

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE - N/S Black Rock Road,
340' SE of the c/l Grace Road * DEPUTY ZONING COMMISSIONER
(4618 Black Rock Road)
5th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 98-268-XA
Grace United Methodist Church of
Hampstead - Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, Grace United Methodist Church of Hampstead, by Calvin Calp, Chairman of the Board of Trustees, through their attorney, Robert D. Sellers, Esquire. The Petitioners request a special exception to permit a Church, Sunday School and Church-related uses on the subject property, and variance relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 36 feet in lieu of the required 75 feet, side and rear setbacks of 3 feet each in lieu of the required 35 feet, and a side setback from an internal lot line of 13 feet in lieu of the required 35 feet for the existing Church and proposed additions; and from Sections 409.8.A.2 and 6 of the B.C.Z.R. to permit a crushed stone parking surface, without striping, in lieu of the required durable, dustless surface with striped parking spaces. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were several members of the Grace United Methodist Church, all of whom signed the Petitioner's Sign-In Sheet, and Robert D. Sellers, Esquire, attorney for

ORDER RECEIVED FOR FILING

Date

By

the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of two parcels containing a gross area of 4.8912 acres, more or less, zoned R.C.2, and is improved with a 3,040 sq.ft. Church sanctuary and classroom building. As the site plan shows, the Church building and parking lot are located along the front portion of the property adjacent to Black Rock Road. The rear portion of the property immediately behind the Church contains the Church cemetery. The Church was co-Petitioner in a prior case before me (Case No. 96-457-SPH) in which a non-density transfer of 3.0236 acres from an adjoining property was granted for Grace United Methodist Church to expand its parking area and provide space for the future expansion of the existing building. The Petitioner now comes before me seeking special exception and variance relief as set forth above in order to proceed with the proposed expansion of the Church. Testimony indicated that the Petitioner has outgrown the existing building, which dates back to 1891, and wishes to construct an 8,460 sq.ft. addition to the Church to expand and modernize its facilities. Due to the location of the existing building on the property, and the close proximity of the cemetery, the proposed addition will be located along the front portion of the site adjacent to Black Rock Road. Furthermore, the Petitioner proposes a crushed stone parking lot surface in lieu of the required paved surface. Testimony indicated that the Petitioner intends to pave the parking lot in the future; however, the Church is concentrating its efforts at this time on constructing the much-needed addition and will pave the parking lot when additional funds become available. Further testimony indicated that the proposed improvements will maintain similar setbacks as the existing

building and that much of the variance relief being requested is necessary due to existing conditions, which are basically, nonconforming. However, in order to proceed with the proposed improvements, the requested special exception and variances are necessary.

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 reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

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

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

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

DATE RECEIVED
3/3/98
BY

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of March, 1998 that the Petition for Special Exception to permit a Church, Sunday School and Church-related uses on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 36 feet in lieu of the required 75 feet, side and rear setbacks of 3 feet each in lieu of the required 35 feet and a side setback from an internal lot line of 13 feet in lieu of the required 35 feet for the existing Church and proposed additions, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 409.8.A.2 and 6 of the B.C.Z.R. to permit a crushed stone parking surface, without striping, in lieu of the required durable, dustless surface with striped parking spaces, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 3/3/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

March 3, 1998

Robert D. Sellers, Esquire
401 Washington Avenue, Suite 303
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
N/S Black Rock Road, 340' SE of the c/l Grace Road
(4618 Black Rock Road)
5th Election District - 3rd Councilmanic District
Grace United Methodist Church of Hampstead - Petitioner
Case No. 98-268-XA

Dear Mr. Sellers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

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

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Calvin Calp, Chairman, Board of Trustees, Grace U. M. Church,
4705 Black Rock Road, Hampstead, Md. 21074

People's Counsel; Case Files

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
PETITION FOR VARIANCE		
4618 Black Rock Rd, N/S Black Rock Rd,	*	ZONING COMMISSIONER
340' SE of c/l Grace Rd		
5th Election District, 3rd Councilmanic	*	OF BALTIMORE COUNTY
Grace United Methodist Church	*	CASE NO. 98-268-XA
of Hampstead		
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 26th day of February, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert D. Sellers, Esq., 401 Washington Avenue, Suite 303, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 4618 Black Rock Rd.

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A church, Sunday School and church-related uses

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:

N/A

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert D. Sellers

(Type or Print Name)

Signature

401 Washington Ave., Ste. 303

Address

Phone No.

Towson, Md.

410-583-1712

City

21204

State

Zipcode

Legal Owner(s):

Grace United Methodist Church of

(Type or Print Name)

Hampstead

Signature

By Calvin Calp, Chairman of the
Board of Trustees

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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

Chris Cavey

Name

4705 Black Rock Rd. 410-239-7200

Address

Phone No.

Hampstead, Md. 21074

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: gh DATE 1/20/98



Revised 9/5/95

98-268-XA

268

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4618 Black Rock Rd.

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits & 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)

1A01.3(B)(3) and 409.8(A)(2) and (6) - (see attached for details)

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

Existing improvements on the property, internal lot lines, and
an existing cemetery create practical difficulty

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

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

Contract Purchaser/Lessee.

N/A
(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Robert D. Sellers
(Type or Print Name)

Robert D. Sellers
Signature

401 Washington Ave.
Suite 303 410-583-1712

Address Phone No.

Towson, Md. 21204

City State Zipcode

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

Legal Owner(s):

Grace United Methodist Church of
(Type or Print Name)

Hampstead

Signature

By Calvin Calp, Chairman of the
Board of Trustees
(Type or Print Name)

Signature

Address Phone No.

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

Chris Cavey

4705 Black Rock Rd. 410-239-7200
Address Phone No.

Hampstead, Md. 21074

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: Dh DATE 1/31/98

ORDER RECEIVED FOR FILING

Date

By



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

98-268-XA

268

IN RE: Grace United Methodist Church of Hampstead, Inc.
4618 Black Rock Road

ZONING RELIEF REQUESTED

From Section 1A01.3(B) (3):

To permit a front setback of 36' in lieu of the required 75';

To permit side and rear setbacks of 3' in lieu of the required 35';

To permit a side setback of 13' from an internal lot line in lieu of the required 35'.

From Section 409.8(A) (2) and (6):

To permit a crushed stone parking surface without striping in lieu of the required durable, dustless surface with striping.

ORDER RECEIVED FOR FILING

Date

By

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

(410) 239-7744

(410) 374-9695

Zoning Description
4618 Black Rock Road

Beginning at a point in the northern portion of Black Rock Road at the distance of 340'± southeast of the centerline of Grace Road; thence the following courses:

- 1.) N49°42'20"E 300.00 feet; thence,
- 2.) N57°48'24"E 304.05 feet; thence,
- 3.) S49°23'49"E 312.84 feet; thence,
- 4.) S51°38'30"W 261.10 feet; thence,
- 5.) S50°42'50"W 45.705 feet; thence,
- 6.) S40°44'00"W 352.47 feet; thence,
- 7.) N38°39'21"W 70.95 feet; thence,
- 8.) N52°20'39"E 16.50 feet; thence,
- 9.) N38°31'00"W 180.05 feet; thence,
- 10.) N83°06'20"W 6.73 feet; thence,
- 11.) N46°24'42"W 142.84 feet to the place of beginning.

containing 4.8912 acres of land, more or less.

Being all those lots or parcels of land conveyed to Grace United Methodist Church by the following deeds:

1. Liber G.H.C. 30 folio 312 etc. (Sept. 10, 1860 ; 0.375 ac.±)
2. Liber E.H.A. 57 folio 561 etc. (Mar. 25, 1868; 0.438 ac.±)
3. Liber J.W.S. 180 folio 84 etc. (Feb. 26, 1890; 0.094 ac.±)
4. Liber J.W.S. 180 folio 85 etc. (Feb. 26, 1890; 0.169 ac.±)
5. Liber W.P.C. 593 folio 446 etc. (Apr. 12, 1924; 0.303 ac.±)
6. Liber R.J.S. 1504 folio 159 etc. (Sept. 7, 1946; 0.255 ac.±)
7. Liber E.H.K., Jr. 5712 folio 761 etc. (Dec. 20, 1976; 0.219 ac.±)
8. Liber S.M. 12294 folio 615 etc. (July 2, 1997; 3.0236 ac.±)

Also known as #4618 Black Rock Road and located in the Fifth Election District and Third Councilmanic District.

98-268-XA

BALTIMORE COUNTY, MARYL D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 044568

DATE 1/20/98 ACCOUNT Root. 6650

AMOUNT \$ 550.00

RECEIVED FROM: Robert Sellers

4618 White Rock Rd.

FOR: 020-Variance; 050-Special Exception
taken by BR
Item # 268

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
FOR: 044568
DATE: 1/20/1998
TIME: 11:20:00
BY: J. HIGGINS
CASHIER: JRIC JMC DEANER
RECEIVED: 1/20/1998
LR NO. 044568

Baltimore County, Maryland

550.00 (13 CR)

CASHIER'S VALIDATION

98-268-XA

**NOTICE TO
ZONING BOARD**

The Zoning Commission of Baltimore County, Maryland, of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 407, County Courts Bldg., on the property identified herein as follows:

Case #99-288-XA
4618 Black Rock Road,
N/S Black Rock Road, 340' SE
of Centaine Grass Road
5th Election District,
3rd Councilmanic District,
Legal Owner(s):
Grass United Methodist
Church of Hampstead

Special Exception: for a church, Sunday School, and church-related uses.

Variance: to permit a front setback of 35 feet in lieu of the required 75 feet; to permit side and rear setbacks of 3 feet in lieu of the required 35 feet; to permit a side setback of 13 feet from an internal lot line in lieu of the required 35 feet; and to permit a crushed stone parking surface without striping in lieu of the required durable, dustless surface with striping.

Hearing: Monday, March 2,
1998 at 10:00 a.m. in Room
407, County Courts Bldg.,
401 Posey Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
Special accommodations
Please Call (410) 887-3363.
(2) For information concern-
ing the file and/or hearing,
Please Call (410) 887-3391.

2/14/0 Feb. 12 0208354

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2-12-98, 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 2-12-98, 1998

THE JEFFERSONIAN.

A. H. Erickson
LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE Case No: 98-268 XA

Petitioner/Developer GRACE - U.M. CHURCH,
ETAL - P. O'KEEFE

Date of Hearing/Closing: 3/2/98

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 sign(s) required by law
were posted conspicuously on the property located at #4618 - BLACK ROCK RD

The sign(s) were posted on

2/13/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/13/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

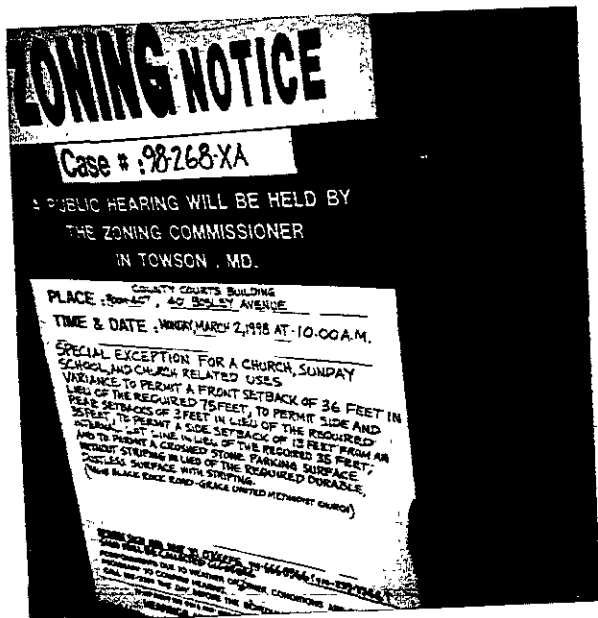
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



98-268-XA
#4618 BLACK ROCK RD
GRACE - U.M. CHURCH (CELLARS)
P. 2/13/98 H. 3/2/98



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 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 posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) 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.: 268 Petitioner: Grace United Methodist Church
Location: 4618 Black Rock Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert D Sellers

ADDRESS: 401 Washington Ave Suite 303

Towson MD 21204

PHONE NUMBER: (410) 583-1712

98-268-XA
268

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.: 98-268-XA

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

PLACE: _____

DATE AND TIME: _____

REQUEST: Variances (1) To permit a front setback of 36' in lieu of the required 75'; (2) To permit side and rear setbacks of 3' in lieu of the required 35'; (3) To permit a side setback of 13' from an internal lot line in lieu of the required 35'; (4) To permit a crushed stone parking surface without striping in lieu of the required durable, dustless surface with striping. Special Exception for a church, Sunday school and church-related uses.

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

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

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
February 12, 1998 Issue - Jeffersonian

Please forward billing to:

Robert D. Sellers, Esquire 410-583-1712
401 Washington Avenue
Suite 303
Towson, MD 21204

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: 98-268-XA
4618 Black Rock Road
N/S Black Rock Road, 340' SE of centerline Grace Road
5th Election District - 3rd Councilmanic District
Legal Owner: Grace United Methodist Church of Hampstead

Special Exception for a church, Sunday School, and church-related uses. Variance to permit a front setback of 36 feet in lieu of the required 75 feet; to permit side and rear setbacks of 3 feet in lieu of the required 35 feet; to permit a side setback of 13 feet from an internal lot line in lieu of the required 35 feet; and to permit a crushed stone parking surface without striping in lieu of the required durable, dustless surface with striping.

HEARING: Monday, March 2, 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

January 28, 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:

CASE NUMBER: 98-268-XA
4618 Black Rock Road
N/S Black Rock Road, 340' SE of centerline Grace Road
5th Election District - 3rd Councilmanic District
Legal Owner: Grace United Methodist Church of Hampstead

Special Exception for a church, Sunday School, and church-related uses. Variance to permit a front setback of 36 feet in lieu of the required 75 feet; to permit side and rear setbacks of 3 feet in lieu of the required 35 feet; to permit a side setback of 13 feet from an internal lot line in lieu of the required 35 feet; and to permit a crushed stone parking surface without striping in lieu of the required durable, dustless surface with striping.

HEARING: Monday, March 2, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a small "es" written below it.

Arnold Jablon
Director

c: Robert D. Sellers, Esquire
Chris Cavey

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





Baltimore County
Department of Permits and
Development Management

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

February 25, 1998

Robert D. Sellers
401 Washington Avenue, #303
Towson, MD. 21204

RE: Item No.: 268
Case No.: 98-268-XA
Petitioner: Grace United Methodist Church of Hampstead

Dear Mr. Sellers:

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 January 20, 1998.

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, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

February 5, 1998

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

Re: Baltimore County
Item No. 268
Grace Methodist Church
of Hampstead
4618 Black Rock Road
340' Southeast of Grace Road
Mile Post 0.98 Left

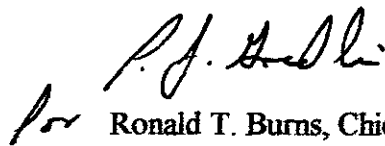
Dear Ms. Eubanks:

We have reviewed the referenced item and have no objection to approval of the Special Exception.

However, we will require the owner to obtain an access permit through this office. Please have their representative contact this office regarding the required improvements conditioned to the permit.

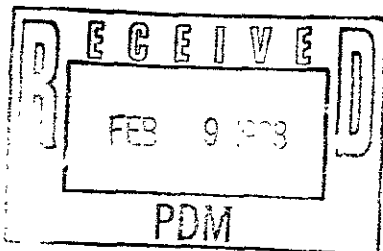
Should you have any questions regarding this matter, please contact Mr. Mike Smith of this office at (410)-545-5594 or our toll free number in Maryland only 1-(800)-876-4742 (ext.5594). You may also E-mail him at (mesmith@sha.state.md.us).

Sincerely,



Ronald T. Burns, Chief
Engineering Access Permits Division

RTB/MS/lmm



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

INTEROFFICE CORRESPONDENCE

Date: February 10, 1998

SUBJECT: Zoning Advisory Committee Meeting
for February 9, 1998
Item No. 268

Subject to a revised landscape plan before permits may be released.

cc: File

ZONE0209.268

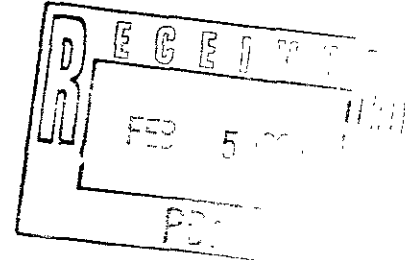


Baltimore County
Fire Department

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

February 4, 1998

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



RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 2, 1998

Item No.: 268, 269, 273, 274, and 275

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 F. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

Date: February 19, 1998

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

SUBJECT: 4618 Black Rock Road

INFORMATION

Item Number: 268

Petitioner: Grace United Methodist Church of Hampstead

Zoning: RC 2

Requested Action: Special Exception and Variance

Summary of Recommendations:

Based upon the information provided and analysis conducted, staff offers the following comment:

Black Rock Road is designated as a scenic route in the Master Plan and the proposed structure, as determined by a review of architectural elevations and a field visit, will not compromise the scenic character of the area. Therefore, the Office of Planning recommends that the applicant's requested Petition for Special Exception and Variance be granted.

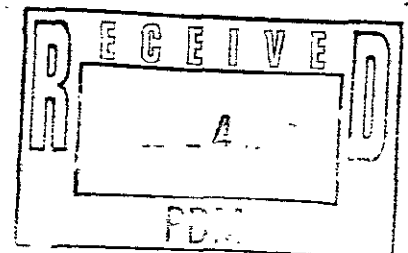
Prepared by:

Jeffrey W. Jr.

Division Chief:

Garth L. Kerns

AFK/JL



semi
3/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

Date: February 19, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
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Prepared by: Jeffrey W. Jr.

Division Chief: Garry L. Kerns

AFK/JL

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

SANDRA WOLFE

4004 HIGHFIELD CT. HAMPS. MD 21074

Thomas Wolfe

4004 HIGHFIELD CT. HAMPS. MD 21074

Jason Cawey

4705 Black Rock Rd Hampstead MD 21074

Chris Cawey

4705 Black Rock Rd Hampstead MD

Cathy Cawey

4705 Black Rock Rd Hampstead MD 21074

Betty G. Krub

16805 Ridge Rd, Upper Co, MD 21155

Martha Millender

P.O. Box 154 Hampstead, Md. 21074

Chris Gabrecht

318 High Falcon Rd Reisterstown MD 21138

Karen Shore

R.R. 2 Box 2625 Brodbeck, PA 17329

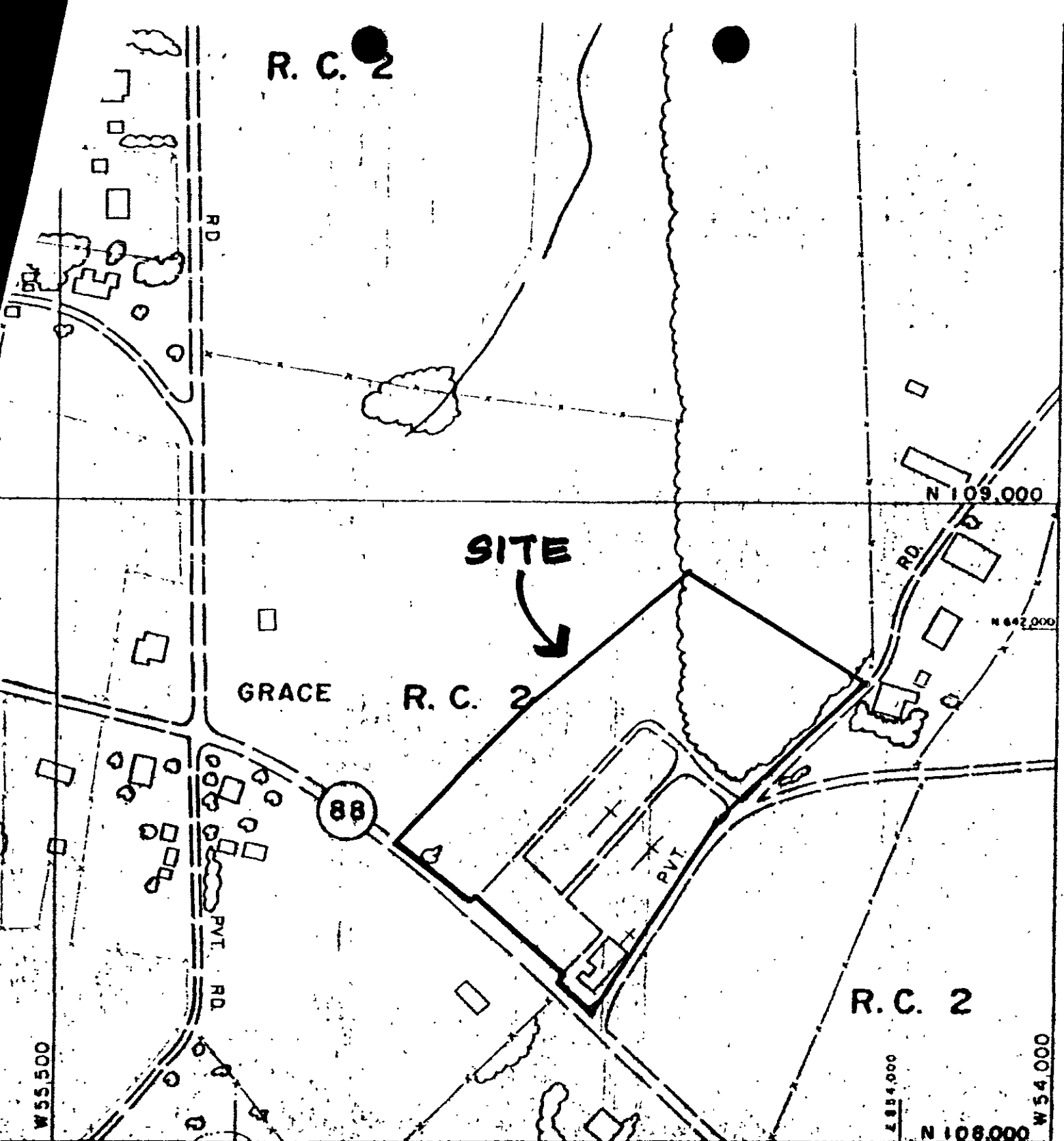
Ruth Shore

R.R. 2 Box 2625 Brodbeck, PA 17329

Kelly Shore

R.R. 2 Box 2625 Brodbeck, PA 17329

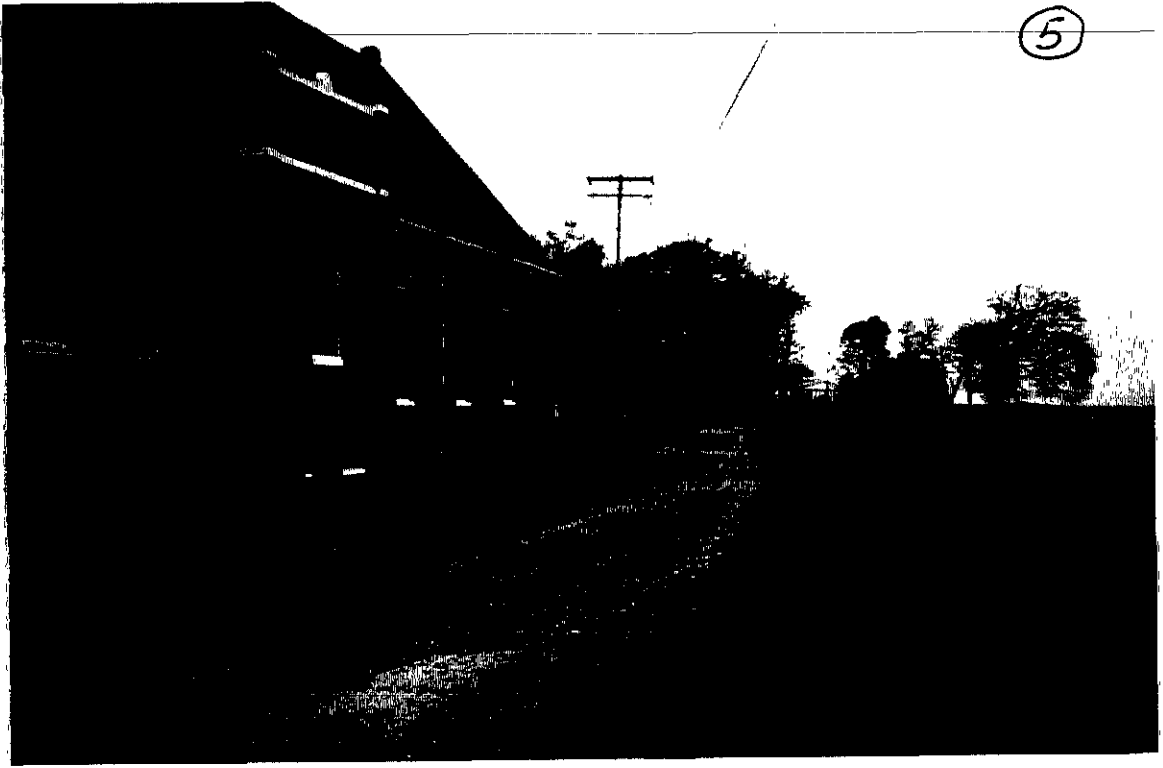




VE ZONING MAP re County Council 92 6-92,187-92,188-92,189-92	SCALE 1" = 200' ±	LOCATION GRACE	SHEET N.W. 28-J
Howard IV ty Council	DATE OF PHOTOGRAPHY JANUARY 1986	98-268-KA	







7



8



9



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19



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Photographs
(21)

Case 98-268-XA

(410) 833-2112

The Shutter Bug
MODERN PHOTO SUPPLY



**142 Chartley Drive
Chartley Park Center
Reisterstown, MD 21136**



Ask us about it!