

* * * * *

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and a Petition for Variance for the property located at 1815 Woodside Avenue in the Halethorpe community of Baltimore County. The Petitions were filed by the Lamb of God, Inc., property owner, through Philip L. Buck, President. The Petition for Special Hearing requests a determination that the Petitioner's use of the subject property is for educational purposes and activities and, pursuant to Section 1B01.1.B.1.g. of the Baltimore County Zoning Regulations (BCZR), is exempt from the RTA requirements of the BCZR (Sections 1B01.1.B.1.a. and 1B01.1.B.1.e.) In the alternative, variance relief is requested for relief from Sections 1B01.1.B.1.a. and e. to permit proposed improvements to be located within the RTA. Additionally, variance relief is requested from Section 1B01.2.C.1 to permit a side yard setback of 16 ft. in lieu of the required 20 ft. and to permit a corner street side yard setback of 4 ft. in lieu of the required 25 ft. Variance relief is also requested to permit parking spaces to be located within 5 ft. of a right of way of a public street in lieu of the required 10 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petitions for Special Hearing and Variance.

Appearing at the hearing held for this case was Jim Schultz on behalf of Lamb of God, Inc., property owner. Also present was John Heinrichs,

an engineer with Phoenix Engineers, the preparer of the site plan. Also present was Paul Black, the construction manager for the project. The Petitioner was represented by Howard L. Alderman, Jr., Esquire. There were no Protestants present, however, Diana Itter from the Office of Planning appeared at the hearing, as well as Tom Vidmar, who appeared as an individual and not in his capacity as an employee from the Department of Environmental Protection and Resource Management.

Testimony and evidence presented was that the property is a "T" shaped lot, located with frontage on both Woodside Avenue and Fairview Road in the Halethorpe community of Baltimore County. The property is approximately 1.89 acres in area, zoned D.R.5.5. At one time, the property was the site of a public elementary school operated by the Baltimore County Board of Education. However, some years ago, the site was acquired by the present property owner, Lamb of God, Inc., and converted into a private school. Presently, the school houses 125 students, from kindergarten through the eighth grade. Presently, the property is improved with a two story school building, a macadam parking area and an outdoor recreation area (basketball court).

The Petitioners proposed an expansion of the subject facility. As shown on the site plan, Petitioner's Exhibit No.1, the property owner proposes constructing a two story addition to the front of the existing school building. Additionally, a proposed gymnasium, approximately 40 ft. in height will be constructed. The parking lot will also be realigned and reconfigured.

Testimony was offered from Mr. Heinrichs regarding the proposed expansion and the zoning relief required for same. He testified that the proposed addition will be an improvement to the facility and of beneficial nature to the community. Additionally, the property will be landscaped

and other improvements to the infrastructure (i.e., curb and gutter and improved water connection) would be constructed.

Additionally testimony and evidence offered was that the school proposes expanding the student body to a maximum of 225 children. The same grades will be provided (e.g., kindergarten through eighth grade). The school is a nondenominational private school and will have fifteen employees at a maximum.

Special Hearing relief is requested to resolve an issue regarding the RTA. The school building is located in the middle of an established residential community. As shown on the site plan, individual dwellings surround the property. If the RTA regulations were applicable, only a small area in the middle of the site could be developed.

The Petitioner requests a finding, pursuant to Section 1B01.1.B.1.g. that the site is exempt from the RTA requirements. That section provides exceptions to residential transition regulation for structures devoted to educational activity/purposes.

In my judgment, the subject property and building thereon (including existing and proposed additions) is a valid exception to the RTA regulations. Clearly, the use of the building is for educational purposes. Moreover, I am satisfied that the proposed improvements satisfy the spirit and intent of the RTA regulations and will generally be compatible with the character and general welfare of the surrounding residential communities. Thus, I find that the Petition for Special Hearing should be granted.

Such a finding renders a portion of the Petition for Variance moot. Specifically, there is no requirement for a variance from Sections 1B01.1.B.1 and 1B01.1.B.1.c; those sections which set out the RTA requirements. Variance relief is necessary, however, for certain setbacks. Specifically, the site plan shows that a side yard setback of 16 ft. will

be maintained for the proposed gym addition to the school building. Additionally, a 4 ft. setback to a corner street will be maintained for the gymnasium and a number of parking spaces will be set back only 5 ft. from the right of way, in lieu of the required 10 ft.

A grant of these variances are appropriate. Clearly, this property is unique, by virtue of its unusual shape, size and configuration. Moreover, the historic use of the site for school purposes cannot be ignored. In this regard, a letter in support of the Petitions was received from the Halethorpe Community Association which indicates that the present property owner has always been a good neighbor and that the school is an asset to the community. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the BCZR as to the practical difficulty or undue hardship requirement. Additionally, I believe that the existing and proposed improvements will not cause any detriment to the surrounding locale.

Notwithstanding the grant of the Petitions, however, several restrictions shall be imposed to minimize any adverse impact of the existing use and proposed construction on the subject neighborhood. It was indicated at the hearing that these conditions have been agreed to following negotiations between the Petitioner and the Office of Planning. Specifically, the Petitioner shall; (1) submit elevation drawings for the proposed construction to the Office of Planning for review, comment and approval; (2) submit a landscape plan for the Office of Planning and the County's Landscape Architect, Avery Harden, for review, comment and approval; and (3) construct a black vinyl covered chain link fence around the existing basketball court. In this regard, it was indicated that the present fence is in the state of disrepair and in need of replacement. A black vinyl coated chain link fence appears appropriate. It is also to be noted that the basketball court will be used for overflow parking, when necessary.

CEILING
8/28/98
BY [Signature]

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

IT IS, THEREFORE, ORDERED, this 28th day of January 1998, that the Petition for Special Hearing requesting a finding that the subject property is used for educational purposes and activities and, pursuant to Section 1B01.1.B.1.g., of the Baltimore County Zoning Regulations (BCZR), is exempt from the RTA requirements of the BCZR (Sections 1B01.1.B.1.a. and 1B01.1.B.1.e.), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B01.1.B.1.a. and e. to permit proposed improvements to be located within the RTA, be and is hereby DISMISSED, AS MOOT; and,

IT IS FURTHER ORDERED that variance relief from Section 1B01.2.C.1 to permit a side yard setback of 16 ft. in lieu of the required 20 ft. and to permit a corner street side yard setback of 4 ft. in lieu of the required 25 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit parking spaces to be located within 5 ft. of a right of way of a public street in lieu of the required 10 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

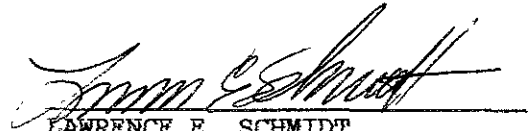
2. The Petitioner shall submit elevation drawings for the proposed addition/building to the Office of Planning for review, comment and approval.

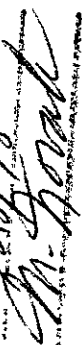
3. The Petitioner shall submit a landscape plan to the Office of Planning and the County's Landscape Architect, Avery Harden, for review, comment and approval.

ORDER FOR SPECIAL HEARING
Date 1/28/98
By M. Horak

4. The Petitioner shall construct a black vinyl covered chain link fence around the existing basketball court replacing the existing fence.

LES:mmm


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECORDED & INDEXED
FILED
12/28/98
BY 



Baltimore County
Zoning Commissioner
Office of Planning

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

January 27, 1998

Howard L. Alderman, Jr., Esquire
Levin and Gann, PA
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: Petitions for Special Hearing & Zoning Variance
Property: 1815 Woodside Avenue
Lamb of God, Inc. - Petitioner
Case No. 98-243-SPHA

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, with restrictions, in accordance with the attached Order.

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

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Mr. J. Schultz
1402 Forest Glen Court
Baltimore, Maryland 21228
c: Mr. John Heinrichs
813 Maiden Choice Lane
Baltimore, Maryland 21227
c: Mr. Paul Black
5560 Sterrett Plce, Suite 300
Columbia, Maryland 21044





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1815 Woodside Avenue
which is presently zoned DR 5.5

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

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

SEE ATTACHED

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

SEE ATTACHED

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

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

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

Attorney for Petitioner:

HOWARD L. ALDERMAN, JR., ESQUIRE

(Type or Print Name)

Signature

LEVIN & GANN, P.A.
305 West Chesapeake Avenue
Suite 113
Towson, Maryland 21204

Attorney's Phone No.: (410) 321-0600

Legal Owner(s):

Lamb of God, Inc.

(Type or Print Name)

By

Signature

Philip L. Buck, President

(Type or Print Name)

Signature

1815 Woodside Avenue 242-4100

Address

Phone No

Baltimore, MD 21229

City

State

Zipcode

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

Horizon Management Services
c/o Paul Black
Suite 300
5560 Sterrett Place
Columbia, MD 21044 720-1233

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRF DATE 12/22/92

243

98-243-SPHA

PETITION FOR VARIANCE
Continuation Sheet

Address: **1815 Woodside Avenue**

Owner: **Lamb of God, Inc.**

Variance Relief Requested:

- ▶ from BCZR § 1B01.2.C.1.a to permit a side yard setback of 16 feet in lieu of the 20 feet required and to permit a corner street side yard setback of 4 feet in lieu of the 35 feet required;
- ▶ from BCZR § 409.8.A.4 to permit parking spaces to be located 5 feet from the ROW of a public street in lieu of the 10 feet required.
- ▶ from BCZR § 1B01.1.B.1., pursuant to BCZR § 1B01.1.B.1.(c) to permit the proposed improvements to be located within the RTA, all as shown more particularly on the Plat to accompany this Petition.

Justification:

- existing topography of the subject property;
- irregular shape of existing lot;
- configuration of existing improvements; and
- such further justification as will be presented at the time of the hearing on this Petition.

Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the Property located at 1815 Woodside Avenue

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and 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

SEE ATTACHED

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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zip Code

Attorney for Petitioner:

Howard L. Alderman, Jr., Esquire
Levin & Gann, PA

(Type or Print Name)

Signature

305 W. Chesapeake Avenue, Suite 113 410-321-0600

Address Phone No.

Towson, MD 21204

City State Zip Code

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

Legal Owner(s):

Lamb of God, Inc.

(Type or Print Name)

By:

Signature

Philip L. Buck, President

(Type or Print Name)

Signature

1815 Woodside Avenue 410-242-1400

Address Phone No.

Baltimore, MD 21229

City State Zip Code

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

Horizon Management Services
c/o Paul Black

Name

5560 Sterrett Place

Columbia, MD 21044

410-720-1233

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next TWO months

ALL

REVIEWED BY: JRF

OTHER

DATE 12/22/97

#243

98-243-SPHA

Petition for Special Hearing
[continuation sheet]

LEGAL OWNERS: Lamb of God, Inc.

Property Address: 1815 Woodside Avenue

Special Hearing Request:

A determination that Petitioner's use of the subject property for educational purposes is an educational activity that, pursuant to BCZR §BCZR §§ 1B01.1.B.1(g), is exempt from the requirements of BCZR §§ 1B01.1.B.1.a. & (e), or in the alternative, grant Petitioner's variance request in connection therewith.

is exempt from the RTA requirements

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
1815 Woodside Avenue, E/S Woodside Ave,	*	ZONING COMMISSIONER
75' S of c/l Prospect Ave		
13th Election District, 1st Councilmanic	*	OF BALTIMORE COUNTY
Lamb of God, Inc.	*	CASE NO. 98-243-SPHA
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of January, 1998, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., 305 W. Chesapeake Avenue, ^{#113}Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

The Lamb of God, Inc.
Zoning Description

Beginning at a point on the east side of Woodside Avenue which is 50' wide at the distance of 75' south of the centerline of Prospect Avenue which is 50' wide. Thence the following courses and distances:

- 1) N 62° E, 125.00'; Thence,
- 2) S 28° E, 50.00'; Thence,
- 3) N 62° E, 125.00'; Thence
- 4) N 28° W, 350.00'; Thence,
- 5) S 62° W, 125.00'; Thence,
- 6) S 28° E, 100.00'; Thence,
- 7) S 62° W, 125.00'; Thence,
- 8) S 28° E, 200.00' ; Thence,

to the place of beginning as recorded in deed liber 8294, folio 818

Being lots 482, 484, 485, 486, 487, 488, 489, 490, 491, 492, and 494 in the subdivision of Halethorpe as recorded in Baltimore County Plat Book #1, Folio #60. Containing 68,750 square feet or 1.578 acres. Also known as 1815 Woodside Avenue and located in the 13th Election District.

#243

98-243-SPHA

NOTICE OF HEARING

The zoning commission of Baltimore County, Maryland, will hold a public hearing in accordance with the provisions of the zoning act and regulations of Baltimore County, Maryland, on the property identified herein as follows:

Case: #8-243-SPHA
1815 Woodside Avenue, 75 S
E/S Wootton Road, Prospect Avenue
of Baltimore County, Maryland
13th Election District
1st Courtman District

Legal Owner(s):

Land of God, Inc.

Special Hearing: to approve a determination that the subject property is an educational facility. The subject property is an educational facility that is exempt from the RTA requirements or in the alternative, grant petitioner's variance request in connection therewith. **Variance:** to permit a request in connection therewith. **Variance:** to permit a side yard setback of 16 feet in lieu of the 20 feet required and to permit a corner street side yard setback of 4 feet in lieu of the 35 feet required; to permit the 35 feet required to be located 5 feet from the ROW of a public street in lieu of the 10 feet required; and to permit the proposed improvements to be located within the RTA, all as shown more particularly on the plat.

Hearing: **Thursday, January 22, 1998 at 10:00 a.m., Room 1898 at County Courts Bldg., 407 County Courts Bldg., 407 Bassey Avenue.**

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are

Handicapped accommodations

special call (410) 867-3353.

(2) For information concerning the file and/or hearing, please call (410) 867-3391.

Please call (410) 867-3391.

1/17/98 Jan. 6

C188925

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1-30, 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 1-30, 1998.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

A. H. Erickson

**BALTIMORE COUNTY, MD AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **046900**

DATE 12-22-97 ACCOUNT 1-001-015-000

AMOUNT \$ 500.00

RECEIVED FROM: Lomb of God

1815 Woodside Ave. Item # 243

FOR: 020 Variance, 040 SM Taken by JR

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

12/22/1997 12/22/1997 10:55:03

REC 0002 CASHIER JRJC JNR DRAWER 2

5 MISCELLANEOUS CASH RECEIPT

Receipt # 026659 DEPT

EXP NO. 046900

500.00 CHECK

Baltimore County, Maryland

23, 24, 25

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: Case No.: 98-243-SPHA
Petitioner/Developer:
(Lamb of God Inc.)
Date of Hearing/~~Closing~~:
(Jan. 22, 1998)**

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

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**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 _____**

1815 Woodside Ave. Baltimore, Maryland 21227 _____

**The sign(s) were posted on _____ Jan 6, 1998 _____
(Month, Day, Year)**

Sincerely,

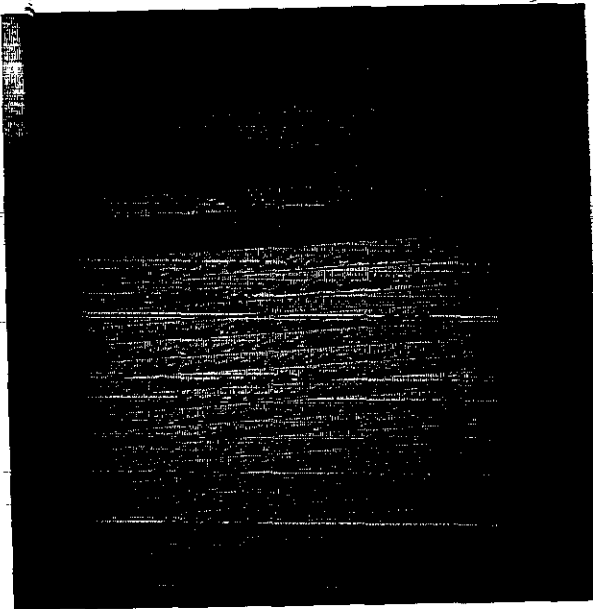

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8405 _____
(Telephone Number)**



98-243 SPHA

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

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

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-243-SPHA

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

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance - To permit a side yard setback of 16' in lieu of the 20' required & to permit a corner street side yard of 4' in lieu of 35'. To permit parking spaces to be located 5' from the R/W in lieu of 10'. To permit the prop. improvements to be located within the RTA.

Special Hearing - a determination that petitioner's use of the subject property for educational purposes is an educational activity that,
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.

TO CONFIRM HEARING CALL 387-3391.

pursuant to BCZE 1B01.1.B.1.g.9 is exempt from the requirements of BCZE 1B10.1.B.1, or in the alternative, grant Petitioner's variance

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
request in connection therewith.

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.: 243

Petitioner: LAMB OF GOD, INC

Location: 1815 WOODSIDE AVE

PLEASE FORWARD ADVERTISING BILL TO:

LAMB OF GOD, INC.

NAME: C/O PHILIP BUCK

ADDRESS: 306 N CHAPELGATE LANE

BALTIMORE, MD 21229

PHONE NUMBER: (410) 242 4100

AJ:ggs

(Revised 09/24/96)

98-243-SPHA

TO: PATUXENT PUBLISHING COMPANY
December 31, 1997 Issue - Jeffersonian

Please forward billing to:

Lamb of God, Inc. 410-242-4100
c/o Philip Buck
306 N. Chapelgate Lane
Baltimore, MD 21229

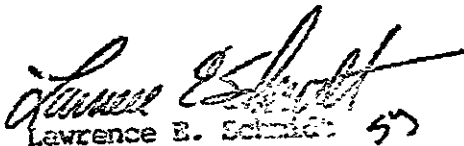
NOTICE OF HEARING

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: 98-243-SPHA
1815 Woodside Avenue
E/S Woodside Avenue, 75' S of centerline Prospect Avenue
13th Election District - 1st Councilmanic District
Legal Owner: Lamb of God, Inc.

Special Hearing to approve a determination that the Petitioner's use of the subject property for educational purposes is an educational activity that is exempt from the RTA requirements or in the alternative, grant Petitioner's variance request in connection therewith. Variance to permit a side yard setback of 16 feet in lieu of the 20 feet required and to permit a corner street side yard setback of 4 feet in lieu of the 35 feet required; to permit parking spaces to be located 5 feet from the ROW of a public street in lieu of the 10 feet required; and to permit the proposed improvements to be located within the RTA, all as shown more particularly on the plat.

HEARING: Thursday, January 22, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

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

December 26, 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: 98-243-SPHA

1815 Woodside Avenue

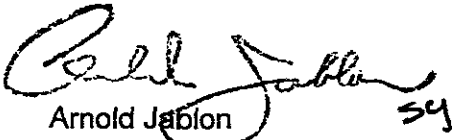
E/S Woodside Avenue, 75' S of centerline Prospect Avenue

13th Election District - 1st Councilmanic District

Legal Owner: Lamb of God, Inc.

Special Hearing to approve a determination that the Petitioner's use of the subject property for educational purposes is an educational activity that is exempt from the RTA requirements or in the alternative, grant Petitioner's variance request in connection therewith. Variance to permit a side yard setback of 16 feet in lieu of the 20 feet required and to permit a corner street side yard setback of 4 feet in lieu of the 35 feet required; to permit parking spaces to be located 5 feet from the ROW of a public street in lieu of the 10 feet required; and to permit the proposed improvements to be located within the RTA, all as shown more particularly on the plat.

HEARING: Thursday, January 22, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Arnold Jablon
Director

c: Howard L. Alderman, Jr.
Lamb of God, Inc.
Horizon Management Services

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 7, 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.





Baltimore County
Department of Permits and
Development Management

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

January 14, 1998

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 West Chesapeake Avenue, Suite 113
Towson, MD 21204

RE: Item No.: 243
Case No.: 98-243-SPHA
Petitioner: Lamb of God, Inc.

Dear Mr. Alderman:

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 December 22, 1997.

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

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

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

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

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

Date: January 9, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for January 12, 1998
 Item No. 243

The Bureau of Developer's Plans Review has reviewed the subject zoning item. A schematic landscape plan must accompany this request. The plan must demonstrate how the variance requests that impact the Landscape Manual requirements are being mitigated. Also, the proposed sidewalk for Fairview Avenue must be relocated as previously discussed.

RWB:HJO:jrb

cc: File

ZONE0112.243

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

TO: PDM

DATE: _____

FROM: R. Bruce Seeley *RBS/98*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *June 5, 98*

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

Item #'s:

243

249

245

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 12-31-97
Item No. 243 (JRF)

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,

P. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



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

(410) 887-4500

January 9, 1998

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

RE: Property Owner: Lamb of God, Inc. - 243
Talisman-Towson Partnc., LLC - 245

Location: DISTRIBUTION MEETING OF January 5, 1998

Item No.: ~~244~~ 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. SAUEPWALD
Fire Marshal Office. PHONE 897-4881, MS-1102F

cc: File



HALETHORPE IMPROVEMENT ASSOCIATION, INC.
P.O. Box 7306
HALETHORPE, MD 21227

"DEDICATED TO SERVING THE COMMUNITY"

FAX COVER SHEET

*Petitioner
No 5*

TO: Lawrence E. Schmidt, Esq

FROM: Joseph P. Kinsey, President

DATE: January 21, 1998

SUBJECT:. January 22, 1998 Hearing on Lamb of God School Expansion Plan

Number of Pages to follow: Three

MESSAGE: The Halethorpe Improvement Association, Inc. is unable to be represented at tomorrow's hearing on the above captioned matter. We would, however, like the following to be made a part of the record in these proceedings
As always, thank you for your kind consideration to our request. If you have any questions, I may be reached at 410-242-6697.

HALETHORPE IMPROVEMENT ASSOCIATION, INC.**P. O. Box 7306
Halethorpe, MD 21227****"DEDICATED TO SERVING THE COMMUNITY"**

January 21, 1998

Lawrence E. Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Bldg. - Room 405
401 Bosley Avenue
Towson, MD 21204

RE: Item Number: 243 (See attachment)
Petitioner: Lamb of God School
Zoning: DR 5.5 Hearing Date: January 22, 1998

Dear Mr. Schmidt:

The Halethorpe Improvement Association, Inc. (HIA), at its January 20, 1998 general meeting was briefed by Mr. Phil Buck, principal of Lamb of God School, on the school's proposed capital expansion plan. He presented a proposed site plan for our members to review.

After hearing an elaboration of the proposed expansion, the membership unanimously voted to support all zoning variances and other accommodations necessary to complete this proposed expansion. The Lamb of God School has been an outstanding community neighbor and works diligently to seek accommodation with their residential neighbors. Additionally the HIA is confident the Baltimore County Office of Planning and other involved agencies will ensure the school's plans meet all necessary standards and criteria to maintain harmony with the integrity and character of the surrounding community. HIA members would like to underscore their firm support of the use of the basketball court as a convenient, accessible overflow parking area in times of peak demand.

The HIA is a community improvement organization representing over 200 households with approximately 390 members dedicated to enhancing the community's quality of life. Therefore, we express our firm support of those efforts which will allow this educational institution to maintain its viability and further strengthen the fabric and quality of life our community has to offer.

Sincerely,



Joseph P. Kinsey
President

cc: Ms. Diana Itter
Howard Alderman, Esq.

BALTIMORE COUNTY, MARYLAND

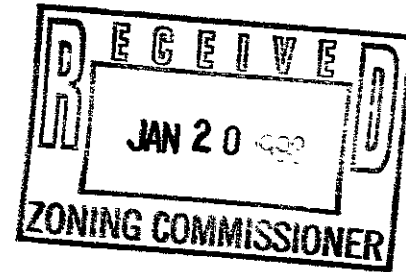
INTER-OFFICE CORRESPONDENCE

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

DATE: January 20, 1998

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

SUBJECT: 1815 Woodside Avenue



INFORMATION:

Item Number: 243
Petitioner: Lamb of God School
Zoning: DR 5.5
Hearing Date: January 22, 1998

The property in question, 1815 Woodside Avenue, is known as the Lamb of God School. It is improved with a 2 story brick building, modular classroom, basketball court and accompanying parking lot area. Located within the Halethorpe community and zoned DR 5.5, 1815 Woodside Avenue is within a Community Conservation area as designated in the Baltimore County Master Plan 1989-2000.

The requested Variances are necessary in order to modernize the existing school with a substantial addition including a gymnasium. It should be noted that the Baltimore County Development Review Committee reviewed and approved a limited exemption pursuant to Section 26-171 (b) (9) of the Development Regulations on 10/28/96. A site plan has not yet been approved pending the outcome of this hearing.

The appearance of the Fairview Avenue facade of the addition is of particular concern to this office. Articulation and special treatment is needed to break up the mass of the 248' length of the addition and gym when viewed from the single family residences on Fairview Avenue. Secondly, the landscape plan should include foundation planting for the addition and gym. The old chain link fence surrounding the basketball court/overflow parking lot should be replaced with a black vinyl fence which will provide a more attractive edge for the adjacent Baker and Van Buren residences.

SUMMARY OF RECOMMENDATIONS:

In the event that the requested Variances are granted, architectural drawings showing colors and materials should be submitted to the Office of Planning for review and comment. A landscape plan should be submitted to the Office of Planning and the County's Landscape Architect for review and comment prior to the issuance of any building permits.

Prepared by: _____

Diana Allen

Division Chief: _____

Gary L. Kerns

AFK/JL:lsn

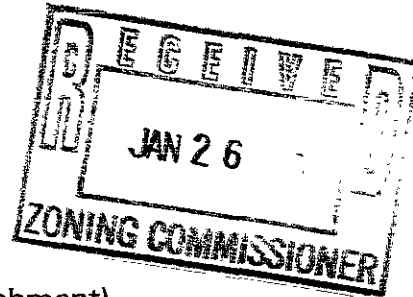
HALETHORPE IMPROVEMENT ASSOCIATION, INC.

P. O. Box 7306
Halethorpe, MD 21227

"DEDICATED TO SERVING THE COMMUNITY"

January 21, 1998

Lawrence E. Schmidt, Esq.
Baltimore County Zoning Commissioner
County Courts Bldg. - Room 405
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Joseph P. Kinsey
President

cc: Ms. Diana Iitter
Howard Alderman, Esq.

BALTIMORE COUNTY, MARYLAND

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Department of Permits and
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Prepared by: Diana Little

Division Chief: Gary L. Kerns

AFK/JL:lsn

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME

ADDRESS

Tom Vidmar

DEPAM

Diana Iiter

Planning Office



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Paul Black

5560 Steerett Place, Suite 300 Ctl. MD
305 W. Chesapeake Ave #113
TOWSON, MD 21204

Howard L. Alderman Jr Esq

JOHN HEINRICH

813 MAIDEN CHOICE LANE BALTO
21227

Jim O'Connell

1402 Forest Glen Ct. 21228

