

Baltimore County Government
Office of Zoning Administration
and Development Management



Zoning File

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 2, 1995

Ms. Debra K. Wittle
STV Group
21 Governor's Court
Baltimore, Maryland 21244-2722

RE: Zoning Verification
Shiloh Baptist Church
Zoning Cases XV-625 and
94-262-A

Dear Ms. Wittle:

I have reviewed your letter of May 10, 1995 in which you requested the review of a red-lined zoning plan. It has been determined that the red-lined plan is within the spirit and intent of the original order and that this plan can be approved without a special hearing to amend zoning case 94-262-A. Enclosed please find a copy of the approved plan.

Should you have any questions, please do not hesitate to contact me at 887-3391.

Sincerely,

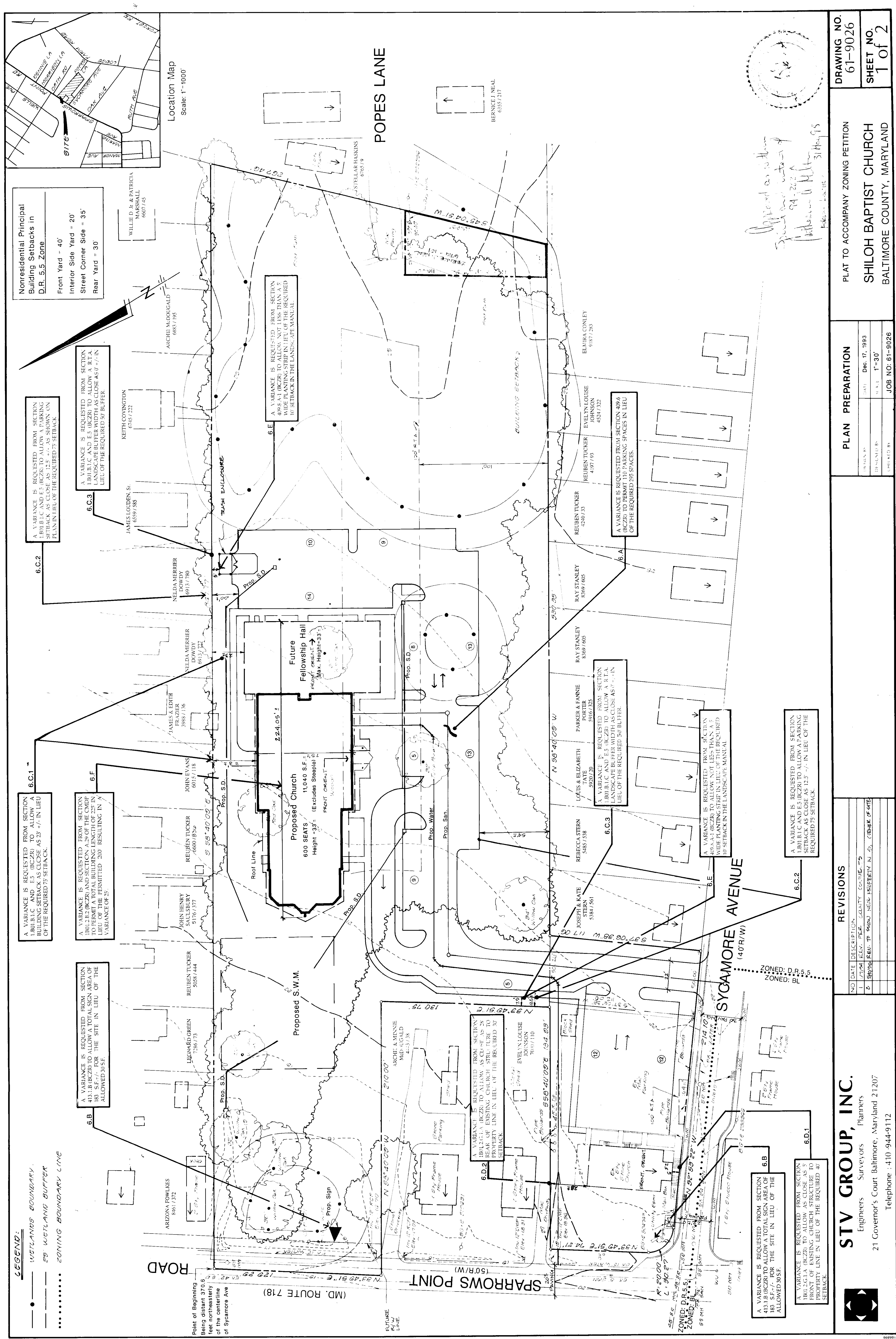
Catherine A. Milton
Planner I

CAM/alm

Enclosure



Printed with Soybean Ink
on Recycled Paper



Baltimore County Government
Office of Zoning Administration
and Development Management



Zoning File

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 2, 1995

Ms. Debra K. Wittle
STV Group
21 Governor's Court
Baltimore, Maryland 21244-2722

RE: Zoning Verification
Shiloh Baptist Church
Zoning Cases XV-625 and
94-262-A

Dear Ms. Wittle:

I have reviewed your letter of May 10, 1995 in which you requested the review of a red-lined zoning plan. It has been determined that the red-lined plan is within the spirit and intent of the original order and that this plan can be approved without a special hearing to amend zoning case 94-262-A. Enclosed please find a copy of the approved plan.

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Sincerely,

Catherine A. Milton
Planner I

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IN RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE - NE/CORNER Sparrows Point Rd./Sycamore Ave. (2495 Sycamore Avenue) 12th Election District 7th Councilmanic District Shiloh Baptist Church Owner/Developer

* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case Nos. KV-625 & 94-262-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Hearing Officer/Deputy Zoning Commissioner for consideration of a development plan and Petition for Variance for the proposed development of the subject property by the Shiloh Baptist Church, owners. This property, known as 2495 Sycamore Avenue, is located at the corner of Sycamore Avenue and Sparrows Point Road in the Edgemere area of southeastern Baltimore County and contains a gross area of 4.98 acres, more or less, zoned D.R. 5.5. The property is proposed for development with a new church of 11,040 sq.ft. with a 600-seat capacity and future Fellowship Hall in accordance with the development plan submitted into evidence as Developer's Exhibit 1. In addition to development plan approval, the Owner seeks variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) in accordance with the following: From Section 409.6 to permit 110 parking spaces in lieu of the required 295 (if all present and future buildings shown on the plan are utilized simultaneously); from Section 413.1.B to permit an additional sign of 160 sq.ft. (80 sq.ft. per side), plus the existing sign of 23 sq.ft., for a combined total signage of 183 sq.ft. in lieu of the permitted one sign of 30 sq.ft.; from Sections 1B01.1.B.1.c and e.5 to permit building setbacks of as close as 23 feet, more or less, in lieu of the required 75 feet, parking setbacks of as close as 12.5 feet, more or less, in lieu of the required 75 feet, and a

landscape buffer width of as close as 0 feet in lieu of the required 50 feet for existing and proposed improvements; from Section 1B01.2.c.1.a to permit a front setback of 5 feet in lieu of the required 490 feet and a rear setback of 28 feet in lieu of the required 30 feet for the existing Church building, to permit not less than a 5-foot wide planting strip in lieu of the required 10-foot setback provided for in the Landscape Manual; and from Section 1B01.2.B.2 and Section A.29 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a total building length of 225 feet in lieu of the maximum allowed 200 feet for the proposed building, as more particularly described on Petitioner's Exhibit 1.

Appearing at the public hearing required for this project were Pastor Heber Brown, Jr. on behalf of the property owner, Tony Cortea, Jr. on behalf of STV Group, Inc., the engineering firm who prepared the Development Plan and site plan for the subject property, and Robert W. Cannon, Esquire, attorney for the Owner. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing. There were no residents from the surrounding community in attendance.

As to the history of this project, the concept plan conference for this development was conducted on October 4, 1993. As required, a community input meeting was held thereafter on November 4, 1993. Subsequently, the developer submitted a development plan and a conference thereon was conducted on January 26, 1994. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on February 17, 1994, bearing a revision date of February 2, 1994.

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At the preliminary stage of the public hearing before me, I am required to determine what, if any, agency comments remain unresolved. I asked the attorney for the Owner/Developer whether he was aware of any unresolved issues or comments which needed to be addressed. On behalf of the Owner, Mr. Cannon identified an issue concerning the proposed location of the additional identification sign for the Church. Mr. Cannon stated that the location of said sign is in an area depicted as wetlands on the development plan and that the Department of Environmental Protection and Resource Management (DEPRM) is opposed. I then asked Mr. Cannon if he was aware of any other issues which needed to be addressed and he stated that at this time he was unaware of any other issues.

I then asked the representatives from the various Baltimore County reviewing agencies in attendance whether they were aware of any unresolved issues or comments which needed to be addressed. Mr. Les Schreiber with the Department of Public Works initially identified an issue concerning a T-turnaround at the eastern end of the subject property at the termination point of Popes Lane. Mr. Schreiber stated that it was his agency's position that an area should be set aside for a T-turnaround, 30' x 50' in dimension. However, recent follow-up correspondence came to the attention of this Hearing Officer from Robert W. Bowling, Jr., Chief of the Developer's Engineering Section dated February 17, 1994, whereby the Department of Public Works has changed its original position and has determined that the subject T-turnaround area is no longer required. Therefore, it appearing that this issue was resolved, it was not necessary to recant the testimony of the witnesses who testified concerning this issue.

On behalf of DEPRM, Mr. Bruce Seeley corroborated the issue raised by Mr. Cannon concerning the location of the proposed additional

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identification sign. Mr. Seeley stated that it was the position of his agency that the subject sign should not be located in the wetlands area as depicted on the Development Plan. Mr. Seeley testified that the Developer should have submitted a request for variance to DEPRM in order to locate the sign in this wetlands area. He stated that since no variance had been filed, it remained the position of his office that the sign should not be located in the wetlands area.

Further discussion ensued concerning the location of this sign. On behalf of the Developer, Mr. Tony Cortea stated that he would like the opportunity to submit a variance request to DEPRM and a proposal as to how he could mitigate any damages to this wetlands area as a result of placing the sign therein. He stated that the Developer would withdraw the proposed sign location from the Development Plan and agreed that the location of this sign would be determined at a later date following further discussion with DEPRM and the Developer's submittal of a variance request. Therefore, the location for this sign shall be left to the discretion of the Developer and DEPRM and shall be agreed upon prior to the issuance of any sign permits.

Inasmuch as the only issues raised at the preliminary stage of the hearing concerned the T-turnaround and the proposed location for the additional identification sign, it was not necessary to recant the testimony offered on these issues. There being no other issues identified by the Developer or any Baltimore County agency representative, the Development Plan submitted into evidence as Developer's Exhibit 1 shall be approved.

As to the Petition for Variance, testimony was offered by Tony Cortea on behalf of the Developer. Mr. Cortea testified that due to the wetlands and forest conservation areas on this site and the location of

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existing improvements, the requested variances are necessary in order to proceed with this project. As to the size of the proposed additional identification sign, he testified that the size of the proposed sign is necessary in order to adequately identify the location of the new Church to prospective parishioners as the Church sits back some distance from Sparrows Point Road in a heavily wooded area.

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan and variance relief requested shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 25th day of February, 1994 that the development plan for Shiloh Baptist Church, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) in accordance with the following: From Section 409.6 to permit 110 parking spaces in lieu of the required 295 (if all present and future buildings shown on the plan are utilized simultaneously); from Section 413.1.B to permit an additional sign of 160 sq.ft. (80 sq.ft. per side), plus the existing sign of 23 sq.ft., for a combined total signage of 183 sq.ft. in lieu of the permitted one sign of 30 sq.ft.; from Sections 1B01.1.B.1.c and e.5 to permit building setbacks of as close as 23 feet, more or less, in lieu of the required 75 feet, parking setbacks of as close as 12.5 feet, more or less, in lieu of the required 75 feet, and a landscape buffer width of as

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close as 0 feet in lieu of the required 50 feet for existing and proposed improvements; from Section 1B01.2.c.1.a to permit a front setback of 5 feet in lieu of the required 490 feet and a rear setback of 28 feet in lieu of the required 30 feet for the existing Church building, to permit not less than a 5-foot wide planting strip in lieu of the required 10-foot setback provided for in the Landscape Manual; and from Section 1B01.2.B.2 and Section A.29 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a total building length of 225 feet in lieu of the maximum allowed 200 feet for the proposed building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building/sign permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) An appropriate location for the proposed additional identification sign shall be agreed upon between the Owner/Developer and DEPRM prior to the issuance of any sign permits.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County

6

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

February 25, 1994

(410) 887-4386

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE
NE/CORNER Sparrows Point Road and Sycamore Avenue
(2495 Sycamore Avenue)
12th Election District - 7th Councilmanic District
Shiloh Baptist Church of Edgemere, Inc. - Owner/Developer
Case Nos. KV-625 & 94-262-A

Dear Mr. Cannon:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petition for Variance granted 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

cc: Mr. Tony Cortea, Jr.
STV Group, Inc., 21 Governor's Court, Baltimore, Md. 21207

Mr. David Flowers - ZADM

People's Counsel
Case File

Petition for Variance

to the Zoning Commissioner of Baltimore County

2495-2501 Sycamore Avenue and property on Sparrows Point Road

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner of the property situated in Baltimore County and which is described in the description and map attached hereto and made a part hereof, hereby petitions for a:

Variance (A) from Section 409.6 to permit 110 parking spaces in lieu of the required 295 parking spaces if all present and future buildings shown on the plat were utilized simultaneously, resulting in a variance of 183 spaces; (B) from Section 413.1.B to allow an additional sign with a total of 183 square feet (80 square feet on each side), plus the existing sign containing 23 square feet, for a total of 206 square feet in lieu of the permitted one sign of 30 square feet, resulting in a variance of one additional sign plus a variance of 153 square feet; (C) from Sections 1B01.1.B.1.c and e.5 to allow (i) building setbacks as close as 23 feet of 5 feet, resulting in a variance of 51 feet; (ii) parking setbacks as close as 12.5 feet of 75 feet; (iii) a landscape buffer width as close as 0 feet in lieu of required 50 foot buffer; (D) from Section 1B01.2.c.1.a to allow (i) a 5 foot front setback in lieu of required 490 foot setback for the existing Church structure, and (ii) 28 foot rear setback in lieu of required 30 foot setback of the required 10 foot setback in the Landscape Manual; resulting in a variance of 5 feet; and (E) from Section 1B01.2.B.2 and Section A.29 of the CDP to permit a total building length of 225 feet in lieu of the permitted 200 feet resulting in a variance of 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons, indicate hardship or practical difficulty:

The requested variances will permit the construction of a new 600 seat church and future fellowship hall to serve the needs of a growing church in a deserving community. The variances requested will not have an adverse effect on the Church's adjoining neighbors or on the community, and all of the variances are within the property lines. The granting of the variances is in harmony with the spirit and intent of the Zoning Regulations, and would not result in substantial injury to public health, safety and general welfare. Denial of Petitioner's request would cause practical difficulty and unreasonable hardship.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the 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.

Current Petitioner/Owner
Shiloh Baptist Church of Edgemere, Inc.
100 South Charles Street
Baltimore, MD 21201
Robert W. Cannon
Attorney and Authorized Agent

Address of Petitioner
Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, MD 21201
Robert W. Cannon
100 South Charles Street
Baltimore, MD 21201

LEADS OF RECORDS
OTHERS
DATE

GWEN
ITEM NO.
ON THIS
WAS CHANGED
Sophia



**ZONING DESCRIPTION FOR
SHILOH BAPTIST CHURCH
NOS. 2495-2501 SYCAMORE AVENUE
AND PROPERTY LOCATED ON SPARROWS POINT ROAD
ELECTION DISTRICT NO. 15
COUNCILMANIC DISTRICT NO. 7
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point along the centerline of Sparrows Point Road (50 feet wide), being distant 370.6 feet northeasterly of the centerline of Sycamore Avenue (40 feet wide), thence leaving said Sparrows Point Road and running for the four following courses and distances:

1. South 58°40'09" East 847.17 feet to a point, thence,
2. South 45°04'51" West 267.46 feet to a point, thence,
3. North 58°40'09" West 530.35 feet to a point, thence,
4. South 37°06'38" West 117.06 feet to a point along the northeasterly side of said Sycamore Avenue, thence along same, the two following courses and distances:
5. North 52°53'22" West 214.10 feet to a point, thence by a curve to the right having,
6. A radius of 20.00 feet, an arc length of 30.27 feet, said curve being subtended by a chord bearing North 09°32'15" West 27.46 feet to a point along the southeasterly side of said Sparrows Point Road, thence along same,
7. North 33°49'51" East 74.21 feet to a point, thence leaving Sparrows Point Road and running for the three following courses and distances:
8. South 58°40'09" East 184.93 feet to a point, thence,
9. North 33°49'51" East 130.75 feet to a point, thence,
10. North 58°40'09" West 210.00 feet to a point in said centerline of Sparrows Point Road, thence along same,
11. North 33°49'51" East 129.29 feet to the place of beginning, as recorded among the Land Records of Baltimore County, Maryland, in the three following deeds: Liber W.P.C. 414, folio 295, etc.; Liber S.M. 8349, folio 088, etc.; and Liber S.M. 8397, folio 058, etc.

284

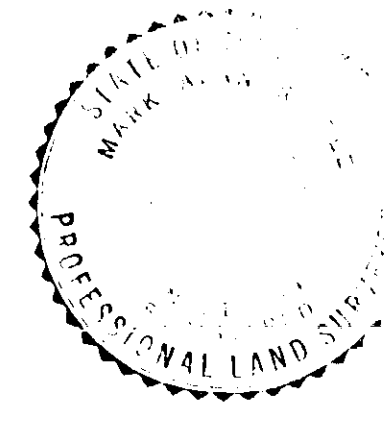


CONTAINING 210,577 square feet or 4.8342 acres of land, more or less, pursuant to land surveys performed by Colbert Engineering, Inc. dated August, 1989, and Kenneth J. Wells, Inc., dated October 24, 1992.

Also known as Nos. 2495-2501 Sycamore Avenue (including property located on Sparrows Point Road), and located in the 15th Election District, Councilmanic District No. 7, Baltimore County, Maryland.

Mark A. Riddle
STV GROUP
Mark A. Riddle
MD Professional Land Surveyor No. 10899

January 7, 1994



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**CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland**

District: 1254 Date of Posting: 1/14/94
Posted for: Shiloh Baptist Church
Petitioner: Shiloh Baptist Church
Location of property: NW Corner Sparrows Point Rd. & Sycamore Ave.
Location of Sign: Along 200 ft. strip on property being zoned
Remarks: _____
Posted by: [Signature] Date of return: 1/21/94
Number of Signs: 1

**CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland**

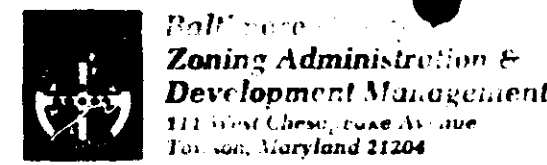
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Remarks: _____
Posted by: [Signature] Date of return: 1/21/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1/21/94

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 1/21/94

THE JEFFERSONIAN,
U. Henikson
LIBEL AD. - TOWSON



receipt

74-262-A
Account: R-001-6150

Number: 284

10 300.00
2495-2501 Sycamore Ave
\$ 285.00
\$ 285.00

check #4727
from Lyon Associates, Inc.

Please Make Checks Payable To: Baltimore County

PETITION PROCESSING FLAG

Item Number: 284
Planner: CAH
Date Filed: 1-10-94

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

- Need an attorney ☒
- The following information is missing:
- ☐ Descriptions, including accurate beginning point
 - ☐ Actual address of property
 - ☐ Zoning
 - ☐ Acreage
 - ☐ Plats (need 12, only 1 submitted)
 - ☐ 200 scale zoning map with property outlined
 - ☐ Election district
 - ☐ Councilmanic district
 - ☐ BCZR section information and/or wording
 - ☐ Hardship/practical difficulty information
 - ☐ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - ☐ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
 - ☐ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner and/or contract purchaser
 - ☒ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
 - ☐ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - ☐ Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)
11/17/93

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JANUARY 11, 1994

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204.

DEVELOPMENT PLAN HEARING
Project Name: Shiloh Baptist Church
Project Number: AV-625
Applicant/Developer: Shiloh Baptist Church
Location: NEC Sparrows Point Road and Sycamore Avenue - 2495 - 2501 Sycamore Avenue
Acreage: 4.54
Proposed: Church building/fellowship hall.

CASE NUMBER: 94-262-A (Item 284)
2495 - 2501 Sycamore Avenue
NEC Sparrows Point Road and Sycamore Avenue
12th Election District - 7th Councilmanic
Petitioner(s): Shiloh Baptist Church

Variance to permit 110 parking spaces in lieu of the required 295; to allow an additional sign of 160 sq. ft. (80 sq. ft. each side), plus the existing sign of 23 sq. ft. for a total of 183 sq. ft. in lieu of the permitted one sign of 30 sq. ft.; to allow building setbacks as close as 23 ft. +/- in lieu of the required 75 ft. setback; to allow parking setbacks as close as 12.5 ft. +/- in lieu of the required 75 ft.; to allow a landscape buffer width as close as 0 ft. in lieu of the required 50 ft. buffer; to allow a 5 ft. front setback in lieu of the required 40 ft. and a 20 ft. +/- rear setback in lieu of the required 30 ft. setback for the existing church structure; to allow not less than a 5 ft. wide planting strip in lieu of the required 10 ft. setback; to permit a total building length of 225 ft. in lieu of the permitted 200 ft.

HEARING: THURSDAY, FEBRUARY 17, 1994 at 9:00 a.m. in Room 106, County Office Building.

Carl J. Jahn
Arnold Jablon
Director

cc: Shiloh Baptist Church
Robert W. Cannon, Esq.
STV Group

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 10, 1994

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201

RE: Case No. 94-262-A, Item No. 284
Petitioner: Shiloh Baptist Church of Edgemere, Inc.
Petition for Variance

Dear Mr. Cannon:

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 January 10, 1994, 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.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

AMENDED DEVELOPMENT PLAN COMMENTS

TO: Arnold Jablon, Director - Zoning Administration & Development Management
FROM: P. David Fields, Director - Office of Planning and Zoning
DATE: February 10, 1994
PROJECT NAME: Shiloh Baptist Church
PROJECT NUMBER: XV-625
RECOMMENDATIONS
DEVELOPMENT PLAN

The Office of Planning and Zoning has reviewed the red-lined Development Plan received February 4, 1994 for conformance with the Development Plan comments and recommends that the Development Plan be APPROVED SUBJECT TO THE FOLLOWING CONDITION.

The Final Landscape Plan should include a plan at larger scale showing the landscape treatment around the dumpster and the 500 gallon propane gas tank area and elevations of any proposed fencing.

Division Chief: *Edna M. Bland*
CMC:bjs

9315625.DVA/PZONE/CONCEPT

Pg. 1

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

February 4, 1994
TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM
SUBJECT: Zoning Item #284 - Shiloh Baptist Church of Edgemere
2495-2501 Sycamore Avenue
Zoning Advisory Committee Meeting of January 24, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The proposed sign in the northwest corner of the property is located within a non-tidal wetland buffer which is not permitted in accordance with Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. The proposed sign and associated mowing would permanently disturb the existing wetlands and Forest Buffer. To date, the justification this Department has received is not sufficient for placing the sign in the proposed location and other alternative locations have not been ruled out, in our opinion.

JLP:EG:sp
SHILOH/DEPRM/TXTSBP

MD SHA
Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
April 1994

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

Re: Baltimore County
Item No. 284-1994

Dear Ms. Minton:

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 project.

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,

John H. Kates, Chief
John H. Kates, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

790 East Joppa Road, Suite 901
Towson, MD 21206-5500

(410) 887-4500

DATE: 01/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SHILOH BAPTIST CHURCH OF EDMERE, INC.

LOCATION: NEX SYCAMORE AVE. AND SPARROWS POINT RD.
(2495-2501 SYCAMORE AVE. SHILOH BAPTIST CHURCH)

Item No.: 284 (CAM) Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED
JAN 27 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 887-6881, MS-1102F

cc: File

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

December 8, 1994

(410) 887-3353

Lynn W. Strott, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, MD 21201-2773

RE: Zoning Verification
Shiloh Baptist Church
2495 Sycamore Avenue
15th Election District

Dear Ms. Strott:

Your letter to Arnold Jablon, Director of Zoning Administration and Development Management, has been referred to me for reply. This project, as shown on the submitted plat, complies with the order and site plan approved by zoning variance case #94-282-A and the approved development plan #XV-625.

A review of the files in the Zoning Enforcement Office found no active zoning violations at this site.

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

Very truly yours,

John J. Sullivan, Jr.
John J. Sullivan, Jr.
Planner II

JJS:scj

Enclosure (receipt)

cc: zoning case #94-282-A
development case #XV-625

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

December 19, 1994

(410) 887-3353

Lynn W. Strott, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, MD 21201-2773

RE: Zoning Verification
Shiloh Baptist Church
2495 Sycamore Avenue
15th Election District

Dear Ms. Strott:

Per your request during our December 13 telephone conversation, the site as shown on the submitted plan complies with the order and site plan approved by zoning variance case #94-282-A and the approved development plan, file #XV-625 and is not in violation of any subdivision regulations. I omitted the subdivision information (requested in your November 22 letter) in my December 8 response.

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

Very truly yours,

John J. Sullivan, Jr.
John J. Sullivan, Jr.
Planner II

JJS:scj

WEINBERG AND GREEN

ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773
(410) 332-8828
WASHINGTON AREA (301) 470-1400
Baltimore (410) 332-8828
FAX (410) 332-8828

FILE NUMBER
41614.5

November 22, 1994

Mr. Arnold Jablon, Director
Baltimore County Office of Zoning
Administration & Development
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Construction Loan to Shiloh Baptist Church of Baltimore County

Dear Mr. Jablon:

Shiloh Baptist Church of Baltimore County, a Maryland religious corporation ("Shiloh"), is seeking to finance the construction of a new church and fellowship hall on the property located at 2495 Sycamore Avenue, Baltimore, MD.

In connection with this financing, Shiloh is required to provide a letter stating that all applicable zoning and subdivision requirements with respect to the project have been met and certifying as to any existing zoning or subdivision violations.

I have drafted a letter for your use that I believe will be acceptable to the lender, a copy of which I attach. The letter anticipates that the project is a permitted use (and not a non-conforming use) in all respects. If the project is a non-conforming use in any respect, please verify the matter. Also included is a copy of the site and utility plan for the property and a check for \$40.00 to cover the fee associated with this request.

Please do not hesitate to call me if I may provide you with additional information with respect to this project. Kindly respond by November 29 as we expect to close the transaction in the early part of December.

Very truly yours,

Lynn W. Strott
Lynn W. Strott

NOV 25 1994

2515/LTD12:LRV_1/0462/1W

* NO "Drafted Letter" rec'd. JJS

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Robert W. Cannon	100 South Charles St. 21201
Robert W. Cannon	21 GREENVIEW'S CT

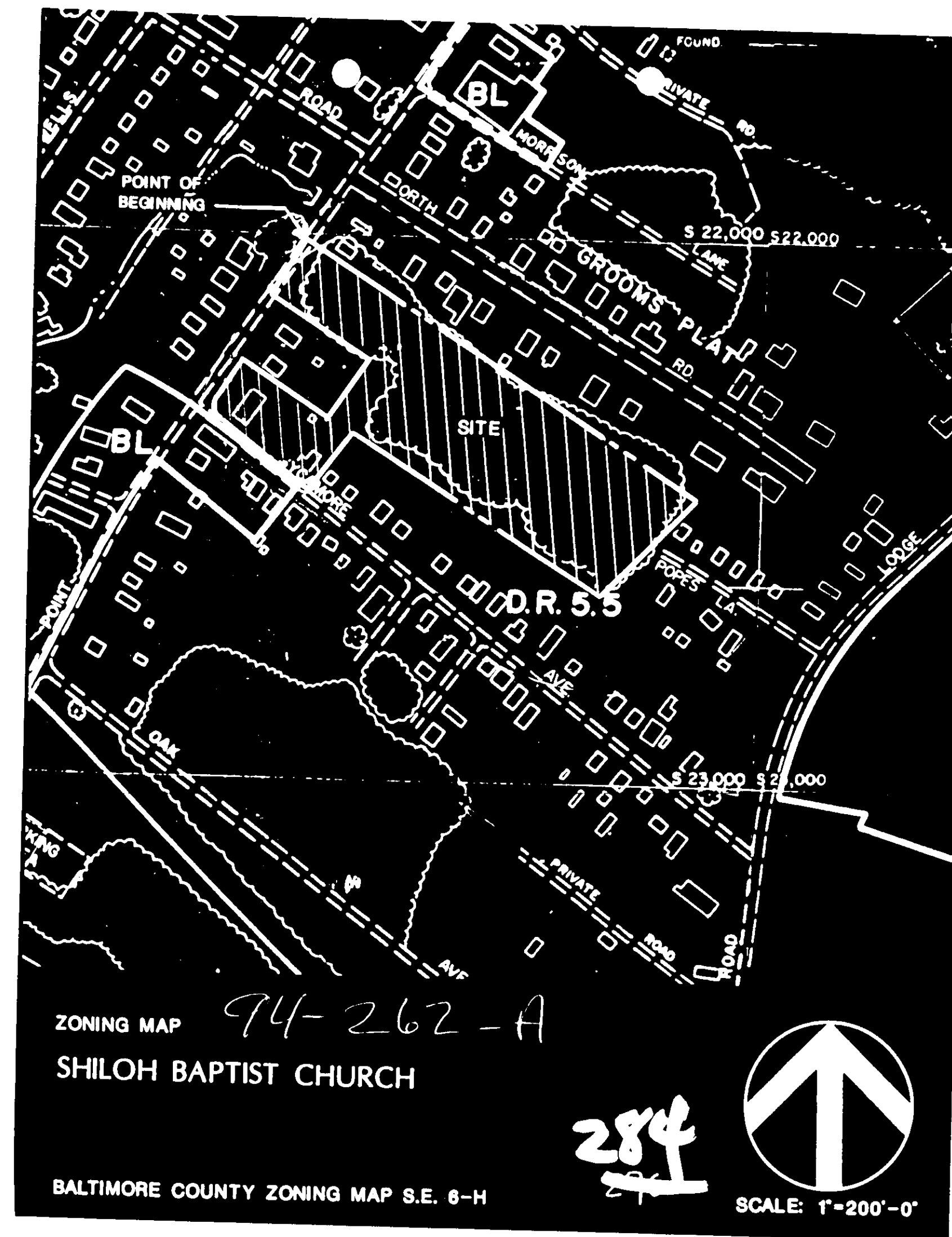
ROBERT W. CANNON

WEINBERG AND GREEN
20 NORTH GREEN ST. BALTIMORE, MARYLAND 21201

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME	ADDRESS
LES SCHREIBER	D.P.W.
Cecil McEary	O.P.Z.
CATHERINE A. MILLER	TADM-Discord
E. H. G. G. G. G.	D.S.B.M.
R. Bruce Seely	DETROIT



FEB 1994 WED 12:07 STV/LYON ASSOCIATES P. 02

PETITION IN SUPPORT OF A PARKING VARIANCE FOR SHILOH BAPTIST CHURCH

November 29, 1993

Reference: Shiloh Baptist Church
Petition to Demonstrate Support Among Residents
Residing Along Sycamore Avenue for the
Parking Variance which will be requested.

Shiloh Baptist Church is proposing a new church facility and future fellowship hall on property which adjoins their existing parcel. The project will propose a total of 110 parking spaces which is a 78% increase in comparison to the number of spaces which currently exist. A parking variance will be required from Baltimore County Zoning Regulations which will request a variance for 110 spaces in lieu of the County requirement of 295 spaces. The church feels that 110 parking spaces will accommodate the parking which will be needed by the congregation, and that it will help alleviate the overflow of parking into the community.

This petition is being circulated in an effort to demonstrate support for the parking variance among residents who reside on Sycamore Avenue, since they would be immediately affected by overflow parking. At a recent Community Input Meeting, residents who resided along Sycamore Avenue whose property adjoined the project site, indicated that they felt that 110 spaces would be adequate for the church. This petition will be presented to the Baltimore County Hearing Officer at the Hearing Officer's Hearing as evidence of support for the parking variance.

Please provide your signature and address if you support the parking variance which will be requested.

NAME <u>Mr. & Mrs. Robert Seely</u> ADDRESS <u>215 Sycamore Ave. Baltimore, MD 21219</u>	NAME <u>Samuel Seely</u> ADDRESS <u>215 Sycamore Ave.</u>
NAME <u>Mr. Thomas J. Humber</u> ADDRESS <u>215 Sycamore Ave. Baltimore, MD 21219</u>	NAME <u>Mr. & Mrs. W. H. Humber</u> ADDRESS <u>215 Sycamore Ave. Baltimore, MD 21219</u>
NAME <u>Mr. & Mrs. Charles H. Humber</u> ADDRESS <u>215 Sycamore Ave. Baltimore, MD 21219</u>	NAME <u>Mr. & Mrs. H. H. Humber</u> ADDRESS <u>215 Sycamore Ave. Baltimore, MD 21219</u>
NAME <u>Mr. & Mrs. H. H. Humber</u> ADDRESS <u>215 Sycamore Ave. Baltimore, MD 21219</u>	NAME <u>Mr. & Mrs. H. H. Humber</u> ADDRESS <u>215 Sycamore Ave. Baltimore, MD 21219</u>
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Site Development Proposal

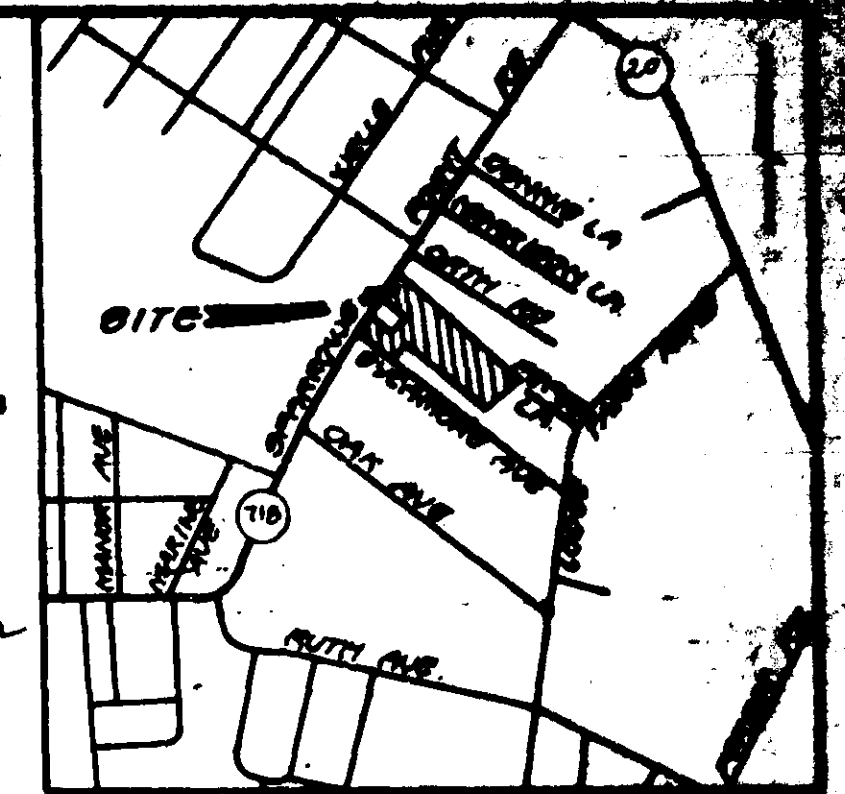
Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Provided (Acres)	Average Daily Traffic	Phase	Development Schedule
RECREATION/CLUBHOUSE	1	30 SP	110 SP	N/A	N/A	9,970,000	1	10/93
Total	1	30 SP	110 SP	N/A	N/A	9,970,000	1	10/93

Site Data:

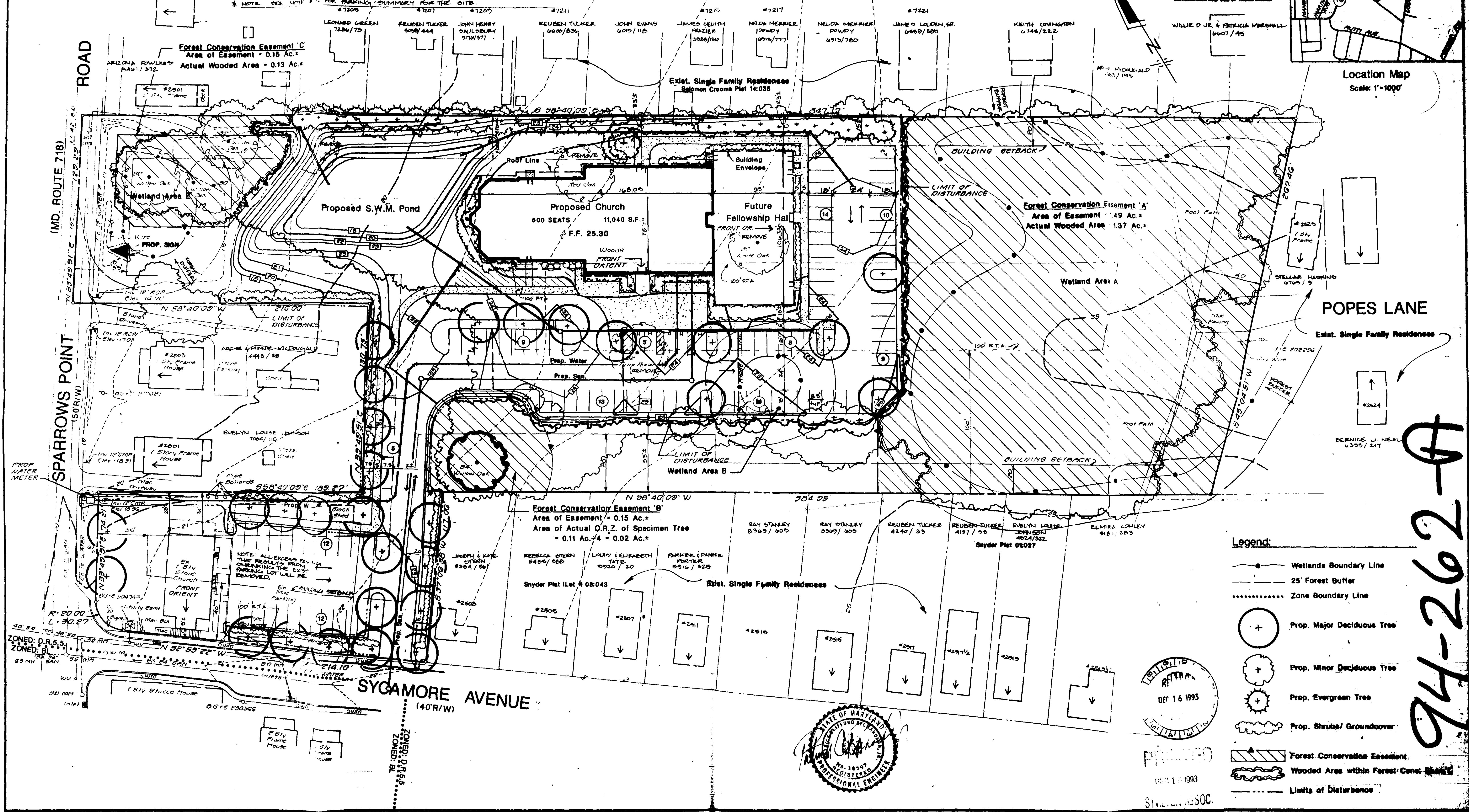
Zone	Acres	Units Allowed	Density Units	Units Proposed
RK 5.5	1.855	25	N/A	N/A
Total	1.855	25	N/A	N/A

Notes:

STANDARD FOREST BUFFER DISTANCE SHALL BE 25' UNLESS OTHERWISE SPECIFIED. THE FOREST BUFFER SHALL BE MAINTAINED AS A FOREST BUFFER THROUGHOUT THE FOREST CONSERVATION EASEMENT AND FOREST CONSERVATION EASEMENT SHALL BE MAINTAINED AS A FOREST BUFFER THROUGHOUT THE FOREST CONSERVATION EASEMENT AND FOREST CONSERVATION EASEMENT SHALL BE MAINTAINED AS A FOREST BUFFER THROUGHOUT THE FOREST CONSERVATION EASEMENT.

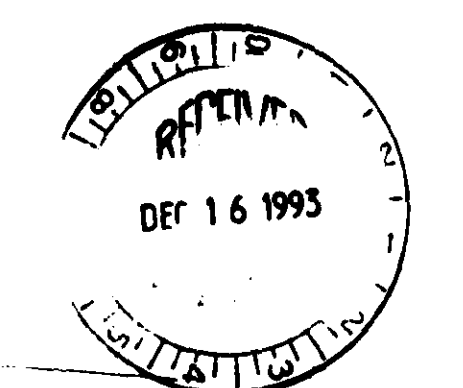


Location Map
Scale: 1"=100'



Legend:

- Wetlands Boundary Line
- 25' Forest Buffer
- Zone Boundary Line
- Prop. Major Deciduous Tree
- Prop. Minor Deciduous Tree
- Prop. Evergreen Tree
- Prop. Shrubs/ Groundcover
- Forest Conservation Easement
- Wooded Area within Forest Cons. Easement
- Limits of Disturbance



DEF 16 1993
STV GROUP, INC.

94-262-07

STV GROUP, INC.

Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 410-944-9112

REVISIONS

NO	DATE	DESCRIPTION

PLAN PREPARATION

DRAWN BY	DATE 11/19/93
DESIGNED BY	SCALE 1"=50'
CHECKED BY	JOB NO: 61-9026

DEVELOPMENT PLAN

AND PRELIMINARY FOREST CONSERVATION PLAN

SHILOH BAPTIST CHURCH
BALTIMORE COUNTY, MARYLAND

DRAWING NO.

61-9026

SHEET NO.

1 of 2

