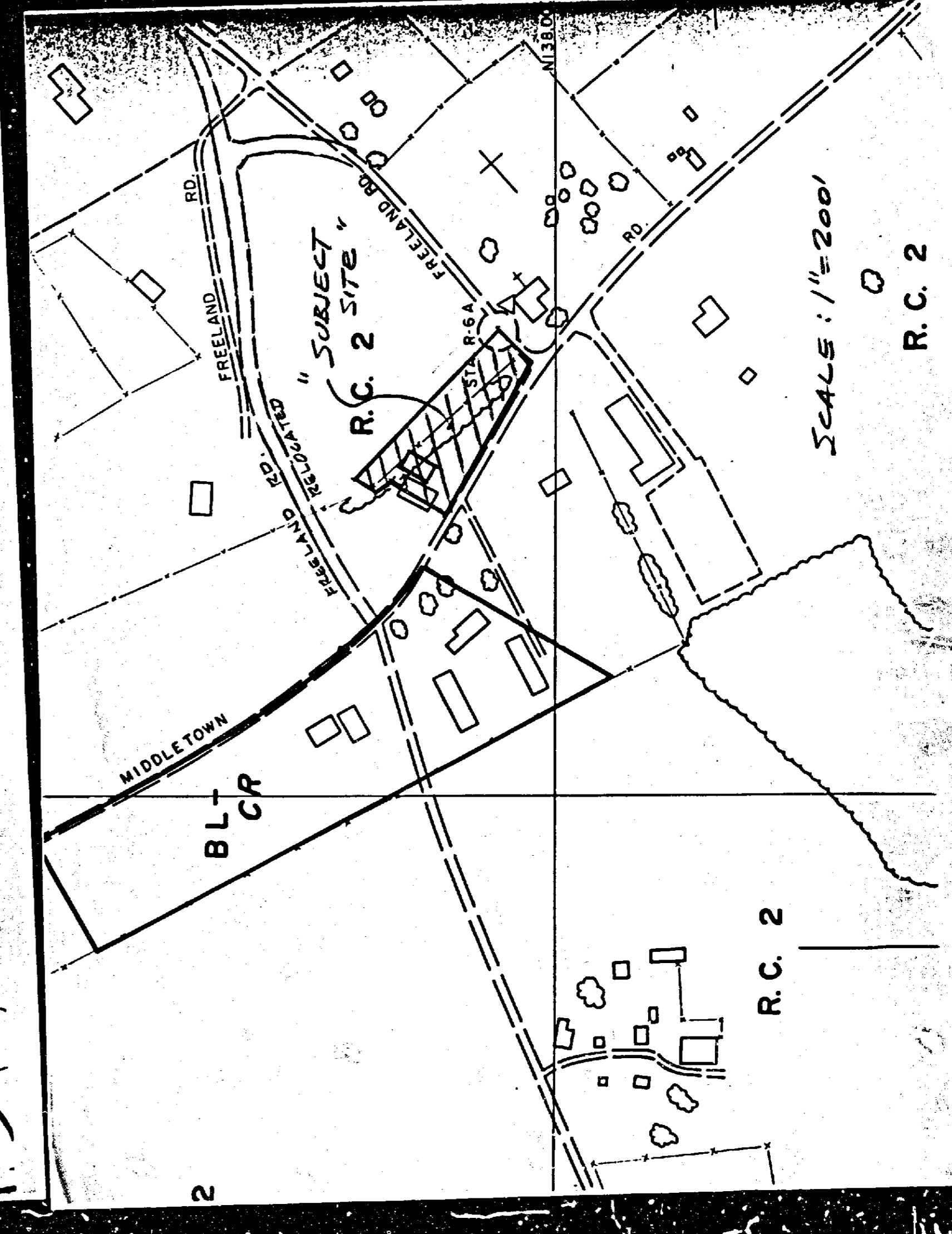
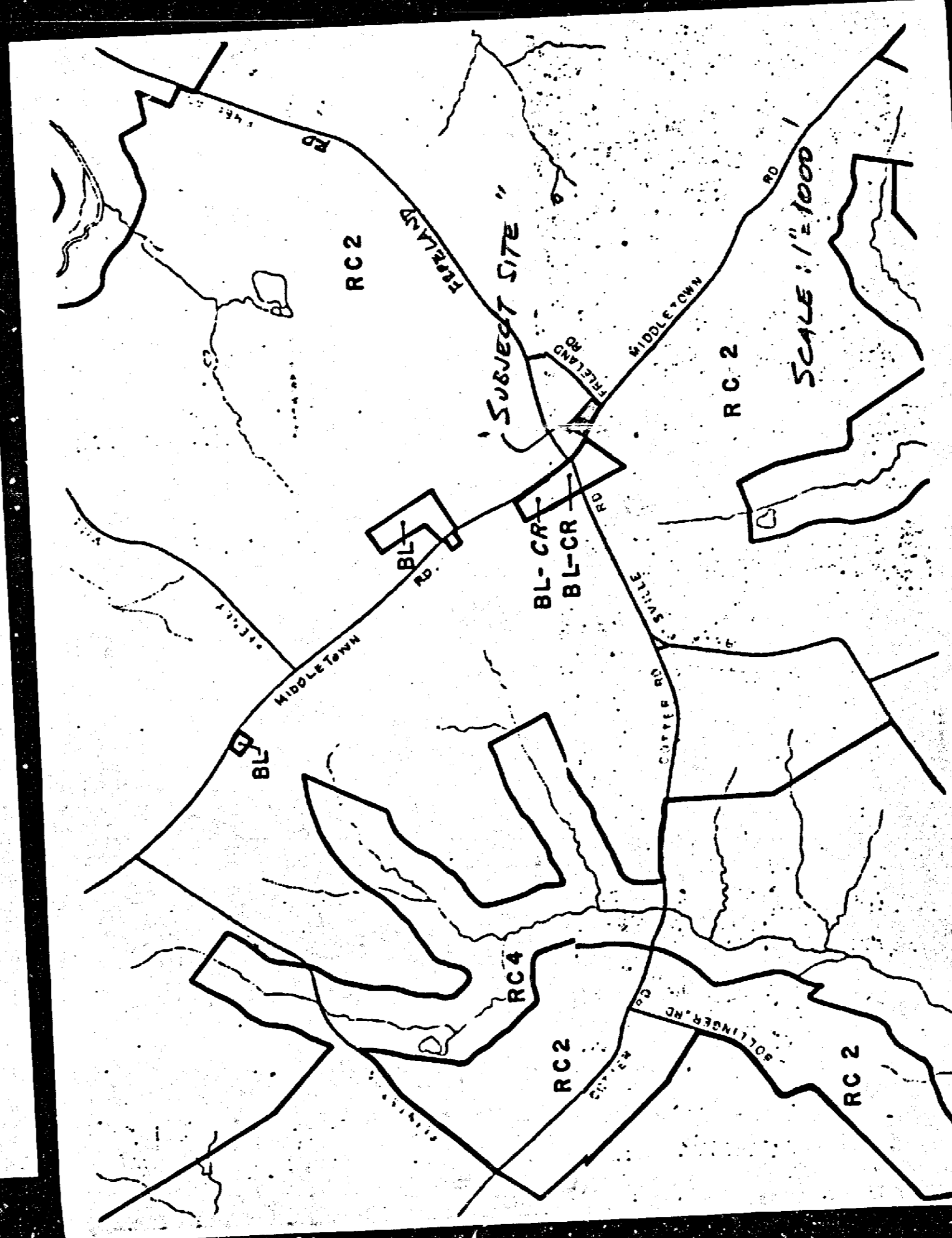
This site does not drain directly to any stream or wetland but rather into swales and ditches which help to filter out pollutants carried off in surface runoff. Also, a storm water management facility will be provided for additional filtration and settlement of generated pollutants. The incorporation of Best Management Practices such as planting of vegetation as soon as possible after final grading, cleaning dirt and debris accumulating on private roads and parking lots as follows (May through October, concurrent with grass mowing; November through April, monthly); snow removal by mechanical means except in severe snow or ice conditions, when deicing compounds can be used, application of (fertilizers, herbicides and pesticides) as recommended by the University of Maryland Cooperative Extension Service and the use of grass lined swales will provide protection for the receiving waters ecosystem.

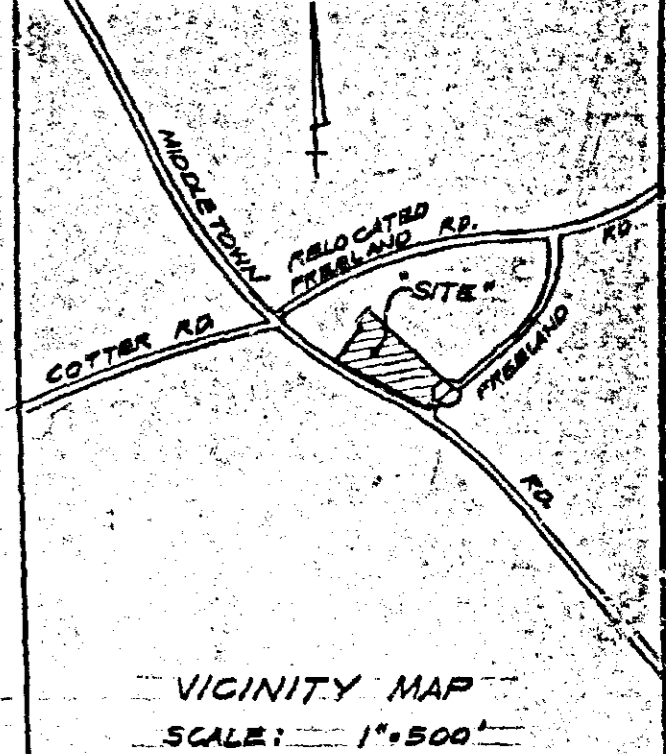
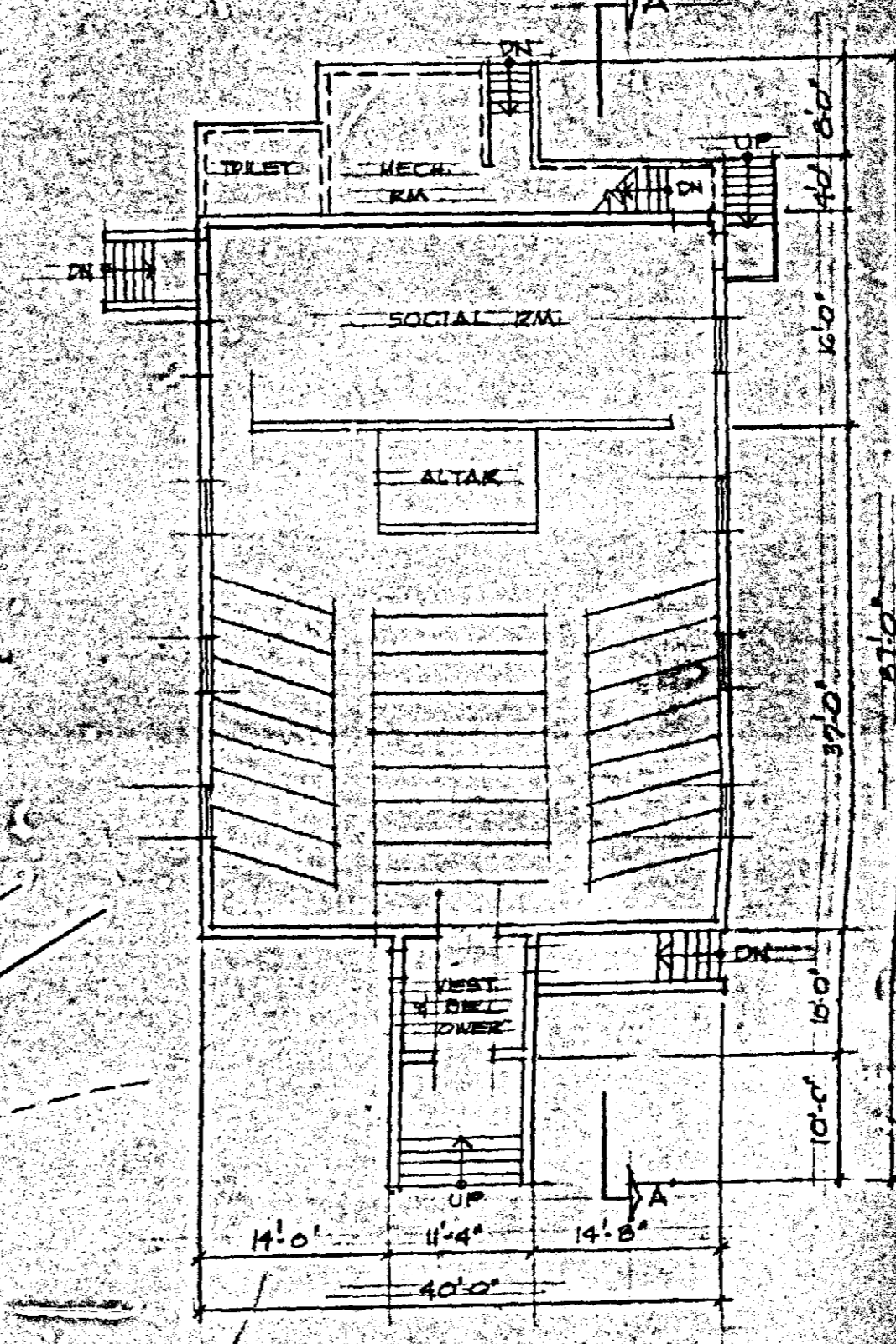
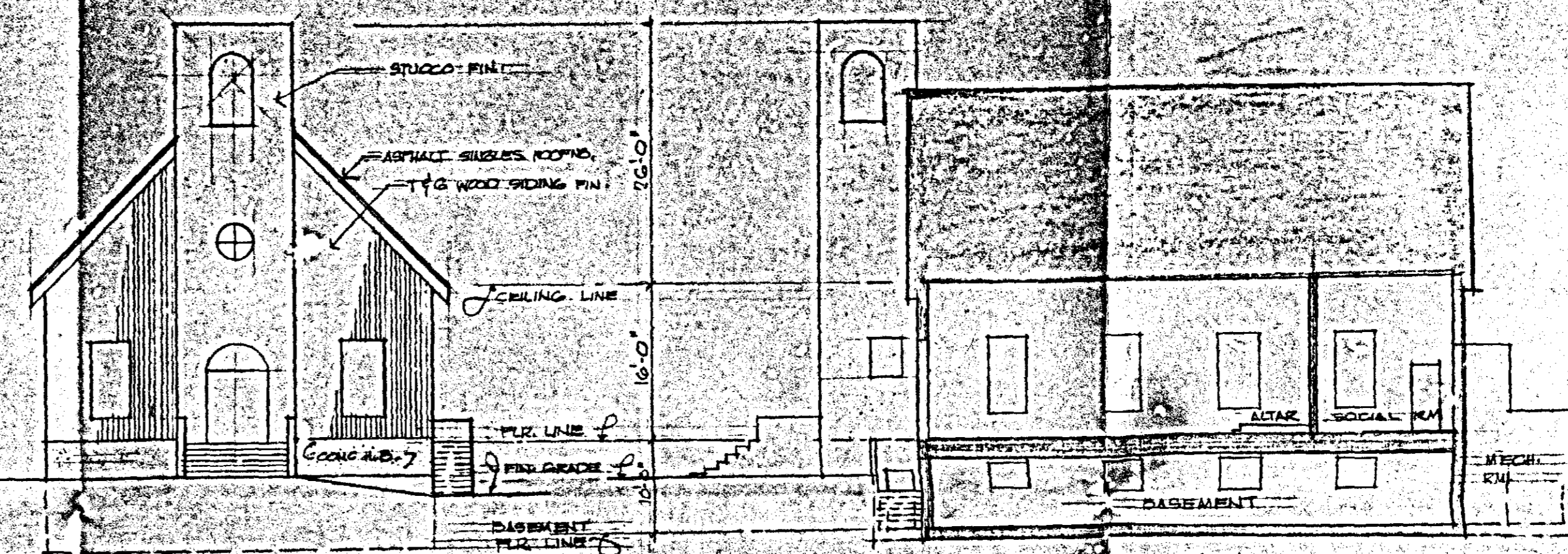
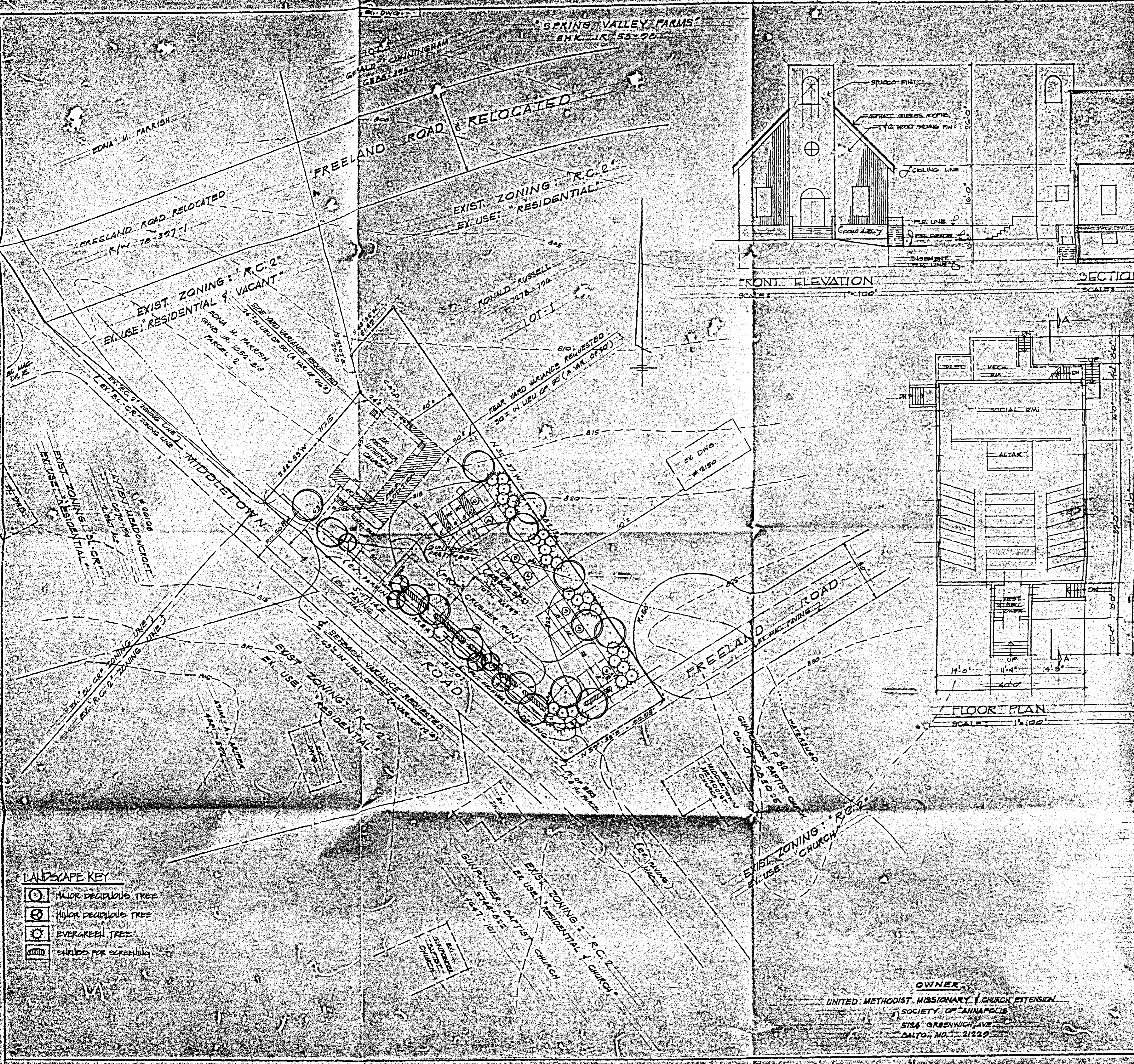
No adverse effects can be seen as having any long range significance if the recommendations contained herein are followed. The application of the Best Management Practices should be cost effective in that they can be incurred during normal site maintenance operations.

Short term effects are more significant in that noise levels from construction equipment such as bulldozers (76 to 96 db @ 50 feet), trenchers (72 to 93 db @ 50 feet) etc. are used during normal construction activities. Permissible workplace noise exposures per OSHA ranges at (8 hour duration @ 90 db), to progressively shorter periods such as (6 hours @ 92 db), (4 hours @ 95), (3 hours @ 97) and (2 hours @ 100) to the impact level of 140 db. To reduce impact, all equipment should be maintained to the manufacturers specifications including mufflers or other noise reducing devices. The only sound emanations from the proposed development contributing to the noise in the vicinity would be from the additional traffic generated. Light auto traffic noise is approximately 50 to 55 decibels. The anticipated traffic generated by the proposed use is approximated at less than 100 trips per day, which will produce minimal noise levels.

Site grading creates sediment problems that can be reduced by implementing a sediment control plan which is reviewed and inspected by Baltimore County and Soil Conservation Service. Dust can be controlled by such methods as wetting and the Division of Air Pollution Control should be contacted for guidance. Asbestos may be encountered in older buildings. Prior to construction of additions to the existing structure the Baltimore County Health Department Environmental Service Department should be contacted to inspect the existing building and provide guidelines for its disposal if encountered.

It is our opinion that the environmental impact will be negligible if the above mentioned Best Management Practices are used during the construction of the proposed expansion and maintenance of the facilities.





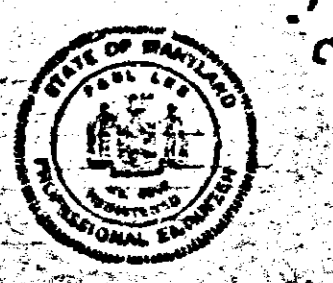
- GENERAL NOTES**
1. Area of Property — 1.04 Ac. ± (45,302 s.f.±) Gross Area — 1.04 Ac. ±
  2. Existing Zoning of Property — R.C. 2
  3. Existing Use of Property — "Lutheran Reform Church"
  4. Proposed Zoning of Property — R.C. 5 w/Special Exception
  5. Proposed Use of Property — "Masonic Lodge Community Building"
  6. Area of Existing Church (180 seats)
    - 1st Floor — 2,037 s.f.
    - Basement — 2,396 s.f.
    - Future Addition — 2,140 x 2 = 4,280 s.f.±
  7. Building Coverage Permitted — 15% (45,302 s.f.±) = 6,795 s.f.±
    - Existing Building Coverage — 2,396/45,302 = 5%
    - Existing Building Coverage + Addition — 2,396 + 2,140 = 4,536/45,302 = 10%
  8. Required Parking
    - 180 Seats @ 1 parking space/4 seats = 45 parking spaces
  9. Number of Parking Spaces Shown = 49 (incl. 3 R.C.)
  10. Number of Employees = 2
  11. Hours of Operation:
    - Mon.-Fri. — 4 P.M. to 12 Midnight
    - Sat. — 9 A.M. to 12 Midnight
    - Sun. — 12 Noon to 12 Midnight
  12. Landscape Requirements:
    - 319 L.P. Public Road @ 1.140 = 8
    - 49 P.S. @ 1/12 = 4
    - Total = 12 Major Trees
  13. Soil borings will be conducted prior to construction to enable mitigative measures to be taken if adverse soil conditions are encountered.
  14. No anticipated excavations are expected to be encountered resulting from construction (existing on basement).
  15. Existing grades shown hereon are derived from Baltimore County Topo Sheets and not current field run topo. Some degree of change may be encountered but no major problem is anticipated.
  16. Lighting shall be so directed as not to reflect toward residences or interfere with traffic. Size will vary from low pedestrian walkway lighting to security lighting of parking lot 20' high.
  17. Slope: As provided Sec. 413 of the Zoning Regulations.
  18. Storm Water Management will be required and will be in accordance with Baltimore County Standards and Requirements.
  19. Property served by private sewer and water.
  20. Petitioner requesting reclassification of property from R.C. 2 to R.C. 5
  21. Petitioner requesting a Special Exception to permit a community building in an R.C. 5 Zone.
  22. Petitioner requesting a Variance to Sec. 1A04.3B.3 of the Zoning Regulations to permit a 63' setback from the center of road in lieu of the required 75' (a variance of 12'); a side yard setback of 24' in lieu of required 50' (a variance of 26'); and a rear yard setback of 30' in lieu of required 50' (a variance of 20').
  23. Petition requesting a Variance to Sec. 409.8A.2 of the Zoning Regulation to allow the driveway and parking areas not to be paved or macadamized but to have a crushed run surface.
  24. Petition requesting a Variance to Sec. 409.8A.6 of the Zoning Regulation from painting parking area strips.

**PLAN TO ACCOMPANY PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCES**

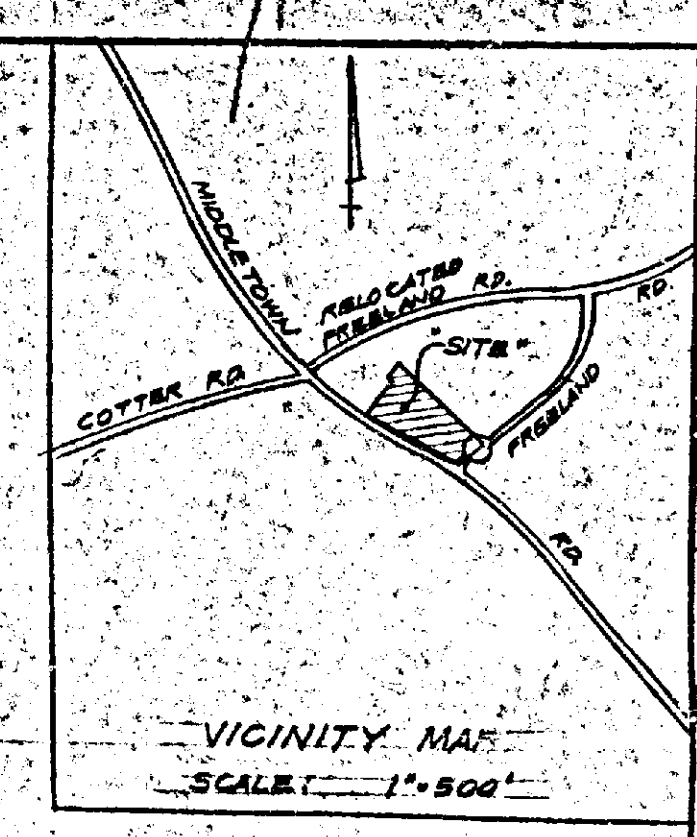
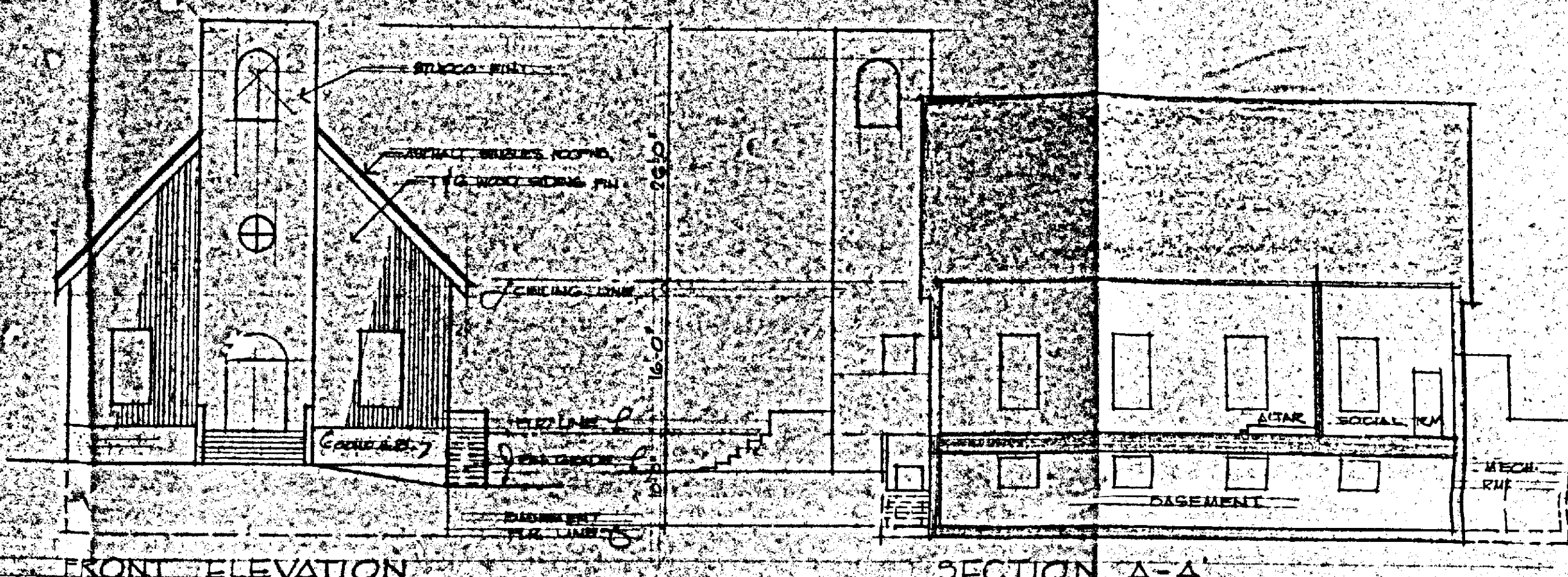
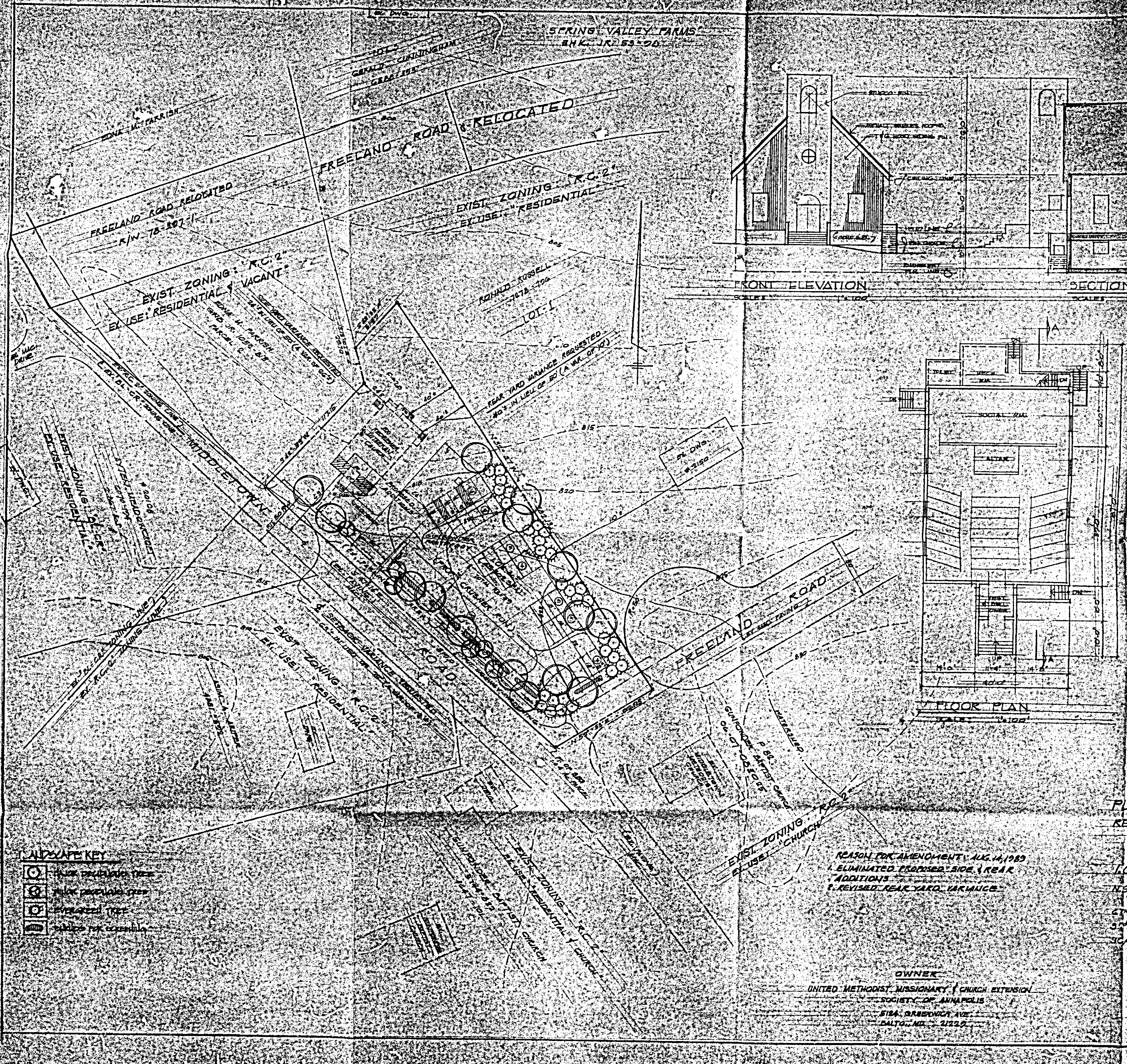
**1.04 ACRE PARCEL**  
 N.S. MIDDLETOWN ROAD, W.S. FREELAND ROAD  
 6TH ELECT. DIST. BALTO. CO., MD  
 35th COUNCILMANIC DIST.  
 SCALE: 1" = 30' AS SHOWN FEB. 24, 1982

**OWNER**  
 UNITED METHODIST MISSIONARY CHURCH EXTENSION  
 SOCIETY OF ANNAPOLIS  
 5184 GREENWICH AVE  
 BALTO., MD. 21229

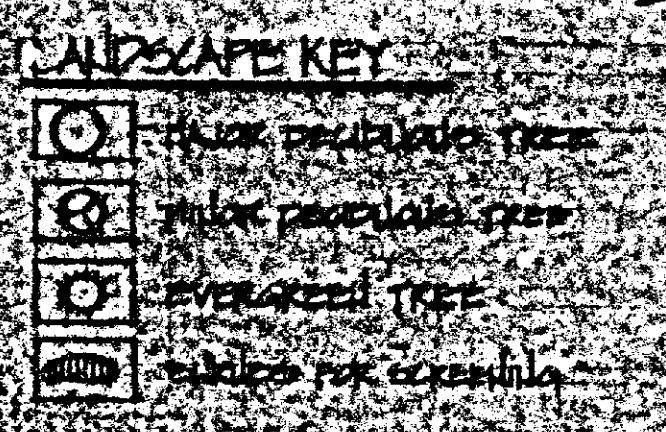
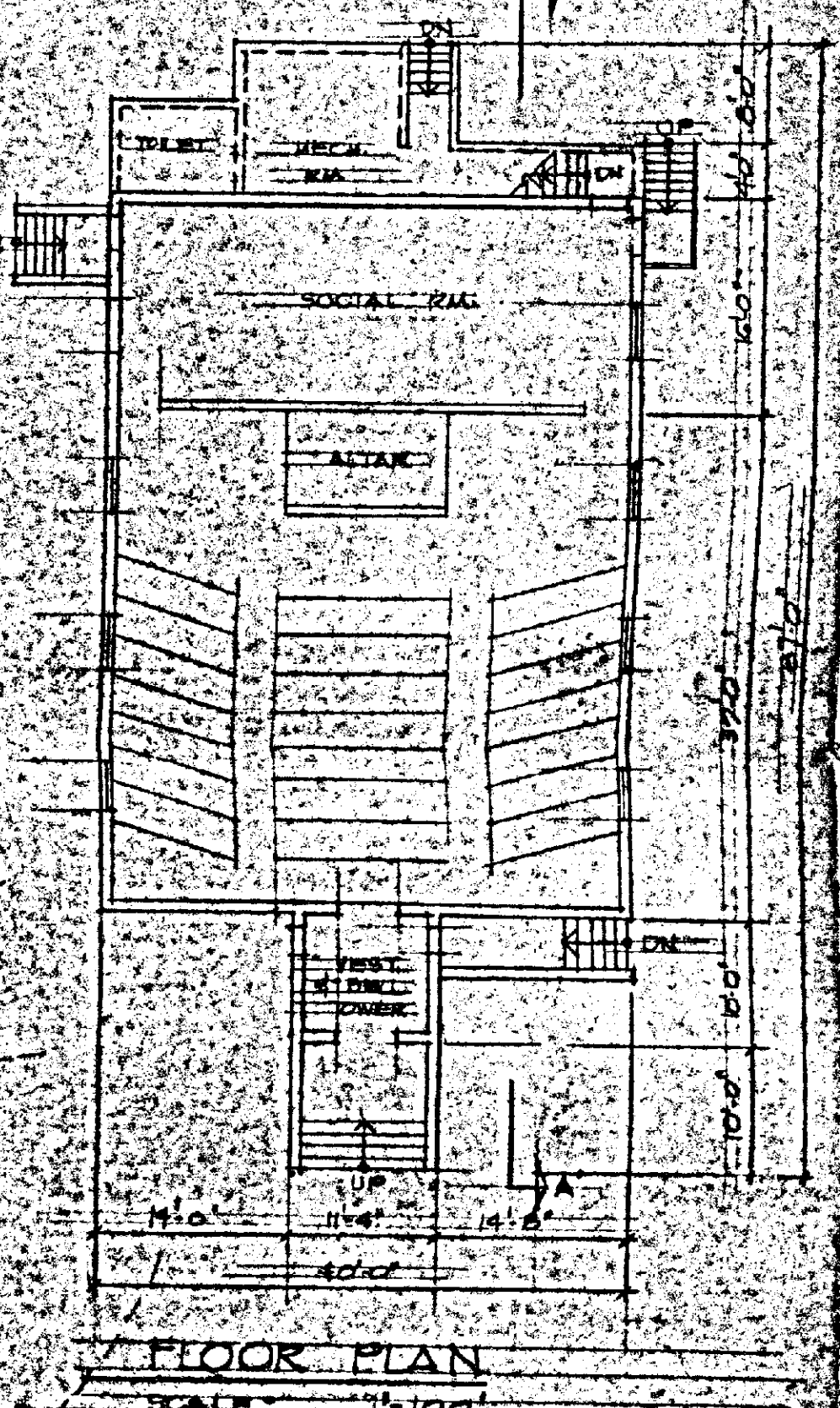
**ENGINEER**  
 PAUL LEE ENGINEERING, INC.  
 304 N. PENNSYLVANIA AVE.  
 TOWSON, MD. 21284



Item #6  
 Cycle I



- GENERAL NOTES**
1. Area of Property — 1.04 Ac. ± (45,302 s.f. ±) Gross Area — 1.04 Ac. ±
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  3. Existing Use of Property — "Lutheran Reformed Church"
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  6. Area of Existing Church (180 seats):  
1st Floor — 2,037 s.f.  
Basement — 2,236 s.f.  
Future Addition — 2,140 x 2 = 4,280 s.f. ±
  7. Building Coverage Permitted — 154 (45,302 s.f. ±) = 6,795 s.f. ±  
Existing Building Coverage — 2,396/45,302 = 5%  
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  12. Landscape Requirements  
319 L.F. Public Road @ 1.140 = 8  
49 P.S. @ 1/12 = 4  
Total = 12 Major Trees
  13. Soil Borings will be conducted prior to construction to enable mitigative measures to be taken if adverse soil conditions are encountered
  14. No anticipated encroachments are expected to be encountered resulting from this project. Lights or trees are shown in the vicinity of the proposed building.
  15. Existing grades shown herein are derived from Baltimore County Topo Sheets and are shown on a 2' contour. Some degree of change may be encountered but no major problem is anticipated.
  16. Lighting shall be so directed as not to reflect toward residences or interfere with traffic. Signs will vary from low pedestrian walking lighting to security lighting of parking lot 20' high.
  17. Signs — As permitted Sec. 413 of the Zoning Regulations
  18. Storm Water Management will be required and will be in accordance with Baltimore County Standards and Requirements
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  20. Petitioner requesting reclassification of property from R.C. 2 to R.C. 5
  21. Petitioner requesting a Special Exception to permit a community building in an R.C. 5 Zone
  22. Petitioner requesting a Variance to Sec. 1204.28.3 of the Zoning Regulations to permit a 63' setback from the center of road in lieu of the required 75' (a variance of 12') a side yard setback of 24' in lieu of required 50' (a variance of 26') and a rear yard setback of 40' in lieu of required 50' (a variance of 10')
  23. Petitioner requesting a Variance to Sec. 409.8A.2 of the Zoning Regulation to allow the driveway and parking areas not to be paved or macadam but to have a crusher run surface
  24. Petitioner requesting a Variance to Sec. 409.8A.6 of the Zoning regulation from painting parking area strips



REASON FOR AMENDMENT: AUG. 14, 1989  
 1. ELIMINATED PROPOSED SIDE & REAR ADDITIONS  
 2. REVISED REAR YARD VARIANCE

**AMENDED  
 PLAT TO ACCOMPANY PETITION FOR  
 RECLASSIFICATION, SPECIAL EXCEPTION  
 AND VARIANCES**

**1.04 ACRE PARCEL**  
 N/3 MIDDLETOWN ROAD, W. S. FREELAND ROAD  
 6TH ELECT. DIST. BALTO. CO., MD.  
 5th COUNCILMANIC DIST.  
 SCALE: 1" = 30' AS SHOWN FEB. 24, 1987  
 AUG. 14, 1989

**OWNER**  
 UNITED METHODIST MISSIONARY CHURCH EXTENSION  
 SOCIETY OF ANNAPOLIS  
 518A ORBENWOOD AVE.  
 BALTO., MD. 21229

**ENGINEER**  
 PAUL LEE ENGINEERING, INC.  
 304 W. PENNSYLVANIA AVE.  
 TRAWSON, MD. 21204





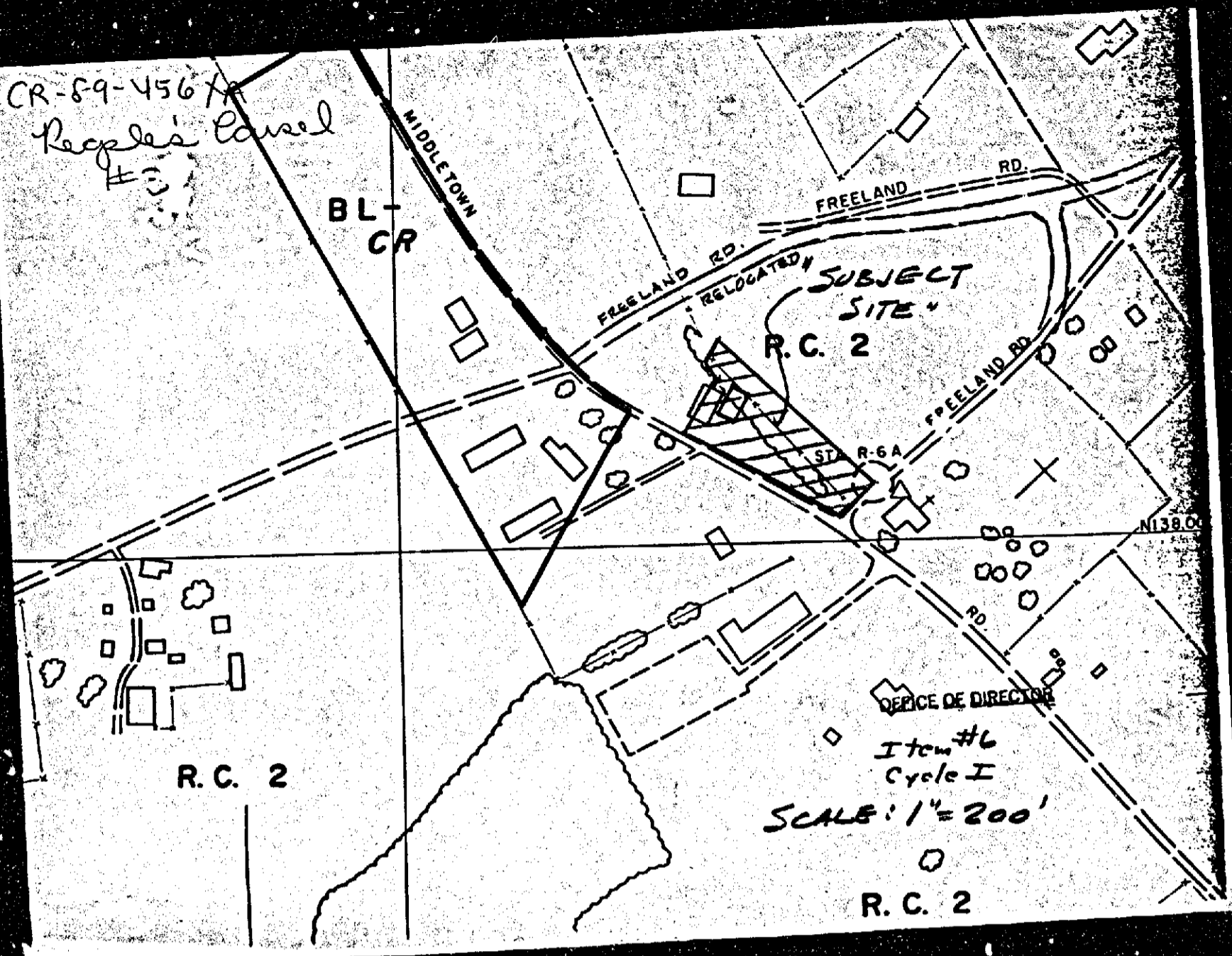
1989 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 on October 13, 1989  
 Baltimore County, Maryland  
 Chairman County Council

BALTIMORE COUNTY OFFICE  
 OF PLANNING AND ZONING

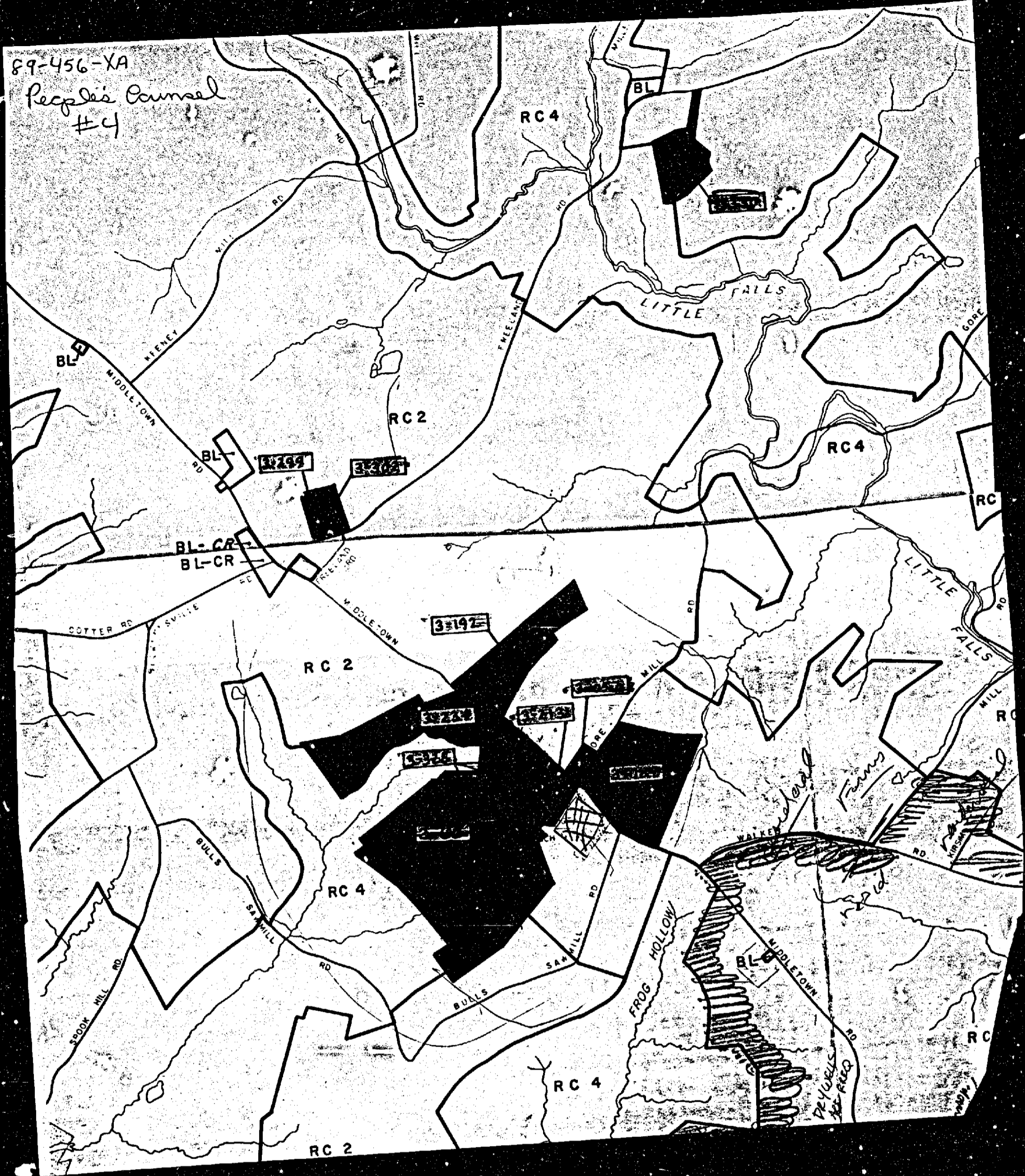
PRETTYBOY RESERVOIR  
 BALTIMORE COUNTY BASE ZONING MAP SERIES

SECRET UNIT  
 MAY BE  
 REPRODUCED  
 FOR  
 OFFICIAL  
 USE ONLY  
 2F

CR-89-456-XA  
People's Counsel  
#3



89-456-XA  
People's Counsel  
#4

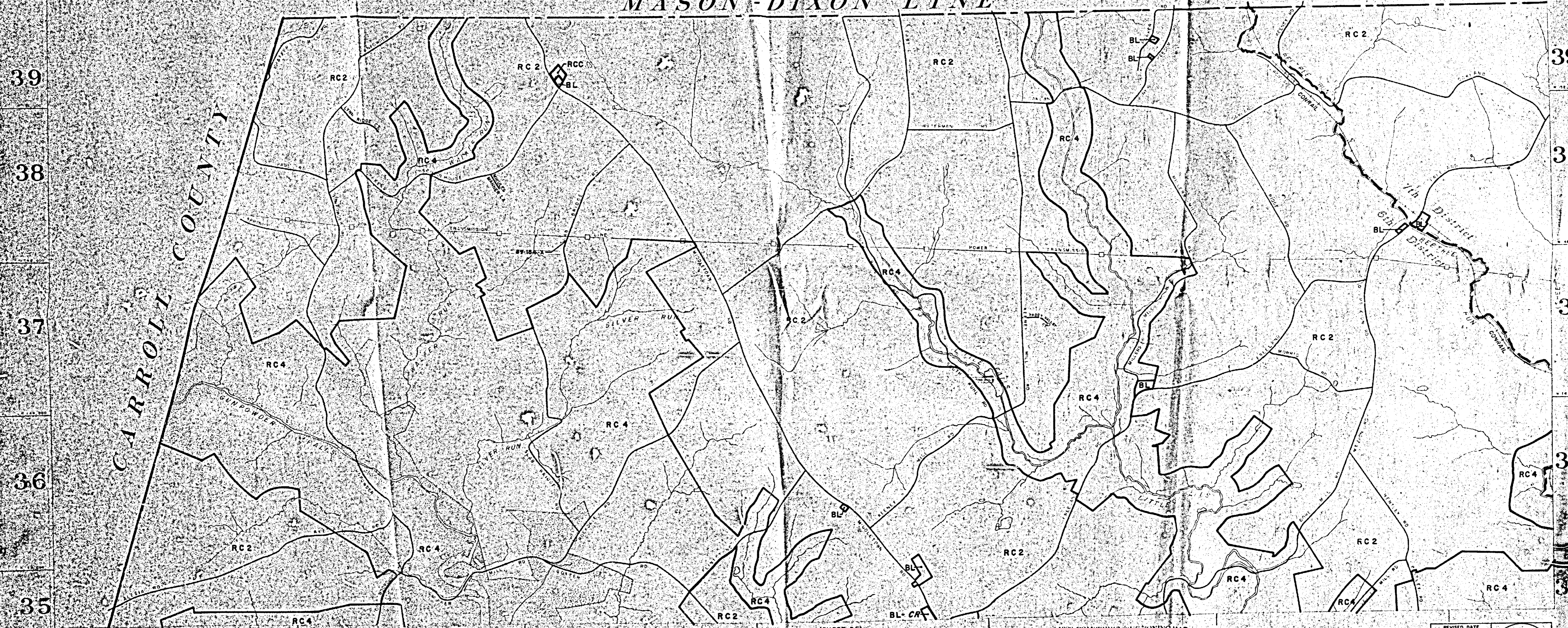


CR-89-456-XA  
People's Counsel  
#10



I H G F E D C

FORK COUNTY, PENNSYLVANIA  
MASON-DIXON LINE



CARROLL COUNTY



0 1000 2000 3000 4000 5000 FEET

BALTIMORE COUNTY OFFICE  
OF PLANNING AND ZONING

(SHEET 2F)

1988 COMPREHENSIVE ZONING MAP  
Adopted by Baltimore County Council  
1988  
Bal. Nos. 144-75, 145-76, 146-77, 147-78, 148-79, 149-80, 150-81  
County Council

REVISOR DATE

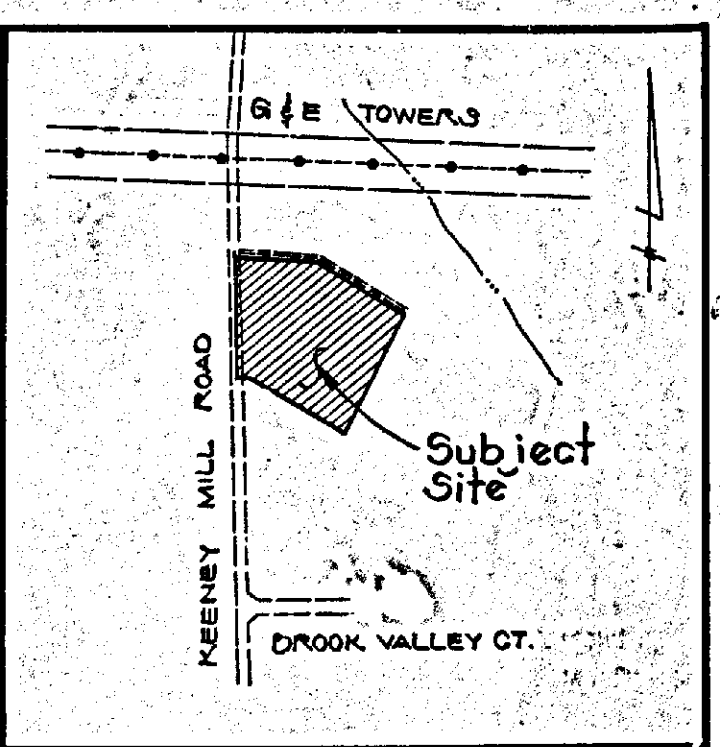
JAN. '66
FEB. '66
MAY '70
FEB. '73
JUNE '76
MAR. '78

**EKLO**

BALTIMORE COUNTY BASE MAP SERIES

**26**

COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
1	5004.73	5004.55	7	4443.19	5007.00
2	5001.31	5016.51	8	4446.52	4972.31
3	4923.30	5337.04	9	4453.10	4942.59
4	4650.00	5615.18	10	4842.97	4975.12
5	4427.19	5444.10	11	4697.18	4952.26
6	4218.79	5289.70	12	4668.05	5221.18



Note:  
Highway & Highway Widening - Slope, Drainage & Utility Easements shown hereon are reserved unto the developer and are hereby offered for dedication to Calta Co., Md. The developers, its successors & assigns, shall convey said areas, by deed, to Calta Co., Md. at no cost.

**DENSITY NOTES:**

- EXIST. ZONING R-C-2
- GROSS AREA 7427 Ac.
- ROAD WIDENING 0.353 Ac.
- NET AREA 7.074 Ac.
- NO. OF LOTS ALLOWED 2
- NO. OF LOTS PROPOSED 2
- AVERAGE LOT SIZE 3.537 Ac.

**FINAL SUBDIVISION PLAT**  
OF  
**KEENEY MILL WOODS-NORTH**  
6th Election District Baltimore County, Md.  
Scale: 1"=100' March 10, 1978

FOR  
OWNER & DEVELOPER  
Charles H. Seiler, Inc.  
Monkton, Md.  
21111

Approved: Baltimore County Planning Board  
Date: Director  
Approved: Deputy State & County Health Officer  
Date: 3/16/78  
Approved: County Roads Engineer  
Date: 3/23/78

**MCKEE, DUVAL & ASSOCIATES, INC.**  
Civil Engineers & Land Surveyors  
1717 York Rd. - Lan Lea Bldg. - Lutherville, Md. 21093  
Job No. 77-4 Scale: 1"=100' Engr.: J.W.M. Dwn.: M.J.B. Sht. No. 1 of 1  
Date: 3-10-78 Des.: J.W.M. Chk.: D.W.D.

**SURVEYOR'S CERTIFICATE:**  
I, JAMES W. MCKEE, a registered land surveyor of the State of Maryland, do hereby certify that the land shown herein has been laid out, & the Plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 1453, Chapter 1016 of the Acts of 1943, and subsequent amendatory Acts.

**OWNER'S CERTIFICATE:**  
The requirements of Sections 72A to 72D of Article 17 of the Annotated Code of Maryland, 1959 Edition, Chapter 1016 of the Acts of 1943, as amended by Chapters 84 & 788 of the Acts of 1947 and subsequent Acts if any, amendatory thereof, so far as they concern the making of the plat & setting of the markers, have been complied with.

The Streets and/or Roads as shown hereon and the mention thereof in deeds, are for the purpose of dedication only, and the same are not intended to be dedicated to public use. The fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

The Courses & Coordinates shown hereon are referred to the following traverse stations:  
L-1 N 5000.00 E 5000.00  
L-7 N 4468.41 E 5397.34  
L-9 N 4818.40 E 4984.38

BALTIMORE COUNTY PLANNING BOARD  
BALTIMORE COUNTY HIGHWAYS DEPT.  
BALTIMORE COUNTY HEALTH DEPT.

STREETS AND/OR ROADS AS SHOWN HEREON ARE TO BE DEDICATED TO PUBLIC USE. THE FEES FOR THE DEDICATION OF THE BEDS THEREOF IS RESERVED IN THE GRANTORS OF THE DEEDS AND PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

COURSES AND COORDINATES SHOWN HEREON ARE TO AN ASSUMED COORDINATE SYSTEM AND REFER TO THE FOLLOWING TRAVERSE STATIONS:  
L-1 N 5000.00 E 5000.00  
L-7 N 4468.41 E 5397.34  
L-9 N 4818.40 E 4984.38

**PANHANDLE NOTE:**  
ALL LOTS, REFUSE COLLECTION, SHOW TO BE MAINTAINED AND RESERVED TO THE DEVELOPER AND HIS SUCCESSORS, HEIRS AND ASSIGNS, AND THE STREET LINES ONLY AND NOT ONTO THE ADJACENT LOT.

THE 25' REVERSIBLE SLOPE EASEMENT ALONG THE FUTURE 60' R/W, AS SHOWN HEREON, IS TO BE RETAINED BY LIZZETTA M. BEDGAR, HER HEIRS OR ASSIGNS.

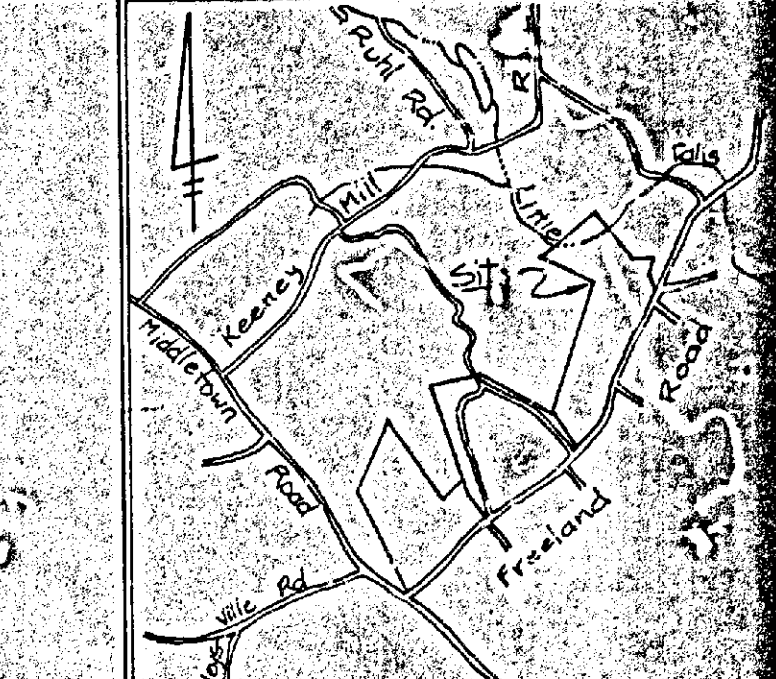
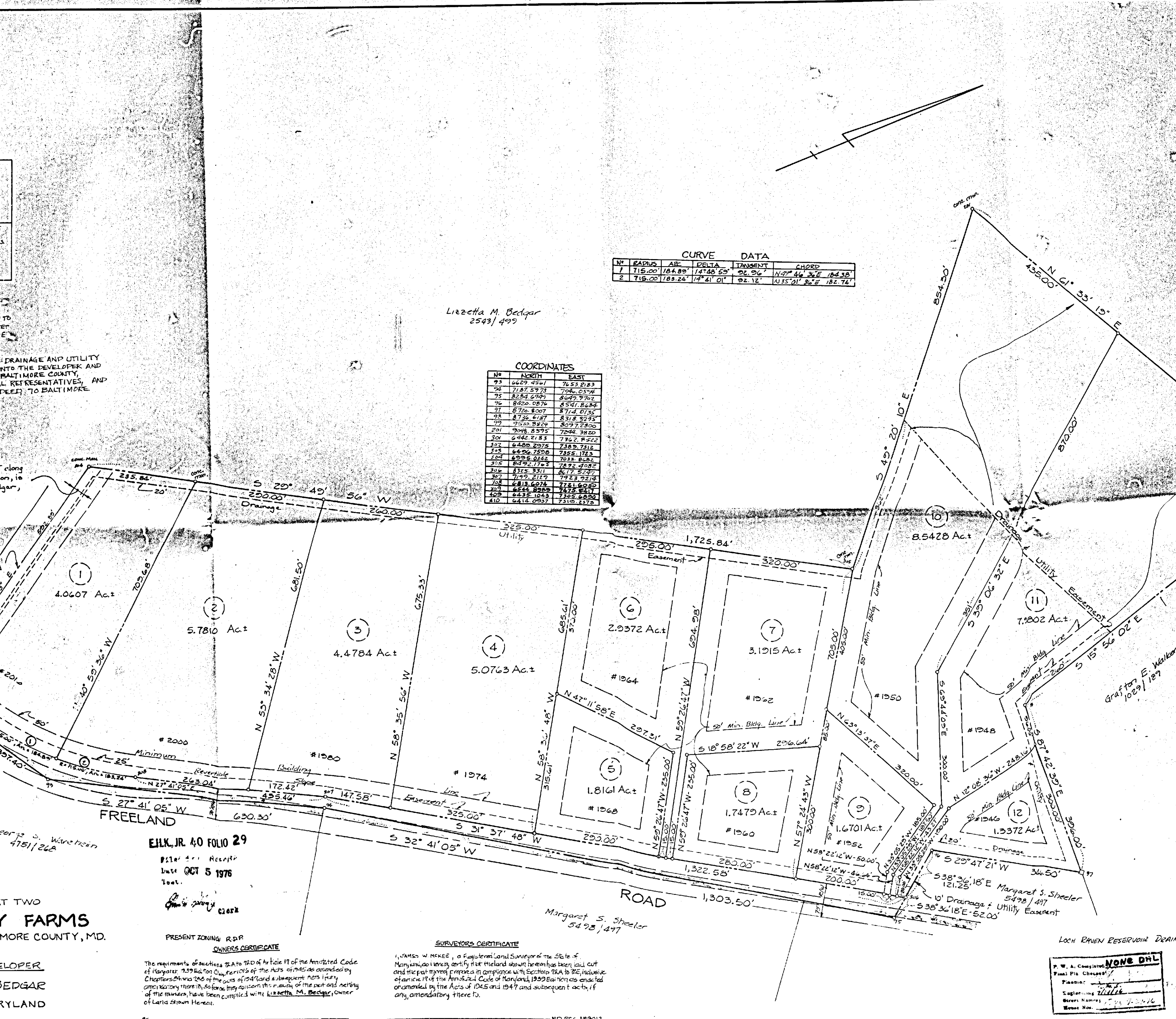
FRING VALLEY FARMS Section One - Flat One

SECTON ONE - FLAT TWO  
**SPRING VALLEY FARMS**  
ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SEPT., 1976

OWNER & DEVELOPER  
**LIZZETTA M. BEDGAR**  
PARKTON, MARYLAND  
21120

APPROVED: BALTIMORE COUNTY PLANNING BOARD  
DATE: OCT 5 1978  
DIRECTOR

APPROVED: DEPUTY STATE & COUNTY HEALTH OFFICER  
DATE: 10/5/78



**LEGEND**  
LOT BOUNDARIES SHOWN THUS  
COORDINATES SHOWN THUS  
MILITARY BOUNDARY LINE SHOWN THUS  
R/W LINE SHOWN THUS  
LOT LINES SHOWN THUS  
PROPERTY LINES SHOWN THUS  
EASEMENTS SHOWN THUS

**NOTES:**  
NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION OF A BUILDING ON A LOT SHOWN HEREON UNTIL THE SAME HAS BEEN APPROVED BY THE STATE AND COUNTY AGENCIES HAVING JURISDICTION THEREON.  
GROSS AREA 60.9325 AC.  
NET AREA 48.6194 AC.  
AREA BETWEEN TITLE LINE & VICINITY LINE 12.3131 AC.  
AVERAGE LOT SIZE 4.0516 AC.

TOTAL NUMBER OF LOTS 12  
TITLE REFERRED LIZZETTA M. BEDGAR, et al  
LIBER: 2545  
FOLIO: 425

**McKee Engineering**  
1824 Ridge Road, Reisterstown, Maryland 21122  
76-2  
SCALE: 1"=100'  
ENGR: J.W.M.  
DWN: M.J.B.  
SHT: 1 OF 1  
DATE: 10/5/78



NO	RADIUS	ARC	DELTA	TANGENT	CHORD
1	100.00	109.97	68°00'30"	61.29	5.65°35'06"W 104.51
2	75.00	65.84	58°14'40"	42.95	5.85°12'07"W 65.84
3	75.00	285.75	22°53'59"	144.81	N75°04'50"E 283.85
4	785.00	350.00	25°32'45"	177.95	N76°53'24"E 347.11
5	785.00	29.88	2°10'38"	18.78	S89°14'52"E 29.88
6	75.00	75.27	7°31'03"	47.78	N88°01'26"E 75.27
7	75.00	12.52	0°59'48"	7.21	N83°42'52"E 12.52
8	75.00	16.37	0°59'29"	6.19	N82°42'52"E 16.37
9	75.00	12.52	0°59'10"	6.16	N81°42'52"E 12.52
10	75.00	23.78	1°08'34"	10.77	N79°53'44"E 23.78
11	785.00	80.00	05°54'16"	40.48	N80°53'18"E 80.00
12	1,000.00	765.81	37°52'24"	493.34	N37°52'24"E 765.81
13	25.00	30.78	73°12'58"	13.68	N87°58'48"W 30.78
14	50.00	113.41	130°11'17"	107.68	S42°21'32"W 50.00

NO	NORTH	EAST
83	6,504.2550	4,549.1857
84	6,402.3344	4,471.2355
85	5,917.7181	4,322.2505
86	5,203.5100	4,172.0913
87	5,300.4070	4,802.5001
88	4,778.7926	5,213.4753
89	5,145.4239	5,970.5000
90	5,004.9912	5,458.7171
91	5,639.7956	5,355.3454
92	6,278.6264	7,140.1406
400	7,040.7940	5,257.2723
401	6,282.4331	6,154.5412
402	6,234.3335	5,853.2307
403	5,781.0073	6,046.8720
404	5,754.6072	6,078.9430
405	7,297.6608	6,040.6701
406	7,323.0365	6,522.5533
407	6,022.6478	7,040.3839
408	6,629.6636	7,313.1512
409	6,835.1043	7,305.6890
410	6,814.0837	7,319.2173
411	6,250.4336	7,518.5838
412	6,177.3531	6,723.8771
413	5,376.6872	5,635.6152
414	5,500.1700	5,290.2310
415	5,507.9169	5,071.4174
416	5,376.6872	5,635.6152
417	5,343.5101	4,733.0500
418	5,011.9506	5,073.1923
419	5,492.5259	5,227.7122
420	5,431.7847	5,378.2302
421	5,409.1363	5,600.7804
422	5,459.1083	5,379.4520
323	6,041.5453	5,082.7132
324	6,043.1818	5,046.8701
325	5,021.0873	4,906.5146
426	6,218.3224	5,214.5852

THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FREE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF DEEDS TO WHICH THIS PLAT IS ATTACHED THEIR HEIR AND ASSIGNS.

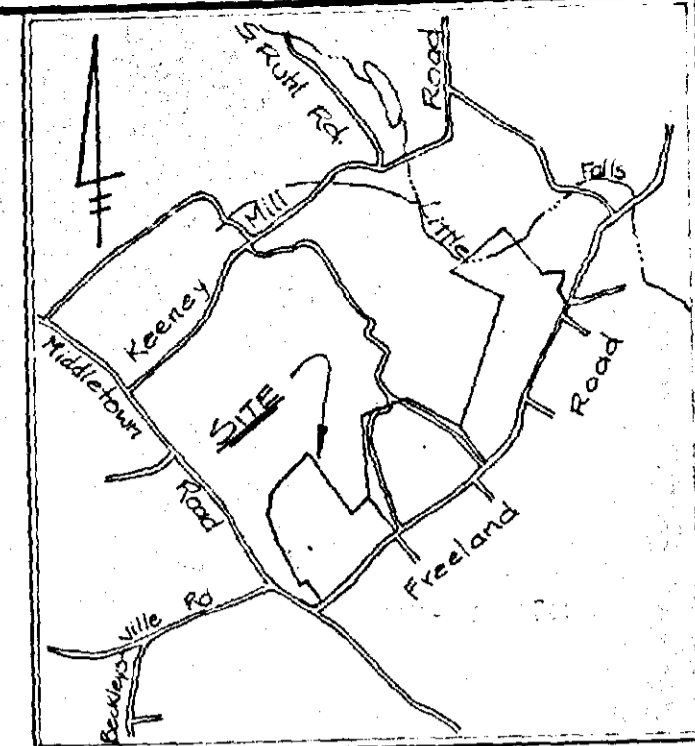
THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO AN ASSUMED COORDINATE SYSTEM AND ARE REFERRED TO THE FOLLOWING TRAVERSE STATIONS.

T-101 N 107°37'27" E 7561.2445  
 T-108 N 7°20'4.658" E 7162.4671  
 T-204 N 7°04'8.895" E 7244.3820

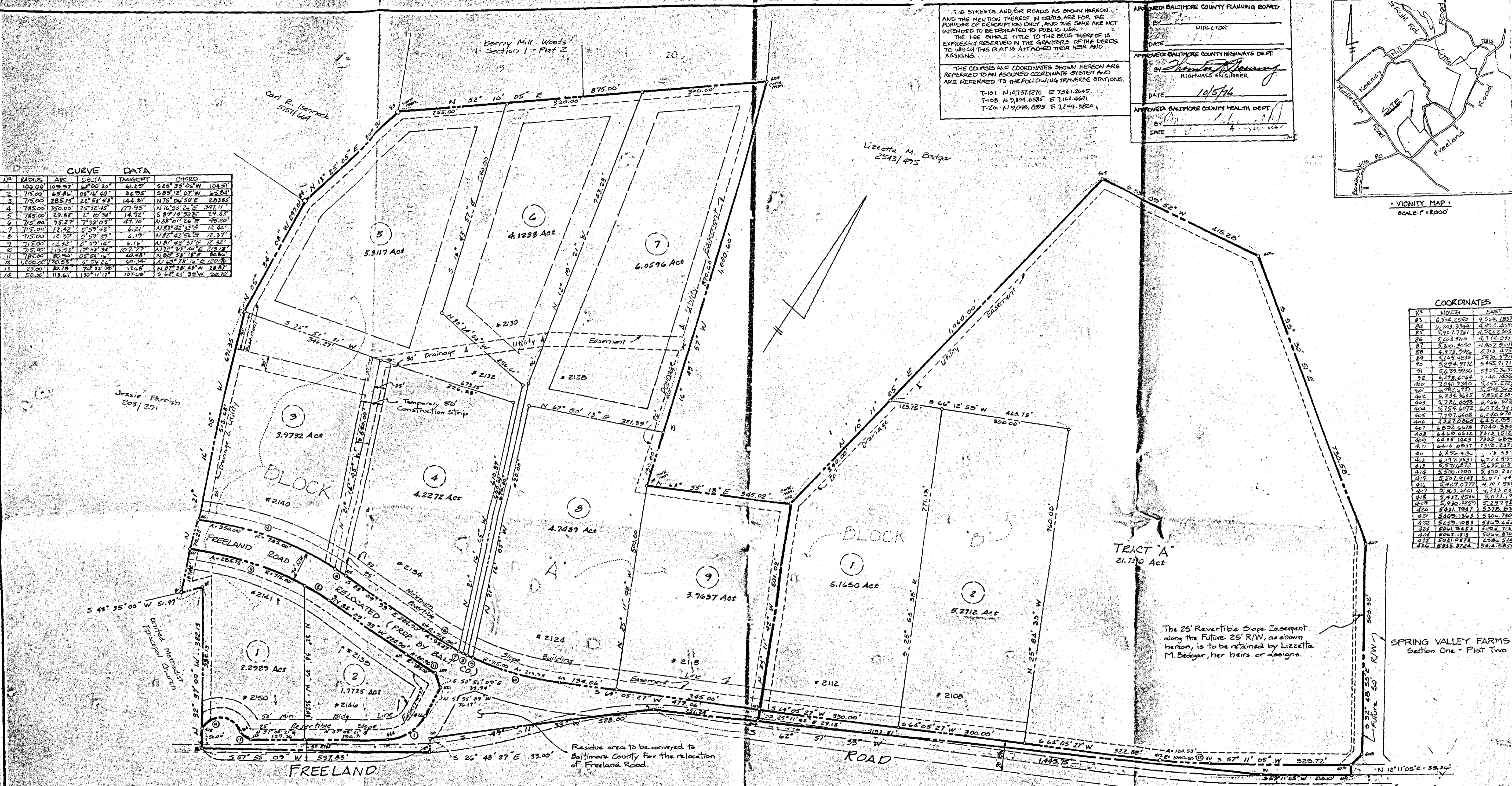
APPROVED: BALTIMORE COUNTY PLANNING BOARD  
 BY: \_\_\_\_\_ DIRECTOR  
 DATE: \_\_\_\_\_

APPROVED: BALTIMORE COUNTY HIGHWAYS DEPT.  
 BY: *James W. McKee* HIGHWAYS ENGINEER  
 DATE: 10/5/76

APPROVED: BALTIMORE COUNTY HEALTH DEPT.  
 BY: \_\_\_\_\_ HEALTH ENGINEER  
 DATE: \_\_\_\_\_



VICINITY MAP  
 SCALE: 1" = 100'



SECTION ONE - PLAT, ONE  
**SPRING VALLEY FARMS**  
 C<sup>th</sup> ELECTION DISTRICT BALTIMORE COUNTY, MD.  
 SEPTEMBER, 1976

OWNER & DEVELOPER  
**LIZZETTA M. BEDGAR**  
 PARKTON, MARYLAND  
 21120

EHK, JR. 40 FOLIO 28  
 Date: OCT 5 1976  
 Title: \_\_\_\_\_  
 Book: \_\_\_\_\_

**PANHANDLE NOTE**  
 FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO JUNCTION OF THE PANHANDLE AND THE STREET RIGHT OF WAY LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.

**SURVEYORS CERTIFICATE**  
 I, JAMES W. MCKEE, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown herein has been laid out and the plat thereof prepared in compliance with sections 28A to 28E, inclusive of article 17 of the Annotated Code of Maryland, 1959 Edition as amended, and the Acts of 1945 and 1947 and subsequent acts, if any, amendatory thereto.

JAMES W. MCKEE, L.S.  
 MD REG. 18972

**NOTES**  
 NO FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON WILL BE ALLOWED UNLESS APPROVED BY THE BALTIMORE COUNTY PLANNING AND ZONING COMMISSION.  
 THE LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE ONLY.  
 NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION OF A DWELLING ON A LOT SHOWN HEREON UNTIL A WELL IS APPROVED BY APPLICABLE STATE AND COUNTY AGENCIES HAVING JURISDICTION.

**LEGEND**  
 (1) COORDINATES SHOWN THUS: \_\_\_\_\_  
 (2) MAXIMUM CHANGING LINE SHOWN THUS: \_\_\_\_\_  
 (3) R/W LINE SHOWN THUS: \_\_\_\_\_  
 LOT LINES SHOWN THUS: \_\_\_\_\_  
 PROPERTY LINES SHOWN THUS: \_\_\_\_\_  
 EASEMENTS SHOWN THUS: \_\_\_\_\_

**NOTE:** HIGHWAY AND HIGHWAY WIDENING - SCOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED INTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES, AND ASSIGNS, SHALL CONVEY SAID AREAS, BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST.

P. W. & Co. Complete **NONE DNL**  
 Final Plat Checked by: \_\_\_\_\_  
 Planning: \_\_\_\_\_  
 Survey: \_\_\_\_\_  
 Date: 10/5/76  
 Sheet No.: 073 5-21-76

LOCH RAVEN RESERVOIR DRAINAGE AREA

**McKee Engineering**  
 1224 Ridge Road Reisterstown, Maryland 21136

DATE: 10/5/76  
 SCALE: 1" = 100'  
 SHEET: 76-D  
 DRAWN BY: JWM  
 CHECKED BY: JWM  
 DATE: \_\_\_\_\_

**GENERAL NOTES:**

1. HIGHWAY WIDENING, SLOPE EASEMENTS AND DRAINAGE UTILITY EASEMENTS SHOWN HEREON ARE RESERVED INTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTO. CO. MD. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED INTO BALTO. CO. MD. AT NO COST.
2. RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
3. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-61, BILL NO. 56-82.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTO. CO. MD.
5. INFORMATION SHOWN MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND DEPT. OF PUBLIC WORKS FOR PANHANDLE LOTS; REFUSE COLLECTION SHOW REMOVAL.
7. ROADWAY MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE (STREET, R/W LINE ONLY, AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
8. FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.

**DENSITY NOTES:**

1. EXISTING ZONING OF PROPERTY R.C.-2
2. NO. OF LOTS PROPOSED 3-PARCEL A
3. GROSS AREA OF LOTS 11.669 AC.

**CURVE DATA**

STATION	RADIUS	DELTA	MPC	TANGENT	CHD. BRG. (DIST.)
1+14	715.00'	28°28'46"	3107.67'	85.95'	N67°31'34"E 75.00'
1+12	715.00'	22°06'05"	274.22'	151.60'	S75°21'44"E 214.51'
1+13	785.00'	28°24'29"	364.12'	155.40'	N78°33'09"E 360.00'
1+24	500.00'	70°19'36"	61.80'	35.10'	S87°27'36"E 67.62'
1+23	250.00'	70°19'36"	30.90'	17.55'	S87°27'36"E 33.81'
1+25	500.00'	67°04'42"	62.74'	32.75'	S67°04'42"W 60.11'

**COORDINATE TABLE**

NO.	NORTH	EAST	NO.	NORTH	EAST
1	6662.66	4765.99	55	6504.28	4864.19
2	6626.88	4976.40	56	6503.80	4884.42
3	6114.88	5168.92	57	6258.80	4771.09
4	5584.65	5407.72	58	5500.61	4801.90
5	5458.53	5007.27	59	5500.19	5000.25
6	4921.25	5004.81	60	5507.41	5075.84
7	5065.44	5009.40	61	5061.74	5075.71
8	5561.76	4741.83	62	5065.15	5068.71
9	5449.76	4721.96	63	5071.00	4966.51
10	5916.75	4561.42			

**REASON FOR FIRST AMENDMENT:**  
TO RELOCATE THE COMMON LINE BETWEEN LOTS 5, 4 (3) AND (2) TO CREATE PARCEL 'A'

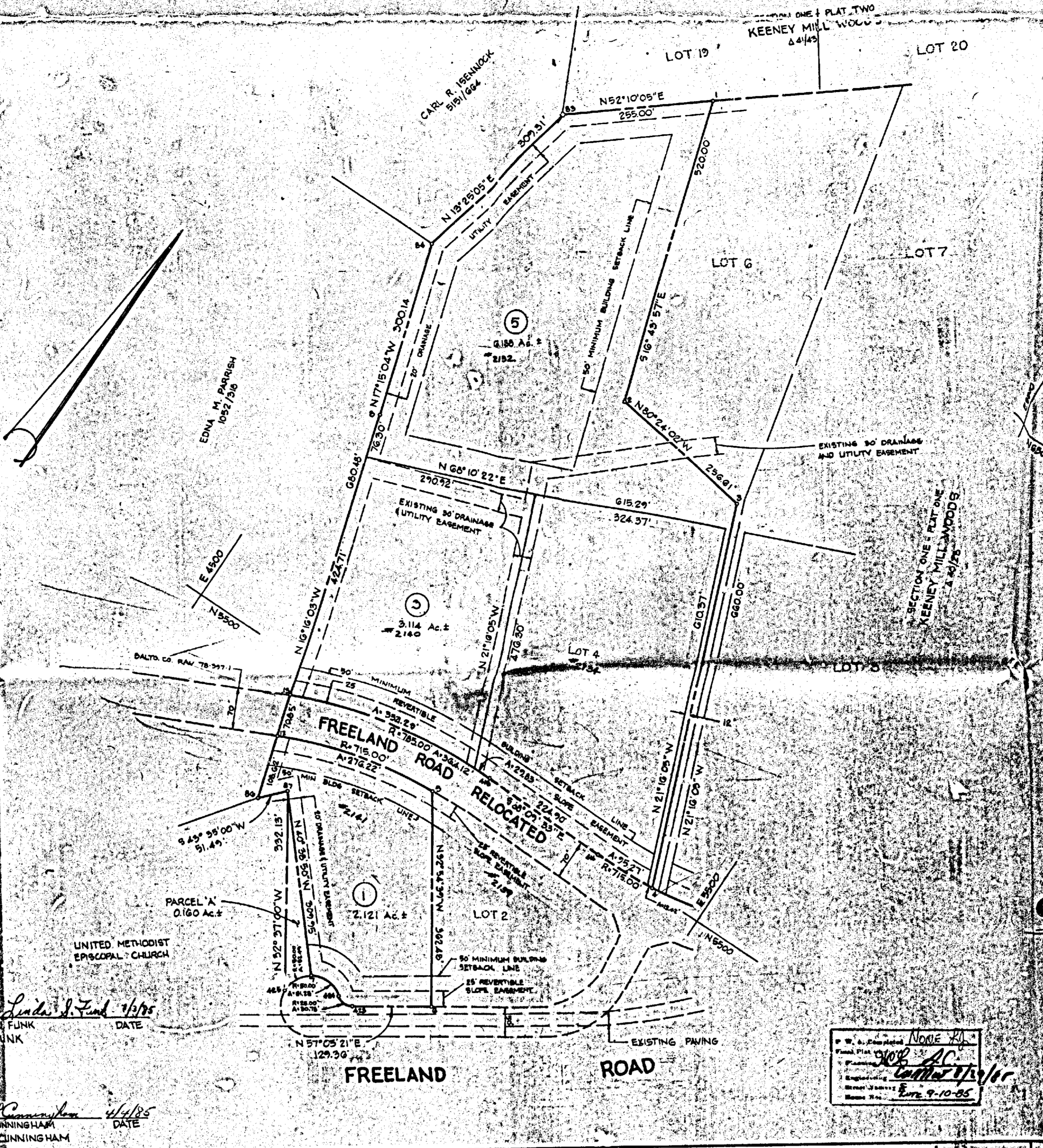
**REASON FOR SECOND AMENDMENT:**  
TO REVERSE TITLE LINE BETWEEN PARRISH PROPERTY AND SPRING VALLEY FARMS

**APPROVED:** BALTIMORE CO. OFFICE OF PLANNING & ZONING  
DATE: 10/15/85  
DIRECTOR: [Signature]

**APPROVED:** BALTIMORE CO. DEPT. OF PUBLIC WORKS  
DATE: 10/15/85  
DIRECTOR: [Signature]

**OWNER'S CERTIFICATE:**  
THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-100 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF MARKERS.

**SURVEYOR'S CERTIFICATE:**  
I, JAMES W. MCKEE, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT & THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-100 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF PLAT AND MARKER SETTING.



**VICINITY MAP**  
SCALE: 1" = 2000'

**SECOND AMENDED PLAT OF SECTION ONE PLAT ONE**  
LOTS 1, 3, 4, 5 (PARCEL 'A')

**SPRING VALLEY FARMS**  
6TH ELECTION DISTRICT BALTIMORE CO., MARYLAND  
SCALE: 1" = 100' FEBRUARY 1985

**OWNERS:**  
LOT 5: THEODORE J. LINDA S. FUNK  
LOT 3: GERALD F. PATRICIA L. CUNNINGHAM  
LOT 1: DAVID J. LANSON (MANOR LAND ASSOCIATES)

**MCKEE & ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1717 YORK RD. LUTHEVILLE, MD. 21034  
(301) 352-5820

**COORDINATES**

NO.	NORTH	EAST
1	5571.30	8214.64
2	10737.23	7381.26
3	10731.91	7353.40
4	10731.91	7483.33
5	10511.90	7076.31
6	10488.54	7079.24
7	10365.25	7077.60
8	10244.00	7041.06
9	9804.66	7182.47
10	2712.73	6940.77
11	3046.92	7124.33
12	3510.08	7357.22
13	10623.07	7313.64

**GENERAL NOTES:**

1. NO FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON WILL BE ALLOWED UNLESS APPROVED BY THE BALTIMORE COUNTY PLANNING AND ZONING COMMISSION.
2. THE LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE ONLY.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A DWELLING ON A LOT SHOWN HEREON UNTIL A WELL IS APPROVED BY APPLICABLE STATE & COUNTY AGENCIES HAVING JURISDICTION.

**DENSITY NOTES:**

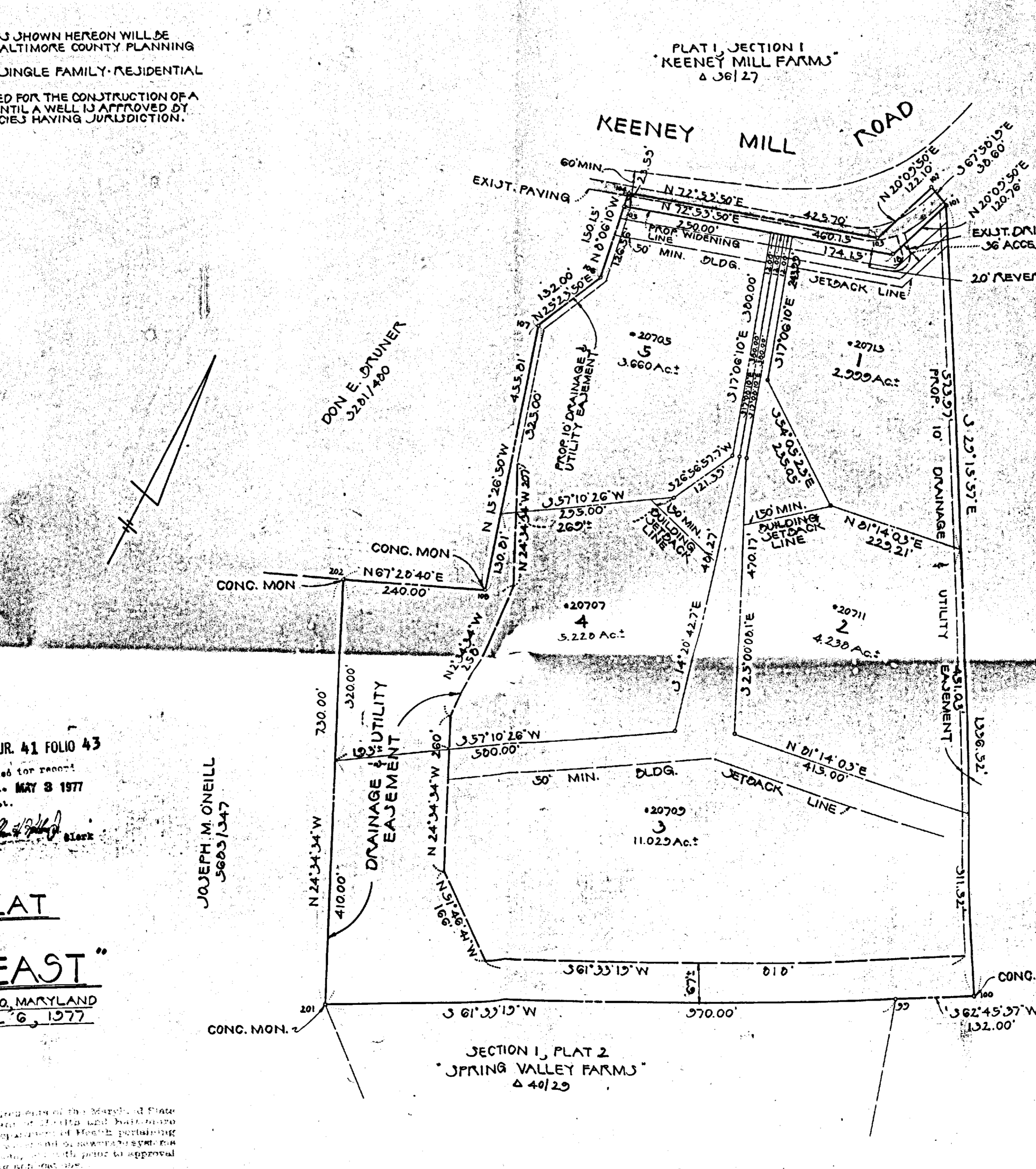
1. EXISTING ZONING OF TRACT R.C.-2
2. GROSS RESIDENTIAL AREA 27.50 AC.
3. ROADWAY WIDENING AREA 0.344 AC.
4. NET RESIDENTIAL AREA 27.157 AC.
5. NO. OF LOTS ALLOWED 5
6. NO. OF LOTS PROPOSED 5
7. AVERAGE LOT SIZE 5.43 AC.
8. GROSS RESIDENTIAL DENSITY 0.10 FAM./AC.
9. NET RESIDENTIAL DENSITY 0.10 FAM./AC.

**APPROVED:** BALTIMORE CO. OFFICE OF PLANNING & ZONING  
DATE: 10/15/85  
DIRECTOR: [Signature]

**APPROVED:** BALTIMORE CO. DEPT. OF PUBLIC WORKS  
DATE: 10/15/85  
DIRECTOR: [Signature]

**FINAL SUBDIVISION PLAT**  
- OF -  
**"KEENEY MILL WOODS - EAST"**  
6TH ELECTION DISTRICT BALTIMORE CO., MARYLAND  
SCALE: 1" = 100' APRIL 6, 1977

for  
**OWNER AND DEVELOPER**  
JAMES KAJJOLIS  
SUITE 101 MALDEN PLAZA  
MT. CARMEL ROAD  
PARKTON, MARYLAND 21120



**VICINITY MAP**  
SCALE: 1" = 2000'

**LEGEND**  
PROPERTY LINE SHOWN THUS: ———  
MIN. D.L.G. JETBACK SHOWN THUS: ———  
PROP. EASEMENTS SHOWN THUS: ———  
COORDINATE SHOWN THUS: ———

**PANHANDLE NOTE**  
REFUSE COLLECTION, SNOW REMOVAL & ROAD MAINTENANCE FOR PANHANDLE LOTS ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE & STREET RIGHT-OF-WAY LINE ONLY NOT ONTO THE PANHANDLE LOT DRIVEWAY.

**TITLE REFERENCE:** E.H.K. JR. 5728/716

**APPROVED:** BALTIMORE CO. OFFICE OF PLANNING & ZONING  
DATE: 10/15/85  
DIRECTOR: [Signature]

**APPROVED:** BALTIMORE CO. DEPT. OF PUBLIC WORKS  
DATE: 10/15/85  
DIRECTOR: [Signature]

**APPROVED:** BALTIMORE COUNTY PLANNING BOARD  
DATE: 10/15/85  
DIRECTOR: [Signature]

**APPROVED:** BALTIMORE COUNTY HEALTH OFFICER  
DATE: 10/15/85  
[Signature]

**APPROVED:** COUNTY ROADS ENGINEER  
DATE: 10/15/85  
[Signature]

**OWNER'S CERTIFICATE:**  
I, JAMES W. MCKEE, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT & THE PLAT THEREOF HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 21A TO 21E INCLUSIVE OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1935 EDITION AS ENACTED OR AMENDED BY THE ACTS OF 1945 & 1947 & SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREOF.

**SURVEYOR'S CERTIFICATE:**  
I, JAMES W. MCKEE, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT & THE PLAT THEREOF HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 21A TO 21E INCLUSIVE OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1935 EDITION AS ENACTED OR AMENDED BY THE ACTS OF 1945 & 1947 & SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREOF.

**McKEE ENGINEER - REISZ**  
1024 RIDGE RD. - REISZ  
SCALE: 1" = 100' ENG. D.W.D. DRAWN M.J.C.  
NO. 76-24 DATE: 10/15/85 DES. SHK. J.W.M.  
JAN. 1977 D.W.D.

**County Board of Appeals of Baltimore County**  
 COUNTY OFFICE BUILDING  
 111 W. CHESAPEAKE AVENUE  
 TOWSON, MARYLAND 21204  
 (301) 494-3180

HEARING ROOM -  
 County Council Chambers  
 Second Floor, Courthouse

August 17, 1989  
**NOTICE OF ASSIGNMENT**

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. CR-89-456-XA UNITED METHODIST MISSIONARY & CHURCH EXTENSION SOCIETY OF ANNAPOLIS & BALTIMORE DISTRICTS, INC.  
 (continuance from 8/11/89) NE/s Middlem Road, cor/NW/s Old Freeland Road  
 6th Election District  
 3rd Councilmanic District  
 Reclassification: From R.C. 2 to R.C. 5  
 Special Exceptions: Community Building  
 Variance - Setbacks

was continued in open hearing upon submittal of amended plan and has been

ASSIGNED FOR: THURSDAY, OCTOBER 26, 1989 at 10:00 a.m.

cc: S. Eric DiNenna, Esquire Counsel for Petitioner  
 William Louis Piel, President Petitioner  
 United Meth. Missionary & Church Ext. Society  
 Charity Holding Corporation Contract Purchaser  
 James Earl Kraft  
 Phyllis Cole Friedman People's Counsel for Baltimore County  
 P. David Fields  
 Pat Keller  
 J. Robert Haines  
 Ann M. Nastarowicz  
 James E. Dyer  
 Docket Clerk -Zoning  
 Arnold Jablon, County Attorney  
 Ms. Patricia Cunningham Kathleen C. Weidenhammer  
 Administrative Assistant

Baltimore County  
 Office of Planning & Zoning  
 County Courts Building, Suite 406  
 401 Bosley Avenue  
 Towson, Maryland 21204  
 (301) 887-3211  
 P. David Fields  
 Director

September 22, 1989

Mr. William T. Hackett, Chairman  
 Baltimore County Board of Appeals  
 County Courthouse  
 Towson, MD 21204

Re: Case No. CR89-456-XA,  
 Amended Petition

Dear Mr. Hackett:

In response to your letter of August 14, 1989, the Amended Petition and site plan were considered at yesterday's regular monthly meeting of the Baltimore County Planning Board.

The Planning Board concluded that the amendments constitute an improvement to the Petition but the Board did not change its original recommendation against the reclassification. The Planning Board resolved to accept the enclosed August 31, 1989 letter from the Planning Director as the Planning Board's report to the Board of Appeals.

Sincerely,  
*David Fields*  
 P. David Fields  
 Secretary to the Planning Board

PDF/TD/ph  
 cc: S. Eric DiNenna, Esq.

RECEIVED  
 COUNTY BOARD OF APPEALS  
 SEP 27 PM 2:20

Baltimore County  
 Office of Planning & Zoning  
 County Courts Building, Suite 406  
 401 Bosley Avenue  
 Towson, Maryland 21204  
 (301) 887-3211  
 P. David Fields  
 Director

August 31, 1989

Mr. Harold Gibbs Reid, Chairman  
 Baltimore County Planning Board  
 102 Charlesbrooke Road  
 Baltimore, MD 21212

Re: United Methodist Missionary & Church Extension Society  
 of the Annapolis & Baltimore Districts, Inc.

Dear Mr. Reid:

Pursuant to section 2-58.1m of the Baltimore County Code, 1978, the petitioner has filed an amended site plan and Petition for Variance with the Board of Appeals regarding the above-referenced case. In reference to the petitioner's submittal, staff offers the following comments.

- The removal of the proposed side and rear additions is preferable to what was originally indicated on the petitioner's documented plan.
- The revised site plan shows a small addition to the front of the existing church. Presumably, this undertaking would provide handicapped access to the church and would not detract from the rural and historic character that the church presents.
- No other changes regarding the site plan have been made.

The comments originally presented to the Planning Board on May 30, 1989 clearly indicate staff's position on this petition.

Sincerely,  
*David Fields*  
 P. David Fields  
 Director

PDF/JL/sf  
 TXTSMF:REIDL

RECEIVED  
 COUNTY BOARD OF APPEALS  
 SEP 27 PM 2:20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: F. David Fields, Director  
 Office of Planning & Zoning  
 Date: August 15, 1989

FROM: William T. Hackett, Chairman  
 County Board of Appeals  
 Case No. CR-89-456-XA  
 United Methodist Missionary & Church Society

SUBJECT:

Pursuant to the appropriate sections of the Baltimore County Code, we are transmitting to you copies of the amended plans submitted to the County Board of Appeals in the subject out-of-cycle reclassification petition. This amendment was offered to the Board in open hearing on August 11, 1989 and is being forwarded to you for processing as required.

/s/ William T. Hackett  
 William T. Hackett, Chairman  
 County Board of Appeals

Encl.

cc: W. Carl Richards  
 People's Counsel

CPS-C09

DINENNA, MANN & BRESCHI  
 ATT. NEYS AT LAW

P.O. BOX 10298  
 TOWSON, MARYLAND 21285-0298

S. ERIC DINENNA, P.A.  
 JAMES L. MANN, JR., P.A.  
 GEORGE A. BRESCHI, P.A.  
 GERALDINE A. KLUBER  
 FRANCIS X. BORGESING, JR.

SUITE 600  
 MERCANTILE TOWSON BUILDING  
 409 WASHINGTON AVENUE  
 TOWSON, MARYLAND 21204

(301) 296-6820  
 TELEFAX (301) 296-6884

August 14, 1989

Chairman  
 County Board of Appeals  
 County Office Building  
 Towson, Maryland 21204

RE: Petition for Zoning Variance  
 Case No.: CR89-456-XA

Dear Mr. Chairman:

In accordance with the amendment offered to the Board on Friday, August 11, 1989 concerning the above-captioned matter, enclosed herewith please find the Amended Petition for the Variance as well as the amended plans showing the removal of the side and rear additions to the subject property as submitted originally on the documented site plan.

Thank you for your cooperation.

Very truly yours,  
*Eric DiNenna*  
 S. ERIC DINENNA

SED:cjc  
 Enclosure  
 cc: Mr. Paul Lee  
 United Methodist Missionary & Church  
 Extension Society  
 People's Counsel

RECEIVED  
 COUNTY BOARD OF APPEALS  
 AUG 15 AM 10:56

AMENDED PETITION FOR ZONING VARIANCE  
 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 Variance from Section 1A04.2B3 to permit a front yard set back of 63 ft. in lieu of the required 75 feet from the centerline of a street; to permit a side yard set back of 24 feet in lieu of the required 50 feet; to permit a rear yard set back of 40 feet in lieu of the required 50 feet; to permit a rear yard set back of 40 feet in lieu of the required 50 feet; to permit a parking surface in lieu of paving; 3) Section 409.8A2 to permit not to be paved in lieu of required paving.

1. Existing structure  
 2. Other reasons to be presented at time of hearing

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Charity Holding Corporation  
 (Type or Print Name)  
 Signature: *Leslie A. Orledge*  
 c/o Leslie A. Orledge  
 1613 Walker Road  
 Address  
 Freeland, Maryland 21053  
 City and State

Legal Owner(s): United Methodist Missionary & Church Extension Society of the Annapolis & Baltimore Districts, Inc.  
 (Type or Print Name)  
 Signature: \_\_\_\_\_  
 City and State \_\_\_\_\_

Attorney for Petitioner: S. Eric DiNenna, Esquire  
 (Type or Print Name)  
 Signature: *Eric DiNenna*  
 P. O. Box 10508  
 Address  
 Towson, Maryland 21285-0508  
 City and State  
 Attorney's Telephone No.: 296-6820 Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, 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 301, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Zoning Commissioner of Baltimore County.

(over)

NOTICE OF HEARING  
 PETITION FOR ZONING RECLASSIFICATION

Petition for Zoning Reclassification  
 Case Number: CR-89-456-XA  
 1/8 Middlem Road, cor NW/s Old Freeland Road Owings Mills Boulevard  
 Legal Owner(s): United Methodist Missionary & Church Extension Society of Annapolis & Baltimore  
 Contract Purchaser(s): Charity Holding Corporation

1.04 ACRES PARCEL - NW CORNER MIDDLEM ROAD AND FREELAND ROAD  
 6TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located in or near the intersection of the center of Freeland Road and Middlem Road; thence running in the paving of Freeland Road (1) N 59°33' E 92.95 feet, thence leaving said paving of Freeland Road (2) N 32°37' E 282.13 feet, (3) S 42°25' E 51.49 feet, (4) S 15°07' E 29.70 feet, and (5) S 42°25' E 117.15 feet to the paving in Middlem Road; thence running in the paving of Middlem Road (6) S 47°24' E 319.07 feet to the point of beginning.  
 Containing 1.04 acres (45,302 s.f.) of land, more or less.

Petition to reclassify the property from an R.C.-2 to an R.C.-5 zone.  
 Special Exceptions: For community building.  
 Variance: To permit a front yard setback of 63' in lieu of the required 75' from the centerline, and a side yard setback of 24' and a rear yard setback of 30' both in lieu of the required 50 ft., and surface and striping variances.

8/11/89 -Continued in open hearing; to submit amended plan; holding 10/26/89 at 10:00 a.m. for Day 42. Planning Bd to meet on 9/22; amended plan to be submitted in time for consideration to Planning Bd at 9/22 meeting; to provide comments to Board shortly thereafter.

8/17/89 -Notice sent to all parties - set for hearing on 10/26/89 at 10:00 a.m. (Amended Plan forwarded to Planning 8/15/89)

TIME: 10:00 a.m.  
 DATE: FRIDAY, AUGUST 11, 1989  
 LOCATION: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN  
 County Board of Appeals

NOTICE OF HEARING  
 PETITION FOR ZONING RECLASSIFICATION

Petition for Zoning Reclassification  
 Case Number: CR-89-456-XA  
 1/8 Middlem Road, cor NW/s Old Freeland Road Owings Mills Boulevard  
 Legal Owner(s): United Methodist Missionary & Church Extension Society of Annapolis & Baltimore  
 Contract Purchaser(s): Charity Holding Corporation

1.04 ACRES PARCEL - NW CORNER MIDDLEM ROAD AND FREELAND ROAD  
 6TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located in or near the intersection of the center of Freeland Road and Middlem Road; thence running in the paving of Freeland Road (1) N 59°33' E 92.95 feet, thence leaving said paving of Freeland Road (2) N 32°37' E 282.13 feet, (3) S 42°25' E 51.49 feet, (4) S 15°07' E 29.70 feet, and (5) S 42°25' E 117.15 feet to the paving in Middlem Road; thence running in the paving of Middlem Road (6) S 47°24' E 319.07 feet to the point of beginning.  
 Containing 1.04 acres (45,302 s.f.) of land, more or less.

Petition to reclassify the property from an R.C.-2 to an R.C.-5 zone.  
 Special Exceptions: For community building.  
 Variance: To permit a front yard setback of 63' in lieu of the required 75' from the centerline, and a side yard setback of 24' and a rear yard setback of 30' both in lieu of the required 50 ft., and surface and striping variances.

8/11/89 -Continued in open hearing; to submit amended plan; holding 10/26/89 at 10:00 a.m. for Day 42. Planning Bd to meet on 9/22; amended plan to be submitted in time for consideration to Planning Bd at 9/22 meeting; to provide comments to Board shortly thereafter.

8/17/89 -Notice sent to all parties - set for hearing on 10/26/89 at 10:00 a.m. (Amended Plan forwarded to Planning 8/15/89)

TIME: 10:00 a.m.  
 DATE: WEDNESDAY, OCTOBER 18, 1989  
 LOCATION: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN  
 County Board of Appeals

Out of people - 20 8/11/89

APR 8 1989

NOTICE OF HEARING

Petition for Zoning Reclassification
Case Number: CR-89-456-XA
8/5 Middletown Road, c/o NW/8 Old Freeland Road, Orings Mills Boulevard
Legal Owner(s): United Methodist Missionary & Church Extension Society of Annapolis & Baltimore
Contract Purchaser(s): Charity Holding Corporation

Petition to reclassify the property from an R.C.-2 to R.C.-5 zone.
Special Exception for community building.
Variance: To permit a front yard setback of 63' in lieu of the required 75' from the centerline, and a side yard setback of 24' and a rear yard setback of 30' both in lieu of the required 50 ft., and surface and striping variances.

TIME: 10:00 a.m.
DATE: WEDNESDAY, OCTOBER 18, 1989
LOCATION: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN
County Board of Appeals

cc: S. Eric DiNenna, Esq.
Petitioner
Legal owner
People's Counsel
Board of Appeals

THIS IS TO ADVISE YOU THAT YOU WILL BE BILLED BY THE ZONING OFFICE FOR ADVERTISING AND POSTING COSTS WITH RESPECT TO THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THIS FEE MUST BE PAID AND THE SIGN AND POST RETURNED TO THE ZONING OFFICE ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED.

W.T.H.

RECEIVED
COUNTY BOARD OF APPEALS
69 APR 25 PM 2:00

Out of cycle -
Heart to 9/11/89

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM R.C.-2 TO R.C.-5 ZONE, : OF BALTIMORE COUNTY
SPECIAL EXCEPTION & VARIANCES :
NW/8 Middletown Rd., Corner :
NW/8 Old Freeland Rd., :
6th Election District, :
3rd Councilmanic District :

UNITED METHODIST MISSIONARY : Zoning Case No. CR-89-456-XA
& CHURCH EXTENSION SOCIETY : (out of cycle)
OF THE ANNAPOLIS & BALTIMORE :
DISTRICTS, INC., 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 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 10th day of July, 1989, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, P. O. Box 10508, Towson, MD 21285-0508, Attorney for Petitioner; and Charity Holding Corporation, c/o Leslie A. Orledge, 1613 Walker Rd., Freeland, MD 21053, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Date: 7-24-89



Dennis F. Rasmussen
County Executive

Charity Holding Corporation
c/o Leslie A. Orledge
1613 Walker Road
Freeland, Maryland 21053

Re: Petition for Zoning Re-classification
CASE NUMBER: CR89-456-XA
NW/8 Middletown Road, c/o NW/8 Old Freeland Road
6th Election District - 3rd Councilmanic

Dear Petitioner(s):

This is to advise you that \$538.18 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 RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 074617
DATE: August 7, 1989 ACCOUNT: R-CI-615-000
AMOUNT: \$ 538.18
RECEIVED FROM: United Methodist Missionary & Church Extension Society
FOR: Posting & Advertising CR-89-456-XA
VALIDATION OR SIGNATURE OF CASHIER

Haines

is & Baltimore Districts

Public Notice
RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL, 1989 - OCTOBER, 1989 ZONING RECLASSIFICATION CYCLE I
Map showing locations of properties under petition in Western, Northern, Central, and Eastern sectors.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3354

May 9, 1989



Dennis F. Rasmussen
County Executive

Mr. William Hackett
Chairman, Board of Appeals
County Office Building
Towson, Maryland 21204

Zoning Reclassification Cycle 1
Item No. 6
Property Owner:
United Methodist Missionary and Church Extension Society of the Annapolis & Baltimore Districts
Inc.
CR89-456; October 18, 1989
Charity Holding Corp.
NW/8 Middletown Road at Freeland Rd.
R.C. - 2
6th
3rd
1.04
R.C. - 5 Special Ex. for community building; variance from to permit a front yard set back of 63' in lieu of the required 75' from the centerline, and a side yard set back of 24' and a rear yard of 30'

April - October, 1989
Dear Mr. Hackett:
No noticeable change in traffic generation is anticipated by the requested zoning changes.

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

MSP/lww

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

June 28, 1989

TO: Baltimore County, Zoning Plans Advisory Committee
FROM: W. Carl Richards, Jr.
Zoning Coordinator (887-3391)
SUBJECT: Out-of-Cycle Documented Zoning Reclassification Petition
Case Number CR-89-456-XA
United Methodist Missionary & Church Extension Society of the Annapolis and Baltimore Districts, Inc.
NW/8 Middletown Road, corner NW/8 Old Freeland Road
6th Election District; 3rd Councilmanic District

THE ABOVE REFERENCED PETITION HAS BEEN EXEMPTED FROM THE REGULAR CYCLICAL BI-YEARLY ZONING RECLASSIFICATION PROCEDURE BY CERTIFICATION OF THE BALTIMORE COUNTY PLANNING BOARD ON APRIL 13, 1989 AND BY RESOLUTION OF THE BALTIMORE COUNTY COUNCIL DATED JUNE 5, 1989 (ATTACHED). PURSUANT TO SECTION 2-58.1(i) OF THE BALTIMORE COUNTY CODE, THE COUNTY BOARD OF APPEALS HAS SET AN EARLY HEARING DATE OF FRIDAY, AUGUST 11, 1989 AT 10:00 A.M. BECAUSE OF THE ACCELERATED DATE OF FRIDAY, AUGUST 11, 1989 AT 10:00 A.M. BECAUSE OF THE ACCELERATED PROCEDURE, YOU ARE REQUESTED TO EXPEDITE YOUR REVIEW AND FORWARD YOUR COMMENTS PRIOR TO THE HEARING DATE. IF YOU SHOULD NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY OR MYSELF IMMEDIATELY.

RECEIVED
COUNTY BOARD OF APPEALS
69 JUN 28 PM 4:00
WCR:scj

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

June 26, 1989

Mr. W. Carl Richards, Jr.
Baltimore County Zoning Office
County Office Building
Towson, MD 21204

RE: Case No. CR-89-456-XA
United Methodist Missionary & Church Extension Society of the Annapolis & Baltimore Districts, Inc.

Dear Carl:

Enclosed is a copy of Resolution 22-89 which was passed by the County Council on June 19, 1989. This Resolution approves the out-of-cycle exemption requested by the petitioner in the subject case.

The Board has rescheduled this case for hearing from the previously scheduled date of October 18 to Friday, August 11, 1989 at 10:00 a.m. in Room 301 of the County Office Building, in order to hear this matter within the time frame as set forth in the Baltimore County Code. This information is provided for your records and to allow your office sufficient time to readvertise the hearing as rescheduled for August 11.

If you have any questions, please call me.

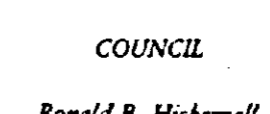
Sincerely,
Kathleen C. Weidenhammer
Administrative Secretary

Encl.

cc: S. Eric DiNenna, Esquire
The Honorable C. A. Dutch Ruppberger, III
J. Robert Haines, Zoning Commissioner
P. David Fields, Planning Director
People's Counsel for Baltimore County
Bocket Clerk -Zoning

County Council of Baltimore County
Court House, Towson, Maryland 21204
(301) 887-3195

June 22, 1989



COUNCIL
Ronald B. Hildreth
FIRST DISTRICT
Malvin G. Mintz
SECOND DISTRICT
Charles A. Ruppberger, III
THIRD DISTRICT
Barbara F. Bachar
FOURTH DISTRICT
Norman W. Lauenstein
FIFTH DISTRICT
William R. Evans
SIXTH DISTRICT
Dale T. Volk
SEVENTH DISTRICT
Thomas Toporovich
SECRETARY

Mr. William T. Hackett, Chairman
Baltimore County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Hackett:

Attached please find Resolution 22-89 approving the Planning Board's certification that the zoning reclassification petition filed on behalf of United Methodist Missionary and Church Extension Society, owner of 1.04 acres of land on the northwest side of Middletown Road and Old Freeland Road, Sixth Election District, and Third Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-58.1(c) through (h), inclusive, of the Baltimore County Code, 1978, 1987 Cumulative Supplement, as amended.

This Resolution was unanimously approved by the County Council at their meeting on Monday, June 19, 1989 and is being forwarded to you for appropriate action.

Sincerely,
Thomas Toporovich
Secretary

Ttdp
Enclosure

cc: The Honorable C. A. Dutch Ruppberger, III
Mr. P. David Fields

RECEIVED
COUNTY BOARD OF APPEALS
69 JUN 25 AM 8:20

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 1989, Legislative Day No. 12  
Resolution No. 22-89

Mr. C. A. Ruppertsberger, III., Councilman

By the County Council, June 5, 1989

A RESOLUTION to approve the Planning Board's certification that the zoning reclassification petition filed on behalf of United Methodist Missionary and Church Extension Society, owner of 1.04 acres of land on the northwest side of Middletown Road and Old Freeland Road, Sixth Election District, and Third Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-58.1(c) through (h), inclusive, of the Baltimore County Code, 1978, 1987 Cumulative Supplement, as amended.

WHEREAS, the Planning Board, by Resolution dated April 13, 1989, has certified that early action on the Petition for Zoning Reclassification filed on behalf of United Methodist Missionary and Church Extension Society requesting a reclassification of the above described property would be in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 2-58.1(i) may approve said certification and exempt the Petition for Zoning Reclassification from the regular cycle procedures of Section 2-58.1.

NOW THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the certification by the Planning Board that early action on the zoning reclassification petition filed on behalf of the United Methodist Missionary and Church Extension Society, be and the same is hereby approved; and

BE IT FURTHER RESOLVED that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-58.1(i) of the Baltimore County Code.



County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

June 26, 1989

RECEIVED  
JUN 27 1989  
ZONING OFFICE

Mr. W. Carl Richards, Jr.  
Baltimore County Zoning Office  
County Office Building  
Towson, MD 21204

RE: Case No. CR-89-456-XA  
United Methodist Missionary & Church  
Extension Society of the Annapolis &  
Baltimore Districts, Inc.

Dear Carl:

Enclosed is a copy of Resolution 22-89 which was passed out-of-cycle exemption requested by the Petitioner in the subject case.

The Board has rescheduled this case for hearing from the previously scheduled date of October 18 to Friday, August 11, 1989 at 10:00 a.m. in Room 301 of the County Office Building, in accordance with County Code. This information is provided for your records and to allow your office sufficient time to readvertise the hearing as rescheduled for August 11.

If you have any questions, please call me.

Sincerely,

Kathleen C. Weidenhammer  
Administrative Secretary

Encl.

cc: S. Eric DiNenna, Esquire  
The Honorable C. A. Dutch Ruppertsberger, III  
J. Robert Haines, Zoning Commissioner  
P. David Fields, Planning Director  
People's Counsel for Baltimore County  
Docket Clerk - Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Carl Richards - Zoning Date: June 21, 1989  
FROM: Kathleen Weidenhammer  
Board of Appeals  
Out-of-Cycle Request - Case No. CR-89-456-XA  
(United Methodist Missionary & Church Extension  
Society of the Annapolis & Baltimore Districts, Inc.)

Carl:

I've received verbal confirmation that the County Council has approved the out-of-cycle request for the subject case.

This case is currently set in for hearing on October 18, 1989. However, in order for the Board to comply with the County Code, we must hear this case between July 19 and September 18, 1989. Therefore, we are removing this matter from our docket as scheduled for 10/18/89 and rescheduling to Friday, August 11, 1989 at 10:00 a.m. in Room 301, County Office Building.

As soon as I've received written notification of the granting of this out-of-cycle request by the County Council, I'll forward a copy to you. However, I wanted to advise you at this time so that your office will have sufficient time to have this matter re-advertised for the August 11, 1989 date.

If there are any questions or if you need any additional information, please call me at extension 3180.

Larkie

CPS-008



County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

June 26, 1989

RECEIVED  
JUN 27 1989  
ZONING OFFICE

Mr. W. Carl Richards, Jr.  
Baltimore County Zoning Office  
County Office Building  
Towson, MD 21204

RE: Case No. CR-89-456-XA  
United Methodist Missionary & Church  
Extension Society of the Annapolis &  
Baltimore Districts, Inc.

Dear Carl:

Enclosed is a copy of Resolution 22-89 which was passed by the County Council on June 19, 1989. This Resolution approves the out-of-cycle exemption requested by the Petitioner in the subject case.

The Board has rescheduled this case for hearing from the previously scheduled date of October 18 to Friday, August 11, 1989 at 10:00 a.m. in Room 301 of the County Office Building, in order to hear this matter within the time frame as set forth in the Baltimore County Code. This information is provided for your records and to allow your office sufficient time to readvertise the hearing as rescheduled for August 11.

If you have any questions, please call me.

Sincerely,

Kathleen C. Weidenhammer  
Administrative Secretary

Encl.

cc: S. Eric DiNenna, Esquire  
The Honorable C. A. Dutch Ruppertsberger, III  
J. Robert Haines, Zoning Commissioner  
P. David Fields, Planning Director  
People's Counsel for Baltimore County  
Docket Clerk - Zoning

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.  
JAMES I. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.

GERALDINE A. KLAUNDER  
FRANCIS J. KORGESBERG

March 2, 1989

RECEIVED

MAR 3 1989

OFFICE OF  
PLANNING & ZONING

RE: Petition for Reclassification,  
Special Exception & Variances  
United Methodist Missionary  
& Church Extension Society

Dear Mr. Fields:

Please be advised that this office represents the Contract Purchaser concerning the above-captioned matter, which has been filed for reclassification, special exception and variances in the present cyclical process.

The purpose of this letter is to request that you forward to the Baltimore County Planning Board my client's request that the Board certify to the Baltimore County Council that early action upon this reclassification petition is required in the public interest and because of an emergency period.

The reasons for this request are as follows:

1. The Contract Purchaser, Charity Holding Corporation, is the holding company to be in title of the property that is to be used by a masonic lodge;
2. That the Seller is a religious organization who wishes to convey the subject property to the Contract Purchaser for the use of a masonic lodge home;
3. The masonic lodge must vacate its present meeting place because of inadequate size, inadequate facilities, etc.;
4. For your Petitioner to await the cyclical process and have this matter heard in the Fall of 1989, will adversely affect their membership, the charitable work that the masonic lodge does in the community, etc.;

5. That the masonic lodge wishes to use the property and establish it in the center of its service area of Baltimore County;

6. That not to exempt the petition from the process, will adversely affect the masonic lodges ability to perform its charitable functions;

7. That the subject petition for reclassification, special exception and variances has been filed pursuant to Section 2-58.1 of the Baltimore County Code in that it has presented a documented site plan with all necessary documentation to accompany same;

8. That the masonic lodge is now in the process of contacting all community associations in the area, having discussed same with them previously, to advise them of our specific requests and to present to them the plans for the use of the property;

9. That the masonic lodge and your petitioners will notify all surrounding community associations of any hearing date that may take place if this matter is exempted from the process.

For the foregoing reasons, it is respectfully requested that the above-captioned reclassification petition, special exception petition and variances petition be exempted from the present cyclical process and that a hearing take place as soon as possible.

Very truly yours,

S. ERIC DINENNA

SED:cjc

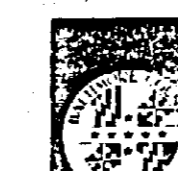
cc: Charity Holding Corporation  
c/o Leslie Orledge  
Mr. Harold G. Reid, Chairman

Baltimore County  
Office of Planning & Zoning  
County Courts Building, Suite 406  
401 Bosley Avenue  
Towson, Maryland 21204  
(301) 887-3211

P. David Fields  
Director

APPENDIX D-4

April 3, 1989



Dennis F. Rasmussen  
County Executive

TO: Members of the Baltimore County Planning Board

Dear Planning Board Members:

Subj: Request by United Methodist Missionary  
and Church Extension Society to Hear a  
Reclassification Petition (Out-of-Cycle)

Pursuant to Section 2-58(1) of the Baltimore County Code, the petitioner may make a request to hear the reclassification petition out-of-cycle because of public interest or an emergency. The Office of Planning and Zoning has reviewed the material submitted by the petitioner's attorney, Mr. S. Eric DiNenna, and recommends that it would be in the public's interest to hear this petition out-of-cycle.

We wish to make it perfectly clear that in no way does this recommendation limit the Office of Planning and Zoning from commenting on the reclassification petition, the special exception, or variances for the subject property.

P. David Fields, Director  
Office of Planning and Zoning

PDF/jat  
cc: S. Eric DiNenna, Esq.

Baltimore County  
Planning Board  
Towson, Maryland 21204  
(301) 887-3211

April 14, 1989



Dennis F. Rasmussen  
County Executive

Honorable William R. Evans, Chairman  
Baltimore County Council  
Court House  
Towson, Maryland 21204

Dear Councilman Evans:

Subj: United Methodist Missionary and  
Church Extension Society to Hear a  
Reclassification Petition (Out  
of Cycle)

On April 13, 1989, pursuant to Section 2-58-1(i) of the Baltimore County Code, the Planning Board recommends that the County Council certify early action (Out of Cycle) for the reclassification petition requested by the United Methodist Missionary and Church Extension Society.

The Board feels it would be in the public's interest to hear the subject petition as soon as possible.

Sincerely,

  
P. David Fields, Secretary  
Planning Board

PDF/jat  
cc: Hon. Ronald B. Hickernell  
Hon. Melvin G. Mintz  
Hon. C. A. Ruppertsberger, III  
Hon. Barbara F. Bachur  
Hon. Norman W. Lauenstein  
Hon. Dale T. Volz  
Mr. Thomas Toporovich  
S. Eric DiNenna, Esq.

Encl: Letter to Planning Board Members, April 3, 1989  
Letter to P. David Fields, March 2, 1989

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Thomas Taporovich, Secretary  
Baltimore County Council  
Date: April 28, 1989

FROM: Mr. Frank H. Fisher, Chief Planner  
Office of Planning and Zoning

SUBJECT: United Methodist Missionary and Church  
Extension Society to Hear a Reclassification  
Petition (Out of Cycle)

The Masonic Lodge, represent the United Methodist Missionary and Church Extension Society, is requesting a change from R.C. 2 to R.C. 5 for a community building to be heard out-of-cycle.

The petitioners are a non-profit organization with an existing facility that is inadequate and undersized. They are requesting rezoning from R.C. 2 to R.C. 5 in order to construct a new facility/community building for civic, social, recreational and educational use to serve the local area population. The petition is in the form of a documented site-plan which will ensure the community-service function of the use of the building.

The Planning Board reviewed the request and voted unanimously that it would be in the public interest for the Board of Appeals to hear the request out-of-cycle.

Frank H. Fisher, Chief Planner  
Office of Planning and Zoning

FHF/jat  
Attachment  
cc: David Fields

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 13, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 13, 1989.

THE JEFFERSONIAN  
TOWSON TIMES.

S. Zeke Ordman  
Publisher

PO 13707  
reg M28954  
cc  
price \$123.87

Advertisement for publication in Towson Times, dated July 13, 1989. The ad certifies that the advertisement was published in the Towson Times, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 13, 1989. The ad is for a zoning reclassification petition for a community building for a civic, social, recreational or educational nature.

NOTICE OF HEARING

APR 25 1989

Petition for Zoning Reclassification  
Case Number: CR-89-456-2A  
1/5 Middletown Road, cor NW/5 Old Freeland Road  
Legal Owner(s): United Methodist Missionary & Church Extension Society of Annapolis & Baltimore  
Contract Purchaser(s): Charity Holding Corporation

Petition to reclassify the property from an R.C.-2 to an R.C.-5 zone.  
Special Exception: For community building.  
Variance: To permit a front yard setback of 63' in lieu of the required 75' from the centerline, and a side yard setback of 24' and a rear yard setback of 30' both in lieu of the required 50 ft., and surface and striping variances.

TIME: 10:00 a.m.  
DATE: WEDNESDAY, OCTOBER 18, 1989  
LOCATION: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21284

WILLIAM T. HACKETT, CHAIRMAN  
County Board of Appeals

cc: S. Eric Dilenna, Esq.  
Petitioner  
Legal Owner  
People's Council  
Board of Appeals

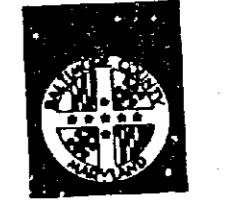
THIS IS TO ADVISE YOU THAT YOU WILL BE BILLED BY THE ZONING OFFICE FOR ADVERTISING AND POSTING COSTS WITH RESPECT TO THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THIS FEE MUST BE PAID AND THE SIGN AND POST RETURNED TO THE ZONING OFFICE ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED.

N.T.H.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

Date: 7-24-89



Dennis F. Rasmussen  
County Executive

Charity Holding Corporation  
c/o Leslie A. Orlidge  
1613 Walker Road  
Freeland, Maryland 21053

Re: Petition for Zoning Re-classification  
CASE NUMBER: CR89-456-2A  
NW/5 Middletown Road, cor NW/5 Old Freeland Road  
6th Election District - 3rd Councilmanic  
District - October 18, 1989

Dear Petitioner(s):

This is to advise you that \$38.18 is due for advertising and posting of the above property. This fee must be paid before an order is issued.

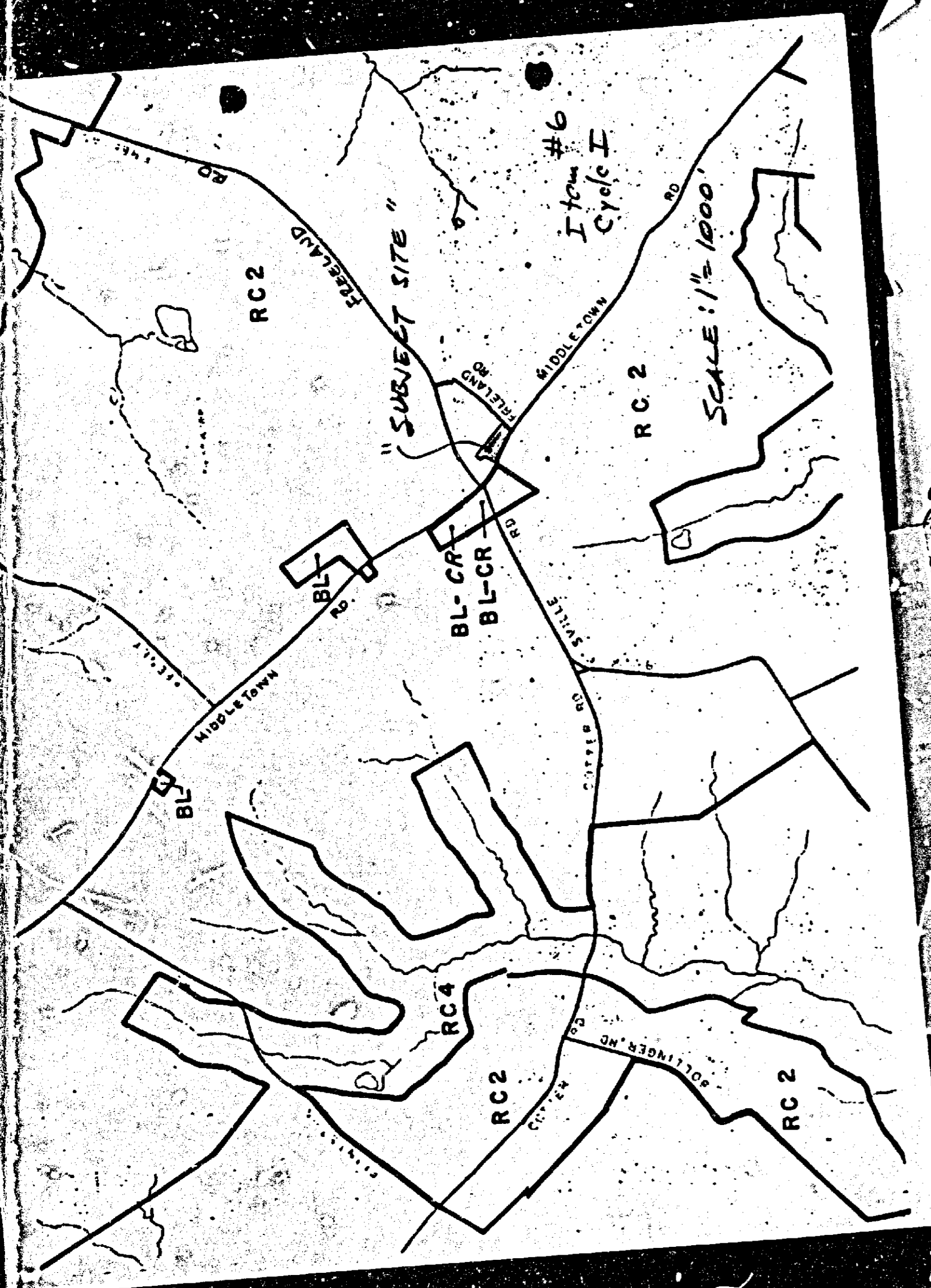
THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. G. Stephens, Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21284, before the hearing.

Very truly yours,

J. Robert Haines  
Zoning Commissioner

cc: S. Eric Dilenna, Esq.  
United Methodist Missionary & Church Extension Society of the Annapolis & Baltimore Districts  
File



PETITION FOR ZONING RE-CLASSIFICATION  
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an RC2 zone to an RC5 zone; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for community building for a civic, social, recreational or educational nature.

- and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:
- Section 1A04.3B3 to permit a front yard set back of 63 ft. in lieu of the required 75 feet from the centerline of a street; to permit a side yard set back of 24 feet in lieu of the required 50 feet; to permit a rear yard set back of 30 feet in lieu of the required 50 feet.
  - Section 409.8A2 to permit a crusher run parking surface in lieu of paving.
  - Section 409.8A6 to permit not striping in lieu of required striping.

Property is to be posted and advertised as prescribed by The Baltimore County Code.  
I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

Contract Purchaser:  
Charity Holding Corporation  
(Type or Print Name)  
By: [Signature]  
c/o Leslie A. Orlidge  
1613 Walker Road  
Address  
Freeland, Maryland 21053  
City and State

Legal Owner(s):  
United Methodist Missionary  
& Church Extension Society of the  
Annapolis & Baltimore Districts, Inc.  
(Type or Print Name)  
By: [Signature]  
William Louis Piel, President  
(Type or Print Name)  
Signature

Attorney for Petitioner:  
S. Eric Dilenna, Esquire  
(Type or Print Name)  
By: [Signature]  
P.O. Box 10508  
Address  
Towson, Maryland 21285-0508  
City and State  
Attorney's Telephone No.: 296-6820

5124 Greenwich Avenue  
Address  
Baltimore, Maryland 21229  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
S. ERIC DILENNA, Esquire  
Name  
P.O. Box 10508  
TOWSON, MD. 21285-0508  
Address Phone No.

OK &  
P/L MJK  
12/87

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21284  
(301) 887-3354

May 9, 1989



Dennis F. Rasmussen  
County Executive

Mr. William Hackett  
Chairman, Board of Appeals  
County Office Building  
Towson, Maryland 21284

Zoning Reclassification Cycle 1  
Item No. 6  
Property Owner:

Case No./Hearing Date:  
Contract Purchaser:  
Location:  
Existing Zoning:  
Election District:  
Councilmanic District:  
Address:  
Proposed Zoning:

United Methodist Missionary and  
Church Extension Society of the  
Annapolis & Baltimore Districts  
Inc.  
CR89-456; October 18, 1989  
Charity Holding Corp.  
NW/5 Middletown Road at Freeland Rd.  
R.C. - 2  
6th  
3rd  
1.04  
R.C. - 5 Special Ex. for community  
building; variance from to permit a  
front yard set back of 63' in lieu  
of the required 75' from the center  
line, and a side yard set back of  
24' and a rear yard of 30'

Dear Mr. Hackett:

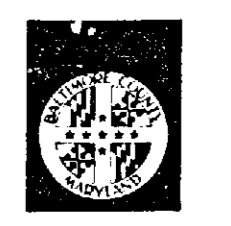
No noticeable change in traffic generation is anticipated by the requested zoning changes.

Very truly yours,  
[Signature]  
Michael S. Flanagan  
Traffic Engineer Associate II

MSR/lvw

Baltimore County  
Fire Department  
Towson, Maryland 21284-2586  
494-4500  
Paul H. Reincke  
Chief

May 9, 1989



Dennis F. Rasmussen  
County Executive

William Hackett  
Chairman, Board of Appeals  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21284

Re: Property Owner: United Methodist Missionary & Church Extension Society of Annapolis & Balto. Districts, Inc.  
Location: NE/5 Middletown Road, cor NW/5 Old Freeland Road  
Item No.: Six (6)  
Zoning Agenda: 4/89-10/89

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.
- \* (X) 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," 1988 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time. \*Water for fire protection shall be provided in accordance with the Urban Guide for Fire Prevention & Control Manual, Baltimore County, Maryland, 1988. Noted and Approved: [Signature] Fire Prevention Bureau Special Inspection Division

63 APR 17 AM 5  
COMMUNITY DEVELOPMENT

/s/