

IN RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING
S/S Monkton Road,
280' E of Garfield Road
10th Election District
3rd Councilmanic District
(1931 Monkton Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-055-A

Isaiah Baptist Church of Monkton
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by John Carter, Jr. on behalf of Isaiah Baptist Church of Monkton, the property owner, for that property known as 1931 Monkton Road in the Monkton area of Baltimore County. The Petitioner herein seeks a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to construct an addition to a structure on the Maryland Historic Trust List of Potential Historic Structures. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

Section 26-172(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 26-203 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict compliance, that a waiver would be within the scope purpose, and intent of the development regulations, and that the proposed development complies with all other County laws, ordinances, and regulations. In order to afford due process, the Director has designated the Deputy Zoning Commissioner (Hearing Officer) to consider the waiver request filed in this instance. Moreover, in order to provide public notice, the property was posted with a sign describing the

ORDER RECEIVED FOR FILING
Date 9/14/99
By R. J. Jameson

request on August 13, 1999. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. Thus, the matter is eligible for review and resolution by this Hearing Officer.

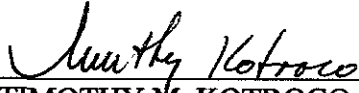
The Petitioner has filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 0.9348 acres, zoned R.C.4. The information submitted is persuasive to a finding that the proposed addition is consistent with the character and historic features of the existing building and will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioner's proposal and recommended a finding that the project is consistent with Section 26-278 of the Baltimore County Code on September 9, 1999. There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of September, 1999 that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to construct an addition to a structure on the Maryland Historic Trust List of Potential Historic Structures, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

ORDER RECEIVED FOR FILING
Date 9/14/99
By R. J. [Signature]

1) The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, 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 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:raj

ORDER RECEIVED FOR FILING
Date 9/14/99
By T.P. Jansen



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

September 14, 1999

Mr. John Carter, Jr.
607B Dembytown Road
Joppa, Maryland 21085

Re: Petition for Administrative Special Hearing
Case No. 00-055-SPH
Property: 1931 Monkton Road

Dear Mr. Carter:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has been granted in accordance with the enclosed 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 from 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Thomas N. Woolfolk, L.A.
George W. Stephens, Jr. & Associates, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21286-3396

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 1931 MONKTON ROAD
which is presently zoned RC-4

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 to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

CONSTRUCT AN ADDITION TO A STRUCTURE ON THE MARYLAND HISTORIC TRUST LIST OF POTENTIAL HISTORIC STRUCTURES PURSUANT TO SEC. 100.5.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Legal Owner(s):

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

ISLAH BAPTIST CHURCH OF MONKTON
Name - Type or Print _____
John Carter, Jr
Signature _____
John Carter, Jr
Name - Type or Print _____
Signature _____

Attorney For Petitioner:

607 B DENNYTOWN RD 410-679-6939
Address _____ Telephone No. _____
JOPPA, MD 21085
City _____ State _____ Zip Code _____

Representative to be Contacted:

THOMAS N. WOOLFOLK, LA
Name _____ Telephone No. 410-825-8120
670 CROMWELL BRIDGE RD
Address _____ Telephone No. _____
TOWSON, MD 21286-3396
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 00-55-SP4

Reviewed By SM Date 08-06-99

Estimated Posting Date 08-15-99

ORDER RECEIVED FOR FILING

9/14/99

Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 607B DEMENTTOWN ROAD
Address
JOPPA MD 21085
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John Carter Jr
Signature
JOHN CARTER JR
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of August, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Carter Jr

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

August 6, 1999
Date

Luella A. Warr
Notary Public

My Commission Expires May 1, 2003

Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 607 B DENBYTOWN ROAD
Address
VOPPA MD 21085
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John Carter Jr
Signature

Signature

JOHN CARTER JR
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of August, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Carter Jr.

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

August 6, 1999
Date

Luella A. Wilson
Notary Public

My Commission Expires May 1, 2003

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 1971 MONKTON ROAD
which is presently zoned RC-4

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 to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

CONSTRUCT
AN ADDITION TO A STRUCTURE ON THE MARYLAND HISTORIC
TRUST LIST OF POTENTIAL HISTORIC STRUCTURES PURSUANT
TO SEC. 100.5.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

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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:

Legal Owner(s):

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

WALAH BAPTIST CHURCH OF MONKTON
Name - Type or Print _____
John Carter, Jr
Signature _____
John Carter, Jr
Name - Type or Print _____
Signature _____
607 B DENBYTOWN RD. 410.679.6939
Address _____ Telephone No. _____
JOPPA, MD. 21085
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

THOMAS H. WOOLFOLK, LA
Name C. W. STEPHENS 410.815.0120
1020 CROMWELL BRIDGE RD 0120
Address _____ Telephone No. _____
TOWSON, MD 410.286.3396
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 00-55-SPA

Reviewed By SOA Date 8-06-99

Estimated Posting Date 8-15-99

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Isaiah Baptist Church

1931 Monkton Road

10TH Election District

3RD Council District

Description to Accompany Zoning Petition

August 6, 1999

DESCRIPTION OF PROPERTY ON MONKTON ROAD TO ACCOMPANY ADMINISTRATIVE ZONING PETITION

BEGINNING AT A POINT ON THE SOUTH SIDE OF MONKTON ROAD, AS SHOWN HEREON. THENCE LEAVING SAID POINT OF BEGINNING, AND RUNNING THE FOLLOWING COURSES:

- | | | |
|------------------------|---------|---------------------------------------|
| 1. S 58° 19' 19" E | 264.00' | THENCE LEAVING MONKTON ROAD AND |
| RUNNING | | |
| 2. S 46° 10' 40" W | 150.94' | |
| 3. N 69° 34' 00" W | 231.82' | |
| 4. N 32° 01' 30" E | 41.25' | |
| 5. S 57° 58' 30" E | 9.9' | |
| 6. N 32° 01' 30" E | 29.7' | |
| 7. N 57° 58' 30" W | 9.9' | |
| 8. N 32° 01' 30" E | 120.39' | TO THE SOUTH SIDE OF MONKTON ROAD; TO |
| THE PLACE OF BEGINNING | | |

Area = 0.935 ACRES

NOTE: The above description is for zoning purposes only and is not to be used for any conveyances or agreements.

E:\data\towson\8619\docs\080599desczoning.doc

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

CC - 53. \$PH

No. 069827

DATE 8-6-99 ACCOUNT R-001-6150

AMOUNT \$ 250⁰⁰-

RECEIVED FROM: G.W. STEPHENS

FOR: Admin. Spec. Health For Hist Proj
250.00 Total

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

577

PAID RECEIPT

PROCESS ACTUAL TIME
8/07/1999 8/06/1999 15:50:00

REG. MARK CASHIER NOTE YES DRAWER 0
Dept. 0 520 CONTING EMPLOYMENT
Receipt # 11714
CR NO. 069829

Receipt Tot 250.00
250.00 OK 00 Cr
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE #00-055-SPH
PETITIONER/DEVELOPER:
{Isaiah Baptist Church}
DATE OF Closing
{Aug 30, 1999}**

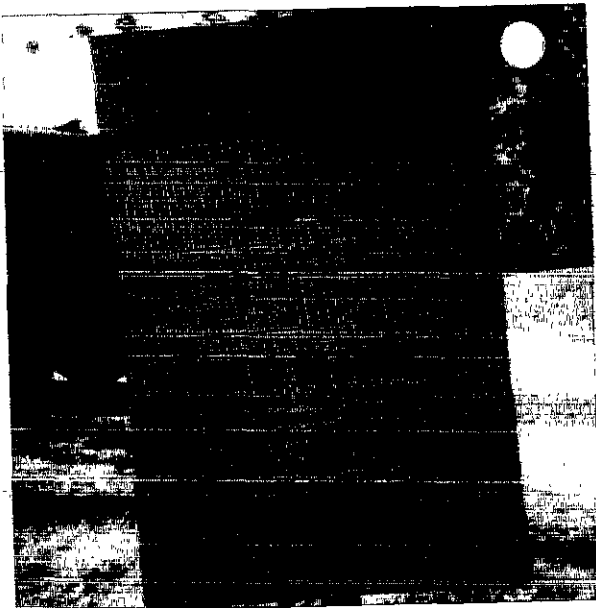
**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204**

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
1931 Monkton Road Baltimore, Maryland 21111_____**

**The sign(s) were posted on _____ 8-13-99 _____
[Month, Day, Year]**



Sincerely,

Thomas P. Ogle, Sr.
[Signature of Sign Poster & Date]

_____**Thomas P. Ogle, Sr.**_____

_____**325 Nicholson Road**_____

_____**Baltimore, Maryland 21221**_____

_____**{410}-687-8405**_____
[Telephone Number]

RE: PETITION FOR SPECIAL HEARING
1931 Monkton Road, S/S Monkton Rd,
280' E of Garfield Rd
10th Election District, 3rd Councilmanic


Legal Owner: Isaiah Baptist Church of Monkton
Petitioner(s)

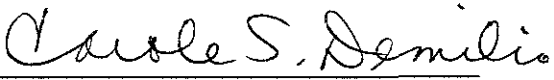
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-55-SPH

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Tom Woolfolk, G.W. Stevens, 1020 Cromwell Bridge Road, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 00- 55 -SPH Address 1931 Monkton Rd.

Contact Person: Sarah Alexander Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8-6-99 Posting Date: 8-15-99 Closing Date: 8-30-99

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 00- 55 -SPH Address 1931 Monkton Rd.

Petitioner's Name ISAIAH BAPTIST CHURCH Telephone 410-825-8120

Posting Date: 8-15-99 Closing Date: 8-30-99

Wording for Sign: Administrative Special Hearing to approve CONSTRUCTION OF AN ADDITION TO A STRUCTURE ON THE MARYLAND HISTORIC TRUST LIST OF POTENTIAL HISTORIC STRUCTURES

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 0055A.
Petitioner: REV. JOHN CARTER, JR.
Address or Location: 1931 MONTGOMERY ROAD.

PLEASE FORWARD ADVERTISING BILL TO: ATTN: TONI WOOLFOLK
Name: G.W. STEPHENS
Address: 1020 CRANWELL BRIDGE ROAD
TOWSON, MD 21286-3396
Telephone Number: 410.825.8120

Revised 2/20/98 - SCJ

SOA 00-55-SPH

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 13, 1999

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

SUBJECT: No. 1931 Monkton Road

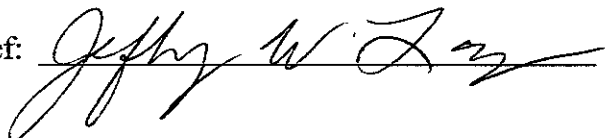
INFORMATION

Item Number: 00-55-SPH
Petitioner: Thomas Woolfolk (representative)
Zoning: RC - 4
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

On September 9, 1999, the Landmarks Preservation Commission reviewed Mr. Woolfolk's proposal for an addition to "Isaiah Baptist Church of Monkton," MHT BA # 2102. The LPC unanimously agreed to recommend to the hearing officer that the proposed addition for the historic structure be found to be consistent with the requirement that the structure be preserved.

Section Chief:



KA:kra



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

February 18, 1999

Mr. Thomas N. Woolfolk, L. A.
George William Stephens, Jr. and Associates, Inc.
658 Kenilworth Drive
Suite 100
Towson, Maryland 21204

Dear Mr. Woolfolk:

RE: Isaiah Baptist Church, Monkton Road, Zoning case #91-372-XA,
10th Election District

I have reviewed your letter of February 10, 1999 regarding an addition to the above referenced church. The proposed addition, as depicted on the submitted site plan, will be well within the 30 foot setbacks granted in Case #91-372-XA at ~~4~~ feet, plus or minus. As such, the proposal will be approved by this office as being within the spirit & intent of zoning case #91-372-XA. *see ec*

This letter should appear on all future plans submitted to this office for review pertaining to this property.

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,


Joseph C. Merrey
Planner II
Zoning Review

JCM:cjs

00-55-SPH

Come visit the County's Website at www.co.ba.md.us

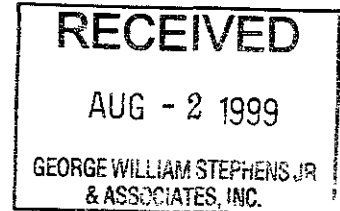


Baltimore County
 Department of Permits and
 Development Management

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

July 26, 1999

Thomas N. Woolfolk, L.A.
 George William Stephens, Jr. & Associates, Inc.
 658 Kenilworth Drive, Suite 100
 Towson, MD 21204



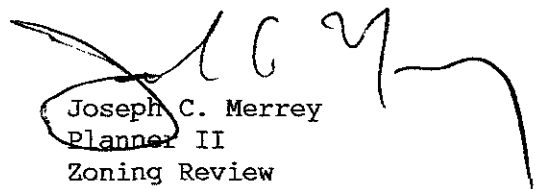
Dear Mr. Woolfolk:

RE: Spirit and Intent, Isaiah Baptist Church, Case No. 91-372-XA
 7th Election District

I have discussed your letter of June 23, 1999 with my supervisor, Carl Richards, who has advised that the administrative special hearing would be required to review this matter. This procedure requires the property to be posted, with no hearing required absent a request for one. I have enclosed the booklet and forms for this filing.

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,



Joseph C. Merrey
 Planner II
 Zoning Review

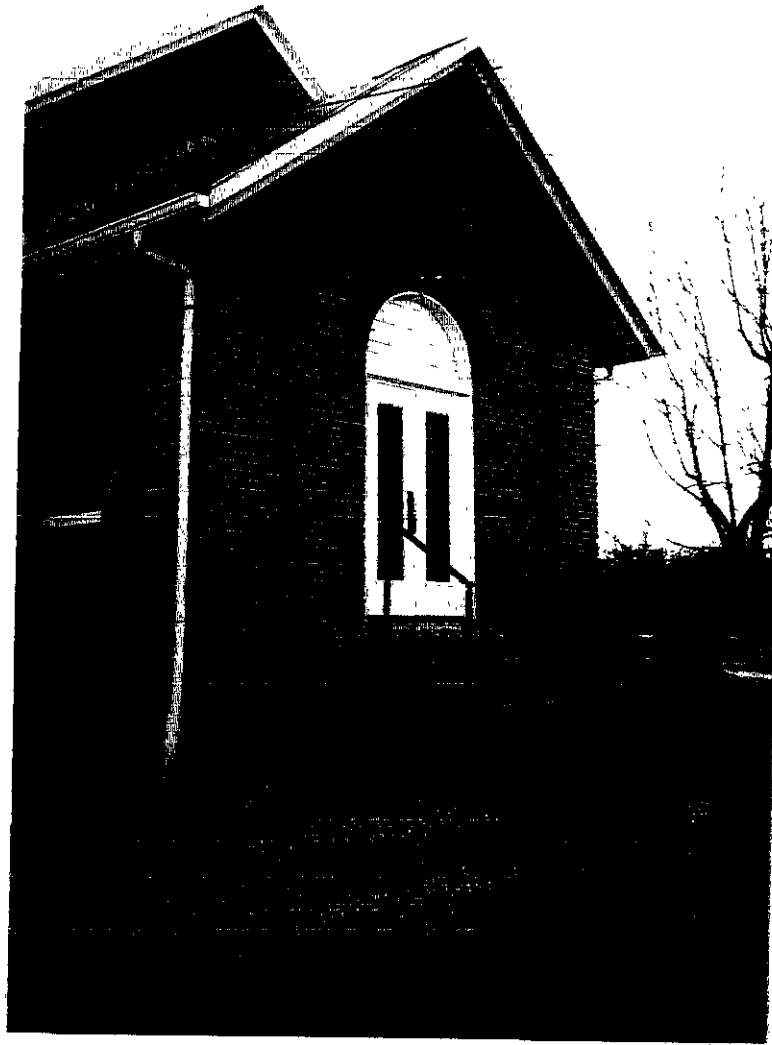
JCM:ggs

c: File #91-372-XA

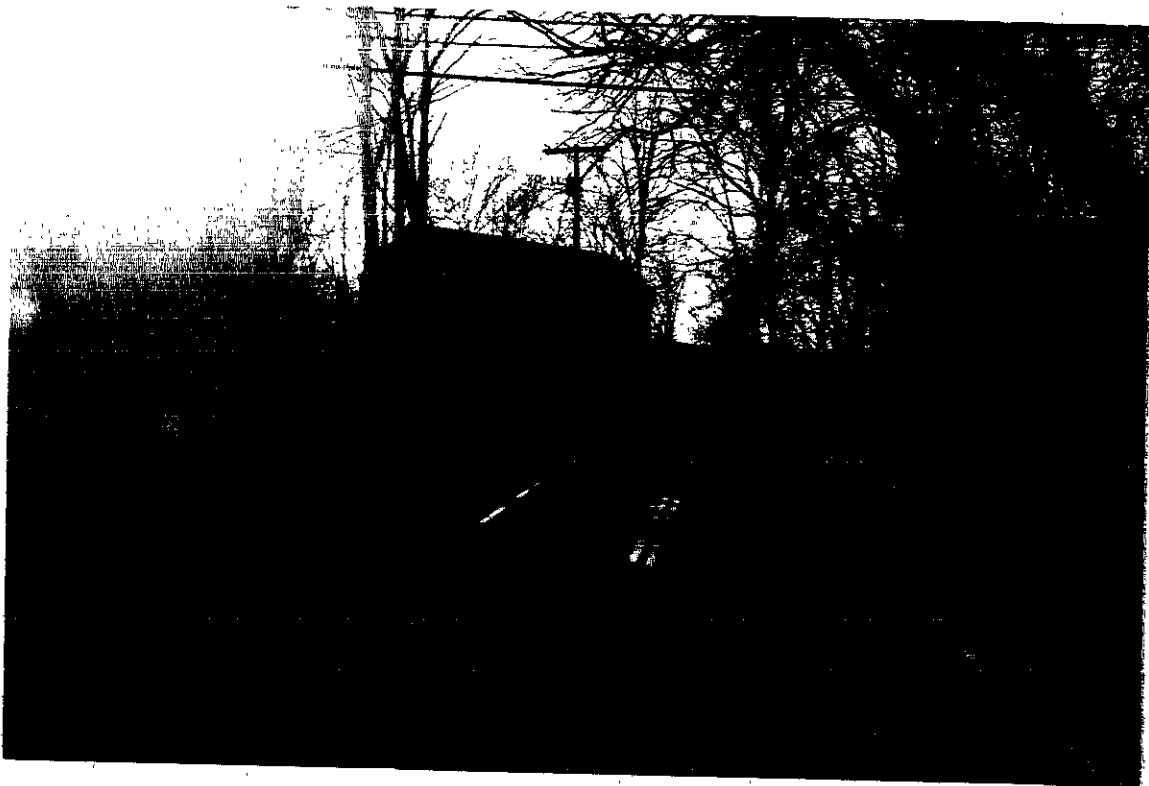
Enclosure

00-55-SPH

Come visit the County's Website at www.co.ba.md.us



00-055-SPH



00-055-SPH



*Frontage along Monkton Road
Looking east
Existing church in middle ground*



*Existing church
Looking southeast, Monkton Road in foreground.*

CG-55-SP14



*Southwest side of existing church
Looking southeast*



*Rear of existing church
Looking northwest, existing addition in foreground*

CC-55-SP4



***Rear of existing church
Looking north, existing addition in foreground***



***East side of existing church
Looking west, existing Fellowship Hall in left foreground***

00 55-SP4



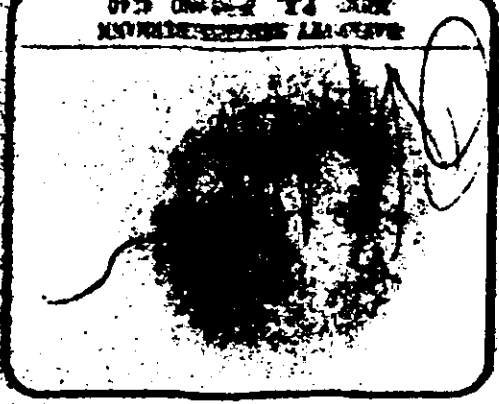
*Existing Fellowship Hall
Looking east, existing church in foreground*



*North side of existing Fellowship Hall
Looking west*

00-55-SPH

50-55-58A 507



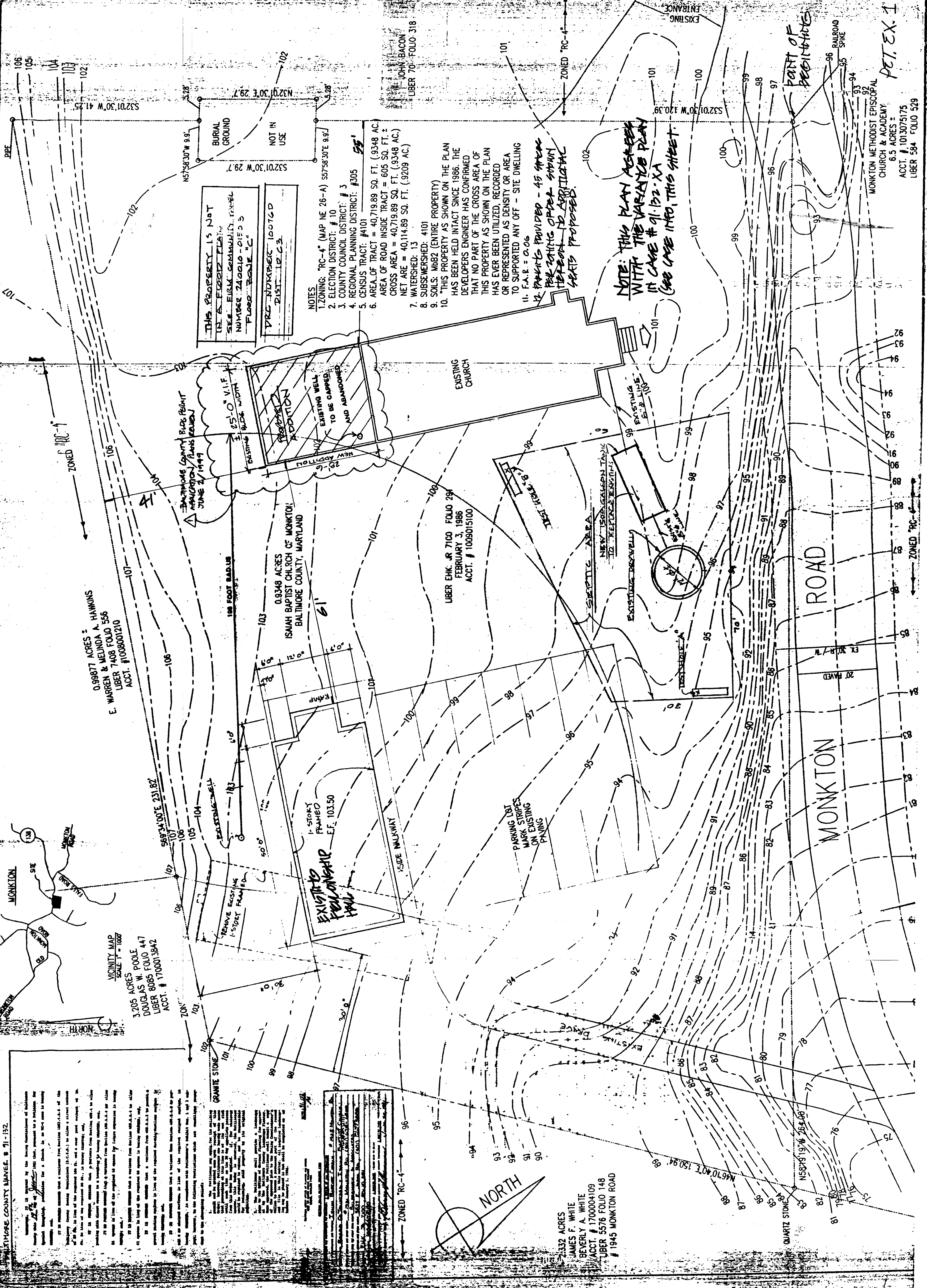
Revisions
July 19, 1997
November 25, 1991
File Number 910207

SILVER ENGINEERING INC.
Engineers Planners Surveyors
911 W. 36th Street, Baltimore, MD 21211
Phone: (410) 662-1945 Fax: (410) 662-1122

Project: ISAAH BAPTIST CHURCH OF MONKTON - VARIANCE HEARING
BALTIMORE COUNTY, MARYLAND
1931 MONKTON ROAD
Date: JULY 19, 1996
Scale: 1" = 10'
Drawn By: O.Y.C.

SHEET 1 OF 1
DRAWING
C. MALLIN/SAWICKI

PLAN TO MONKTON APPLICATION FOR VARIANCE HEARING



THIS PROPERTY IS NOT IN A ZONED AREA. SEE EUBK COMMUNITY LABEL NUMBER 240210-01503. PLANNING SCALE "C".
VRC NUMBER: 100760
DIST: 10.23

- NOTES
1. ZONING: "RC-4" (MAP NE 26-A) S57°58'30"E 69'
 2. ELECTION DISTRICT: # 10
 3. COUNTY COUNCIL DISTRICT: # 3
 4. REGIONAL PLANNING DISTRICT: # 305
 5. CENSUS TRACT: # 4101
 6. AREA OF TRACT = 40,719.89 SQ. FT. (9348 AC.)
AREA OF ROAD INSIDE TRACT = 605 SQ. FT. 1
CROSS AREA = 40,719.89 SQ. FT. (9348 AC.)
NET AREA = 40,114.89 SQ. FT. (9209 AC.)
 7. WATERSHED: 13
 8. SUBSEWERED: 4101
 9. SOILS: MB82 (ENTIRE PROPERTY)
 10. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 1986. THE DEVELOPER ENGINEER HAS CONFIRMED THAT NO PART OF THE CROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORTED ANY OFF - SITE DWELLING
 11. F.A.R. = 0.06
 12. PARTS PROVIDED - 45 acres PER ZONING DISTRICT SHOWN THEREON TO SUPPORT DENSITY HEATS PROPOSED.

NOTE: THIS PLAN AGREES WITH THE VARIANCE PLAN IN CASE # 91-132-XA (SEE CASE INFO, THIS SHEET.)

PART OF PREVIOUS

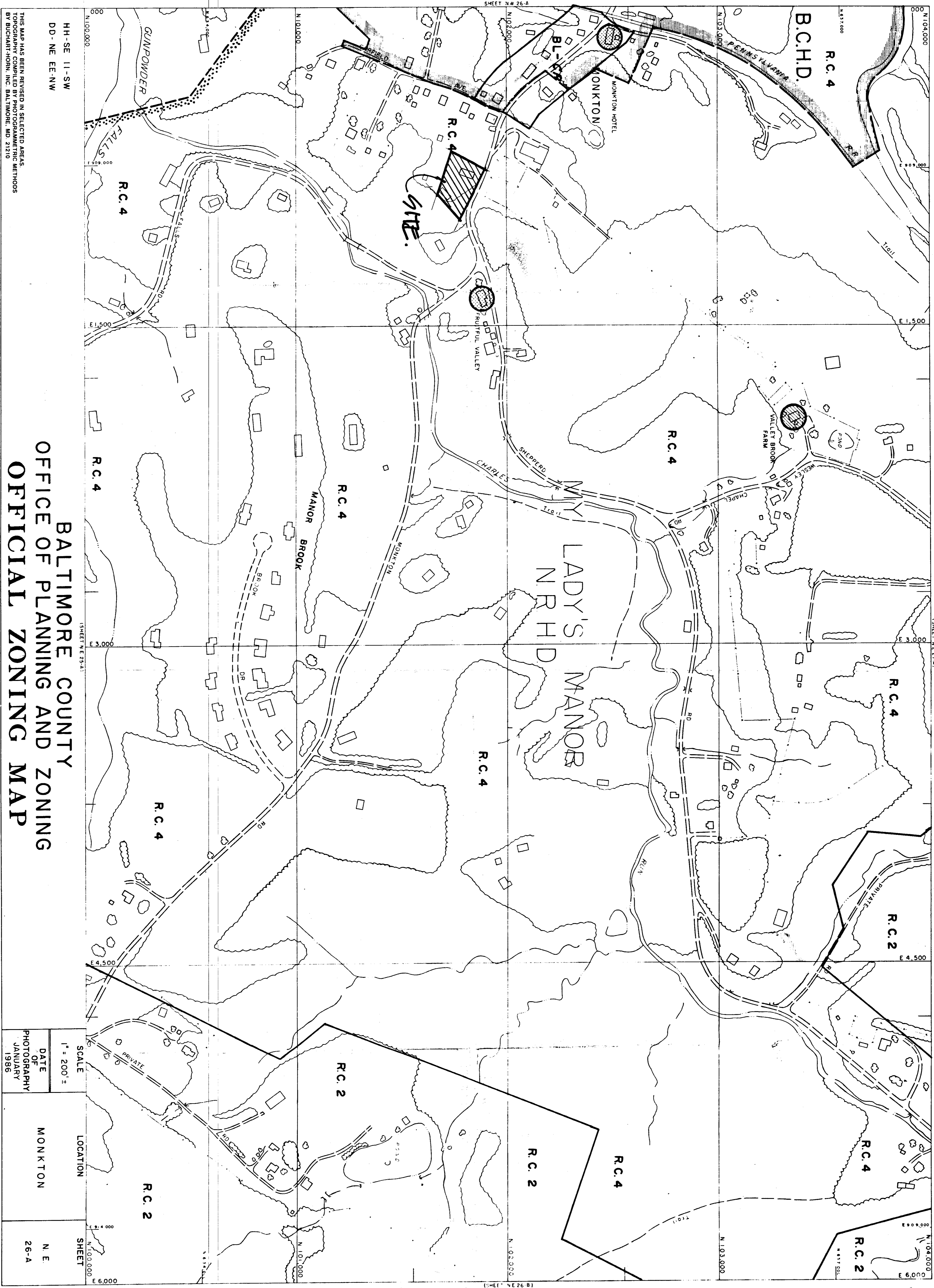
PET. EX. 1

MONKTON METHODIST EPISCOPAL CHURCH & ACADEMY
6.5 ACRES
ACCT. # 1013075175
LIBER 584 FOLIO 529

BALTIMORE COUNTY WAREHOUSE # 71-152
As required by the zoning ordinance of Baltimore County, the applicant must submit a plan showing the proposed building, including the location of the building, the location of the parking area, and the location of the driveway. The plan must also show the location of the building, the location of the parking area, and the location of the driveway. The plan must also show the location of the building, the location of the parking area, and the location of the driveway.

NO.	DATE	DESCRIPTION
1	7/19/96	PRELIMINARY PLAN
2	11/25/91	REVISIONS
3	7/19/97	REVISIONS

2.332 ACRES
JAMES F. WHITE
BEVERLY A. WHITE
ACCT. # 1700004109
LIBER 5576 FOLIO 148
1945 MONKTON ROAD



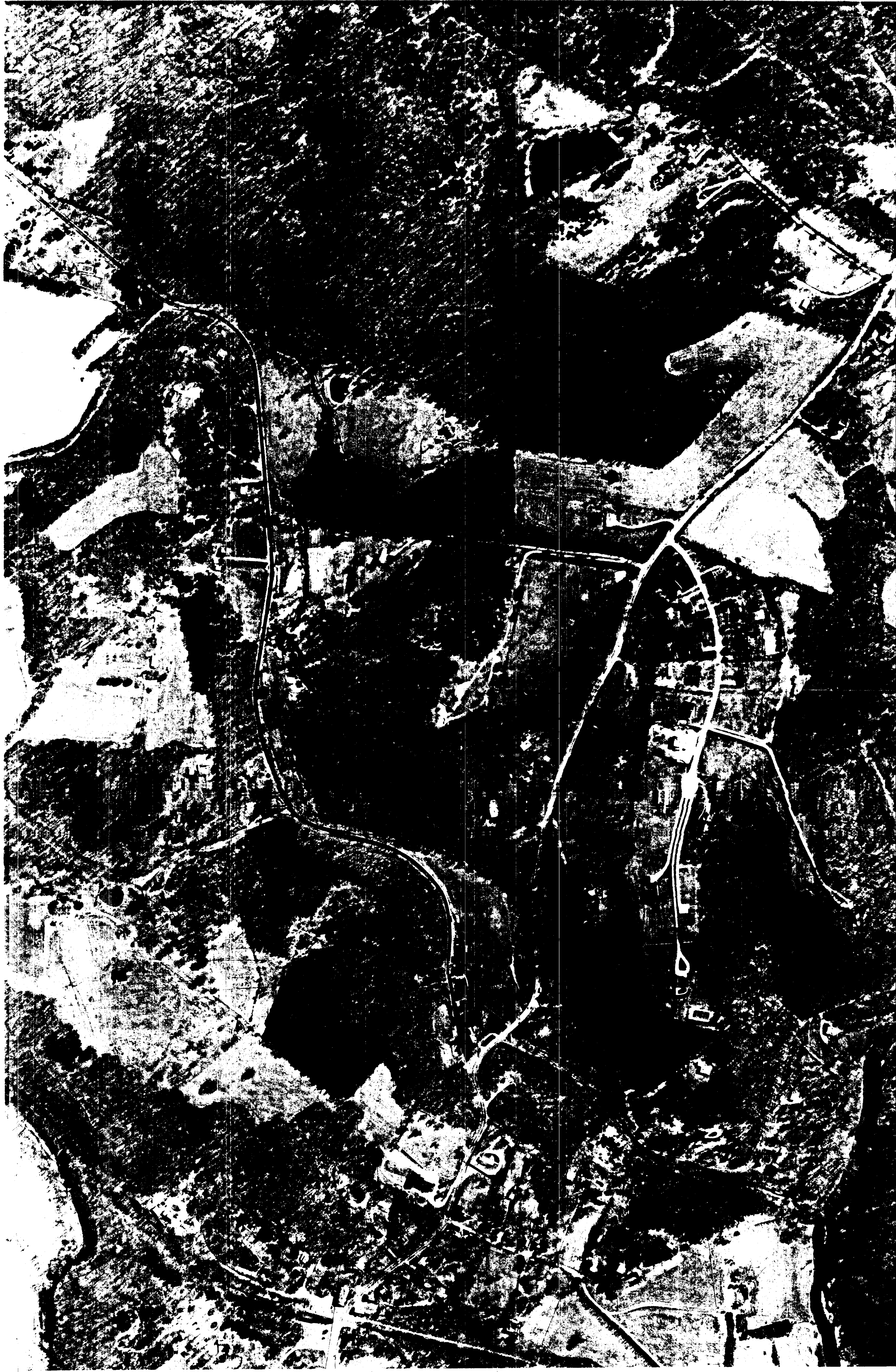
THIS MAP HAS BEEN REVISED IN SELECTED AREAS
 BY PHOTOGRAPHIC METHODS
 BY BRIGHT FORN, INC., BALTIMORE, MD. 21219

HH - SE 11 - SW
 DD - NE EE - NW

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	1" = 200' ±	LOCATION	MONKTON	SHEET	N. E.
DATE OF PHOTOGRAPHY	JANUARY 1986				26-A

STPA 005587PH



SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
MONKTON
—5007 - 00 55 - SP 14

SHEET
N. E.
26-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP