

IN RE: PETITION FOR VARIANCE

S/S Riverside Road, 04' S/E
centerline of Wiltshire Road
15th Election District
5th Councilmanic District
(171 Wiltshire Road)

Essex Church of God
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-484-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Essex Church of God. The variance request is for property located at 171 Wiltshire Road, situated in the Essex area of Baltimore County. The variance request is from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing church building with an addition to have a side yard setback of 3.5 ft. in lieu of the required 20 ft.

Appearing at the hearing on behalf of the variance request were Larry Miller, Pastor of the Essex Church of God, Gordon Dunn and Jeff Dyes, members of the board of trustees and John Gontrum, attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.887 acres, more or less, and is located at the intersection of Riverside Road and Wiltshire Road in Essex. The subject property is already improved with a church building which has been the home of the Essex Church of God for the past 30 years. The members of the church are now desirous of constructing a 40 ft. x 100 ft. youth activity center on the subject property, as shown on the site plan submitted into evidence as Petitioners' Exhibit No. 1. Because of the irregular shape of the property and a sewer easement that runs though the center

INDEXED RECEIVED FOR FILING

Date

7/27/00

By

R. J. Gannon

of the property, the Petitioners deem it necessary to locate the proposed youth activity center 3 ½ ft. from their side property line. Pastor Miller indicated at the hearing that he has discussed the construction of this new church building with the surrounding neighbors, all of whom have no objection to their plans. However, in order to proceed with the construction of the new building, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners 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 variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seeks relief 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.

ORDER RECEIVED FOR FILING

Date

7/7/00

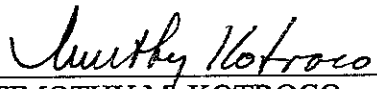
By

R. J. Spinson

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 7th day of July, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing church building with an addition to have a side yard setback of 3.5 ft. in lieu of the required 20 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be filed within thirty (30) days from the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
TIME 7/2/00
BY R. J. Jenson



Baltimore County
Zoning Commissioner

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

July 7, 2000

John Gontrum, Esquire
814 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 00-484-A
Property: 171 Wiltshire Road

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance 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 Department of Permits and Development Management. 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, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Pastor Larry Miller
Essex Church of God
171 Wiltshire Road
Baltimore, Maryland 21221



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Census 2000



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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 171 Wiltshire Rd
which is presently zoned DR S-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B01.2.C.1.2 (B.C.2.R.)

TO PERMIT AN EXISTING CHURCH BUILDING WITH
ADDITION TO HAVE A SIDEYARD SETBACK OF 3.5' IN LIEU
OF THE REQUIRED 20'.

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

TO BE DISCUSSED AT HEARING

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By LTM Date 5/18/00

Case No. 00-484-A

9/15/98

ORIGINAL RECEIVED FOR FILING
7/7/00
289

RELIANCE ENGINEERING SERVICE CO., INC.

500 N. ROLLING ROAD • SUITE 5 • BALTIMORE, MARYLAND 21228-4133

410-744-4511 • FAX 410-744 4855

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May 18, 2000

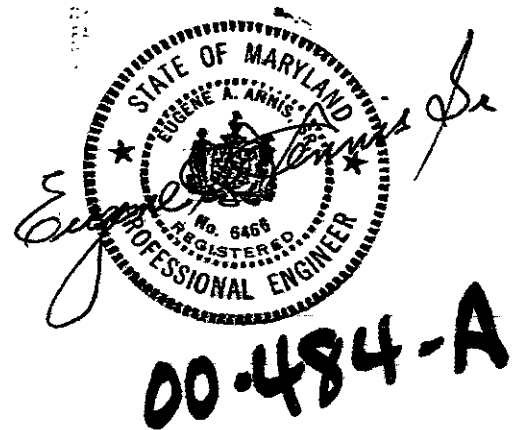
Zoning Description of the property for the Essex Church of God on the South side of Riverside Road and the East Side of Wiltshire Road whose address is 171 Wiltshire Road, Baltimore, Maryland 21221.

Case No. 00-484-A

Description:-Beginning at a point (Point of Beginning) on the South side of Riverside Road, which is 50' wide, at a distance of 104 (+/-) feet Southeasterly of the center line of the nearest improved street, Wiltshire Road, which is 50 feet wide. Thence the following courses and distances.

From the "Point of Beginning", along the Southernmost part of Riverside Road and binding along the aforesaid Southernmost line of Riverside Road, 48.71 feet in a Southeasterly direction along the arc of a curve, to the right, having a radius of 534.30 feet and reversing at said point a long chord bearing N 59° 58' 32" W for 48.70 feet to the "Point of Beginning".

Now, from "Point of Beginning", S 18° 28' 20" W for 75.59', N 56° 05' 40" for 50.00', then along the Easternmost line of Wiltshire Road 262.35 feet in a Southeasterly direction, along the arc of a curve, to the right, having a radius of 615.00 feet, then in an Easterly direction from the end of this arc, being 262.35 feet long, 11.01 feet along the arc of a curve, to the right, having a radius of 25.00 feet to the Northernmost side of the existing 16.00 foot wide Alley, then N 86° 30' 25" E for 106.48', N 3° 29' 35" W for 244.20' to the Southernmost side of Riverside Road, then along the Southernmost part of Riverside Road 104.00 feet and in a Northwesterly direction along the arc of the curve, to the left, having a radius of 534.30 feet, to the "Point of Beginning".



MECHANICAL ENGINEERING
STRUCTURAL ENGINEERING

ARCHITECTURAL ENGINEERING
FOUNDATION DESIGN

PLANT ENGINEERING
MACHINE DESIGN

SYSTEMS DESIGN
GENERAL DRAFTING

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

No. **001339**

DATE 5/18/00 ACCOUNT 60016150

AMOUNT \$ 250.00

RECEIVED FROM: CITY OF BALTIMORE

FOR: OFFICE OF THE COMPTROLLER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
FUND 0000000000
DEPT 5000000000
RECEIVED BY 5000000000
DATE 5/18/00
AMOUNT \$250.00
BALANCE \$0.00

RECEIVED BY 5000000000
DATE 5/18/00
AMOUNT \$250.00
BALANCE \$0.00

**NOTICE OF ZONING
HEARING**

The Zoning Commission 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: #00-484-A
171 Wiltshire Road
S/S Riverside Road, 04 S/E
of c/o of Wiltshire Road
16th Election District
5th Councilmanic District

Legal Owner(s):
Essex Church of God
Hearing: Thursday, July 8,
2000 at 10:00 a.m. in
Room 100, County Office
Building, 111 W. Chesapeake
Avenue, Towson,
MD 21204.

Variance: to permit an existing church building with addition to have a side yard setback of 3.5 feet in lieu of the required 20 feet.

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.

JTB/GBB June 20 0390460

CERTIFICATE OF PUBLICATION

TOWSON, MD, 6/22/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/20/, 2000.

THE JEFFERSONIAN,

S. Wilkins Jr.

LEGAL ADVERTISING

CERTIFICATE OF POSTING

**RE: CASE #00-484-A
PETITIONER/DEVELOPER
(Essex Church of God)
DATE OF Hearing
(7-6-00)**

**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
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

171 Wiltshire Road Baltimore, Maryland 21221_____

THE SIGN(S) WERE POSTED ON_____ **6-20-00** _____
(MONTH, DAY, YEAR)

SINCERELY,

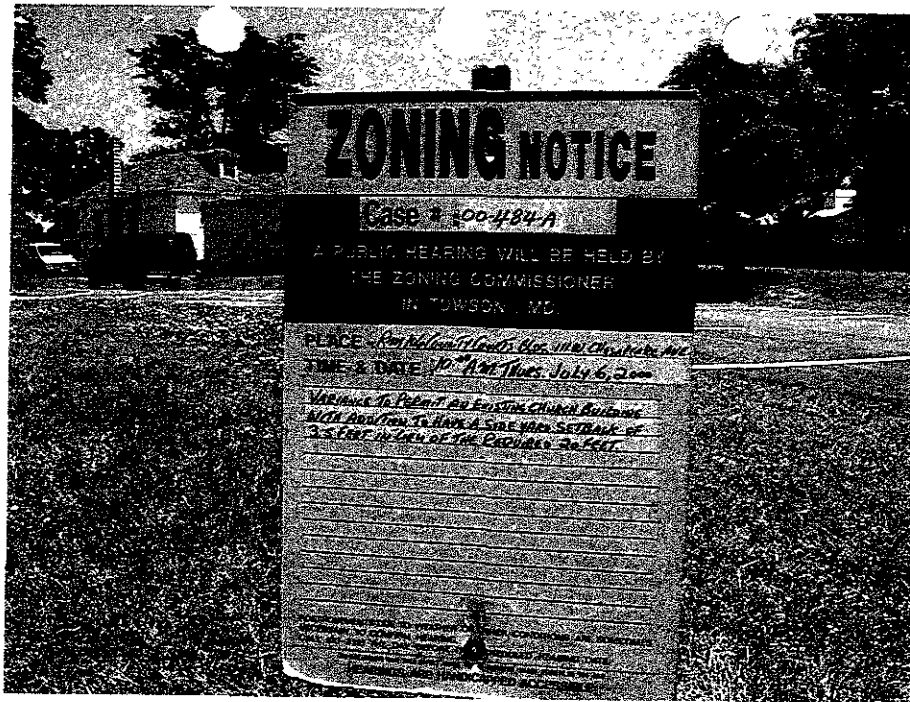

(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____
(TELEPHONE NUMBER)



Posted at 171 Wiltshire Road

RE: PETITION FOR VARIANCE
171 Wiltshire Road, S/S Riverside Road,
104' S/E of c/I Wiltshire Rd
15th Election District, 5th Councilmanic

Legal Owner: Essex Church of God
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-484-A

* * * * *

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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



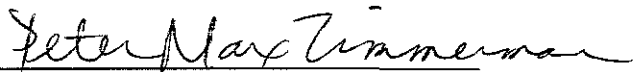
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 12TH day of June, 2000 a copy of the foregoing Entry of Appearance was mailed to Pastor Larry Miller, Essex Church of God, 171 Wiltshire Road, Baltimore, MD 21221, Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

June 14, 2000

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

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: 00-484-A

171 Wiltshire Road

S/S Riverside Road, 104' S/E of c/l of Wiltshire Road

15th Election District – 5th Councilmanic District

Legal Owner(s): Essex Church of God

HEARING: Thursday, July 6, 2000 at 10:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson. MD 21204

Variance to permit an existing church building with addition to have a side yard setback of 3.5 feet in lieu of the required 20 feet.

Arnold Jablon
Director

C: Essex Church of God, 171 Wiltshire Road, Baltimore, MD 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 21, 2000**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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.



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Census 2000



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on Recycled Paper

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TO: PATUXENT PUBLISHING COMPANY
June 20, 2000 ssue – Jeffersonian

Please forward billing to:
Essex Church of God
171 Wiltshire Road
Baltimore, MD 21221
410-687-3144

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: 00-484-A
171 Wiltshire Road
S/S Riverside Road, 104' S/E of c/l of Wiltshire Road
15th Election District – 5th Councilmanic District
Legal Owner(s): Essex Church of God

HEARING: Thursday, July 6, 2000 at 10:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson. MD 21204

Variance to permit an existing church building with addition to have a side yard setback of 3.5 feet in lieu of the required 20 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.

**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/neighbor 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: 00-484-A

Petitioner: Essex Church of God

Address or Location: 171 Wiltshire Rd Balt. MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Essex Church of God

Address: 171 Wiltshire Rd

Baltimore, MD 21221

Telephone Number: 410-687-3144



Baltimore County
Department of Permits and
Development Management

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

June 30, 2000

Pastor Larry Miller
Essex Church of God
171 Wiltshire Road
Baltimore MD 21221

Dear Pastor Miller:

RE: Case Number 00-484-A , 171 Wiltshire Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 05/18/00.

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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For June 5, 2000
Item Nos. 476 and 484

The Bureau of Development Plans Review did not receive plans for the aforementioned projects.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

June 2, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: ESSEX CHURCH OF GOD - 484

Location: DISTRIBUTION MEETING OF May 29, 2000

Item No.: 484

Dear Ms. Stephens:

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.

NO PLAN PROVIDED ---*NO REVIEW ***

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



Date: June 22, 2000

To: Arnold L. Jablon, PDM

From: Bruce Seeley, DEPRM *BSS*

Subject: Zoning Item # 484
171 Wiltshire Road

Zoning Advisory Committee Meeting of June 12, 2000

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item:
 - ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Section 14-331 through 14-422 of the Baltimore County Code.)
 - ☐ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code.)
 - ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code.)

Reviewers: Stephen Armiger

Date: June 22, 2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 8, 2000

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

JUN - 8

SUBJECT: 171 Wiltshire Rd.

INFORMATION:

Item Number: 484

Petitioner: Essex Church of God

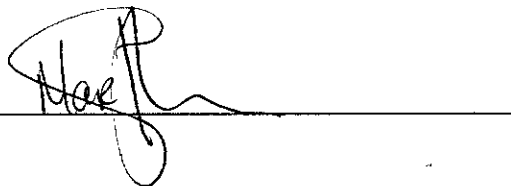
Zoning: D.R. 5.5

Requested Action: Variance

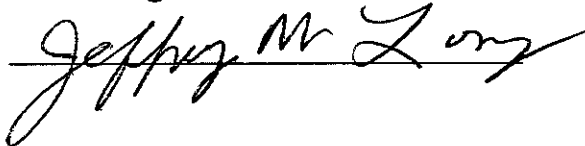
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the variance for an addition to have a side yard setback of 3.5 feet in lieu of the required 20 feet providing the addition is in keeping with the design and scale of the existing church.

Prepared by:



Section Chief:



AFK:MAC:

NOTE TO FILE

DATE: 5/18/00

FROM: CLYDE T. MOXLEY

INSTRUCTED APPLICANTS THAT
THE ATTORNEY WHO WILL
REPRESENT THEM AT THE HEARING
WILL NEED TO SIGN THE PETITIONS
AT THE TIME OF THE HEARING

00-484-A

RELIANCE ENGINEERING SERVICE CO., INC.

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410-744-4511 • FAX 410-744-4855

Registered Professional Engineers

• Established 1950 •

September 12, 2000

Baltimore County Zoning Commissioner
County Courts Bldg., Suite 405
401 Bosley Avenue
Towson, Maryland 21204

Attn: Mr. Timothy M. Kotroco
Deputy Zoning Commissioner

Subject: Petition for Variance
Case No.: 00-484-A
Property: 171 Wiltshire Road

Dear Mr. Kotroco

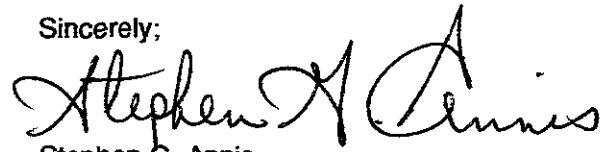
This letter is being filed with your office outlining a change in the plan which was approved under the above referenced variance. It is the belief of our office that this proposed change remains within the "spirit and intent" of the original plan.

The above variance was for a side yard setback of 3.5 ft. in lieu of the required 20 ft. The original plan reflected a building size of 40 ft. by 100 ft. The proposed revised building size is changed to 40 ft. by 110 ft. while maintaining the granted 3.5 ft. side yard setback. Refer to attached (redlined) site plan.

We believe that this falls within the "spirit and intent" of the development being originally proposed and relief granted under the variance referenced. Please acknowledge to us your agreement to our intentions.

Thank you for your attention in this matter.

Sincerely;


Stephen G. Annis

cc: Pastor Larry Miller
Essex Church of God
171 Wiltshire Road
Baltimore, MD 21221

9/18/00
change is
OK - within
spirit & intent
Timothy Kotroco

SEP 14

ESTABLISHED 1950

410-744-4511
FAX 410-744-4855

RELIANCE ENGINEERING SERVICE CO., INC.
CONSULTING ENGINEERS
(OVER)

EUGENE A. ANNIS, P.E.
MD. REG. NO 6466

500 NORTH ROLLING RD
SUITE 5
BALTIMORE, MD 21228-4133

LARRY MILLER
PASTOR: ESSEX

CHURCH OF GOD

171 WILTSHIRE ROAD
BOX 7788
BALTIMORE, MD 21221



HOME: 686-0711

OFFICE: 687-3144

LAW FIRM
ROMADKA, GONTRUM & McLAUGHLIN, P.A.
814 EASTERN BOULEVARD
ESSEX, MARYLAND 21221

410-686-8274
FAX 410-686-0118

JOHN B. GONTRUM

00-484-A

#1484

Case Number _____

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

[illegible]

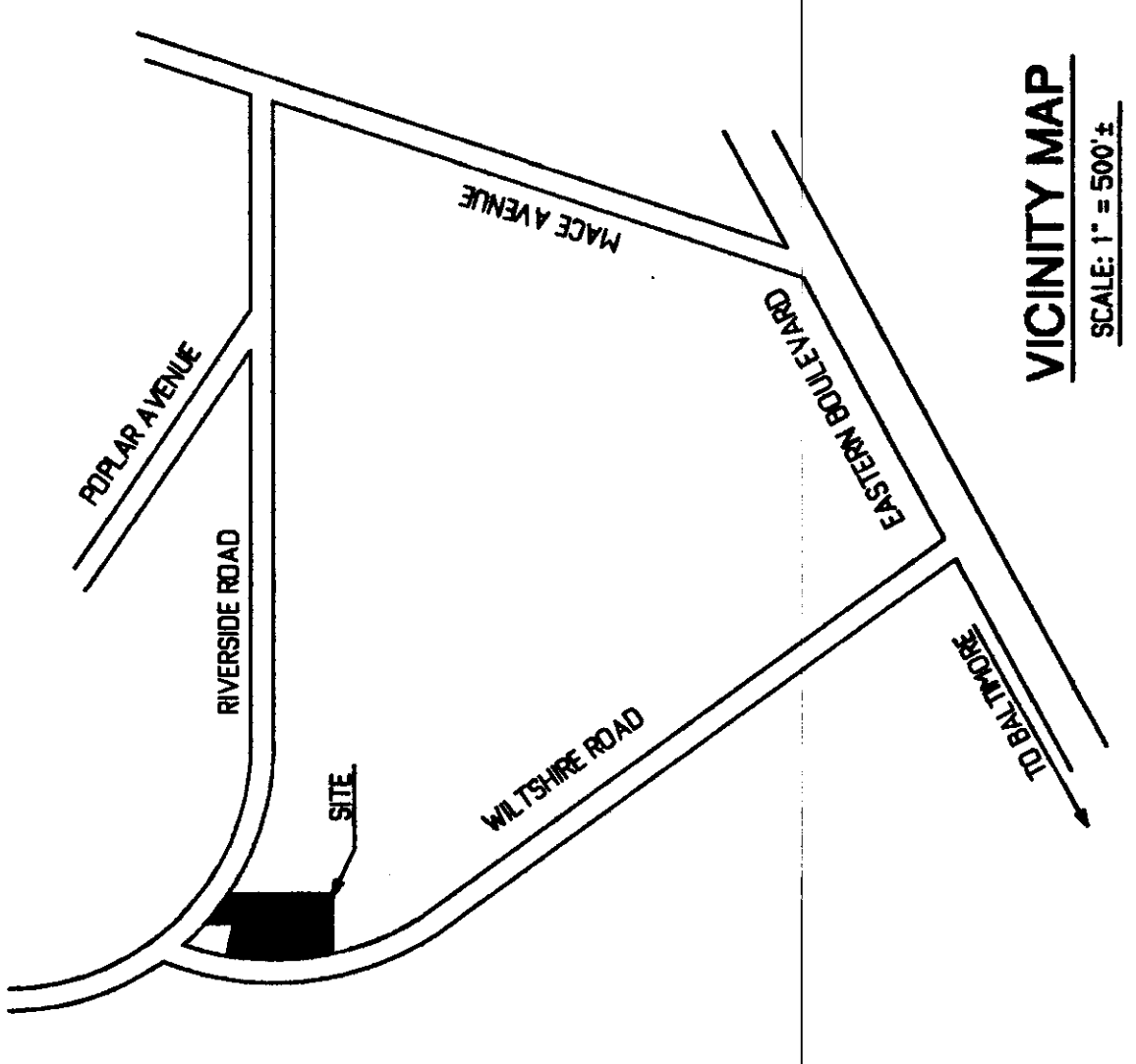


1-SW

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
	4/18/44	1" = 200'	ESSEX	NE 2-G
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP. LANSING, MICH.				

00-484-A



VICINITY MAP
SCALE: 1" = 500'

SITE PLAN DATA:

1. PROPERTY ZONED D.R. 5.5
2. 15TH ELECTION DISTRICT, 5TH COUNTY COUNCIL DISTRICT
3. TOTAL PROPERTY SIZE: 0.887 ACRES (NOT INCLUDING 0.301 ACRES FOR THE PARKING LOT ACROSS WILTSHIRE ROAD)
4. A.S.D. = NONE REQUIRED.
5. BENCH MARK IS A 10" DIA. IRON PIPE ON FIRE HYDRANT RM - EL. 24.76
6. NEW BUILDING SHALL BE USED FOR YOUTH CENTER
7. WHERE SITE AREAS ARE REGRADED, SLOPES SHALL BE 2:1 MAX. AND FINISHED GRADE SHALL RECEIVE SOD.
8. NEW YOUTH CENTER STORY WATER DRAINAGE SHALL CONNECT TO EXISTING STORY WATER SYSTEM.
9. FOOTINGS OF NEW YOUTH CENTER SHALL NOT EXTEND INTO THE SANITARY SEWER EASEMENT.
10. YOUTH CENTER SHALL NOT BE USED FOR WORKSHOP SERVICES.
11. ZONING MAP SHEET NO. 24-C.
12. PARKING REQUIREMENTS:
THE SEATING FOR THE CHURCH SANCTUARY IS HANDLED BY FIXED SEATING (PEWS). THE PEWS ARE IN TWO GROUPS, 12 ON THE RIGHT SIDE AND 12 ON THE LEFT SIDE. EACH PEW IS 13'-9" X 10'-0".
9 PEOPLE X 12 X 2 = 216 PEOPLE (SEATING CAPACITY FOR REQUIRED PARKING = 216 PEOPLE X 4 (PEOPLE PER REQUIRED PARKING SPACE) = 864 PARKING SPACES REQUIRED.
TOTAL EXISTING OFF STREET PARKING AVAILABLE:
25 EX. SPACES AVAILABLE AT CHURCH
44 EX. SPACES AVAILABLE ACROSS THE STREET
69 TOTAL EXISTING OFF STREET PARKING SPACES
A VALUABLE ON CHURCH OWNED PROPERTY.
13. ALL BUILDINGS EXCEPT THE PROPOSED NEW YOUTH CENTER, PARKING AND OTHER IMPROVEMENTS SHOWN ARE EXISTING.
14. CHURCH HAS EXISTED ON THIS SITE SINCE APPROXIMATELY 1950.

CHESAPEAKE BAY CRITICAL AREA RATING - IDA (INTENSELY DEVELOPED AREA)

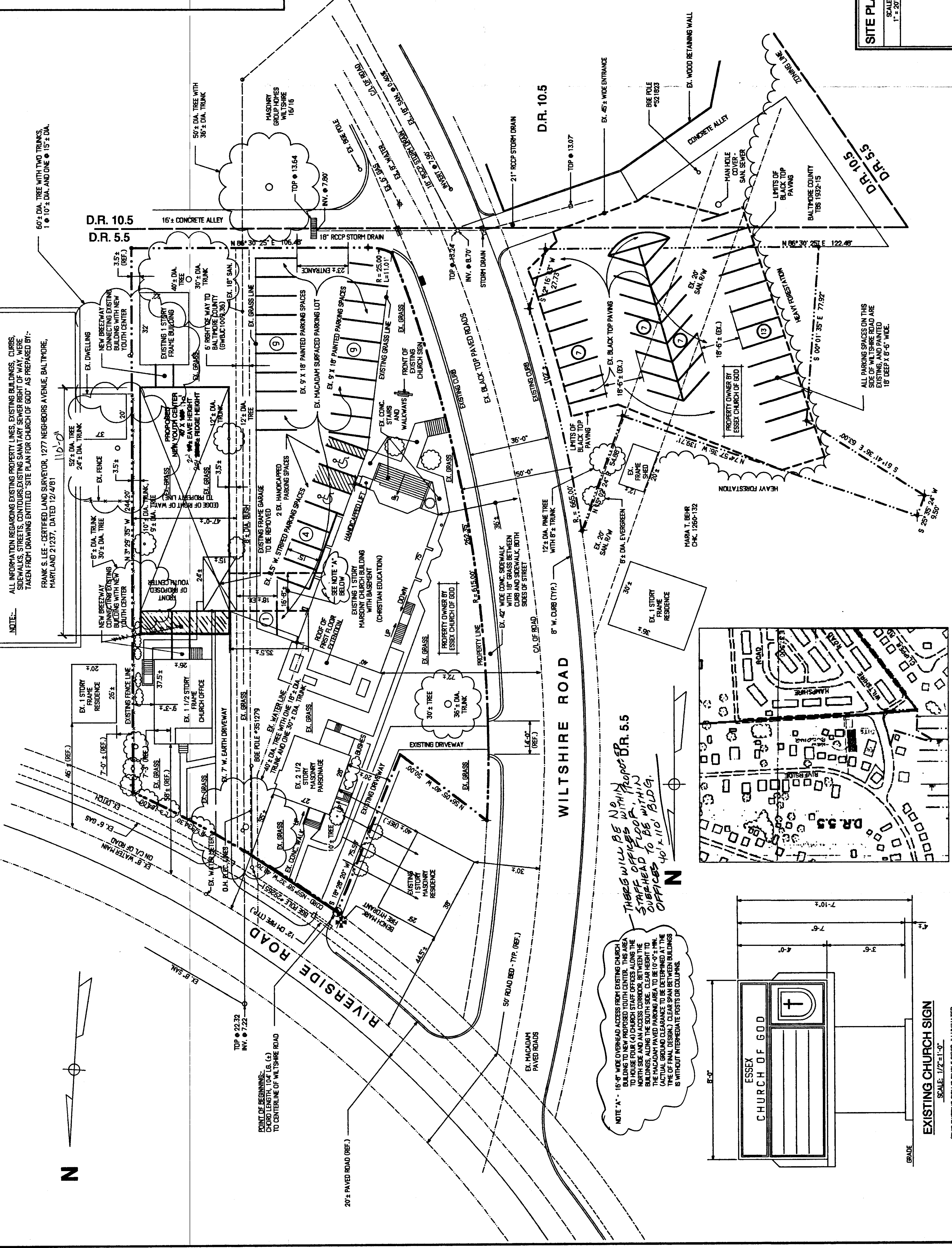
1801.2.C.1.a TO PERMIT A SIDEYARD SETBACK OF 3'-6" IN LIEU OF THE REQUIRED 20'-0" FOR AN EXISTING BUILDING(S) WITH A PROPOSED ADDITION.

THIS NEW YOUTH CENTER IS IN THE "C" ZONE BUT NOT IN THE 100 YEAR FLOOD PLAIN. LOCATED IN FLOOD ZONE "C" ON PANEL 440. COMMUNITY PANEL NO. 2400100440C.

PLAN FOR ZONING VARIANCE

SITE PLAN SHOWING PROPOSED NEW YOUTH CENTER			
SCALE 1" = 20'-0"	ESSEX CHURCH OF GOD 171 WILTSHIRE ROAD BALTIMORE, MARYLAND 21221	REVISIONS	
		JOB NO.	ROD-11118
		DWG. NO.	1118D-1
		SHT. NO.	1 OF 1
		DATE	5/17/2000
		RELIANCE ENGINEERING SERVICE CO., INC 720 S. MONTFORD AVENUE BALTIMORE, MARYLAND 21224-3654 (410) 275-8030	

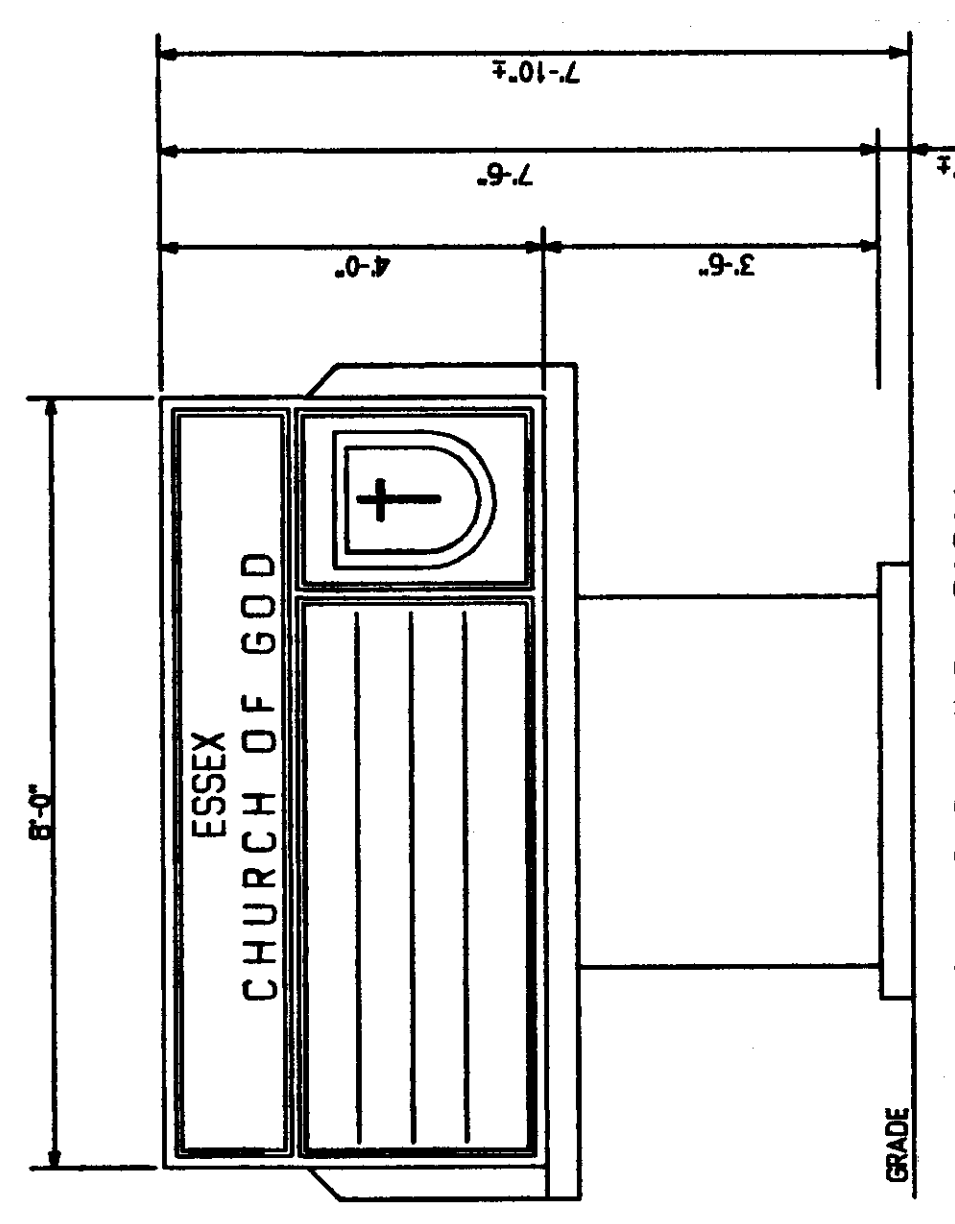
NOTE: ALL INFORMATION REGARDING EXISTING BUILDINGS, CURBS, SIDEWALKS, STREETS, CONTIGUOUS EXISTING SANITARY SEWER RIGHT OF WAY, WERE TAKEN FROM DRAWING ENTITLED "SITE PLAN FOR CHURCH OF GOD" AS PREPARED BY: FRANK S. LEE - CERTIFIED LAND SURVEYOR, 1277 NEIGHBORS AVENUE, BALTIMORE, MARYLAND 21237, DATED 12/4/81



ZONING MAP
SCALE: 1" = 200'

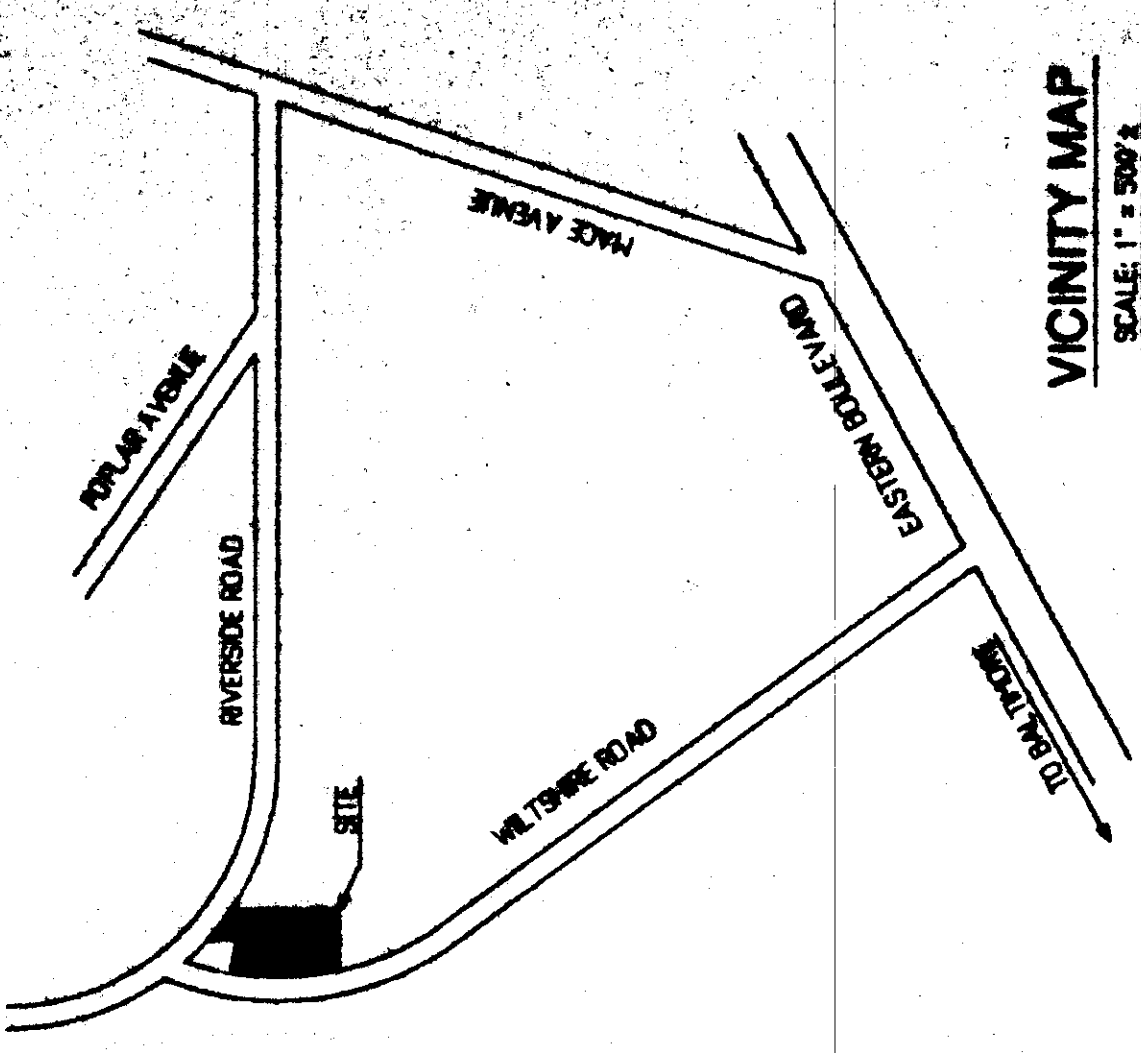
NOTE: THERE WILL BE NO NEW PROPOSED D.R. 5.5 STAFF OFFICE FLOOR. THE STAFF OFFICE FLOOR WILL BE WITHIN THE EXISTING CHURCH OFFICES.

NOTE: 16'-0" WIDE OVERHEAD ACCESS FROM EXISTING CHURCH TO HOUSE DRIVE (A) CHURCH STAFF OFFICES ALONG THE NORTH SIDE AND AN ACCESS CORRIDOR BETWEEN THE BUILDINGS, ALONG THE SOUTH SIDE. CLEAR HEIGHT TO THE MACADAM PAVED PARKING AREA TO BE 19'-0" ± MIN. (ACTUAL GROUND CLEARANCE TO BE DETERMINED AT THE TIME OF CONSTRUCTION). ALL EXISTING BUILDINGS IS WITHOUT INTERFERING POSTS OR COLLISIONS.



EXISTING CHURCH SIGN
SCALE: 1/2" = 1'-0"

(THE EXISTING SIGN IS SINGLE SIDED, ILLUMINATED, AND HAS AN AREA OF 35 SQ. FT.)



VICINITY MAP
SCALE 1" = 500'

SITE PLAN DATA:

1. PROPERTY ZONED D.R. 5.5
2. 15TH ELECTION DISTRICT, 5TH COUNTY COUNCIL DISTRICT
3. TOTAL PROPERTY SIZE - 0.887 ACRES (NOT INCLUDING 0.301 ACRES FOR THE PARKING LOT ACCESS WILTSIRE ROAD)
4. A.S.D. - NOT REQUIRED
5. 50% DIA. TREE WITH 35% DIA. TRUNK
6. 50% DIA. TREE WITH 35% DIA. TRUNK
7. 50% DIA. TREE WITH 35% DIA. TRUNK
8. 50% DIA. TREE WITH 35% DIA. TRUNK
9. 50% DIA. TREE WITH 35% DIA. TRUNK
10. 50% DIA. TREE WITH 35% DIA. TRUNK
11. 50% DIA. TREE WITH 35% DIA. TRUNK
12. 50% DIA. TREE WITH 35% DIA. TRUNK
13. ALL BUILDINGS EXCEPT THE PROPOSED NEW YOUTH CENTER, PARKING AND OTHER IMPROVEMENTS SHOWN ARE EXISTING.
14. CHURCH HAS EXISTED ON THIS SITE SINCE APPROXIMATELY 1950.

RECEIVED #1

CHESTERBAY CRITICAL AREA RATING - DA (INTENSELY DEVELOPED AREA)

19012.5 LA TO PERMIT A SUBSTANTIAL SETBACK OF 3'-0" IN VIEW OF THE REQUIRED 20'-0" FOR AN EXISTING BUILDING(S) WITH A PROPOSED ADDITION.

THIS NEW YOUTH CENTER IS IN THE "C" ZONE BUT NOT IN THE 100 YEAR FLOOD PLAIN. LOCATED IN FLOOD ZONE "C" ON PANEL 440, COMMUNITY PANEL NO. 2400100440C.

THIS FILING WILL NOT CHANGE THE EXISTING PARKING FACILITIES

PLAN FOR ZONING VARIANCE

SITE PLAN SHOWING PROPOSED NEW YOUTH CENTER

ESSEX CHURCH OF GOD
171 WILTSHIRE ROAD
BALTIMORE, MARYLAND
21221

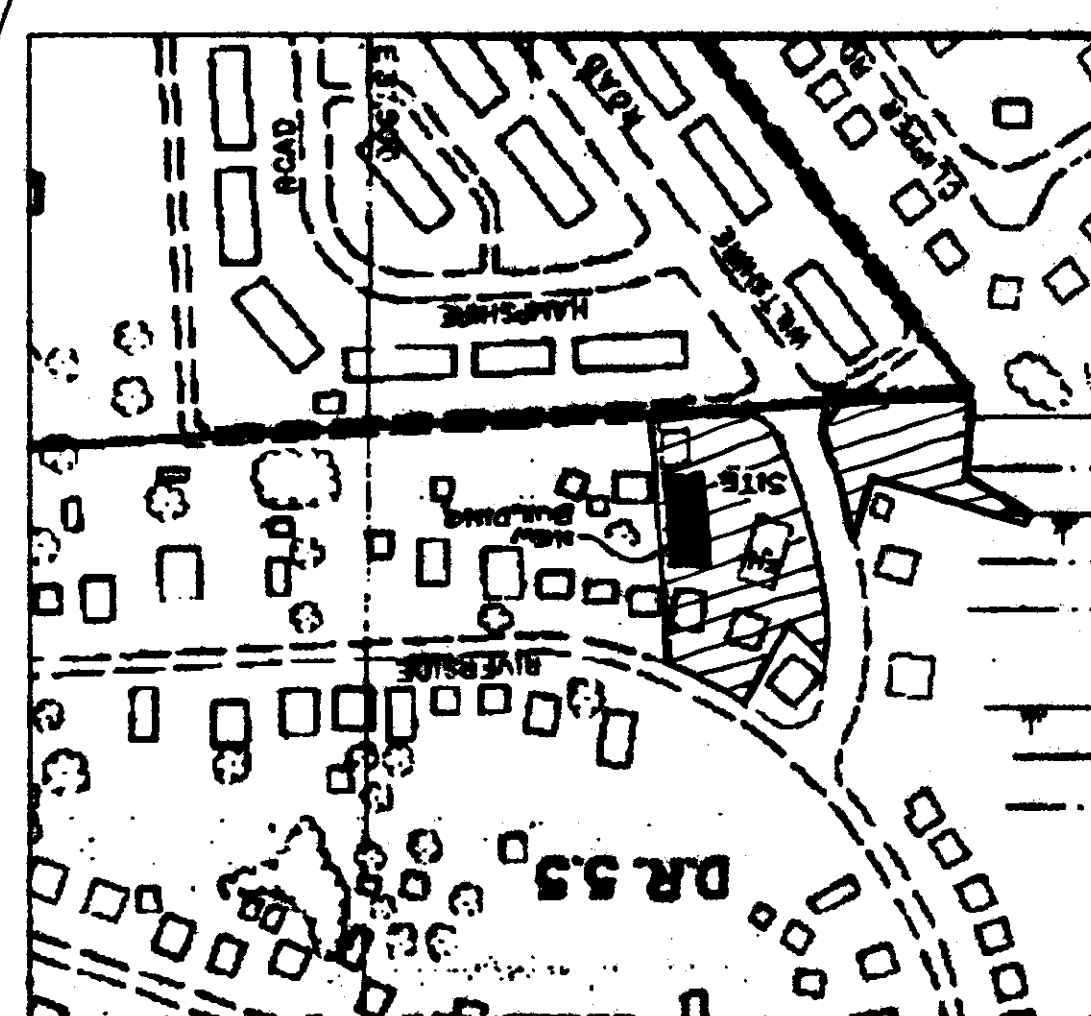
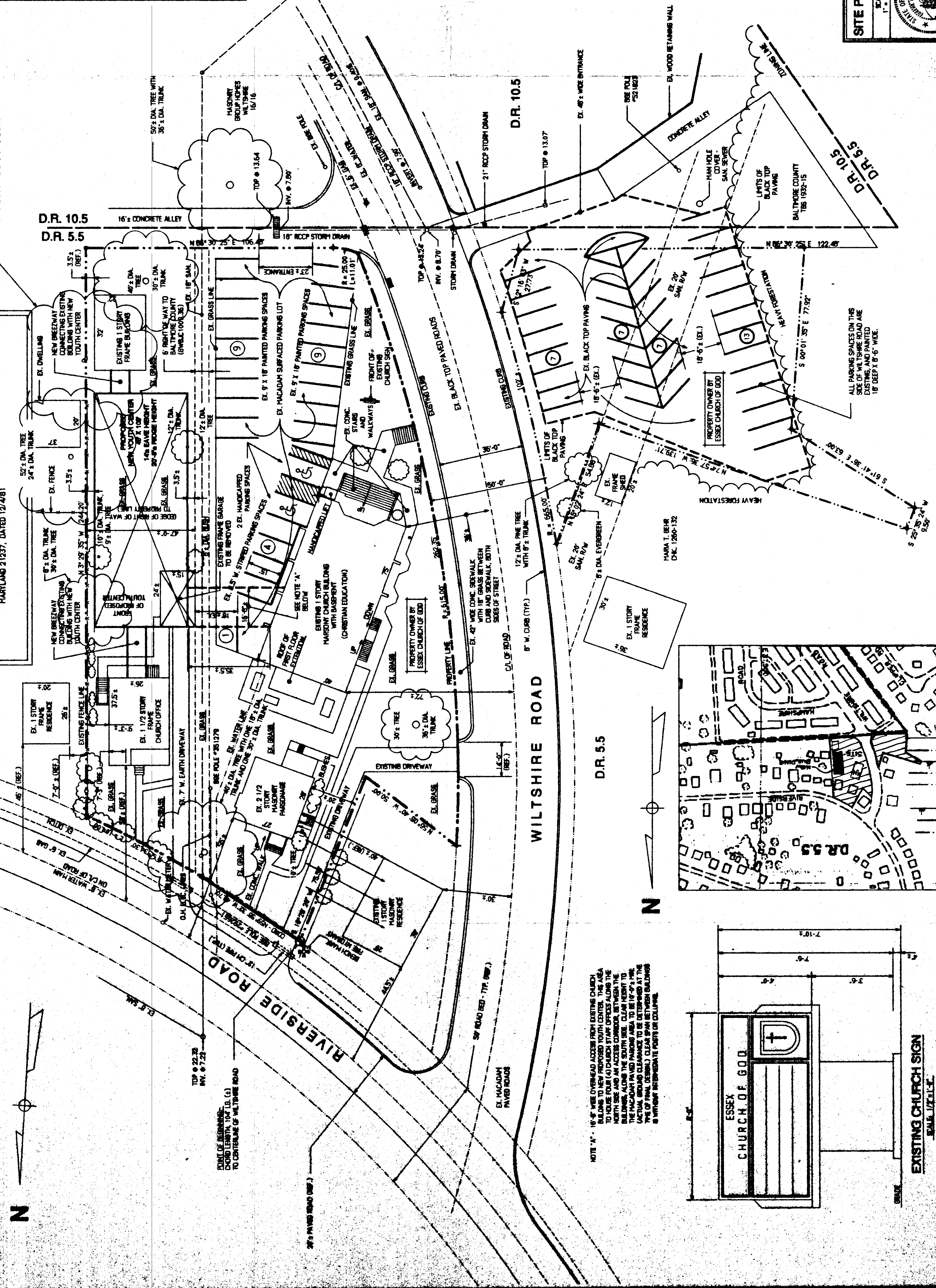
RELANCE ENGINEERING SERVICE CO., INC.
720 S. MONTFORD AVENUE
BALTIMORE, MARYLAND 21204-3554
(410) 278-8030

DATE: 11-28-84
SCALE: 1" = 20'

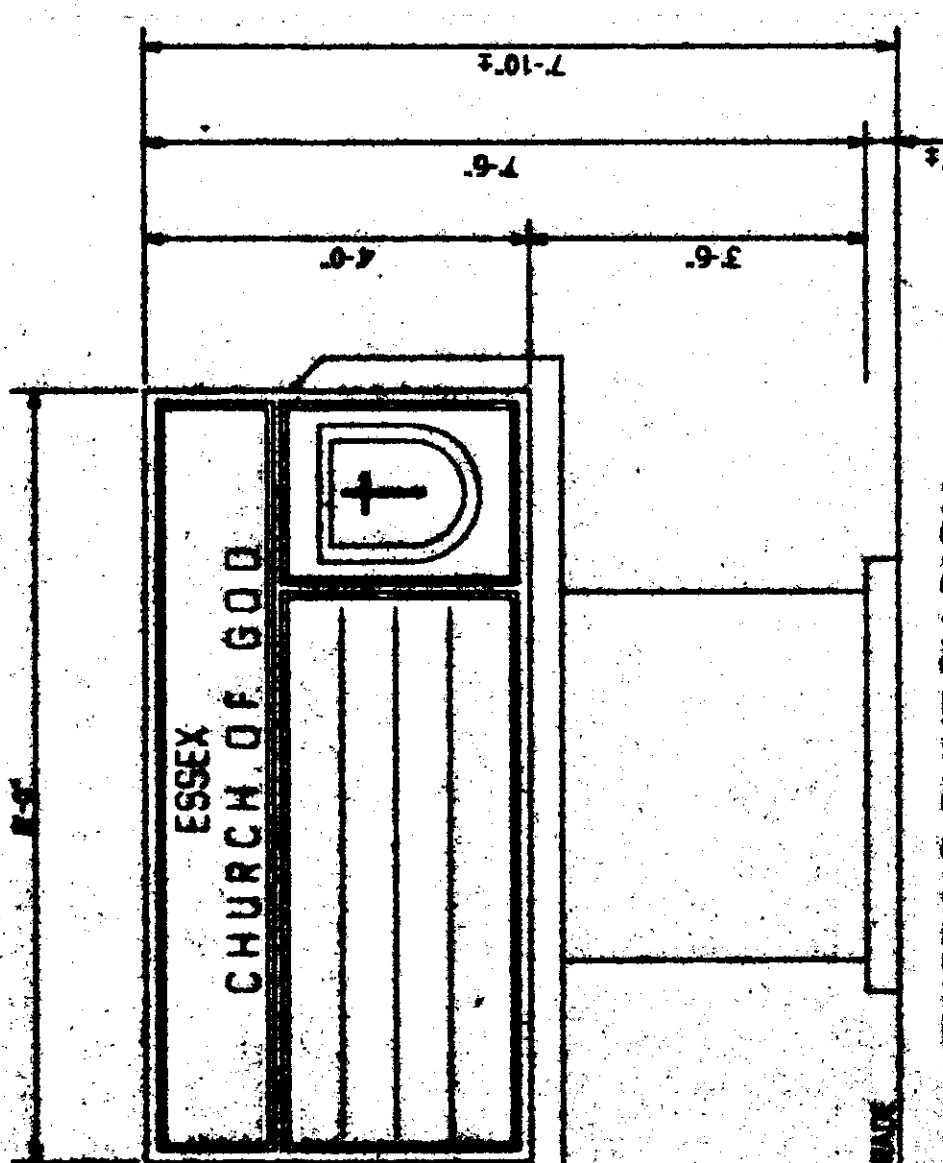
REVISIONS:

NO.	DATE	DESCRIPTION
1	11-28-84	PRELIMINARY
2	11-28-84	REVISED
3	11-28-84	REVISED
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99	11-28-84	REVISED
100	11-28-84	REVISED

NOTE: ALL INFORMATION REGARDING EXISTING PROPERTIES, EXISTING BUILDINGS, CURBS, SIDEWALKS, STREETS, CONTIGUOUS EXISTING SANITARY SEWER RIGHT OF WAY, WERE TAKEN FROM DRAWING ENTITLED "SITE PLAN FOR CHURCH OF GOD" AS PREPARED BY: FRANK S. LEE - CERTIFIED LAND SURVEYOR, 1277 NEIGHBORS AVENUE, BALTIMORE, MARYLAND 21237, DATED 12/4/81



ZONING MAP
SCALE: 1" = 200'



EXISTING CHURCH SIGN
SCALE: 1" = 10'

(THIS SIGNING SIGN IS SINGLE SIZED, ELLIPTICAL, AND HAS AN AREA OF 30 SQ. FT.)

NOTE: A 16'-0" WIDE OVERHEAD ACCESS FROM EXISTING CHURCH BUILDING TO NEW YOUTH CENTER, THIS AREA IS NOT TO BE USED FOR PARKING OR OTHER PURPOSES. THE NORTH SIDE AND ACCESS CORRIDOR BETWEEN THE BUILDING ALONG THE SOUTH SIDE, CLEAR HEIGHT TO THE MACADAM PAVED PARKING AREA TO BE 18'-0" MIN. ACTUAL BOUNDARY CLEARANCE TO BE DETERMINED AT THE TIME OF FINAL DESIGN. CLEAR SPAN BETWEEN BUILDINGS IS WITHOUT INTERFERING POINTS OF COLLISION.

00-484-A