

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
E/S Old Court Road, 304' S		
centerline of Church Lane	*	DEPUTY ZONING COMMISSIONER
3rd Election District		
2nd Councilmanic District	*	OF BALTIMORE COUNTY
(5113 Old Court Road)		
	*	CASE NO. 01-178-X
Trustees of Mt. Olive Methodist Church		
Legal Owners	*	
and		
Cooperative Services, Inc.	*	
Contract Purchaser		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, The Trustees of the Mt. Olive Methodist Church and the contract purchasers/lessee Cooperative Services, Inc. The special exception request is for property located at 5113 Old Court Road. The subject property is zoned DR 5.5. Specifically, the Petitioners are requesting permission to increase the density from the currently allowed 47 density units to 74 density units of elderly housing on an institutional site at a density of 8.6 units per acre, in accordance with Section 432.3.A.1 of the Baltimore County Zoning Regulations.

Appearing at the hearing on behalf of the special exception request were Jeffrey Scherr, attorney at law, representing the Petitioners, Bob Rosenfelt, professional engineer who prepared the site plan of the property, and Reverend Shirley McCurdy and Richard Stanfield, appearing on behalf of the Mt. Olive Methodist Church. Also attending the hearing were Cheryl Ross, Ed Hord and Kim Yamasaki. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special exception request, consists of 24.551 acres, more or less, zoned DR 3.5. The subject property is improved with and is the home of the Mt. Olive Methodist Church. The subject property is situated

1/17/01
 R. J. Johnson
 1/17/01

on the south side of Old Court Road, near its intersection with Church Lane. The Petitioners are requesting approval to construct a proposed two-story elderly housing facility on the property. The details of the development are more particularly shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence. In order to proceed with their plans to construct this facility, the special exception request is necessary to increase the density units permitted from the currently allowed 47 to a total of 74. This request is filed pursuant to Section 432.3.A.1 of the Baltimore County Zoning Regulations.

The testimony and evidence offered at the hearing clearly demonstrated that the development involves an institutional use, that being the Mt. Olive Methodist Church. Testimony demonstrated that the church will continue its operation from the subject property. Furthermore, the subject property is suitable for this type of elderly housing and the balance of the tract outside the building envelope, as shown on the site plan, will be used only for such open space and recreational uses as permitted by right or by special exception in the DR zones. The proposed development will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties in the general neighborhood. In addition, the density increase will satisfy all other criteria as stated in Section 502.1 of the Baltimore County Zoning Regulations.

It is clear the Baltimore County Zoning Regulations (B.C.Z.R.) permits the use proposed in an DR 5.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public

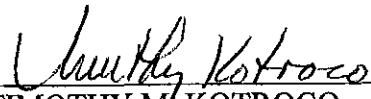
interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit No. 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief request in the special exception shall be granted.

THEREFORE, IT IS ORDERED this 17th day of January, 2001, by this Deputy Zoning Commissioner, that the Petitioners' Special Exception Request, pursuant to Section 432.3.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to increase the density from the currently allowed 47 density units to 74 density units of elderly housing on an institutional site at a density of 8.6 units per acre, be and is hereby APPROVED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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

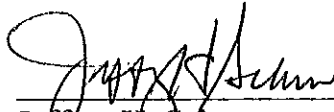

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CERTIFICATE OF SERVICE

I CERTIFY that on this 8th day of December, 2000, this Request for Postponement was mailed first-class, postage prepaid to:

Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
Office of the People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, Maryland 21204.



Jeffrey H. Scherr



Baltimore County
Zoning Commissioner

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

January 17, 2001

Jeffrey Scherr, Esquire
Kramon & Graham, PA
One South Street, Suite 2600
Baltimore, Maryland 21202

RE: Case No. 01-178-X
Property: 5113 Old Court Road

Dear Mr. Scherr:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Exception 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 Office 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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj



Copies to:

Bob Rosenfelt, P.E.
Colbert, Matz Rosenfelt
2835 Smith Avenue
Baltimore, MD 21209

Ms. Kim Yamasaki
25900 Greenfield Road
Oak Park, MI 48237

Mr. Ed Hord
111 Market Place, Suite 710
Baltimore, MD 21202

Ms. Cheryl Ross
1001 North Point Boulevard, #505
Baltimore, MD 21224

Rev. Sheila McCurdy
5113 Old Court Road
Randallstown, MD 21133

Mr. Richard Stanfield
9420 Old Court Road
Baltimore, MD 21244

Copies to:

Bob Rosenfelt, P.E.
Colbert, Matz Rosenfelt
2835 Smith Avenue
Baltimore, MD 21209

Ms. Kim Yamasaki
25900 Greenfield Road
Oak Park, MI 48237

Mr. Ed Hord
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Baltimore, MD 21224

Rev. Sheila McCurdy
5113 Old Court Road
Randallstown, MD 21133

Mr. Richard Stanfield
9420 Old Court Road
Baltimore, MD 21244

ELDERLY



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 5113 Old Court Road

which is presently zoned D.R. 5.5

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

An increase in density from the currently allowed 47 density units to 74 density units of Elderly Housing on an institutional site at a density of 8.6 units/acre, in accordance with Sec. 432.3A, RCZR.

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

I, or we, agree to pay expenses of above Special Exception, 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:

Cooperative Services, Inc.

Name - Type or Print

Signature

1001 North Point Blvd. Ste. 505

Address

Telephone No.

Baltimore

MD

21234

City

State

Zip Code

Attorney For Petitioner:

Herbert Burgunder, III

Name - Type or Print

Signature

Kramon & Graham, PA

Company

One South St. #2600 410-752-6030

Address

Telephone No.

Baltimore

MD

21202

City

State

Zip Code

Legal Owner(s):

Trustees of Mt. Olive
Methodist Church

Name - Type or Print

Signature

Name - Type or Print

Signature

5113 Old Court Road

Address

Telephone No.

Randallstown

MD

21133

City

State

Zip Code

Representative to be Contacted:

Robert S Rosenfelt, P.E.

Colbert Matz Rosenfelt, Inc.

Name

2835 G Smith Avenue 410-653-3838

Address

Telephone No.

Baltimore

MD

21209

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JNP

Date

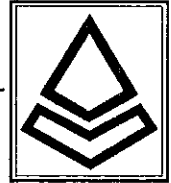
10/30/00

Case No. 01-178-X

REC'D 09/15/98

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



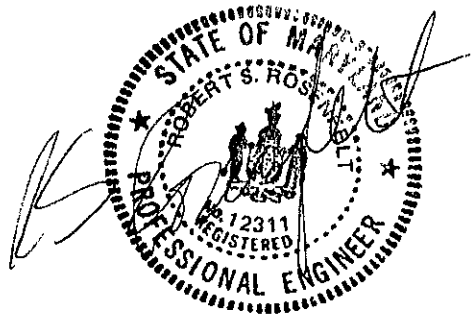
ZONING DESCRIPTION 5113 OLD COURT ROAD

Beginning at a point on the east side of Old Court Road, which is 70 feet wide, at a distance of 304 feet south of the centerline of the nearest improved intersecting street which is Church Lane, 60 feet wide. Thence the following courses and distances:

S 45°31'32" E 51.71 ft.;
S 39°51'33" E 50.32 ft.;
S 45°33'41" E 205.51 ft.;
N 44°26'19" E 191.11 ft.;
S 45°33'55" E 889.71 ft.;
S 32°26'48" W 214.45 ft.;
N 52°05'09" W 390.97 ft.;
S 71°31'23" W 93.89 ft.;
N 81°28'55" W 41.81 ft.;
N 45°35'02" W 266.90 ft.;
N 09°58'00" W 72.80 ft.;
N 45°33'55" W 143.13 ft.;
N 44°26'19" E 97.68 ft.;
N 16°13'37" W 12.79 ft.;
N 45°33'41" W 268.92 ft.;
N 52°42'34" W 19.82 ft. and
N 31°23'04" E 33.36 ft., to the place of beginning.

Being part of the land as recorded in Deeds Liber 101, Folio 186; Liber 143, Folio 405; Liber 292, Folio 260; Liber 363, Folio 001 and Liber 8562, Folio 268. Containing 280,665.39 square feet (6.44 acres). Also known as 5113 Old Court Road and located in the 2nd Election District.

01-178-X



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

No.

86741

DATE

10-19-10

ACCOUNT

R 291-6150

AMOUNT \$

200.00

RECEIVED
FROM:

Comptel Services, Inc.

FOR:

To Honor of Rev. Steve McManis Church

01-178-X

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
FUND RECEIPT
NAME: AGENT
ADDRESS: 10/19/2010
FOR: HONORARY UNIT 100
DATE: 10/19/2010
CASH: \$ 200.00
P. NO. 86741
For: Tax
\$200.00
Baltimore County, Maryland

01-178-X

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-178-X

Petitioner/Developer: MT. OLIVE M.C., ETAL

% CMR & JUDY FLOAM

Date of Hearing/Closing: 1/5/01

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 #5115 - OLD CT. RD. &
CORNER CHURCH LANE

The sign(s) were posted on

12/15/00
(Month, Day, Year)

Sincerely,

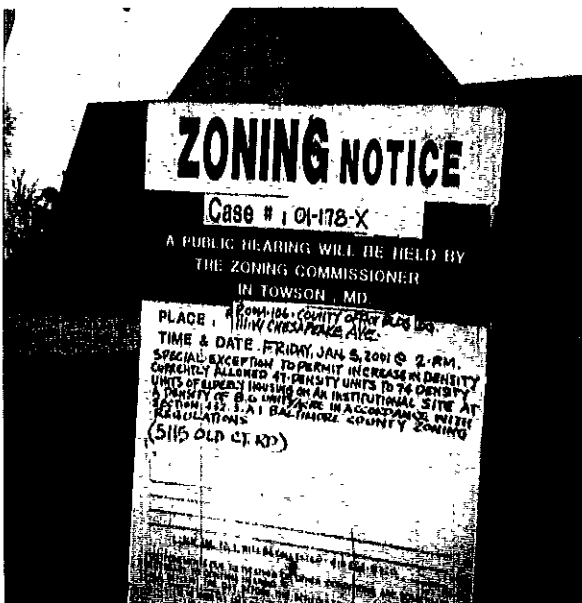
Patrick M. O'Keefe 12/16/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



01-178-X
5115 OLD CT. RD.

1/5/00

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: #01-178-X

5115 Old Court Road

E/S of Old Court Road, intersecting Church Lane

2nd Election District - 3rd Councilmanic District

Legal Owner(s): Trustees of Mt. Olive Methodist Church

Contract Purchaser: Cooperative Services, Inc.

Special Exception: to permit increase in density currently allowed 47 density units to 74 density units of Elderly Housing on an institutional site at a density of 8.9 units/acre in accordance with Section 432.3.A.1, Baltimore County Zoning Regulations.

Hearing: Tuesday, January 2, 2001 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.

12/082 Dec. 14

C439285

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12/14/, 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 12/14/, 2000.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

**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: 01-178-X
Petitioner: Trustees of Mt. Olive Methodist Church (Cooperative Services, Inc.)
Address or Location: 5113 Old Court Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Cheryl Ross
Address: Cooperative Services, Inc.
1001 North Point Blvd., Suite 505 Baltimore 21234
Telephone Number: 410-288-9624

Revised 2/20/98 - SCJ

01-178-X

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Hearing: Friday, January 5, 2001 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake 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.

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12/15/98 Dec. 21

C440781

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TOWSON, MD, 12/21/, 2000

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THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING


RE: PETITION FOR SPECIAL EXCEPTION
5113 Old Court Road, E/S Old Court Rd,
intersecting Church Ln
2nd Election District, 3rd Councilmanic

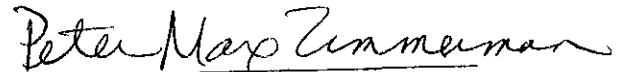
Legal Owner: Trustees of Mt. Olive Methodist Church
Contract Purchaser: Cooperative Services, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-178-X

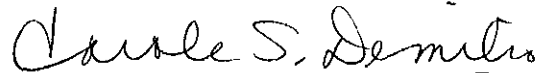
* * * * *

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 29th day of November, 2000 a copy of the foregoing Entry of Appearance was mailed to Herbert Burgunder, III, Esq., Kramon & Graham, 1 South Street, Suite 2600, Baltimore, MD 21202, 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

November 24, 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: 01-178-X

5115 Old Court Road

E/S of Old Court Road, Intersecting Church Lane

2nd Election District -- 3rd Councilmanic District

Legal Owner: Trustees of Mt. Olive Methodist Church

Contract Purchaser: Cooperative Services, Inc.

Special Exception to permit increase in density currently allowed 47 density units to 74 density units of Elderly Housing on an institutional site at a density of 8.y units/acre in accordance with Section 432.3.A.1, Baltimore County Zoning Regulations.

HEARING: Tuesday, January 2, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



GD2

Arnold Jablon
Director

C: Herbert Burgunder, III, Kramon & Graham, PA, One South Street #2600,
Baltimore 21202
Cooperative Services, Inc., Cheryl Ross, 1001 North Point Boulevard, Suite 505,
Baltimore 21234
Trustees of Mt. Olive Methodist Church, Gwendolyn A. Miller Secy., 5113 Old Court
Road, Randallstown 21133
Robert S. Rosenfelt, P.E., Colbert, Matz, Rosenfelt, Inc., 2835 G Smith Avenue
Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 15, 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.



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

December 13, 2000

NOTICE OF ZONING HEARING

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HEARING: Friday, January 5, 2001, at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Jeffrey H. Scherr, Kramon & Graham, PA One South Street, Suite 2600 Baltimore 21202

Cooperative Services, Inc., Cheryl Ross, 1001 North Point Blvd, Suite 505, Baltimore 21234

Trustees of Mt. Olive Methodist Church, Gwendolyn A. Miller, Secy., 5113 Old Court Road, Randallstown 21133

Robert S. Rosenfelt, P.E., Colbert, Matz, Rosenfelt, Inc., 2835 Smith Ave., Suite G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, DECEMBER 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
Thursday, December 14, 2000 Issue – Jeffersonian

Please forward billing to:

Cheryl Ross
Cooperative Services, Inc.
1001 North Point Boulevard, Suite 505
Baltimore, MD 21234

410 288-9624

NOTICE OF ZONING HEARING

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HEARING: Tuesday, January 2, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

G)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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 24, 2000 Issue – Jeffersonian

Please forward billing to:

Cheryl Ross
Cooperative Services, Inc.
1001 North Point Boulevard, Suite 505
Baltimore, MD 21234

410 288-9624

NOTICE OF ZONING HEARING

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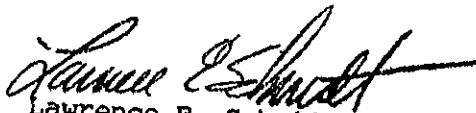
2nd Election District – 3rd Councilmanic District

Legal Owner: Trustees of Mt Olive Methodist Church

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HEARING: Friday, January 5, 2001, at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Fire Department

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

November 27, 2000

**** PETITION FOR SPECIAL EXCEPTION ***

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: Trustees of Mt. Olive Methodist Church

Location: DISTRIBUTION MEETING OF

Item No.: 01-178-x

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 29, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2000
Item Nos. 178 (5113 Old Court Road), 180,
181, 182, 183, 184, 185, 186, 187, 188, 189,
191, 192, 193, 194, 195, 196, 198, 199, 201,
and 202

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/RBS*

DATE: December 1, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of November 20, 2000

DEPRM has no comments for the following zoning petitions (page 1 of 2):

Item #	Address
178	5113 Old Court Road
181	4 St. Thomas Lane
182	1912 Wilson Lane
184	1214 Blue Mount Road
185	10911 Reisterstown Road
186	7 Henderson Hill Court
187	11504 Hannibal Road
188	7419 Beech Avenue
189	3300 Willoughby Road
191	6823 Old Pimlico Road
192	3900 Beckleysville Road
194	2315 Benson Mill Road
195	Security Blvd. & Rolling Road
196	1250 Sulphur Spring Road

Is Jim
1/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

SUBJECT: 5113 Old Court Road
Randallstown Cooperative Housing
Limited Exemption#-00126
PDM#-02615

26

INFORMATION

Item Number: 01-178, Amended Comment

Petitioner: Cooperative Services, Inc.

Zoning: DR 5.5

Requested Action: Special Exception

Summary of Recommendations:

Staff has reviewed your request for a Modification of Standards for building length related to the proposed construction of the Randallstown Cooperative Housing.

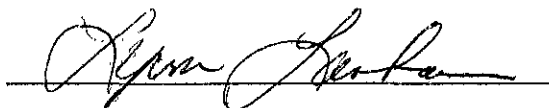
The total building length or fullest building width of a multi-family building may be increased from the maximum 240' length up to 300' upon favorable recommendation of the Director of the Office of Planning. The proposed building is 269' long.

The applicant has submitted building elevations, a landscape plan, a site and grading plan and details for the proposed courtyard with amenities.

The elevations demonstrate staggered building setbacks, varied facades and materials. The grading plan demonstrates that the increased length is used to minimize topographical disturbance. An outdoor amenity package has been provided.

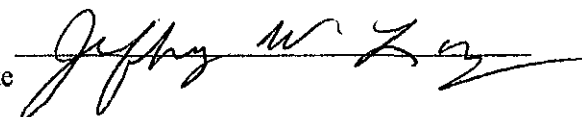
Therefore, the Office of Planning recommends favorably for the modification of standards.

Prepared by:



Section Chief:

C: Chris Rorke
AFK/LL



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 6, 2000

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

SUBJECT: 5113 Old Court Road

INFORMATION:

Item Number: 01-178

Petitioner: Cooperative Services, Inc.

Zoning: DR 5.5

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to increase the density to 8.6 units per acres provided the following conditions are met:

1. Provide a 100 foot buffer between the proposed building and all single family property lines.
2. Limit the proposed building to two stories in height.
3. Provide a landscaped berm along the edge of the property where it abuts a single-family residential use.
4. Install lighting that will not reflect on any adjacent residential property.
5. Minimize curb cuts on Old Court Road by consolidation of existing, proposed, and future curb cuts.

Prepared by: Maek A. [Signature]

Section Chief: Jeffrey W. Long
AFK:MAC:



Maryland Department of Transportation
State Highway Administration

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

Date: 11-27-00

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

RE: Baltimore County
Item No. 178 (JNP)

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

LAW OFFICES
KRAMON & GRAHAM, P. A.
ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202-3201
TELEPHONE: (410) 752-6030
FACSIMILE: (410) 539-1269

JEFFREY H. SCHERR
DIRECT DIAL
(410) 347-7424

12/11/00
JO G-2
OK
8-
He must take care
of giving you
data & contact
our
petitioners.
E-MAIL
jscherr@kg-law.com
4
Lusson

December 8, 2000

Arnold Jablon, Esquire
Director of Permits and Development Management
Office of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

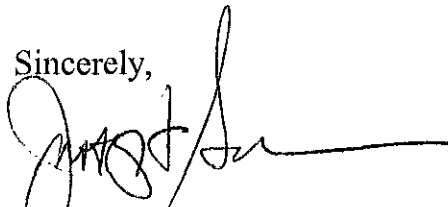
Re: Petition for Special Exception
5113 Old Court Road,
Petitioner: Cooperative Services, Inc.
Case No. 01-178-X

Dear Mr. Jablon:

Enclosed for filing in the above-referenced matter is a Request for Postponement of the above-referenced matter. Mr. Kim Yamasaki, a key witness for and principal of the Petitioner, lives out of town, and he will not be able to be in town on January 2, 2001. Please schedule this matter for a special exception hearing as soon after January 2nd as possible.

Your assistance in this matter is greatly appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,



Jeffrey H. Scherr

HB3:ms

Enclosure

cc: Cooperative Services, Inc. (with enclosure)
Mr. George Zahner (with enclosure)
Peter Max Zimmerman, Esquire (with enclosure)
Carole S. Demilio, Esquire (with enclosure)



Baltimore County
Department of Permits and
Development Management

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

May 4, 2001

Judith M. Floam
Colbert, Matz, Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209

Dear Ms. Floam :

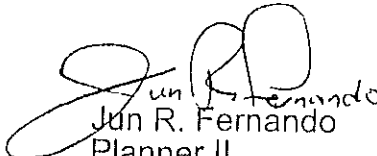
RE: Spirit and Intent Letter, Hearing Case #01-178-X, 5113 Old Court Road,
3rd Election District

Please be advised that, after careful review of your site plan, the Department of Permits and Development Management, Zoning Review Section, has determined that your proposal to extend the access driveway at the rear of the building meets the spirit and intent of the zoning case number 01-178-X.

Please be advised that this approval is contingent upon all other zoning regulations and Baltimore County departments being met.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

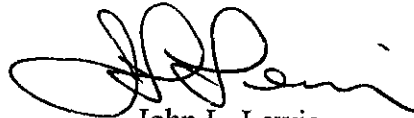

Jun R. Fernando
Planner II
Zoning Review

JRF:ggs

July 14, 2004
Jeffrey H. Scherr
Page 2

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read 'John L. Lewis', with a large, stylized initial 'J' and a long, sweeping horizontal stroke extending to the right.

John L. Lewis
Planner II
Zoning Review

C: Don Rascoe
JLL/rjc

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

July 15, 2004

Kramon & Graham P.A.
Mr. Jeffrey H. Scherr
One South Street
Suite 2600
Baltimore, Maryland 21202-3201

Re: Mount Olive U.M. Church AKA Randallstown
Cooperative Housing
4th Election District

Dear Mr. Scherr:

This is a response to your zoning and development process verification request dated June 30, 2004 addressed to Mt. Timothy Kotroco, Director, Permits Development Management, that has been forwarded to me for reply.

Mr. Kotroco has confirmed that as long as the proposed 3.56 acre, phase II development is located within the tract boundary of the approved (23+ acres) development plan titled Randallstown Cooperative House, it will be considered to be a refinement to the plan. Please contact Mr. Donald Rascoe of the Development Management Office at 410-887-3335 for information regarding the actions necessary for approval of said refinement.

You propose to construct 76 one-bedroom independent elderly housing units pursuant to section 432.3.A.1 BCZR. That section predates the new elderly housing PUD-E regulations. This special exception hearing for a density increase is available to you based on the approval of the vested refinement plan. Your calculations indicate that 3.56 acres of land using DR-16 zoning density (to be requested by the special exception) will allow the proposed 76 one-bedroom units. My calculations indicate that 75.946 units would be allowed. Please increase your acreage to obtain the 76-unit figure.

Final approvals of your proposal are subject to the refinement approval and the outcome of the requested zoning hearing(s).

Visit the County's Website at www.baltimorecountyonline.info



Ref Ex # 2

STATEMENT

A Board of Advisors has been established the 2nd day of December, 2000 for the purpose of community participation for the development of Randallstown Co-op Apartments, a 74 unit, 2 story apartment building on Old Court Road, Randallstown, MD, adjacent to Mt. Olive United Methodist Church. The members of the Board of Advisors are as follows:

NAME

Mrs. Ella White Campbell
8544 Stevenswood Road
Baltimore, MD 21244

Mr. Barry Schielfer
3517 Langrehr Road
Baltimore, MD 21244

Louise and James Smith
Association
4730 Duncannon Road
Pikesville, MD 21208

Mrs. Emily Wolfson
8506 Church Lane
Randallstown, MD 21133

Mr. Dick Stansfield
5115 Old Court Road
Randallstown, MD 21133

AFFILIATION

Stevenswood Corridor Association
Liberty Road Community Council
Liberty/Randallstown Coalition

Liberty/Randallstown Coalition

Valleybrook Improvement Community

Liberty Road Business Association

Chair of Council



Cooperative Services, Inc.
East Pointe Office Park
1001 North Point Boulevard #505
Baltimore, Maryland 21224
Tel 410 288 9624
Fax 410 288 9647

With offices in Massachusetts, Michigan, and California

COLBERT MATZ ROSENFELD INC.
2835 Smith Avenue Suite
BALTIMORE, MARYLAND 21209

LETTER OF TRANSMITTAL

(410) 653-3838
FAX (410) 653-7953

TO

Office of Zoning
111 W. Chesapeake Ave
Takoma Md 21204

DATE: 12/20/00	JOB NO. 98091.7
ATTENTION	
RE: Gaudell's Cooperative Housing PDM Xfo. II-615 0	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			Board of Adversers statement

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Please add this to the case file for
Zoning Case No. 01-178-X.

Thank you

COPY TO

file

SIGNED:

Judith Florea

If enclosures are not as noted, kindly notify us at once.

10/30/00

Notes to File

TO: File

FROM: Jeffrey Perlow, Planner II
Zoning Review

RE: 01-178-X (5113 Old Court Road)
E/S of Old Court Rd., 304 feet S. of Church Lane
Petitioner: Cooperative Services, Inc. (Trustees of Mt. Olive
Methodist Church)

1.) Advised petitioners that they may want to re-word petition to state:

"an increase in density from the currently allowed _____ units to 74 units of Elderly Housing on an institutional site at a density of 8.6 units/acre, in accordance with Sec. 432.3. A.1, BC2R"

- 2.) A. Is a church considered an institutional use?
B. Can church be shown on entirely separate lot (lot 1) instead of Lot 3 and still be considered connected to the special exception request?
C. Is the church managing the elderly housing?
D. Is the church selling Lot 3 to the contract purchasers and if yes, does this create future problem regarding connection to the special exception request. (Special Hearing required?)
E. Need to establish Advisory Board prior to or after hearing?
- 3.) Petitioner was advised of all of the above and chose to file petition and site plans as is, anyway.

01-178-X

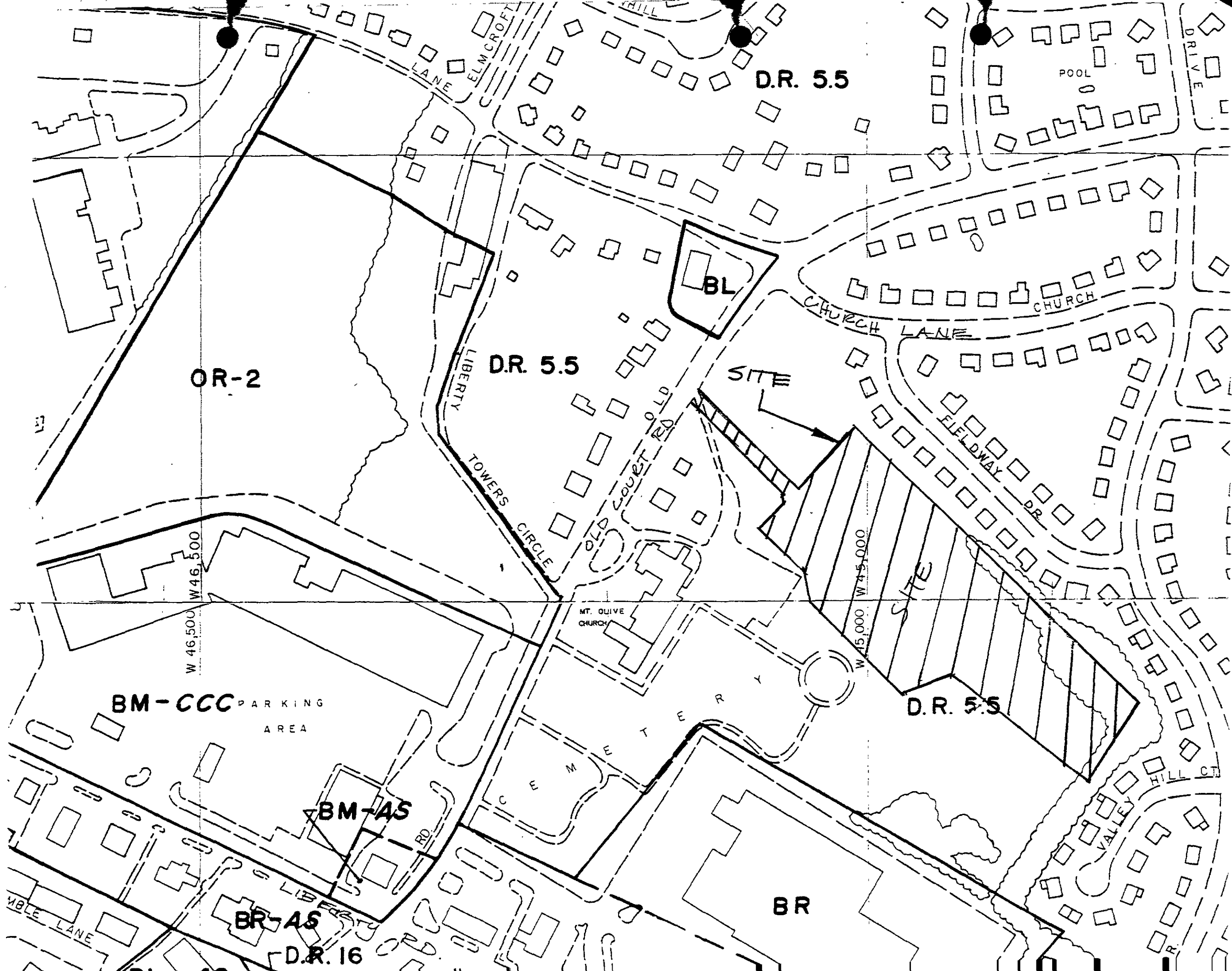
July 1/1941

151-2738

MORE COUNTY
S EASEMENT
T CONSERVATION
ASEMENT

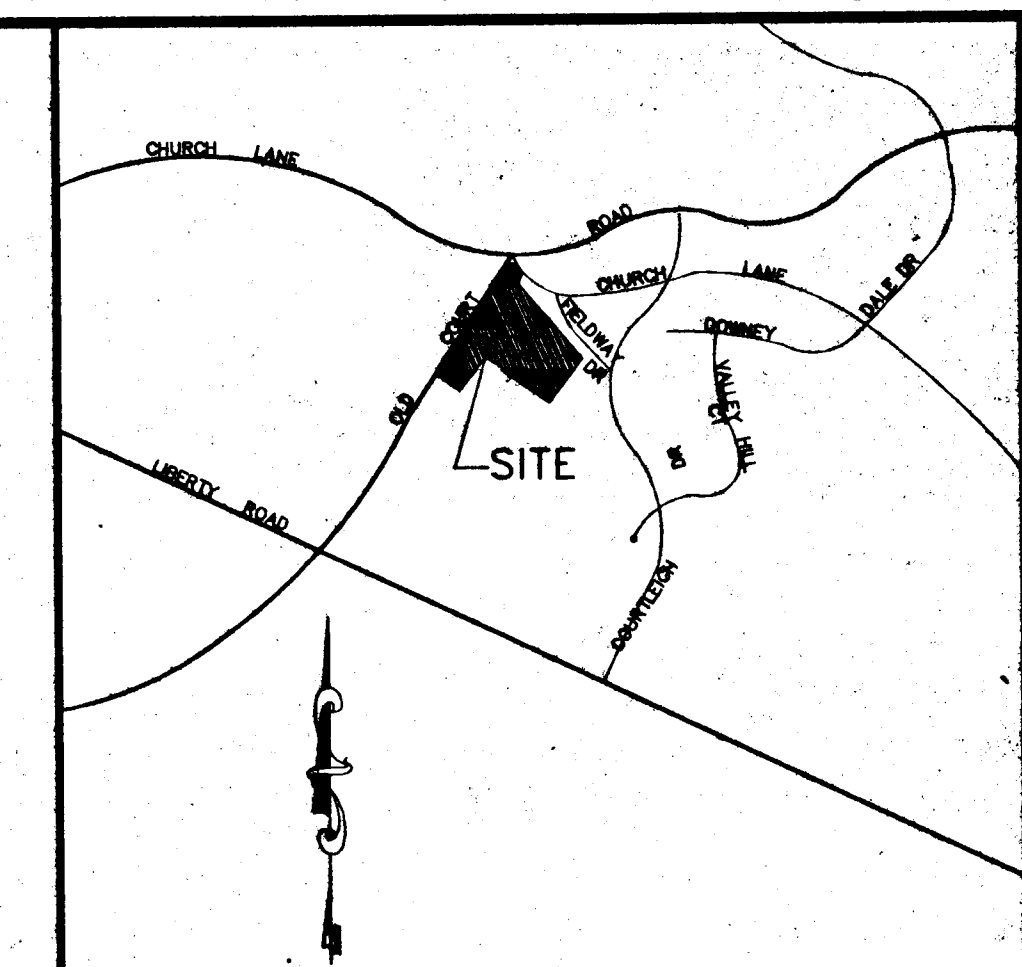
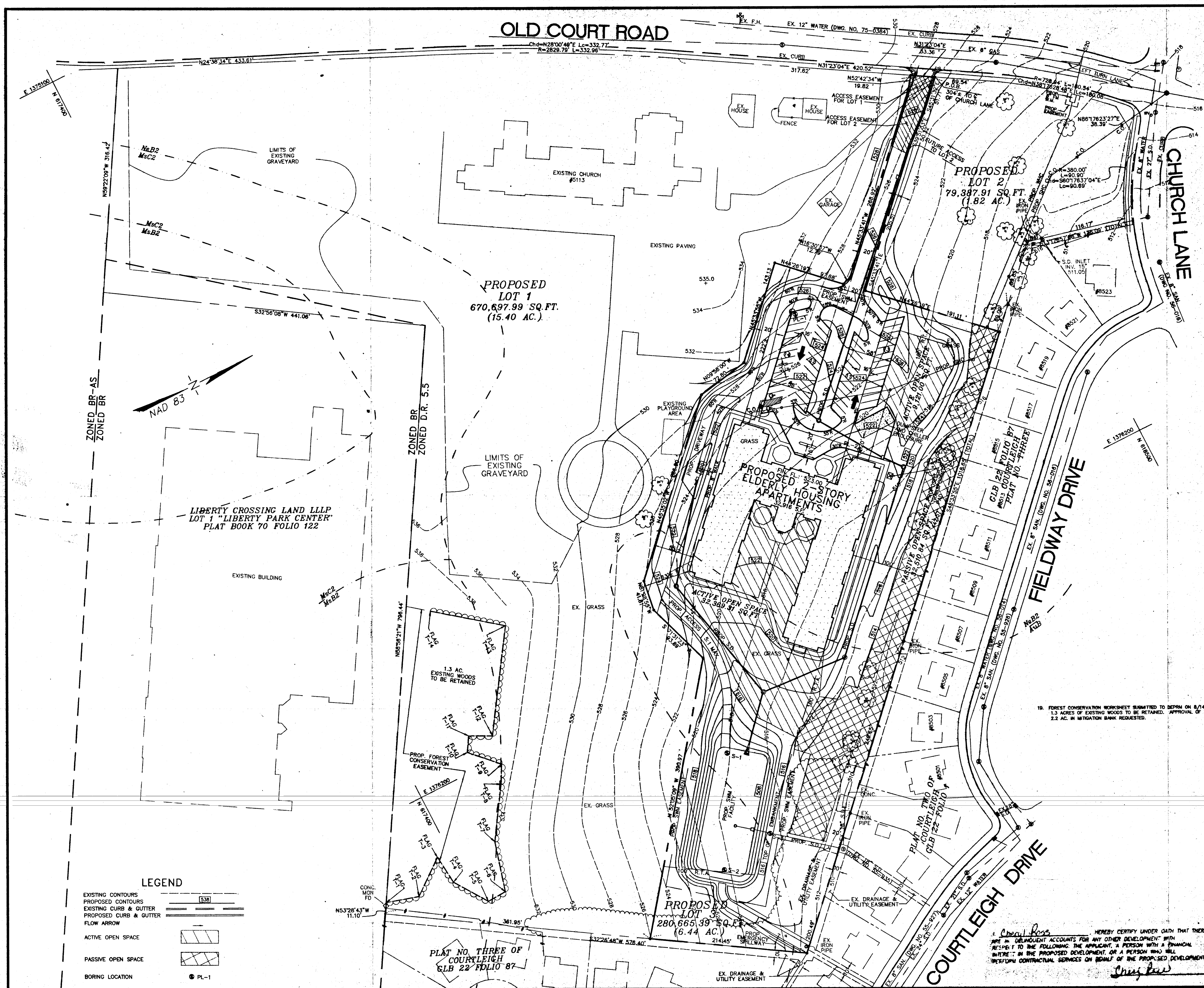
PROPOSED
LOT/3
280,665.39 SQ. FT.
(6.44 AC.)
#5107

PLAT NO. TWO OF
COURTLEIGH
GLB 22 FOLIO 1

$$1'' = 200'$$


01-178-X

01-178-X



- NOTES:**
- OWNER: TRUSTEES OF MT. OLIVE METHODIST CHURCH, 9113 OLD COURT ROAD, RANDALLSTOWN, MD 21133
 - DEVELOPER: COOPERATIVE SERVICES, INC., 1001 NORTH POINT BLVD., BALTIMORE, MD 21234, 410-286-9024
 - ELECTION DISTRICT NO. 2, COUNCILMANS DISTRICT NO. 2
 - CENSUS TRACT: 4023.01
 - WATERSHED: 31
 - BIENNIAL MAP: 84
 - ZONED: D.R. 5.5 ZONING MAPS: N.W. 6-H AND N.W. 7-H
 - DEED REFERENCES: 101/08, 143/405, 282/280, 363/1, 8582/288
 - TAX ACCOUNT NO.: 0226860080
 - TAX MAP 77, 090, 18, PARCELS 353
 - SITE GROSS AREA: 1,089,442.36 SQ. FT. (24.551 AC.)
 - SITE NET AREA: 1,030,751.29 SQ. FT. (23.843 AC.)
 - PROP. LOT 1: NET AREA: 670,697.99 SQ. FT. (15.40 AC.), GROSS AREA: 703,352.81 SQ. FT. (16.15 AC.)
 - PROP. LOT 2: NET AREA: 79,387.91 SQ. FT. (1.82 AC.), GROSS AREA: 92,357.03 SQ. FT. (2.12 AC.)
 - PROP. LOT 3: NET AREA: 280,665.39 SQ. FT. (6.44 AC.), GROSS AREA: 281,414.78 SQ. FT. (6.46 AC.)
 - FLOOR AREA RATIO: 0.23 (65,264/281,414.78)
 - MAXIMUM FLOOR AREA: NOT APPLICABLE
 - TOTAL FLOOR AREA: 65,264 SQ. FT.
 - MAXIMUM HEIGHT PERMITTED: 30'
 - BUILDING HEIGHT PROPOSED: 22'
 - PROPOSED USE: 74 CLASS 'A' ELDERLY HOUSING UNITS
 - 74 CLASS 'A' ELDERLY HOUSING UNITS/8.44 AC.=8.8 D.U./AC.
 - SPECIAL EXCEPTION IS REQUESTED FOR 8.8 UNITS/ACRE ON AN INSTITUTIONAL SITE WHERE THE EXISTING INSTITUTIONAL USE WILL BE CONTINUED ON A PORTION OF THE SITE AND AN ELDERLY HOUSING FACILITY WILL BE DEVELOPED ON THE REMAINDER, PER SEC. 432.3A1, BCZR.
 - COMMUNITY PARTICIPATION: BOARD OF ADVISORS-MEMBERS SELECTED BY BOARD OF DIRECTORS OF SURROUNDING COMMUNITIES
 - OFF-STREET PARKING CALCULATIONS: REQUIRED PARKING: ONE SPACE/1.5 UNITS (CLASS 'A' ELDERLY HOUSING) 1/1.5 UNITS=49.3, 54.5 SQ. FT. SPACES REQUIRED. PROPOSED PARKING: 50 SPACES (INCLUDING 2 HOOP SPACES)
 - THERE ARE NO STREAMS, WETLANDS OR FLOODPLAINS ON THIS PROPERTY.
 - NO PREVIOUS COMMERCIAL PERMIT ON FILE.
 - THERE ARE NO EXISTING WELLS OR SEPTIC TANKS ON THIS SITE.
 - ALL SIGNS TO COMPLY WITH SEC. 450 OF THE B.C.Z.R.
 - BUILDING SETBACKS: REQUIRED: FRONT 40', SIDE 20', REAR 30'. PROPOSED: FRONT 22', SIDE 15', REAR 30'.
 - PROPOSED ELDERLY HOUSING TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.
 - "ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL, SITE AND PUBLIC STREETS. INDICATE PLACEMENT, HEIGHT, AND DIRECTION ON THE PLAT. LIGHT STANDARDS SHOULD BE PROTECTED BY CURBING OR LANDSCAPING. IF NO LIGHTING, STATE SO. (SEE SECTION 409.B.A.3, BCZR.)
 - LOCAL OPEN SPACE: REQUIRED FOR 74 UNITS: 74,000 SQ. FT., ACTIVE OPEN SPACE: 48,100 SQ. FT., PASSIVE OPEN SPACE: 25,900 SQ. FT. PROPOSED: ACTIVE OPEN SPACE: 41,490.31 SQ. FT., PASSIVE OPEN SPACE: 32,510.84 SQ. FT.
 - WAIVER OF 8,510 SQ. FT. OF ACTIVE OPEN SPACE IS REQUESTED
 - AVERAGE DAILY TRIPS: 3.5/UNIT, 74x3.5=259 A.D.T'S
 - SUBJECT SITE IS SERVED BY PUBLIC WATER AND SEWER.
 - EXISTING TOPOGRAPHY SHOWN HEREON IS FIELD RUN BY COLBERT MATZ ROSENFELT, INC. DATED JULY, 2000.

DEVELOPMENT PLAN AND PLAN TO ACCOMPANY SPECIAL EXCEPTION PETITION RANDALLSTOWN COOPERATIVE HOUSING

ELECTION DISTRICT NO. 2, C2 BALTIMORE COUNTY, MARYLAND
SCALE: 1"=60' DATE: OCTOBER 30, 2000

Colbert Matz Rosenfelt, Inc.
Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

THIS PROJECT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH BALTIMORE COUNTY REGULATIONS

NO. DATE REVISIONS: BY SHEET 1 OF 1

I, Cheryl Rose, HEREBY CERTIFY UNDER OATH THAT THERE ARE NO COLLUSIVE ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH REFERENCE TO THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

Cheryl Rose

01-177x