

IN RE: PETITION FOR SPECIAL HEARING
Corner SW/S Bellona Avenue and
NW/S of Stevenson Lane
(6914 Bellona Avenue)
9th Election District
4th Councilmanic District
Eric P. Steingass
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-450-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve the use of the subject property for a church, pursuant to Section 1801.1.B.1. c.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1.

The Petitioner, Eric P. Steingass, and Contract Purchaser, St. Stephen's Traditional Episcopal Church, Inc., by Father Guy Patrick Martin, appeared, testified, and was represented by G. Scott Barhight, Esquire. Numerous individuals appeared and testified on behalf of the Petition as listed on Petitioner's Sign-In Sheet. Numerous individuals appeared and testified in opposition as listed on the Protestant's Sign-In Sheet and were represented by Keith R. Truffer, Esquire.

Testimony indicated that the subject property, known as 6914 Bellona Avenue, consists of 1.03 acres, more or less, zoned D.R. 5.5 and is currently improved with a single family dwelling. Petitioner is desirous of constructing a church on the subject site as indicated on Petitioner's Exhibits 1 and 4.

Father Martin testified that his congregation is currently renting a facility for worship services and are in need of a permanent church building. He testified that there will be approximately two or three Sunday morning worship services and one evening worship service during the

week, probably on Wednesday evenings. Father Martin testified that there will be occasional bible studies and other church related activities throughout the week. He further testified that the proposed facility will not be rented to outside groups for revenue-raising purposes.

Dr. George W. Conner, the Senior Warden for St. Stephen's Church testified that they have been looking for a site for approximately three years in the greater Towson area in view of the fact that the majority of the congregation reside in this area.

Mickey Cornelius, a consulting traffic engineer, appeared and testified regarding the traffic impact study he performed at the subject site. Mr. Cornelius testified at length regarding the impact the proposed church would have on traffic at the controlled intersection of Bellona Avenue and Stevenson Lane and parking in the immediate neighborhood. He concluded his testimony by stating that in his opinion, the proposed church will have no adverse impact on the subject intersection or the adjacent neighborhoods.

Jay Smith, a civil engineer, testified that although a storm water management program has not yet been developed for the subject site, it is his opinion that the subject site would meet the requirements of Section 502.1 of the B.C.Z.R.

William Kirwin, a landscape architect, appeared and testified regarding the proposed vegetation the Petitioner plans to install as a screening buffer along the residential property lines. He testified that there are a number of mature trees located on the subject property and that Petitioner is desirous of retaining as many of the trees as possible. Mr. Kirwin testified regarding the Residential Transition Area (RTA) requirements and testified that in his opinion the proposed church meets

those requirements to the extent possible and otherwise meets the requirements of Section 502.1 of the B.C.Z.R.

David Martin, a landscape architect, appeared and testified on behalf of the Protestants. Mr. Martin testified that generally, churches are compatible in residential zones provided the 100-foot RTA buffers are reasonably maintained. He testified that in his opinion, the subject church does not meet the spirit and intent of the B.C.Z.R. relative to RTA requirements and that the proposed parking area will promote overflow parking into the adjacent neighborhoods. Additionally, Mr. Martin indicated his concern regarding the lack of a storm water management program being presented at the hearing, and that generally, in his opinion, Petitioner's proposal does not meet the requirements of Section 502.1 of the B.C.Z.R.

Robert Boyd, a local resident, appeared and testified in opposition to the proposed church. Mr. Boyd testified that he is concerned the proposed buffers will not be adequate to shield his property from light and noise emanating from the proposed church. He also testified that he is concerned with the anticipated traffic and parking problems that would be encountered during church functions.

Lora Rosen, a resident of the area, testified that she currently experiences basement flooding and is concerned that the construction of the proposed parking lot will only exacerbate her flooding problems. She concurred with Mr. Boyd's concerns regarding light and noise.

Gifford Blaylock, a local resident, testified that his property lies immediately adjacent to the proposed parking lot and that he is concerned that runoff from the parking lot will exacerbate water problems he is currently experiencing. He also indicated that he concurred with the

other Protestants' testimony regarding their objections to the negative impact of light, noise, and traffic resulting from the proposed church.

Michael Marino, a resident of the area, testified that the proposed 15-foot setback is not sufficient to adequately buffer the residential neighborhood from the proposed use, and generally testified that he was concerned the proposed use would exacerbate existing traffic and parking problems in the neighborhood.

Mr. Truffer concluded the Protestants' testimony by proffering testimony from the three local community associations indicating their opposition to the proposed church.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has not shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. Based upon the testimony produced by Petitioner's own witnesses, it is overwhelmingly clear that there is insufficient information to make a determination as to whether or not the church would have a detrimental impact on the general welfare of this community. The burden of providing this evidence rests solely with the Petitioners and this burden has not been met. Additionally, Petitioners presented no testimony or evidence regarding even a proposed storm water management program, nor did they present sufficient proof that their proposal complies with the RTA requirements "to the extent possible".

Based upon the testimony and evidence presented, it has not been established that the use proposed has met the requirements of Section 502.1 of the B.C.Z.R. and should, therefore, be denied.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of June, 1990 that the Petition for Special Hearing to approve the use of the subject property for a church, pursuant to Section 1801.1.B.1.c.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

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

JRH:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3333

J. Robert Haines
Zoning Commissioner

G. Scott Barhight, Esquire
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
Corner SW/S Bellona Avenue, NW/S of Stevenson Lane
(6914 Bellona Avenue)
9th Election District - 4th Councilmanic District
Eric P. Steingass - Petitioner
Case No. 90-450-SPH

Dear Mr. Barhight:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

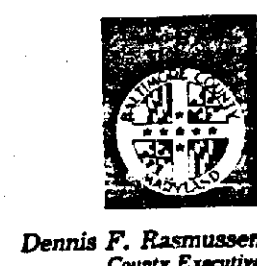
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Keith R. Truffer, Esquire
102 W. Pennsylvania Avenue, Suite 600, Towson, Md. 21204

People's Counsel

File



Dennis P. Rasmussen
County Executive

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-450-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner should approve a site plan for a new church pursuant to Section 1801.1.B.1.c.6 of the Baltimore County Zoning Regulations.

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

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon the 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: St. Stephen's Traditional Episcopal Church, Inc. (Type or Print Name) <i>Eric P. Steingass</i> Signature P.O. Box 16365 Address Baltimore, Maryland 21210 City and State	Legal Owner(s): Eric P. Steingass (Type or Print Name) <i>Eric P. Steingass</i> Signature (Type or Print Name) Signature 6914 Bellona Avenue Address Phone No. Baltimore, Maryland 21212 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted G. Scott Barhight 210 W. Pennsylvania Avenue Towson, Maryland 21204 Address Phone No. 832-2050
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ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 1990, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24 day of May, 1990, at 9:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

REC'D-M-1

(over)

ORDER RECEIVED FOR FILING
Date 4/13/90
By JRP

9-MAY-3/14/90
- Sent by mail
- out time of hearing
over 1 hr (links like conf.)

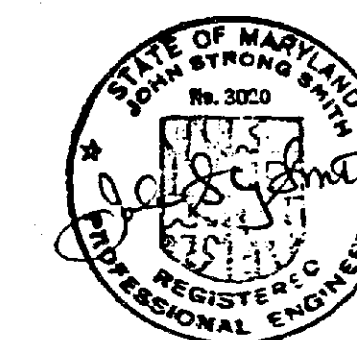
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description of 33,567.35+ Square Feet of
Land Southwest Corner of Bellona Avenue
and Stevenson Lane.

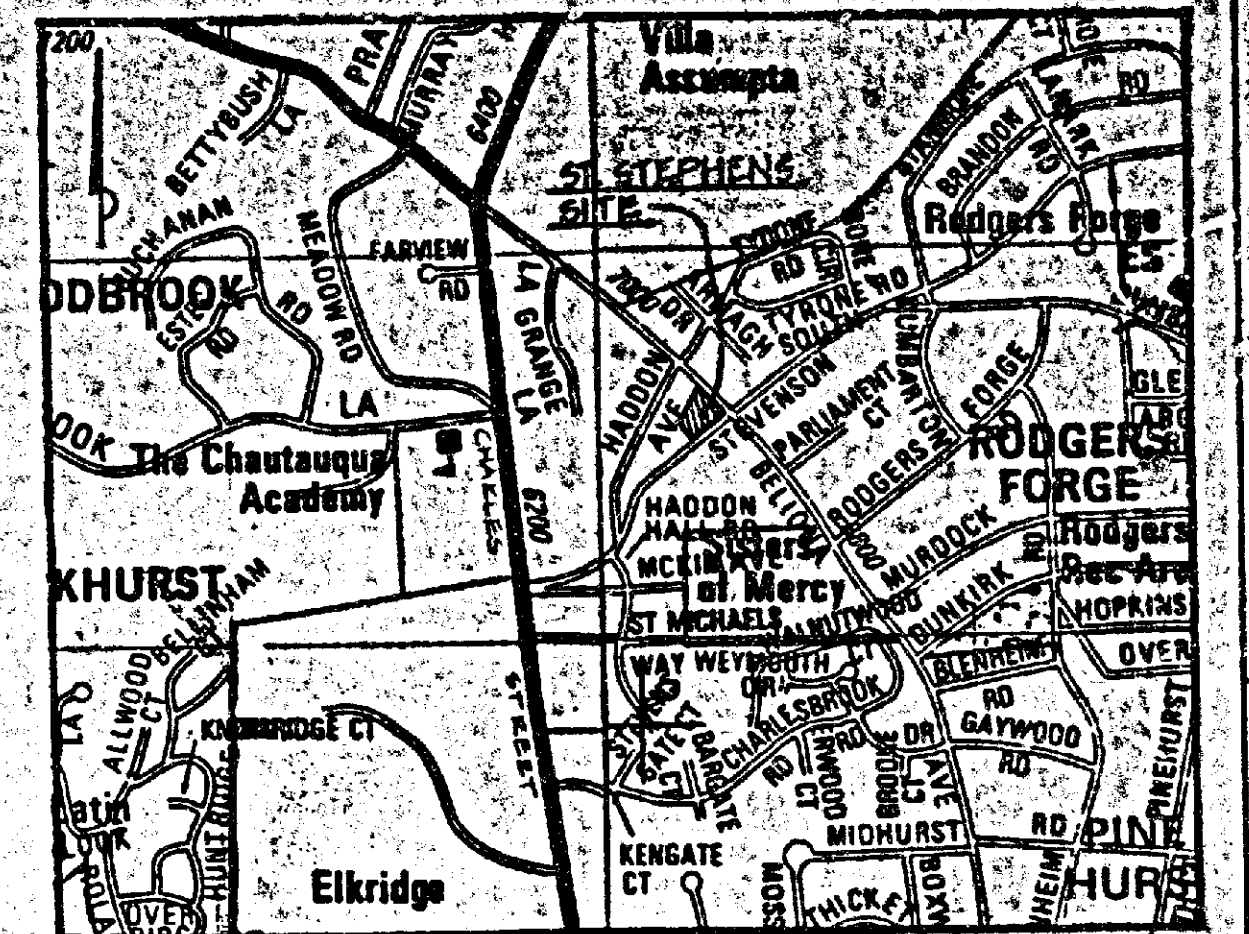
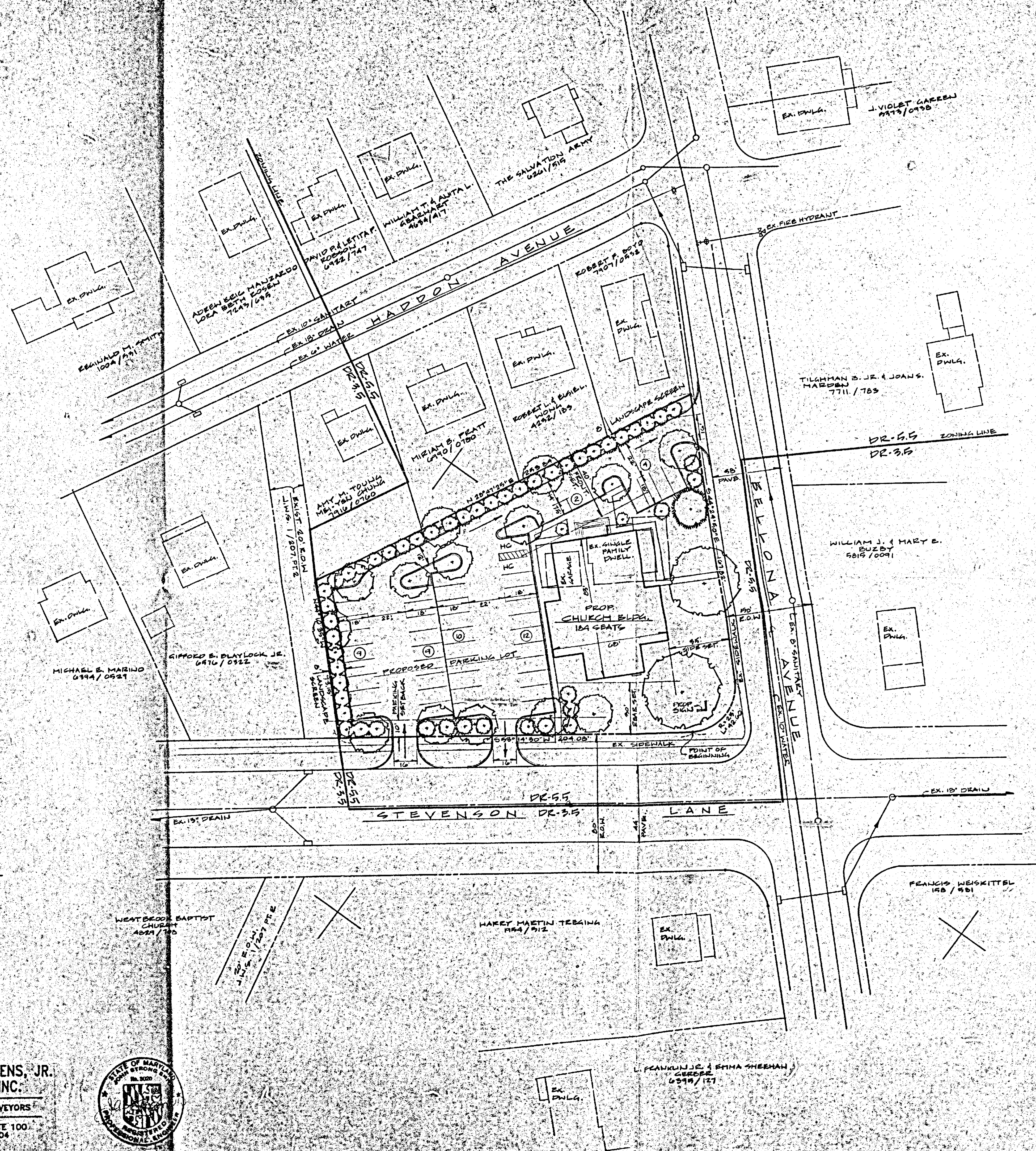
March 14, 1990
90-450-SPH

Beginning at a point in the west right-of-way line of Stevenson Lane being a point distant South 88° 12' West 721 feet from the intersection of the centerlines of Bellona Avenue and Stevenson Lane, thence leaving said point of beginning and binding on the west right-of-way line of Stevenson Lane

- 1) South 53° 14' 30" West 204.08 feet; thence leaving said right-of-way line and binding on the north right-of-way line of a 20 foot wide right-of-way,
- 2) North 44° 10' 35" West 93.15 feet; thence leaving said right-of-way,
- 3) North 28° 47' 25" East 253.84 feet to a point in the south right-of-way line of Bellona Avenue; thence binding on said right-of-way line,
- 4) South 44° 24' 50" East 167.82 feet; thence
- 5) Southwesterly by a curve to the right having a radius of 25.00 feet for a distance of 42.60 feet, said curve being subtended by a chord bearing South 04° 25' 16" West 37.62 feet to the point of beginning.



THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT INTENDED FOR USE IN THE CONVEYANCING OF LAND.



VICINITY MAP
SCALE 1" = 1000'

GENERAL NOTES

1. EXISTING ZONING DR 5.5
2. AREA - NET 0.77 AC.
GROSS 1.03 AC.
3. EXISTING USE - SINGLE FAMILY RESIDENTIAL
4. PROPOSED USE - CHURCH FACILITY - CAPACITY 184 SEATS
5. PARKING - REQUIRED - 1 SPACE PER 4 SEATS
184 SEATS/4 = 46 SPACES
PROVIDED - 46 SPACES
6. ELECTION DISTRICT 9
7. COUNCILMANIC DISTRICT 4
8. DEED REFERENCE - ERIC P. & IRENE R. STEINGASS
3803/373, 4102/614
9. ALL PROPOSED PAVING TO BE BITUMINOUS CONCRETE.
10. ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTY WITH A MAXIMUM HEIGHT OF 15'
11. LANDSCAPE SCREENING WILL CONSIST OF APPROPRIATE EVERGREEN TREES.
12. STORM WATER MANAGEMENT WILL BE ACCOMPLISHED WITH A POROUS PAVING SECTION.

ZONING REQUESTS

1. SPECIAL HEARING TO APPROVE A SITE PLAN FOR A NEW CHURCH PURSUANT TO SECTION 1801.1.B.1.C.6 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

**PETITIONER'S
EXHIBIT 2**

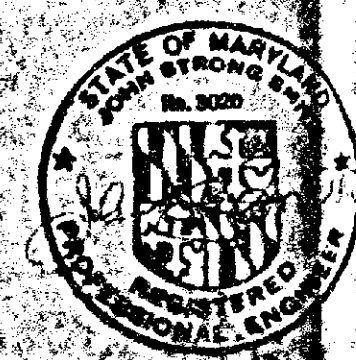
90-450-SPH 316

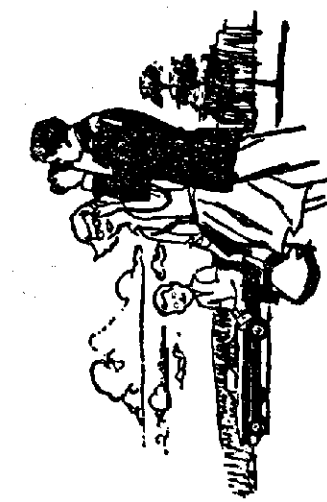
PLAN TO ACCOMPANY REQUEST FOR A
SPECIAL HEARING

**SAINT STEPHENS
TRADITIONAL EPISCOPAL CHURCH**

6914 BELLONA AVENUE
BALTIMORE COUNTY, MARYLAND
SCALE - 1" = 30'
DATE - MARCH 14, 1990

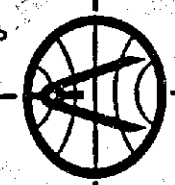
**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120





Use this map
to plan the shortest
route.

Please SLOW DOWN
It will save lives
as well as gasoline.

[illegible]

**PETITIONER'S
EXHIBIT 5**

670-490SPH

The Traffic Group

PETITIONER'S EXHIBIT 6

90-450
SPH
Traffic Impact Analysis
for

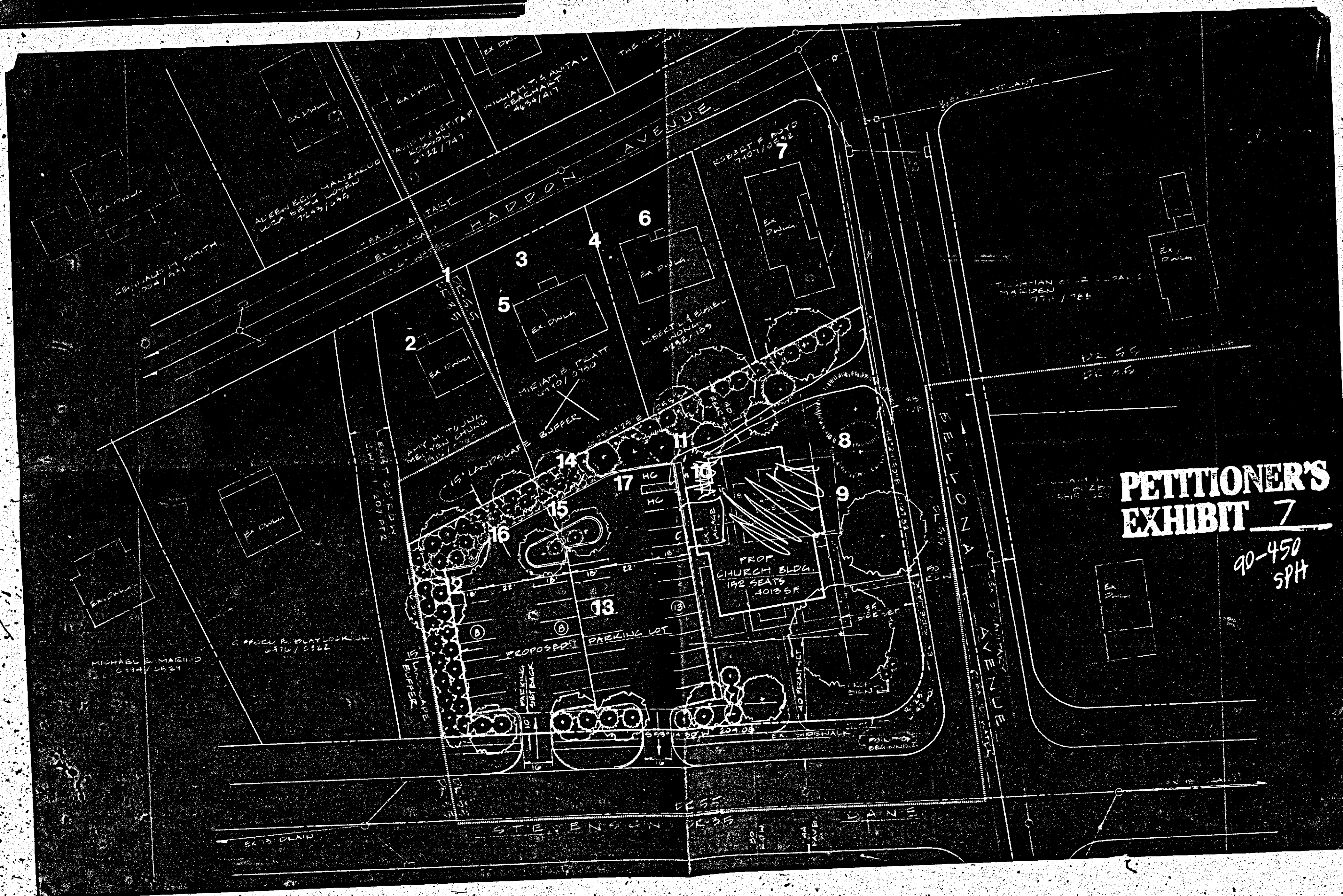
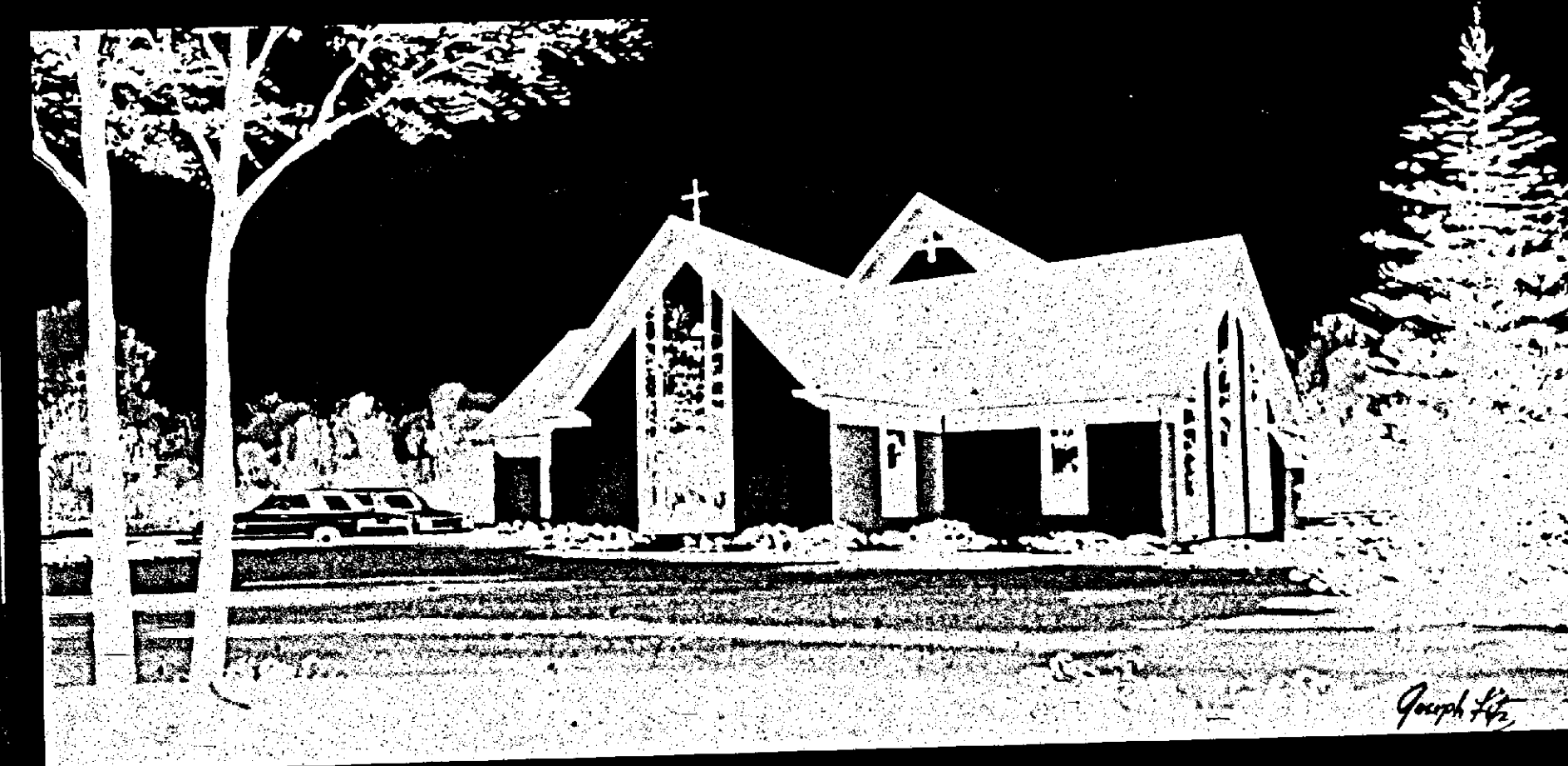
ST. STEPHENS TRADITIONAL EPISCOPAL CHURCH
Baltimore County, Maryland

Prepared for
ST. STEPHENS TRADITIONAL EPISCOPAL CHURCH

May 24, 1990

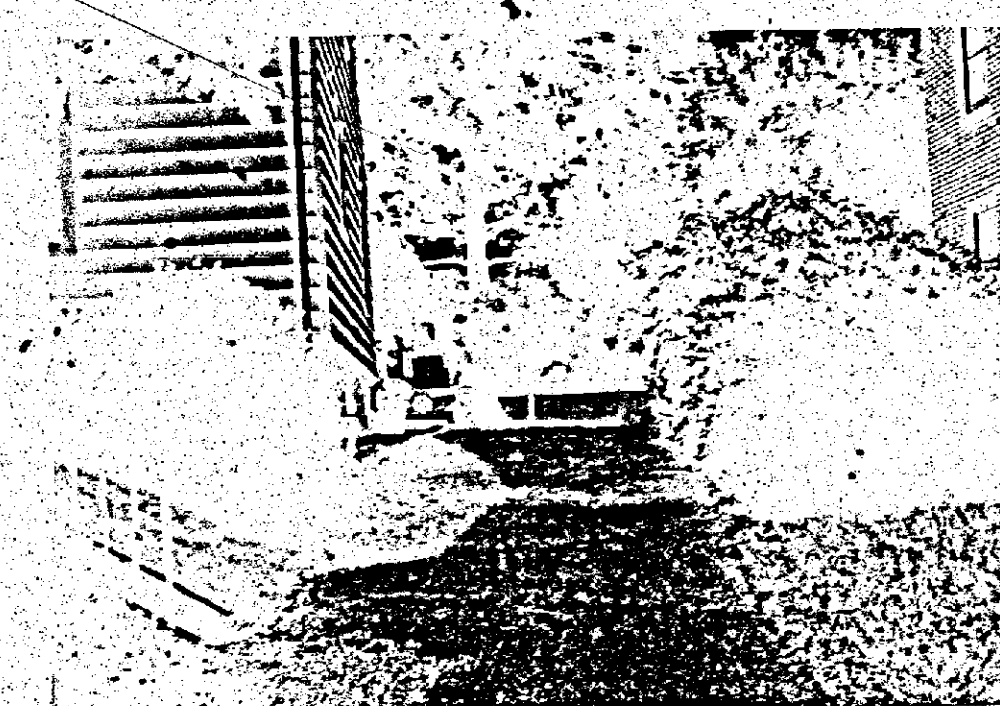
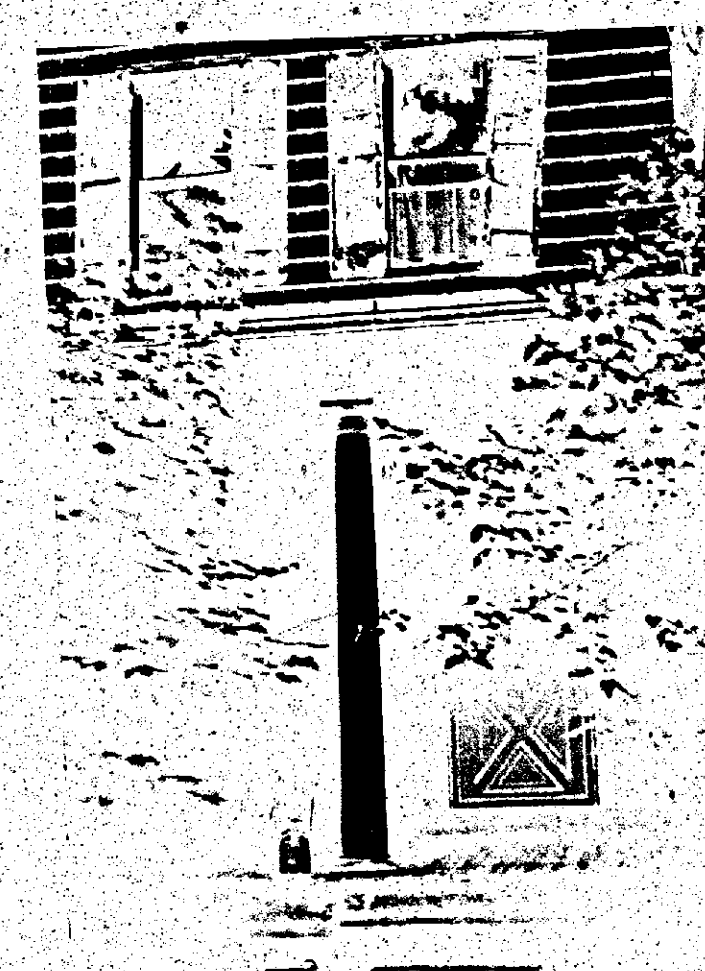
90-450
SPH

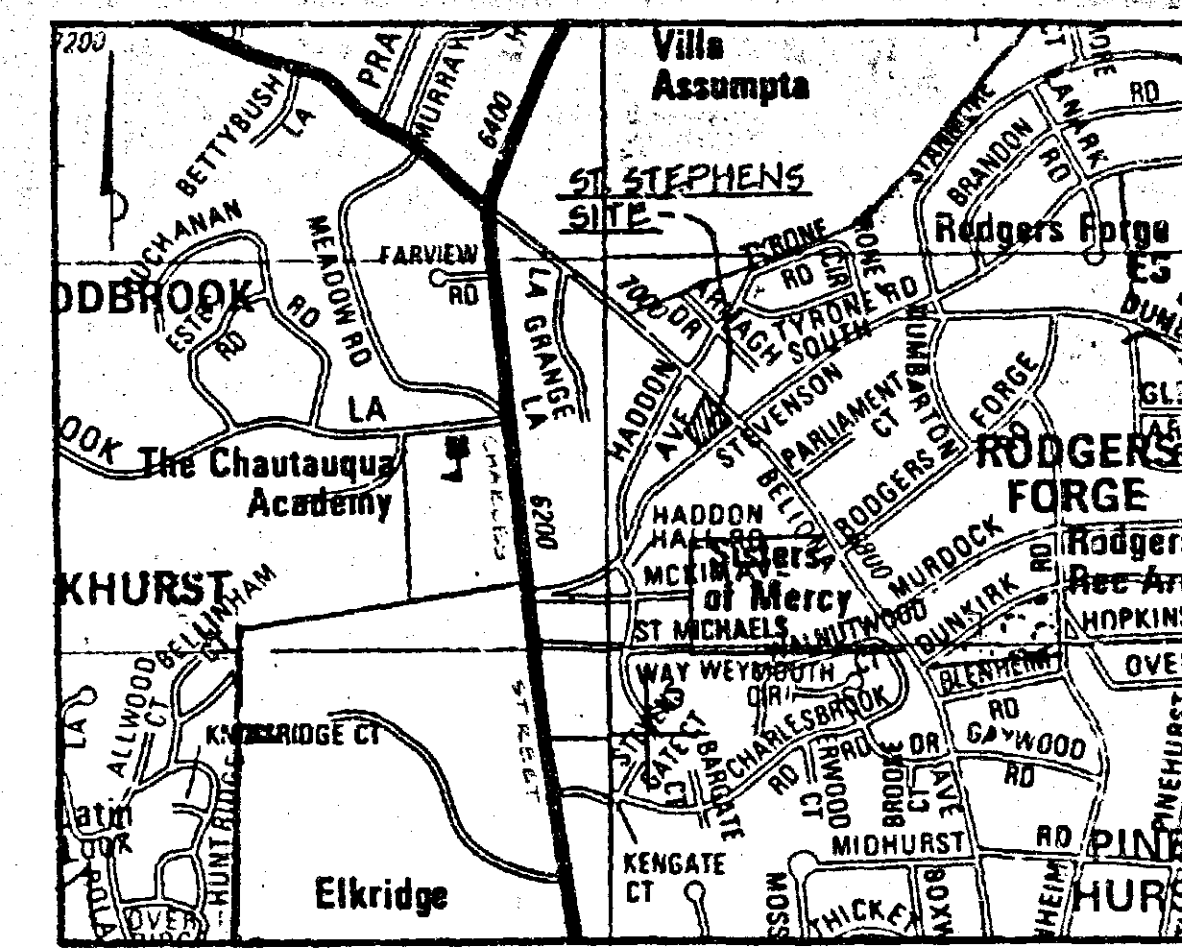
PETITIONER'S EXHIBIT 6



PETITIONER'S EXHIBIT 7

90-450
SPH





VICINITY MAP
SCALE 1" = 1000'

GENERAL NOTES

- EXISTING ZONING DR 5.5
- AREA - NET 0.77 AC.
GROSS 1.03 AC.
- EXISTING USE - SINGLE FAMILY RESIDENTIAL
- PROPOSED USE - CHURCH FACILITY - CAPACITY 152 SEAT
- PARKING - REQUIRED - 1 SPACE PER 4 SEATS
152 SEATS/4 = 38 SPACES
PROVIDED - 38 SPACES
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- COUNCILMANIC DISTRICT 4
- DEED REFERENCE - ERIC P. & IRENE R. STEINGASS
3803/373, 4102/614
- ALL PROPOSED PAVING TO BE BITUMINOUS CONCRETE.
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- STORM WATER MANAGEMENT WILL BE ACCOMPLISHED WITH A POROUS PAVING SECTION.

ZONING REQUESTS

- SPECIAL HEARING TO APPROVE A SITE PLAN FOR A NEW CHURCH PURSUANT TO SECTION 1801.1.B.1.c.6 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

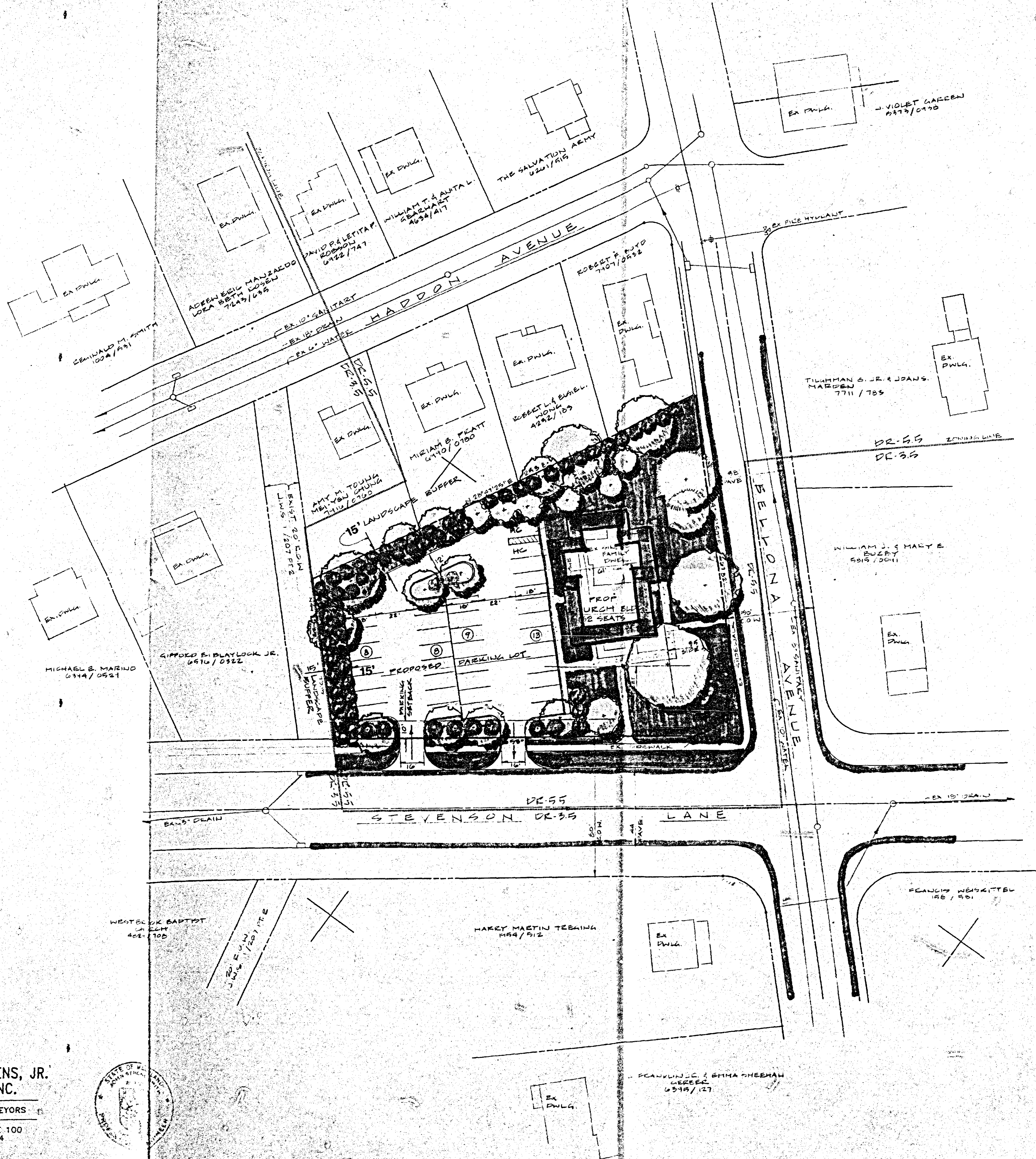
**PETITIONER'S
EXHIBIT 8**

90-4505PH

SITE PLAN

**SAINT STEPHENS
TRADITIONAL EPISCOPAL CHURCH**

6914 BELLONA AVENUE
BALTIMORE COUNTY MARYLAND
SCALE - 1" = 30'
DATE - MARCH 4, 2010
REV - 20 MAY 23, 2010



SAINT STEPHENS
TRADITIONAL
EPISCOPAL CHURCH

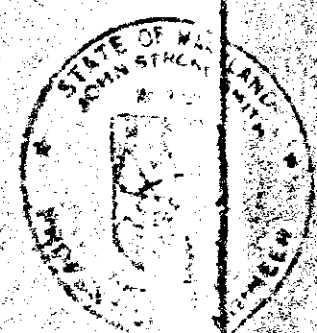
PROPOSED SIGN
SCALE 3/4" = 1'-0"



**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120



- 25 - Blinded by Approaching Vehicle
26 - Drowsy or Asleep
27 - Physical or Mental Disability
- VEHICLE RELATED**
50 - Defective Vehicle Equipment
51 - Struck by Object from Moving Vehicle
52 - Fire

- ENVIRONMENT RELATED**
70 - Weather Elements
71 - Road Defects
72 - Parking Violations
73 - Animal - Wildlife
74 - Animal - Domestic
75 - Foreign Object or Substance on Roadway

- MISCELLANEOUS**
90 - Pedestrian at Fault
91 - Pedalcyclist at Fault
92 - Other Cause (other violations)
93 - Other Cause (no violation)
94 - Cause Unknown
95 - No Contributing Cause

PETITIONER'S EXHIBIT 8

90-450 SPH

-14-

PROTESTANT'S EXHIBIT 1

Members, Baltimore County Planning Board
Section 22-43 Waivers
Page

43. PROJECT NAME/NUMBER/COUNCILMANIC DISTRICT/LOCATION
CD-4
W-90-126
St. Stephen's Traditional Episcopal Church
N/W corner Stevenson Lane and Bellona Avenue

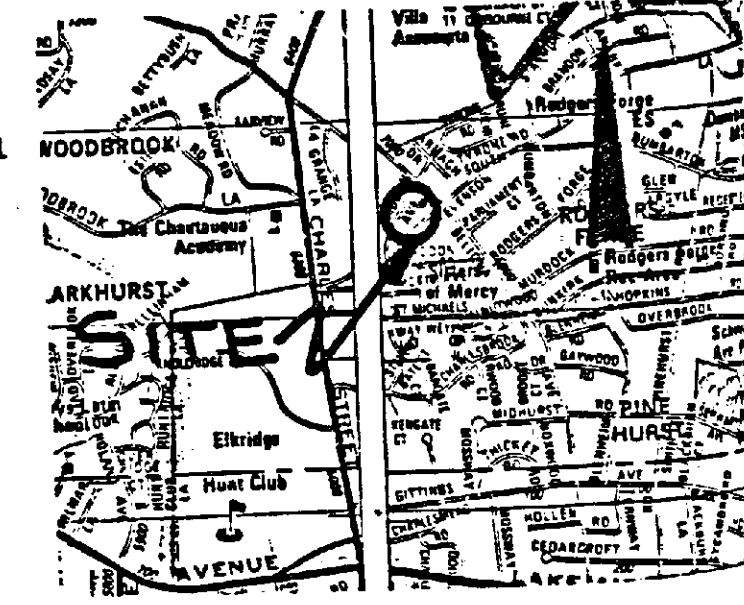
REQUEST: Waiver of CRG Plan. Waiver of CRG meeting, based on a commercial development of land involving only one building for a single use, a minor development, any proposed development, if the Director finds that compliance with these regulations would cause unnecessary hardship.

DISCUSSION: The applicant states: The subject site contains 1.03 acres ± zoned D.R. 5.5. Please be advised that I represent St. Stephen's Traditional Episcopal Church regarding their plans to erect a new church at the northwestern corner of Stevenson and Bellona. On behalf of St. Stephen's, I am requesting a waiver of the CRG Plan and a waiver of the CRG meeting and process.

This site is currently the subject of a Petition for Special Hearing to approve a site plan for a new church pursuant to Section 1801.1.B.1.c.6 of the Baltimore County Zoning Regulations. This hearing shall include a finding that the proposed improvements are planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. The property will be posted and advertised and a public hearing will be held regarding the Petition for Special Hearing. Through this process, the community and the appropriate County agencies will have an ample opportunity to comment on the site plan.

During the last several weeks representatives of St. Stephen's have met with several leaders of the Armagh Village Community Association and residents along Haddon Avenue. Copies of the site plan have been provided to the Armagh Village Community Association and further meetings are to be scheduled to review the site plan with the interested neighbors. St. Stephen's Church is working with the community in good faith and intends to be a good neighbor.

St. Stephen's is the contract purchaser pursuant to a Contract of Sale with the current owner, Mr. Eric Steingass. The contract requires a settlement on or before July 15, 1990. The contract is also contingent upon St. Stephen's obtaining all zoning approvals and other governmental approvals.



Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 405
401 Boyce Avenue
Towson, Maryland 21204
(301) 887-3211
P. David Fields
Director

April 23, 1990

Saint Stephen's Traditional Episcopal Church
P.O. Box 16365
Baltimore, MD 21212

Re: Saint Stephens Traditional Episcopal Church
W-90-126

Dear Sir:

We have reviewed your waiver application for the above property and have determined that a waiver for the CRG meeting would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore approved. However, waiver of the CRG Plan has been **REVOKED**. All community concerns shall be addressed at the Zoning Commissioners' Special Hearing to approve Site Plan for a new church. This development shall comply with all other applicable laws, rules and regulations of Baltimore County (Section 22-51).

Should you have any questions, please contact Frank Fisher, Chief, Current Planning and Development at 887-3335 or Pat Keller, Deputy Director of Planning at 887-3211.

A CRG Plan shall be submitted to the Bureau of Public Services for distribution to the appropriate County Agencies for review and approval prior to the issuance of Building Permits. Please include the waiver number that appears at the top of the letter on the submitted Plan. (Call 887-3340)

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

Sincerely yours,

P.D. Fields
P. David Fields, Director
Office of Planning and Zoning

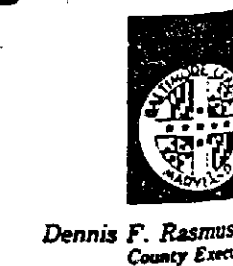
DF:rh

cc: David Thomas, Assistant Bureau Chief MS 1301
Robert Bowling, Developers Engineering Division MS 1208
Susan Winkley, Bureau of Public Services MS 1301
Eric Steingass, 6914 Bellona Avenue, Baltimore, MD 21212

EXHIBIT 2

PROTESTANT'S EXHIBIT 2

90-450 SPH



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

EXHIBIT 3

TO: J. Robert Haines
Zoning Commissioner

DATE: April 23, 1990

FROM: P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Waiver of CRG meeting
St. Stephen's Traditional Episcopal Church
Stevenson/Bellona

APR 25 1990
ZONING OFFICE

At its meeting on 19th April, 1990, the Planning Board approved a waiver of CRG meeting (but not CRG plan) for the above mentioned property. The waiver of meeting was recommended by the County agencies because it was thought that the upcoming Zoning Commissioner's hearing could adequately address all relevant issues of site design, compatibility, and community impact and that there was no need for what, in essence, would have been two public hearings on the same questions.

Community leaders appeared before the Board, opposing the granting of the waiver on the grounds that the Zoning Commissioner would not address development concerns and that County agency staff would not be available to answer their questions.

On behalf of the Planning Board I am formally requesting you to invite appropriate representatives of OPZ, DPW and DEPRM to attend your hearing in order to answer all community questions regarding access and egress for vehicles, on-street parking, fire and police accessibility, grading, sediment control, tree clearance, storm water management and drainage and the possible over-development of the site, in addition to any other matters that may arise.

Thank you in advance for your consideration.

P. David Fields
Director

PDF:pat
Enclosure

cc: Hon. Barbara F. Bachur
Members, Baltimore County Planning Board

Gene Neff, Director, DPW
Robert Sheesley, Director, DEPRM
Pat Keller, Deputy Director, OPZ
Scott Barhight, Esquire
Diane Krasner, Pres., Armagh Village Imp. Assn.
Edward Gilliss, Pres., Rodgers Forge Comm. Assn.
Mike Marino
Sally Murray, Pres., Stevenson News

STSEPHS/TXTFAT

PROTESTANT'S EXHIBIT 3

90-450 SPH

EXHIBIT 4

April 27, 1990

Baltimore County Board of Appeals
County Office Building, Room 313
Towson, MD 21204

Re: Appeal of decision of Baltimore County Planning Board
Councilmanic District: 4
W-90-126
Project Number:
Location: N/W corner Stevenson Lane and Bellona Avenue
Applicant: St. Stephen's Traditional Episcopal Church

Dear Sirs:

Please note an appeal by the undersigned, of the decision of the Baltimore County Planning Board of April 19, 1990, granting a Waiver of CRG Plan requested by St. Stephen's Traditional Episcopal Church.

A copy of this appeal has been forwarded to the Baltimore County Planning Board.

Please inform the undersigned of the appeal hearing time and date.

WOODBROOK VILLAGE ASSOCIATION

By: Thomas Stokes
c/o: Thomas Stokes
One St. Michael's Way
Baltimore, Maryland 21212

ROGERS FORGE COMMUNITY ASSOCIATION

By: Edward J. Gilliss, Esquire
c/o: Edward J. Gilliss, Esquire
102 W. Pennsylvania Avenue
Suite 600
Towson, Maryland 21204

PROTESTANT'S EXHIBIT 4

90-450 SPH

TO: P. David Fields
Director of Planning

FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner

SUBJECT: Petition for Special Hearing
Corner SW/S Bellona Avenue and NW/S Stevenson Lane
(6914 Bellona Avenue)
9th Election District - 4th Councilmanic District
St. Stephen's Traditional Episcopal Church, Inc. - Petitioner
Case No. 90-450-SPH

PROTESTANT'S EXHIBIT 5

90-450 SPH

Your inter-office correspondence dated April 23, 1990 to J. Robert Haines regarding the above-captioned matter has been forwarded to me for a response as I am scheduled to hear this matter on May 24, 1990.

Relevant testimony from any department and surrounding neighbors and community organizations is welcome, whether through written comments, as in the case of the Baltimore County Zoning Plans Advisory Committee, or live testimony. At this time, no formal request for attendance will be issued by me to any individual or department as I feel it is inappropriate to initiate appearances at hearings. However, if any interested person wishes to issue a request for subpoena and files the necessary paperwork for same, the Zoning Commissioner or myself will honor such requests and arrangements for service can be made by the individual requesting the subpoena. Additionally, any interested party may appear and testify on without the necessity of a subpoena.

A copy of this memo is being forwarded to all those set forth on your inter-office correspondence so that each department and individual may take any steps they deem appropriate. The Fire and Police Department Chiefs have been copied since you indicated the various communities may have concerns regarding the accessibility for such public safety services.

Thank you for your consideration in this matter.

cc: Chief Paul Reincke and Capt. Joseph Kelly

Chief Cornelius Behn
The Hon. Barbara F. Bachur
Baltimore County Planning Board Members
Gene Neff, Director of DPW
Robert Sheesley, Director of DEPRM
Pat Keller, Deputy Director of OPZ
G. Scott Barhight, Esquire
Diane Krasner, President, Armagh Village Imp. Assn.
Edward Gilliss, President, Rodgers Forge Comm. Assn.
Sally Murray, President, Stevenson News
Mike Marino

EXHIBIT 5

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

DATE: May 18, 1990

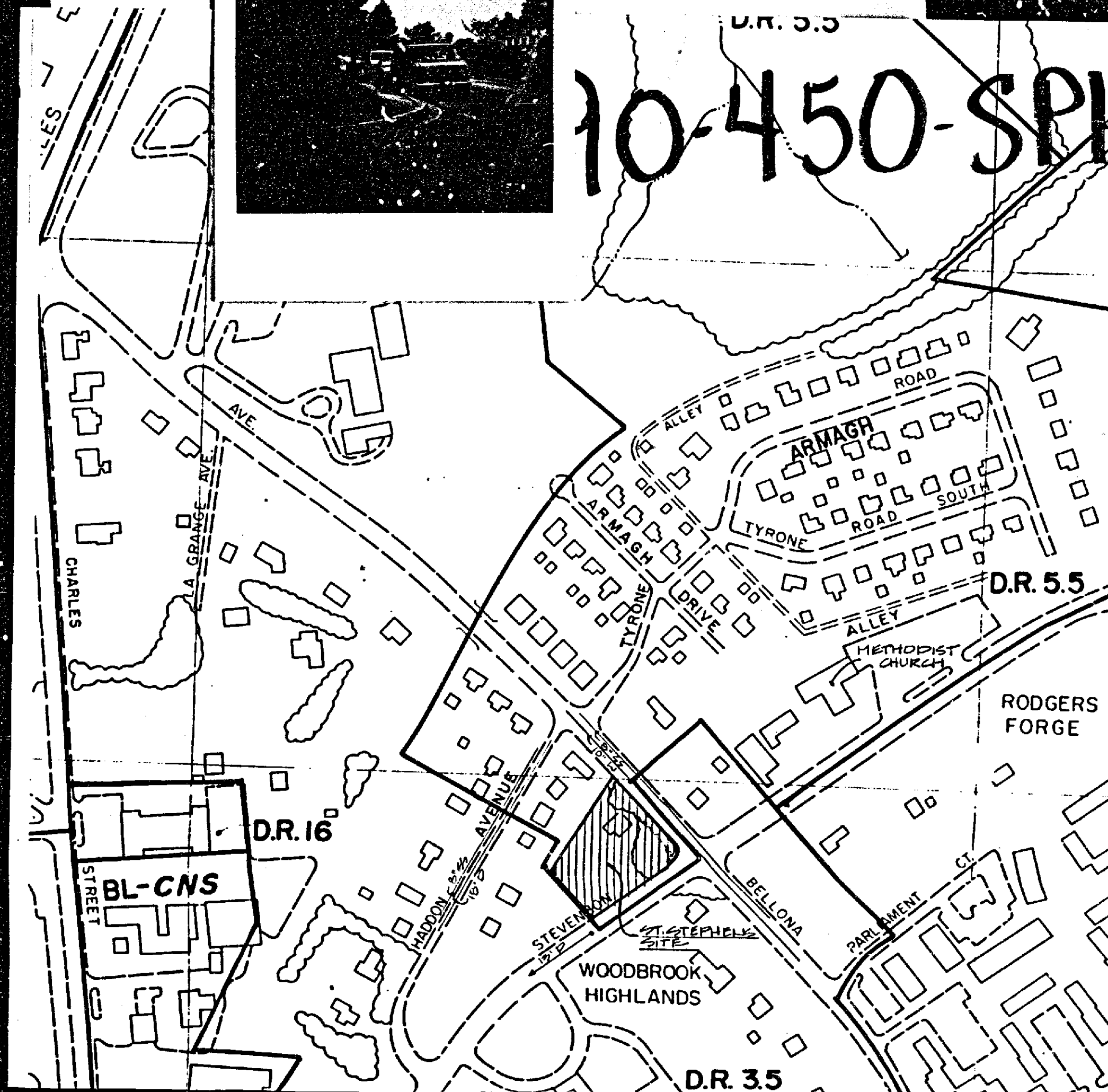
PROTESTANT(S) EXHIBIT 6



PROTESTANT(S) EXHIBIT 7



90-450-SPH



90-450-SPH

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: May 3, 1990

Posted for: Eric P. Steingass

Petitioner: Eric P. Steingass

Location of property: Corner of SW 1/2 of Ballona Avenue, NW 1/2 Stevenson Lane, 14914 Ballona Avenue

Location of Sign: N.W. Corner of Stevenson Lane and Ballona Ave.

Remarks: _____

Posted by: E. J. Barthe Date of return: May 11, 1990

Number of Signs: 1

112.65

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 30, 1990

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 April 25, 1990.

TOWSON TIMES,
S. Zake Olson
Publisher

PO 103782

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

DATE 5/8/90

St. Stephen's Traditional Episcopal Church, Inc.
P.O. Box 16365
Baltimore, Maryland 21210

Re: Petition for Special Hearing
CASE NUMBER: 90-450-SPH
Corner of SW 1/2 of Ballona Avenue, NW 1/2 of Stevenson Lane
(SW 1/4 Ballona Avenue)
8th Election District - 4th Councilmanic
Legal Owner(s): Eric P. Steingass
Contract Purchaser(s): St. Stephen's Traditional Episcopal Church, Inc.
HEARING: THURSDAY, MAY 24, 1990 at 9:30 a.m.

Gentlemen:
Please be advised that \$137.65 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs
cc: G. Scott Barhight, Esq.

receipt

Account: R-001-4150
Number: 2587

90-450

19900945

Date: 5/23/90

PUBLIC HEARING FEES	QTY	PRICE
090 - POSTING SIGNS / ADVERTISING 1 X		\$137.65
LAST NAME OF OWNER: STEINGASS		TOTAL: \$137.65

B 0011*****137651a 0246F

Please make checks payable to: Baltimore County

receipt

Account: R-001-4150
Number: 1723

Date: 3/14/90

H9000316

PUBLIC HEARING FEES	QTY	PRICE
040 - SPECIAL HEARING (OTHER)	1 X	\$175.00
LAST NAME OF OWNER: STEINGASS		TOTAL: \$175.00

B 156*****175001a 0155F

Please make checks payable to: Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 30, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 26, 1990.

THE JEFFERSONIAN,
S. Zake Olson
Publisher

receipt

Account: R-001-4150
Number: 2976

Date: 1/18/90

C9100450

COPIES:	QTY	PRICE
780 - AUDIO TAPE	02 X	\$15.00
TOTAL:		\$30.00

044040101MCHRC
BA 001049807-19-90

Please make checks payable to: Baltimore County

LAW OFFICES

WHITEFORD, TAYLOR & PRESTON

SUITE 1400
SEVEN SANDY PINE STREET
BALTIMORE, MARYLAND 21201
TELEPHONE 361-3470

SUITE 400
500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
301-832-2000
FAX: 301-832-2015

SUITE 400
800 17TH STREET, NW
WASHINGTON, D.C. 20006
TELEPHONE 302-857-0006

G. SCOTT BARHIGHT
DIRECT NUMBER
301-832-0970

July 16, 1990

The Honorable J. Robert Haines
Zoning Commissioner
Baltimore County Office
of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 90-450-SPH
Petition for Special Hearing
Petitioner: Eric Steingass

Dear Commissioner Haines:

We would like to obtain the tape recordings of the hearing in the above case. Please notify us when the tape is available for pick up and the amount due. We will bring a check for the total amount at time of pick up.

Thank you for your assistance in this matter.

Sincerely,
G. Scott Barhight
G. Scott Barhight

GSB:sbt

RECEIVED
JUL 17 1990
ZONING OFFICE

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

J. Robert Haines
Zoning Commissioner

April 11, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing
CASE NUMBER: 90-450-SPH
Corner of SW 1/2 of Ballona Avenue, NW 1/2 of Stevenson Lane
(SW 1/4 Ballona Avenue)
8th Election District - 4th Councilmanic
Legal Owner(s): Eric P. Steingass
Contract Purchaser(s): St. Stephen's Traditional Episcopal Church, Inc.
HEARING: THURSDAY, MAY 24, 1990 at 9:30 a.m.

Special Hearings: A site plan for a new church pursuant to Section 1901.1.B.1.c.6 of the Baltimore County Zoning Regulations.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

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

cc: Eric P. Steingass
St. Stephen's Traditional Episcopal Church, Inc.
G. Scott Barhight, Esq.

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

J. Robert Haines
Zoning Commissioner

May 10, 1990

G. Scott Barhight, Esquire
500 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 316, Case No. 90-450-SPH
Petitioner: Eric P. Steingass, et al
Petition for Special Hearing

Dear Mr. Barhight:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. 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, my 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Eric P. Steingass
St. Stephen's Traditional Episcopal Church

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

J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this
4th day of April, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

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

Petitioner: Eric P. Steingass, et al
Petitioner's Attorney: G. Scott Barhight

LOCATION AND CHARACTER OF AREA -

The general area in which the property is located is comprised of single-family residences, apartments, townhouses and some institutional uses (churches). The largest new development in the area is the Cloisters which will contain large townhouses. The general area contains the older, stable communities of Armaugh Village/Woodbrook and Rodgers Forge.

SITE ANALYSIS -

The Baltimore County Zoning Regulations require compliance "...to the extent possible..." with R.T.A. The chart below outlines the setbacks and buffers suggested and being provided:

	Suggested	Provided
R.T.A. Building Setbacks		
Front Yard	75 ft.	40 ft.
Side Yard	75 ft.	35 ft./128 ft.
Rear Yard	150 ft.	30 ft.
R.T.A. Buffer Yards		
Front Yard	50 ft.	8 ft.
Side Yard	50 ft.	35 ft./8 ft.
Rear Yard	75 ft.	8 ft.
Parking	75 ft.	8 ft.

In evaluating this proposal staff looked at the site plan in the context of 1) ingress/egress, 2) landscaping, 3) building elevations, 4) site layout and design, 5) parking, 6) proposed use, 7) special conditions - hours of operation, lighting, etc.

As previously mentioned, the proposed use and possible ancillary uses are compatible with the residential community. Areas of concern regard the buffering of the site to the north and west (20 feet should be provided adjacent to Haddon, and 15 feet should be provided to the west) in order to maintain a double row of planting and a fence, if deemed appropriate. Access to the site should be provided along Stevenson Lane and the driveway and parking along the north side of the property should be eliminated and incorporated as a buffer yard. Elevation drawings were not submitted as part of the review but should be included. The lighting of the site should be carefully regulated in regard to 1) location directed away from the residences, 2) height - limited to 12-14 feet, 3) brightness - 2 candles at property line. All trash containers should be completely fenced and landscaped.

- 3 -

ENVIRONMENT -

The area contains a single-family home, mature landscaping and lawn area. Stormwater run-off will have to be reviewed by DEPRM for quality and quantity issues. Such issues would be addressed in the CRG plan review process.

TRANSPORTATION -

The impact of the proposed project on the roadway network will have to be evaluated by staff either through the CRG plan review process or by the petitioner in a private traffic impact study.

STSTEPH/XTXGGL

- 4 -

STEVENSON MEWS TOWNHOUSE ASSOCIATION, INC.
PARLIAMENT COURT
BALTIMORE, MD. 21212

April 22, 1990

RECEIVED
MAY 1 1990

ZONING OFFICE

Mr. J. Robert Haines
Zoning Commissioner
Courts Building
401 Bosley Avenue
Towson, MD 21204

RE: Zoning Case #90-450-SPH

Dear Mr. Haines:

The Stevenson Mews Townhouse Association wishes to oppose the relief sought by the St. Stephens Traditional Episcopal Church in their Application for Special Hearing for the property located at the corner of Stevenson Lane and Bellona Avenue.

The lot is only 1.3 acres and we feel that the property is too small to suit the church's needs and will ultimately be a hindrance to the adjacent communities. Our initial concerns are the traffic and parking, lighting, water runoff, and lack of an adequate buffer between the church and the homes on Haddon Avenue.

The intersections of Bellona Avenue-Charles Street and Bellona-Stevenson Lane are extremely busy thoroughfares and parking along these streets is limited now. Because of the downhill grade of the 1.3 acre site, the church may lose some of the planned 45-50 parking places which could only be made up by parking on the street and in the surrounding communities. This would be extremely inconvenient and perhaps unsafe in case of an emergency because the streets are only one-lane. This parking problem should not be foreseen as occurring only on Sunday mornings but also during the week and evenings.

We, of Stevenson Mews, join our neighboring communities in bringing to the Board our concerns and objections regarding the future location of St. Stephens Traditional Episcopal Church at the corner of Stevenson Lane and Bellona Avenue.

Sally H. Murray
Sally H. Murray
President of Stevenson Mews
Townhouse Association, Inc.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: June 6, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: St. Stephen's Church, Item No. 316

As you are aware, an amended site plan was filed on the day of hearing pertaining to the above-referenced case. The Petitioner has responded to the following issues raised by staff:

- 1.) The parking drive/access from Bellona Avenue has been eliminated;
- 2.) A 15 ft. buffer yard is proposed along the west side of the property; and
- 3.) The area along the northwest corner adjacent to Haddon indicates a proposed 15 ft. buffer.

Based upon a review of the amended plan, staff recommends approval of this request subject to the following:

- The seating capacity of the church should be reduced from 152 to 125 seats.
- The four parking spaces closest to Stevenson Lane shall be eliminated.

Unfortunately, staff recognizes that the tulip poplar tree can not be saved.

If there should be any questions or if staff can provide additional information, please contact Jeffrey Long at 887-3211.

PK/JL/cmm

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

SUITE 100
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21204
TELEPHONE 301-341-8700

500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
301-832-1000
FAX 301-832-2015

SUITE 400
440 17TH STREET, NW
WASHINGTON, D.C. 20004
TELEPHONE 202-638-4400

G. SCOTT BARNHIGHT
DIRECT NUMBER
301-832-2000

May 30, 1990

RECEIVED
OFFICE OF
PLANNING & ZONING

HAND DELIVERY

The Honorable Barbara F. Bachur
County Council
Fourth District
Old Court House - 2nd Floor
Towson, Maryland 21204

Re: St. Stephen's Traditional Episcopal Church
6914 Bellona Avenue, Towson

Dear Barbara:

As you may be aware, the office represents St. Stephen's Traditional Episcopal Church regarding their Petition for Special Hearing to approve a site plan for a new church currently pending before the Zoning Commissioner. The zoning hearing in this matter was held on Thursday, May 24, 1990.

During the last full week in April, I discussed this matter with your aide, Jeff Juber. This letter is intended to bring your office up to date on the current status of the case.

At the zoning hearing, an amended site plan was filed in response to the written comment of the Office of Planning and Zoning received the day before the hearing. Each of the suggestions contained in the Planning comment have been met. Enclosed for your reference is a copy of the Planning comment and my May 29 letter to Mr. Keller which explains how each comment has been properly addressed. The Zoning Commissioner is awaiting a further comment from the Office of Planning and Zoning regarding the amended site plan.

In response to the Planning comment, the Church has significantly reduced the size of the building, the seating capacity and the parking spaces on the site. Additionally, all suggested buffers have been incorporated into the amended site

The Honorable Barbara F. Bachur
May 30, 1990
Page 2

plan. The Planning Staff has found that the proposed use and possible ancillary uses are compatible with the residential community.

Although many of the members of the Church congregation had not had a full opportunity to review the amended site plan prior to the hearing, there is unanimous support for this compromise plan among the congregation. Enclosed are 41 letters bearing the signatures of 48 members of the Church indicating their support for the amended site plan.

In response to concerns expressed by the community regarding traffic and parking problems, the Church engaged the services of the Traffic Group. The traffic and parking report conducted indicates that there will be no detrimental impact on the community if the proposed church is constructed. A copy of this traffic report can be provided if you are interested in reviewing it in detail.

Several of the neighbors along Haddon Avenue also have expressed concern regarding storm water runoff. As I am sure you are aware, storm water management and grading plans are not usually finalized this early in the process. However, Mr. John Smith of G.W. Stephens & Associates has given us his preliminary indication that the site can be properly drained in full accordance with all Baltimore County rules and regulations. This site will not be able to be constructed and the appropriate building and grading permits will not be issued unless and until all storm water management and sediment control features have been approved by Baltimore County.

At its meeting on April 19, 1990, the Planning Board approved a waiver of CRG meeting for this property. The CRG plan was not waived and will need to be properly reviewed and processed by Baltimore County. Through the CRG plan and building and grading permit processes, Baltimore County will be able to ensure that all necessary design and construction standards will be met.

Enclosed is a copy of the amended site plan for your review. The two major trees along the northern boundary of the property and the four major trees along the eastern (Bellona Avenue) side of the property will be able to be saved. There is the possibility that additional existing trees and shrubs will be able to be saved along the western and northern boundaries of the property. In any event, the landscaping buffers requested by the Office of Planning and Zoning have been incorporated completely into the amended site plan. The only exception relates to a tulip poplar which will not be able to be saved, as explained in my May 29 letter to Pat Keller.

The Honorable Barbara F. Bachur
May 30, 1990
Page 3

The community has expressed concerns regarding traffic, parking, storm water management, sediment control and tree clearance. Given the results of the traffic study and the amended site plan's compliance with the Planning and Zoning comment, I believe that each of these issues have been fully addressed.

The congregation of St. Stephen's intends to be a good neighbor. In good faith, the congregation amended the site plan in accordance with the Planning comment. At considerable expense, the Traffic Group was engaged to determine whether a traffic or parking problem would be created. Every effort has been made, and will be made, to design, construct and operate the church in a manner compatible with the existing neighborhoods.

Should you need any additional information or should you have any questions or comments, please feel free to contact me.

Sincerely,
Scott Barnhight

GSB:sbt
Enclosures
cc: Mr. P. David Fields
Mr. Frederick M. Hines

St. Stephen's
Traditional
Episcopal
Church

The Honorable Barbara Bachur,
Fourth District Councilwoman,
Court House,
Towson, Md 21204

Dear Mr. Bachur,
I am writing to you, both personally and as Rector of St. Stephen's, in support of our amended site plan for the church which we hope to build at Stevenson Lane and Bellona Avenue.

The amended plan, I believe, accommodates the comments of the Planning Commission to the fullest possible extent and also addresses the concerns of our neighbors. We are members of this community, indeed, we are currently working around the corner and we sincerely wish to be good neighbors.

We do hope that we can count upon your support in our endeavors. It means a great deal to us.

Yours Faithfully
Guy F. Hawtin

The Rev. Guy F. Hawtin, Rector
606 Baltimore Ave., Suite 404/B
Baltimore, Maryland 21204
Phone: 301-583-7900

12 Knoll Ridge Ct.
Baltimore, Md. 21210.
May 25, 1990.

The Honorable Barbara Bachur,
4th District Councilwoman,
Court House, Towson, Md. 21204.

Dear Ms. Bachur:
As a member of St. Stephen's Traditional Episcopal Church,
I am informed that an application has been made for
permission to purchase land at the northwest corner of
Stevenson Lane and Bellona Avenue.
I am a resident of Baltimore Co., 4th District, 2nd Precinct,
and a regular voter.
I strongly support the amended site plan for the church
as submitted at the zoning hearing of 24th May, 1990.
The proposed landscape and church building
should enhance and be compatible to the neighborhood.
We, of this parish, intend to be good neighbors and
sensitive to the concerns of the neighborhood before and
after building.

Sincerely,
May Stuart Barnhart.

c.c. Mr. David Fields

Miss Maud-Ellen Zimmerman
509 Upland Road
Pikesville, Maryland 21208

May 26, 1990

The Honorable Barbara F. Bachur
4th District Councilwoman
Court House
Towson, Maryland 21204

Dear Councilwoman Bachur:

I am a member of St. Stephen's Traditional Episcopal Church,
which has applied for permission to construct a church on the
northwest corner of the intersection of Stevenson Lane and Bellona
Avenue.

I have been a resident of Baltimore County for almost thirty
years, since buying my house in August 1960 at the above address. To
the best of my memory, I have voted in every election and, in general,
have been pleased with our county government and our resulting
community life.

I believe that the neighborhood in which our church has requested
permission to build would be enhanced by its presence both by its
compatibility of architecture and landscaping with its surroundings
and by its providing a church home for some of its neighbors.

I support strongly the amended site plan for the church as
submitted at the zoning hearing I attended this week (on May 24,
1990).

Our church intends to be a good neighbor and to serve to the best
of its ability the community of which it and its members are a part.

Thank you for anything you might find it possible to do to hasten
our arrival there.

Very sincerely yours,

Maud-Ellen Zimmerman
(Miss) Maud-Ellen Zimmerman

cc: Mr. David Fields

THOMAS F. CADWALADER JR.
722 COLORADO AVENUE
BALTIMORE, MARYLAND 21210

26 May, 1990

The Honorable Barbara Bachur
4th District Councilwoman, Baltimore County
Court House
Towson, Maryland 21204

My dear Councilwoman Bachur,

I am a member of St. Stephen's Traditional Episcopal Church.
Our congregation has sought for about three years a permanent
home, and is now seeking permission to vary the set backs pro-
vided by County laws so as to build a church on the property at
the corner of Stevenson Lane and Bellona Avenue.

Although I live in the City, the bulk of our congregation live
in Baltimore County, and want their Church there.

At the hearing before the Zoning Board on 24 May, 1990 an amended
site plan was submitted to alleviate objections which had been made
to the original plan. After consideration, I believe this amended
plan is not only preferable, but also should cause an improved
traffic plan.

As a Church, we wish not only to be an asset to the community,
but also to draw to our membership more of the local residents.

Since the property on which we wish to build will be sold and
developed under all circumstances, we believe a small church will
improve the community, and fit into the neighborhood.

Yours very truly,

Thomas F. Cadwalader, Jr.

Copy: Mr. David Fields

1312 Providence Road
Towson, Maryland 21204
May 26, 1990

The Honorable Barbara Bachur
4th Councilmanic District
Court House
Towson, Maryland 21204

Dear Ms. Bachur:

We are members of St. Stephen's Traditional Episcopal Church,
which has applied for permission to construct a church at the in-
tersection of Stevenson Lane and Bellona Avenue.

We have been residents of Baltimore County at 1312 Prov-
idence Road since July, 1968, and are voters in the Fourth
Councilmanic District.

We strongly support the amended site plan for the church as
submitted at the zoning hearing of 24 May 1990, and we believe
that the church building will be compatible with the neighborhood,
and will enhance it.

The congregation of our church will be a good neighbor and
serve the community to the best of our ability.

We will appreciate your understanding and support of this
matter.

Sincerely,

Patricia L. Hall

The Honorable Barbara Bachur
4th District Councilwoman
Court House
Towson, Maryland 21204

Dear Ms. Bachur



Mrs. Charles M. Shriver, Jr.
Wakefield Farms
159 Ruth Shriver Rd.
Westminster, MD 21157

May 26, 1990

As you know, St. Stephen's Traditional Episcopal has applied
for permission to build a church on the property which in-
tersects Stevenson Lane and Bellona Avenue.
Although I live in Carroll County, I am a member of St. Ste-
phen's. I am very much in favor of the amended site plan for
the church which was discussed at the recent hearing on May
24. In my opinion the proposed church would have a most favor-
able influence on the surrounding neighborhood and I know our
whole congregation would do all in its power to act in accord
with the interests of the neighborhood and to serve it in any
way it could.
I sincerely hope that you will consider this proposal favor-
ably.

Sincerely yours
Ruth Shriver
Ruth Shriver

cc: Mr. David Fields

May 26, 1990
216 Homewood Lane
21218

Dear Councilwoman Barbara Bachur:
I am a member of St. Stephen's
Traditional Episcopal Church and
have been a member since 1968.

St. Stephen's has applied for permission
to construct a church at the intersection
of Stevenson Lane and Bellona Ave.
I feel the community should have no
fear we would do anything to degrade
the area. We are Traditional Episcopalians
and a very active group.

I strongly support the amended
site plan for the church as submitted
at the zoning hearing of May 24, 1990.

I also request any help we need
not in the community, I have many
friends who live in the area.

Sincerely,
Gladys C. Brown

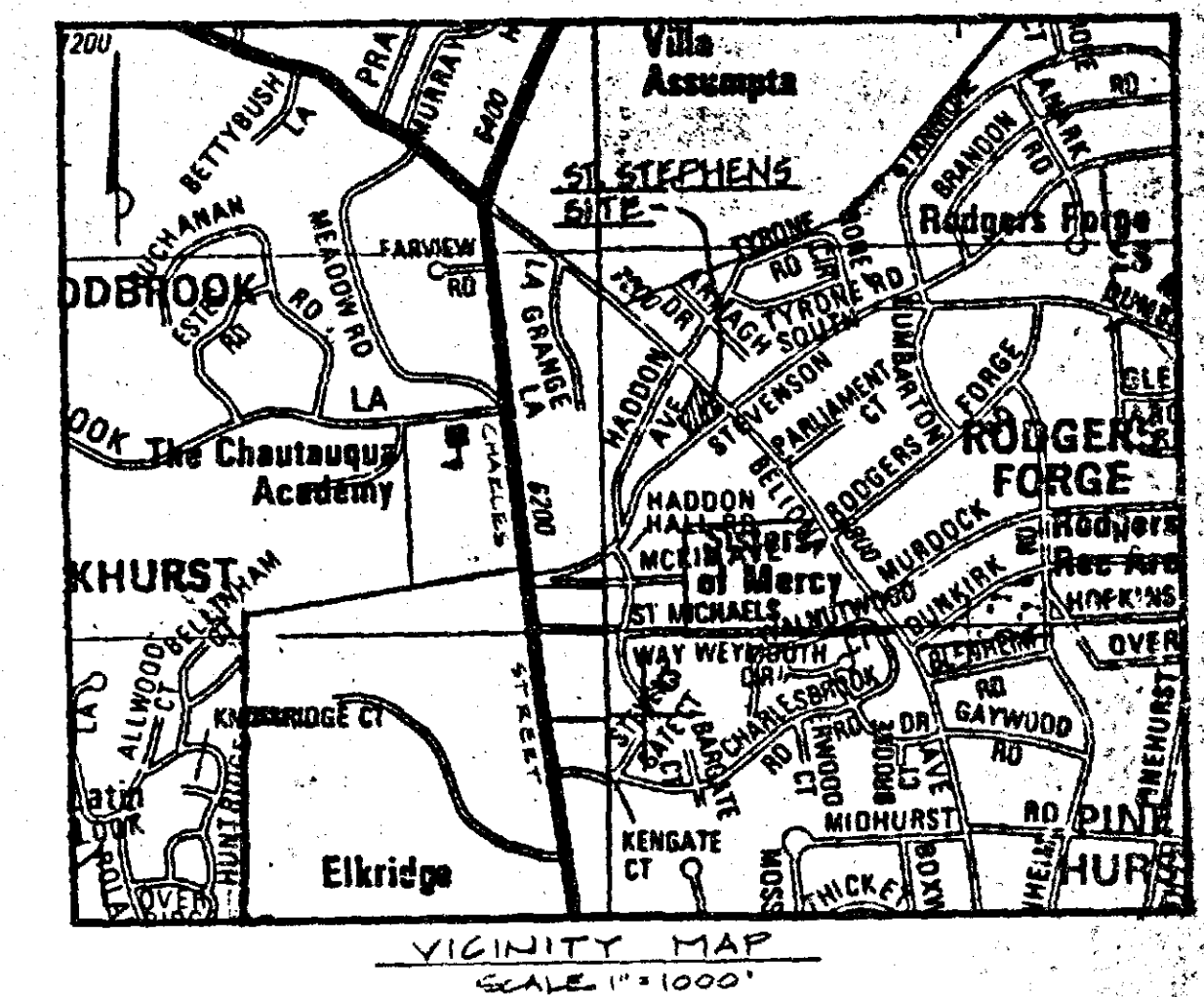
PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
EDWARD J. COLLINS	7032 HEATHFIELD RD 21212
DIANE KEASNER	106 ARMAGH DR 21212
GIFFORD E. PLAYLOCK JR	6711 HADDON AVE 21212
LEA PACKARD	2416 N. TYRONE RD. 21212
DARLENE TOWNSEND	100 ARMAGH DR 21212
T.V. MURPHY (INTERESTED PARTY)	5 ST. MICHAELS WAY 21212
EDITH G. MURPHY (INTERESTED)	5 ST. MICHAELS WAY 21212
Margaret W. Gittinger	1117 Haddon Neck Rd 21212
John C. Shroy	6127 N. Charles St. 21212
William S. Boffin	13 PARLIAMENT CT 21212
Sally H. Minkley	19 PARLIAMENT CT 21212
ANDREW E. MANIARDO	6214 HADDON AVE 21212
LORA B. ROSEN	6214 HADDON AVE 21212
RICHARD NUSEMUM	112 ARMAGH DR 21212
VERNON A. BOULTE JR	107 ARMAGH DR 21212
Thomas C. Pichip	202 S. Tyngue Rd 21212
Pauline A. Kinspatrick	207 S. Tyngue Rd 21212
Michael Macias	6209 HADDON AVE 21212
ROBERT F. BOYS	6916 BELMOND AVE 21212
Wanda Boyd	6916 BELMOND AVE 21212
Judith Martin (Representing Interests of Woodbrook Baptist Church)	52 Altona Avenue (interfaith party)
Mary E. Breyer	22 Altona Avenue (interfaith party)
Wm. J. Breyer	22 Altona Avenue (interfaith party)

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
FR. GUY HANTEM	11629, Church Rd., Glen Rock, Pa.
Dr. George W. Conner	326 Broadmoor Rd., Baltimore, MD 21212
WILLIAM DOWNEY	226 Homewood TERR. 21218
ARTHUR J. DZURA	1047 DUMBARTON RD BALTIMORE 21212
Maud-Ellen Zimmerman (Miss)	502 Upland Rd, Pikesville, MD 21208
Miriam L. Reinsberg	4334 Mt. Carmel Rd. Upperco, MD 21155
Guenter C. Reinsberg	4334 Mt. Carmel Rd. Upperco, MD 21155
Robert W. Keimond	240 E. PARKS AVE. Towson 21204
Walter S. Kenton, Sr.	205 E. 33RD AVE. #101, TOWSON 21204
Thomas F. Cadwalader, Jr.	733 Colorado Ave. Baltimore 21210
John L. Ishler, Jr.	RAVENSCALL, Stearns Rd 21113
Eric T. King, Jr.	112 CROFTLEY RD., LUTHERVILLE 21093
Sally W. Kirk	537 Walker Ave. Balto MD 21212
Donald H. Kier	67 Walker Ave. Balto MD 21212
Patricia E. Williams	4 Upland Road 8 Balto 21210
Gary C. Brown	216 Homewood Terrace 21218
Mary Stuart Barnhart	12 Knoll Ridge Ct. 21210
Sara S. Flece	304A Haddon Rd 21204
Nan D. Cockey	1613 Korte Ave. Lutherville, Md 21093
FRED HINES	7501 Fair Hills Dr. Towson, 21204
Wayne W. Selby	215 Walker Road, Baltimore 21218
Thomas C. Hazzis	242 Brandon Rd. 21212
Gladys B. White	22 FETTERLY Ave. Westminster MD 21157
Arthur W. Surpren	8410 S. Nantux Dr. 21239
William S. Surpren	8410 S. Nantux Dr. 21239



GENERAL NOTES

- EXISTING ZONING DR 5.5
- AREA - NET 0.77 AC.
GROSS 1.03 AC.
- EXISTING USE - SINGLE FAMILY RESIDENTIAL
- PROPOSED USE - CHURCH FACILITY - CAPACITY: 152 SEATS
- PARKING - REQUIRED - 1 SPACE PER 4 SEATS
152 SEATS/4 = 38 SPACES
PROVIDED - 38 SPACES
- ELECTION DISTRICT 9
- COUNCILMANIC DISTRICT 4
- DEED REFERENCE - ERIC P. & IRENE R. STEINGASS
3803/373, 4102/614
- ALL PROPOSED PAVING TO BE BITUMINOUS CONCRETE.
- ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTY WITH A MAXIMUM HEIGHT OF 15'.
- LANDSCAPE SCREENING WILL CONSIST OF APPROPRIATE EVERGREEN TREES.
- STORM WATER MANAGEMENT WILL BE ACCOMPLISHED WITH A POROUS PAVING SECTION.

ZONING REQUESTS

- SPECIAL HEARING TO APPROVE A SITE PLAN FOR A NEW CHURCH PURSUANT TO SECTION 1801.1.B.1.c.6 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

**PETITIONER'S
EXHIBIT 1**

90-450SPH

SITE PLAN

**SAINT STEPHENS
TRADITIONAL EPISCOPAL CHURCH**

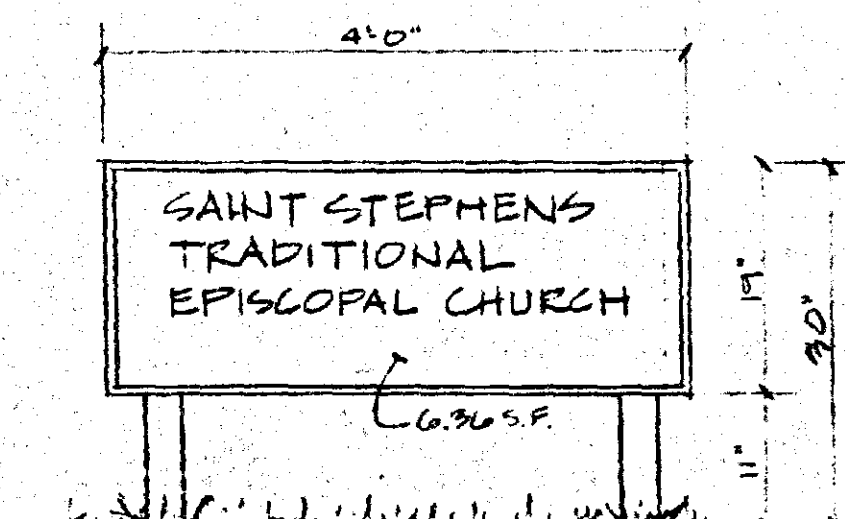
6914 ELLONA AVENUE

BALTIMORE COUNTY MARYLAND

SCALE - 1" = 30'

DATE - MARCH 14, 1990

REVISED MAY 23, 1990



**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

