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JENNIFER R. BUSSE
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WHITEFORD, TAYLOR & PRESTON L.L.P.

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FAX 202 331-0573

115 ORONOCO STREET
ALEXANDRIA, VIRGINIA 22314
TELEPHONE 703 836-5742
FAX 703 836-3558

June 25, 2015

Hand Delivery

Arnold Jablon
Director,
Baltimore County Permits, Approvals & Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Beachmont Christian Camp - 6433 Mt. Vista Road
11th Election District, 5th Councilmanic District
Spirit & Intent Request

Dear Mr. Jablon:

This office represents the Beachmont Christian Camp located in the Kingsville area of Baltimore County off of Mt. Vista Road. The Camp enjoys a Special Exception approval granted in Case #75-83-X. Since that approval was granted, approval was granted in Case # 89-489-SPH to permit an addition and pavilion. Thereafter, in Case # 94-50-SPH, some restrictions were lifted and some site plan modifications were permitted. On March 20, 1996, your office granted a Spirit & Intent request was approved to permit a revised parking layout.

At this time, the Camp is requesting Spirit & Intent relief to permit the construction of a 35' x 80' tractor shed. The location for this proposed shed is shown on the attached plan to accompany this request. My apologies but the shared boundary line for two parcels owned by Beachmont, specifically Parcels 96 and 527, are not shown on the site plan attached and the proposed shed will straddle this shared boundary line. For this reason, I am providing you with a My Neighborhood aerial which shows the boundary line and the approximate location of the proposed shed thereon.

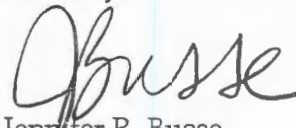
As demonstrated by the attachments, the proposed shed will be located in an area already containing camp improvements. The nearest property line is that shared with Parcel 620, a 15 acre parcel also owned by the Camp. (See, Case # 99-347-SPH wherein a Special Hearing was granted approving a non-density transfer from the Estate of Aimee Foard.)

Colon, Esquire

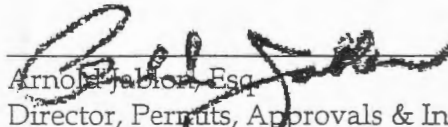
The proposed shed will not increase the intensity of the camp's operations but rather is simply necessary to permit the continuation of current activities in a cleaner and more aesthetically pleasing manner. The proposed shed will not create any adverse impacts to the area.

If you are in agreement with this request, please execute below and thank you for your consideration of this request. Please do not hesitate to let me know if you need anything further in support of this request. Attached hereto is my firm's check in the amount of \$150 representing payment for this request.

Sincerely,


Jennifer R. Busse

SPIRIT AND INTENT RELIEF APPROVED:

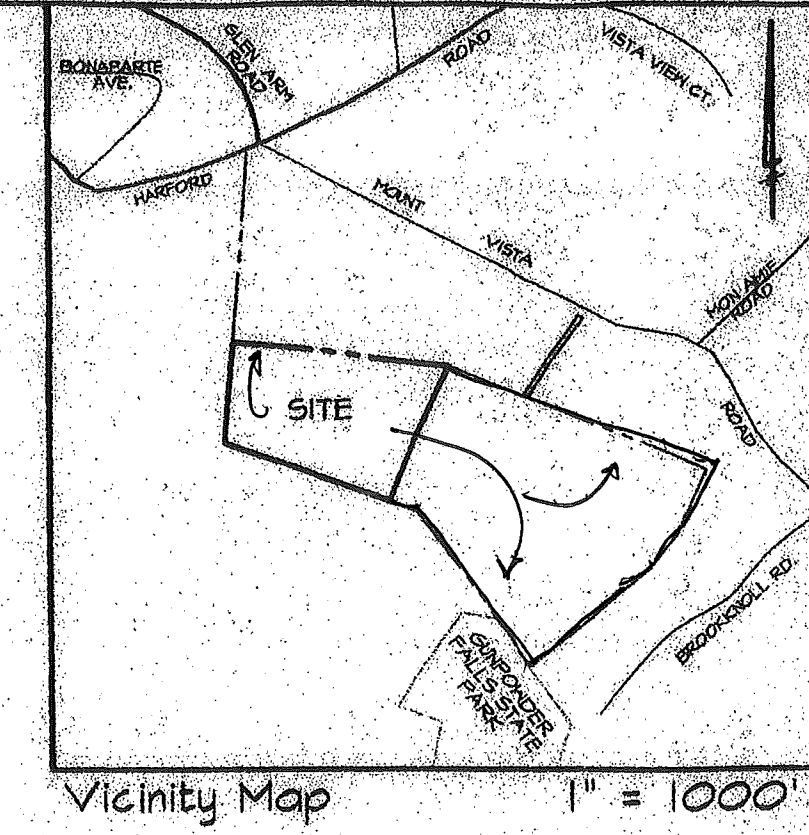
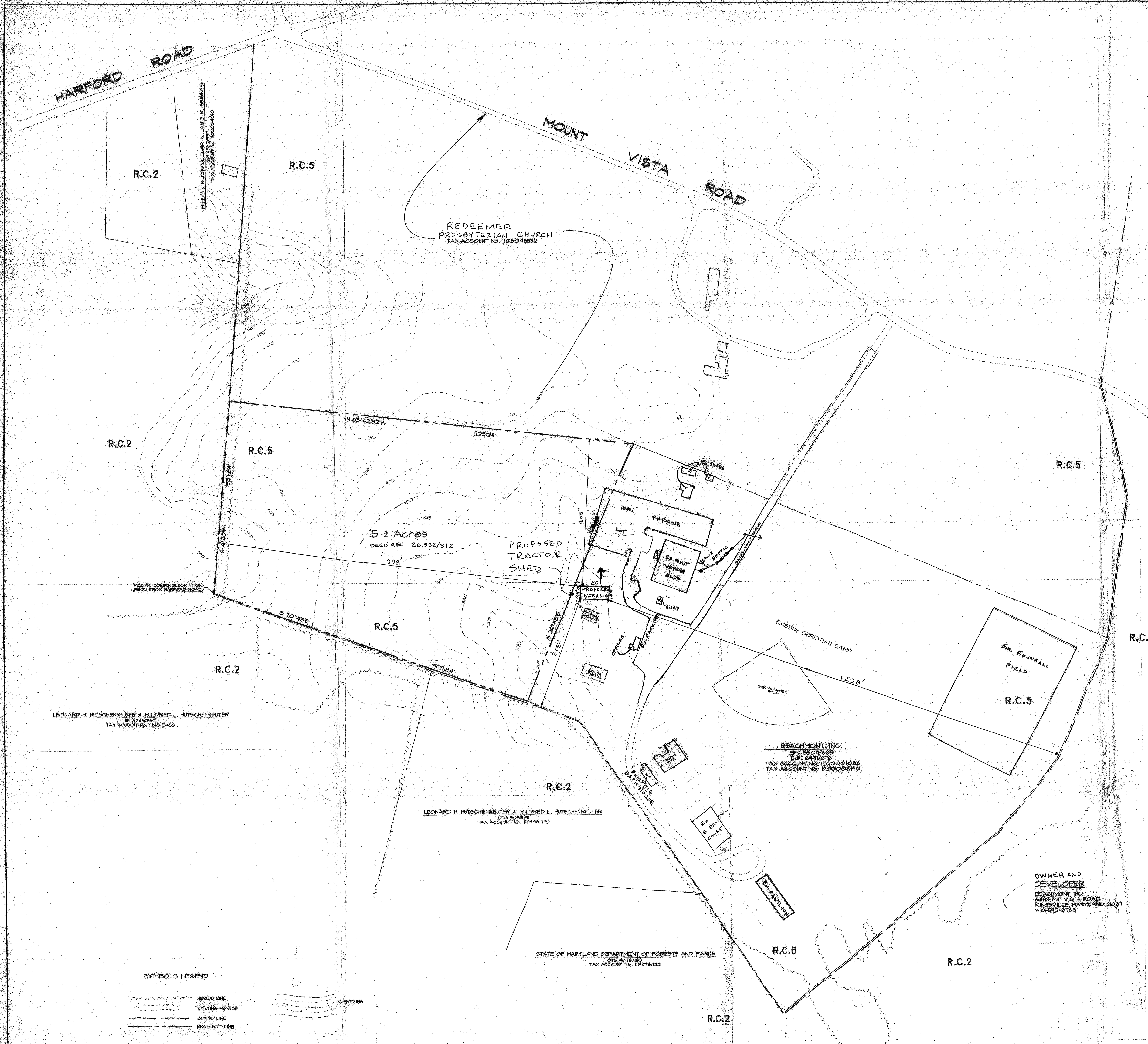

Arnold Jablon, Esq.
Director, Permits, Approvals & Inspections
Planner II: 

7/20/15
Date

cc: W. Carl Richards
Steve Freeman
Craig Rogers
Timothy M. Kotroco, Esquire

440609

Provisional approval, If contested approval will be removed, base on 85-245X and restriction #5.



- GENERAL NOTES:
- The camp enjoys a special Exception Approval granted in Case # 75-83-X, with restrictions:
 - "Not more than 250 persons using the barn or proposed chapel area as indicated on the plat.
 - Not more than 150 persons camping on the property at any one time.
 - Approval of a Site Plan by the State Highway Administration, the Department of Public Works and the Office of Planning and Zoning."
 - An addition and pavilion were approved in Case # 89-489-SPH.
 - Some restrictions were lifted and some Site Plan modifications were permitted in Case # 94-50-SPH.
 - Spirit & Intent Relief was granted on March 20, 1996 to permit a revised parking layout.
 - Spirit & Intent Request submitted on June 25, 2015 to permit the construction of the 35' x 80' tractor shed noting that the proposed tractor shed is within the Spirit & Intent of the SPH 89-489 decision.

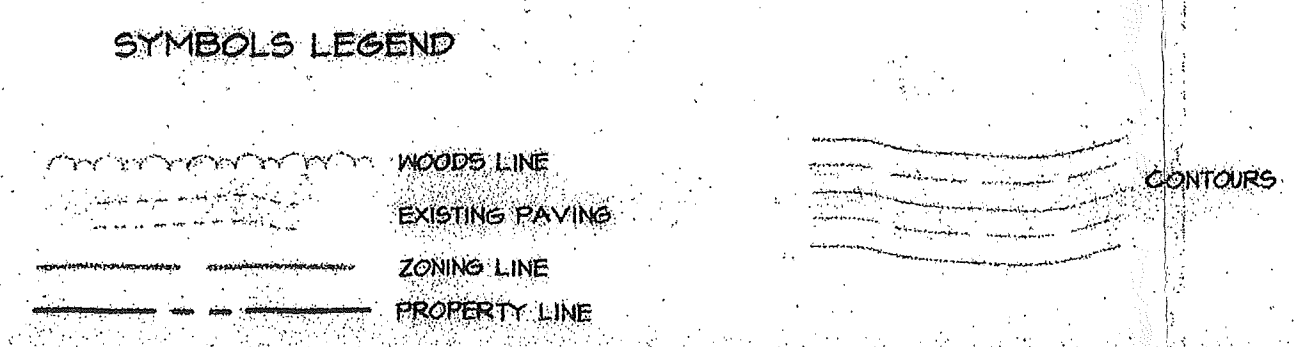
PLAN TO ACCOMPANY SPIRIT AND INTENT LETTER
FOR A 35' X 80' TRACTOR SHED (ACCESSORY STRUCTURE) FOR:
BEACHMONT CAMP
6433 MT. VISTA RD.
KINGSVILLE, MD 21087
ELECTION DISTRICT : 11C5
BALTIMORE COUNTY, MD
TAX ACCOUNT NO. 1900008189, 90
1700001086

ZONED: RC-5
AREA: 46.2 AC.±
SCALE: 1" = 100'

DATE: JUNE 25, 2015

CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220
443-677-2007

75-83
85-245
89-289
94-50
SIT





Land Development Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 5/11/2015



Baltimore County
Department of Permits and
Development Management

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

March 20, 1996

Mr. Gilbert Thompson
Secretary
Beachmont Christian Camp
6433 Mt. Vista Road
Kingsville, Maryland 21087

RE: Revised Parking Layout
Beachmont Christian Camp
Zoning Case #94-50-SPH
11th Election District

Dear Mr. Thompson:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Your request is for approval of a revised parking layout (discussed by the county's Plans Review Office) as shown on the submitted red-lined site plan. This office is approving your request as being within the spirit and intent of approved zoning case #94-50-SPH provided the travelways, aisle widths and parking spaces comply with Section 409 of the Baltimore County Zoning Regulations (20 feet, 22 feet and 8 1/2 x 18 feet respectively and the required number of parking spaces provided).

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Sincerely,

A handwritten signature in cursive script, appearing to read "John J. Sullivan, Jr.".

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS/jnw

Enclosure

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SW/3 Mt. Vista Road, 1800' SE * DEPUTY ZONING COMMISSIONER
of the c/l of Hartford Road * OF BALTIMORE COUNTY
(6433 Mt. Vista Road)
11th Election District
5th Councilmanic District
Beachmont, Inc.
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the owner of the subject property, Beachmont, Inc., by Paul T. Twining, Director and Gil Thompson, Secretary, through their attorney, Ernest C. Trimble, Esquire. The Petitioner seeks approval of an amendment to the previously approved site plans in Case Nos. 75-83-X and 89-489-SPH by removing Restrictions 1, 2 and 3 thereof and approving the modified site plans proposed herein, in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Paul Twining, Director, and Gilbert Thompson, Secretary. The Petitioners were represented by Ernest C. Trimble, Esquire. Appearing as Protestants in the matter were Scott Striebinger, Dorothy Dunsmore, Robert G. Hamilton and Marianne Roehber-Hamilton, Robert F. Long, Franz Brandl, and Charles E. Lucas, all residents of the surrounding community.

The first hearing in this matter was held on September 9, 1993. After taking testimony and evidence at that hearing, the case was continued to allow the Petitioners and the Protestants an opportunity to meet and discuss the proposed changes to the site plan. A continued hearing was scheduled for November 19, 1993 to take testimony and evidence concerning the negotiations that took place from the time of the first hearing.

At the hearing held in September, the testimony and evidence presented by Beachmont, Inc. established that the subject property, known as 6433 Mt. Vista Road, consists of 31.2 acres, zoned R.C. 5 and is the site of the Beachmont Christian Camp, which has existed on the property for many years. As to its zoning history, this property was the subject of prior Case No. 75-83-X in which a special exception for the subject Camp was granted on October 22, 1974 by the then Zoning Commissioner, S. Eric DiNenna, subject to restrictions limiting the Camp's use as follows: 1) Not more than 250 persons using the barn or proposed chapel area as indicated on the plat; 2) Not more than 150 persons camping on the property at any time; and 3) approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Thereafter, in Case No. 89-489-SPH, the Petitioners filed a request for special hearing seeking an amendment to the site plan approved in Case No. 75-83-X to permit a 36' x 40' enclosed addition to the existing open pavilion. Then Zoning Commissioner J. Robert Haines granted the special hearing by Order issued July 10, 1989. In his Order, Mr. Haines incorporated by reference the three restrictions that were imposed in the previous case by Mr. DiNenna. Those restrictions are still in existence today and are the same restrictions that the Petitioner seeks to have removed pursuant to this Petition for Special Hearing.

The Petitioner now seeks to remove these restrictions and to amend the previously approved site plans in accordance with the modified site plan submitted herein and marked as Petitioner's Exhibit 1, which depicts the current and proposed improvements on the site. The following modifications are being requested: 1) The Petitioner seeks to relocate the proposed multi-purpose Community Activity Center to the location shown on

- 2 -

the site plan; 2) to permit parking on both sides of this community building; 3) to relocate the maintenance shed building to the edge of the new parking lot; 4) to increase the total number of persons permitted to use the camp from October through April to a maximum of 350 persons per day; 5) to increase the total number of persons permitted to use the camp from May through September to a maximum of 720 persons daily; 6) to waive the maximum number of persons permitted for special services at least six (6) times per year in lieu of the currently permitted two (2) times per year. The Petitioner wishes to increase the maximum number of persons permitted to 1,000 people and agrees to end all activities on the site by 10:30 PM on any given evening.

Mr. Paul Twining appeared and testified on behalf of the Petition. Mr. Twining testified that at the present time, Beachmont, Inc. operates a Christian day camp for children during the summer months. He stated that during this time, approximately 150 to 350 people use the camp on a daily basis. He testified that although approval was granted for overnight camping, Beachmont has never constructed any facilities to accommodate overnight campers and has no intention of doing so in the future. He further testified that at the time Beachmont took over the property in 1975, there existed a barn on the property which was to be renovated. However, the barn was considered unsafe and cost prohibitive to renovate, so it was razed. Beachmont would like to construct the proposed one-story activity center in the approximate location where the barn previously stood. This activity center would give Beachmont the flexibility to hold indoor activities during the cold winter months or during inclement weather. He testified that the new activity center would accommodate approximately 350 people. Therefore, the Petitioners wish to amend the restric-

- 3 -

tions imposed in 1974 and increase the number of persons permitted to use the barn or proposed chapel from 250 people to 350 people permitted to use the new activity center.

An issue was raised as to whether the barn to which Mr. DiNenna referred in his restrictions, in the same structure that the Petitioners now seek to replace. I find that as it has been necessary to replace the barn due to structural flaws, the activity center should be treated the same as the barn as far as Mr. DiNenna's Order is concerned. Therefore, I believe that the proposed activity center is bound by that particular restriction and as such, the relief requested pursuant to this special hearing is necessary.

The second restriction imposed by Mr. DiNenna is still applicable today and deals with overnight camping of not more than 150 persons. In 1974, the Petitioner proposed to construct various portions of the property to house overnight campers. As Mr. Twining testified, this was never done and is not intended to be done at this time. Therefore, Restriction No. 2 is no longer applicable to this site in that overnight facilities were never developed. Therefore, it is not necessary to amend Restriction No. 2 due to the fact that no overnight camping on the premises is proposed. However, a restriction will be placed at the end of this Order to deal with any future requests for overnight camping.

The third restriction imposed by Mr. DiNenna is no longer applicable to the property at this time. That restriction dealt with the approval of the site plan which was submitted by the Petitioner in 1974. That restriction would have already been complied with by this time, and therefore, is no longer applicable.

- 4 -

Mr. Twining also testified concerning special events that take place on the property. He testified that Beachmont has a special Fourth of July celebration and a special Easter celebration at which as many as 800 people will attend. The Petitioner seeks the ability to operate six (6) special functions per year with no more than 1,000 persons present at any one event. Furthermore, Mr. Twining testified that in the 19 years Beachmont has operated from the subject site, there have never been any motor vehicle accidents at the entrance to the facility from Mt. Vista Road. He further testified that the Camp does offer live music which is played in conjunction with their Christian services. He testified that the new activity center will take some of that live music, which can be offensive to surrounding residents, indoors and will eliminate some of the noise about which the neighbors have complained. Mr. Twining testified that the new building they wish to construct will cost approximately \$700,000 which the Camp still needs to raise at this time.

The Petitioner also submitted several letters of support from various beneficiaries for both the day camp operations and the relief requested by Beachmont. It should also be noted that several letters of opposition were submitted by various residents in the area, including some of the Protestants who appeared at the hearing.

As previously stated, several residents appeared in opposition to the Petitioner's request. The testimony presented was basically uniform in its nature. The residents complained of the noise generated by the Christian Camp. Furthermore, they testified that campers will often take hayrides along the border of the Christian Camp and their respective properties, and that on occasions, these day campers will impose upon their privacy by looking into their property as they pass by. Furthermore, the

adjacent property owners complained of a vespers area that is situated on the southern corner of the property. This area has been set aside by Beachmont as an area for Christian services to take place outdoors. The vespers area has been set aside because of its location near an existing lake on the property. Furthermore, there is a small altar area where these vespers take place. The Protestants find these services objectionable because of noise generated by the use of loudspeakers during these Christian services. Furthermore, they stated that music is often played loudly during these services which also imposes upon the peace and tranquility the residents have come to enjoy in this rural area of Baltimore County.

The neighbors also objected to the use of campfires by Beachmont Christian Camp. They testified that on occasions, the smoke from the campfire will drift onto their adjacent properties and pose a nuisance to them. Furthermore, they fear that any increase in membership or construction of new facilities will exacerbate the already undesirable conditions that exist as a result of the Christian Camp operation.

At the conclusion of the testimony and evidence presented at the hearing, I gave an opportunity to the Protestants and the Petitioners to meet and discuss some of the differences that were voiced at the hearing. The individuals involved were given a sufficient amount of time to exchange information and ideas as to how to make this a better Christian Camp for all concerned. After an appropriate amount of time, the matter was reset for a hearing on negotiations and any progress that was made between the parties. Mr. Scott Striebinger, President of the Greater Mt. Vista Association, advised this office by letter dated October 15, 1993 of the progress, or lack of progress, that was made between the parties and submitted a list of their concerns. The issues raised in his letter will be

- 5 -

addressed pursuant to the restrictions and conditions imposed at the end of this Order.

It should be noted that the only restriction that is applicable to this property, according to the records of the Baltimore County Zoning Administration Office, is the number of individuals permitted to utilize the proposed activity center which is limited to 250 persons at this time. The second restriction which concerned overnight camping is not applicable as the Petitioner does not intend to provide overnight camping facilities. To that end, I will impose a restriction that no overnight camping be permitted on the property.

As noted above, the Petitioner wishes to increase the number of people permitted to utilize the activity center from 250 to 350 persons. The Petitioner is also requesting to increase the total number of people permitted to use the camp from October through April to 350 people daily and to increase the total number of people permitted to use the camp from May through September to a maximum of 720 people daily. In addition, the Petitioner wishes to increase the number of special events held from two times per year to six times per year and to permit an increase in the maximum number of people permitted to attend those events to 1,000. I was unable to find in the two prior cases referenced pursuant to this special hearing any of the restrictions cited herein. The testimony and evidence presented was unclear as to whether these were restrictions that were imposed by either Mr. DiNenna or Mr. Haines, the two previous zoning Commissioners who heard those cases. However, I will rule upon the appropriateness of the Petitioner's request in this instance, inasmuch as it is the Petitioner who has indicated that these restrictions apply to the use of the subject property.

- 6 -

In the opinion of this Deputy Zoning Commissioner, the number of persons permitted to use the activity center should be increased. Since the time that Mr. DiNenna imposed that restriction upon the use of the barn, which has since been razed, several changes have taken place. The Camp has acquired additional land and now totals 31.2 acres. The Petitioner seeks to develop the site with a \$700,000 facility to accommodate guests as opposed to accommodating them in the old barn. The new activity center can easily handle the increased number of people proposed and the effects on the community will be minimal since activity will be inside. Also any additional traffic as a result of the increased number of people permitted to use the facility should not pose any problems since there have never been any accidents at the entrance to this site and parking on site is plentiful. Therefore, I believe that the number of persons permitted to utilize the new activity center should be increased from 250 to 350 people. This limitation of 350 people daily shall apply to all twelve (12) months of the year and the only exception to that number shall be for "special events" held by the Petitioner.

The main purpose for requesting the special hearing is to permit Beachmont to construct a new activity center in the location where the old barn used to exist. This is something that has been contemplated over the many years that Beachmont has been in existence. I believe it is appropriate at this time for Beachmont to be able to construct this new activity center. However, the use of the activity center and the use of the entire site as a Christian Day Camp will be restricted pursuant to the conditions and restrictions imposed hereinafter.

After due consideration of the testimony and evidence presented, it appears that the relief requested in the special hearing should be

- 8 -

TO: PUBLISHED COMPANY
August 19, 1993 Issue - Jeffersonian

Please forward billing to:
Beachmont, Inc.
6433 Mt. Vista Road
Elkridge, Maryland 21071
410-596-8768

NOTICE OF HEARING

The Zoning Commission 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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-50-SPH (Item 46)
6433 Mt. Vista Road - Beachmont Camp
SW/5 Mt. Vista Road, 1800' SE of c/l Harford Road
11th Election District - 5th Councilmanic
Petitioner(s): Beachmont, Inc.
HEARING: THURSDAY, SEPTEMBER 9, 1993 at 9:30 a.m. in Rm. 106, County Office Building.

Special Hearing to approve the amendment of cases and site plans #75-83-1 and #89-489-SPH by removing restrictions 1, 2 and 3 and approve the modified proposed site plans and notes.

Lawrence E. Schmidt
Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3351.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 25, 1993

Ernest C. Trimble, Esquire
500 Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-50-SPH, Item No. 46
Petitioner: Beachmont, Inc.
Petition for Special Hearing

Dear Mr. Trimble:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 29, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-13-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 446 (MJK)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-495-5882 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 23, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 46, 65, 67, 68, 69 and 70.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 987-1490.

Prepared by: *Jeffrey Long*

Division Chief: *Pat Keller*

PK/ZL:lw

ZAC 46/PZOM/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

DATE: August 12, 1993

FROM: Jerry L. Pfeifer, Captain
Investigative Services

SUBJECT: August 23, 1993 Meeting

- #46 - Proposed building shall comply with the 1991 Life Safety Code.
- #50 - Proposed buildings shall comply with the 1991 Life Safety Code.
- #51 - No comments.
- #52 - No comments.
- #53 - No comments.
- #54 - No comments.
- #55 - No comments.
- #56 - No comments.
- #57 - No comments.
- #59 - No comments.
- #60 - Building shall comply with the 1991 Life Safety Code.
- #61 - Proposed addition shall comply with the 1991 Life Safety Code.
- #63 - No comments.

JLP/dal

cc: File

RECEIVED
AUG 18 1993

ZADM

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

September 23, 1993

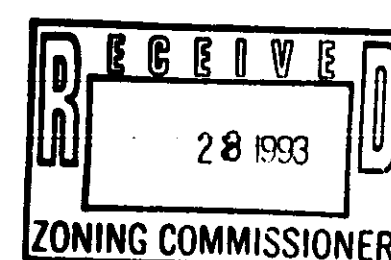
TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson, DEPRM
Development Coordinator, DEPRM
SUBJECT: Zoning Item #46 - Beachmont, Inc.
6433 Mt. Vista Road
Zoning Advisory Committee Meeting of August 16, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.
Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:sp

BEACHM/DEPRM/TXTSHP



RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW/5 Mt. Vista Rd., 1800' SE of : OF BALTIMORE COUNTY
C/L Harford Rd., 6433 Mt. Vista :
Rd. - Beachmont Camp, :
11th Election District : Case No. 94-50-SPH
5th Councilmanic District :
BEACHMONT, 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.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Peter Max Zimmerman
Carole S. Demillo
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 20th day of August, 1993, a copy of the foregoing Entry of Appearance was mailed to Ernest Trimble, Esquire, 500 Court Towers, 210 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

RECEIVED
AUG 23 1993

ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management

#46

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 46

Petitioner: Beachmont, Inc.

Location: 6433 Mt. Vista Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Beachmont, Inc.

ADDRESS: 6433 Mt. Vista Rd.

Elkridge, MD 21047

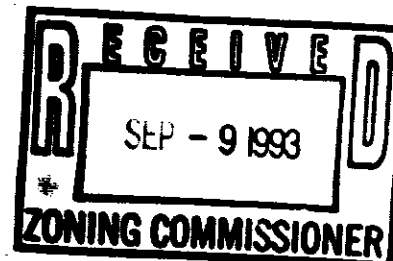
PHONE NUMBER: 596-6785

AJ:ggg

(Revised 04/09/93)

GREATER MOUNT VISTA ASSOCIATION
18 Vista View Court
Kingsville, Maryland 21087

September 8, 1993



Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

Attn: Zoning Commissioner

RE: Case No. 94-50-SPH
Hearing Date: Sept. 9, 1993
Beachmont, Inc.

Gentlemen:

Please be advised that our officers have just had an emergency meeting regarding the above matter pertaining to the special exception proposal for Beachmont, Inc., and unanimously oppose any granting of special exception other than the ability to replace a barn or maintaining status quo.

The Greater Mount Vista Association represents a substantial amount of homeowners in the general neighborhood where this site is located and also represents the homeowners that are more contiguous to the Beachmont facility being on the west, north and south of Beachmont.

Also, our association, which is recognized by Beachmont as the neighborhood association, was not given notice of the proposal sought, and through a few persons in our association, became aware of this.

Furthermore, Beachmont has in the past proposed such changes in which our association became aware and involved after the initial special exception hearing and this matter ultimately went to the Court of Special Appeals of Maryland in the case of Scott Striebinger, et. al., Appellants vs. Beachmont, Inc., Appellee. Said matters of Beachmont's prior requests, which were similar in nature as to commercializing and undue impact to community, were rejected by the Court and found in favor of our association (copy enclosed).

In summary, this matter at hand once again asks for items that are not compatible with the community insofar as the well and septic area uses, the road systems that cannot support the proposed uses, and the undue burden of the local tax paying community in regard to damage to our enjoyment of property, depreciation of housing values (which housing values are substantial in this area) and the safety factor to local residents' children.

The facility, furthermore, is not open-doored to the direct community and, therefore, has no real benefit to the direct community.

In closing, the Greater Mount Vista Association strongly opposes the granting of this special exception request.

Very truly yours,

Scott Striebinger
S. Scott Striebinger
President

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

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

SUITE 400
MERCANTILE TOWNSHIP BUILDING
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(301) 294-6630

January 20, 1988

Mr. Scott Striebinger
Greater Mount Vista Association
18 Vista View Court
Kingsville, Maryland 21087

RE: Beachmont Zoning Matter
My File No.: 85-61

Dear Scott:

Enclosed herewith please find a copy of the Order of the Court of Appeals wherein it denied the Petition for review of the Court of Special Appeals decision.

This ends this matter and accordingly I will be closing my file.

Enclosed herewith please find my billing for services rendered since the decision of the Court of Special Appeals.

If you have any questions, do not hesitate to call upon me.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA

SED:jec
enclosures

In The

Court of Special Appeals of Maryland

SEPTEMBER TERM, 1986

No. 1686

SCOTT STRIEBINGER, ET AL.,

Appellants,

v.

BEACHMONT, INC.,

Appellee.

APPEAL FROM THE CIRCUIT COURT FOR BALTIMORE COUNTY
(A. OWEN HENNINGAN, Judge)

BRIEF OF APPELLANTS

S. ERIC DINENNA, P.A.,

Attorney for Appellants.

The Daily Record Co., Baltimore, MD 21202

GREATER MT. VISTA ASSOCIATION
18 Vista View Court
Kingsville, MD 21087
(410) 592-2723
October 13, 1993



Office of Planning & Zoning
Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Attn: Mr. Tim Kotroco
Deputy Zoning Commissioner

RE: Case No. 9450-SPH
Beachmont Inc.

Gentlemen:

We have had conversations and a meeting with Beachmont's Board of Directors on October 11, 1993 and we have discussed items of compromise and items that we were unable to reach agreement on.

Items of compromise are:

- 1.) Addressal of large sums of people making too much noise for area and especially contiguous property owners tolerating, not only ranting but amplified speaker systems.
 - a.) Beachmont agreed to lessen noise and shouting. Local residents agree to be reasonably tolerant.
- 2.) Hay or wagon rides going next to certain contiguous homeowners; looking into homeowner's residence and screaming and yelling.
 - a.) Beachmont agreed to lessen noise and re-route such rides.
- 3.) Smoke from camp fires and grills, which with the lay of the land, caused severe smoke and discomfort to certain neighbors.
 - a.) Beachmont agreed to relocate camp fires to lessen or eliminate discomforting smoke.
- 4.) Certain areas such as ~~vegetation~~ ^{vegetation} areas were creating substantial levels when sometimes used.
 - a.) Beachmont agreed to relocate same.

IMPORTANT INFORMATION FROM THE GREATER MOUNT VISTA ASSOCIATION

NEEDS YOUR IMMEDIATE ATTENTION

TOMORROW: Thursday September 9, 1993 at 9:30 AM in the Zoning Commission Office of Baltimore County (111 West Chesapeake Avenue, Room 106)

ZONING HEARING TO MAKE FOLLOWING PROPOSED CHANGES TO BEACHMONT CAMP:

1. Increase total amount of people from 150 to 350 using camp from October through April.
2. Increase total amount of people up to 750 per day from May through September
3. Waive maximum permitted people six times per year to 1000 people for "special services". This is an increase in events from 3 to 6 and OVER 1000 people per event!! Where will this stop???
4. Construct parking lots for about 100 cars, and permanent multicenter building which is called a community center but is not designed to serve OUR COMMUNITY.

RESULT WILL BE

1. INCREASED TRAFFIC ON MT VISTA ROAD
2. INCREASED NOISE POLLUTION BY 3 to 4 FOLD
3. INCREASED SEPTIC LOAD ON DELICATE ECOSYSTEM
4. POTENTIAL OF DAMAGING WATER QUALITY AND WATER TABLE

WHAT YOU CAN DO:

1. Call Zoning Board Office to lodge complaint about CASE 94-50-SPH which proposes removal of restrictions 1, 2 and 3 from the current Beachmont Camp Zoning Regulations.
2. Write a letter to: Mr. Timothy Kotroco, Room 113, Baltimore County Court House, 400 Washington Avenue, Towson, MD 21204 (By Thursday, time of the hearing or within a week at least; Express your outrage at this change that will detrimentally alter our community)
3. Attend the Zoning Commission Meeting: Thursday 9:30 AM, 11 West Chesapeake Avenue, Room 106; YOUR PRESENCE WILL MAKE A BIG DIFFERENCE!! This will effect your quality of life. Call 887-3353 or contact your neighbors for more information.

GREATER MT. VISTA ASSOCIATION
18 Vista View Court
Kingsville, Maryland 21087

(410) 592-2723

October 11, 1993

Office of Planning & Zoning
Baltimore County
Towson, Maryland 21204

Attn: Mr. Tim Kotroco
Deputy Zoning Commissioner

RE: Beachmont, Inc.
Case No. 9450-SPH

Gentlemen:

Please be advised that our association and Beachmont have agreed to a 10 day extension to your 30 day extension for a decision by you in the above case.

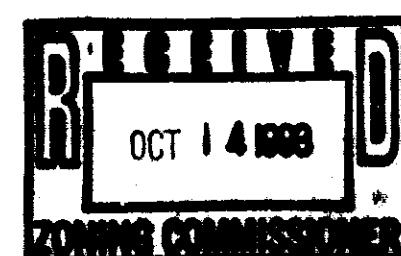
This letter confirms our community association's agreement to this extension of 10 days.

We shall submit our position for your consideration prior to this time extension.

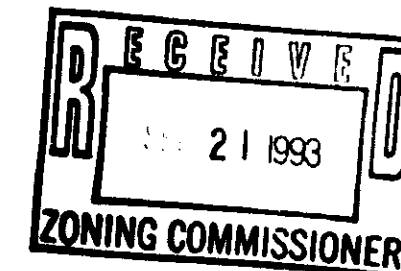
Very truly yours,

Scott Striebinger
S. Scott Striebinger
President

BSG:ad



6415 B Mt. Vista Road
Kingsville, MD 21087
September 14, 1993



Mr. Timothy Kotroco
Baltimore County Court House
Room 113
400 Washington Avenue
Towson, MD 21204

RE: CASE 94-50-SPH

Dear Mr. Kotroco:

I am writing you to support the removal of restriction 1, 2, and 3 from the current Beachmont Christian Camp Zoning Regulations. I have lived on Mount Vista Road for over ten years and have never been detrimentally affected by any of Beachmont's activities. In fact, I support their philosophy and programing and feel that they have had a positive impact on children, families, and churches in the area.

I am quite surprised by the negative tenor of a letter I found in my mailbox, distributed by the "Greater Mt. Vista Association," an organization I have never heard of since moving here ten years ago. Not seeing a mailing address or a postage permit on mail with their letterhead, I wonder about the validity and legality of this group's claims.

I have been a resident of Kingsville all of my life and have seen the positive results of Beachmont's day camp program, its ministry to youth and adults during its Fall Round Up Programs and Bible Studies, and its ministry to families through special events.

I am very glad to have such a facility in the area and have seen very little traffic problem nor have experienced any disruptive behavior by users of the camp.

Please remove restrictions 1, 2, and 3 to make room for a more functional facility at Beachmont Christian Camp.

Sincerely yours,

Don Thompson
Don J. Thompson

September 8, 1993

Dorothy M. Dunamore
6515 Mount Vista Road
Kingsville, Maryland 21087

Mr. Timothy Kotroco
Deputy Zoning Commissioner
Room 113, County Court House
400 Washington Avenue
Towson, Maryland 21204

Re: Zoning Variance, Case 94-50-SPH

Dear Mr. Kotroco:

On September 9, 1993, a hearing concerning the expansion of Beachmont Camp is to be held at Baltimore County.

Since my property is contiguous to Beachmont 1, as a concerned tax paying resident, have not only the right but the obligation to register my objections to this proposed endeavor.

It is my understanding that two parking lot facilities, a huge multi-purpose center and control of 750 humans on a daily basis during peak outdoor months is to be expected if this aberration is to occur.

There are five issues that presently concern me. They are health, safety, privacy, community welfare and taxation. I wish to comment as follows:

Health: Since this is a rural area, residents are at the mercy of their wells and septic systems. It is my concern that both may fail if this expansion is realized.

Safety/Privacy: Even now as I try to exit or enter my driveway at peak camp hours I am aware of the additional traffic flow. Also, I am vulnerable to the nuisance of having camp hikers and hay wagons loaded with children gaze on me, my family and friends as they pass within 50 feet of my back door. Although the majority of camp participants are probably fine people, it takes just one not so fine to evaluate my property for future exploitation. My house and/or property have been violated at least five times in eighteen years.

General Welfare: This camp may be wonderful for those outside the community who are bused or drive there but to those of us who make our home

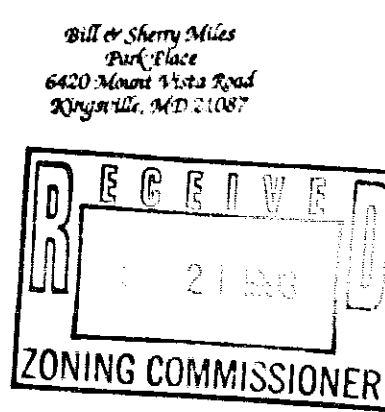
Mr. Timothy Kotroco
Room 113, Baltimore County Court House
400 Washington Avenue
Towson, Md. 21204

Case 94-50-SPH

Dear Mr. Kotroco,

I live directly across from Beechmont Camp. I've lived here for more than 16 yrs. In all this time I have not been disturbed by any noise pollution by the children at Beechmont Camp.

Sincerely,
William J. Dubois



Mr. Timothy Kotroco
Room 113
Baltimore County Court House
400 Washington Avenue
Towson, MD 21204

RE: Zoning changes for Beechmont camp

I have been a resident at 12001 Brooknoll Drive for 21 years. I am the closest neighbor to Beechmont Camp, even though several acres separate us, our properties lie back to back.

I am totally against Beechmont Camp changing the zoning to increase their members for several reasons.

First, I enjoy living in the country, with its peaceful and quiet environment. Since Beechmont Camp opened, the noise that it generates is very loud and somewhat aggravating. The children and adults are constantly yelling, screaming and shouting. The screaming and yelling can be heard very early in the morning and at times very late at night.

What disturbs me the most, is that Beechmont Camp has many acres to utilize, and they chose to build their pavilion right next to my property line, which also happens to be several acres from their main house. Therefore, myself and the surrounding neighbors hear first hand the disturbing noise that comes from that camp. To increase the number of people attending that camp, would mean the noise would increase to unbearable levels.

Second, I own 12 head of cattle. I have owned cows since I have lived here. My property, of course, is completely fenced around with barbed wire fencing. The children from Beechmont Camp climb my fences and in the process knock them down. My cows get out, I have to go find them, I then have to repair my fences and pay neighbors for any damages. If the number of people attending the camp increases, it would mean more children breaking my fences and more cost to me.

Third, I have a beautiful stream running through my property. I am very worried about pollution to it from the possible increase of septic systems to accommodate a very large amount of people.

Fourth, I had a very tiny stream running from Beechmont Camp down to my larger stream. This stream is now a large eroded gully that I believe is caused by seepage of water from a large man made pond at Beechmont Camp. With the possible increase of people, I am worried about future damage to the environment and my property.

Please don't allow Beechmont Camp to change the zoning and increase their members, for it would be very damaging to my property and my neighborhood. Thank you.

Very truly yours,

Mrs. Lillian Trovato
Lillian Trovato

7714 Buck 11 Road
Kingsville, Maryland 21087
September 1, 1993

Mr. Arnold Jablon, Director
Zoning Administration & Development
Managing Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

Ref: Special Exception Case #94-50-SPH
Item 46

Dear Mr. Jablon:

Beechmont Christian Camp has been a very positive influence in the Kingsville area for many years. At this time they are requesting an amendment to their site plans. It is my understanding they are requesting to move the multi-purpose building farther north toward Mt. Vista Road. This building is very much needed for activities in the colder months. It is also requested that the maintenance building be removed to the northwest side of the property to allow for parking on the north side of the building.

I would like to go on record as being in agreement with Beechmont's request for the removal of restrictions one, two and three and the approval of their modified site plans and notes.

Thank you in advance for your consideration in this matter.

Sincerely,

Nancy Hastings
Nancy Hastings



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
SCOTT STRIEBINGER	18 VISTA VIEW CT, KINGSVILLE MD 21087
RON SPIND HORD	6515 MT VISTA RD, KINGSVILLE MD 21087
PAUL TWINING	6433 Mt Vista Rd Kingsville 21087

Protestant
PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
PAUL TWINING	6433 Mt Vista Rd Kingsville Md
Robert Thompson	7116 CHANDLER RD " 21087

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
SCOTT STRIEBINGER	18 VISTA VIEW CT KINGSVILLE MD 21087
LEAH DUNN	6515 MT VISTA RD - KINGSVILLE MD 21087
MARILYN RACHIN HAMILTON	13012 Brooknoll Rd Kingsville MD 21087
ROBERT L. HAMILTON	12012 Brooknoll Rd Kingsville MD 21087
ROBERT L. LONG	6537 Mt Vista Rd Kingsville MD 21087
FRANZ BRANDL	6200 Mt Vista Rd, Kingsville MD 21087
CHARLES E. LUCAS	6515 Mt Vista Rd - Kingsville MD 21087

Beechmont Christian Camp
6433 Mt. Vista Rd. Kingsville Md. 21087

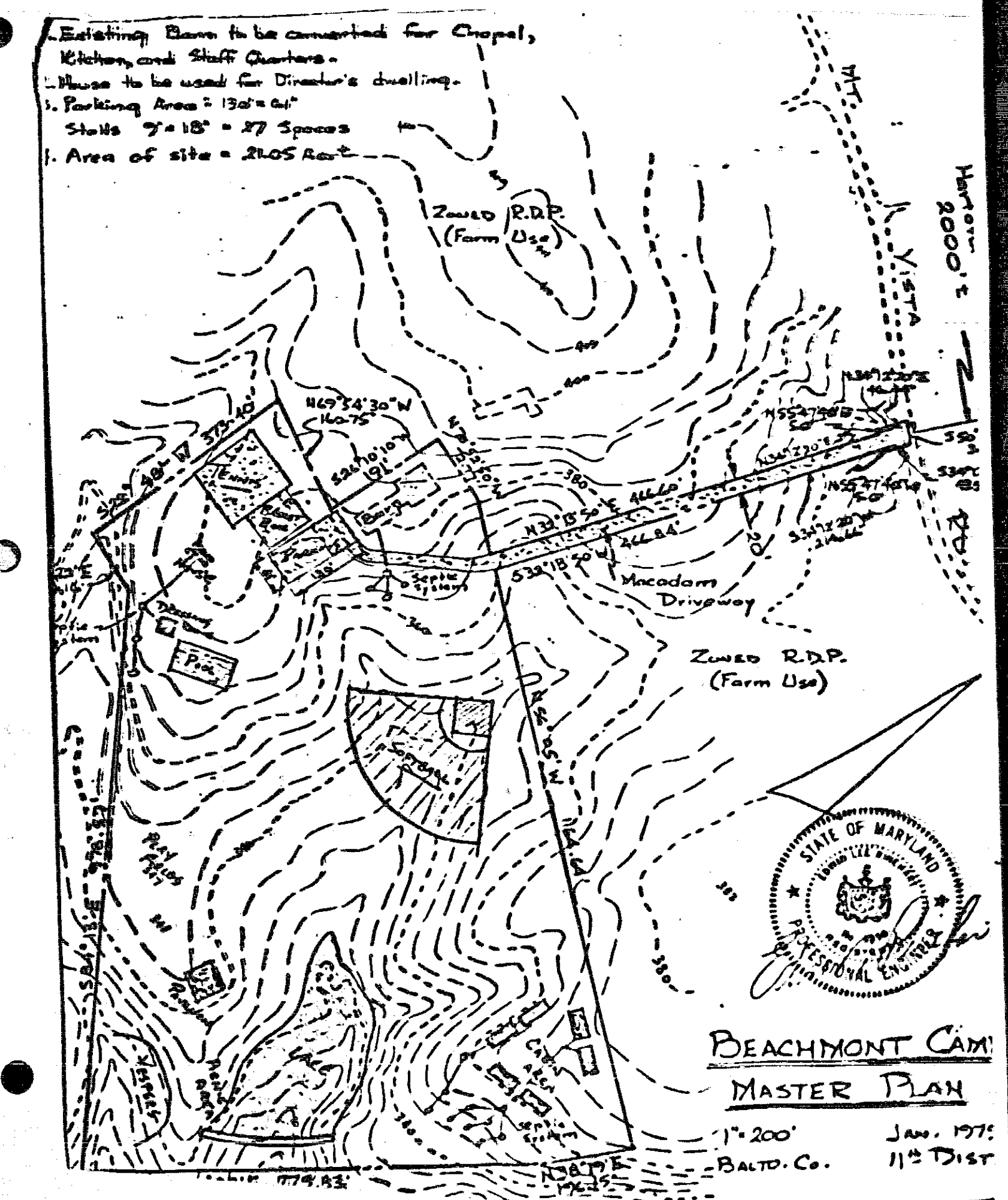
January 16, 1989

The Board of Directors of Beechmont, Inc. convened on Monday, January 16, 1989 at 7:30 p.m. As a matter of business, we discussed the concerns of our neighbors regarding the development and future of our camp. The result of our deliberations was to put into motion the following resolutions:

1. We will construct an activity center as soon as funds are available. This building will serve as an incident weather shelter for outdoor activities and as the main center for colder months.
2. We will construct two lodges each containing accommodations for 60 adults.
3. We will construct two cabins each containing beds for 10 persons.
4. The total number of overnight guests will not exceed 150 persons daily.
5. The total number of persons using the activity center will not exceed 350 persons daily.
6. The total number of persons using the camp from October through April will not exceed 350 persons daily.
7. The total number of persons using the camp from May through September will not exceed the number allowed by the 120 parking spaces. This number will not exceed 720 people.
8. Six times per year the limitations stated in numbers 1 and 2, and 7 will be waived as the camp will be open to the public for special services hosted by Beechmont. This number will not exceed 1,000 people.
9. All outdoor activities will end by 10:30 pm.

These nine motions were seconded and unanimously passed by the Board of Directors.

COPY OF ORIGINAL APPROVED PLAT AND ORDER
FOR SPECIAL EXCEPTION - OCT. 2, 1974



IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22 day of October, 1974, that a Special Exception for community buildings, swimming pools, structural or land uses devoted to civic, social, recreational, or educational activities should be and the same is GRANTED, from and after the date of this Order, subject to: 1) not more than 150 persons using the camp or proposed chapel site as indicated on the plat; 2) not more than 150 persons camping on the property at any one time; and 3) approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

JAMES R. ORRELL, D.V.M.
6542 MT VISTA RD
KINGSVILLE, MD 21087

TIMOTHY KOTROCO
Room 113
BALTIMORE COUNTY COURTHOUSE
400 WASHINGTON AVE
TOWSON, MD 21204

DEAR MR. KOTROCO:

I AM ABSOLUTELY OUTRAGED BY AND OPPOSE THE PROPOSED CHANGES TO BEACHMONT CAMP (CASE 94-50-SPH).

THE NOISE LEVEL THAT IS PRESENTLY GENERATED BY THE CAMP'S ACTIVITIES IS ALREADY UNACCEPTABLE AND A VIOLATION OF MY PRIVACY. INCREASING THE NUMBER OF PEOPLE PERMITTED TO USE THE CAMP WILL ONLY WORSEN THIS SITUATION. IS THE COUNTY GOING TO MONITOR THIS NOISE LEVEL? WILL THE COUNTY MONITOR THE NUMBER OF THE PEOPLE AT THE CAMP ON A DAILY BASIS? OF COURSE NOT. BUT I WILL HAVE TO LIVE WITH THE CONSEQUENCES OF THE PROPOSED CHANGES ON A DAILY BASIS. IF THE COUNTY APPROVES THE PROPOSED CHANGES, WILL THE COUNTY APPROVE,

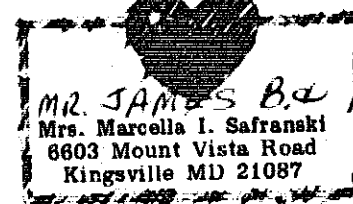
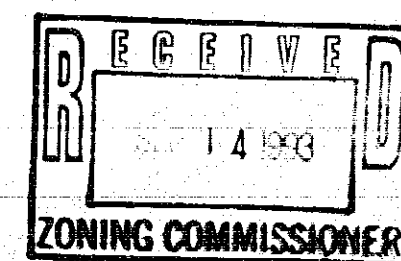
Mr. Timothy Kotroco
Room 113, Court House
Baltimore County
400 Washington Ave.
Towson, Md. 21204

Reference:
CASE 94-50-SPH
Beechmont Camp change
Restrictions 1, 2 & 3

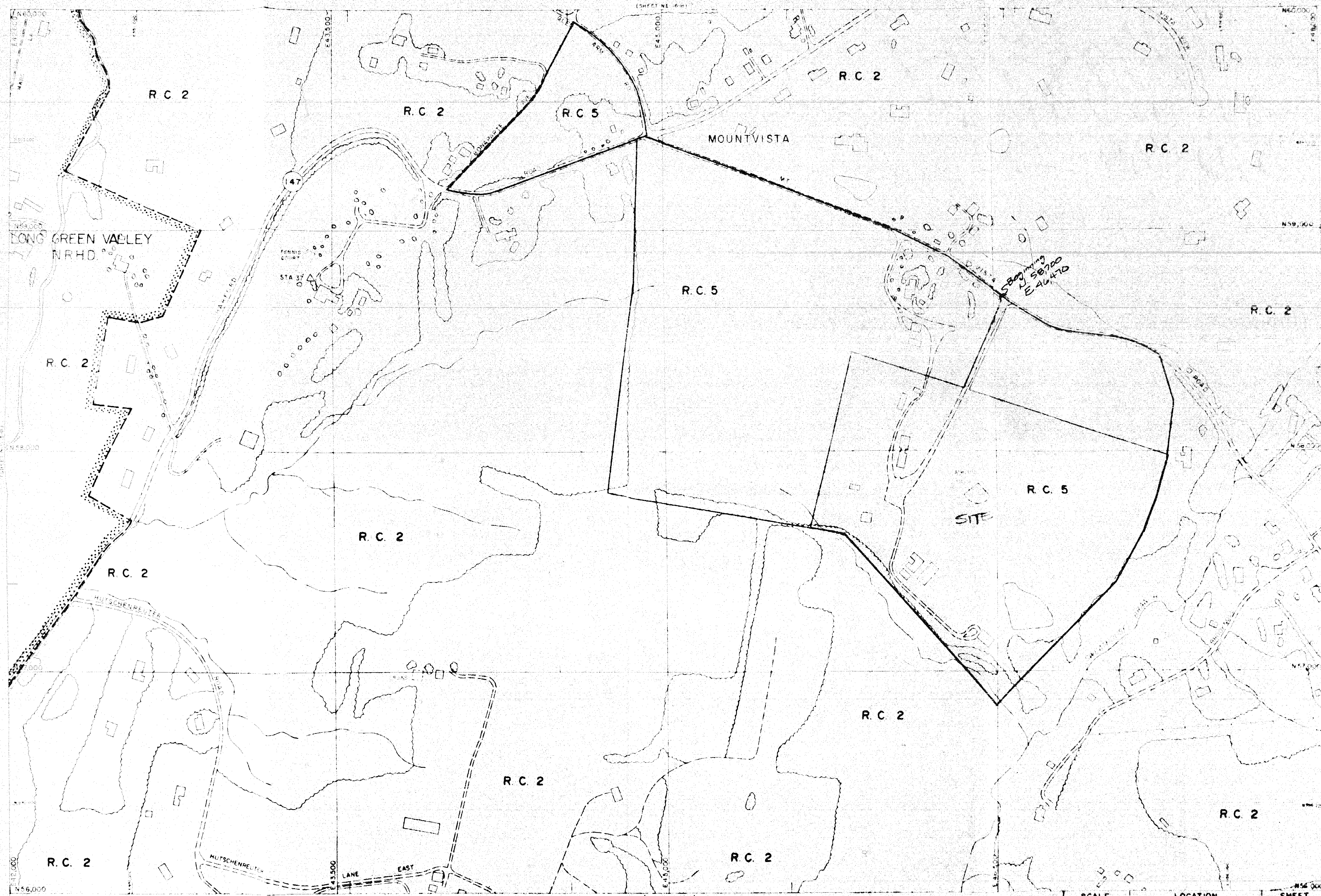
Dear Sir:

Unfortunately, I was only notified of the hearing for today late yesterday. I never saw zoning notice posted, but was told there was one. I & my husband are unable to attend the hearing but would like to voice our objection to these changes.

The present time there is enough noise from the children having good times. (Screaming) Can you imagine what it would be like if the number was multiplied - Against this! Where are all these people coming from? This is a residential area. If we want noise & traffic we could have lived in the city.



94-50-SPH



Q-NW Q-NE
UU-SW UU-SE

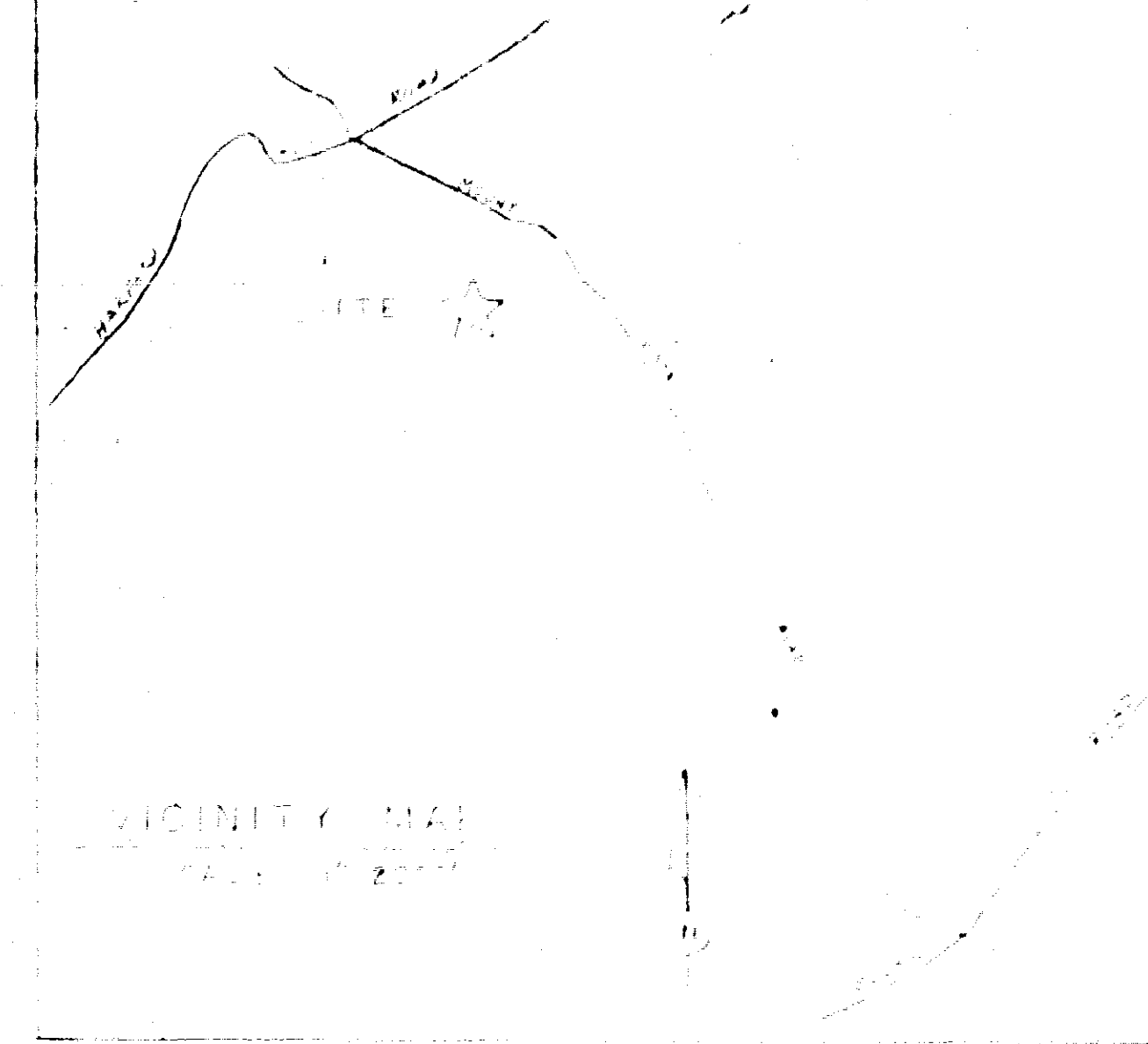
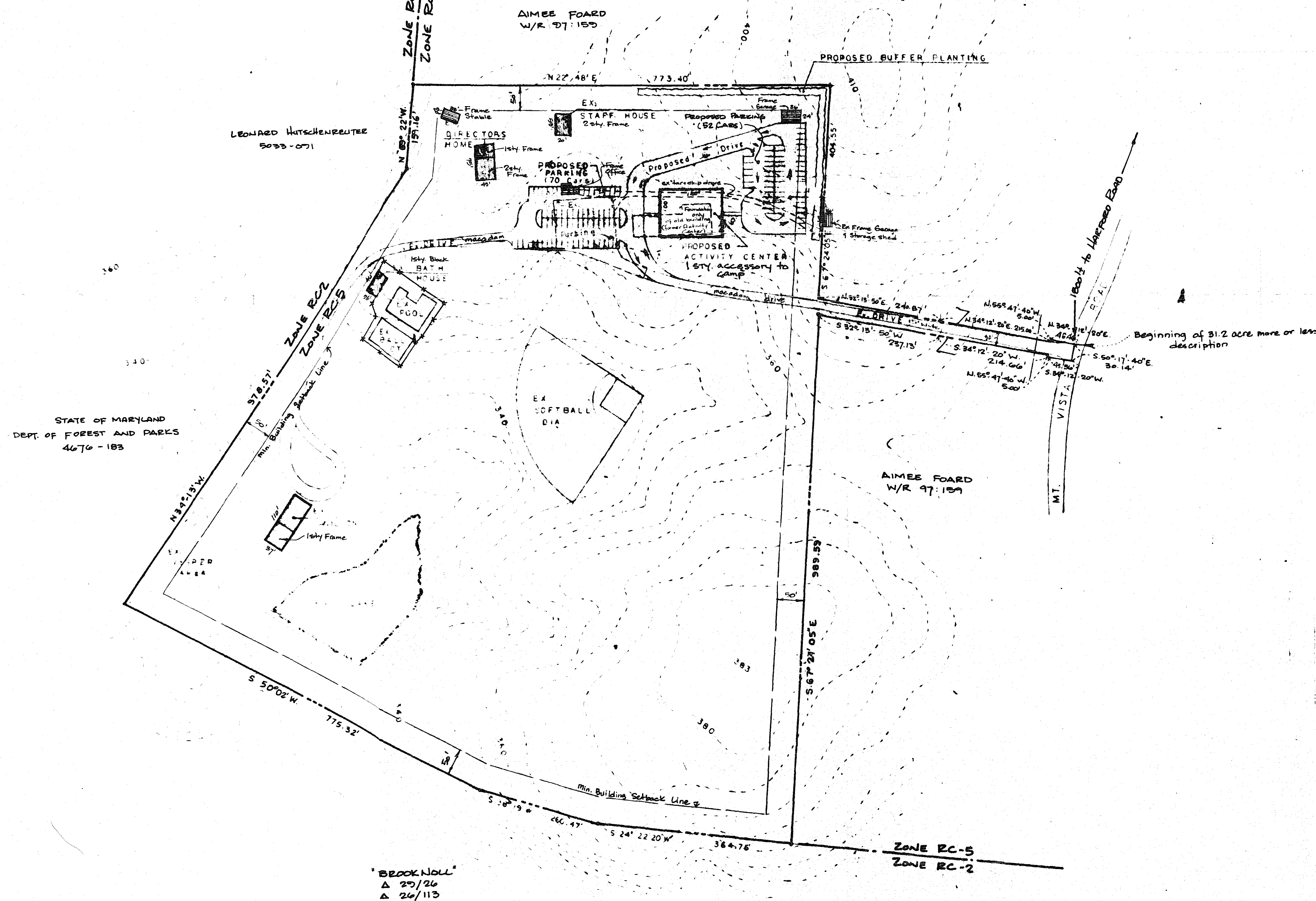
THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William H. Kuntz
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	MOUNTVISTA	N E
DATE OF PHOTOGRAPHY JANUARY 1986	#46	15-M

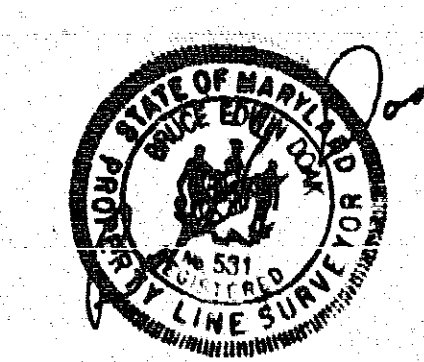


- NOTES:
1. Well and Septic are provided for the improvements shown hereon
 2. Site Zoned R.C.-5
 3. Case No. 75-83X Granted Oct 22, 1974
Case No. 89-489 SPH Granted July 10, 1989
 4. AREA 31.2 Acres ±
 5. Zoning Map No. N.E. 15-H
 6. All proposed parking will comply with Section 409 of the Baltimore County Zoning Regulations
 7. Case No. 75-83X Restrictions:
1. not more than 250 persons using the barn or proposed chapel area as indicated on the plat
2. not more than 150 persons camping on the property at any one time
3. approval of a site plan by the State Highway Administration, the Department of Public Works and the Office of Planning and Zoning
 8. Case No. 89-489 SPH: No Restrictions

- GENERAL NOTES:
1. Boundary lines and grades as shown are taken from "Master Plan" dated September 1984 / Revised January 1989, by Edwin Lee Rinehart.
 2. Grades will have to be revised to suit final building elevation.
 3. Special Hearing is required to remove restrictions 1, 2 and 3 of case #75-83-X. These restrictions were still in effect as they were shown on the site plan which accompanied #89-489. This revised petition and site plan will allow for:
1. Delete restrictions 1 and 2 of zoning case #75-83-X.
2. Move the location of the multi-purpose/community activity center.
3. Provide additional parking on both sides of the community building.
4. Move the maintenance/shed building to the edge of the new parking lot.
5. Increase the total amount of people using the camp from October through April to a maximum of 350 daily.
6. Increase the total amount of people using the camp from May through September to a maximum of 720 daily.
7. Waive the maximum permitted people six times per year as the camp will be open to the public for special services hosted by Beachmont (ex: July 4th picnic and celebration). The amount of people would not exceed 1,000 people and all activities would end by 10:30 p.m.
8. Replace an existing rased barn with a new similar indoor facility which will provide continuity of operations in case of inclement weather.

OWNER: BEACHMONT CHRISTIAN CAMP
% Director PAUL TWINING
6433 MT. VISTA ROAD
KIDSVILLE, MARYLAND 21087
(410) 572-8768

94-50-SPH
#46



PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING		
BEACHMONT CAMP 11 TH. DISTRICT BALTIMORE COUNTY, MARYLAND 8 TH. JUDICIAL CIRCUIT DIST.		
GERHOLD, CROSS & ETZEL REGISTERED PROFESSIONAL LAND SURVEYORS 320 E. TOWNSHIP BLVD. SUITE 100 TOWSON, MARYLAND 21286 (410) 278-4470		
Rev. July 27, 1993 Rev. July 9, 1993	DATE: JUNE 24, 1993 SCALE: 1"=100'	DRAWING NO.