

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
W/S Hanover Pike, 1200 N of * ZONING COMMISSIONER
Mount Gilead Road * OF BALTIMORE COUNTY
14450 Hanover Pike * Case No. 98-93-X
4th Election District *
3rd Councilmanic District *
Baltimore County Baptist Church, *
Inc., Petitioner *
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 14450 Hanover Pike in the northwestern section of Baltimore County. The Petition was filed by the Baltimore County Baptist Church, Inc., property owner. Special Exception relief is requested to approve the subject property as a place of worship in an R.C.2 and R.C.4 zone; more particularly, to approve the construction of a church building and proposed addition on the subject property. The subject site and requested relief are more particularly shown on Petitioner's Exhibit 1, the plat to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Reverend David J. LeBlanc, Pastor of the Baltimore County Baptist Church, property owner. Also appearing in support of the Petition was Kristin Barmoy, the engineer who prepared the site plan, and Don E. Stedham and Charles M. Gilmore, consultants retained by the Church. Certain members of the congregation appeared in support of the Petition, as did Samuel G. Elseroad, a neighbor. The Petitioner was represented by John F. Blevins, Esquire. There were no Protestants present.

Testimony and evidence presented was that the subject property is approximately 6.38 acres in area, split zoned R.C.2 and R.C.4. The predominant zoning of the property is R.C.2, but for a small corner of the site, zoned R.C.4. The subject property is roughly rectangular in shape, with frontage on the Hanover Pike (Md. Route 30).

ORDER RECEIVED FOR FILING

Date

By

10/28/97
M. Howard

Presently, the property is improved with a single story building which is used as a church. The existing building is 7680 sq. ft. Apparently, the building was constructed a number of years ago, before the adoption of the R.C.2 and R.C.4 zones by the County Council. Thus, the use of the subject property as a church is nonconforming in nature, given the long term use of this site by the Petitioner. (See Section 104 of the BCZR).

The Petitioner proposes adding a single story structure to the church building. The proposed addition will be 9270 sq. ft. and will provide needed space, particularly for Sunday School and other educational activities. In that the proposed addition represents more than a 25% increase to the existing building size, special exception relief is needed for the entire property in that an expansion of this size is not permitted for a nonconforming use, pursuant to Section 104.

Testimony from Reverend LeBlanc and Kristin Barmoy, an engineer, was persuasive that the relief should be granted. In my judgment, the existing and proposed construction will not be detrimental to the health, safety or general welfare of the locale. It appears that the subject property is an appropriate location for the existing church building and addition, and that the relief requested complies with the requirements set forth in Section 502.1 of the BCZR. Thus, the Petition for Special Exception shall be granted.

It is also to be noted that the project has received an exemption from the development regulations of Baltimore County, as set out in Note 12 on the plan. Thus, no further governmental approvals are necessary, but for the issuance of permits. Moreover, the Petitioner has agreed that a landscape plan will be submitted for approval by Avery Harden, Baltimore County's Landscape Architect. Apparently, preliminary discussions were conducted between Mr. Harden and the Church's representatives and a schematic

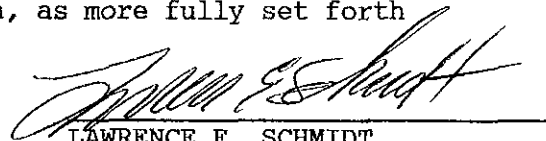
ORDER RECEIVED FOR FILING
Date 10/28/97
By M. Horak

proposal was presented. It does not appear that a significant amount of landscaping is warranted, given the large area of the property and the surrounding agricultural uses. Nonetheless, Mr. Harden shall approve the final plan when permits for the proposed addition are issued for this project.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of October 1997 that, pursuant to the Petition for Special Exception, approval for the construction of a church building and proposed addition on the subject property, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall submit for review and approval a landscape plan, as more fully set forth above.


 LAWRENCE E. SCHMIDT
 Zoning Commissioner for
 Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
 Date 10/28/97
 By M. Howard

File



Baltimore County
Zoning Commissioner
Office of Planning

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

October 24, 1997

John F. Blevins, Esquire
606 Bosley Avenue, Suite C
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 98-93-X
Property: 14450 Hanover Pike
Baltimore County Baptist Church, Petitioner

Dear Mr. Blevins:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. Charles M. Gilmore, Progressive Contracting Co., Inc., 11419
Cronridge Drive, Suite 8, Owings Mills, Maryland 21117

c: Reverend David J. LeBlanc, 14450 Hanover Pike, Reisterstown, Md. 21136



Petition for Special Exception

99
98-93-X

to the Zoning Commissioner of Baltimore County

for the property located at 14450 HARVOR PINE

which is presently zoned RC-2, RC-4

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A PLACE OF WORSHIP IN AN RC-2, ZONING DISTRICT.

AND RC-4

DES

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception 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.

ATTORNEY

Contractor/Purchaser/Cessee:

N/A

(Type or Print Name)

Signature

Address

City State Zipcode

OWNERS REPRESENTATIVE

Attorney for Petitioner

PROGRESSIVE CONTRACTING CO. INC.

CHARLES N. GILMORE

(Type or Print Name)

Signature

11419 CRONADGE DRIVE, STE 8

Address Phone No.

OWINGS MILLS, MD. 21117

City State Zipcode

PHONE # 410-356-9096

John F. Blevins, attorney
John F. Blevins
606 Bosley ave.
Suite C

Towson, Md 21204
410-321-6400

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

Legal Owner(s):

BALTIMORE COUNTY BAPTIST CHURCH, INC.

(Type or Print Name)

Signature David J. LeBlanc, PASTOR

DAVID J. LEBLANC

(Type or Print Name)

Signature

14450 HARVOR PINE (410) 833-7764

Address Phone No.

ROESTERSTOWN, MD 21136

City State Zipcode

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

CHARLES GILMORE

11419 CRONADGE DRIVE #8

OWINGS MILLS, MD 21117 (410) 356-9096

Address Phone No.

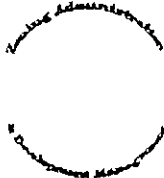
OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR
Unavailable for Hearing

the following dates _____ Next Two Months

ALL OTHER

REVIEWED BY: JFB DATE 7/11/97



ORDER RECEIVED FOR FILING

Date

By

93

98-93-X

ZONING DESCRIPTION for
BALTIMORE COUNTY BAPTIST CHURCH

Beginning at a point on the west side of Maryland Route 30, Hanover Pike, which is 80 feet wide at the distance of 1200+/- feet north of the centerline of the nearest improved intersection street known as Mount Gilead Road. Thence the following courses and distances:

1. South 84° 52'00" West, 497.61 feet, thence
2. North 08° 43'55" East, 41.30 feet, thence
3. North 03° 13'23" West, 540.97 feet, thence
4. North 87° 54'00" East, 489.58 feet, thence
5. South 03° 09'00" East, 555.19 feet to the place of beginning, containing 6.383 Acres, more or less. Also known as 14450 Hanover Pike, and located in the 4th Election District, Baltimore County, Maryland





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.: 93

Petitioner: BALTIMORE COUNTY BAPTIST CHURCH, INC.

Location: 14450 HANOVER PIKE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BALTIMORE COUNTY BAPTIST CHURCH, INC.

ADDRESS: 14450 HANOVER PIKE

REISTERSTOWN, MD 21136

PHONE NUMBER: (410) 833-7764

AJ:ggs

(Revised 09/24/96)

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 19 97

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 Oct. 2, 19 97.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

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: #98-93-X
14450 Hanover Pike
W/S Hanover Pike, 1200' N of
Mount Gilead Road
4th Election District
3rd Councilmanic
Legal Owner(s):
Baltimore County Baptist
Church, Inc

Special Exception: for a
place of worship
Hearing: Monday, October
20, 1997 at 2:00 p.m. in
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 concern-
ing the File and/or Hearing,
Please Call (410) 887-3391

078-October 2 C178387

CERTIFICATE OF POSTING

RE: Case No.: 98-93-X

Petitioner/Developer: Don Steadman

BALTIMORE CO. BAPTIST CHURCH

Date of Hearing/Closing: OCT. 20, 1997

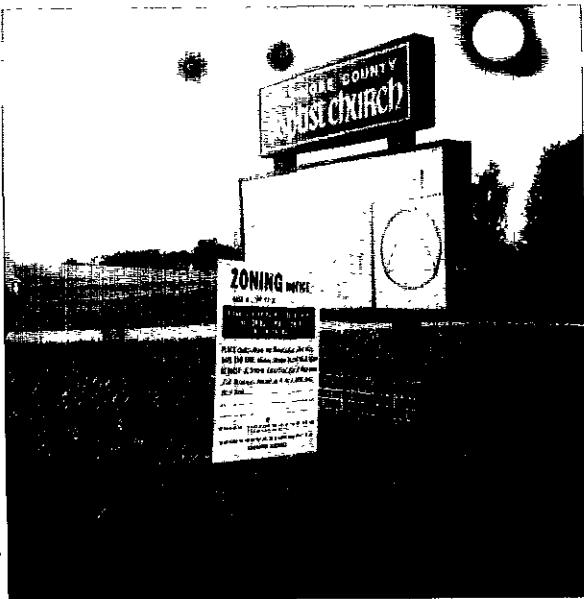
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 14450 Hanover Pike
Upperco, MD 21155

The sign(s) were posted on OCTOBER 3, 1997
(Month, Day, Year)



Sincerely,

Les Cunningham

(Signature of Sign Poster and Date)

LES CUNNINGHAM
SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

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.: 98-93-X

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

PLACE: *

DATE AND TIME: *

REQUEST: A SPECIAL EXCEPTION FOR A BUILDING FOR
RELIGIOUS WORSHIP IN A RC-2 ~~AND~~ AND RC-4 ZONE.

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

TO: PUTUXENT PUBLISHING COMPANY
October 2, 1997 Issue - Jeffersonian

Please forward billing to:

Baltimore County Baptist Church, Inc.
14450 Hanover Pike
Reisterstown, MD 21136
410-833-7764

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: 98-93-X
14450 Hanover Pike
W/S Hanover Pike, 1200' N of Mount Gilead Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Baltimore County Baptist Church, Inc.

Special Exception for a place of worship.

HEARING: MONDAY, OCTOBER 20, 1997 at 2:00 p.m. in 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

September 25, 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: 98-93-X
14450 Hanover Pike
W/S Hanover Pike, 1200' N of Mount Gilead Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Baltimore County Baptist Church, Inc.

Special Exception for a place of worship.

HEARING: MONDAY, OCTOBER 20, 1997 at 2:00 p.m. in Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Baltimore County Baptist Church, Inc.
Charles Gilmore

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 5, 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.





Baltimore County
Department of Permits and
Development Management

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

October 17, 1997

Mr. David J. LeBlanc
Baltimore County Baptist Church, Inc.
14450 Hanover Pike
Reisterstown, MD 21136

RE: Item No.: 93
Case No.: 98-93-X
Petitioner: David J. LeBlanc

Dear Mr. LeBlanc:

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 September 11, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Baltimore County
Fire Department

26 1997

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

SEPTEMBER 24, 1997

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

RE: Property Owner: BALTIMORE COUNTY BAPTIST CHURCH, INC.
FAISON, AGENT FOR HUNTMAR ASSOCIATES

Location: DISTRIBUTION MEETING OF SEPTEMBER 22, 1997

Item No.: 093 & 098

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.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 26, 1997

FROM: Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for September 29, 1997
Item No. 093

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Remove Note #24 from the plan. This office was mistaken in its belief that the site was not subject to development review and hearings. The Final Landscape Plan may be subject to additional requirements.

RWB:HJO:jrb

cc: File

ZONE929.093



**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 MD 21204

RE: Baltimore County 7-24-97
Item No. 093 JLL

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 30 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

P. J. Gredlein
for 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
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/4/97

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Sep 22, 1997

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

Item #'s:

~~#~~ 93

RBS:sp

BRUCE2/DEPRM/TXTSBP

hs
10/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: October 15, 1997

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

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 93

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long
Division Chief: Gary C. Kerns

AFK/JL

RE: PETITION FOR SPECIAL EXCEPTION
14450 Hanover Pike, W/S Hanover Pike,
1200' N of Mount Gilead Road
4th Election District, 3rd Councilmanic
Baltimore County Baptist Church, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-93-X

* * * * *

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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 6th day of October, 1997, a copy of the foregoing Entry of Appearance was mailed to Charles M. Gilmore, Progressive Contracting Co., 11419 Cronridge Drive, Suite 8, Owings Mills, MD 21117, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

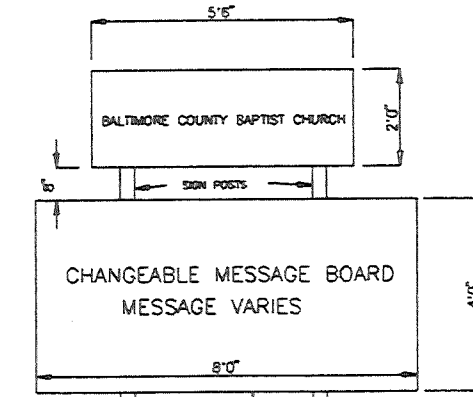
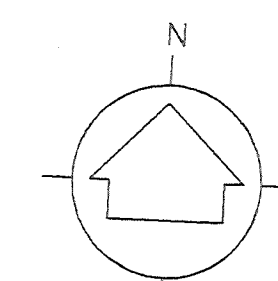
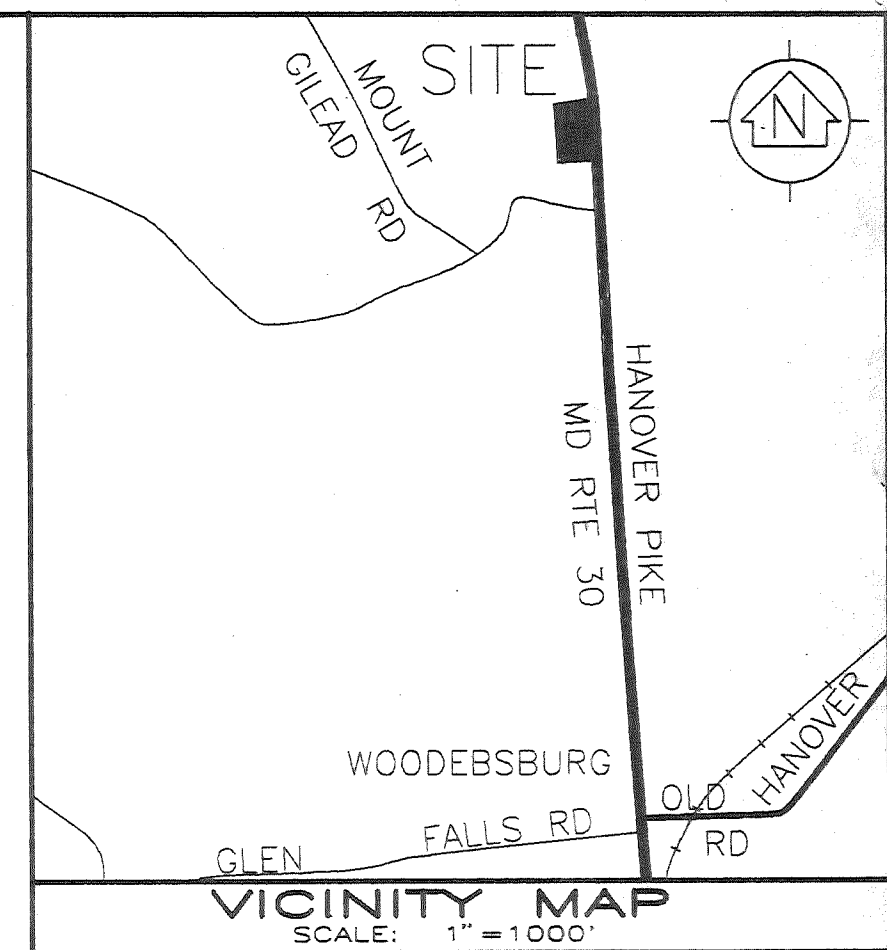
99

TO. ZONING FILE + H.O. CONCERNING ATTY.

THE UNDERSIGNED ENDR. FILED ZONING APPLICATION.
AT FILING THE ENDR. WAS ADVISED THAT
AN ATTY IS REQ'D TO REP. A. CORP.
THE PASTOR WAS CONTACTED BY PHONE + ADVISED
SAME. THE ATTY WILL SIGN PETITIONS
WELL BEFORE HEARING AND WILL REPRESENT
AS REQ'D.

Don Stehman
DON STEHMAN
(703) 598-1589

9/11/97



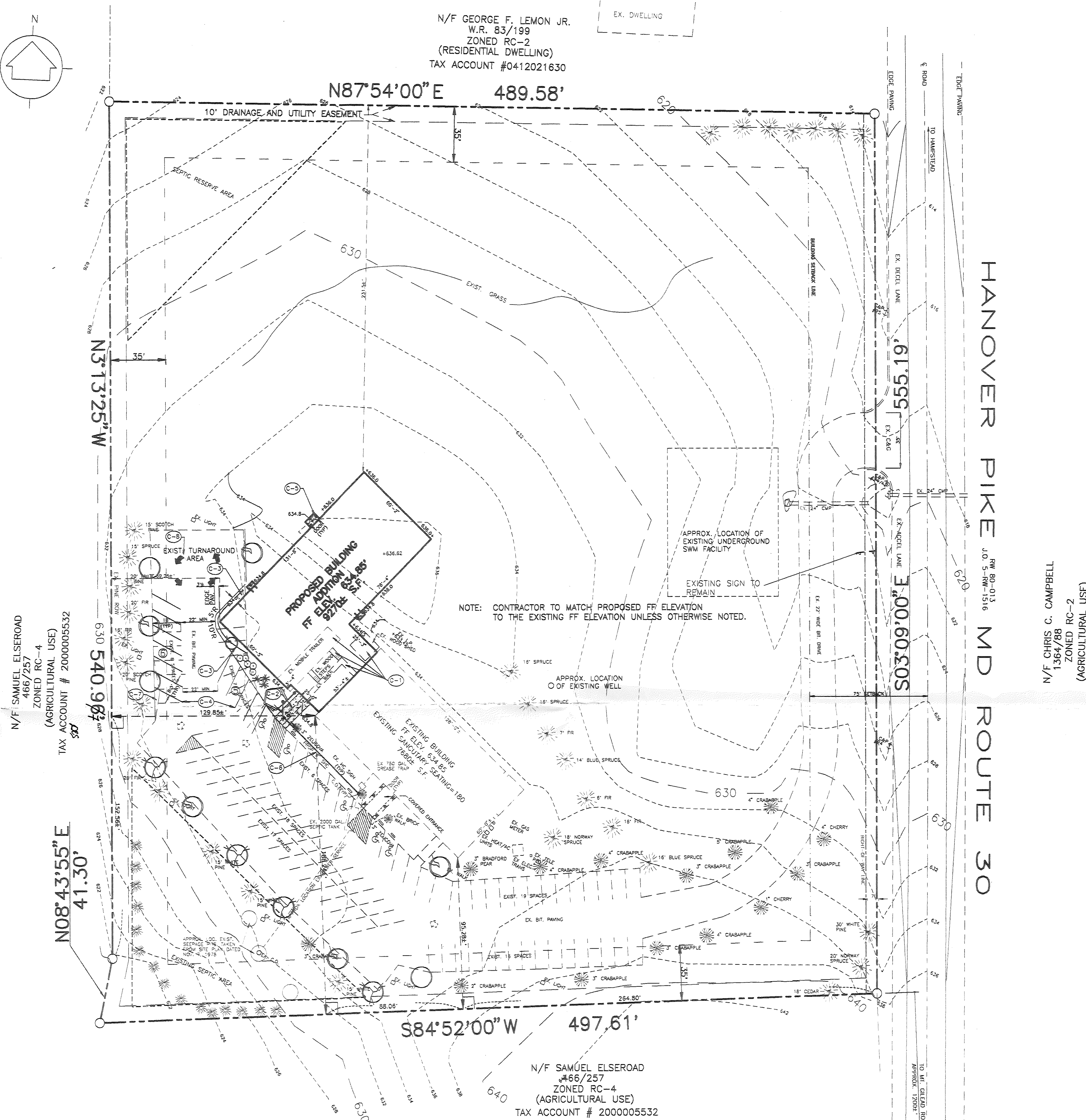
NOTE: BOTH SIGNS ARE DOUBLE SIDED
EXISTING SIGN DETAIL - TBR
SCALE: 1"=3'

PLANT LIST - Trees

SHADE TREES				
I.D.	Quan.	Botanic Name	Common Name	Note
4		Acer rubrum 'October Glory'	October Glory Maple	2.5-3"
6		Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2.5-3"
7		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5-3"
ORNAMENTAL TREES				
Ac	1	Amelanchier canadensis	Serviceberry	8-10' multi-stem

PLANT LIST - Shrubs

I.D.	Quan.	Botanic Name	Common Name	Note
Es	5	Euonymus alatus	Winged Euonymus/Herbey Red Azalea	24"
Im	1	Ilex meserveae	Blue Princess Holly	30" male
Im	2	Ilex meserveae	Blue Princess Holly	30" female
Pxy	1	Philadelphus x virginalis	Minnesota Snowflake Mockorange	30"



GENERAL NOTES:

- TOTAL PROJECT AREA: 6.38± ACRES
- EXISTING ZONING CLASSIFICATION: RC-2, RC-4
- SETBACK REQUIREMENTS: FRONT - 75' FROM CENTERLINE ROAD
REAR - 35' FEET
SIDE - 35' FEET
- PARKING REQUIREMENTS: 1 SPACE PER 4 SEATS IN PRINCIPAL PLACE OF WORSHIP
REQUIRED = 180 SEATS/4 = 45 SPACES/INCLUDES 4 HANDICAP SPACES
EXISTING SPACES PROVIDED = 91 SPACES/INCLUDES 5 HANDICAP SPACES
NOTE: THE NEW BUILDING ADDITION WILL BE NOT BE AT THE SAME TIME AS THE EXISTING BUILDING (SANCTUARY).
- DEED REFERENCE: BALTIMORE COUNTY BAPTIST CHURCH
LIBER: 5558 FOLIO: 217
DATE: 2 FEBRUARY 1978
- ADDRESS: 14450 HANOVER PIKE
REISTERSTOWN, MARYLAND 21136
- TAX ACCOUNT NUMBER: 180000238
- TAX MAP NO. 31, GRID 22, PARCEL 290
- ELEVATIONS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY BENCHMARK/TRVERSE STATION NO. X-8935-A WHICH IS A SQUARE CUT IN CORNER OF CONCRETE HEADWALL ON SOUTH SIDE OF H.P. AND NORTH SIDE OF MACADAM DRIVE TO # 14307. APPROXIMATELY 260 FEET NORTH OF MOUNT GILEAD ROAD.
ELEVATION = 854.109 FEET
- UTILITIES AND OTHER OBSTRUCTIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM VARIOUS AGENCIES. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER, AND SANITARY SEWER SERVICE CONNECTIONS AS SHOWN HEREON IS UNCERTAIN. SAID CONNECTIONS WERE FIELD LOCATED WHERE POSSIBLE, BUT IN THE CASE OF UNDERGROUND LINES, THE CONNECTIONS SHOWN ARE BASED ON APPROVED SITE PLANS DATED NOV. 7, 1978 OR ESTIMATED LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF UTILITY LINES BEFORE COMMENCING EXCAVATION.
- THIS PROJECT WAS GRANTED A LIMITED EXEMPTION UNDER SECTION 26-171(G)(7) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS ON MAY 4, 1995 (DRC NUMBER D5015) AND ON JULY 28, 1997 (DRC NUMBER 072876).
- STORMWATER MANAGEMENT WAS PROVIDED FOR THE PROPOSED BUILDING ADDITION UNDER THE EXISTING APPROVED SITE PLANS PREPARED BY JAMES R. WASK PLS. DATED NOVEMBER 7, 1978 AND AS APPROVED ON THE AS-BUILT PLANS.
- TOTAL DISTURBED AREA: 19,200± S.F.
- BUILDING AREAS: EXISTING BUILDING (1 STORY) = 7680± S.F.
PROPOSED BUILDING (1 STORY) = 9270± S.F.
TOTAL BUILDING AREA = 16,950± S.F.
- CONTRACTOR TO CONNECT TO EXISTING WATER SERVICE INSIDE EXISTING BUILDING AS NEEDED. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REGULATIONS BASED ON BALTIMORE COUNTY BILL 163-93.
- THE ZONING OF ADJACENT PROPERTY IS RC-2 & RC-4 AS SHOWN ON ZONING MAPS 1D AND 1E (REISTERSTOWN & UPPERCO ZONING MAPS RESPECTIVELY).
- IMPROVEMENTS TO MD. ROUTE 30 ARE NOT REQUIRED FOR THIS PLAN. ACCEL AND DECEL LANES ARE ADEQUATE PER MDSA.
- THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOODPLAIN.
- THE PROPOSED BUILDING HEIGHT = 20' TO PEAK (NO STEEPLE PROPOSED FOR THIS STRUCTURE)
- THE PROPOSED USE OF THE ADDITION: MULTIPURPOSE ROOM AND MISCELLANEOUS OFFICES/MEETING ROOMS.
- THE EXISTING PARKING AND DRIVE AREAS ARE PAVED WITH BITUMINOUS CONCRETE.
- LANDSCAPING WAS APPROVED BY E. AVERY HARDEN, JULY 7, 1997.
- ALL LIGHTING SHOWN ON THIS PLAN IS EXISTING. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL, SITE AND PUBLIC STREETS.
- CONCRETE WHEEL STOP SHALL BE INSTALLED FOR ALL PARKING SPACES ADJACENT TO THE EDGE OF PAVING. SEE TYPICAL DETAIL THIS SHEET.
- THERE ARE NO PROPOSED SIGNS. THERE IS AN EXISTING SIGN ALONG MD. ROUTE 30. SEE EXISTING SIGN DETAIL THIS SHEET.
- THERE ARE NO EXISTING ENTRANCES DIRECTLY ACROSS FROM THIS SITE.
- APPROXIMATE DATE OF LAST SITE IMPROVEMENT 1981.
PREVIOUS BUILDING PERMITS: NO. 23762 CONTROL NO. GR (6-26-80)
NO. 23761 CONTROL NO. SWM (6-26-80)
NO. 18272 CONTROL NO. C 1037-79 (9-11-80)
- NO COMMERCIAL BUILDINGS EXIST WITHIN 100 FT OF SITE PROPERTY LINES.
- SITE SERVED BY PRIVATE WELL AND SEPTIC.
- THERE ARE NO FIRE HYDRANTS IN THE VICINITY OF THIS SITE.
- PHASE 2 REVIEW FEES OF \$2,340 PAID 6/97.

N/F CHRIS C. CAMPBELL
1364/88
ZONED RC-2
(AGRICULTURAL USE)
TAX ACCOUNT # 1503002730

N/F SAMUEL ELSEROAD
466/257
ZONED RC-4
(AGRICULTURAL USE)
TAX ACCOUNT # 2000005532

N/F SAMUEL ELSEROAD
466/257
ZONED RC-4
(AGRICULTURAL USE)
TAX ACCOUNT # 2000005532

CONSTRUCTION NOTES:

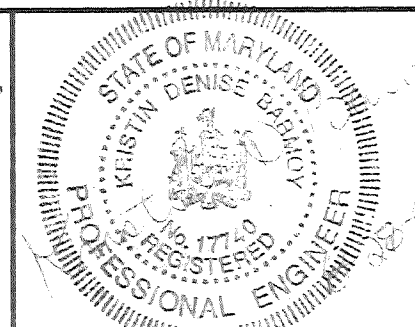
- EXISTING TRAILER AND SHED TO BE RELOCATED. REMOVE EXISTING CONCRETE WALK AND FENCE
- PROPOSED 10' WIDE CONCRETE OR OTHER APPROVED WALK TYPE
- EXISTING PAVEMENT TO BE REMOVED
- BLACK OUT EXISTING PARKING STALLS AND PAINTSTRIPE NEW SPACES WITH 4" PAINT LINE AS SHOWN.
- PROPOSED CONCRETE PADS AT BUILDING EXITS. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- PROPOSED 6" SDR 35 PVC SANITARY SEWER LINE AT 2.0% MIN. CONTRACTOR TO CONNECT TO EXISTING SEPTIC LINE IN FIELD. PROVIDE CLEANOUTS AS SHOWN
- INSTALL NEW BITUMINOUS PAVING AS NEEDED TO MAINTAIN 22' DRIVE AREA.
- PROPOSED DIRECTIONAL ARROWS TO INDICATE TURNAROUND AREA.

BENCHMARK INFORMATION:
BALTO. CO B.M. X-8935A
SQUARE CUT ON CORNER OF EXISTING
HEADWALL APPROX. 260' NORTH OF
MT. GILEAD ROAD
ELEVATION 854.109'

93

98-93-X

MARYLAND LAND DESIGN, INC.
2001 Meadow Drive
Westminster, Maryland 21158
Telephone: 410-857-0210

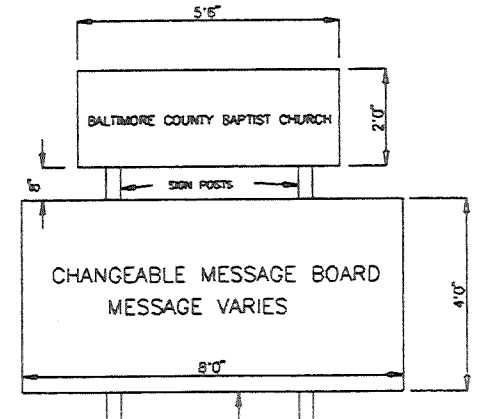
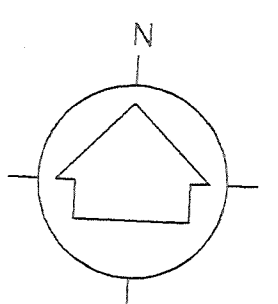
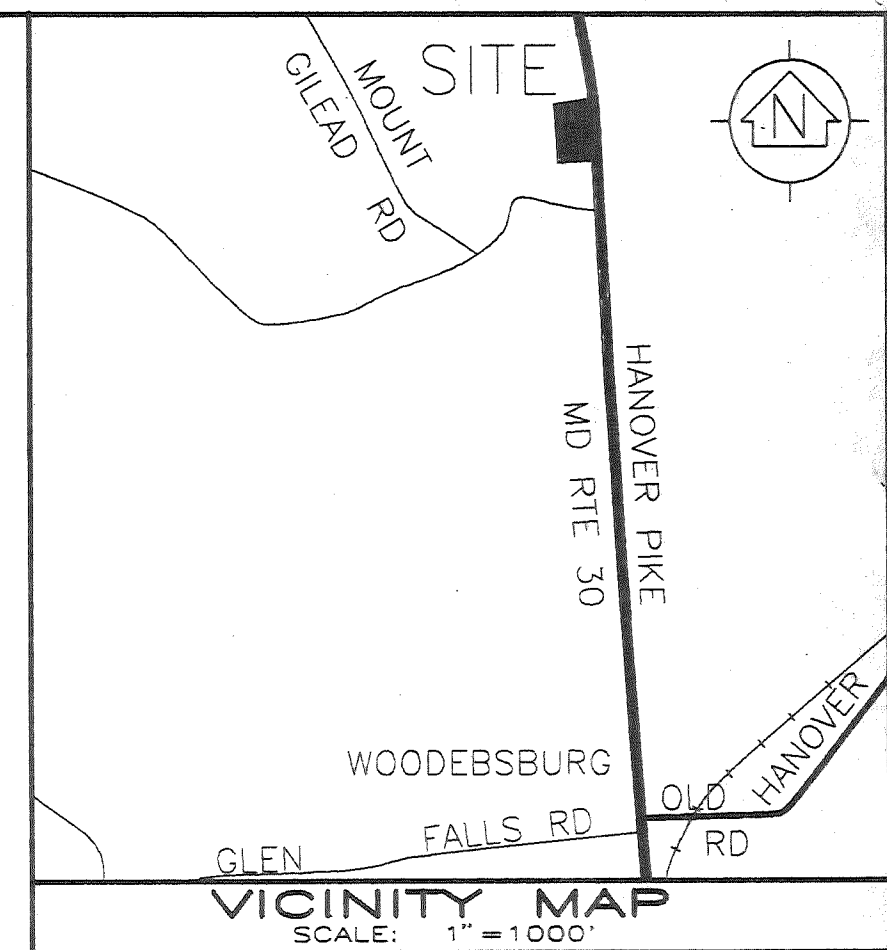


REVISIONS		
NO.	DATE	DESCRIPTION

PLAN PREPARATION	
DRAWN BY: DAB	DATE: 28 AUGUST 1997
DESIGNED BY:	FILE NO. 9715
CHECKED BY: KDB	DRAWING: ZONINGPLAT.DWG

PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING
BALTIMORE COUNTY BAPTIST CHURCH
14450 HANOVER PIKE
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #4, COUNCILMANIC DISTRICT #3

SCALE
1" = 40'
SHEET NO.
1 OF 1



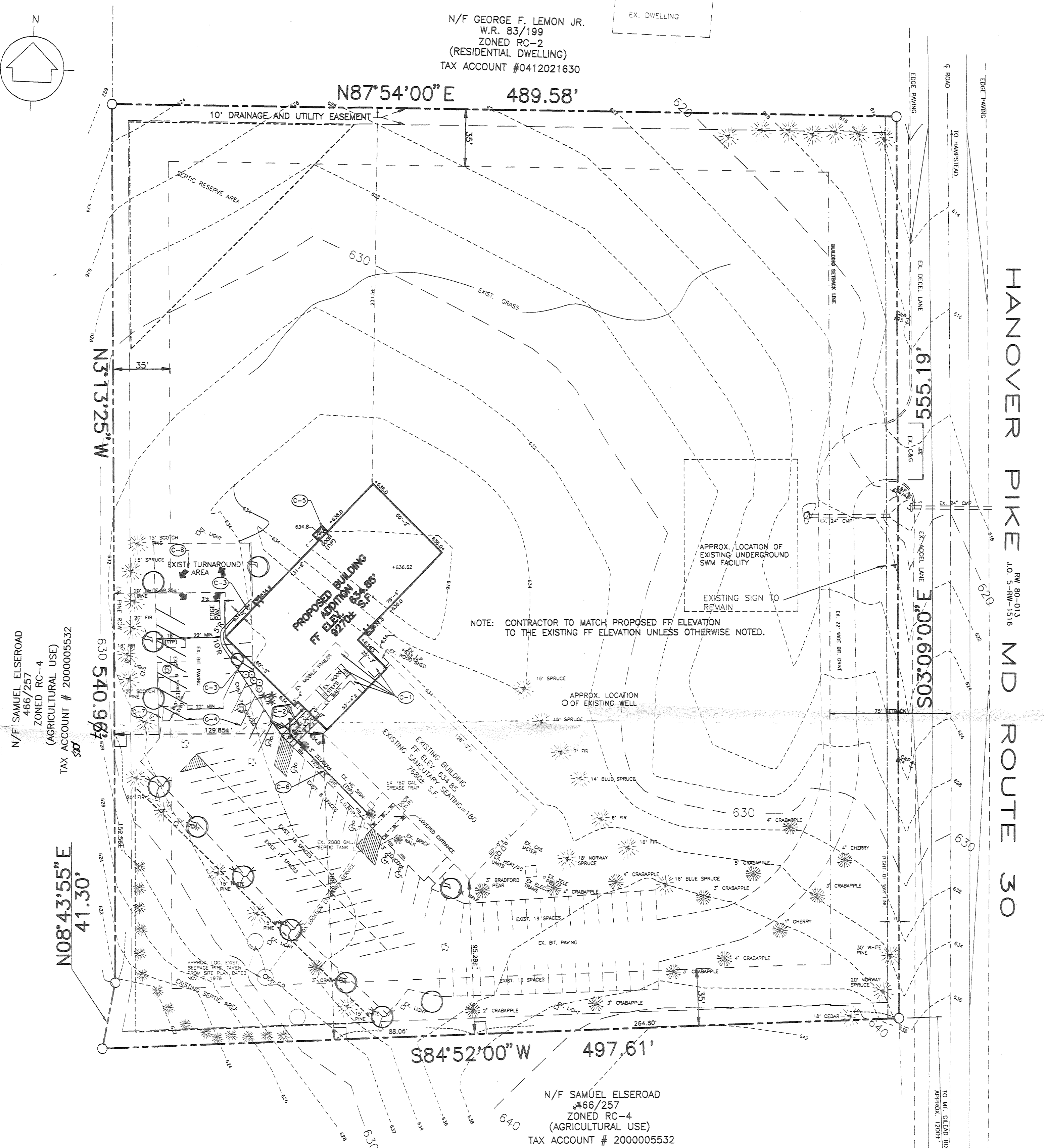
NOTE: BOTH SIGNS ARE DOUBLE SIDED
EXISTING SIGN DETAIL - TBR
SCALE: 1"=3'

PLANT LIST - Trees

SHADE TREES				
I.D.	Quan.	Botanic Name	Common Name	Note
4		Acer rubrum 'October Glory'	October Glory Maple	2.5-3"
6		Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	2.5-3"
7		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5-3"
ORNAMENTAL TREES				
Ac	1	Amelanchier canadensis	Serviceberry	8-10' multi-stem

PLANT LIST - Shrubs

I.D.	Quan.	Botanic Name	Common Name	Size	Note
Es	5	Eunonymus alatus	Winged Euonymus/Herbey Red Azalea	24"	
Im	1	Ilex meserveae	Blue Princess Holly	30"	male
Im	2	Ilex meserveae	Blue Princess Holly	30"	female
Phy	1	Philadelphus x virginalis	Minnesota Snowflake Mockorange	30"	



N/F CHRIS C. CAMPBELL
1364/88
ZONED RC-2
(AGRICULTURAL USE)
TAX ACCOUNT # 1503002730

GENERAL NOTES:

- TOTAL PROJECT AREA: 6.38± ACRES
- EXISTING ZONING CLASSIFICATION: RC-2, RC-4
- SETBACK REQUIREMENTS: FRONT - 75' FROM CENTERLINE ROAD
REAR - 35' FEET
SIDE - 35' FEET
- PARKING REQUIREMENTS: 1 SPACE PER 4 SEATS IN PRINCIPAL PLACE OF WORSHIP
REQUIRED = 180 SEATS/4 = 45 SPACES/INCLUDES 4 HANDICAP SPACES
EXISTING SPACES PROVIDED = 91 SPACES/INCLUDES 5 HANDICAP SPACES
NOTE: THE NEW BUILDING ADDITION WILL BE NOT BE AT THE SAME TIME AS THE EXISTING BUILDING (SANCTUARY).
- DEED REFERENCE: BALTIMORE COUNTY BAPTIST CHURCH
LIBER: 5558 FOLIO: 217
DATE: 2 FEBRUARY 1978
- ADDRESS: 14450 HANOVER PIKE
REISTERSTOWN, MARYLAND 21136
- TAX ACCOUNT NUMBER: 180000238
- TAX MAP NO. 31, GRID 22, PARCEL 290
- ELEVATIONS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY BENCHMARK/TRVERSE STATION NO. X-8935-A WHICH IS A SQUARE CUT IN CORNER OF CONCRETE HEADWALL ON SOUTH SIDE OF H.P. AND NORTH SIDE OF MACADAM DRIVE TO # 14307. APPROXIMATELY 260 FEET NORTH OF MOUNT GILEAD ROAD.
ELEVATION = 854.109 FEET
- UTILITIES AND OTHER OBSTRUCTIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM VARIOUS AGENCIES. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER, AND SANITARY SEWER SERVICE CONNECTIONS AS SHOWN HEREON IS UNCERTAIN. SAID CONNECTIONS WERE FIELD LOCATED WHERE POSSIBLE, BUT IN THE CASE OF UNDERGROUND LINES, THE CONNECTIONS SHOWN ARE BASED ON APPROVED SITE PLANS DATED NOV. 7, 1978 OR ESTIMATED LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF UTILITY LINES BEFORE COMMENCING EXCAVATION.
- THIS PROJECT WAS GRANTED A LIMITED EXEMPTION UNDER SECTION 26-171(G)(7) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS ON MAY 4, 1995 (DRC NUMBER D5015) AND ON JULY 28, 1997 (DRC NUMBER 072876).
- STORMWATER MANAGEMENT WAS PROVIDED FOR THE PROPOSED BUILDING ADDITION UNDER THE EXISTING APPROVED SITE PLANS PREPARED BY JAMES R. WASK PLS. DATED NOVEMBER 7, 1978 AND AS APPROVED ON THE AS-BUILT PLANS.
- TOTAL DISTURBED AREA: 19,200± S.F.
- BUILDING AREAS: EXISTING BUILDING (1 STORY) = 7680± S.F.
PROPOSED BUILDING (1 STORY) = 9270± S.F.
TOTAL BUILDING AREA = 16,950± S.F.
- CONTRACTOR TO CONNECT TO EXISTING WATER SERVICE INSIDE EXISTING BUILDING AS NEEDED. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REGULATIONS BASED ON BALTIMORE COUNTY BILL 163-93.
- THE ZONING OF ADJACENT PROPERTY IS RC-2 & RC-4 AS SHOWN ON ZONING MAPS 1D AND 1E (REISTERSTOWN & UPPERCO ZONING MAPS RESPECTIVELY).
- IMPROVEMENTS TO MD. ROUTE 30 ARE NOT REQUIRED FOR THIS PLAN. ACCEL AND DECEL LANES ARE ADEQUATE PER MDSA.
- THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOODPLAIN.
- THE PROPOSED BUILDING HEIGHT = 20' TO PEAK (NO STEEPLE PROPOSED FOR THIS STRUCTURE)
- THE PROPOSED USE OF THE ADDITION: MULTIPURPOSE ROOM AND MISCELLANEOUS OFFICES/MEETING ROOMS.
- THE EXISTING PARKING AND DRIVE AREAS ARE PAVED WITH BITUMINOUS CONCRETE.
- LANDSCAPING WAS APPROVED BY E. AVERY HARDEN, JULY 7, 1997.
- ALL LIGHTING SHOWN ON THIS PLAN IS EXISTING. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- CONCRETE WHEEL STOP SHALL BE INSTALLED FOR ALL PARKING SPACES ADJACENT TO THE EDGE OF PAVING. SEE TYPICAL DETAIL THIS SHEET.
- THERE ARE NO PROPOSED SIGNS. THERE IS AN EXISTING SIGN ALONG MD. ROUTE 30. SEE EXISTING SIGN DETAIL THIS SHEET.
- THERE ARE NO EXISTING ENTRANCES DIRECTLY ACROSS FROM THIS SITE.
- APPROXIMATE DATE OF LAST SITE IMPROVEMENT 1981.
PREVIOUS BUILDING PERMITS: NO. 23762 CONTROL NO. GR (6-26-80)
NO. 23761 CONTROL NO. SWH (6-26-80)
NO. 18272 CONTROL NO. C. 1037-79 (9-11-80)
- NO COMMERCIAL BUILDINGS EXIST WITHIN 100 FT OF SITE PROPERTY LINES.
- SITE SERVED BY PRIVATE WELL AND SEPTIC.
- THERE ARE NO FIRE HYDRANTS IN THE VICINITY OF THIS SITE.
- PHASE 2 REVIEW FEES OF \$2,340 PAID 6/97.

CONSTRUCTION NOTES:

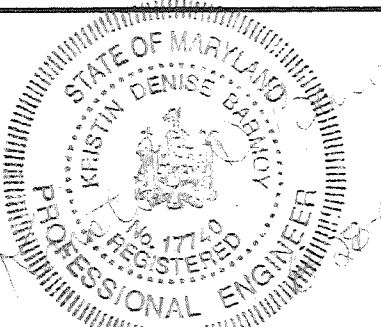
- EXISTING TRAILER AND SHED TO BE RELOCATED. REMOVE EXISTING CONCRETE WALK AND FENCE
- PROPOSED 10' WIDE CONCRETE OR OTHER APPROVED WALK TYPE
- EXISTING PAVEMENT TO BE REMOVED
- BLACK OUT EXISTING PARKING STALLS AND PAINTSTRIPE NEW SPACES WITH 4" PAINT LINE AS SHOWN.
- PROPOSED CONCRETE PADS AT BUILDING EXITS. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- PROPOSED 6" SDR 35 PVC SANITARY SEWER LINE AT 2.0% MIN. CONTRACTOR TO CONNECT TO EXISTING SEPTIC LINE IN FIELD. PROVIDE CLEANOUTS AS SHOWN
- INSTALL NEW BITUMINOUS PAVING AS NEEDED TO MAINTAIN 22' DRIVE AREA.
- PROPOSED DIRECTIONAL ARROWS TO INDICATE TURNAROUND AREA.

BENCHMARK INFORMATION:
BALTO. CO. B.M. X-8935A
SQUARE CUT IN CORNER OF EXISTING
HEADWALL APPROX. 260' NORTH OF
MT. GILEAD ROAD
ELEVATION 854.109'

93

98-93-X

MARYLAND LAND DESIGN, INC.
2001 Meadow Drive
Westminster, Maryland 21158
Telephone: 410-857-0210



REVISIONS		
NO.	DATE	DESCRIPTION

PLAN PREPARATION	
DRAWN BY: DAB	DATE: 28 AUGUST 1997
DESIGNED BY:	FILE NO. 9715
CHECKED BY: KDB	DRAWING: ZONINGPLAT.DWG

PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING
BALTIMORE COUNTY BAPTIST CHURCH
14450 HANOVER PIKE
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT #4, COUNCILMANIC DISTRICT #3

SCALE
1" = 40'
SHEET NO.
1 OF 1