

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
 AND VARIANCE – NE/S Belair Road, \* ZONING COMMISSIONER  
 70' SE of its intersection w/Old Forge Road \*  
 (8420 Belair Road) \* OF BALTIMORE COUNTY  
 11<sup>th</sup> Election District \*  
 6<sup>th</sup> Councilmanic District \* Case No. 00-164-SPHA  
 Cardinal William H. Keeler, Roman \*  
 Catholic Archbishop of Baltimore, \*  
 a Corporation Sole \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore, a corporation sole, through its attorney, Robert A. Hoffman, Esquire. The Petitioner requests special hearing approval of a waiver, pursuant to Section 26-171 and 26-172(b) of the Baltimore County Code, of Sections 26-203(C)(8) and 26-278 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a proposed addition to an existing historic building. In addition, the Petitioner requests a determination, pursuant to Section 500.7 of the B.C.Z.R. that the proposed development is compliant with the preservation requirements for historic structures, pursuant to Article V, Section 25-278 of the Baltimore County Code. In addition to the special hearing relief, the Petitioner requests a variance from Section 1B01.2.B.2 of the B.C.Z.R. and Section II.A.29 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building elevation width (length) of 575 feet and a side (depth) elevation width of 325 feet, in lieu of the maximum permitted 300 feet each, for a proposed two-story addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of these requests were Donald D. Smith, an Architect and Chairman of the Building Committee for St. Joseph's Roman Catholic Church which is located on the subject property, Jeff Morgan and James Matis, Professional

COPIES RECEIVED FOR FILING  
 Date 12/9/09  
 [Signature]

Engineers who prepared the site plan for this property, and Robert A. Hoffman, Esquire and David Kargeski, Esquire, attorneys for the Petitioner. There were no Protestants or other interested persons present.

As a preliminary matter, it was noted in open hearing that the property had been posted and advertised as required to give public notice. However, the Certificate of Posting indicated that the sign was posted 12 days prior to the hearing, rather than the 15 days required by the Code. Further investigation of this issue during the hearing revealed that the Sign Poster's affidavit was erroneous. In this regard, Mr. Smith indicated that upon his knowledge, information and belief, the sign was actually posted on November 15, 1999. In my judgment, it appears that proper public notice has indeed been given.

The subject property under consideration consists of approximately 41 acres in area, predominantly zoned D.R.5.5 (40.4 acres), with a small strip zoned B.L. (.6 acres). The property is improved with a church building, school, rectory, and cemetery which have existed on the property for many years. These improvements are more particularly shown on the site plan and an aerial photograph submitted at the hearing. The buildings include a one and one-half story stone school building, a two-story brick rectory, and a two-story church building. A portion of the school building is apparently a historic structure and is listed on the Maryland Historic Trust (MHT) Inventory. It is of note, however, that this building has been added on to over the years. It is only the original structure in the front portion of the building which is listed on the MHT. That is, the additions are not so designated.

The Petitioner proposes additional improvements to the property as shown on the site plan. A two-story addition will be added to the rear of the school building to that portion of the structure which is not listed on the MHT. This addition will provide needed space for activities connected with the church and school. Moreover, the addition will be attached to one side of the school building and on its other side, to the rectory building, thereby connecting the two buildings. Thus, one will be able to walk indoors from the school, and pass through the addition to the rectory. Moreover, an underground tunnel exists to connect the rectory to the church building.

CASE RECORDED FOR PLUMB  
12/9/99  
[Signature]

Collectively, these improvements result in an interconnecting structure with a width (length) of approximately 575 feet. Additionally, the depth of the collective building is 325 feet. These dimensions are in excess of the 300 feet permitted by the B.C.Z.R. Whether strict compliance is necessary is somewhat questionable in this case in that part of the connection is the aforementioned tunnel. Nonetheless, to err on the side of safety, the Petitioner requested the subject variance.

Turning first to the Petition for Special Hearing, I am persuaded that same should be granted. It could be argued that special hearing relief is not necessary here in that the historic portion of the school building will not be impacted by the proposed construction. As noted above, the proposed construction will not attach to that part of the school building which has been designated as having historic value. Nonetheless, in that the addition will be built to a common wall shared with the historic portion of the structure, I am persuaded that special hearing relief is necessary and should be approved. In my judgment, there will be no adverse impact by the proposed construction to the existing historic building and that relief should be granted.

As to the zoning variance, I am also persuaded that relief should be granted. This is largely an interpretive matter, in view of the location of the tunnel. Nonetheless, relief should be granted in that this is an internal improvement which will improve the utility and appearance of the buildings and uses therein. I find that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. and case law.

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

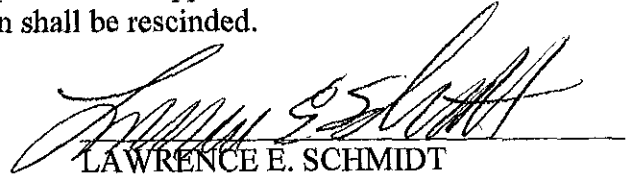
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9<sup>th</sup> day of December, 1999 that the Petition for Special Hearing seeking approval of a waiver, pursuant to Section 26-171 and 26-172(b) of the Baltimore County Code, of Sections 26-203(C)(8) and 26-278 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a proposed addition to an existing historic building, in accordance with Petitioner's Exhibit 1, and a determination, pursuant to Section 500.7 of the B.C.Z.R. that the proposed development is

CALDERA RECEIVED FOR FILING  
Date 12/9/99  
[Signature]

compliant with the preservation requirements for historic structures, pursuant to Article V, Section 25-278 of the Baltimore County Code, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.B.2 of the B.C.Z.R. and Section II.A.29 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building elevation width of 575 feet and a side (depth) elevation width of 325 feet, in lieu of the maximum permitted 300 feet each, for a proposed two-story addition, in accordance with Petitioner's Exhibit 1, 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.



LAWRENCE E. SCHMIDT

Zoning Commissioner  
for Baltimore County

LES:bjs

CASE RECORDS FOR FILING  
DATE  
BY  
BY



Baltimore County  
Zoning Commissioner

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

December 9, 1999

Robert A. Hoffman, Esquire  
David Karceski, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
NE/S Belair Road, 70' SE of its intersection w/Old Forge Road  
(8420 Belair Road)  
11th Election District -- 6th Councilmanic District  
Cardinal William H. Keeler; Roman Catholic Arch. of Balto., a Corp. Sole - Petitioner  
Case No. 00-164-SPHA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing 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,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore  
320 Cathedral Street, Baltimore, Md. 21201-4411  
Mr. Donald D. Smith  
4112 Pine Hill Road, Baltimore, Md. 21236-1609  
Messrs. James Matis & Jeff Morgan, Matis-Warfield & Assoc., Inc.  
6600 York Road, Suite 209, Baltimore, Md. 21212  
People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 8420 Belair Road  
which is presently zoned DR-5.5 and BL

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 a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, determining in accordance therewith that the proposed development is compliant with the preservation requirements for historic structures. Request is specifically related to the existing Parish Hall MHT 2619.

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:

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

### Attorney For Petitioner:

Robert A. Hoffman  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Venable, Baetjer and Howard, LLP  
Company \_\_\_\_\_

210 Allegheny Avenue 410/494-6200  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson, MD 21285-5517  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

Cardinal William H. Keeler  
Name - Type or Print \_\_\_\_\_  
Roman Catholic Archbishop of Baltimore  
Signature \_\_\_\_\_  
A Corporation Sole.  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
320 Cathedral Street 410/547-5437  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore, MD 21201-4411  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Donald D. Smith, Chair, Bldg. Committe  
Name \_\_\_\_\_  
3100 Elm Avenue 410/662-6900  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore, MD 21211-2722  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By \_\_\_\_\_ Date \_\_\_\_\_

Case No. \_\_\_\_\_

287 9115/98

CORDER RECEIVED FOR FILING  
Date 2/9/98



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8420 Belair Road  
which is presently zoned DR 5.5 and BL

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 Variance from Section(s) 1B01.2B.2 of the Baltimore County Zoning Regulations, and Section II.A.29 of the CMDP to permit a building elevation width of 575 feet and a side elevation width of 325 feet, in lieu of the maximum permitted 300 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) New Parish Center needs to interconnect school functions with meeting rooms and office in the rectory. 300 foot restriction creates a Practical Difficulty due to location of the existing buildings.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, 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:**

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

**Attorney For Petitioner:**

Robert A. Hoffman  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_

Venable, Baetjer and Howard, LLP  
Company \_\_\_\_\_  
210 Allegheny Avenue 410/494-6200  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson, MD 21285-5517  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

Cardinal William H. Keeler,  
Name - Type or Print \_\_\_\_\_  
Roman Catholic Archbishop of  
Signature \_\_\_\_\_  
Baltimore, A Corporation Sole  
Name - Type or Print \_\_\_\_\_  
[Signature]  
Signature \_\_\_\_\_  
320 Cathedral Street 410/547-5437  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore, MD 21201-4411  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

Donald D. Smith, Chair, Bldg. Comm.  
Name \_\_\_\_\_  
3100 Elm Avenue 410/662-6900  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Baltimore, MD 21211-2722  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING  
Reviewed By SJA Date 10-20-98

Case No. 00-164-SPWA

Date 9/15/98

ORDER RECEIVED FOR FILING

Date \_\_\_\_\_

# Petition for

# Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 8420 Belair Road  
which is presently zoned DR-5.5 and BL

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 determine, pursuant to Section 500.7, if the proposed development is compliant with the preservation requirements for historic structures per Article V, Section 25-278 of the Baltimore County Code. Request is specifically related to the existing Parish Hall MHT 2619.

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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

### Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue 410/494-6200

Address Telephone No.

Towson, MD 21285-5517

City State Zip Code

### Legal Owner(s):

Cardinal William H. Keeler,  
Name - Type or Print

Roman Catholic Archbishop of Baltimore

Signature

A Corporation Sole.

Name - Type or Print

Signature

320 Cathedral Street 410/547-5437

Address Telephone No.

Baltimore, MD 21201-4411

City State Zip Code

### Representative to be Contacted:

Donald D. Smith, Chair, Bldg. Committ  
Name

3100 Elm Avenue 410/662-6900

Address Telephone No.

Baltimore, MD 21211-2722

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. 00-164-SPHA

Reviewed By SPH Date 10-20-99

R20 9/18/98

Estimated Posting Date POST WITH VARIANCE FOR REGULAR HEARING



# 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 320 Cathedral Street  
Address  
Baltimore, Maryland 21201-4411  
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.

Signature \_\_\_\_\_  
Name - Type or Print \_\_\_\_\_  
Signature *William H. Keeler*  
Name - Type or Print Cardinal William H. Keeler  
Roman Catholic Archbishop of  
Baltimore, A Corporation Sole

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4<sup>th</sup> day of October, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore, a corporation sole.

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.

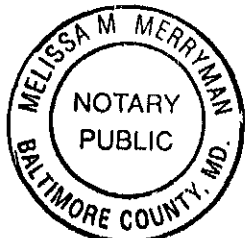
AS WITNESS my hand and Notarial Seal

Date 10-4-99

Melissa M. Muepman  
Notary Public

My Commission Expires 2-1-01

REV 9/18/98



My Comm. Exps.  
February 1, 2001

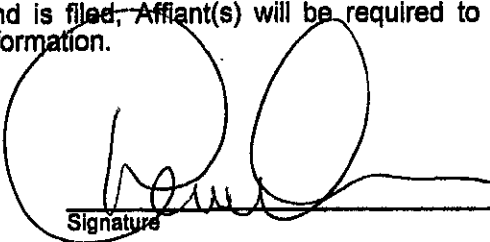
00-164-SP647

# 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 4112 Pine Hill Road  
Address  
Baltimore, Maryland 21236-1609  
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.


Signature \_\_\_\_\_  
Signature 

Name - Type or Print \_\_\_\_\_  
Name - Type or Print Donald D. Smith, Building Committee  
Chairman

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 18th day of October, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared  
Donald D. Smith

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

Date 10/18/99  
Notary Public   
My Commission Expires 12/1/02

00-164-SPAA

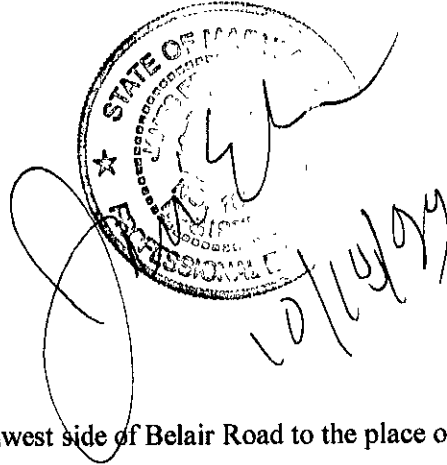
MATIS WARFIELD  
CONSULTING ENGINEERS

October 18, 1999

**Description to Accompany Zoning Petition  
St. Joseph's Roman Catholic Church Fullerton  
8420 Belair Road  
11<sup>th</sup> Election District**

Beginning for the same on the northeast side of Belair Road said point distant North 12° 30' East 70 feet from the centerline intersection of Belair Road and Olde Forge Road running thence and binding along said northwest side of Belair Road and

1. South 44° 30' 30" West 1186.33 feet running thence and leaving said northwest side of Belair Road the 14 following courses viz:
2. North 46° 05' 31" West 435.60 feet
3. North 44° 32' 28" East 100.00 feet
4. North 46° 05' 31" West 158.16 feet
5. North 40° 47' 22" West 613.00 feet
6. North 00° 45' 17" East 760.30 feet
7. South 46° 05' 24" East 79.50 feet
8. North 00° 45' 31" East 135.24 feet
9. North 06° 18' 01" East 485.12 feet
10. South 46° 05' 24" East 1434.65 feet
11. South 45° 20' 43" East 389.88 feet
12. South 44° 39' 27" West 65.00 feet
13. South 45° 20' 33" West 199.80 feet
14. North 44° 50' 15" East 65.00 feet, and
15. South 45° 20' 33" East 20.00 feet to the northwest side of Belair Road to the place of beginning.



Containing 41 acres of land more or less.

*This description is intended for zoning purposes only and is not for use in conveyance of land.*

**MATIS WARFIELD, INC.**  
**CONSULTING ENGINEERS**  
6600 York Road • Suite 209 • Baltimore, Maryland 21212  
Phone 410-377-7596 Fax 410-377-7657  
matiswarfield.com

SPR 00-164-SP1A7

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
CELLANEIOUS RECEIPT

00-164-SPAR

No. 073228

DATE 10 30 99. ACCOUNT TR 601 6150.

AMOUNT \$ 500.00

RECEIVED FROM: ST. JOSEPH'S CHURCH.

Comm. Vial.

7250.00

FOR: SPECIAL SERVICES / HIST. PROP. 350.00

ETAL.

\$500

CONTRIBUTION  
E - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

STRA

PAID RECEIPT

RECEIVED

10/22/1999 10:21/1999 1518-48

REG 4831 CASHIER AND THE TOWNER

DEPT 5 808 ZENITH IDENTIFICATION

Receipt # 120946

CR. NO. 073228

Receipt Tot

500.00

BY

Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/12, 1999

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 11/9, 1999.

*J. Wilkinson*  
**THE JEFFERSONIAN,**  
LEGAL ADVERTISING

## 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: #00-164-SPHA  
8420 Belair Road (St. Joseph's Church)  
NE/S Belair Road, 70' from centerline of Old Forge Rd.  
11th Election District - 6th Councilmanic District  
Legal Owner(s): Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore, a corporate sole

**Variance:** To permit a building elevation width of 575 feet and a side elevation width of 325 feet, in lieu of the maximum permitted 300 ft.

**Special Hearing:** To approve a waiver pursuant to Sections 26-171, 26-72(b), Baltimore County Code, Sections 26-203(c)(8) and Section 26-278 to determine, pursuant to Section 500.7, BCZR, if the proposed development is compliant with the preservation requirements for historic structures per Article V, Section 25-278 of the Baltimore County Code. Request is specifically related to the existing Parish Hall MHT 2619.

**Hearing:** Thursday, December 2, 1999 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/11/667 Nov 9

C352300

*AS*

CERTIFICATE OF POSTING

RE Case No. 00-164-SPHA  
Petitioner/Developer: ST. JOSEPH, ETAL  
% R. HOFFMAN, ESP  
Date of Hearing Closing 12/2/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21284

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: #8420 BELAIR RD.

11/20/99  
(Month, Day, Year)

Signature: Patrick M. O'Keefe 11/27/99  
(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 410-905-857  
(Telephone Number)

# ZONING NOTICE

Case # 00-164-SPHA

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

PLACE ROOM 407, COUNTY COURT BUILDING  
1401 BOSLEY AVENUE, TOWSON, MD 21284

TIME & DATE: THURSDAY, DECEMBER 2, 1999 10:00AM

VARIANCE TO PERMIT A BUILDING ELEVATION WITH A  
515 FEET AND A SIDE ELEVATION WITH A MAXIMUM PERMITTED 300 FEET  
SPECIAL HEARING TO APPLICANT AND THE ZONING COMMISSIONER  
26-171, 26-16(B), BALTIMORE COUNTY ZONING ORDINANCES  
AND SECTION 26-27B TO REVIEW THE PROPOSED DEVELOPMENT  
IF THE PROPOSED DEVELOPMENT DOES NOT MEET THE  
REQUIREMENTS FOR HISTORIC DISTRICTS  
26-27B OF THE BALTIMORE COUNTY ZONING ORDINANCES  
RELATED TO THE EXISTING BUILDING

(8420 BELAIR RD)

POSTED  
11/20/99  
CALL 410-666-5366

**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: 00-164-SPHA

Petitioner: St. Joseph Church,

Address or Location: 8420 Belair Road

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Barbara W. Armord

Address: Venable

210 Allegheny Avenue, Towson, Md 21284

Telephone Number: 410-494-6201

Revised 2/20/98 - SCJ

500-7

00-164-SPHA


RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
8420 Belair Road, NE/S Belair Rd,  
70' from c/l Old Forge Rd  
11th Election District, 6th Councilmanic  
  
Legal Owner: Cardinal Wm. H. Keeler, Roman  
Catholic Archbishop of Baltimore  
Petitioner(s)

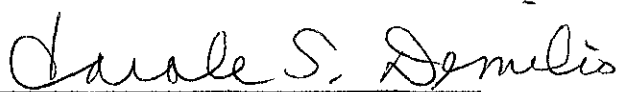
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-164-SPHA

\* \* \* \* \*

**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 9th day of November, 1999 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

  
\_\_\_\_\_  
PETER MAX ZIMMERMAN



TO: PATUXENT PUBLISHING COMPANY  
November 9, 1999 Issue - Jeffersonian

Please forward billing to:

Barbara Ormord  
Venable Baetjer & Howard  
210 Allegheny Avenue  
Towson, MD 21204  
410-494-6201

---

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: 00-164-SPHA  
8420 Belair Road (St. Joseph's Church)  
NE/S Belair Road, 70' from centerline of Old Forge Road  
11th Election District - 6th Councilmanic District  
Legal Owner(s): Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore, a corporate sole

VARIANCE: To permit a building elevation width of 575 feet and a side elevation width of 325 feet, in lieu of the maximum permitted 300 ft.

SPECIAL HEARING: To approve a waiver pursuant to Sections 26-171, 26-72(b), Baltimore County Code, Sections 26-203(C)(8) and Section 26-278 to determine, pursuant to Section 500.7, BCZR, if the proposed development is compliant with the preservation requirements for historic structures per Article V, Section 25-278 of the Baltimore County Code. Request is specifically related to the existing Parish Hall MHT 2619.

HEARING: THURSDAY, DECEMBER 2, 1999 at 10:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

November 4, 1999

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:** 00-164-SPHA

8420 Belair Road (St. Joseph's Church)

NE/S Belair Road, 70' from centerline of Old Forge Road

11th Election District - 6th Councilmanic District

Legal Owner(s): Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore, a corporate sole

**VARIANCE:** To permit a building elevation width of 575 feet and a side elevation width of 325 feet, in lieu of the maximum permitted 300 ft.

**SPECIAL HEARING:** To approve a waiver pursuant to Sections 26-171, 26-72(b), Baltimore County Code, Sections 26-203(C)(8) and Section 26-278 to determine, pursuant to Section 500.7, BCZR, if the proposed development is compliant with the preservation requirements for historic structures per Article V, Section 25-278 of the Baltimore County Code. Request is specifically related to the existing Parish Hall MHT 2619.

**HEARING:** THURSDAY, DECEMBER 2, 1999 at 10:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.

Arnold Jablon  
Director

cc: Donald D. Smith  
Robert A. Hoffman, Esq.

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 17, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW 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  
pdmlandacq@co.ba.md.us

November 30, 1999

Robert Hoffman, Esq.  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21285

Dear Hoffman, Esq.:

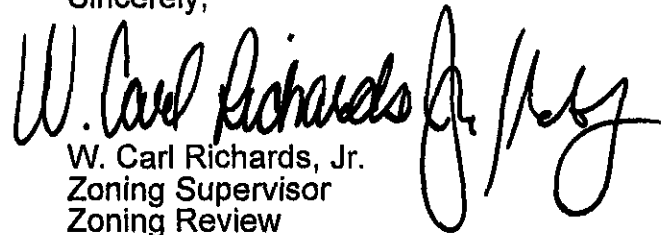
RE: 00-164-SPHA , 8420 Belair Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 10/20/99.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:rsj

Enclosures

c: Donald Smith  
Cardinal William H. Keeler

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink  
on Recycled Paper

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 16, 1999

FROM: *RWB* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for November 8, 1999  
Item Nos. 155, 156, 157, 158, 159,  
160, 161, 162, 163, 164, 165, 166,  
167, 168, 169 & 170

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comment.

RWB:HJO:cab

cc: File

ZAC11089.NOC

12/2

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

15

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

**Date:** November 12, 1999

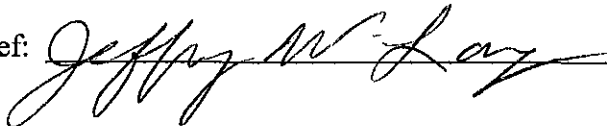
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):  
Item No(s): 164 and 177

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



VENABLE, BARTJER AND HOWARD, LLP  
Including professional corporations

210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147  
www.venable.com

OFFICES IN  
MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

**VENABLE**  
ATTORNEYS AT LAW

Writer's Direct Number:  
410-494-6201

November 12, 1999

**HAND DELIVERED**

W. Carl Richards, Jr., Supervisor  
Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204

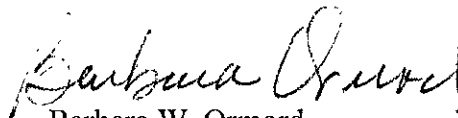
Re: Zoning Case No. 00-164-SPHA  
Legal Owner: William Cardinal Keeler  
Roman Catholic Archbishop of Baltimore

Dear Carl:

Pursuant to your request, we are providing you with three Petitions for Special Hearing forms to replace the Petition for Administrative Special Hearing forms which were previously filed with the Zoning Office in connection with the above-captioned matter.

Please give me a call if you have any questions.

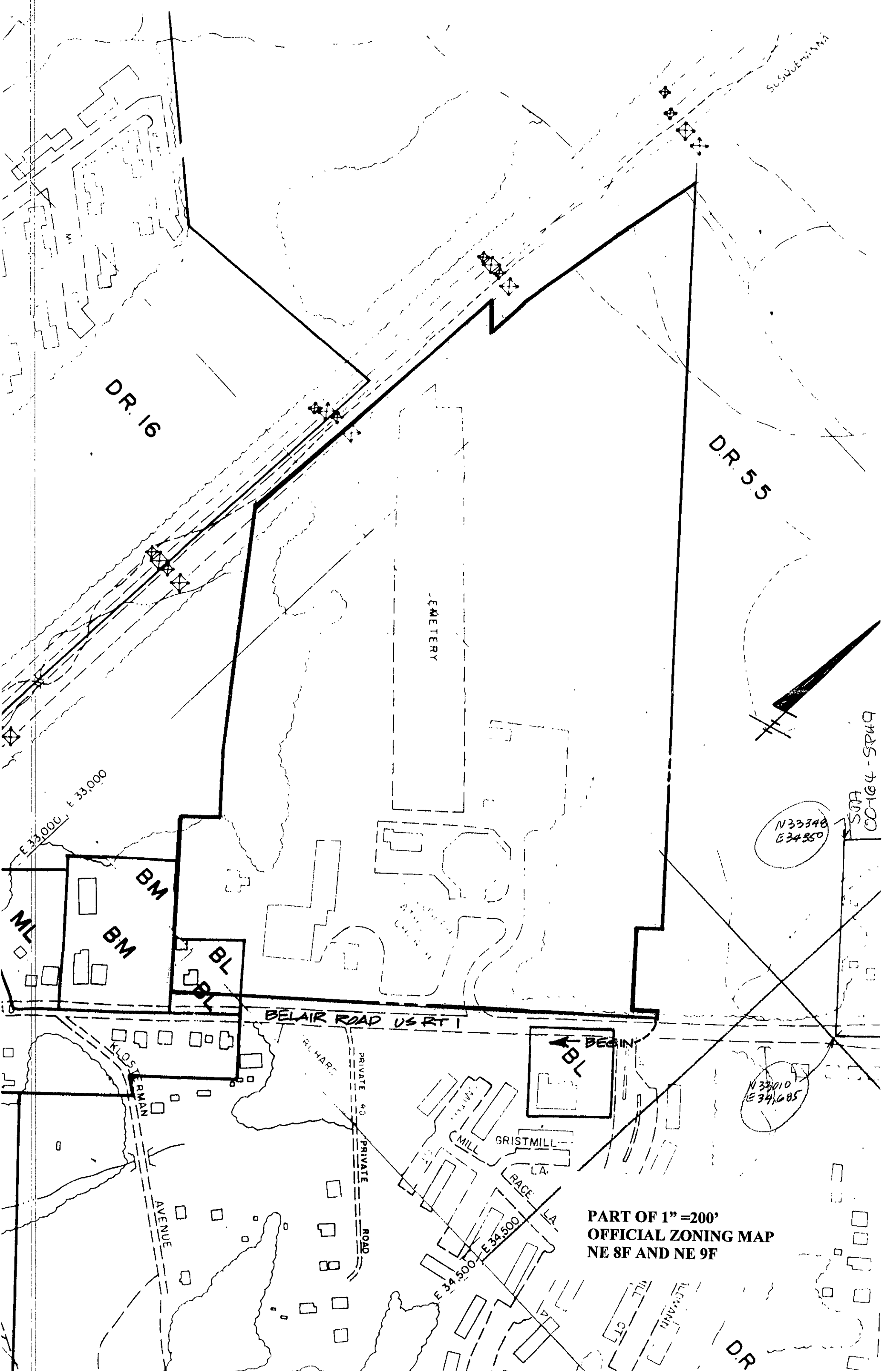
Sincerely,



Barbara W. Ormord,  
Legal Assistant

BWO/e  
Enclosures

cc: Robert A. Hoffman  
Mr. Donald A. Smith (v/fax)  
Mr. Jim Matis (v/fax)



DR. 16

DR. 55

CEMETERY

E 33000 E 33000

ML

BM

BM

BL

BL

BELAIR ROAD US RT 1

AVENUE

PRIVATE ROAD PRIVATE ROAD

MILL

GRISTMILL LA

RACE LA

E 34500

E 34500

PART OF 1" = 200'  
OFFICIAL ZONING MAP  
NE 8F AND NE 9F

N 33348  
E 34850

N 33010  
E 34685

SP4  
CO-164-SP49  
B448-79100

D.R.



