

IN RE: PETITION FOR VARIANCE * BEFORE THE
N/S St. Paul Avenue, 640' E of *
the c/l of Hernwood Road * DEPUTY ZONING COMMISSIONER
(10614 St. Paul Avenue) *
2nd Election District * OF BALTIMORE COUNTY
1st Councilmanic District *
Granite Missionary Baptist Church * Case No. 97-529-A
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by Granite Missionary Baptist Church, owner of the subject property, through James W. Jones, Larry C. Barnard, Floyd Collins, and William R. Spicer, Trustees. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback of 27 feet in lieu of the required 50 feet for a proposed church addition. The subject property is located on the north side of St. Paul Avenue, just west of Old Court Road in Granite, and is more particularly described on the site plan submitted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were James W. Jones, Deacon and Trustee of the Granite Missionary Baptist Church, and various other members of the Church, all of whom signed the Petitioners' Sign-In Sheet. Appearing as interested citizens were Kathleen S. Skullney, Esquire, who represents the Greater Patapsco Community Association, and Brenda Logue and Beverly M. Griffith, who appeared on behalf of the Granite Historical Society.

Testimony and evidence offered revealed that the subject property consists of 1.3052 acres, more or less, zoned R.C.5, and is the site of the Granite Missionary Baptist Church. The property is improved with a

ORDER RECEIVED FOR FILING

Date 7/12/97

By [Signature]

one-story stone church, approximately 30' x 40' in dimension, which was built many years ago. Testimony indicated the Petitioner purchased this property in 1976 and has operated from this location since that time. There are currently 78 members of the Church. The Petitioner wishes to construct a one-story addition of approximately 42' x 28' on the west side of the building to provide three Sunday School classrooms for children and two handicap-accessible restrooms. Testimony revealed that the existing building consists of one room and that both Church and Sunday School services are held in the same room, with classroom groups branching off into the four corners of the building to conduct Sunday School. In addition, the existing restrooms are located under the Church and are only accessible from the outside, which is difficult for the handicapped and elderly members. The Petitioners also wish to incorporate a small, 4' x 10' porch over the entranceway to the proposed addition to provide cover during inclement weather. Further testimony offered by the Church was that the resident on the side where the proposed addition is to be constructed, fully supports the granting of the variance. However, in order to proceed with the proposed improvements, the requested variance is necessary.

Testimony revealed that the Church has met with the Landmarks Preservation Commission and consulted with the Granite Historical Society in order to make the addition consistent with historical objectives. Mr. John McGrain, a representative of the Office of Planning, and a member of the Landmarks Preservation Commission, testified that the Church has existed on this site since 1878. He testified that the Church is on the Maryland Historical Trust Inventory List, but is not on the Baltimore County Landmarks Preservation List. The Church is located within the

6/2/92
dep

Granite National Register of Historic Districts. Therefore, the property does warrant historical preservation and protection.

Along those lines, the Church has agreed to incorporate a partial glass facade to the addition in order to give the appearance of a disconnection between the original one-story stone Church and the proposed addition. The Petitioners also agreed to conduct an investigation as to whether there are any unmarked graves in the area where the proposed one-story addition is slated to be constructed. Along those lines, testimony indicated that there is an existing cemetery located to the rear of the Church and it is possible that there may be some burial plots where there are no headstones. Therefore, as a precaution, and at the suggestion of the Granite Historical Society, an investigation will be conducted to insure that no graves are disturbed throughout the construction process.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING

Date

By

After due consideration of the testimony and evidence presented by the Petitioners' witnesses as well as representatives of the Granite Historical Society and the Greater Patapsco Community Association, I am persuaded to grant the variance. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of July, 1997 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback of 27 feet in lieu of the required 50 feet for a proposed church addition, 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 permit 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) Prior to the issuance of any building permits, the Petitioners shall obtain the services of a company who specializes searching for unmarked graves to insure that no unmarked graves are located within the area of the proposed addition.

ORDER RECEIVED FOR FILING

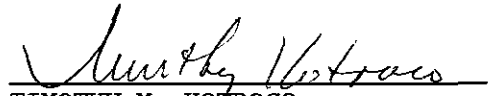
Date

By

4) The Petitioner shall incorporate a glass wall on the front (south) side of the proposed addition connecting it to the existing Church building. This glass shall only be on the south side of the proposed addition as the north side of the addition will house Sunday School Classrooms. Since the south side of the addition will be a hallway, the glass works well from the inside of the addition.

5) The Petitioner shall be permitted to construct a small porch, no more than 4' x 10' in dimension, over the entranceway to the proposed addition.

6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 2/2/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 17, 1997

Mr. James W. Jones
2025 Edmondson Avenue
Catonsville, Maryland 21228

RE: PETITION FOR VARIANCE
N/S St. Paul Avenue, 640' E of the c/l of Hernwood Road
(10614 St. Paul Avenue)
2nd Election District - 1st Councilmanic District
Granite Missionary Baptist Church - Petitioner
Case No. 97-529-A

Dear Mr. Jones:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been 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,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Brenda Logue, 10521 Old Court Road, Granite, Md. 21163
Ms. Beverly M. Griffith, 10225 Old Court Road, Granite, Md. 21163
Kathleen S. Skullney, Esquire, 10813 Davis Avenue, Granite, Md. 21163

People's Counsel; Case Files

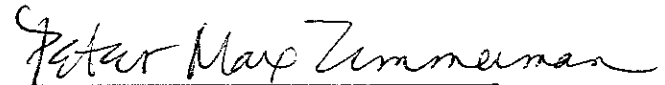


RE: PETITION FOR VARIANCE * BEFORE THE
10614 St. Paul Avenue, N/S St. Paul Ave, *
640' E of c/l Hernwood Road * ZONING COMMISSIONER
1st Election District, 1st Councilmanic * OF BALTIMORE COUNTY
Granite Missionary Baptist Church *
Petitioners * CASE NOS. 97-529-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice 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

People's Counsel for Baltimore County



CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of July, 1997, a copy of the foregoing Entry of Appearance was mailed to James W. Jones, Trustee, Granite Missionary Baptist Church, 2025 Edmondson Avenue, Baltimore, MD 21228, Petitioners.



PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

10614 ST. PAUL AVE. GRANITE, MD

which is presently zoned

RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3 to PERMIT A

PRINCIPAL BUILDING SETBACK (FOR A PROPOSED CHURCH ADDITION) OF 27 FT. IN LIEU OF THE REQUIRED 50-FT.

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

SEE ATTACHED

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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

Legal Owner(s) GRANITE MISSIONARY BAPTIST CHURCH

JAMES W. JONES
(Type or Print Name) TRUSTEE

LARRY C. BARNARD
(Type or Print Name) TRUSTEE

James W. Jones
Signature

Larry C. Barnard
Signature

FLOYD COLLINS
(Type or Print Name) TRUSTEE

WILLIAM R. SPICER
(Type or Print Name) TRUSTEE

Floyd Collins
Signature

William R. Spicer
Signature

Signature

THE TRUSTEES ARE TO BE CONTACTED

Address

Phone No.

THROUGH MR. JAMES JONES

ADDRESS ETC. INFO. BELOW.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

JAMES W. JONES (TRUSTEE)
Name

2025 EDMONDSON AVE
Address

410-788-7727
Phone No.

CATONSVILLE, MD 21228

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink
on Recycled Paper

Attachment for Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 10614 St. Paul Ave. Granite, MD
which is presently zoned RC-5

The members of Granite Missionary Baptist Church, located at 10614 St. Paul Ave., in Granite, MD., are requesting a variance in the allowable distance to build an addition to the existing 46'x 31' structure. The existing property is located on the Official Baltimore County, Zoning Map (200 scale) at Grid L5 NW. It is classified as Zoning RC-5, which requires a 50' clearance. The new addition that we are hoping to build, will come within approximately 27' of the neighboring property. The area behind the existing church, where required setback would exist, is occupied by the existing cemetery. Our Building Board members have spoken with our neighbor, Mr. Jack Kasko, at 10618, St. Paul Ave. and he has stated that he feels that "it is a great idea" and that he has, "no objection" in us doing so. (Mr. Kasko's property is bordering our property where the required setback will be shortened from 50' to approximately 27'. Mr. Kasko is aware of these distances and has stated that he has no objections).

ORDER RECEIVED FOR FILING
Date: 7/12/99
By: [Signature]

Zoning Description
(For Zoning Purposes only, not to establish legal lot lines)
Granite Missionary Baptist Church
10614 St. Paul Avenue
Liber 10013 Folio 717

Being a certain parcel of land situate on the north side of St. Paul Avenue, in the Second Election District, Baltimore County, Maryland; being all of the land conveyed by Richard Mansfield and Margaret E. Mansfield, his wife, to Basil S. Dorsey, and others, by deed dated March 17, 1876 and recorded among the Land Records of Baltimore County, Maryland, in Liber 96 at Folio 469; said parcel of land being more particularly described as follows according to a Plat of Survey prepared by Liberty Survey, Inc., dated January 28, 1993;

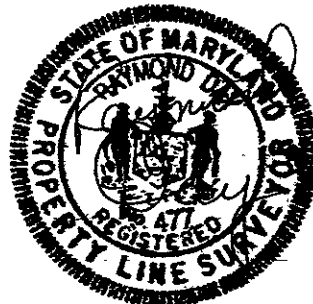
Beginning for the same at a railroad spike set in the center of St. Paul Avenue, which is thirty feet wide, at the distance of 640' east of the centerline of Hernwood Road, which is 60' wide; thence

- 1) N 01° 45' 00" E 330.80', thence
- 2) S 88° 15' 00" E 171.60', thence
- 3) S 01° 45' 00" W 331.83', thence
- 4) N 87° 54' 21" W 171.60' to the place of beginning.

The area of land contained by the foregoing amounts to 56,854 square feet or 1.3052 acres, more or less.

The above described parcel of land being subject to the existing right of way of St. Paul Avenue and any other rights of way and easements of record.

529



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, for authority of the Zoning Administrator, before the Board of Baltimore County will

hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 497-329-A
10814 St. Paul Avenue
N/S St. Paul Avenue, 640' E of
of Hempwood Road
1st Election District
1st Councilmanic
Legal Owner(s):
Gianlie Missionary Baptist
Church

Variance, to permit a principal building setback (for a proposed church addition) of 27 feet in lieu of the required 60 feet.

Hearing: Monday, July 7,
1997 at 9:30 a.m., Room
407, Courts Building, 401
Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations
Please Call (410) 887-3353
(2) For information concerning
the file and/or hearing
Please Call (410) 887-3351.

6/096 June 5 C148683

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/5, 1997

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 6/5, 1997.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 5/22/97 ACCOUNT ILL 529 No. 038071

AMOUNT \$ 250.00

RECEIVED FROM: GRANITE M.B. CHURCH

FOR: ILLING CK

CONTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
05/22/97 01 5 JMR R 5765
Dept 5 513 ZONING VERIFICATION
CR NO. 038071

\$250.00 OK P-A-1-D
Baltimore County Maryland
Office Of Budget & Finance

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 97-529-A

Petitioner/Developer: GRANITE

MISSIONARY BAPTIST CHURCH

Date of Hearing/Closing: 7-7-97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 10614 ST. PAUL AVE.

GRANITE MD. 21163

The sign(s) were posted on JUNE 21, 1997

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

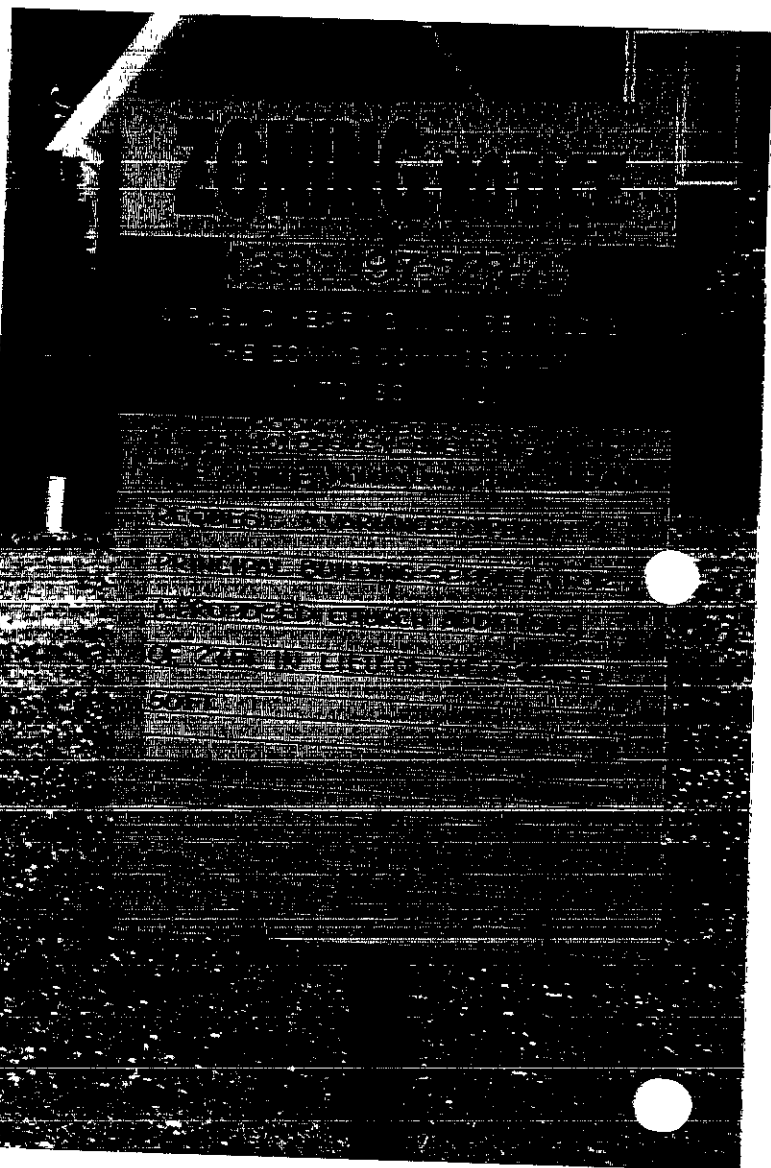
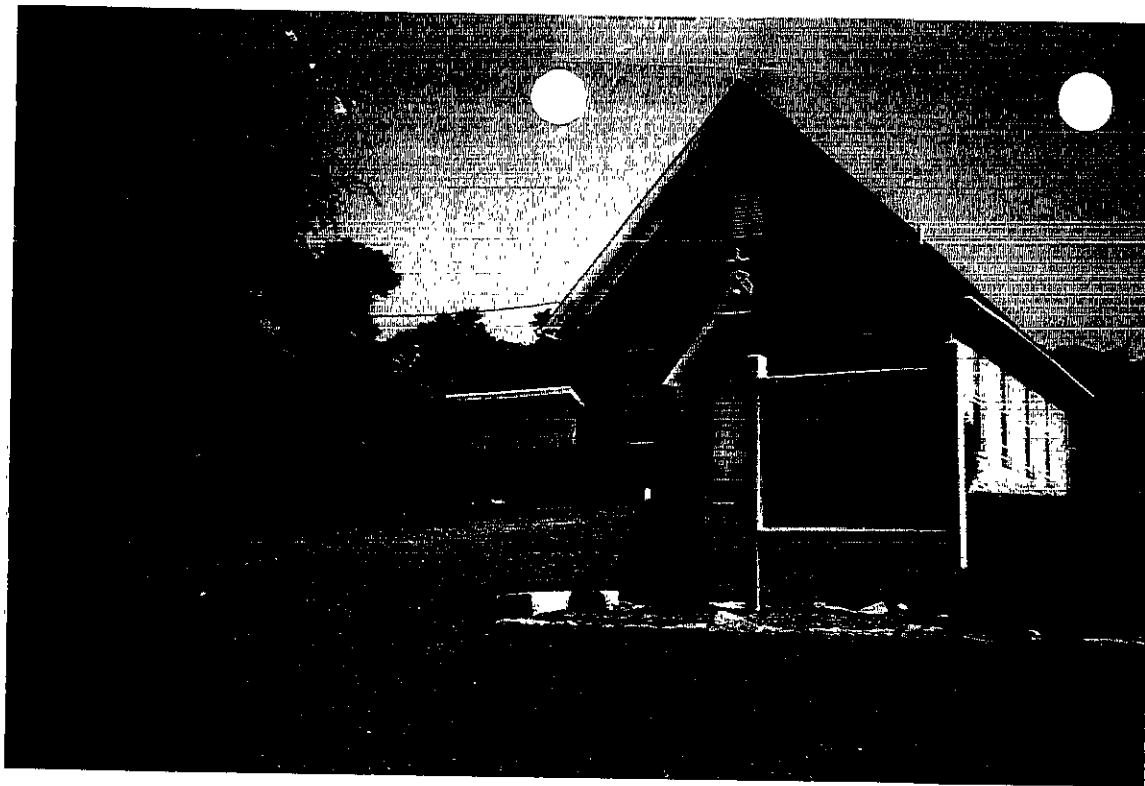
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



TO: PUTUXENT PUBLISHING COMPANY

June 5, 1997 Issue - Jeffersonian

Please forward billing to:

James W. Jones
2025 Edmondson Avenue
Catonsville, MD 21228
410-788-7727

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-529-A
10614 St. Paul Avenue
N/S St. Paul Avenue, 640' E of c/l Harnwood Road
1st Election District - 1st Councilmanic
Legal Owner(s): Granite Missionary Baptist Church

Variance to permit a principal building setback (for a proposed church addition) of 27 feet in lieu of the required 50 feet.

HEARING: MONDAY, JULY 7, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

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 887-3391.



Baltimore County
Department of Permits and
Development Management

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

May 30, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-529-A
10614 St. Paul Avenue
N/S St. Paul Avenue, 640' E of c/l Hernwood Road
1st Election District - 1st Councilmanic
Legal Owner(s): Granite Missionary Baptist Church

Variance to permit a principal building setback (for a proposed church addition) of 27 feet in lieu of the required 50 feet.

HEARING: MONDAY, JULY 7, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: Granite Missionary Baptist Church
James W. Jones

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 22, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____ *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-529

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: A VARIANCE TO PERMIT A PRINCIPAL BUILDING
SETBACK (FOR A PROPOSED CHURCH ADDITION) OF 27 FT.
IN LIEU OF THE REQUIRED 50 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring 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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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, DIRECTOR

For newspaper advertising:

Item No.: 529.

Petitioner: GRANITE MISSIONARY BAPTIST CHURCH

Location: 10614 ST. PAUL AVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAMES W. JONES

ADDRESS: 2025 EDMONDSON AVE

CATONSVILLE, MD 21228

PHONE NUMBER: 410-788-7727

AJ:ggs

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

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

July 1, 1997

Mr. James W. Jones, et al
Granite Missionary Baptist Church
2025 Edmondson Avenue
Catonsville, MD 21228

RE: Item No.: 529
Case No.: 97-529-A
Petitioner: James Jones, et al

Dear Mr. Jones:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 22, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style with a large, stylized "W" and "R".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

June 3, 1997

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

RE: Property Owner: PRESTIGE DEVELOPMENT CORP.
MOUNT DE SALES HIGH SCHOOL, INC.
GEORGE W. HICKEY
GRANITE MISSIONARY BAPTIST CHURCH
CSX TRANSPORTATION

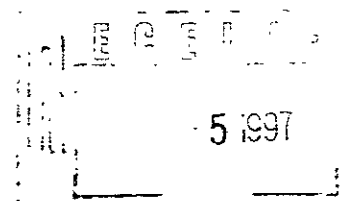
Location: DISTRIBUTION MEETING OF June 2, 1997

Item No.: 522, 525, 526, 529, AND 531 Zoning Agenda:

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.

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



REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE (410) 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: June 13, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for June 9, 1997
 Item No. 529

 The Development Plans Review Division has reviewed the subject
zoning item. The proposed addition is subject to the Baltimore County
Landscape Manual.

RWB:HJO:jrb

cc: File

ZONE609.529

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

TO: PDM

DATE: 6/10/97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: June 2, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

523	529
525	530
526	531
528	532

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5-30-97
Item No. 529 JLL

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

100 Ronald Burns, Chief
Engineering Access Permits
Division

LG

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, MARYLAND**INTER-OFFICE CORRESPONDENCE**

TO: Mr. Tim Kotroco
Deputy Zoning Commissioner

DATE: July 11, 1997

FROM: John McGrain
Office of Planning

SUBJECT: Granite Missionary Baptist Church

At its July 10, 1997, meeting, the Landmarks Preservation Commission viewed plans for the west wing of the church building. This plan had been altered from the version exhibited on July 7 and it shows a glass panel next to the church.

It was further agreed that the window could be recessed somewhat and set about a half brick from the old granite wall. It was also agreed to lengthen the eaves on the new wing. The Commission urged the owners to view the recent additions to Hereford United Methodist Church at Monkton Road and York Road, also the glass office wing successfully married to the 18th century Meadows mansion by Macks and Macks in Owings Mills.

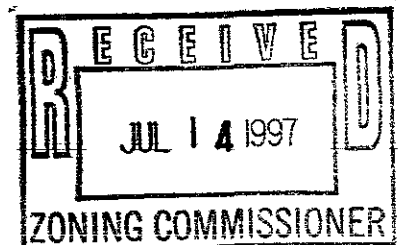
It was also reported that the church group had engaged a qualified archaeologist to perform a reconnaissance for unknown burials west of the existing church.

The citizens who appeared at the variance hearing on July 7 arrived late on July 10 and revisited the proposal of having the wing linked by a vestibule or hyphen as was done at Piney Grove. They also thought the archaeology survey should be carried into the NW corner of the cemetery. The Chairman explained that the LPC had settled on the amended plan (of July 10) with the further revision of extending the eaves.

The LPC is aware that the church architect will have to finalize details about the joining of old and new roofing. There is no need for further review of that part of the construction.


John McGrain

JM/rlh
GRANCHR.DOC



Church had an archaeological reconnaissance performed to determine a building site. They found graves along the sides and at the rear. Ms. Sims introduced the architect, Roger Katzenberg. Mr. Katzenberg reported that he had been working for a month and a half and noted the concern of the LPC and BCHT about expanding in front, which was a many-sided issue at a multi-faceted site. He noted that the rear of the Church presented itself to Piney Grove Road. No burial shafts were found in front by Kathy Erlandson's excavation. Mr. Katzenberg displayed photos. He noted the massing of the two buildings. He thought the school could be more antique than the Church. He discussed the concept of an offset wing, but still believed that an extension in front would be more logical, making a natural progression of expansion. Mr. Katzenberg said that the first plan called for a 28-foot extension. He proposed pulling the new building out and joining it to the Church with a 7-foot transparent link, which could be reversed in the future. The new construction would show its difference from the original building by using a variety of materials. This would keep the "feel" of the old building the same: the new part would not be mistaken for the old building. He thought it was a positive step to keep the congregation growing on the site. Mr. Katzenberg distributed reduced copies of elevations. Mr. Ward noted that the trustees approved the plan; he noted the need for modern indoor facilities and running water, and the unsatisfactory plastic booth.

Mr. Lees thought that the situation was unique; the LPC could consider an addition on the front; we could approve the plan, but do not want to set a precedent. He thought the new space was needed. He thought that dual doors were not necessary. Mrs. Mascari thought that dual doors were a Methodist tradition, especially in the north county. She thought that the last thing the LPC wanted was an empty building. Mrs. Sims said, "You need a growing and prosperous church to keep up repairs." Mrs. Mascari concurred with the concept, but still thought that ordinarily an addition should not go on the front of a building. Mr. Lees suggested lowering the Cornice line of the new building. Mr. Katzenberg agreed to some "tweaks." Mrs. Sims reported viewing the recent addition at Cedar Grove Church. She had skilled workers ready to do the job.

Mrs. Mascari stated that she was abstaining because her own church was going to participate in the project. Mr. Johnson noted that persons he talked to at a conference in Washington were astonished that an 1850 African-American rural church existed. Mr. McKean moved to accept the basic plan, seconded by Dr. Dorsey. The motion was unanimously accepted, the Chairman abstaining. Mrs. Kremen noted that time was of the essence due to the approaching cold weather. It was agreed to view final building plans in the future.

5. Powder Magazine

Two delegates from the Pikesville Kiwanis Club explained some facts about their Club house, a former magazine of the U.S. Arsenal at Pikesville. The Magazine was believed to have been

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: July 2, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 10614 St. Paul Avenue

INFORMATION

Item Number: 529

Petitioner: Granite Missionary Baptist Church

Zoning: RC 5

Requested Action: Variance

Summary of Recommendations:

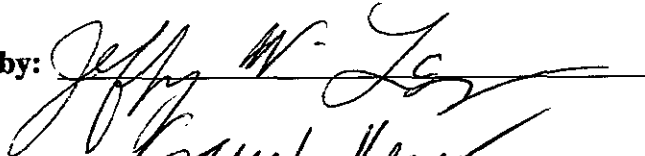
The property in question, 10614 St. Paul Avenue, is located in the heart of the Granite National Register Historic District and is improved with a 1-story Gothic Style stone church built in about 1878.

The Landmarks Preservation Commission (LPC) met on June 19, 1997 and will meet on July 10, 1997 to review the site and architectural drawing plans for the proposed Sunday School addition and vestibule. On June 30, 1997, Landmarks Preservation Commission's Executive Secretary and Office of Planning staff and one LPC member, Mr. Timothy M. Rodgers, met at the church. Also present were members of the Greater Patapsco Community Association and the Granite Historical Society.

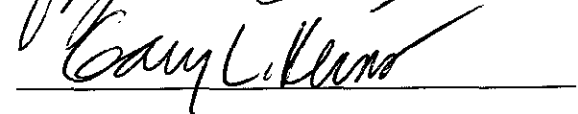
Mr. Rodgers of the LPC suggested adding a floor-to-ceiling glass area where the addition will join the original granite church. This will allow light from two of the existing windows to enter the addition and offer visual separation between the old and new structures. The proposed addition is to be sand-colored brick construction with a roof of the same pitch and materials as the existing church roof.

The Office of Planning will support the requested Zoning Variance subject to supplementary comments to be provided by the Landmarks Preservation Commission from their meeting on July 10, 1997. Additionally, the office strongly suggests working with an organization such as the Partners for Sacred Places, to make every effort to identify possible unmarked grave sites in the vicinity of the addition before issuance of any grading or building permits; the Planning Office can provide further information for this contact.

Prepared by:



Division Chief:



AFK/JL:lsn

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Jim Jones
Paul D. Hawver
David L. Davis Sr.
LARRY C. BARNARD
David L. Davis Jr.
Rennie A. Barnard
Rev. Foster Perry
Mary Perry
Bonnie J. Baccigan
Shirley J. Davis
Floyd Allen
Kathy Hawver
Carrie Hawver
Linda Barnard

2025 EDMONDSON AVE 21228
4521 Sykesville Rd Finksburg, MD 21048
1558 Old Manchester Rd. Wood. Md 21157
1031 St. Michael Rd. Mt. Airy md. 21771
2138 Gillis Falls Rd Woodbine MD 21797
700 Woodbine Rd. Woodbine MD 21797
5314 Fleming Rd
MT. Airy MD. 21771
6521 Kali DR
Eldersburg md. 21784
1558 Old Manchester Rd. Westminster MD. 21157
old Liberty Rd. Sykesville. MD 21784
4521 Sykesville Rd. Finksburg 21048
4521 Sykesville Rd. Finksburg 21048
1031 St. Michaels Rd, Mt. Airy, MD 21771



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Brenda Logue
Beverly M. Griffith
KATHLEEN S. SKULLVEY

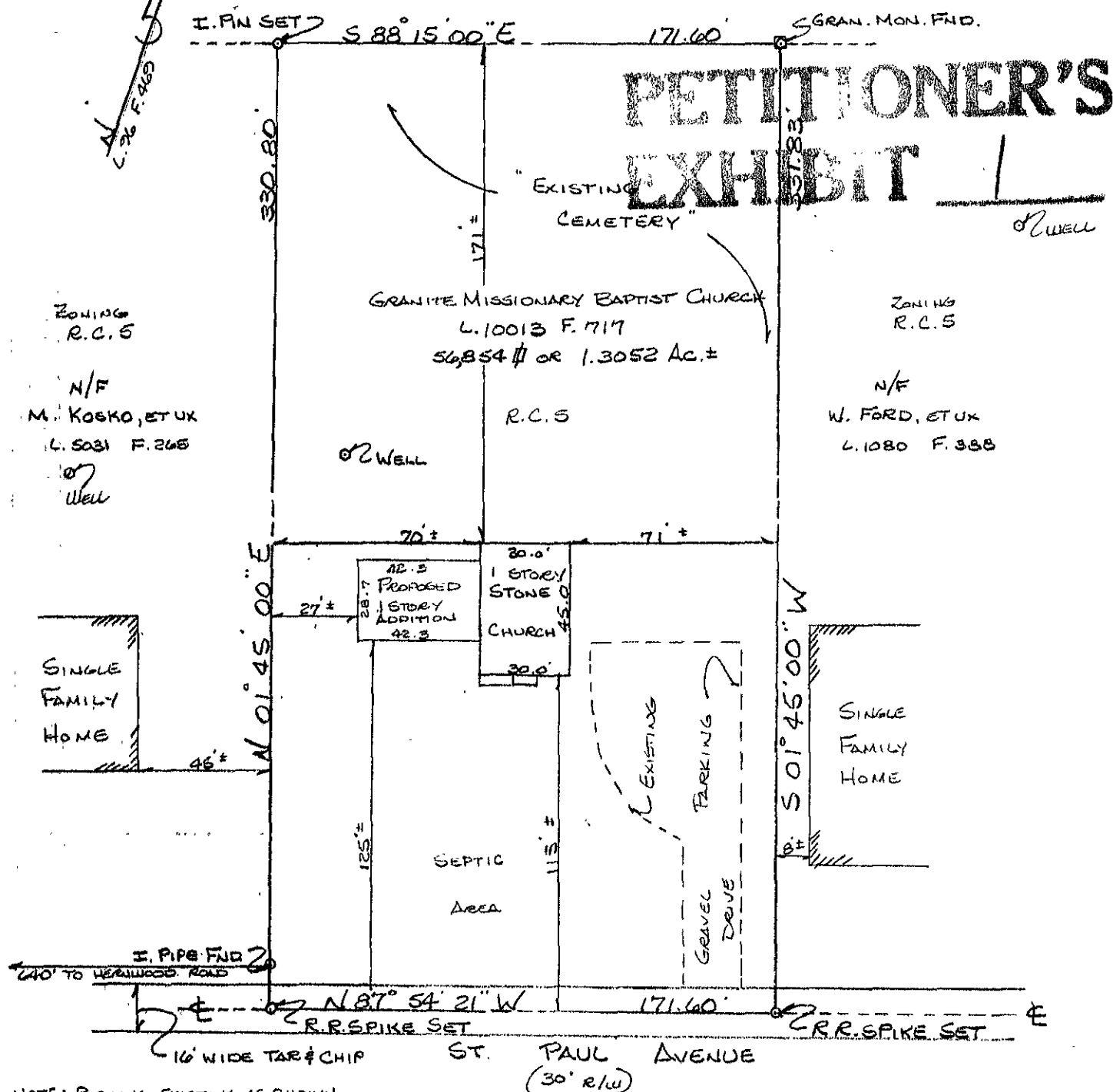
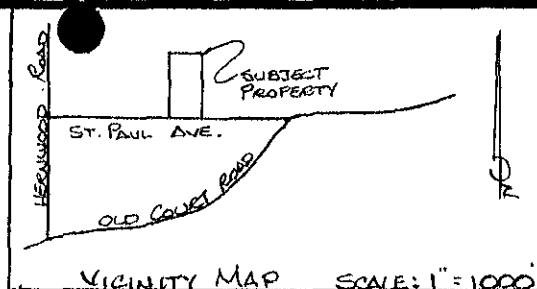
10521 OLD COURT RD. 21163
10225 Old Court Rd. Granite
10813 DAVIS AVE, GRANITE 21163
21163

529

ZONING
R.C.5

"OFFUTT MANOR"

PB. 40 PG. 24



NOTE: PARKING EXISTING AS SHOWN.

PROPOSED ADDITION: SUNDAY SCHOOL ROOMS. NO INSTRUCTORS.

PARISHIONERS ATTENDING CHURCH SERVICES ARE ALSO THE INSTRUCTORS. NO ADDITIONAL PARKING REQUIRED OTHER THAN AS SHOWN.

PLAN TO ACCOMPANY VARIANCE HEARING
LANDS CONVEYED TO
GRANITE MISSIONARY BAPTIST CHURCH
L. 10013 F. 717
10614 ST. PAUL AVENUE
ELECTION DISTRICT N. 2
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' APRIL 1997



F.A.R. = $2,564 \div 30,854 = 0.045$

A.O.B. = NONE REQUIRED

1ST COUNCILMANIC DISTRICT

OWNER: GRANITE MISSIONARY BAPTIST CHURCH

10614 ST. PAUL AVE.,

WOODBRIDGE, MD. 21163

ZONED: R.C.5 MAP# N.W. 5-L

NO PRIOR ZONING HEARINGS ON SITE

NOTE: PROPERTY IS NOT IN 100 YEAR
FLOOD PLAIN.

4/22/97

I CERTIFY THIS PLAT TO BE CORRECT; IT IS THE RESULT
OF AN ACTUAL FIELD SURVEY, BASED ON DATA FOUND AMONG
THE LAND RECORDS OF BALTIMORE COUNTY,
MARYLAND, AS REFERENCED HEREON.

REFERENCE

JOB NO.

LIBER 10013, FOLIO 717

92-57

Raymond Day
3020 Buffalo Road
New Windsor, Maryland
410-875-2784 21776

BALTIMORE COUNTY, MARYLAND**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: July 2, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 10614 St. Paul Avenue

**PROTESTANTS
EXHIBIT NO. 1**

INFORMATION

Item Number: 529

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Post-It® Fax Note 7671		Date	7-2-97	# of pages	2
To	Ms Skulley	From	D. Iffe		
Co./Dept.		Co.	Planning		
Phone #		Phone #	887-3480		
Fax #	410 321-4773	Fax #			

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Prepared by: Jeffrey W. L...

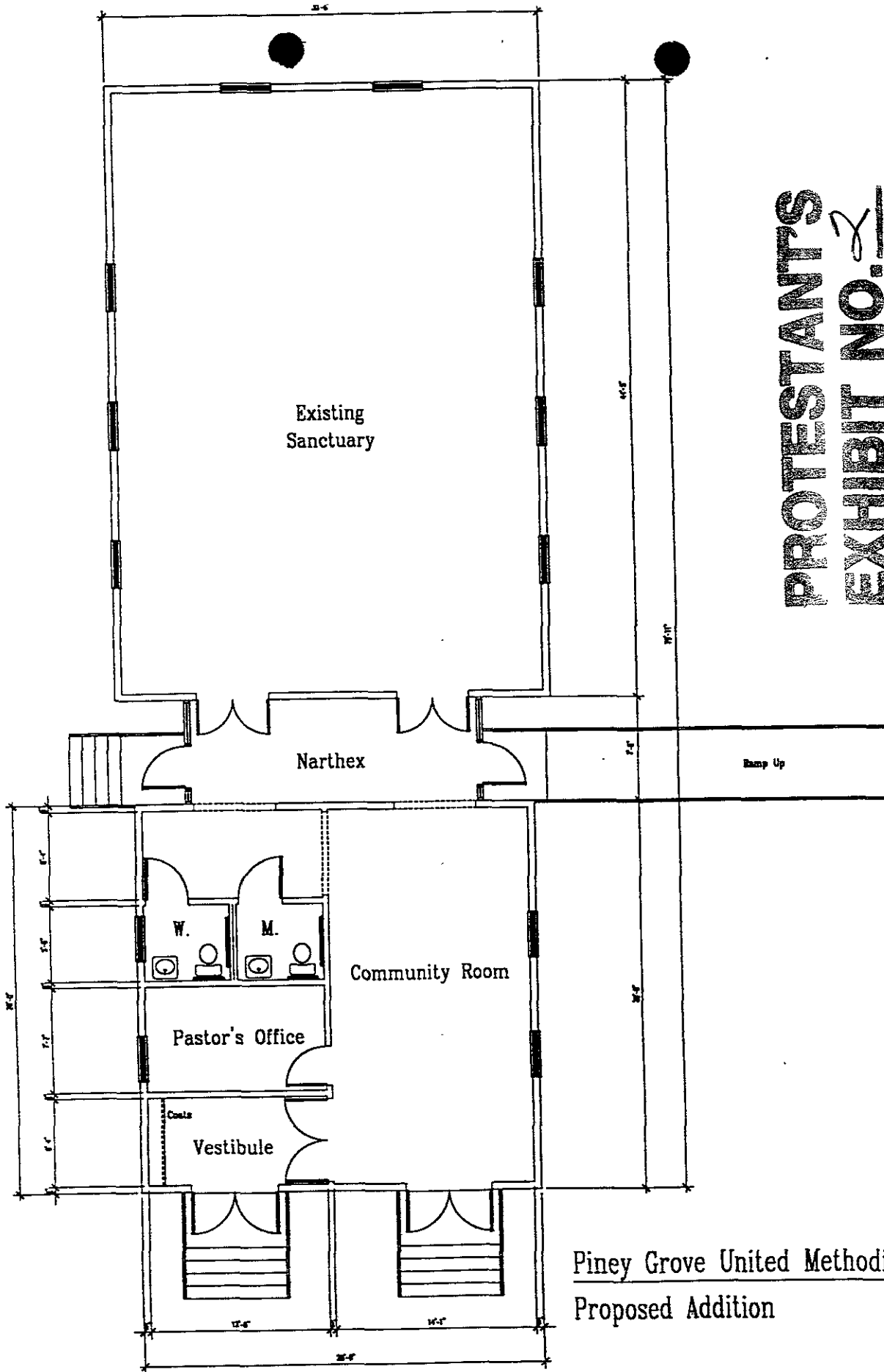
Division Chief: Erin L. L...

AFK/JL:lan

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2

PROTESTANT'S
EXHIBIT NO. 1



Piney Grove United Methodist Church
Proposed Addition

