

IN RE: PETITION FOR VARIANCE
S/S Back River Neck Road, 135' SE of
Cape May Road
(544 Back River Neck Road)
15th Election District
5th Council District

Trustees, Back River Methodist Church
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-078-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, the Trustees of the Back River Methodist Church, by George Wilbanks, through their attorney, Norman W. Lauenstein, Esquire. The Petitioners seek relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 18 feet in lieu of the required 30 feet, for a proposed new sanctuary building. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were George Wilbanks, a Trustee of the Back River United Methodist Church, property owners, Clyde Hinkle, with Bafitis & Associates, Inc., the engineers/surveyors, who prepared the site plan for this property, and Edward W. Lipka. Mary Gephardt, Esquire, represented the Petitioners on behalf of Mr. Lauenstein. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel containing a gross area of 2.44 acres, more or less, zoned D.R.3.5. The property is located immediately adjacent to the southwest corner of the intersection of Back River Neck Road and Cape May Road in Essex. The property has been the site of the Back River United Methodist Church since 1928 and is presently improved with three separate buildings, including the sanctuary/hall building, Sunday school building, and parsonage. The Petitioners propose razing the existing

ORDER RECEIVED FOR FILING

Date

By

sanctuary/hall building and replacing same with a new sanctuary which will be attached to the existing school building. Due to the location of the existing improvements on the property, the rear of the new building will be located within the required 30-foot setback from the rear property line. Thus, the relief requested is necessary in order to allow the proposed construction. It is to be noted that the rear yard setback is measured from the building restriction line, which is located within the interior of the site. That line is shown on the plan to divide the lot so as to provide a separate yard area for the parsonage. Thus, the improvements will be clustered within the site and the variance relief requested does not relate to any tract boundary.

Based upon the testimony and evidence presented, I am persuaded to grant the variance requested. The Petitioners presented testimony and evidence sufficient to satisfy the requirements of Section 307.1 of the B.C.Z.R. as construed by the case law. In my judgment, the property is unique and a practical difficulty would be suffered if relief were not granted. Clearly, there will be no detrimental impact to the surrounding locale.

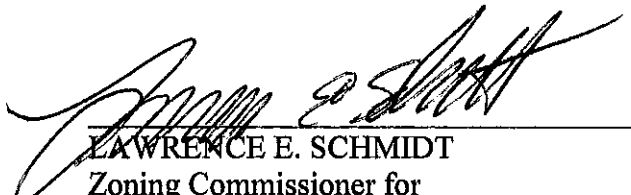
Although the relief will be granted, it is to be noted that a Zoning Advisory Committee (ZAC) comment was issued by the Office of Planning stating that the Landmarks Preservation Commission would be reviewing the proposal for this site at their meeting on October 12, 2000. At the hearing, the Petitioners and their representatives indicated that they had no knowledge of this meeting and they did not believe that the subject property is designated on any of the historic lists identified in Section 26-203(c)(8) of the Baltimore County Code. The Petitioners were advised to inquire of the Office of Planning as to the nature of the Commission's interest in this property. This issue does not bar the granting of a variance from the setback requirements set out above. However, in the event the building is found to be registered as a historic structure, I shall require compliance with any recommendations made by the Office of Planning and/or the Landmarks Preservation Commission to insure that the proposed construction retains the historic character of the original building. Additionally, if it is determined that special hearing relief is necessary for a waiver from the requirements of Section 26-278 of the Baltimore County Code, said relief shall be considered to be granted herein. That is, it would be inappropriate to require the Petitioners to file

another Petition when the issues regarding the historic nature of the property have been identified and addressed during the hearing.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of October, 2000 that the Petition for Variance seeking relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 18 feet in lieu of the required 30 feet, for a proposed new sanctuary building, 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.
- 2) If the existing church building is found to be registered as a historic structure, the Petitioners shall comply with any recommendations made by the Office of Planning and/or the Landmarks Preservation Commission to insure that the proposed new building retains the historic character of the original structure.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 10/30/00

By [Signature]



Baltimore County
Zoning Commissioner

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

October 26, 2000

Norman W. Lauenstein, Esquire
Mary Gephardt, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
S/S Back River Neck Road, 135' SE of Cape May Road
(544 Back River Neck Road)
15th Election District – 5th Council District
Trustees of the Back River Methodist Church - Petitioners
Case No. 01-078-A

Dear Mr. Lauenstein & Ms. Gephardt:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. George Wilbanks, 100 Harborview Drive, Baltimore, Md. 21230
Mr. Clyde Hinkle, Bafitis & Assoc.
1249 Engleberth Avenue, Baltimore, Md. 21221
Office of Planning; People's Counsel; Case File



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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 544 BACK RIVER NECK ROAD

which is presently zoned DR 3.5

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)

1B01.2C.1a. TO PERMIT A REAR YARD OF 18' ± IN LIEU OF THE REQUIRED 30'

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

EXISTING ONSITE BUILDINGS AND ARCHITECTURAL CONSIDERATIONS, INTERNAL CIRCULATION AND USE, RESTRICT BUILDING REPLACEMENT ALTERNATIVES.

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:

NORMAN W. LAUENSTEIN

Name - Type or Print

Signature

Company

809 EASTERN BLVD

410-687-2299

Address

Telephone No.

BALTIMORE

MD

21221

State

Zip Code

Legal Owner(s):

TRUSTEES OF THE BACK RIVER METHODIST CHURCH

Name - Type or Print

Signature

GEORGE WILBANKS, TRUSTEE

Name - Type or Print

Signature

544 BACK RIVER NECK ROAD

410-780-3303

Address

Telephone No.

BALTIMORE

MD

21221

City

State

Zip Code

Representative to be Contacted:

BAFITIS & ASSOCIATES, INC. (CLYDE HINKLE)

Name

1249 ENGLEBERTH ROAD

410-391-2336

Address

Telephone No.

BALTIMORE

MD

21221

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr.

UNAVAILABLE FOR HEARING

Reviewed By JNP/SL

Date 8/16/00

Case No. 01-078-A

Date 8/15/98

ORDER RECEIVED FOR FILING
Date 8/15/98
By [Signature]



Bafitis & Associates, Inc.

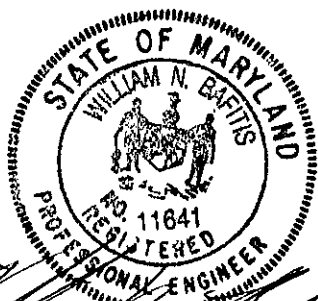
018

**ZONING DESCRIPTION
FOR
544 BACK RIVER NECK ROAD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point on or near the centerline of Back River Neck Road; said point being 135' ± southeasterly from the intersection of the centerlines of Cape May Road (50' foot wide) and Back River Neck Road.

Thence from said point of beginning the following nine courses and distances 1). South 55°-26'-00" West 279.91'; thence 2). North 30°-58'-00" West 160.70'; thence 3). South 51°-04'-00" West 251.00'; thence 4). North 30°-58'-00" West 131.12'; thence 5). North 51°-21'-00" East 251.00'; thence 6). North 50°-56'-00" East 217.32' to the approximate centerline of Back River Neck Road, thence along or near the centerline of Back River Neck Road the three following courses and distances 7). South 41°-57'-00" East 99.00'; thence 8). South 45°-35'-00" East 49.50'; thence 9). South 42°-40'-00" East 162.00' to the point of beginning.

Containing 2.45± (106,722 s.f.) acres of land more or less.



William N. Bafitis
William N. Bafitis, P.E. Md. Reg. No. 11641

8/11/00
Date

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

35258

No.

JMP/JL

DATE

8/16/00

ACCOUNT

R-001-6150

AMOUNT

\$ 250.00

RECEIVED
FROM:

George Wilbanks

FOR:

COMM VAR

Trustees of the Back River Methodist Church

544 Back River Neck Rd (01-078-A)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE

AMOUNT

TIME

3/17/2000

3/16/2000

15:27:00

REG

0000

CASHIER KAREN KAM

0000-P

DEPT

5

500 ZONING VARIATION

RECEIPT #

017250

CR NO.

000000

Total for

250.00

250.00

Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #01-078-A
544 Back River Neck Road
S/S Back River Neck Road,
135 feet E of Cape May Road
15th Election District
5th Councilmanic District
Legal Owner(s): Trustees of
the Back River Methodist
Church

Variance: to permit a rear yard of 18 (+/-) feet in lieu of the required 30 feet.

Hearing: Thursday, October 5, 2000 at 9:00 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.

JT/9/756 Sept. 19 C420827

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/21, 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 9/19, 2000.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.:

01-078-A

Petitioner/Developer:

JOKIES, ETAL

Date of Hearing/Closing:

10/5/00

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at

544 BACK RIVER
NECK RD. @ CHURCH

The sign(s) were posted on

9/16/00
(Month, Day, Year)

Sincerely

Patrick M O'Keefe 9/17/00
(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 #: 01-078-A

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

PLACE
TIME & DATE THURS, OCTOBER 26, 2000 7PM

VARIANCE TO PERMIT A REAR YARD
ON 18 FEET REAR OF THE REQUIRED
20 FEET
(#544 BACK RIVER NECK RD.)

RD.
10/5/00

RE: PETITION FOR VARIANCE
544 Back River Neck Road, S/S Back River Neck Road,
135' E of Cape May Rd
15th Election District, 5th Councilmanic

Legal Owner: Trustees of Back River Methodist Church
Petitioner(s)

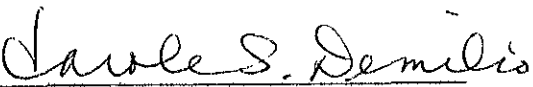
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-78-A

* * * * *

ENTRY OF APPEARANCE

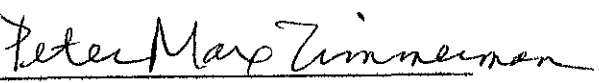
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 13th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Norman W. Lauenstein, Esq., 809 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



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

September 8, 2000

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: 01-078-A
544 Back River Neck Road
S/S Back River Neck Road, 135 feet E of Cape May Road
15th Election District – 5th Councilmanic District
Legal Owner: Trustees of the Back River Methodist Church

Variance to permit a rear yard of 18 (+/-) feet in lieu of the required 30 feet.

HEARING: Thursday, October 5, 2000, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature is the text "GJZ".

Arnold Jablon
Director

C: Trustees of the Back River Methodist Church, George Wilbanks, Trustee, 544 Back River Neck Road, Baltimore 21221
Norman W. Lauenstein, 809 Eastern Blvd., Baltimore 21221
Bafitis & Associates, Inc., Clyde Hinkle, 1249 Engleberth Rd., Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: September 20, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 19, 2000 Issue – Jeffersonian

Please forward billing to:

Mr. George Wilbanks, Trustee
544 Back River Neck Road
Baltimore, MD 21221

410 780-3303

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: 01-078-A

544 Back River Neck Road

S/S Back River Neck Road, 135 feet E of Cape May Road

15th Election District – 5th Councilmanic District

Legal Owner: Trustees of the Back River Methodist Church

Variance to permit a rear yard of 18 (+/-) feet in lieu of the required 30 feet.

HEARING: Thursday, October 5, 2000, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
C.D.Z

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/neighbors 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: 01-078-A
Petitioner: Garrett Wilbanks, Trustee, Back River United Methodist Church.
Address or Location: 544 Back River Neck Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. Garrett Wilbanks, Back River Neck Rd.
Address: 544 Back River Neck Rd.
Thalassoma, Md. 21221
Telephone Number: 410-780-3303



Baltimore County
Department of Permits and
Development Management

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

September 25, 2000

Norman W. Lauenstein
809 Eastern Boulevard
Baltimore, MD 21221

Dear Mr. Lauenstein:

RE: Case Number: 01-078-A, 544 Back River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 16, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.
CDZ

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Trustees of the Back River Methodist Church, George Wilbanks, Trustee,
544 Back River Road, Baltimore 21221
Bafitis & Associates, Inc., Clyde Hinkle, 1249 Engleberth Road, Baltimore 21221
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 3, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item Nos. 070, 071, 072, 073, 075, 078,
079, 081, 082, 085, 086, 087, 088, 089,
090, 091, 092, 093, 094, 095, 097, 098,
100, 101, 103, and 104.

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

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

September 19, 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: AGNES L. DIXON - 076
TRUSTEES OF THE BACK RIVER METHODIST CHURCH - 078
USF FILTRATION AND SEPARATIONS GROUP, INC. - 091

Location: DISTRIBUTION MEETING OF September 11, 2000

Item No.: 076, 078, 091

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

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

cc: File

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



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on Recycled Paper

h9
10/5

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: September 18, 2000

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

SUBJECT: No. 544 Back River Neck Road

SEP 20 2000

INFORMATION

Item Number: 01-078-SPH
Petitioner: Clyde Hinkle (representative)
Zoning: DR 3.5
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

It is anticipated that the applicant will be attending the Landmarks Preservation Commission (LPC) meeting for advisory comments on October 12, 2000. Their comments will be forwarded promptly thereafter.

Section Chief: Jeffrey M. Long

Staff person completing this form: [Signature]



Maryland Department of Transportation
State Highway Administration

LS 10/5

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 10.2.00

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

RE: Baltimore County
Item No. 078 JNP/JL

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

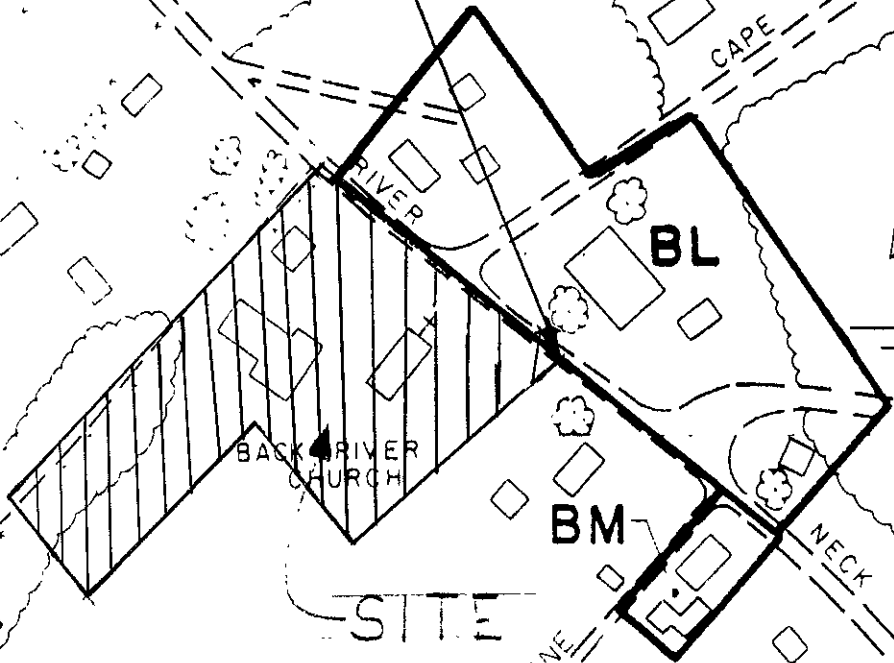
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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

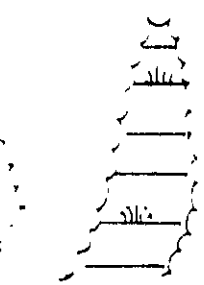
P.O.B.
N. 593480.4104
E. 1473257.5041

D. R. 3.5.

078



D.R. 3.5



SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

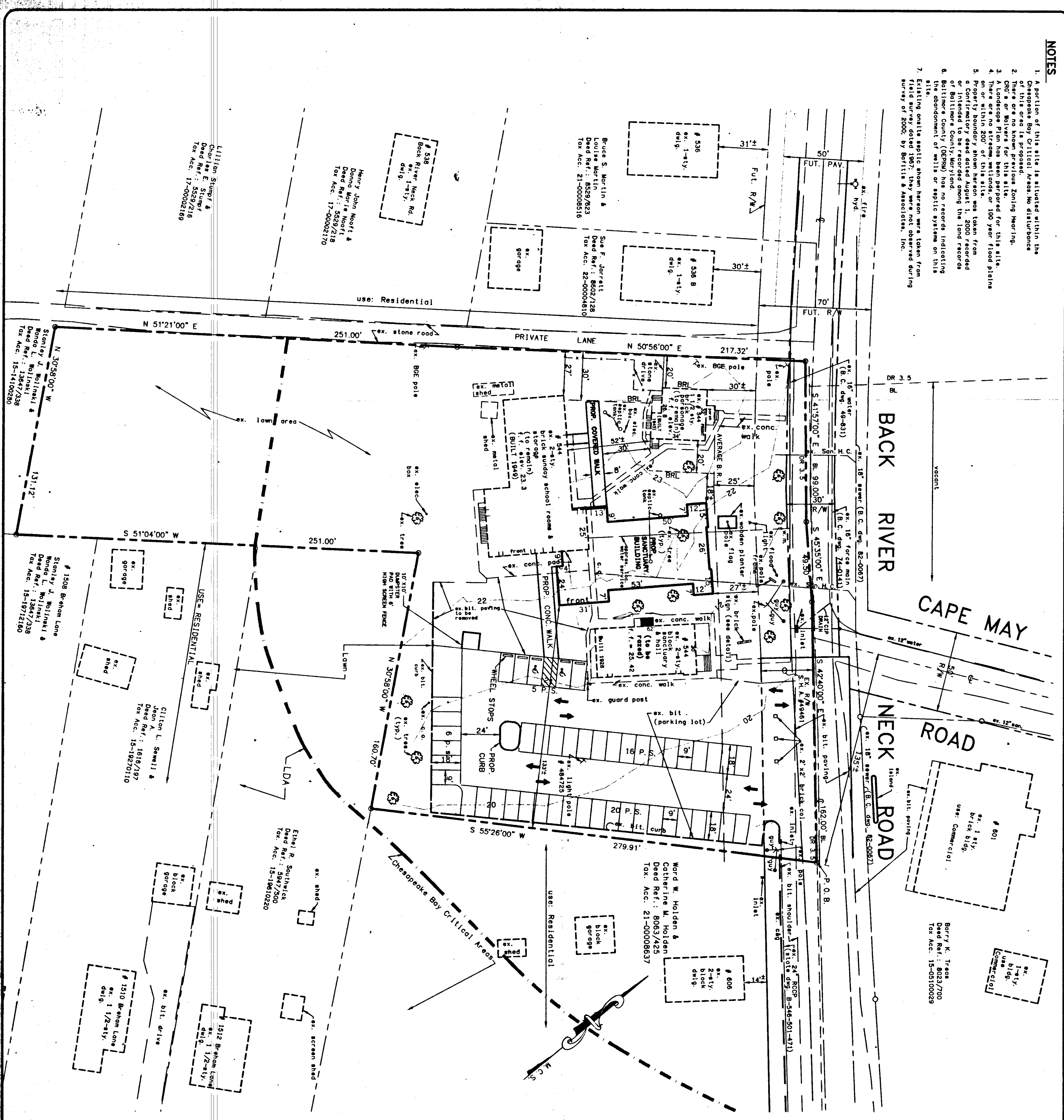
SHEET

BACK RIVER NECK

S.E
1-1

NOTES

1. A portion of this site is situated within the Chesapeake Bay Critical Areas. No disturbance of this area is proposed.
2. There are no known previous zoning hearings.
3. A Landscape Plan has been prepared for this site.
4. There are no streams, wetlands, or 100 year flood plains on or within 500' of this site.
5. Aerial photographs were taken from a Confirmed date dated August 1, 2000 recorded of Baltimore County (DEPM) has no records indicating the development of wells or septic systems on this site.
6. Baltimore County (DEPM) has no records indicating the development of wells or septic systems on this site.
7. Existing onsite septic system was taken from field survey dated 1987; they were not observed during survey of 2000, by Bartis & Associates, Inc.



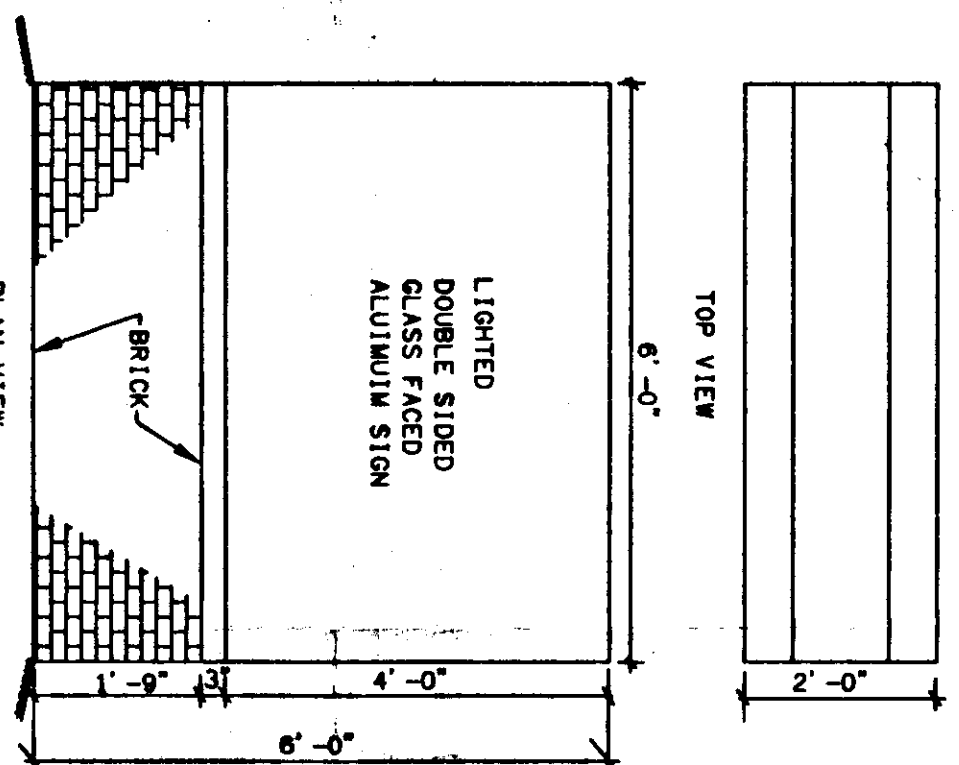
BACK RIVER NECK ROAD
AVERAGE BUILDING SETBACK

ADDRESS	SETBACK
# 606	14'
# 536	31'
# 536 B	30'
TOTAL	75' ± 3' ± 25'

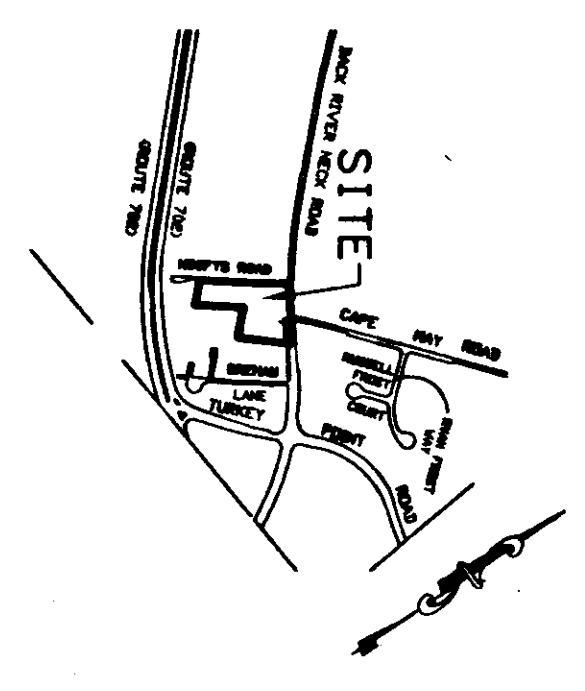
ZONING VARIANCE REQUESTED

1. To permit a rear yard of 18' ± in lieu of the required 30', BCRZ 1801, ZC. 10.

EX. SIGN DETAIL
SCALE: 1/2" = 1'-0"



VICINITY MAP
(SCALE: 1" = 1000')



BENCHMARK

G15, #66, N. 593, 346, 887 E. 1, 476, 877, 709 ELEV. 23.37

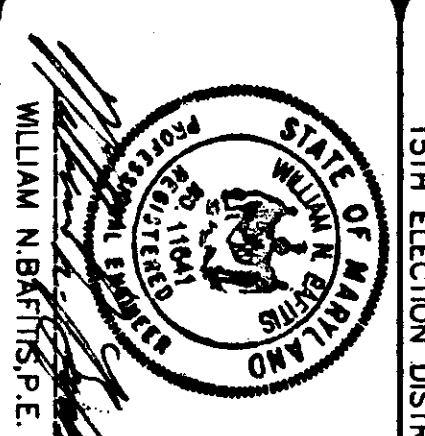
SITE DATA

- 1) Owner: Trustees of the Back River Methodist Church
544 Back River Neck Road
Baltimore, Maryland 21221
(410) 780-3303
- 2) Deed Ref.: 1804/541, 3669/393 & (Recorded Confirmed) deed dated August 1, 2000
- 3) Tax Acc. 15-20600051, 15-20600052 (Tax Map 97, Gr. 18, Parcel 151, 191 and 192.)
- 4) Election District: 15th
- 5) Councilmatic District: 5th
- 6) Census Tract: 4509
- 7) Regional Planning District: 328
- 8) School District: 142
- 9) Zoning: DR 3.5 (Map S.E. 1-1)
- 10) Site Area: 106,286 S.F. or 2.44 AC.
S.H.A. Acreage: 4,066 S.F. or 0.09 AC.
Net Area: 102,218 S.F. or 2.35 AC. (Parking, Persephone)
- 11) Existing & Proposed uses: Church (Note: No Daycare or Church School)
- 12) Local Open Space Required: None
- 13) Average Daily Trips = 1,000
(Sunday) 36.63 trips (1,000 a.f.) = 4,080
= 35 P.S.
- 14) Parking: Church 1 P.S. / Instructure = 5 P.S.
Sunday School 1 P.S. / Instructure = 5 P.S.

Barb & Associates, Inc.
1249 Englebert Rd. Baltimore, MD 21221
(410) 391-2336

PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCES

#544 BACK RIVER NECK ROAD
BACK RIVER UNITED METHODIST CHURCH



15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SHEET 1 OF 1
DATE: 08-15-00
JOB ORDER NO: 20006

NO.	ADD. UPDATED OR REFERENCE	REVISIONS	DATE
1			08-21-00