



November 30, 2017

Arnold Jablon, Director
c/o W. Carl Richards, Zoning Supervisor
The Zoning Review Office
Baltimore County Department of Permits,
Approvals, and Inspections (PAI)
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re Zoning "Spirit and Intent" Request
Zoning Case No. 98-163-SPHX
St. James Academy
3100 Monkton Road
10th Election District, 3rd Councilmanic District
Job No. 98001.H0

Dear Mr. Jablon:

Daft, McCune, Walker, Inc. (DMW) represents Saint James Academy, a private school, and we are responsible for the planning, engineering, and permit processing for an accessory pavilion on their property. During the permit processing, W. Carl Richards, Zoning Supervisor, suggested that we request written confirmation that the proposed open-sided pavilion is within the spirit and intent of Zoning Case No. 98-163-SPH. The pavilion will be located between two (2) existing athletic fields, just north of the school building.

By way of history, Saint James Academy received first approval via Zoning Case No. 88-427-X to expand the existing church and private school in the ~~DR~~ ^{RC} 2 Zone. On July 2, 1998, the Deputy Zoning Commissioner approved another expansion of the church and school via Zoning Case No. 98-163-SPH. It is important to note that there were no Protestants at either public hearing.

Since the later Zoning Order, there have been two (2) zoning spirit and intent letters approved. The first letter, dated December May 8, 2000, allowed for the reconfiguration of traffic patterns and minor accessory structures and the relocation of recreational and special event fields as shown on a revised Site Plan. The second letter allowed for the installation and utilization of a running track.

It is our interpretation that the proposed pavilion is within the spirit and intent of the zoning cases and prior approved zoning letters, as it is primarily within the designated area of "special events" as shown on Sheet 2 of 2 of the revised Site Plan of Zoning Case No. 98-163-SPH, within the approved Special Exception area, extends no closer to the property lines than the existing school and playing fields, and even though not fully enclosed, represents a small percentage of the existing building square footage. Also, the pavilion is located closer into the site (and farther from the property line) than the approved running track as allowed by the second zoning letter.

Arnold Jablon, Director
c/o W. Carl Richards, Zoning Supervisor
Page 2
November 30, 2017

It is also helpful to note that the Development Management Section of PAI is not requiring that the pavilion be approved by the Development Review Committee (DRC); and the Department of Planning, the agency that reviews for any impacts to historic resources, has approved the permit.

We have enclosed the Zoning Order of the referenced case, both approved zoning letters, and a red-lined plan which is Sheet 2 of 2 of the Zoning Hearing Plan which addresses County agency comments.

Please confirm that the proposed pavilion is within the spirit and intent of Zoning Case No. 98-163-SPHX by signing in the area provided below. If you need further information, please contact me at your earliest convenience.

Thanks you for your attention to this matter.

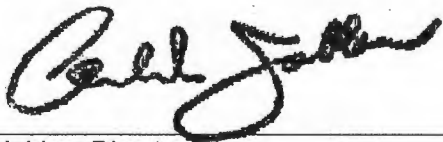
Very truly yours,



Mitchell J. Kellman
Director of Zoning Services

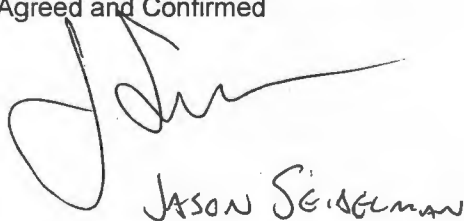
MJK/bah

Enclosures



Arnold Jablon, Director
Agreed and Confirmed

12/4/17
Date



JASON SEIDEMAN

IN RE: DEVELOPMENT PLAN HEARING and	* BEFORE THE
PETITIONS FOR SPECIAL HEARING AND	
SPECIAL EXCEPTION - SW/S Corner	* DEPUTY ZONING COMMISSIONER
Old York Road and Monkton Road	
(3100 Monkton Road)	* OF BALTIMORE COUNTY
10th Election District	
6th Councilmanic District	* Cases Nos. X-355 and 98-163-SPHX
Vestry of St. James Parish	*
Owner/Developer	
	* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer for consideration of a development plan and Petitions for Special Hearing and Special Exception filed by the Owner/Developer of the subject property, the Vestry of St. James Parish, by the Reverend Dr. Heyward Macdonald, Rector, through their attorneys, Stephen J. Nolan, Esquire and J. Carroll Holzer, Esquire. The development plan/site plan under consideration was prepared by E. F. Raphael and Associates, and depicts the proposed expansions to the existing church and private school on the subject property, and the relocation of an accessory cemetery use, in accordance with the development plan/site plan submitted into evidence as Developer's Exhibit 1. In addition to development plan approval, the Owner/Developer requests special exception and special hearing relief to approve an amendment to the previously approved site plan in prior Case No. 88-427-X to reflect the proposed modifications and the addition of 60 parking spaces, pursuant to Section 409.12 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property consists of 91.4 acres, more or less, zoned R.C.2, and is the site of the historical St. James Church and Academy which have existed on the property since 1755. The property is located at the southwest corner of Old York Road and Monkton Road in Monkton.

ORDER RECEIVED FOR FILING
 Date 7/2/88
 By [Signature]

As to the history of this project, a concept plan of the proposed development was prepared and a conference held thereon on November 10, 1997. As required, a community input meeting was held on December 2, 1997 at the St. James Academy. Subsequently, a development plan was submitted and a conference held thereon on June 10, 1998. Following the submission of that plan, development plan comments were submitted by the appropriate reviewing agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on June 30, 1998.

Appearing at the public hearing required for this project were Rev. Charles Barton and Dr. Elizabeth Legenhauser, representatives of the St. James Academy and Church, Eugene F. Raphel with E. F. Raphel & Associates, and Ed Haile and Eric Hadaway with Daft-McCune-Walker, Inc., who jointly prepared the development plan in this case, Albert W. Reubling, Jr. Architect, and Stephen J. Nolan, Esquire and J. Carroll Holzer, Esquire, attorneys for the Owner/Developer. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including Phil Martin and Stephany Wright, representatives of the Department of Permits and Development Management (DPDM), R. Bruce Seeley with the Department of Environmental Protection and Resource Management (DEPRM), and Jeffrey Long with the Office of Planning. No one appeared in opposition to the requests.

Pursuant to Section 26-206 of the Baltimore County Code, which regulates the conduct at the Hearing Officer's Hearing, I am required to first identify any unresolved agency comments or issues. In this regard, testimony and evidence received was that all issues raised within the comments submitted by the various County reviewing agencies have been

resolved and incorporated within the revised development plan. Based upon the undisputed testimony and the absence of any community participation, it appears that the development plan should be approved.

As to the Petitions for Special Exception and Special Hearing, the testimony and evidence offered revealed that the St. James Academy is listed on the National Register of Historic Places, given its construction date of approximately 1755. The property contains both the St. James Church and the St. James Academy which provides schooling for Grades K through 8. At the present time, there are 356 students enrolled at the Academy. Testimony indicated that the existing facilities need to be upgraded to provide additional physical education and assembly buildings for students at the Academy. The Academy does not anticipate an increase in the number of students; however, the upgrades will benefit those students who currently attend the Academy. In addition, the Owners wish to create additional cemetery space on the south side of Monkton Road. Due to site constraints and the location of existing improvements on the property, the relief requested is necessary in order to proceed with the proposed upgrades. The Owners, to their credit, have met on several occasions with members of the surrounding community to advise them of their plans and it is evident that they have the community's support by virtue of there being no opposition from any adjoining property owner. However, as noted above, the relief requested is necessary in order to proceed as proposed.

It is clear that the B.C.Z.R. permits the use proposed in a R.C.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing and special exception were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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 shall be approved consistent with the com-

ORDER RECEIVED FOR FILING
Date 7/2/88
By [Signature]

ments contained herein, and the Petitions for Special Hearing and Special Exception shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 2nd day of July, 1998 that the development plan for St. James Academy, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit expansions to the existing Church and private school, including the relocation of an accessory cemetery use, in accordance with Developer's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve an amendment to the previously approved site plan in prior Case No. 88-427-X to reflect the proposed improvements, and the addition of 60 parking spaces, pursuant to Section 409.12 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Developer's Exhibit 1, be and is hereby GRANTED.

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


TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 7/2/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

July 2, 1998

Stephen J. Nolan, Esquire
Nolan, Plumbhoff & Williams
502 Washington Avenue, Suite 700
Towson, Maryland 21204

J. Carroll Holzer, Esquire
305 Washington Ave., Suite 502
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and
PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
SW/S Corner Old York Road and Monkton Road
(3100 Monkton Road)
10th Election District - 6th Councilmanic District
Vestry of St. James Parish - Owner/Developer
Cases Nos. X-355 and 98-163-SPHX

Dear Messrs. Nolan & Holzer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petitions for Special Hearing and Special Exception 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 Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Rev. Dr. Heyward Macdonald, Rev. Charles Barton and
Dr. Elizabeth Legenhauser, Vestry of St. James Church
3100 Monkton Road, Monkton, Md. 21111

Mr. Eugene F. Raphel, 205 Courtland Avenue, Towson, Md. 21204
Mr. Albert W. Rubeling, Jr., 401 Jefferson Avenue, Towson, Md. 21286
Messrs. Ed Haile & Eric Hadaway, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286

Don Rascoe, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

3100 Monkton Road

which is presently zoned

R.C.2

98-163-SPHX

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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an upgraded, expanded church and private school as shown on the site plan, including relocated, accessory cemetery use, amending Case No. 88-427-X. and also to approve the added parking

spaces as shown on the plan, per section 409.12 of BCZR

TMK
6/30/98

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

I, or we, agree to pay expenses of above Special Hearing 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.

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

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Vestry of St. James Church

(Type or Print Name)

Signature

Signature

Address

The Rev. Dr. Heyward Macdonald, Rector

(Type or Print Name)

City

State

Zipcode

Signature

3100 Monkton Road

410. 771-4816

Address

Phone No.

Monkton

MD

21111

City

State

Zipcode

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

Stephen J. Nolan

Nolan, Plumhoff & Williams

Name Suite 700 - Nottingham Centre

502 Washington Avenue

410-823-7800

Address

Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

R.T.

DATE

10-15-97

Attorney for Petitioner: Stephen J. Nolan

Nolan, Plumhoff & Williams

(Type or Print Name)

Signature

Suite 700 - Nottingham Centre

502 Washington Avenue

410-823-7800

Address

Phone No.

Towson

MD

21204

City

State

Zipcode

COUNSEL:

J. CARROLL HOLZER, ESQ

305 WASHINGTON AVE

STE. 502

TOWSON, MD. 21204

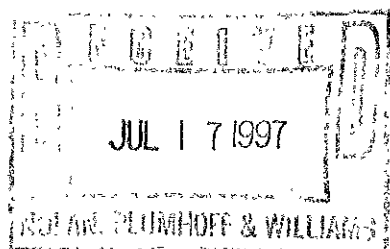
(410) 825-6961

ORDER RECEIVED FOR FILING

Date

By

163





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

98-163-SPHX

3100 Monkton Road

which is presently zoned R.C.2

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 an upgraded, expanded church and private school as shown on the site plan, including relocated accessory cemetery use, amended Case No. 88-427-X.

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.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s):

Vestry of St. James Church

(Type or Print Name)

Signature

The Rev. Dr. Heyward Macdonald, Rector

(Type or Print Name)

Signature

3100 Monkton Road

Address

410-771-4816

Phone No.

Monkton

MD

21111

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted

Stephen J. Nolan

Nolan, Plumhoff & Williams

Name Suite 700 - Nottingham Centre

502 Washington Ave.

410-823-7800

Address Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date Next Two Months

ALL OTHER

REVIEWED BY: RT DATE 10-15-97

98 163

Attorney for Petitioner: Stephen J. Nolan

Nolan, Plumhoff & Williams

(Type or Print Name)

Signature

Suite 700 - Nottingham Centre

502 Washington Avenue 410-823-7800

Address

Phone No.

Towson

MD

21204

City

State

Zipcode

* OF COUNSEL
J. CARROLL HOLZER, ESQ.

305 WASHINGTON AVE

STE. 302

TOWSON, MD. 21204

(410) 825-6961

Zoning Administration

Seal of Baltimore County

ORDER RECEIVED FOR FILING

Date

By

E. F. Raphael and Associates
Registered Professional Land Surveyors
205 Courtland Avenue
Towson, Maryland 21204

Phone 410-825-3908

Fax 410-825-1331

98-163-SPAX

AREA 1

DESCRIPTION TO ACCOMPANY ZONING PETITION

(ADDITION TO SPECIAL EXCEPTION - CASE # 88 - 427X)

VESTRY OF ST. JAMES PARISH

BEGINNING FOR THE SAME at a point in the centerline of Old York Road at a distance of 1910 feet measured northeasterly from the intersection formed by the centerlines of Old York and Monkton Road, running thence on the centerline of Old York Road and on the outline of the Vestry of St. James Parish, South 13° 28' West 435.0 feet +/-, Thence leaving the centerline of Old York Road and binding reversely on the previously described Special Exception Area (See Case # 88-427X), the four following courses and distances, 1) North 73° 44' West 450.00 feet, 2) North 26° 44' West 450.00 feet, 3) North 89° 30' West 700 feet, and 4) South 0° 30' West 350 feet, thence for lines of division, now made, the four following courses and distances, 1) North 89° 30' West 50.0 feet +/-, 2) North 0° 30' East 600 feet +/-, 3) South 89° 30' East 950.0 feet, and 4) South 64° 10' East 700 feet to the place of beginning.

CONTAINING 13.3 Acres of land more or less.

BEING part of the property of the Vestry of St. James Parish.



ITEM # 98-163

E. F. Raphael and Associates
Registered Professional Land Surveyors
205 Courtland Avenue
Towson, Maryland 21204

Phone 410-825-3908

Fax 410-825-1331

98-163-SPHX

AREA 2

DESCRIPTION TO ACCOMPANY ZONING PETITION

(ADDITION TO SPECIAL EXCEPTION - CASE # 88-427X)

VESTRY OF ST. JAMES PARISH

BEGINNING FOR THE SAME at a point in the centerline of Monkton Road at a distance of 1008 feet measured Northwesterly from the intersection formed by the centerline of Monkton Road and Old York Road, running thence leaving the centerline of Monkton Road and binding on the outline of the Vestry of St. James Parish, South 38° 26' 10" West 30.55 feet, South 54° 11' 10" West 544.5 feet, South 55° 11' 10" West 119.62 feet, North 40° 18' 50" West 264 feet, North 17° 41' 10" East 264 feet North 69° 54' 19" West 398.29 feet, North 24° 56' 10" East 528 feet to the center of Monkton Road, thence binding on the centerline of Monkton Road and binding on the previously described Special Exception Area (See Case # 88-427X), the four following courses and distances 1) South 40° 32' East 63.2 feet, 2) South 54° 34' East 200 feet, 3) South 57° East 324.56 feet and 4) South 45° East 454.15 feet, to the place of beginning.

CONTAINING 11.4 Acres of land more or less.

BEING part of the property of the Vestry of St. James Parish.



ITEM # 2163

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ITEM # 27 163
No. 044441

DATE 10-15-97 ACCOUNT R-001-6150

040 - SPH \$ 250.00
050 - SPX \$ 300.00 AMOUNT \$ 550.00

RECEIVED FROM: St. James Academy

FOR: SPX & SPH (3100 Monkton Rd.)

RTT

CAUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

07/15/1997 10/15/1997 11:42:30

REF 0004 CASHIER CASH LYS ORNSTE

5 MISCELLANEOUS CASH RECEIPT

Receipt # 026158 0013

CR NO. 044441

550.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080794

DATE 4/24/00 ACCOUNT 001-6150
AMOUNT \$ 40.00 (JRA)

RECEIVED
FROM:

DMW

FOR: St James Academy

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTION FILE

4/25/2000 4/24/2000 16:17:41

REG 0505 CASHIER NOTE MES POWER

Dept 5 528 ZORING VERIFICATION

Receipt # 00371

CR NO. 080794

Fixed Int

40.00

40.00 OF

0.00

Baltimore County, Maryland

CASHIER'S VALIDATION

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: #98-163-SPHX
3100 Monkton Road

Area 1: SW/S Monkton Road,
1008' NW from intersection
York Road and Monkton Road

Area 2: SW/S York Road,
1910' NW from intersection
York Road and Monkton Road
10th Election District
8th Councilmanic

Legal Owner(s):
Vestry of St. James Church

Special Exception: for an
upgraded church and private
school, including relocated ac-
cessory cemetery use,
amended case no. 88-427-X.

Special Hearing: to approve
an upgraded, expanded
church and private school, in-
cluding relocated, accessory

cemetery use, amending case
no. 88-427-X.

Hearing: Wednesday, No-
vember 10, 1998 at 9:00
a.m. in Room 407 Courts
Building, 401 Bosley Ave-
nue.

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.

10/529 Oct. 30 C185854

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 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 Oct. 30, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

**NOTICE OF ZONING
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 #98-163-SPHX
3100 Monkton Road
SW/S Monkton Road, 1008'
NW from intersection York &
Monkton Roads (Area 1)
SW/S York Road, 1910' NW
from intersection York &
Monkton Roads (Area 2)
10th Election District
8th Councilmanic District
Legal Owner(s):

Vestry of St. James Church
Special Hearing: to amend
case no. 88-427-X. **Special
Exception** for an upgraded,
expanded church and private
school, as shown on the site
plan, including relocated ac-
cessory cemetery use.

Hearing: Tuesday, June 30,
1998 at 9:00 a.m., in Room
106, County Office Building,
111 Chesapeake 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.

6/154 June 11 C235283

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/11, 1998

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 6/11, 1998

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

PDM-10-355

HEARING OFF. HRG.

Case No.

Party or Parties

ST. JAMES ACADEMY, ETAL

C/O R. MOORE & N. WILLIAMS

STEVE NOLAN, ESQ

Date of Hearing / Posting

6/30/98

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 signs required by law
were posted conspicuously on the property located at

3100 MONKTON RD.
& ENTR @ OLD YORK RD.
2 SIGNS

The sign(s) were posted on

5/29/98

(Month, Day, Year)

Sincerely,

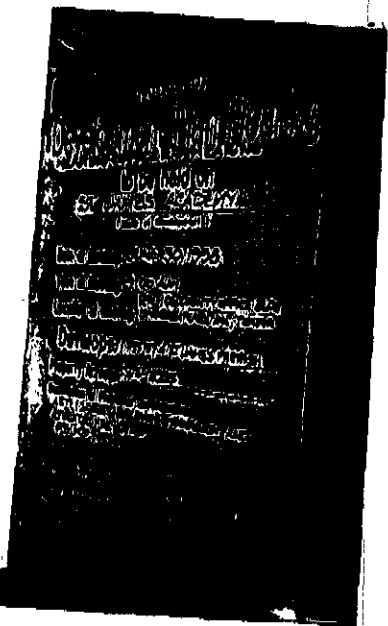
Patrick M. O'Keefe 6/5/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-8266 CELL 410-905-8571
(Telephone Number)



P.D.M. 10-355
ST. JAMES ACADEMY
5/29/98 H. 6-30-98

CERTIFICATE OF POSTING

C.I.M.

RE: Case No

ST. JAMES ACADEMY

POSTPONED

98-163 SPHX

Petitioner/Developer ST. JAMES VESTRY

10 NEWTON WILLIAMS

Date of Hearing/Closing. 12/2/97

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 3 LOCATIONS ONSITE
10 OLD YORK ENT., 20 MONKTON RD. ENTR.

The sign(s) were posted on

11/2/97

(Month, Day, Year)

& FIXED

Sincerely,

Patrick M. O'Keefe 11/13/97

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

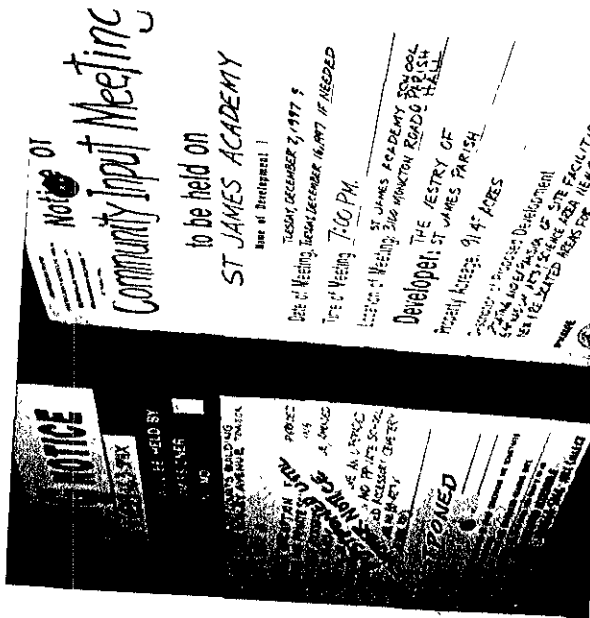
(Address)

HUNT VALLEY, MD. 21030

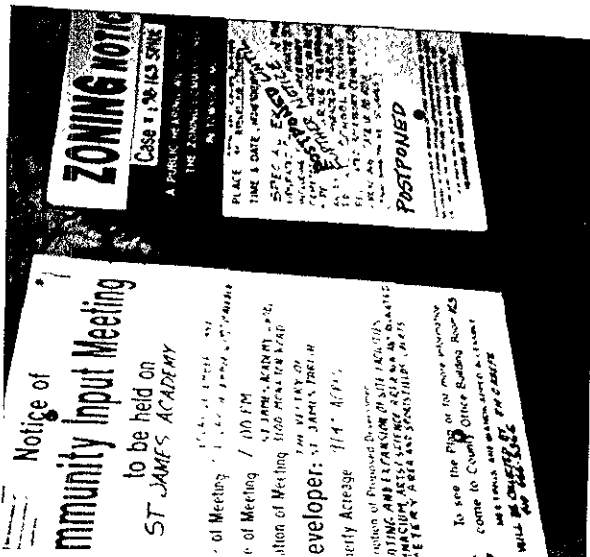
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

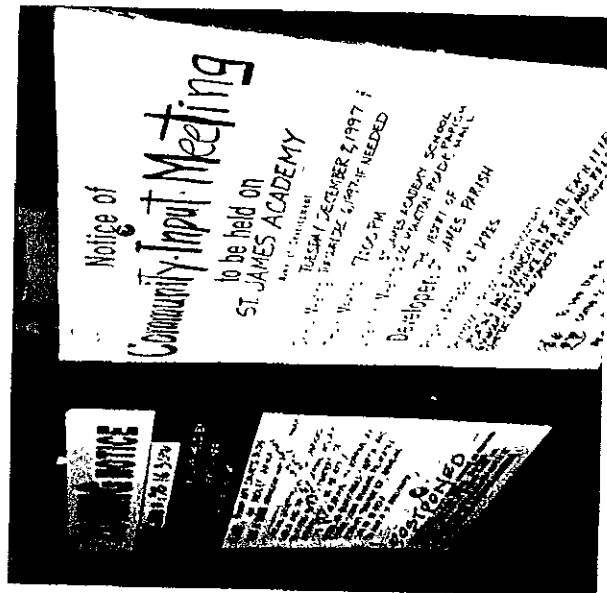
(Telephone Number)



CASE # 98-163 SPHX & C.I.M.
ST. JAMES ACADEMY
POSTPONEMENT OF 98-163
11/13/97



CASE # 98-163 SPHX & C.I.M.
ST. JAMES ACADEMY
POSTPONEMENT OF 98-163
11/13/97



CASE # 98-163 SPHX & C.I.M.
ST. JAMES ACADEMY
POSTPONEMENT OF 98-163
11/13/97

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:

ITEM # ~~163~~ 163

ZONING NOTICE

Case No.: _____

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

PLACE: _____

DATE AND TIME: _____

REQUEST: *Special Hearing & Special Exception to upgrade
expanded church and private school as
shown on the site plan, including relocated
cessary cemetery use, and to amend
Case # 188-427-X*

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.: 163

Petitioner: VESTRY OF ST. JAMES

Location: MONKTON MD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: STEPHEN J. NOLAND

ADDRESS: SUITE 100 NORTHMACHAM CENTER
5024 WASHINGTON AVE TOWSON 21204

PHONE NUMBER: 410-823-7800

AJ:ggs

(Revised 09/24/96)

97-5121

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
C. WILLIAM CLARK
E. BRUCE JONES**
STUART A. SCHADT

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX: (410) 296-2765

JAMES D. NOLAN
RETIRED 1980
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITZ
(1918-1990)

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

November 3, 1997

WRITER'S DIRECT DIAL
823-7853

11/4/97
JO WOLK
Done

VIA HAND DELIVERY

Mr. Arnold Jablon, Director
Baltimore County Department
of Permits and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 98-163SPHX
3100 Monkton Road
Vestry of St. James Church
Hearing Date: November 19, 1997 @ 9:00 a.m.

Dear Mr. Jablon:

I am enclosing herewith a copy of a Notice of Hearing which was received by my office on October 30 in connection with the above-captioned zoning petition.

At the time we filed the zoning petitions, we had requested that the hearing on them be consolidated and coordinated with the Hearing Officer Hearing regarding the development plan for this same project. The development plan is being processed as PDM No. 355.

Accordingly, we respectfully believe that the Notice of Hearing was issued in error and we seek your advice concerning the appropriate steps to take at this point in time so that the community may be fully apprised that we do not intend to proceed with the zoning hearing on November 19.

If the Notice has not already been submitted to the newspapers for publication, we are requesting that it be withheld or that the paper be so advised.

Mr. Arnold Jablon, Director
November 3, 1997
page two

Thank you for your kind consideration of this letter.

Very truly yours,

A handwritten signature in cursive script that reads "Steve Nolan". The signature is written in black ink and is positioned above the printed name.

Stephen J. Nolan

SJN:mao
encl.

cc: Lawrence Schmidt, Zoning Commissioner
Donald T. Rascoe, PDM
J. Carroll Holzer, Esquire
Peter Max Zimmerman, Esquire
Rev. Dr. Heyward McDonald
Dr. Elizabeth Legenhausen
Mr. Richard A. Moore
Ms. Leslie Heitz
Albert W. Rubeling, Jr., FAIA
Mr. Eugene F. Raphael
Lawrence F. Haislip, Esquire
Newton A. Williams



Baltimore County
Department of Permits and
Development Management

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

October 27, 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: 98-163-SPHX

3100 Monkton Road

Area 1: SW/S Monkton Road, 1008' NW from intersection York Road and Monkton Road

Area 2: SW/S York Road, 1910' NW from intersection York Road and Monkton Road

10th Election District - 6th Councilmanic

Legal Owner(s): Vestry of St. James Church

Special Exception for an upgraded church and private school, including relocated accessory cemetery use, amended case no. 88-427-X.

Special Hearing to approve an upgraded, expanded church and private school, including relocated, accessory cemetery use, amending case no. 88-427-X.

HEARING: WEDNESDAY, NOVEMBER 19, 1997 at 9:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: Stephen J. Nolan, Esq.
J. Carroll Holzer, Esq.
Vestry of St. James Church

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 4, 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.



TO: PUTUXENT PUBLISHING COMPANY

October 30, 1997 Issue - Jeffersonian

Please forward billing to:

Stephen J. Nolan, Esq.
Suite 700, Nottingham Center
502 Washington Avenue
Towson, MD 21204
410-823-7800

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: 98-163-SPHX

3100 Monkton Road

Area 1: SW/S Monkton Road, 1008' NW from intersection York Road and Monkton Road

Area 2: SW/S York Road, 1910' NW from intersection York Road and Monkton Road

10th Election District - 6th Councilmanic

Legal Owner(s): Vestry of St. James Church

Special Exception for an upgraded church and private school, including relocated accessory cemetery use, amended case no. 88-427-X.

Special Hearing to approve an upgraded, expanded church and private school, including relocated, accessory cemetery use, amending case no. 88-427-X.

HEARING: WEDNESDAY, NOVEMBER 19, 1997 at 9:00 a.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

May 18, 1998

NOTICE OF ZONING 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:

HEARING OFFICERS HEARING

Project Name: St. James Academy

Project Number: 10-355

Location: W/S Old York Road and N/S Monkton Road

Acres: 91.4

Developer: Vestry of St. James Parrish

Engineer: E.F. Raphael & Associates

Proposal: Proposed Arts & Science and Gymnasium

***** AND *****

CASE NUMBER: 98-163-SPHX

3100 Monkton Road

SW/S Monkton Road, 1008' NW from intersection York & Monkton Roads (Area 1)

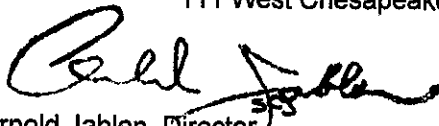
SW/S York Road, 1910' NW from intersection York & Monkton Roads (Area 2)

10th Election District - 6th Councilmanic District

Legal Owner: Vestry of St. James Church

Special Hearing to amend case no. 88-427-X. Special Exception for an upgraded, expanded church and private school, as shown on the site plan, including relocated accessory cemetery use.

HEARING: Tuesday, June 30, 1998 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue


Arnold Jablon, Director

c: Stephen J. Nolan, Esquire
J. Carroll Holzer, Esquire
Vestry of St. James Church

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 15, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
June 11, 1998 Issue - Jeffersonian

Please forward billing to:

Stephen J. Nolan, Esquire
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, MD 21204

410-823-7800

NOTICE OF ZONING 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: 98-163-SPHX

3100 Monkton Road

SW/S Monkton Road, 1008' NW from intersection York & Monkton Roads (Area 1)

SW/S York Road, 1910' NW from intersection York & Monkton Roads (Area 2)

10th Election District - 6th Councilmanic District

Legal Owner: Vestry of St. James Church

Special Hearing to amend case no. 88-427-X. Special Exception for an upgraded, expanded church and private school, as shown on the site plan, including relocated accessory cemetery use.

HEARING: Tuesday, June 30, 1998 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue



Lawrence E. Schmidt

scj

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 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

November 12, 1997

Stephen J. Nolan, Esquire
Nolan, Plunhoffs & Williams
Suite 700 - Nottingham Centre
502 Washington Avenue
Towson, MD 21204

RE: Item No.: 163
Case No.: 98-163-SPHX
Petitioner: Vestry of St. James

Dear Mr. Nolan:

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 October 15, 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.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

DATE: November 5, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *RBS/90*
Subject: Zoning Item #163

Vestry of St. James Church

Zoning Advisory Committee Meeting of October 27, 1997

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)
 - ☐ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - ☒ Ground Water Management: Additional water usage may result in an expansion of the sewage disposal system. Contact GWM at 410-887-2762 for more information.
 - ☒ Agriculture Preservation: See attached.

GP:sp

BALTIMORE COUNTY, MARYLAND
ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

To: Development Coordination Date: October 30, 1997
From: Wally Lippincott, Jr. *WAL*
Re: St James Concept Plan and Special Hearing Comments

St. James is the heart of the My Lady's Manor Agricultural Protection and Historic Preservation Area. The proposed development plan indicates the utilization of a substantial amount (approximately 10 acres) of land that appears to currently be in agricultural use and is mapped as prime and productive soils. The following comments are questions regarding the use or conversion of the prime and productive soils that are currently in agricultural use (Area 1 of the Special Exception).

- (1) Will the elevation of the existing fields be raised with fill to convert the existing cropland to playing fields or will the elevation be maintained with merely the change in use of these areas of prime and productive soils from agricultural to recreational.
- (2) Is there a reason that the proposed Special Exception Area 1 extends beyond the proposed playing fields? Please consider limiting the Special Exception area to leave more area of the farm fields outside the Special Exception Area.
- (3) Recommend finding an alternative location for the tennis court. Recommend an alternative location in order to minimize the paving of prime and productive fields.



Baltimore County
Fire Department

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

October 5, 1997

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

RE: Property Owner: Martha B. Mays and Robert B. Mays, 143
Exxon corporation, 147
Vestry of St. James Church, 163

Location: DISTRIBUTION MEETING OF October 27, 1997

Item No.: 143, 147, and 163 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 887-4881. MS-1102F

cc: File





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 11.3.97
Item No. 163

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,

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

INTEROFFICE CORRESPONDENCE

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

Date: October 31, 1997

FROM: *[Signature]* Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 3, 1997
Item Nos. 137, 143, 147, 148, 151,
152, 153, & 163

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John Alexander
Dept. of Permits & Development Management

DATE: April 27, 2000

FROM: Kimberly Abe
Office of Planning 

SUBJECT: St. James Academy Refinement 4/14/00

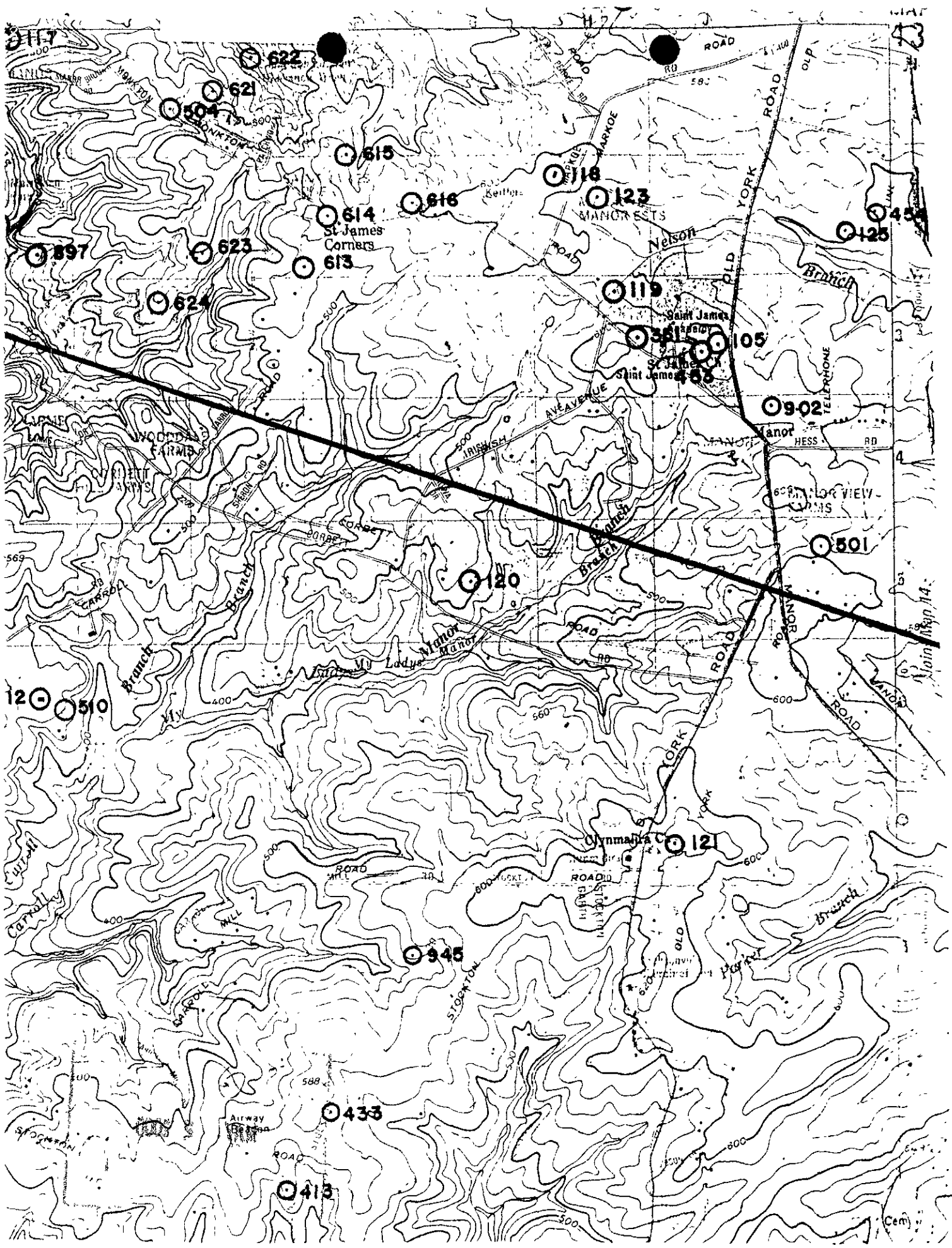
RECOMMENDATIONS ON THE PROPOSAL

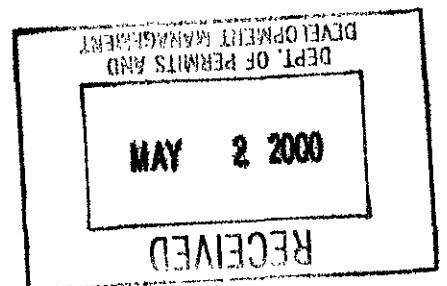
The Office of Planning requests that per Section 26-203 (c) (8) of the BCC, the plan must properly identify the historic properties in their proper location. Additionally, the plan must note (per Section 26-278 of the BCC) that the historic structures within the project area "must be preserved."

According to our data (see attached USGS Map) the historic structures are as follows:

- 1.) MHT # BA 105, Landmarks List # 027, "St. James Protestant Episcopal Church", 3100 Monkton Road
- 2.) MHT # BA 453, "St. James Rectory," 3101 Monkton Road
- 3.) MHT # BA 351, "Athernay (Church Hill)," 15931 Irish Avenue
- 4.) MHT # BA 119, Landmarks List # 62, "Bacon-Crosby House," 2939 Monkton Road

Should the applicant have questions they may contact either myself or John McGrain at 410-887-3495. Also, please inform the applicant that for future projects involving MHT properties, it is important that the applicant note this information on plans prior to county review so that we may ensure a timely response.







Baltimore County
Department of Permits and
Development Management

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

November 4, 1997

Stephen J. Nolan, Esquire
Nolan, Plumhoff & Williams
Suite 700 - Nottingham Centre
502 Washington Avenue
Towson, MD 21204

RE: Case Number 98-163-SPHX
L.O.: Vestry of St. James Church
Location: 3100 Monkton Road

Dear Mr. Nolan:

The above matter, previously assigned to be heard on Wednesday, November 19, 1997 at 9:00 a.m. has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:scj

c: J. Carroll Holzer, Esquire
Rev. Dr. Heyward Macdonald



BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENTS

DPC DATE: 6/10/98
9:00 a.m., Room 123

FROM: PDM - ZONING REVIEW

HOH DATE: 6/30/98
9:00 a.m., Rm. 106 COB

PROJECT NAME: **St. James Academy**

PLAN DATE: 11/21/97

LOCATION: NWC Old York Road and N/S Monkton Road

DISTRICT: 10c6

PROPOSAL: Expansion of School and Special Exception
for New Location of Cemetery

ZONING: R.C.-2

This plan does not match the plan submitted for hearing in upcoming zoning case #98-163-SPHX. The hearing plans should be revised; this may be done at the hearing.

THERE IS A SPECIAL HEARING REQUEST LISTED ON THE PLAN NOT ASKED FOR ON THE PETITION (PARKING). *Proposal To Amend Plan By Special Hearing To Include*

SPECIAL HEARING - TO ADDRESS PARKING. TO APPROVE ADDED PARKING ASSESSMENT
As was requested at the concept plan, the following information must be included on the development plan for review. This office cannot recommend approval of this plan until the following information is included on this plan for review and comment: *The Rep Line Pen Sec. 404.12 BCZR.*

1. **Signs:** Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs. Clearly indicate the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with the BCZR, Section 450 and all zoning sign policies or a zoning variance is required.
2. **History:** Provide a zoning history by case number on the plan including the date of the last Order, what was requested, granted or denied and listing and indicating compliance with any restrictions including, but not necessarily limited to, case number 88-427-X. Clarify if any special exception was ever utilized within the required 2 year period in accordance with Section 502.3 (BCZR). Also list the item number (or case number) of the zoning hearings that are being requested. The requests should be keyed to the appropriate location on the plan.
3. **Changes and Final Site Specific Building and Use Plan:** When the final size, height, location, setbacks and separation of the proposed building and uses are available or if the development plan or building permit plan is revised so as not to be in accordance with the zoning public hearing plan and restrictions, the changes and details must be included on a red-lined zoning hearing plan and submitted to the zoning commissioner for review and approval. All changes must be itemized on a cover letter and submitted with the plans. The site specific plan must be submitted for approval well in advance of any expected final zoning approvals (see above) due to the fact that any changes may require another public hearing if not found to be within the spirit and intent of the original plan and order.

4. **Parking, Driveways, Surface:** Dimension on the plan print and note that all driveways and parking aisles will comply with Section 409.4 (BCZR). Driveways - 12 ft. wide for one-way and 20 ft. wide for two-way traffic (Section 409.4.C, BCZR). 90 degree parking angle requires 22 ft. for one or two-way aisles. Provide a dimensioned parking space/aisle detail on the plan. Note that all parking, maneuvering and aisle areas will be paved (indicate type) and permanently striped. Label proposed curbs and/or parking wheel stops on the plan.


CATHERINE A. MILTON
Planner II
Zoning Review

CAM:scj

c: Zoning Case #98-163-SPHX

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS
FROM: PDM - ZONING REVIEW

CPC DATE: 11/10/97
9:00 a.m., Room 123

PROJECT NAME:	St. James Academy	PLAN DATE: 9/29/97
LOCATION:	NWC Old York Road and Monkton Road	DISTRICT: 10c6
PROPOSAL:	Church & Expansion of School & Cemetery	ZONING: R.C.-2

The following information must be shown on the development plan, so that a review for compliance with the Baltimore County Zoning Regulations can be made.

1. **Signs:** Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs. Clearly indicate the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with the BCZR, Section 450 and all zoning sign policies or a zoning variance is required.
2. **History:** Provide a zoning history by case number on the plan including the date of the last Order, what was requested, granted or denied and listing and indicating compliance with any restrictions including, but not necessarily limited to, case number 88-427-X. Clarify if any special exception was ever utilized within the required 2 year period in accordance with Section 502.3 (BCZR). Also list the item number (or case number) of the zoning hearings that are being requested. The requests should be keyed to the appropriate location on the plan.
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4. **Parking, Driveways, Surface:** Dimension on the plan print and note that all driveways and parking aisles will comply with Section 409.4 (BCZR). Driveways - 12 ft. wide for one-way and 20 ft. wide for two-way traffic (Section 409.4.C, BCZR). 90 degree parking angle requires 22 ft. for one or two-way aisles. Provide a dimensioned parking space/aisle detail on the plan. Note that all parking, maneuvering and aisle areas will be paved (indicate type) and permanently striped. Label proposed curbs and/or parking wheel stops on the plan.

(Over)

CONCEPT PLAN COMMENTS

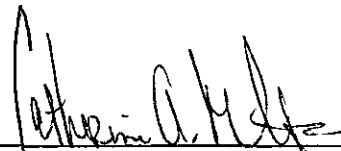
PROJECT NAME: St. James Academy

CPC DATE: 11/10/97

PAGE 2

5. Indicate all setbacks of existing and proposed structures to the property lines and zoning use division lines. Setbacks that do not comply with the BCZR must be varianced.

Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the blue commercial checklist information being included on the building permit site plans.



CATHERINE A. MILTON
Planner II
Zoning Review

CAM:scj

c: Zoning Case #88-427-X

DEVELOPMENT PLAN CONFERENCE SCHEDULE

MEETING LOCATION:

COUNTY OFFICE BUILDING - ROOM 123
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

Comments to Soph by 6/8 AM

DATE: 6/10/98

PROJECT: ST. JAMES ACADEMY

CAM

NUMBER: 10-355

TIME: 9:00:00 AM

LOCATION: W S OLD YORK RD. AND N S MONKTON RD.

MANAGER: DONALD RASCOE

PHONE #: 887-3353

COUNCIL DISTRICT: 6

DEVELOPER'S ENGINEER: E.F. RAPHEL & ASSOCIATES

HEARING OFFICER'S HEARING SCHEDULE

DATE: 6/30/98

PROJECT: ST. JAMES ACADEMY

CAM

NUMBER: 10-355

TIME: 9:00:00 AM

LOCATION: W S OLD YORK RD. AND N S MONKTON RD.

MEETING LOCATION:

ROOM 106, COUNTY OFFICE BUILDING; 111 W.
CHESAPEAKE AVENUE; TOWSON, MD 21204

MANAGER: DONALD RASCOE

PHONE #: 887-3353

COUNCIL DISTRICT: 6

DEVELOPER'S ENGINEER: E.F. RAPHEL & ASSOCIATES

CONCEPT PLAN CONFERENCES SCHEDULE

See 29 Oct

MEETING LOCATION: County Office Building - Room 123
111 West Chesapeake Avenue
Towson, Maryland 21204

DATE: 11/10/97

** Comments to Soph by 11/6/97*

Time: 9:00:00 AM **Name:** ST. JAMES ACADEMY **CAM** **PDM** 10-355
Proposal: PROP. ARTS & SCIENCE AND GYMNASIUM **Zoning:** RC - 2
Location: W S OLD YORK RD. AND N S MONKTON RD.
Election District: 10 **Engineer:** E.F. RAPHEL & ASSOCIATES
Council District: 6 **Manager:** DONALD RASCOE

Time: 10:00:00 AM **Name:** OPEN BIBLE II **JCM** **PDM** 11-689
Proposal: 21,550 S.F. CHURCH; 17,800 S.F. SCHOOL; 9,000 S.F. HALL **Zoning:** RC-5; BM-CR
Location: S OF NEW CUT RD W OF BELAIR ED *See 92-254-MP and*
Election District: 11 **Engineer:** HICKS ENGINEERING CO., INC. *Phase II*
Council District: 5 **Manager:** CHRIS RORKE *file*

Find Record

Add Record

Save Record

Print Form

ZONING REVIEW 1
PDM - RM 111 COB
W. CARL RICHARDS, JR.
FR: DEVELOPMENT MGT/PDM

REVIEWING AGENCIES: PLEASE DELIVER 5 COPIES OF YOUR COMMENTS TO PDM, ROOM 123 COB, PRIOR TO THE CONCEPT PLAN CONFERENCE OR BRING THEM TO THE CONFERENCE IF YOUR AGENCY WILL BE REPRESENTED.

FOR MORE INFORMATION PLEASE CALL THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AT 887-3335

April 18, 2000

To: TRA
4/19/00
ua

Mr. Arnold E. Jablon
Baltimore County Zoning Administration and Development
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Spirit and Intent
St. James Academy (Zoning Case Number 98-163-SPHX)
DRC No: 0403000
PDM No: 10-355
DMW Project No: 98001.MP

Dear Mr. Jablon:

At the order of Mr. Don Rascoe at the April 3, 2000 DRC meeting, I am requesting your approval that the improvements as identified on the enclosed Daft-McCune - Walker, Inc. Preliminary Master Plan are within the spirit and intent of Case No: 98-163-SPHX. A red-lined copy of the Plan which accompanied Case No: 98-163-SPHX is also enclosed for your reference.

The Master Plan identifies the closing of the West entrance on Monkton Road, reconfiguration of the East entrance on Monkton Road, reconfiguration of the Old York Road entrance, revisions to vehicular and pedestrian circulation routes, the addition of parking spaces, minor accessory structures (concession building and field equipment storage building), a multi-purpose paved recreation court, a grassed special events area, and the relocation of proposed tennis courts.

This request does not include any expansion of classroom or office space within the parent building.

The circulation changes are being proposed to address site distance problems at the existing entrances and to improve student drop-off and pick-up procedures at the school. The recreational improvements are to enhance the outdoor education and physical fitness programs at the school. The parking expansion areas will be used for sporting and/or special events.

DMW

Daft-McCune-Walker, Inc.

100 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

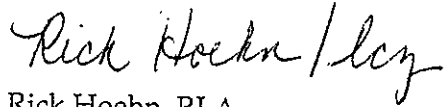
Engineers, Surveyors &

Environmental Professionals

Mr. Arnold Jablon
April 18, 2000
Page 2

Your attention to this matter is greatly appreciated. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Rick Hoehn / lcz".

Rick Hoehn, RLA
Associate, Director of Design

RCH/lcz

Enclosure

cc: Mr. Ed Haile
Mr. Dick Moore



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 8, 2000

Mr. Rick Heohn
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286

Dear Mr. Heohn:

RE: Spirit and Intent Letter for St. James Academy, Zoning Case #98-163-SPHX,
10th Election District

The reconfiguration of traffic pattern and minor accessory structures and relocation and expansion of recreational and special events fields as shown on the revised site-plan is considered by the Hearing Officer to be within the spirit and intent of the zoning case #98-163-SPHX, subject to the addition to the revised site plans of the enclosed comments by Kim Abe. Please add to the plan the introductory paragraph and the descriptions of the historic structures, which I have bracketed.

Please provide this office with 3 copies of the revised plans for our file and for distribution to the Baltimore County Planning Office.

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 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John R. Alexander".

John R. Alexander
Planner II
Zoning Review

JRA:kew



Writer's Direct Number:
(410) 494-6285

dhkarceski@venable.com

September 30, 2003

HAND-DELIVERED

Timothy M. Kotroco, Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: St. James Academy
3100 Monkton Road
10th Election District, 6th Councilmanic District

Dear Mr. Kotroco:

This firm represents St. James Academy, a private school for grades K through 8. The school and a church have existed on the above-referenced property in Baltimore County since 1755. On school grounds, St. James provides athletic fields devoted to student use. St. James proposes to improve its westernmost athletic field with a 400 meter jogging track to be used consistent with the existing field for school activities. I am writing to confirm that the installation of a track around one of St. James' athletic fields is within the spirit and intent of an Order issued by the Zoning Commissioner in Case No. 98-163-SPHX on July 2, 1998. I have enclosed a copy of the Order and site plan filed in the case for your convenience.

By way of brief history, St. James received original zoning approval in Case No. 88-427-X to expand the existing church and private school in a D.R.2 zone. I have also enclosed a copy of the 1988 case for your review. In 1998, the Deputy Zoning Commissioner approved a further expansion of the church and school to allow for "additional physical education and assembly buildings" for student use in Case No. 98-163-SPHX. The Zoning Commissioner indicated on page 2 of each Order that no protestants were present at the public hearing.

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03-3412

Timothy M. Kotroco, Director
September 30, 2003
Page 2

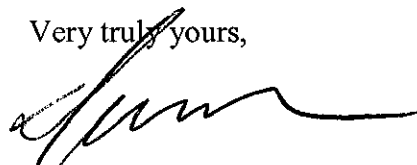
As shown on the enclosed redlined site plan prepared by Daft McCune Walker, Inc. and entitled, "Proposed 400 Meter Track on Ebs Field," the track will result in only a slight increase to the special exception area approved in the 1998 case. It will be installed in an appropriate location around an existing athletic field in an area of the school grounds devoted presently to school athletics. Additionally, it is also important to note that no increase in school enrollment is expected in conjunction with the proposed improvement, and, therefore, this change will not result in an intensification of the special exception use.

I recently met with W. Carl Richards, Jr. of the Zoning Review Office to discuss the track. Mr. Richards expressed some optimism that the proposed change would be considered a minor adjustment rather than a significant change to the site plan approved in Case No. 98-163-SPHX.

At this time, I am requesting that you provide written confirmation that the request made by St. James for the above-described minor adjustment to the site plan is within the spirit and intent of the Zoning Commissioner's Order, dated July 2, 1998, and, therefore, that the request does not require any additional zoning relief.

With this letter, I have enclosed a check in the amount of \$50.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with your review. If you need any further information in order to complete your review, please feel free to give me a call.

Very truly yours,



David H. Karceski

DHK

Enclosure

cc: Mr. Richard A. Moore
Arnold Jablon, Esquire
Mr. W. Carl Richards, Jr.

TO1DOCS1/DHK01/#169379v1

Writer's Direct Number:
(410) 494-6285

dhkarceski@venable.com

September 30, 2003

HAND-DELIVEREDTimothy M. Kotroco, Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204Re: St. James Academy
3100 Monkton Road
10th Election District, 6th Councilmanic District

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Timothy M. Kotroco, Director
September 30, 2003
Page 2

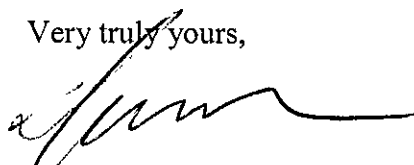
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Very truly yours,



David H. Karceski

DHK

Enclosure

cc: Mr. Richard A. Moore
Arnold Jablon, Esquire
Mr. W. Carl Richards, Jr.

TO1DOCS1/DHK01/#169379v1

Writer's Direct Number:
(410) 494-6285

dhkarceski@venable.com

17 October 2003

HAND-DELIVERED

Timothy M. Kotroco, Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: St. James Academy
3100 Monkton Road
10th Election District, 6th Councilmanic District

Dear Mr. Kotroco:

This firm represents St. James Academy, a private school for grades K through 8. The school and a church have existed on the above-referenced property in Baltimore County since 1755. On school grounds, St. James provides athletic fields devoted to student use. St. James proposes to improve its westernmost athletic field with a 400 meter jogging track to be used consistent with the existing field for school activities. It will surround the existing athletic field.

I am writing to confirm that the installation of the proposed track around one of St. James' athletic fields is within the spirit and intent of the Order issued by the Deputy Zoning Commissioner in Case No. 98-163-SPHX on July 2, 1998. I have enclosed a copy of the Order and site plan filed in the case for your convenience.

By way of brief history, St. James received original zoning approval in Case No. 88-427-X to expand the existing church and private school in a D.R.2 zone. In 1998, the Deputy Zoning Commissioner approved a further expansion of the church and school to allow for "additional physical education and assembly buildings" for student use in Case No. 98-163-SPHX. There were no Protestants at either public hearing.

In May, 2000, John Alexander responded to a letter from DMW, dated 18 April 2000, in which it requested agreement that proposed improvements to the instant site were within

Timothy M. Kotroco, Director
Page 2

the spirit and intent of both zoning cases. Mr. Alexander, after discussion with the Deputy Zoning Commissioner, determined that the "reconfiguration of traffic pattern and minor accessory structures and relocation and expansion of recreational and special event fields...is considered by the Hearing Officer (the Deputy Zoning Commissioner) to be within the spirit and intent..." of the past zoning cases. See attached Exhibit A.

In Case No. 98-163-SPHX, the site plan showing the amended special exception area was incorporated by reference in the order. By the attached plan, dated February 2nd, 2000, which was referenced in the letter from DMW dated 18 April 2000, the special exception area was again expanded. See attached exhibit B. Now, St. James is proposing to add a track around the parameter of the athletic field, as shown on the attached site plan, as Exhibit 3. This would require a minor adjustment to the special exception area previously approved and then later amended. As shown on the enclosed redlined site plan prepared by Daft McCune Walker, Inc. and entitled, "Proposed 400 Meter Track on Ebs Field," the track will result in a slight increase to the special exception area. The track will be installed in an appropriate location around an existing athletic field, in an area of the school grounds devoted presently to school athletics and be part of the school property. The school is not purchasing additional land nor is it proposing a subdivision in order to incorporate the track. The proposed track is to be located on land owned and controlled by the school, and presently used by the school population for athletic purposes. Additionally, it is also important to note that no increase in school enrollment is expected in conjunction with the proposed improvement. There will be no intensification of the special exception use. The use of the proposed track would be consistent with the purposes, objectives and goals of the special exception request that was granted in Case No. 98-163-SPHX. It is important to note that part of the special exception revolved around athletic pursuits of the school population; this request is entirely within the intentions of the school as stated at the hearing and subsequently approved. There is no intensification or expansion of use suggested by the addition of the track.

We believe that the proposed change would be considered a minor, de minimis, adjustment rather than a significant change to the site plan approved in Case No. 98-163-SPHX.

On 30 September, we wrote to you about this issue, and, on 10 October, Lloyd Moxley responded. In his response, Mr. Moxley opined that the request went beyond the spirit and intent of the approval granted in Case No. 98-163 SPHX. We suggest, however, that Mr. Moxley viewed the request to expand the special exception area as significant. We suggest that the expansion proposed is to the contrary, a minor, de minimis, correction

Timothy M. Kotroco, Director
Page 3

that in no way impacts the approved special exception itself. In this matter, there was no community opposition at either of the hearings held and there is no intensification of use.

At this time, I am requesting that you provide written confirmation that the request made by St. James for the above-described minor adjustment to the site plan is within the spirit and intent of the Zoning Commissioner's Order, dated July 2, 1998, and, therefore, that the request does not require any additional zoning relief. We emphasize that the proposed track will not add any significant area to the existing special exception area, and, indeed, is only a de minimis change. A review of the plan accompanying this letter will confirm that the track will not alter in any way the intent of the approval or the purpose of the special exception.

Therefore, we request that you agree that, as described above, the proposed installation of a track around the existing athletic field would not violate the spirit and intent of Case No. 98-163-SPHX and that no further hearing is required for the track to be added. If you agree with our conclusions, I am requesting that you sign on the appropriate signature line provided below and request that you return the attached copy of this letter to me.

Very truly yours,



Arnold Jablon

AJ/aj

c: Mr. Richard A. Moore
Mr. W. Carl Richards, Jr.

Timothy Kotroco, Director
Department of Permits and Development Management

Date

Writer's Direct Number:
(410) 494-6285

dhkarceski@venable.com

17 October 2003

HAND-DELIVERED

Timothy M. Kotroco, Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: St. James Academy
3100 Monkton Road
10th Election District, 6th Councilmanic District

Dear Mr. Kotroco:

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Timothy M. Kotroco, Director

Page 2

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?
INTENSIFIED
NOT
EXPANDED

B-
11

Timothy M. Kotroco, Director
Page 3

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Very truly yours,



Arnold Jablon

AJ/aj

c: Mr. Richard A. Moore
Mr. W. Carl Richards, Jr.

Timothy Kotroco, Director
Department of Permits and Development Management

Date

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

December 9, 2003

Arnold Jablon, Esquire
Venable LLP
210 Allegheny Avenue
Towson, MD 21285

Dear Mr. Jablon

RE: Spirit and Intent Case No. 98-163-SPHX, St. James Academy
10th Election District

The revised redlined plan submitted to this office has been date stamped December 8, 2003 and included in the file associated with the above referenced case.

Upon review of said plan and subsequent to discussions with the Director of Permits and Development Management and also Zoning Review staff the following has been determined. The installation and utilization of the running track as shown on the provided redlined plan is considered to be within the "spirit and intent" of the Special Exception granted in Zoning Case 88-427 X as amended in Zoning Case 98-163 SPHX.

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 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Lloyd T. Moxley", is written over the typed name.

Lloyd T. Moxley
Planner II
Zoning Review

LTM/ltm





Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 410-296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: Baltimore Co. Zoning Admin
111 W. Chesapeake Ave #111
Towson, Md 21204

Date: 4-18-00

Job No.: 98001.MP

Attention: Arnold Jablon

Reference: St. James Academy

We are sending you ☐ attached ☐ under separate cover ☒ via hand carried
☐ Shop drawings ☐ Samples ☐ Plans
☐ Specifications ☐

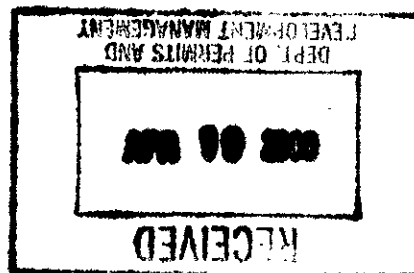
Copies	Date	Number	Description
1			plan
1	4/18/00		preliminary master plan
		1	#40 check

These are transmitted as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected for prints
☐ For review and comment ☐

Remarks: _____

cc: _____ Signed: Rich Hoehn / leg



PREVIOUS CASE #88-427-X

IN RE: PETITION FOR SPECIAL EXCEPTION
 NW/Cor. Monkton Manor Road and Old York Road
 (3100 Monkton Road)
 10th Election District
 3rd Councilmanic District
 Vestry of St. James Church
 Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
 Case No. 88-427X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a church and private school in an R.C.2 zone, as more particularly described on Petitioner's Exhibit 1.

This matter came before the Zoning Commissioner on April 20, 1988, at which time the Petitioner, by the Reverend Heyward H. Macdonald, Rector, appeared and testified and was represented by Counsel. Also testifying on behalf of the Petitioner were Eugene F. Raphael, a registered property line surveyor and site planner, and Albert Kubelung, Jr. and David Recchia, architects with the firm of Albert Kubelung, Jr. and Associates. Counsel for the Petitioner submitted a proffer with regard to two witnesses who were present and available to testify, namely, Elizabeth Langerhans, the Headmistress of St. James Academy, and Richard A. Moore, Jr., trustee of St. James Church and the chairman of its capital campaign committee. Wallace S. Lippincott, the rural area community planner with

the Office of Planning and Zoning, appeared in order to explain that department's comments concerning the request. There were no protestants.

Testimony indicated that the subject property is zoned R.C.2 and is comprised of a 33 acre, more or less, portion of a total 80 acre tract owned by the Petitioner. The school and church buildings are located on the northwest side of Monkton Manor Road, northwest of its intersection with Old York Road and within the My Lady's Manor historic district.

St. James Church has existed on its present site and in its present building since 1750. According to the testimony of Reverend Macdonald, the Church has grown in membership from 183 families and individuals eight years ago to 320 today. In 1881, a school was open in the building adjacent to the church and then in 1956 the present St. James Academy was begun. St. James Academy now has enrolled 144 students in grades A through six with approximately 24 professional staff and the school has been approved by the State of Maryland and accredited by the Association of Independent Maryland Schools. The existing school building has also been used as a community building for numerous community wide support groups, including Alcoholics Anonymous meetings, Red Cross CPR classes, Red Cross Blood mobile drives, and it also houses the church offices. The Petitioner proposes to construct a 18,875 sq. ft. addition to the existing 16,480 sq. ft. school building to permit the

CHECK RECEIVED FOR FILING
 Date 11/11/88

CHECK RECEIVED FOR FILING
 Date

exception would not adversely impact the conditions and requirements listed in Section 502.1 of the Baltimore County Zoning Regulations.

The Petitioner seeks a special exception pursuant to Section 120.2.C.6 and 15, pursuant to Section 502.1, Baltimore County Zoning Regulations (B.C.Z.R.).

It is clear that the B.C.Z.R. permits the uses requested by the Petitioner in an R.C.2 zone by special exception. It is equally clear that the proposed uses have existed in fact long before the adoption of zoning regulations in Baltimore County and would not be detrimental to the primary governmental use in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted.

The Petitioner had the burden of affording testimony and evidence which would show that the proposed uses met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. In fact, the Petitioner has shown that the proposed uses would be consistent with the public interest. The facts and circumstances do not show that the proposed uses are particularly detrimental to the

Petitioner's Exhibit 1 would have any adverse impact beyond that inherently associated with such special exception uses, irrespective of their location within the zone. See Baltimore County, 432 A.2d 1319 (1981).

The proposed uses will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor is inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that, by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception for a church and private school should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of November, 1988, that the Petition for Special Exception for a church and private school in an R.C.2 zone be and is hereby GRANTED, subject to the conditions set forth in the Petition and the following conditions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this order. The Petitioner hereby takes upon itself the responsibility of this order as at its

CHECK RECEIVED FOR FILING
 Date 11/11/88

CHECK RECEIVED FOR FILING
 Date

school to expand the level of academic facilities and service to its students. According to Reverend Macdonald, the proposed construction reflects past growth and no major growth in the student population is planned. The Petitioner anticipates that approximately 40 more students may become enrolled at St. James Academy over the next five (5) years. The Petitioner desires to commence construction immediately upon the issuance of all building permits and plans to have the new building ready for occupancy by January, 1989.

The Petitioner's architects, Albert Rubeling, Jr. and David Recchia, testified that approximately eleven separate building designs had been considered before the final design was approved by the Petitioner's Board of Trustees. Consideration was given to the need for compatibility within the subject historic district before the final design was accepted. According to the Petitioner's architects, site constraints were posed by the location of the church cemetery, existing tennis courts, and other improvements already existing on the site. In response to the generally supportive comments of the Office of Planning and Zoning, the Petitioner's architects testified that an "L-shape" configuration for the addition was selected but had to be ruled out due to a number of limitations and actual site planning and budgetary feasibility considerations.

According to the Petitioner, the site plan and proposed elevations were reviewed with representatives of the Greater

Sparks-Glencoe Improvement Association who advised Reverend Macdonald that they were not opposed to the proposed addition. According to the Petitioner's witnesses, every effort has been made to ensure compatibility with the historic church while at the same time providing much needed new classroom space, a science and computer laboratory, language laboratory, gymnasium, office space and a library. At the present time, two temporary mobile office trailers are being used to house certain school support services on an emergency basis.

Mr. Lippincott testified that the Office of Planning and Zoning was supportive of the proposed expansion, but was concerned with the proposed location of the addition. Mr. Lippincott stated that if the addition had been planned in an "L-shape" or some other fashion, the grading which his office considered to be extensive and certain site distance problems could possibly be avoided. Mr. Raphael responded on behalf of the Petitioner, in part, that the proposed location of the addition would not involve extensive grading but was well within Baltimore County standards. Mr. Raphael also pointed out that the area involved was a man-made slope which resulted from the construction of the existing school field. Based upon his expert review of the project and his long standing familiarity with the neighborhood, Mr. Raphael testified that the proposed special exception would not be detrimental to the primary agricultural uses in the vicinity of the school.

ORDER RECEIVED FOR FILING
Date _____
By _____

Zoning Commission
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 2
Property Owner: *St. James Academy*
Location: *11111 Sparks Road, Sparks, MD*
Water Supply: *Public*
COMMENTS ARE AS FOLLOWS:

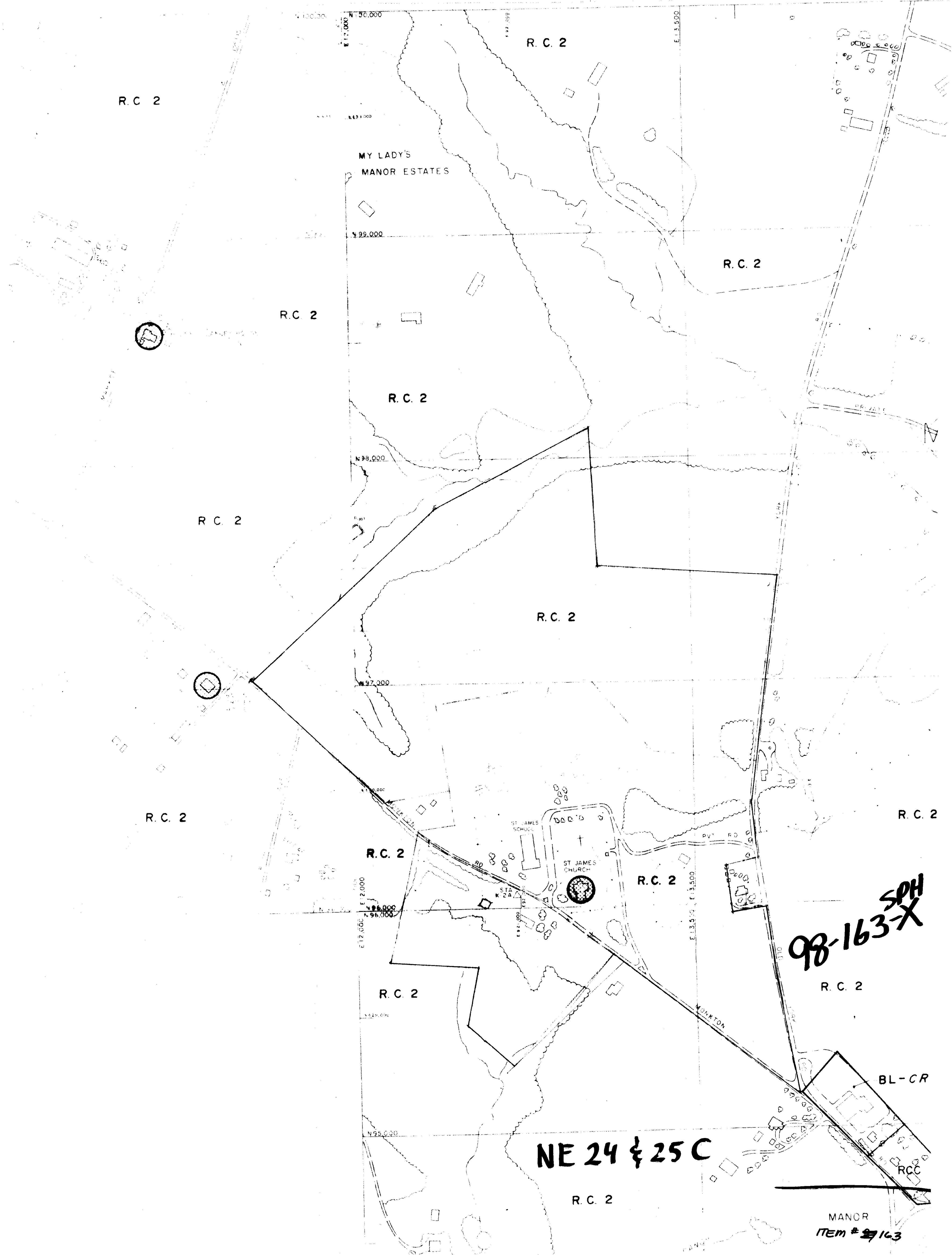
- (1) Petitioner's site plan shows a building footprint of approximately 10,000 sq. ft. with a total area of approximately 15,000 sq. ft. The site plan also shows a parking area of approximately 20 spaces.
- (2) Petitioner's site plan shows a building footprint of approximately 10,000 sq. ft. with a total area of approximately 15,000 sq. ft. The site plan also shows a parking area of approximately 20 spaces.
- (3) Petitioner's site plan shows a building footprint of approximately 10,000 sq. ft. with a total area of approximately 15,000 sq. ft. The site plan also shows a parking area of approximately 20 spaces.
- (4) Petitioner's site plan shows a building footprint of approximately 10,000 sq. ft. with a total area of approximately 15,000 sq. ft. The site plan also shows a parking area of approximately 20 spaces.
- (5) Petitioner's site plan shows a building footprint of approximately 10,000 sq. ft. with a total area of approximately 15,000 sq. ft. The site plan also shows a parking area of approximately 20 spaces.
- (6) Petitioner's site plan shows a building footprint of approximately 10,000 sq. ft. with a total area of approximately 15,000 sq. ft. The site plan also shows a parking area of approximately 20 spaces.
- (7) Petitioner's site plan shows a building footprint of approximately 10,000 sq. ft. with a total area of approximately 15,000 sq. ft. The site plan also shows a parking area of approximately 20 spaces.
- (8) Petitioner's site plan shows a building footprint of approximately 10,000 sq. ft. with a total area of approximately 15,000 sq. ft. The site plan also shows a parking area of approximately 20 spaces.
- (9) Petitioner's site plan shows a building footprint of approximately 10,000 sq. ft. with a total area of approximately 15,000 sq. ft. The site plan also shows a parking area of approximately 20 spaces.
- (10) Petitioner's site plan shows a building footprint of approximately 10,000 sq. ft. with a total area of approximately 15,000 sq. ft. The site plan also shows a parking area of approximately 20 spaces.

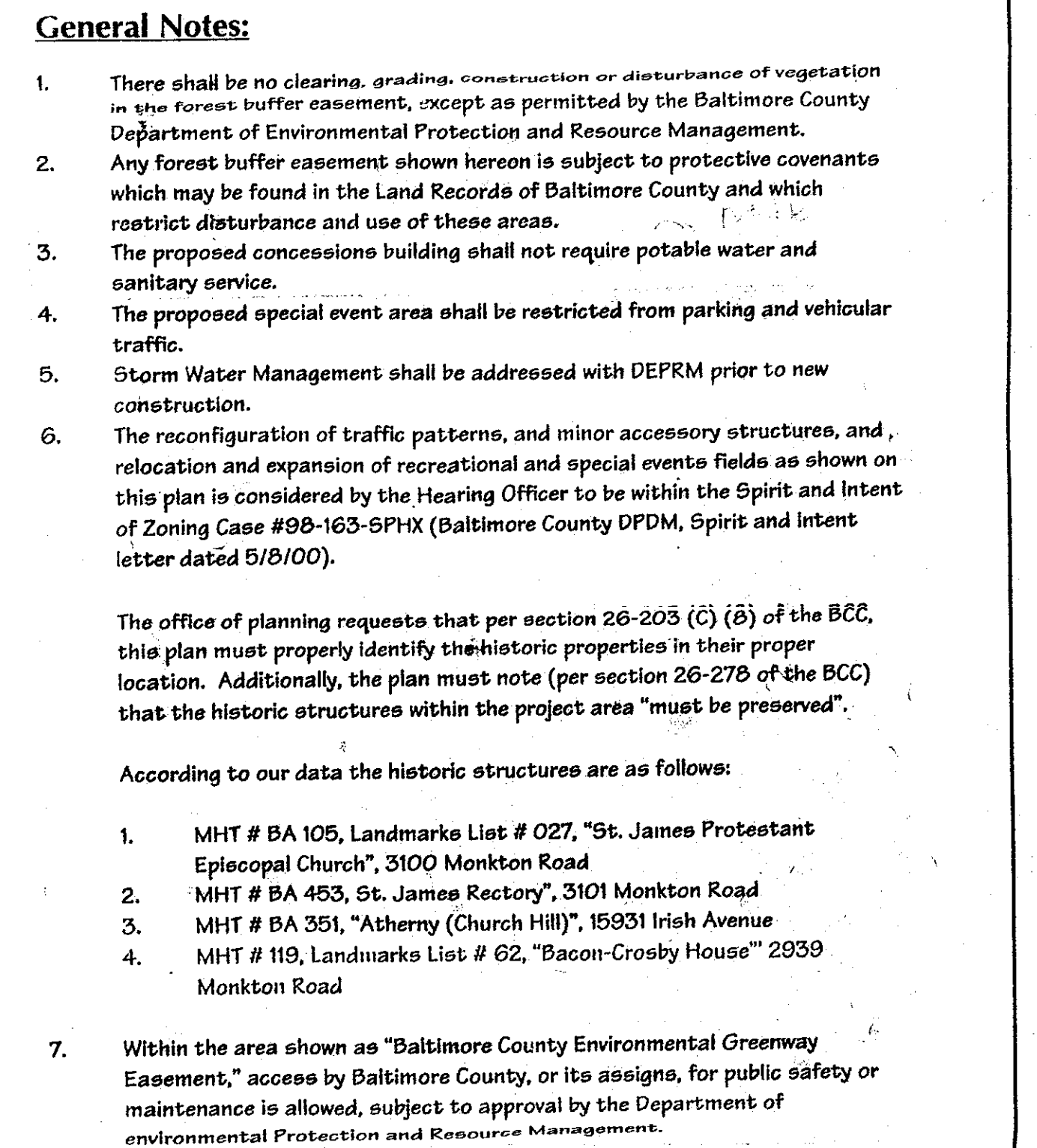
risk until such time as the applicable appellate process from this order has expired. If, for whatever reason this order is reversed, the Petitioner would be required to return, and be responsible for returning said property to its original condition.

2. Petitioner shall comply with all requirements as set forth in the comments submitted by the Department of Planning, Inspection and Resource Management attached hereto and made a part hereof.

Robert Palmer
Zoning Commissioner of Baltimore County

STB/2084
Mr. Robert S. Lippincott
Office of Planning and Zoning
Baltimore County
Baltimore, Maryland
Baltimore County
Baltimore, Maryland





DATA SOURCES:

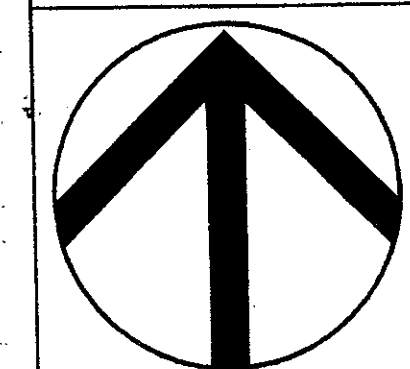
1. TOPOGRAPHY FROM AN AERIAL SURVEY BY WINGS AERIAL MAPPING CO. FROM PHOTOGRAPHY DATED 1-25-87.
2. FOREST BUFFER APPROVED BY DEPRM IN AUGUST 1998. SEE LETTER FROM PAUL DENNIS TO E.F.RAPHEL & ASSOC.
3. PROPERTY LINE AND FOREST BUFFER EASEMENT BY E.F. RAPHEL & ASSOCIATES (SEE SHEET 1 OF 2 FOR ALL BEARINGS AND DISTANCES).

DMW
Draft-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4705

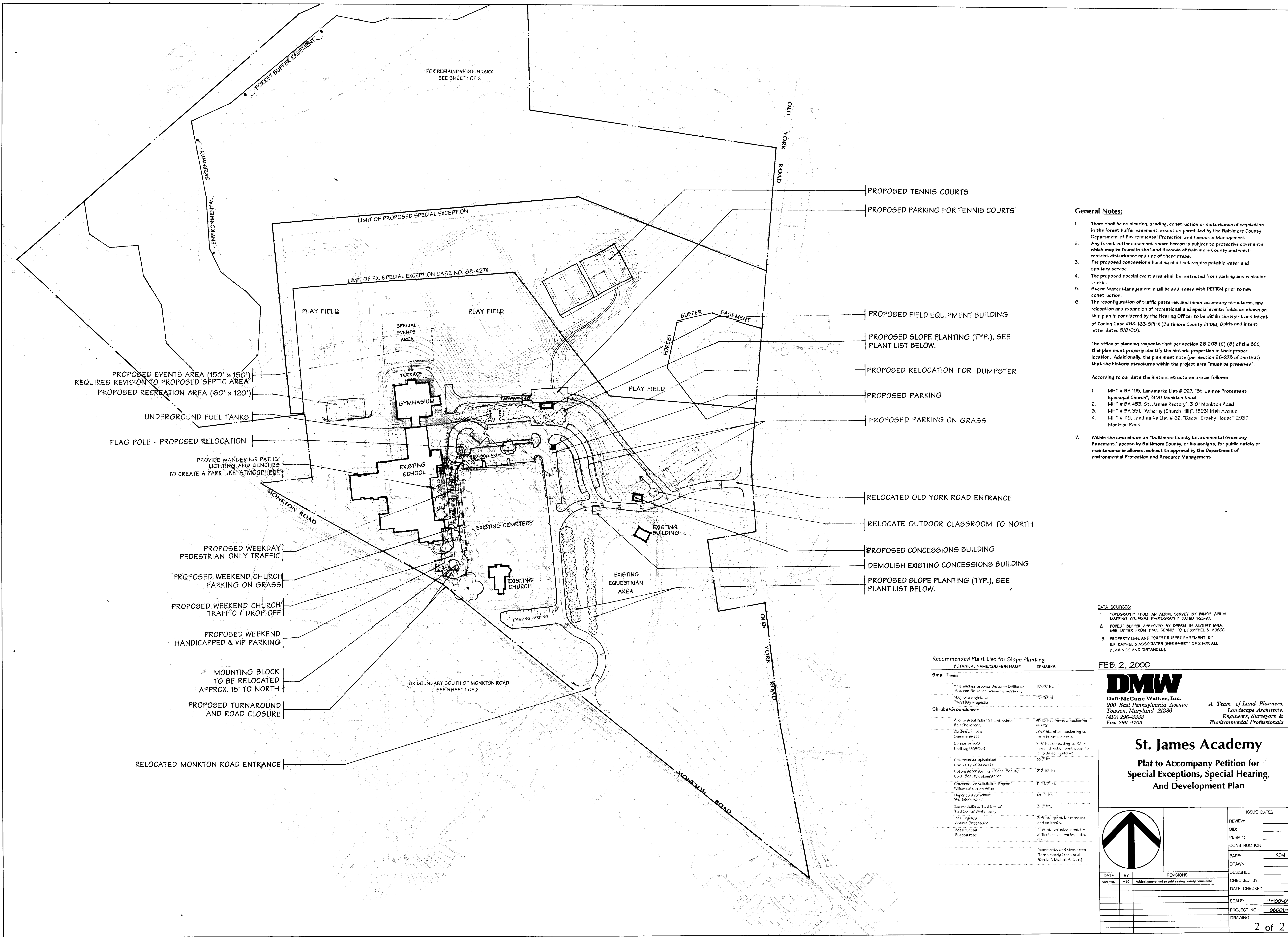
*A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals*

St. James Academy

Plat to Accompany Petition for
Special Exceptions, Special Hearing,
And Development Plan



DATE		BY	REVISIONS	DESIGNED:
3/30/2010		MEC	Added general notes addressing county comments	CHECKED BY:
				DATE CHECKED:
				SCALE: 1"=100'-0"
				PROJECT NO.: 22001-MP
				DRAWING:
				2 of 2



- General Notes:**
- There shall be no clearing, grading, construction or disturbance of vegetation in the forest buffer easement, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
 - Any forest buffer easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
 - The proposed concessions building shall not require potable water and sanitary service.
 - The proposed special event area shall be restricted from parking and vehicular traffic.
 - Storm Water Management shall be addressed with DEPRM prior to new construction.
 - The reconfiguration of traffic patterns, and minor accessory structures, and relocation and expansion of recreational and special events fields as shown on this plan is considered by the Hearing Officer to be within the Spirit and Intent of Zoning Case #88-163-SPHX (Baltimore County DPDM, Spirit and Intent letter dated 5/8/00).
- The office of planning requests that per section 26-203 (C) (8) of the BCC, this plan must properly identify the historic properties in their proper location. Additionally, the plan must note (per section 26-278 of the BCC) that the historic structures within the project area "must be preserved".
- According to our data the historic structures are as follows:
- MHT # BA 105, Landmarks List # 027, "St. James Protestant Episcopal Church", 3100 Monkton Road
 - MHT # BA 453, St. James Rectory, 3101 Monkton Road
 - MHT # BA 351, "Athenry (Church Hill)", 15931 Irish Avenue
 - MHT # 119, Landmarks List # 62, "Bacon-Crosby House", 2939 Monkton Road
- Within the area shown as "Baltimore County Environmental Greenway Easement", access by Baltimore County, or its assigns, for public safety or maintenance is allowed, subject to approval by the Department of environmental Protection and Resource Management.

Recommended Plant List for Slope Planting

BOTANICAL NAME/COMMON NAME	REMARKS
Small Trees	
Amandier arborea 'Autumn Brilliance'	15-25' ht.
Autumn Brilliance Downy Serviceberry	
Magnolia virginiana Sweetbay Magnolia	10-20' ht.
Shrubs/Groundcover	
Aronia arbutifolia 'Brilliantissima'	6-10' ht., forms a suckering colony
Red Chokeberry	
Clethra alnifolia Summerweet	5-8' ht., often suckering to form broad colonies
Cornus sericea Redtwig Dogwood	7-8' ht., spreading to 10' or more. Effective bank cover for its hole soil erosion well.
Cotoneaster apiculatus Cranberry Cotoneaster	to 3' ht.
Cotoneaster dammeri Coral Beauty	2' 2 1/2' ht.
Coral Beauty Cotoneaster	
Cotoneaster salicifolius 'Rugosa'	1-2 1/2' ht.
Willowleaf Cotoneaster	
Hypericum calycinum 'St. John's Wort'	to 12' ht.
Ilex verticillata 'Red Sprite'	3' 6' ht.
Red Sprite Winterberry	
Itea virginica Virginia Sweetgale	3' 6' ht., great for massing, and on banks.
Rosa rugosa Rugosa rose	4' 6' ht., valuable plant for difficult sites: banks, cuts, fills...
(Comments and sizes from "Dir's Hardy Trees and Shrubs", Michael A. Dir.)	

DATA SOURCES:

- TOPOGRAPHY FROM AN AERIAL SURVEY BY WINGS AERIAL MAPPING CO. FROM PHOTOGRAPHY DATED 1-25-97.
- FOREST BUFFER APPROVED BY DEPDM IN AUGUST 1998. SEE LETTER FROM PAUL DENNIS TO EFRAPHEL & ASSOC.
- PROPERTY LINE AND FOREST BUFFER EASEMENT BY E.F. RAPHEL & ASSOCIATES (SEE SHEET 1 OF 2 FOR ALL BEARINGS AND DISTANCES).

FEB. 2, 2000

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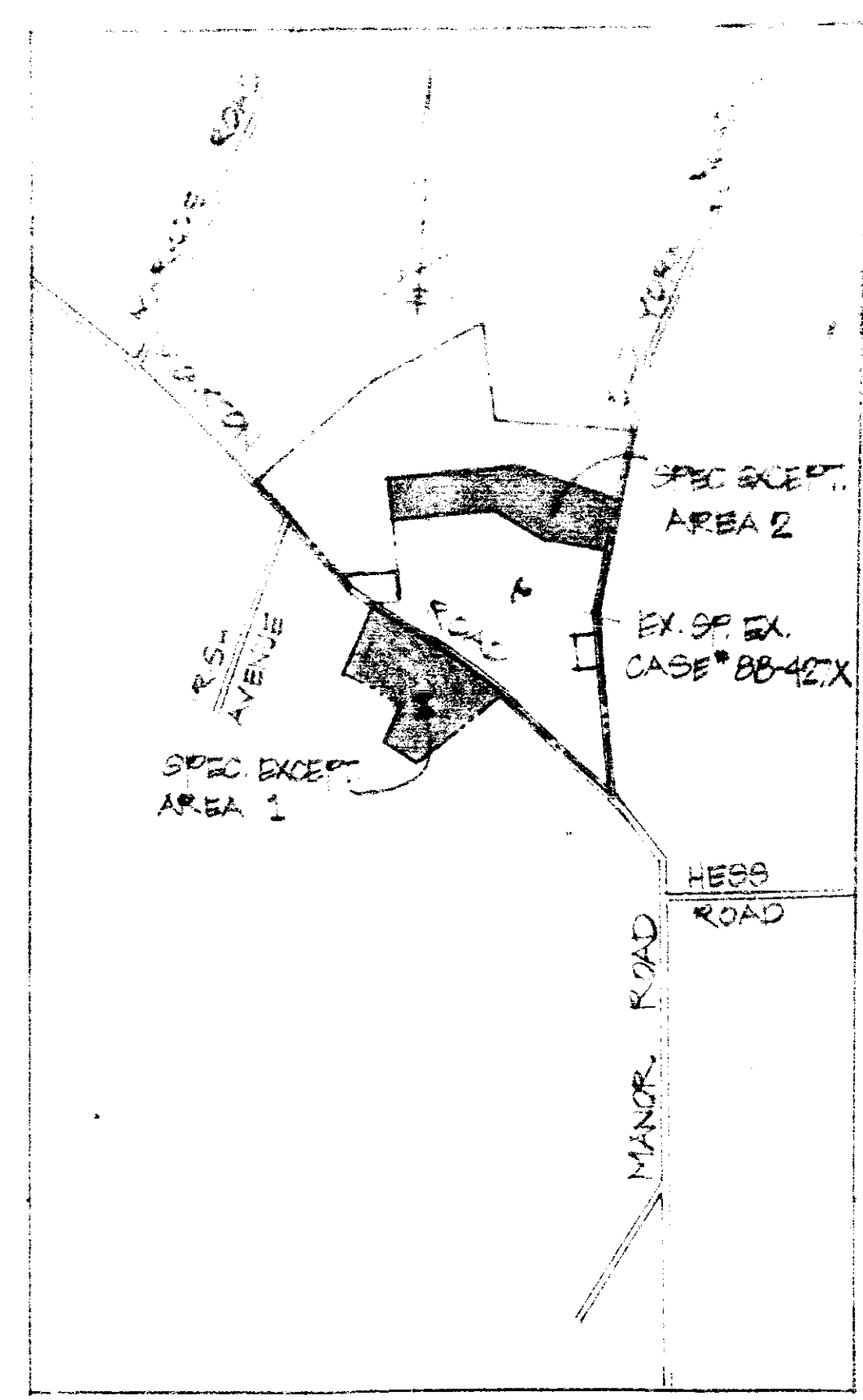
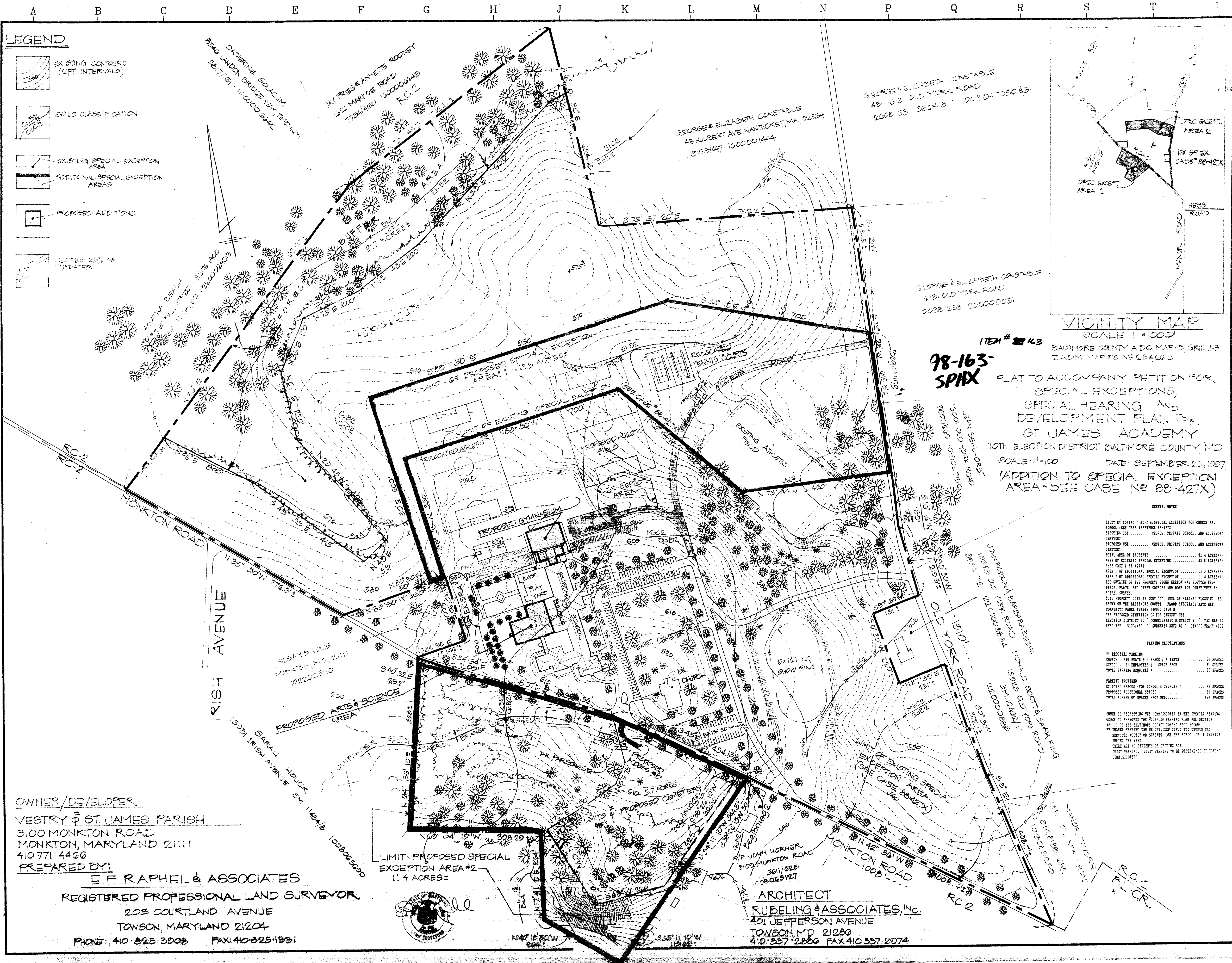
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

St. James Academy

Plat to Accompany Petition for Special Exceptions, Special Hearing, And Development Plan

		ISSUE DATES	
		REVIEW: _____	_____
		BID: _____	
		PERMIT: _____	
		CONSTRUCTION: _____	
		BASE: KCM	
		DRAWN: _____	
		DESIGNED: _____	
		CHECKED BY: _____	
		DATE CHECKED: _____	
		SCALE: 1"=100'-0"	
		PROJECT NO.: 88001-MP	
		DRAWING: _____	
		2 of 2	

DATE	BY	REVISIONS
02/02/00	MEC	Added general notes addressing county comments



ITEM # 98-163-SPAX
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTIONS,
SPECIAL HEARING AND
DEVELOPMENT PLAN FOR
ST JAMES ACADEMY
10TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1"=100' DATE: SEPTEMBER 20, 1997
(ADDITION TO SPECIAL EXCEPTION
AREA - SEE CASE NO 88-427X)

CERTAL NOTES

EXISTING ZONING: R-2 (SPECIAL EXCEPTION FOR CHURCH AND SCHOOL) (SEE CASE REFERENCE 88-427X)
EXISTING USE: CHURCH, PRIVATE SCHOOL, AND ACCESSORY
COMBINED
PROPOSED USE: CHURCH, PRIVATE SCHOOL, AND ACCESSORY
CRAFTS
TOTAL AREA OF PROPERTY: 91.4 ACRES
AREA OF EXISTING SPECIAL EXCEPTION: 33.6 ACRES
(SEE CASE # 88-427X)
AREA 1 OF ADDITIONAL SPECIAL EXCEPTION: 11.3 ACRES
AREA 2 OF ADDITIONAL SPECIAL EXCEPTION: 11.4 ACRES
THE OUTLINE OF THE PROPERTY SHOWN HEREIN HAS BEEN DERIVED FROM
AERIAL, PLATS, AND OTHER SOURCES AND DOES NOT CONSTITUTE AN
ACTUAL SURVEY.
THIS PROPERTY LIES IN ZONE "R" AREA OF PLANNING, AS
SHOWN ON THE BALTIMORE COUNTY - PLANNING DISTRICT MAP.
COMMITTEE: PANEL NUMBER 240010 0150 B.
THE PROPOSED OUTLINE IS FOR STUDENT USE
ELECTION DISTRICT 10 - CONGRESSIONAL DISTRICT 4 - THE MAP IS
UNDER REVIEW - 12/23/97 - SUBMITTED AREA #1 - CENSUS PLAT # 417

PARKING CALCULATIONS

** REQUIRED PARKING

CHURCH - 240 SEATS & 1 SPACE / 4 SEATS	60 SPACES
SCHOOL - 55 EMPLOYEES & 1 SPACE EACH	55 SPACES
TOTAL PARKING REQUIRED	115 SPACES

PARKING PROVIDED

EXISTING SPACES (FOR SCHOOL & CHURCH)	60 SPACES
PROPOSED ADDITIONAL SPACES	60 SPACES
TOTAL NUMBER OF SPACES PROVIDED	120 SPACES

OWNER IS REQUESTING THE COMMISSIONER IN THE SPECIAL HEARING
ORDER TO APPROVE THE PROPOSED PARKING PLAN PER SECTION
10-10.20 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
** REQUIRED PARKING CAN BE PROVIDED DURING THE SCHOOL BUS
SERVICES HOURS ON SUNDAYS AND THE SCHOOL IS IN SESSION
DURING THE WEEK.
THERE ARE NO STUDENTS OF DISTINGUISHED
GRADE PARKING - OFFERED PARKING TO BE DETERMINED BY ZONING
COMMISSIONER

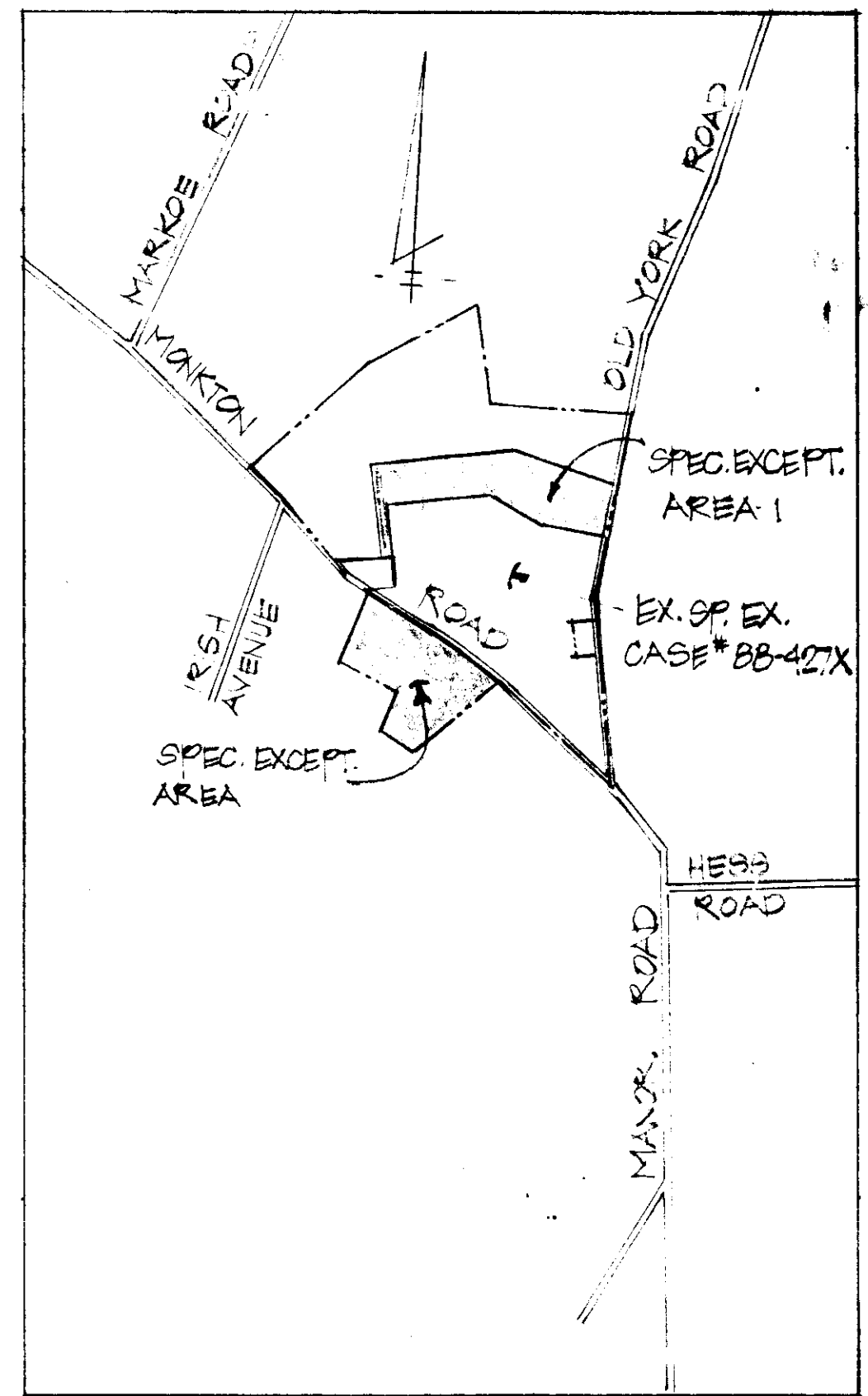
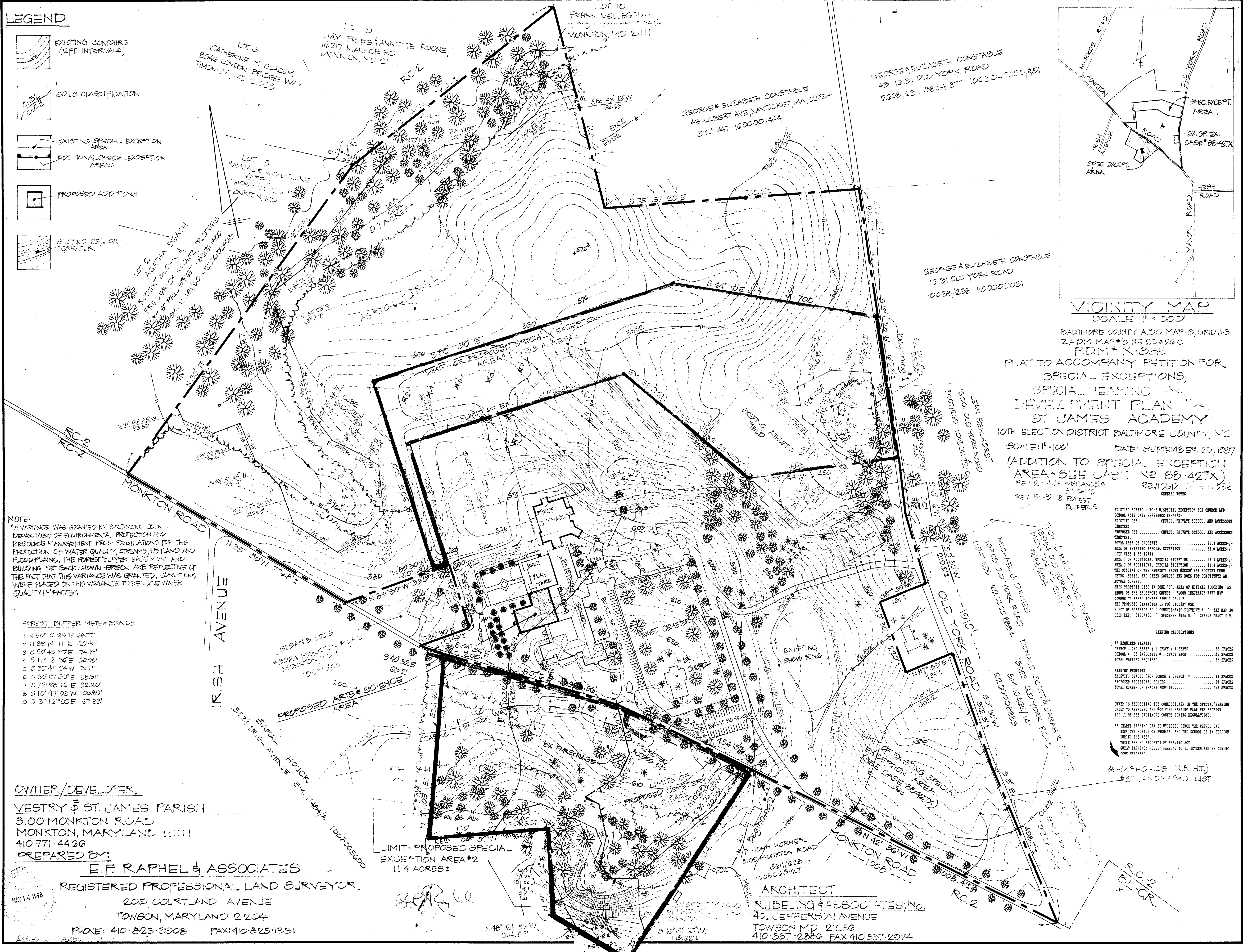
OWNER/DEVELOPER
VESTRY & ST. JAMES PARISH
3100 MONKTON ROAD
MONKTON, MARYLAND 21111
410.771.4466
PREPARED BY:
E.F. RAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR
203 COURTLAND AVENUE
TOWSON, MARYLAND 21204
PHONE: 410.825.3008 FAX: 410.825.1931

ARCHITECT
RUBELING & ASSOCIATES, INC.
401 JEFFERSON AVENUE
TOWSON, MD 21286
410.337.2886 FAX 410.337.2074

A B C D E F G H J K L M N P Q R S T U

LEGEND

- EXISTING CONTOURS (2 FT. INTERVALS)
- SOILS CLASSIFICATION
- EXISTING SPECIAL EXCEPTION AREA
- ADDITIONAL SPECIAL EXCEPTION AREAS
- PROPOSED ADDITIONS
- SLOPES 25% OR GREATER



VICINITY MAP
SCALE 1"=100'
BALTIMORE COUNTY A.D.C. MAP # 9, GRID J-3
Z.A.D.M. MAP # 9 NE 28-42-80 C
P.D.M. # X-385
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTIONS,
SPECIAL HEARING
DEVELOPMENT PLAN
ST JAMES ACADEMY
10TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1"=100' DATE: SEPTEMBER 20, 1997
(ADDITION TO SPECIAL EXCEPTION
AREA - SEE CASE NO 88-427X)
RE: 2.14-2.15 WETLANDS
REVISED 1-14-1998
GENERAL NOTES
EXISTING CONTOURS = RC-2 SPECIAL EXCEPTION FOR CHURCH AND
SCHOOL (SEE CASE REFERENCE 88-427X)
EXISTING USE CHURCH, PRIVATE SCHOOL, AND ACCESSORY
CONCRETE
PROPOSED USE CHURCH, PRIVATE SCHOOL, AND ACCESSORY
CONCRETE
TOTAL AREA OF PROPERTY 91.4 ACRES +/-
AREA OF EXISTING SPECIAL EXCEPTION 33.8 ACRES +/-
(SEE CASE # 88-427X)
AREA 1 OF ADDITIONAL SPECIAL EXCEPTION 13.3 ACRES +/-
AREA 2 OF ADDITIONAL SPECIAL EXCEPTION 11.4 ACRES +/-
THE OUTLINE OF THE PROPERTY SHOWN HEREIN WAS PLATTED FROM
DEEDS, PLATS, AND OTHER SOURCES AND DOES NOT CONSTITUTE AN
ACTUAL SURVEY.
THIS PROPERTY LIES IN ZONE "C", AREA OF WETLANDS PLANNING, AS
SHOWN ON THE BALTIMORE COUNTY, PLANO INVENTORY MAP.
CONSENT: PLANO NUMBER 140010 0150 3
THE PROPOSED CONSTRUCTION IS FOR CHURCH USE.
ELECTION DISTRICT 10 - CONGRESSIONAL DISTRICT 4 - TAX MAP 30
DEED REF. 5121451 - SUBSEVER AREA 91 - CONGRESSIONAL TRACT 4101

NOTE:
A VARIANCE WAS GRANTED BY BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND
RESOURCE MANAGEMENT FROM REGULATIONS FOR THE
PROTECTION OF WATER QUALITY, STREAMS, WETLAND AND
FLOOD PLAINS. THE FOREST BUFFER EASEMENT AND
BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF
THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS
WERE PLACED ON THIS VARIANCE TO REDUCE WATER
QUALITY IMPACTS.

- FOREST BUFFER METES & BOUNDS**
- 1 N 50° 10' 25" E 68.77'
 - 2 N 85° 14' 11" E 120.42'
 - 3 S 50° 49' 55" E 174.14'
 - 4 S 11° 18' 36" E 80.89'
 - 5 S 25° 41' 24" N 72.11'
 - 6 S 30° 57' 50" E 58.91'
 - 7 S 77° 28' 16" E 92.20'
 - 8 S 10° 47' 03" W 106.89'
 - 9 S 3° 16' 00" E 67.83'

OWNER/DEVELOPER
VESTRY OF ST. JAMES PARISH
3100 MONKTON ROAD
MONKTON, MARYLAND 21111
410 771 4466
PREPARED BY:

E.F. RAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR
205 COURTLAND AVENUE
TOWSON, MARYLAND 21204
PHONE: 410 825 2308 FAX: 410 825 1331

ARCHITECT
RUBEN & ASSOCIATES, INC.
401 JEFFERSON AVENUE
TOWSON MD 21206
410 337 2886 FAX 410 337 2074

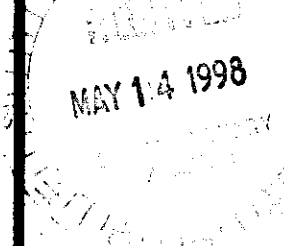
PARKING CALCULATIONS

** REQUIRED PARKING	
CHURCH = 240 SEATS @ 1 SPACE / 4 SEATS	60 SPACES
SCHOOL = 15 EMPLOYEES @ 1 SPACE EACH	15 SPACES
TOTAL PARKING REQUIRED =	75 SPACES
PARKING PROVIDED	
EXISTING SPACES (FOR SCHOOL & CHURCH) =	60 SPACES
PROPOSED ADDITIONAL SPACES =	60 SPACES
TOTAL NUMBER OF SPACES PROVIDED =	120 SPACES

OWNER IS REQUESTING THE COMMISSIONER IN THE SPECIAL HEARING
ORDER TO APPROVE THE REQUESTED PARKING PLAN PER SECTION
455-12 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
** SHARED PARKING CAN BE UTILIZED SINCE THE CHURCH HAS
SERVICES MOSTLY ON SUNDAYS, AND THE SCHOOL IS IN SESSION
DURING THE WEEK.
THERE ARE NO STUDENTS OF DRIVING AGE.
CONCERN: PARKING. CONCEPT PARKING TO BE DETERMINED BY ZONING
COMMISSIONER!

* (XPHO-105 N.K.H.T.)
* 27 LANDMARK LIST

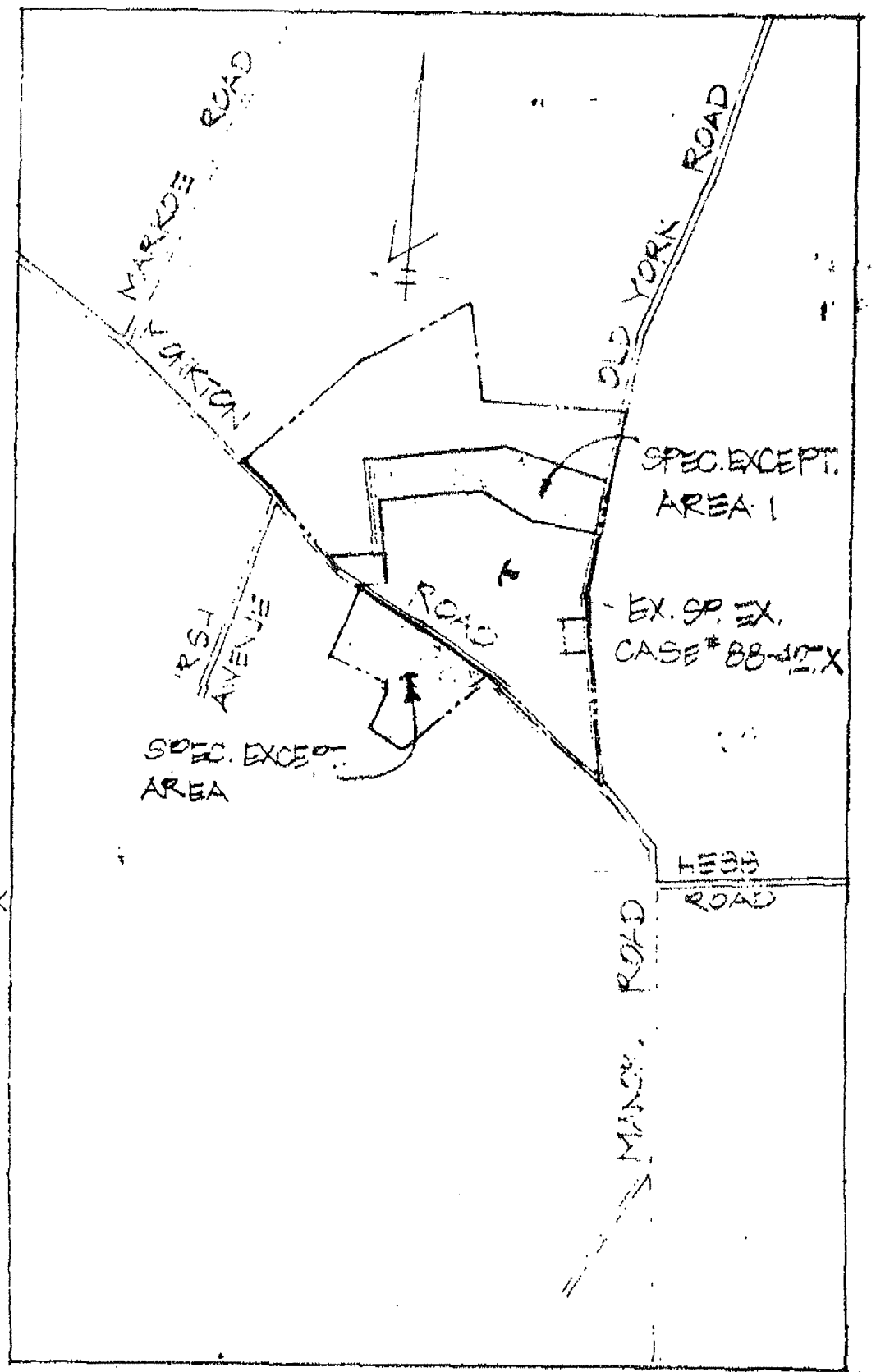
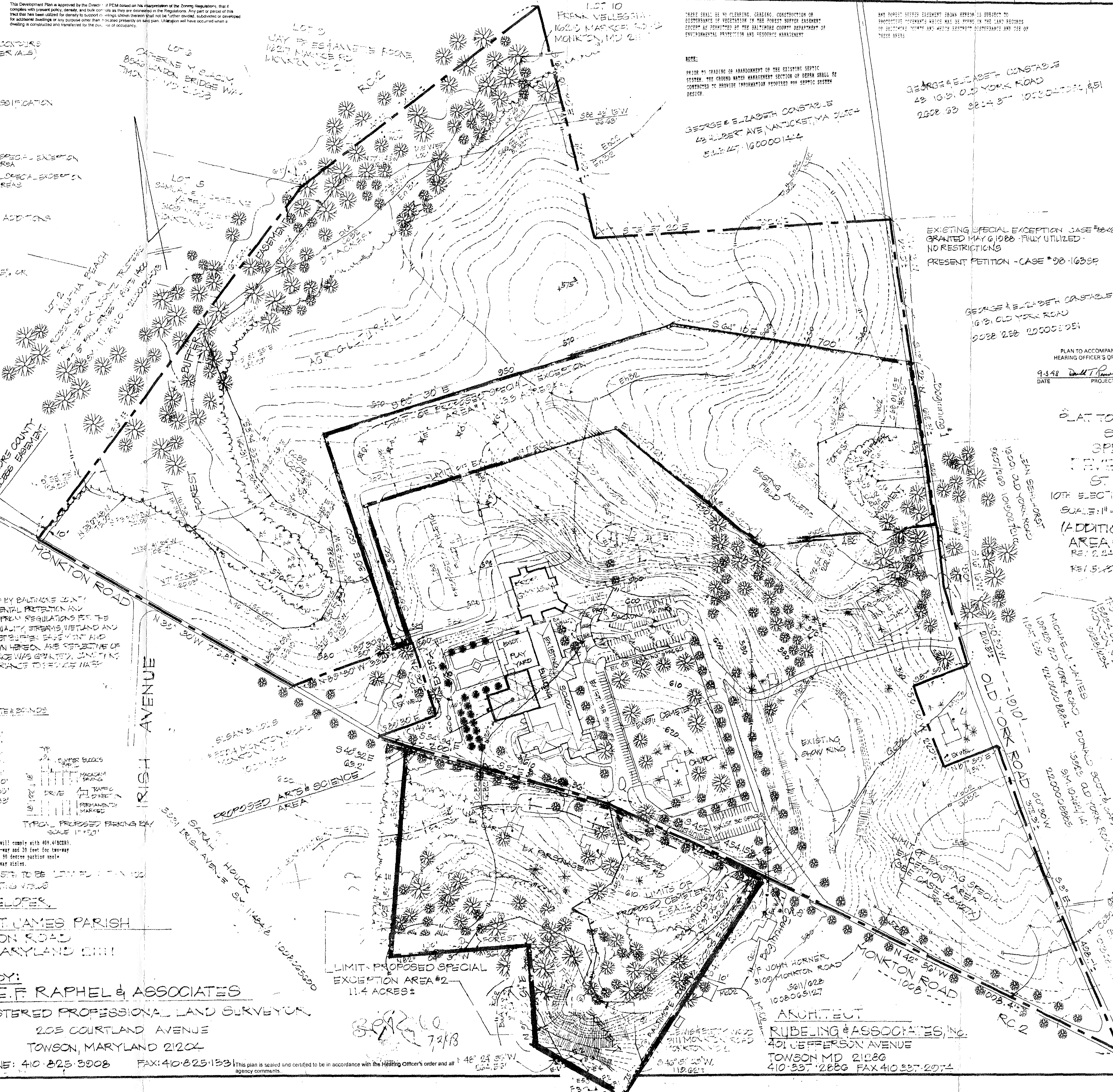
CAM
DPC 6/10/98
9AM PM 123
HOF 6/30/98
9AM PM 106
Comments to
Soph by 6/8 AM





LEGEND

- EXISTING CONTOURS (2' INTERVALS)
- SOILS CLASSIFICATION
- EXISTING SPECIAL EXCEPTION AREA
- EXISTING SPECIAL EXCEPTION AREAS
- PROPOSED ADDITIONS
- SLOPES 5% OR GREATER



PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER

DATE: 9/3/98 PROJECT MANAGER: D. P. RAPHEL

BALTIMORE COUNTY A.D.C. MAPS, GRID J-8
ZONING MAP # 6 NE 13-2-2-3
P.D.M. # X-355

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTIONS,
SPECIAL HEARING AND
DEVELOPMENT PLAN FOR
ST JAMES ACADEMY
10TH ELECTION DISTRICT BALTIMORE COUNTY, MD

SCALE: 1"=100' DATE: SEPTEMBER 23, 1997

(ADDITION TO SPECIAL EXCEPTION
AREA - SEE CASE NO 88-427X)
REVISED 1-1-1998

GENERAL NOTES

NOTE:
"A VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLAND AND FLOOD PLAINS. THE FOREST BUFFER, SETBACK AND BUILDING SETBACK SHOWN HEREON ARE RESPECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO ENSURE HIGH QUALITY IMPACTS."

FOREST BUFFER MEASUREMENTS

NO.	BEARING	DISTANCE
1	N 30° 10' 25" E	36.71'
2	N 85° 14' 11" E	10.42'
3	S 50° 40' 25" E	17.14'
4	S 11° 18' 36" E	30.25'
5	S 33° 41' 04" E	10.11'
6	S 33° 57' 50" E	36.31'
7	S 77° 28' 10" E	12.20'
8	S 10° 47' 05" W	106.65'
9	S 3° 12' 00" E	37.22'

TYPICAL PROPOSED PARKING LAYOUT
SCALE: 1"=20'

NOTE: NO NEW DRIVEWAYS TO BE LAYED OUT WITHIN 100' OF EXISTING DRIVE

OWNER/DEVELOPER:
VESTRY OF ST JAMES PARISH
3100 MONKTON ROAD
MONKTON, MARYLAND 21111
410-771-4466

PREPARED BY:
E.F. RAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR
203 COURTLAND AVENUE
TOWSON, MARYLAND 21204
PHONE: 410-825-3008 FAX: 410-825-1153

LIMIT PROPOSED SPECIAL
EXCEPTION AREA #2
11.4 ACRES

ARCHITECT
RUBEN & ASSOCIATES, INC.
401 JEFFERSON AVENUE
TOWSON, MD 21286
410-337-2886 FAX 410-337-2074

PLAN TO ACCOMPANY
SPIRIT & INTENT LETTER
(SEE SHEET 2 OF 2 FOR
RED-LINED INFORMATION)

REVISED JUNE, 2000
BY: DAFF MCCUNE WALKER, INC.
(SEE SHEET 2 OF 2 FOR REVISIONS)

SHEET
1 OF 2

REVISED JULY, 1998
REVISED JUNE 30, 1998

D.P.

98001

1998-0163-X
1988-0127-X

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Cases Nos. X-355 and 98-16

General Notes:

1. There shall be no clearing, grading, construction or disturbance of vegetation in the forest buffer easement, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
2. Any forest buffer easement shown herein is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
3. The proposed concessions building shall not require potable water and sanitary service.
4. The proposed special event area shall be restricted from parking and new construction.
5. Storm Water Management shall be addressed with DEPDM prior to new construction.
6. The reconfiguration of traffic patterns, and minor accessory structure relocation and expansion of recreational and special events fields as on this plan is considered by the Hearing Officer to be within the Spirit and Intent of Zoning Case #98-163-SPHX (Baltimore County DPDM, Spirit and Intent dated 5/8/00).

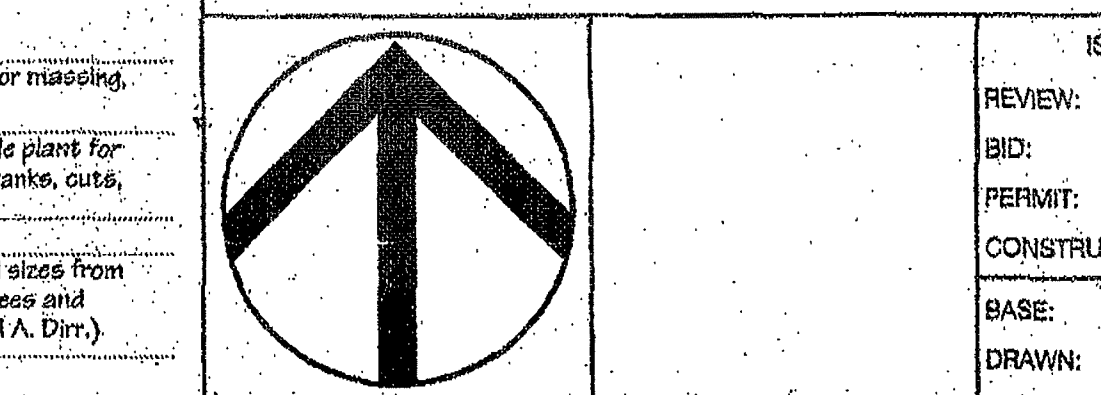
DATA SOURCES:

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3. PROPERTY LINE AND FOREST BUFFER EASEMENT BY E.F. GAPHTEL & ASSOCIATES (SEE SHEET 1 OF 2 FOR ALL BEARING, DISTANCES).

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Landscaping
Engineers
Environmental

PLAN TO ACCOMPANY SPIRIT & INTENT L



DATE	BY	REVISIONS	DESIGNER
10/20/09	MEC	Added general notes addressing county easements	CHECKED
11/30/17	MEC	PROPOSED EVENT PAVILION	DATE CHG
			SCALE:
			PROJECT
			DRAWING

Recommended Plant List for Slope Planting		
BOTANICAL NAME	COMMON NAME	REMARKS
Small Trees		
<i>Azadirachta indica</i>	Autumn Brilliance®	10-20' ht.
<i>Autumn Brilliance</i>	Douglas Serviceberry	
<i>Maeghella phillyria</i>		10-20' ht.
<i>Sambucus</i>	Maeghella	
Shrub/Groundcover		
<i>Aronia arbutifolia</i>	Brilliantissima®	6-10' ht., forms a suckering colony
<i>Rosa Chabrier</i>		
<i>Diaphora genkwa</i>		3-8' ht., often suckering to form broad colonies.
<i>Sambucus</i>		
<i>Cornus sericea</i>		7-8' ht., spreading to 10' or more. Effective bank cover for it holds soil quite well.
<i>Redwing</i>	Lyonicord	
<i>Cotoneaster aculeatus</i>		to 3' ht.
<i>Cotoneaster</i>	Cotoneaster	
<i>Cotoneaster lamerei</i>	Coral Beauty	2' to 1 1/2' ht.
<i>Coral Beauty</i>	Cotoneaster	
<i>Cotoneaster salicifolia</i>	Rapens	1-2 1/2' ht.
<i>Wintershine</i>	Cotoneaster	
<i>Hypericum polygum</i>		to 12' ht.
<i>Sedum</i>	Wintershine	
<i>Ilex verticillata</i>	Red Sprite®	3-5' ht.
<i>Red Sprite</i>	Winterberry	
<i>Ilex verticillata</i>		3-5' ht., great for massing, and on banks.
<i>Virginia</i>	Spottedleaf	
<i>Rosa rugosa</i>		4-6' ht., valuable plant for difficult sites: banks, ditches, fills.
<i>Rugosa</i>	Rose	
Comments and sizes from Gloria Hardy-Trees and Shrubs, Michael A. Dr.,		