

IN RE: DEVELOPMENT PLAN HEARING and
PETITION FOR SPECIAL HEARING
SE/Corner Mt. Gilead and Emory Roads
(1701 Emory Road)
4th Election District
3rd Council District

Carroll Community Church, Inc.
Owner/Developer

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. IV-556 & 01-252-SPH
*

* * * * *

ORDER

WHEREAS, this matter came before this Hearing Officer/Zoning Commissioner for consideration of a development plan prepared by Morris & Ritchie Associates, Inc., for the proposed development of the subject property by the Owner/Developer with a 2000 seat Church. In addition, the Owner/Developer filed a Petition for Special Hearing, seeking approval of an amendment to the previously approved special exception relief granted in prior Case No. 99-503-X, to permit an increase in the size of the proposed Church from 1200 seats to 2000 seats. As noted within the Opinion and Order issued in that case, numerous individuals appeared in opposition to the request, citing concerns over the loss of open space and agricultural uses, and increased traffic. Nonetheless, I found that the proposed use met the special exception requirements set forth in Section 1A01.2.C.6 of the B.C.Z.R. and would not be detrimental to the primary agricultural uses in its vicinity. Thus, I granted the relief by Order dated September 24, 1999; however, limited the size of the sanctuary to 1200 seats and imposed certain restrictions on the use to address some of the concerns raised by the Protestants. Subsequent to the issuance of that Order, the Protestants filed an appeal to the County Board of Appeals.

In a related matter, the Owner/Developer sought a limited exemption from the Baltimore County development review process, believing that the proposed project qualified as a "minor" development. However, Arnold Jablon, Director of the Department of Permits and Development Management, denied their request for a limited exemption, by his letter dated December 23, 1999. A timely appeal of that denial was taken by the Owner/Developer, and both appeals were consolidated before the Board. Testimony in those cases commenced on June 20, 2000 and was completed on

ORDER RECEIVED FOR FILING

Date

By

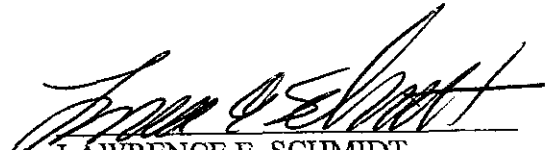
February 15, 2001. Meanwhile, in view of Mr. Jablon's denial of a limited exemption in December, 1999, the Owner/Developer proceeded through the development review process, pending a decision on their appeal by the Board.

As to the history of this project through the development review process codified in Title 26 of the Baltimore County Code, the Owner/Developer submitted a concept plan of the proposed development for review and consideration at a conference held on April 17, 2000. Thereafter, as required, a community input meeting was held on May 22, 2000 at Franklin Middle School. Subsequently, a development plan was submitted for review by County agencies and a conference was held thereon on February 21, 2001. Following the submission of that plan, development plan comments were submitted by the appropriate reviewing agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the Hearing Officer's Hearing which commenced on March 15, 2001. The matter was continued from that date, pending the outcome of the appeal hearing before the Board, and tentatively scheduled for further proceedings on May 16, 2001. However, the matter was again continued, pending further deliberations by the Board.

Subsequently, by its Order dated June 26, 2001, the Board upheld the decision rendered by the undersigned Zoning Commissioner in prior Case No. 99-503-X, subject to certain terms and conditions as set forth therein, and granted a limited exemption from the development review process. Thus, the development plan and the Petition for Special Hearing filed in the instant cases need not be considered here and are therefore moot.

11th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of December, 2001, that the development plan and the Petition for Special Hearing filed in the above-captioned matters, be and the same are hereby DISMISSED without prejudice.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.


LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

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

December 11, 2001

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR SPECIAL HEARING
(Carroll Community Church)
4th Election District – 3rd Council District
Carroll Community Church, Inc. – Owners/Developers
Cases Nos. IV-556 and 01-252-SPH

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matters. Pursuant to the ruling made by the County Board of Appeals on June 26, 2001, and your subsequent letter of December 7, 2001, the development plan and Petition for Special Hearing have been dismissed without prejudice, in accordance with the attached Order.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Md. 21286
Ms. Chris Rorke, Project Manager, DPDM
Case Files



WHITEFORD, TAYLOR & PRESTON
L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 547-8700
FAX 410 752-7092

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

410 832-2000
FAX 410 832-2015
www.wtplaw.com

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

30 COLUMBIA CORPORATE CENTER
10420 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
gbarhight@wtplaw.com

December 7, 2001

Hon. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, MD 21204

**Re: Development Plan Hearing and Petition for Special Exception
Carroll Community Church
Cases No. IV-556 and 01-252-SPH**

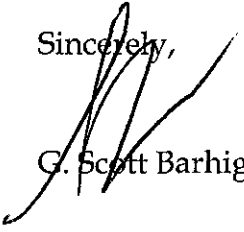
Dear Commissioner Schmidt:

Thank you for your letter of November 7, 2001. I agree with your assessment of the effect of the Board of Appeals decision in its cases 99-503-X and CBA 00-105. Upon consultation with my clients, they have authorized me to proceed as suggested in your letter.

Accordingly, please DISMISS WITHOUT PREJUDICE zoning case 01-252-SPH and development plan case IV-556.

Should you have any questions, please contact me.

Sincerely,


G. Scott Barhight

cc: J. Carroll Holzer, Esquire
Mr. John T. Martindale
Mr. Joseph Duke

240568



Baltimore County
Zoning Commissioner

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

December 11, 2001

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

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(Carroll Community Church)
4th Election District – 3rd Council District
Carroll Community Church, Inc. – Owners/Developers
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Very truly yours,

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LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Md. 21286
Ms. Chris Rorke, Project Manager, DPDM
Case Files

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1701 Emory Road

which is presently zoned R.C.2 & R.C.4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

An Amendment to the Previously Approved Special Exception For a Church.

Case # 99-503X

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

G. Scott Barhight & Julie A. DiGrigoli

Name - Type or Print _____

Signature _____

Whiteford Taylor & Preston L.L.P.

Company _____

210 W. Pennsylvania Ave. 410-832-2000

Address Suite 400 _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

Legal Owner(s):

Carroll Community Church, Inc.

Name - Type or Print _____

Signature By: Joseph Duke, Sr. Pastor

JOSEPH DUKE, SR. PASTOR

Name - Type or Print _____

Signature _____

5220 Klees Mill Road Contact

Address Suite E Attorney

Sykesville MD 21784

City _____ State _____ Zip Code _____

Representative to be Contacted:

Julie A. DiGrigoli, Esquire

Name Whiteford, Taylor & Preston, L.L.P.

410 W. Pennsylvania Ave. 410-832-2000

Address Suite 400 _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 3 1/2 hrs.

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 12-18-00

ORDER RECEIVED FOR FILING

Date 12/11/01

By [Signature]

Case No. 01-252-SPH

220 9/15/98

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

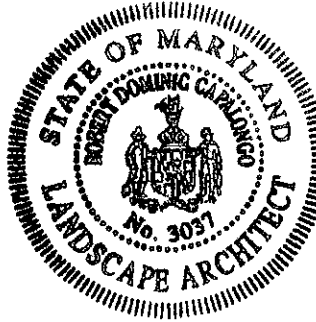


ZONING DESCRIPTION

BEGINNING at the intersection of the centerline of the paving of Emory Road and Mt. Gilead Road, thence the following courses and distances:

South 50°46'59" East, 510.41 feet, South 60°42'39" East, 468.25 feet,
South 38°38'55" West, 33.79 feet, South 49°14'43" East, 338.08 feet,
South 31°31'13" West, 25.00 feet, South 38°14'00" East, 182.28 feet,
North 79°34' 06" East, 204.16 feet, South 13°44'12" East, 835.80 feet,
South 47°33'19" East, 284.63 feet, South 24°19'53" West, 892.00 feet,
North 54°43'20" West, 165.00 feet, South 43°25'15" West, 192.22 feet,
South 41°01'23" West, 253.19 feet, North 35°59'00" West, 666.20 feet,
North 33°58'54" West, 1463.84 feet, North 45°56'19" West, 548.24 feet,
North 45°56'19" West, 25.14 feet, North 28°33'41" East 750.75 feet,
North 07°18'53" East, 360.97 feet to the point of beginning

CONTAINING 70.665 acres of land more or less, and located in the Fourth Election District.



Robert D. Capalongo 12/18/00
Robert D. Capalongo
Licensed Landscape Architect #3037

252

GP.mak\sl\11236\zoning.des\121500

☐ 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
☐ 110 WEST ROAD, SUITE 245, TOWSON, MARYLAND 21204
☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

■ 410-515-9000 ■ FAX 410-515-9002
■ 410-821-1690 ■ FAX 410-821-1748
■ 410-792-9792 ■ FAX 410-792-7395

**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: #01-252-SPH
1701 Emory Road
SEC Emory & Mt. Gilead Rds.
(Carroll Community Church)
4th Election District
3rd Councilmanic District
Legal Owner(s): Carroll
Community Church, Inc.

Special Hearing: to approve an amendment to the previously approved special exception for a church in case number 99-503-X.

Hearing: Monday, February 12, 2001 at 2:00 p.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.

1/24/01 Jan. 25 0446006

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1/25/, 2001

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 1/25/, 2001.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

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

90148

No.

17th 252-584

DATE

12-18-00

ACCOUNT

FR 101-650

AMOUNT \$

250.00

RECEIVED
FROM:

17th St. & Taylor - Ferry Terminal

FOR:

*Central Security Hearing Fee
@ 1701 Ferry, F.D.*

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT

ACTUAL

TIME

12/19/2000 12/18/2000 15:25:02

REG. NO. 5 525 JUDICIAL VERIFICATION

RECEIPT # 191052

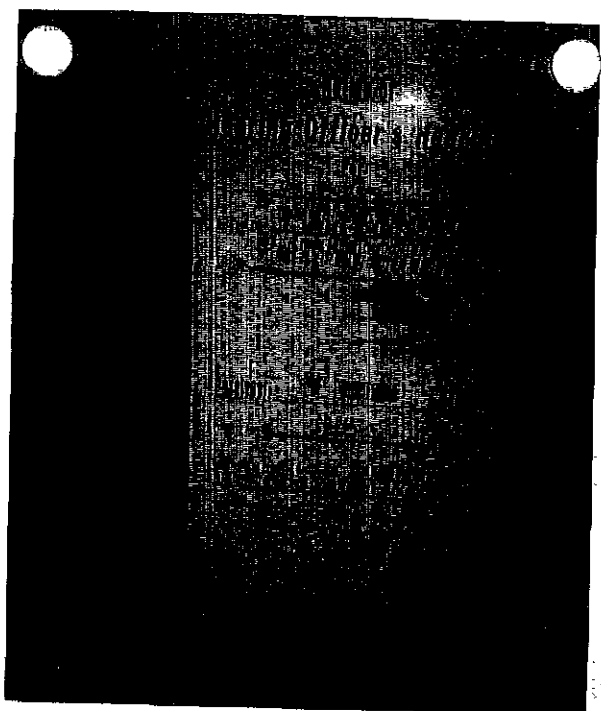
CR. NO. 000348

Receipt for

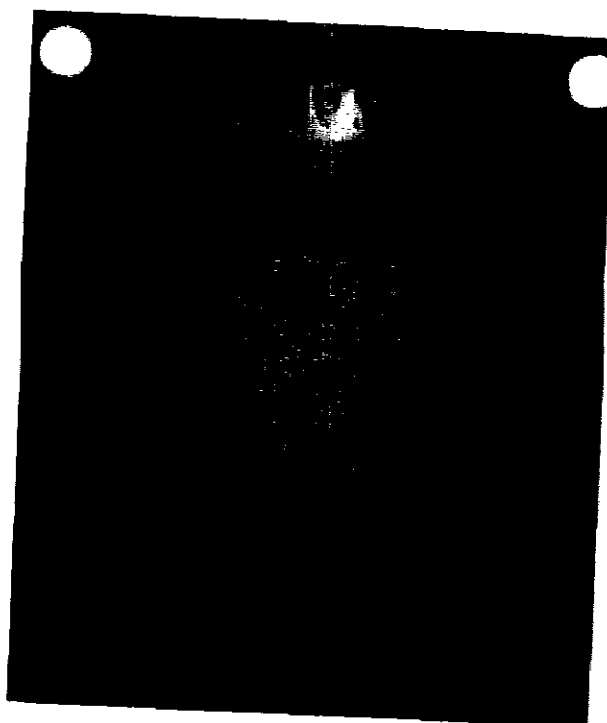
250.00

Baltimore County, Maryland

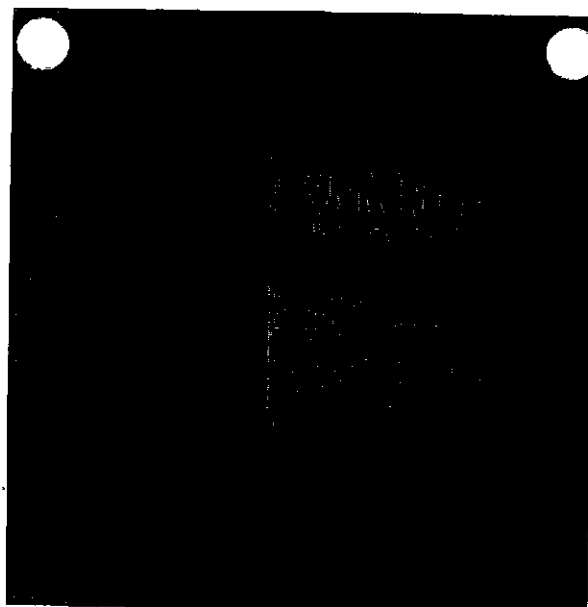
CASHIER'S VALIDATION



RT 91 Emory M



RT 91 EMORY M



mt G. 1E48

NOTICE OF ZONING HEARING

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Case: #01-252-SPH

1701 Emory Road

SEC Emory & Mt. Gilead Roads (Carroll Community Church)

4th Election District - 3rd Councilmanic District

Legal Owner(s): Carroll Community Church

Special Hearing: to approve an amendment to the previously approved Special Exception for a church in Case Number 99-503-X.

Hearing: Thursday, March 15, and Friday March 16, 2001 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue; Thursday, March 22, at 9:00 a.m., Room 407; County Courts Building, 401 Bosley Avenue; Monday, Tuesday, March 26 and 27 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) 887-3393.

JT/2/756 Feb. 27

0453123

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/11, 2001

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 2/27, 2001.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-252-SPH

Petitioner/Developer: CORROLL COMMUNITY

CHURCH

Date of Hearing/Closing: ^{MARK H}15-16-22-26-27

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 1701 EMORY ROAD

(Posted 2 VARIANCE & 2 Hearing OFFICE Signs)

The sign(s) were posted on 14 Feb 2001

(Month, Day, Year)

Sincerely,

SSG Robert Black 14 Feb 2001

(Signature of Sign Poster and Date)

SSG Robert Black

(Printed Name)

1508 Leslie Road

(Address)

Dundalk Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

RE: PETITION FOR SPECIAL HEARING
1701 Emory Road, SEC Emory & Mt. Gilead Roads
(Carroll Community Church)
4th Election District, 3rd Councilmanic

Legal Owner: Carroll Community Church, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-252-SPH

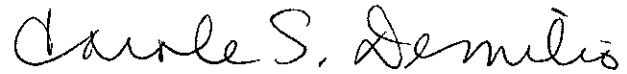
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. 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 19th day of January, 2001 a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq. and Julie A. DiGrigoli, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, 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

January 23, 2001

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: 01-252-SPH
1701 Emory Road
SEC Emory & Mt. Gilead Roads (Carroll Community Church)
4th Election District – 3rd Councilmanic District
Legal Owner: Carroll Community Church

Special Hearing to approve an amendment to the previously approved Special Exception for a church in Case Number 99-503-X.

HEARING: Thursday, March 15, and Friday March, 16, 2001 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue; Tuesday, Wednesday, Thursday, March 20, 21, and 22 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature is the handwritten text "G.D.Z".

Arnold Jablon
Director

C: Julie A. DiGrigoli & G. Scott Barhight, Whiteford, Taylor & Preston, LLP, 210 W. Pennsylvania Avenue, Suite 400, Towson 21204
Carroll Community Church, Inc., Joseph Duke, Senior Pastor, 5220 Klees Mill Road, Sykesville 21784

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 28, 2001.**
(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, February 27, 2001 Issue – Jeffersonian

Please forward billing to:

Julie DiGrigoli, Esquire
Whiteford, Taylor & Preston L.L.P.
210 W. Pennsylvania Avenue, Suite 400
Towson MD 21204

410 832-2000

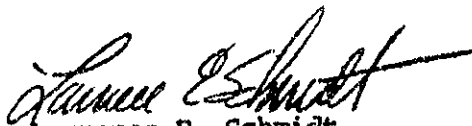
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HEARING: Thursday, March 15, 2001 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue



Lawrence E. Schmidt

672

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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410 832-2000

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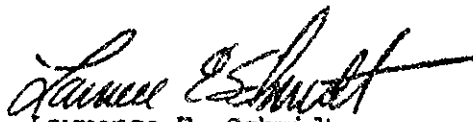
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4th Election District – 3rd Councilmanic District

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Lawrence E. Schmidt

GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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210 W. Pennsylvania Avenue, Suite 400
Towson MD 21204

410 832-2000

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Lawrence E. Schmidt

GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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**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: 01-252-SPH
Petitioner: Carroll Community Church
Address or Location: 1701 Emory Road, Reisterstown
MD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Julie DiGrigoli, Esquire
Address: 210 West Pennsylvania Ave
Towson, MD 21204
Telephone Number: 410-832-2000



Baltimore County
Department of Permits and
Development Management

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

March 9, 2001

Julie A DiGrigoli
Whiteford Taylor & Preston LLP
210 W Pennsylvania Ave Suite 400
Towson MD 21204

Dear Ms. DiGrigoli:

RE: Case Number: 01-252-SPH, 1701 Emory Road

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

W. Carl Richards, Jr. *WCR*
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Joseph Duke Sr. Pastor, Carroll Community Church Inc, 5220 Klees Mill Road,
Sykesville 21784
G Scott Barhight, Whiteford Taylor & Preston LLP, 210 W Pennsylvania Avenue,
Suite 400, Towson 21204
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2001
Item Nos. 251, 252, 253, 254, 255, 256,
257, 259, 260, 261, 262, 263, 264, and
265

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

January 10, 2001

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: CARROLL COMMUNITY CHURCH, INC.

Location: DISTRIBUTION MEETING OF JANUARY 8, 2001

Item No.: 252

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.

16. A CRUSHER RUN ROAD FOR ACCESS TO BUILDINGS AND REQUIRED WATER SUPPLIES SHALL BE AVAILABLE FOR THE USE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 50,000 LBS WHEN CONSTRUCTION OF ANY BUILDINGS IS UNDER ROOF IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE; SECTION F-517.11.

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *MS*
DATE: January 18, 2001
SUBJECT: Zoning Item #252
1701 Emory Road

Zoning Advisory Committee Meeting of January 8, 2001.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 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).

X Groundwater Management: The attached comments dated May 19, 2000 from Mr. J. Robert Powell must be addressed.

X Agricultural Preservation: See the attached comments dated January 18, 2001 from Mr. Wally Lippincott.

ATTACHMENTS

Reviewer: Rob Powell
Reviewer: Wally Lippincott

Date: January 10, 2001
Date: January 18, 2001

#252

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Bruce Seeley, Development Coordination

FROM: J. Robert Powell, R.S., Ground Water Management

DATE: May 19, 2000

SUBJECT: Project Name: Carroll Community Church
REVISED COMMENTS
Plan Type: Concept Plan
Plan Date: March 17, 2000

Ground Water Management has the following comments on the above referenced plan:

Comments	Date Resolved	Reviewer
1. The developer must inspect the existing dwelling currently located onsite to determine if an underground fuel storage tank exists and so note on the plan.		
2. Locate soil percolation tests B8, B9, B10, B11 and D3.		
3. As noted in the attached General Comments, a Groundwater Discharge Permit must be obtained from Maryland Department of Environment. The Developer is advised to contact this office for more information regarding the application procedures and the Large Sewage Disposal System Guidelines. Additional soil tests will be required in order to further define the sewage disposal reserve area located in the vicinity of the church sanctuary. Pretreatment of the sewage wastes generated by the sanctuary and multipurpose facility will be required and the waste disposal system must utilize pressure distribution. As a part of the Groundwater Discharge Permit a Hydrologic Balance and Soils Mounding Analysis must be submitted. This Department and the Maryland Department of Environment will jointly review the project.		
4. There appears to be some changes in the intended usage of the property, especially concerning the proposed meeting lodge. The developer must submit an updated usage letter to this office for review.		
5. The proposed well site to serve the church sanctuary and assembly hall is located within the boundaries of Carroll County. Consequently, the developer must contact Carroll County Health Department, Division of Environmental		

Health for necessary requirements. The well site to serve the meeting lodge is located in Baltimore county and subject to this Departments review and approval.		
6. It should be noted that grading will not be permitted in the sewage disposal area, therefore the site grading and disturbance associated with the construction of the church sanctuary and multipurpose facility should be anticipated at this time and the sewage disposal area adjusted accordingly.		
7. It is also noted that the proposed sewage disposal reserve areas may not be located under parking lot or in any athletic fields.		
8. Soil evaluation tests have been conducted on the property and it appears that sufficient sewage disposal reserve area has been identified, however as previously noted, additional tests will be required in order to further define the area and to allow for a more practical repair area that is located closer to the facility to be served.		

Note: Please include a revision date on all revised plans submitted.

J:/ Carroll Comm. Ch., CP, Rev. Comments, 5-19-00

BALTIMORE COUNTY, MARYLAND

ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Inter-Office Correspondence

TO: Development Coordination DATE: January 18, 2001
FROM: Wally Lippincott, Jr.
SUBJECT: Emory Road Zoning Item 252

The previous extensive comments submitted for the Special Hearing on the proposal indicated in A remain. In addition, since that time, the large area of farmland to the west and north of the property in Carroll County appears to now be within an area proposed as a State Rural Legacy Area. This increases the evidence that the area is agricultural in nature and uses that conflict with maintaining agriculture should not be granted a Special Exception. As stated in the submitted comments that should be made a part of this file as well, the Proposal A should be denied because it will have a detrimental impact both directly through the loss of prime and productive soils and indirectly through the conflict with maintaining agriculture and the agricultural industry viable. The County is aggressively seeking to protect agriculture through the Master Plan, the Zoning Regulations, the Development Regulations and the Capital Budget (Farmland Preservation Program).

The amended plan "B" shows a scaled down church facility. While still large this reduction in the church facility would reduce the indirect impacts. However, this proposal includes constructing a road and ball fields on the area that includes the majority of the prime and productive soils of the site. These soils are exceptional for agriculture and although a landowner cannot be forced to farm them, the County regulations provide for protection of these for future generations.

In summary, the amended plan in its entirety should be denied, however, the proposal may be acceptable if the interior road and ball fields are removed.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 28 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-252

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

January 10, 2001

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

RE: Baltimore County
Item No. 252 (JJS)
Carroll Community Church
MD 91 @ Mt Gilead RD

Dear Ms. Jackson:

We have reviewed the referenced Special Hearing and have no objection to approval. However, since the property is located in both Baltimore and Carroll Counties coordination will be required through both our District-4 and District-7 offices. The owner will be required to obtain an access permit through our office and the following will be required:

- A traffic impact analysis to determine the required roadway improvements.
- A hydraulic analysis will be required.
- Highway widening dedication.

The administration of the access permit will be coordinated through Mr. Peter Lassen of our office; you may contact him at 410-545-5581 or by E-mail (plassen@sha.state.ms.us).

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

Very truly yours,

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

CC: Mr. Peter Lassen
Mr. George Miller D-7
Mr. Randall Scott D-4
Mr. Stephen Ford, Carroll County

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



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

January 17, 2001

Julie A DiGrigoli
Whiteford Taylor & Preston LLP
410 W Pennsylvania Avenue, Suite 400
Towson MD 21204

Dear Ms DiGrigoli:

RE: Case Number 01-252-SPH, 1701 Emory Road

The above matter, previously scheduled for Monday, February 12, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon". To the right of the signature, the initials "GDZ" are handwritten.

Arnold Jablon
Director

AJ: gdz

C: Carroll Community Church, Inc., Joseph Duke, Sr. Pastor, 5220 Klees Mill Road,
Sykesville 21784





Baltimore County
Zoning Commissioner

April 9, 2001

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

G. Scott Barhight, Esquire
Julie DiGrigoli, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR SPECIAL HEARING
(Carroll Community Church)
4th Election District – 3rd Council District
Carroll Community Church, Inc. – Owners/Developers
Cases Nos. IV-556 and 01-252-SPH

Dear Mr. Barhight & Ms. DiGrigoli:

This letter is to confirm that by agreement of all parties, the above-captioned matter has been scheduled for continued proceedings on the following dates. All hearings will be held in Room 407 of the County Courts Building in Towson.

Wednesday, May 16, 2001, 9 AM – 3 PM	Tuesday, June 12, 2001, 9 AM – 5 PM
Thursday, May 17, 2001, 9 AM – 12 Noon	Friday, June 15, 2001, 9 AM – 5 PM
Friday, May 18, 2001, 9 AM – 2 PM	Monday, June 18, 2001, 1 PM – 5 PM
Wednesday, May 23, 2001, 9 AM – 5 PM	Tuesday, June 19, 2001, 9 AM – 5 PM
Wednesday, June 20, 2001, 9 AM – 3 PM	

By copy of this letter, all parties who attended the original hearing will be notified of the continued hearing dates, times and location. In the meantime, should anyone have any questions concerning this matter, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Joseph Duke, Sr., 5220 Klees Mill Road, Sykesville, Md. 21784
Messrs. Bob Bradley & Timothy Madden, Morris & Ritchie Assoc., 110 West Road, Towson, Md. 21204
Mr. Ravi Walden, BWH Architects, 2661 Riva Road, #1030, Annapolis, Md. 21114
Mr. Mickey Cornelius, The Traffic Group, 9900 Franklin Sq.Dr., Suite H, Baltimore, Md. 21236
J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Md. 21286
Mr. George Harman, 5429 Weywood Drive, Reisterstown, Md. 21136
Mr. & Mrs. Mike Fair, 5907 Mt. Gilead Road, Reisterstown, Md. 21136
Mr. Chris L. Bond, 1566 Emory Church Road, Upperco, Md. 21155
Mr. Walt Bowers, 1717 Emory Road, Reisterstown, Md. 21136
Messrs. Larry Gredlein & Peter Lassen, SHA, 707 North Calvert Street, Baltimore, Md. 21202
Mr. Chris Rorke, Proj. Mgr. DPDM; Bob Bowling, Developer's Plans Review, DPDM; Don Stires, Land Acquisition, DPDM; R. Bruce Seeley, DEPRM; Jeff Long, OP; Jan Cook, Rec & Parks; People's Counsel; Case File

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





Baltimore County
Zoning Commissioner

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

May 16, 2001

G. Scott Barhight, Esquire
Julie DiGrigoli, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR SPECIAL HEARING
(Carroll Community Church)
4th Election District – 3rd Council District
Carroll Community Church, Inc. – Owners/Developers
Cases Nos. IV-556 and 01-252-SPH

Dear Mr. Barhight & Ms. DiGrigoli:

This letter is to confirm that for reasons set out in open hearing on May 16, 2001, the proceedings in the above captioned matter have been continued and the case will not be reconvened until instructed by the Board of Appeals and/or a Court of competent jurisdiction.

By copy of this letter, all parties who attended the original hearing will be notified of the continuation of this matter. In the meantime, should anyone have any questions, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Joseph Duke, Sr., 5220 Klees Mill Road, Sykesville, Md. 21784
Messrs. Bob Bradley & Tim Madden, Morris & Ritchie Assoc., 110 West Road, Towson, Md. 21204
Mr. Ravi Walden, BWH Architects, 2661 Riva Road, #1030, Annapolis, Md. 21114
Mr. Mickey Cornelius, The Traffic Group, 9900 Franklin Sq. Dr., Suite H, Baltimore, Md. 21236
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J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Md. 21286
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Mr. & Mrs. Mike Fair, 5907 Mt. Gilead Road, Reisterstown, Md. 21136
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Ms. Chris Rorke, Proj. Mgr., DPDM; Bob Bowling, Developer's Plans Review, DPDM; Don Stires, Land Acquisition, DPDM; R. Bruce Seeley, DEPRM; Jeff Long, OP; Jan Cook, Rec & Parks; People's Counsel; Case File

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





Baltimore County
Zoning Commissioner

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

November 7, 2001

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR SPECIAL HEARING
(Carroll Community Church)
4th Election District – 3rd Council District
Carroll Community Church, Inc. – Owners/Developers
Cases Nos. IV-556 and 01-252-SPH

Dear Mr. Barhight:

Reference is made to the above-captioned matter regarding development of the property located at 1701 Emory Road and known as Carroll Community Church. You are no doubt familiar with the lengthy history of the review process for this project and it will not therefore be repeated herein. However, you may recall that a Petition for Special Hearing was filed on or about December 18, 2000 seeking approval of an amendment to the previously approved special exception in Case No. 99-503-X for the proposed church. Additionally, because of the original denial of a request for limited exemption by the DRC, for which an appeal was filed, a development plan was submitted for consideration through the full process. Thus, both the Hearing Officer's Hearing on the development plan and the hearing on the Petition for Special Hearing were scheduled for a combined public hearing before me on May 16, 2001.

However, on that date I continued the proceedings because of the then-pending appeal before the County Board of Appeals. It is my understanding that the Board has issued its ruling on the matter. I further understand that the Board's ruling has not been appealed. Under the circumstances, it would appear appropriate for my office to issue an Order of dismissal without prejudice as to the Petition for Special Hearing in Case No. 01-252-SPH and likewise, dismiss without prejudice the development plan submitted for the Hearing Officer's Hearing. I understand that Carroll Community Church, Inc. is now proceeding with development plan review in accordance with the Board's ruling, and, of course, that review would not be prejudiced by my Order.

Please advise me if you concur with my assessments so that the above files can be formally closed.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Md. 21286
Mr. Chris Rorke, Proj. Mgr., DPDM
Case File

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



WHITEFORD, TAYLOR & PRESTON
L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-
1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE
CENTER
10440 LITTLE PATUXENT
PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

JULIE A. DIGRIGOLI
DIRECT NUMBER
410 832-2084
jdigrigoli@wtplaw.com

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015
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1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

filed
December 18, 2000

01-252-SPH

Via Hand Delivery and Regular Mail

Mr. Arnold Jablon, Director
Department of Permits and Development Management
Baltimore County Office Building Mail Stop 1105
Towson, Maryland 21204

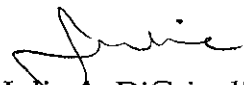
Re: **Carroll Community Church**
1701 Emory Road, Reisterstown, MD
Request for Combined Hearing Pursuant to § 26-206.1 of The
Baltimore County Code

Dear Mr. Jablon:

Please allow this letter to serve as Applicant, Carroll Community Church, Inc.'s written request, pursuant to § 26-206.1 of the Baltimore County Code for a Combined Zoning and Development Plan Approval Hearing with respect to the above-referenced matter. In addition to Development Plan approval, Carroll Community Church has filed a Petition for Special Hearing to amend its previously approved Special Exception for a Church. A filing appointment has been scheduled in this matter for Monday, December 18, 2000, at 3:00 p.m.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely yours,


Julie A. DiGrigoli

cc: Mr. Joseph Duke
Mr. John Martindale
G. Scott Barhight, Esquire

Mr. Arnold Jablon, Director

December 18, 2000

Page 2

Mr. Robert Capalongo

Mr. Donald T. Rascoe

214510

WHITEFORD, TAYLOR & PRESTON
L.L.P.

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G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
gbarhight@wtplaw.com

January 31, 2001

VIA FACSIMILE and REGULAR MAIL

Mr. Arnold Jablon
Mr. George D. Zahner
Baltimore County Zoning Review Office
111 West Chesapeake Avenue
Towson, Maryland 21204

Ms. Christine K. Rorke
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: **Carroll Community Church**
PDM Case No. IV-556
Zoning Case No. 01-252-SPH

Dear Gentlemen and Chris:

A combined Development Plan and Zoning Hearing has been scheduled in the above-referenced matter for March 15, 16, 22, 26 and 27, 2001. Please be advised that the Zoning Hearing in this matter was incorrectly advertised in the January 25, 2001 issue of the Jeffersonian. The Notice of Zoning Hearing incorrectly stated that the hearing was scheduled for Monday, February 12, 2001. It is my understanding that the Office of Zoning intends to publish the March hearing dates in a new Notice of Zoning Hearing.

Please do not hesitate to contact me if you have any questions regarding this matter. Thank you in advance for your assistance in this matter.

Very truly yours,


G. Scott Barhight

GSB:wtg

Mr. Arnold Jablon
Mr. George D. Zahner
Christine K. Rörke
January 31, 2001
Page 2

ccs: Zoning Commissioner Lawrence Schmidt
Mr. Joseph Duke, Carroll Community Church
Mr. John Martindale, Carroll Community Church (via e-mail)
Julie A. DiGrigoli, Esquire
J. Carroll Holzer, Esquire

218757

WHITEFORD, TAYLOR & PRESTON
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TELEPHONE 703 836-5742
FAX 703 836-0265

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
gbarhight@wtplaw.com

December 7, 2001

Hon. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, MD 21204

Re: Development Plan Hearing and Petition for Special Exception
Carroll Community Church
Cases No. IV-556 and 01-252-SPH

Dear Commissioner Schmidt:

Thank you for your letter of November 7, 2001. I agree with your assessment of the effect of the Board of Appeals decision in its cases 99-503-X and CBA 00-105. Upon consultation with my clients, they have authorized me to proceed as suggested in your letter.

Accordingly, please DISMISS WITHOUT PREJUDICE zoning case 01-252-SPH and development plan case IV-556.

Should you have any questions, please contact me.

Sincerely,

G. Scott Barhight

cc: J. Carroll Holzer, Esquire
Mr. John T. Martindale
Mr. Joseph Duke

240568

01-252-SPH

May 16, 2001

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

DATE
OF
PHOTOGRAPHY
JANUARY
1986

1" = 200'

SCALE

R. C. 4

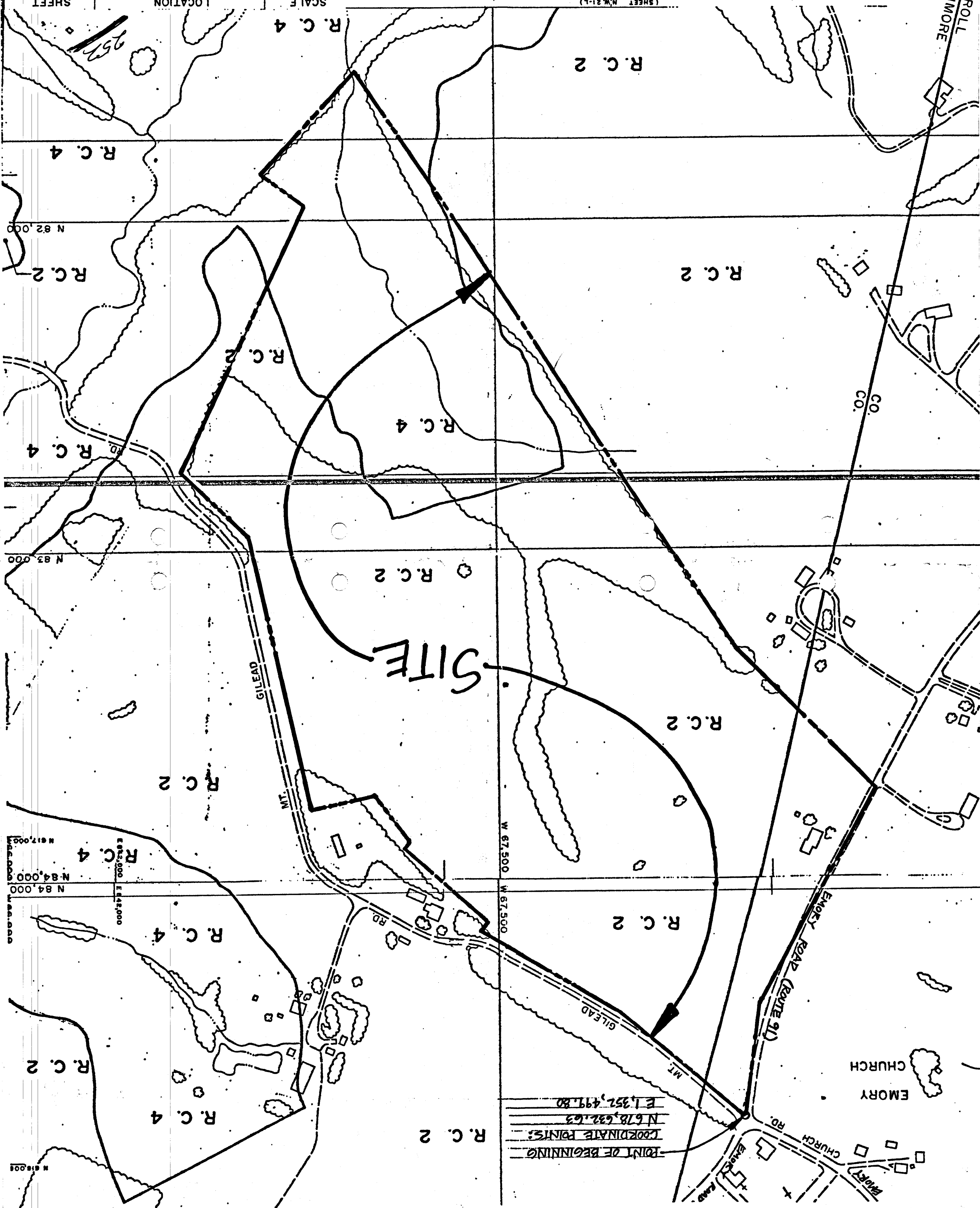
EMORY CHURCH

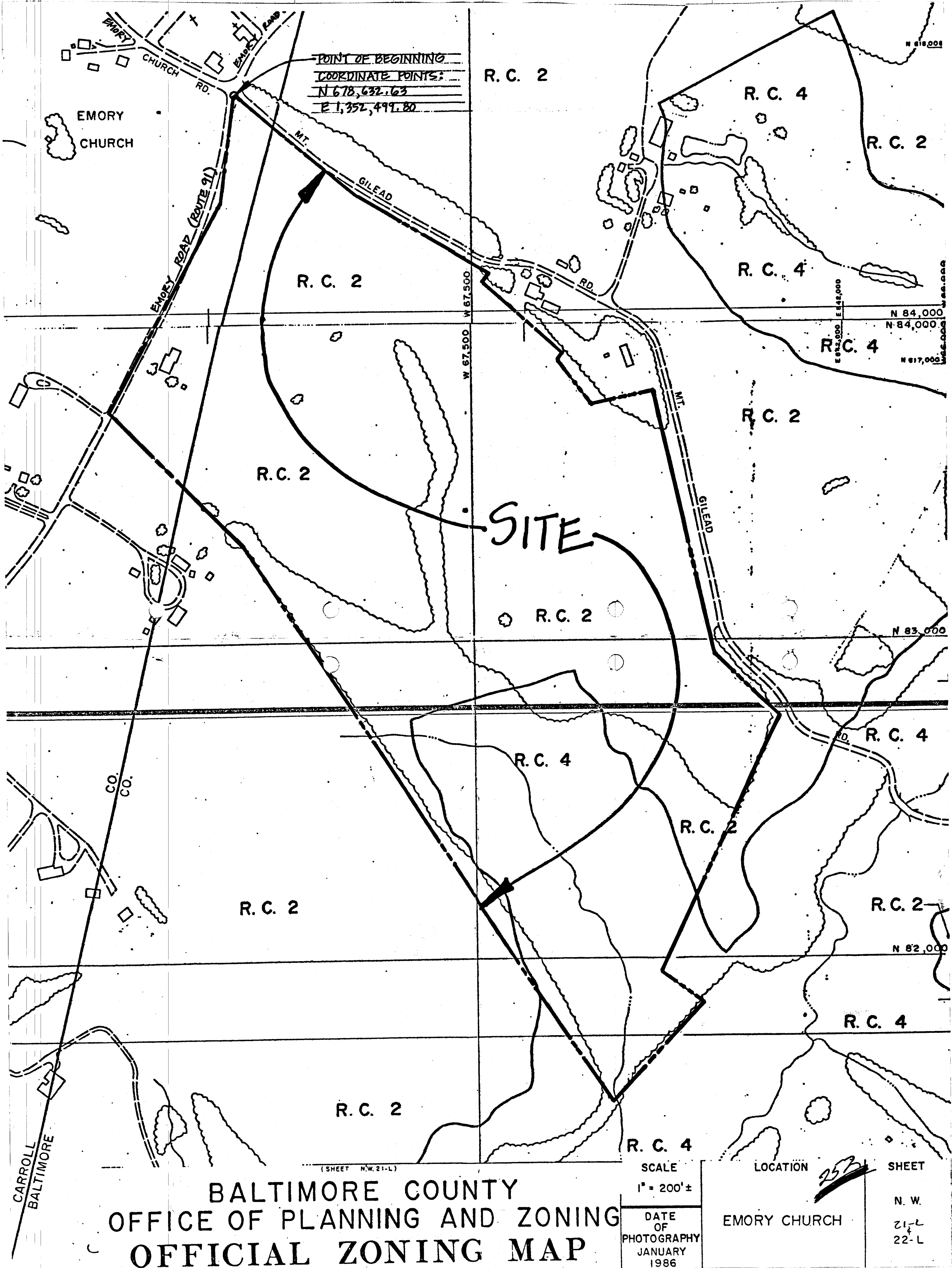
LOCATION

N. W.

SHEET

21-L
22-L





LEGEND

EX. VEGETATION
EX. BUILDING
EX. CONTOURS
PROPOSED BUILDING

EX. VEGETATION
EX. BUILDING
EX. CONTOURS
PROPOSED BUILD
FUTURE PROPOSED
PROPOSED PARK
PROPOSED SEPTI
RESERVE AREA
PERC. TEST
(COUNTY APPROVED)

SOILS CHART

HYDROLOGY SUMMARY									
DESIGN STATION	SCOTTING REACH NAME	ALTITUDE FEET	PROP. INFLOW CFS	PROPOSED DISCHARGE CFS	WATER ELEVATION FEET	VEGETATION TYPE			
WATER QUALITY #1	CFS	CFS	CFS	CFS	862.25	Ac-Fr			
WATER QUALITY #2					860.50	Fr			
						Fr			
2 YEAR	2.2	2.3	Water Gained From July 1, 2000						
10 YEAR			MANAGEMENT NOT REQUIRED				NA	NA	NA
10 YEAR			MANAGEMENT NOT REQUIRED				NA	NA	NA

HYDROLOGY SUMMARY

[illegible]

FOREST BUFFER & FOREST CONSERVATION EASEMENTS NOTES :

STANDARD NON-DISBURSEMENT NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALDWIN COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

PROTECTIVE COVENANTS NOTE:
ANY FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALDWIN COUNTY AND WHICH RESTRICTS DISTURBANCE AND USE OF THESE WAGS.

FOREST CONSERVATION SPECIMEN TREES :

STANDARD NON-DESTRUCTIVE NOTE:
TRESS SHALL BE NO CLEANSING, CROWDING, CONSTRUCTION, SOIL COMPACTION OR EROSION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIES TREES OR OPTIMAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.*

THE FOLLOWING USES ARE

STANDARD NON-DISTURBANCE NOTE:
FOREST PLOTTER NOTES:

THERE SHALL BE NO CLEARING, EASEMENT EXCEPT AS PERMITTED BY THE CITY ENGINEER.

PROTECTIVE COVENANTS NOTE:
"ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS."

VICINITY MAP

SCALE: 1" = 1,000'

BENCH MARK 1 PK NAIL	
N 678273.85	
E 1352945.40	
613.47'	
BENCH MARK 2 REBAR/CLAP	
N 677578.70	
E 1352103.60	

SPECIAL EXCEPTION ORDER
Case Number 99-503-X

1) THE PETITIONERS MAY APPLY FOR THEIR DELINQUENT PENALTY 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 ORDER IS FILED AND THIS ORDER IS RECEIVED, THE RELIEF GRANTED HEREIN SHALL BE RECONSIDERED.

THIS ZONING COMMISSIONER AND THE OFFICE OF PLANNING AND ZONING, THE MODIFIED BUILDING SHOWING A MAXIMUM SEATING OF 100 PERSONS.

- 3) HAVING REDUCED THE SIZE OF THE SANITARY, THE SIZE OF THE PARING AS SHALL BE REDUCED ACCORDINGLY.
- 4) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, A REISED SITE PLAN FOR THE PROPOSED BUILDING SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR INCORPORATION INTO THE CASE FILE.
- 5) BUILDING EXISTING PLANNING OF THE PROPOSED BUILDING (AS NOTED) SHALL BE SUBMITTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT. THE ARCHITECTURAL DESIGN OF THE PROPOSED BUILDING AND THE MATERIALS USED THEREON SHALL

CH BUILDING AND LODGE SHALL BE CONSTRUCTED ON
 LIBLE WITH THE SORROWING COOHEE..

OR SIMILAR MATERIAL.

7. PRIOR TO THE ISSUANCE OF ANY PERMITS, A LANDSCAPE PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THE LANDSCAPE PLAN SHALL BE ARCHITECTED FOR BALTIMORE COUNTY. THE LANDSCAPE PLAN SHALL BE DESIGNED TO BUFFER THE PROPOSED PARKING LOT AND CHURCH BUILDING AND MEMBERS' ENTRANCE FROM EXISTING AND PROPOSED TRAFFIC ON ROUTE 108, BALTIMORE CARROLL COUNTY.

8. LIGHTING OF THE BUILDING AND PARKING LOT SHALL BE MINIMAL AND SUFFICIENT TO PROVIDE SECURITY. LIGHTING PLAN SHALL BE SUBMITTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL.

BE NO LIGHTING OF THE PROPOSED AERIAL FIELD AFTER DUSK.

- 10) OTHER THAN THE TEMPORARY CONSTRUCTION OF BUILDINGS, THERE WILL BE PERMANENT STRUCTURES ON THE SITE OTHER THAN THE PROPOSED CHURCH BUILDING AND LODGE, AS SHOWN APPROPRIATELY, SHOWN ON THE SITE PLAN.
- 11) THE USE OF THE BUILDINGS AND FACILITIES SHALL BE RESTRICTED TO ACTIVITIES ASSOCIATED WITH THE CHURCH OR FOR NONPROFIT ENTERPRISES. THERE SHALL BE NO OTHER ACTIVITIES, INCLUDING BUT NOT LIMITED TO, THE USE OF THE PREMISES FOR CHURCH OR CHURCH RELATED BANQUET OR CATERING ACTIVITIES. SHALL NOT BE PERMITTED.
- 12) ANY DAY CARE PROVIDED ON THE SITE SHALL BE LIMITED TO CHURCH MEMBERS ONLY. NO COMMERCIAL DAY CARE OPERATION WILL BE ALLOWED.

ALL BE NO FREESTANDING ANTENNA OR BROADCAST T

18. ALCOHOL BEVERAGES SHALL NOT BE PERMITTED OUTSIDE THE CHURCH AND LOBBY BUILDINGS.
19. THE PATRONS SHALL NOT ALLOW ALL TERRAIN VEHICLES, GO-KARTS, MOTORBOATS, OR OTHER SIMILAR VEHICLES TO USE THE PROPERTY.
20. THERE SHALL BE NO VEHICULAR ACCESS TO THE SITE FROM MT. GILEAD ROAD
21. WHEN APPLYING FOR A BUILDING PERMIT, THE SITE PLAN AND LANDSCAPING PLAN SHALL REFER TO THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS OF THIS ORDER.

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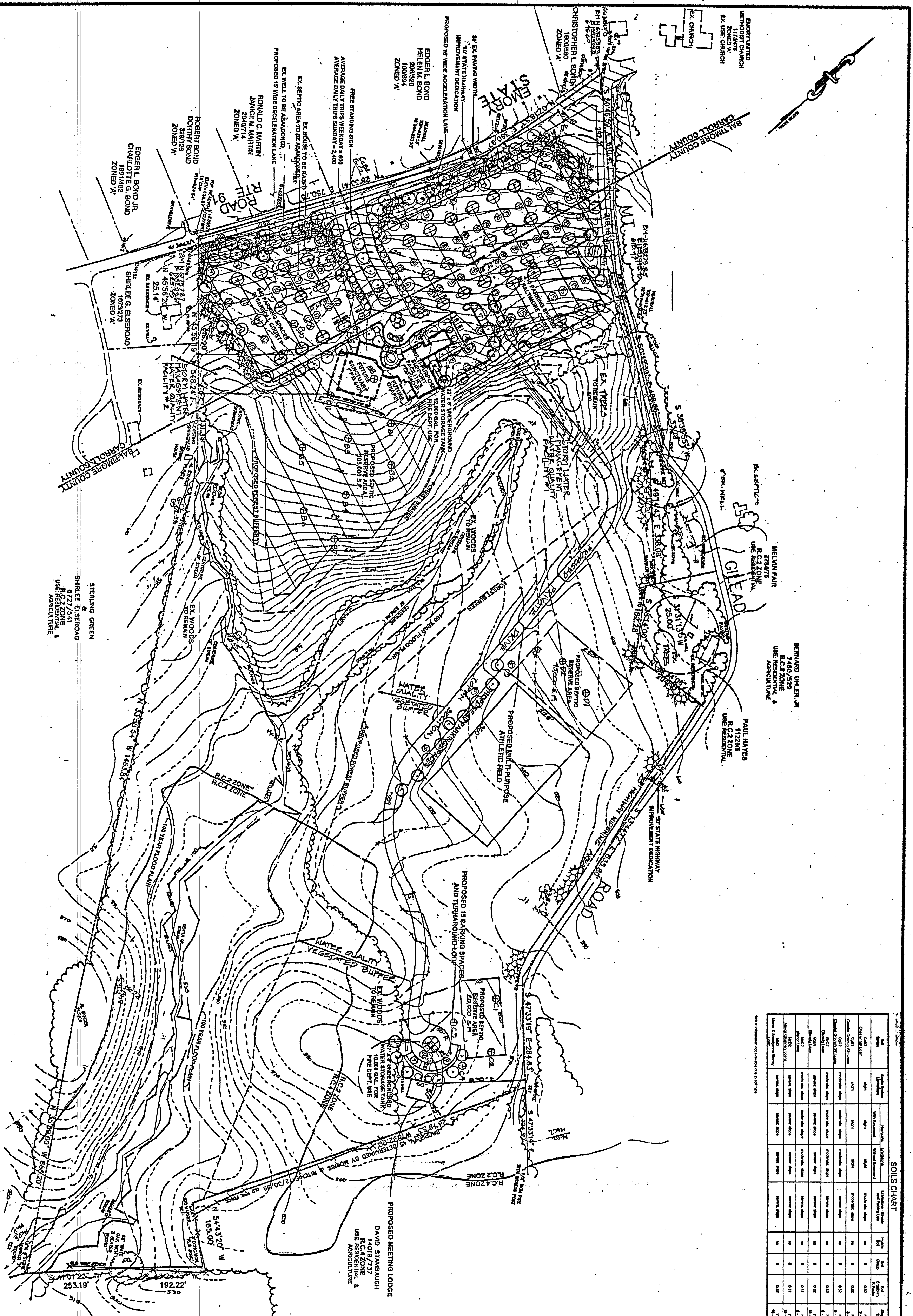
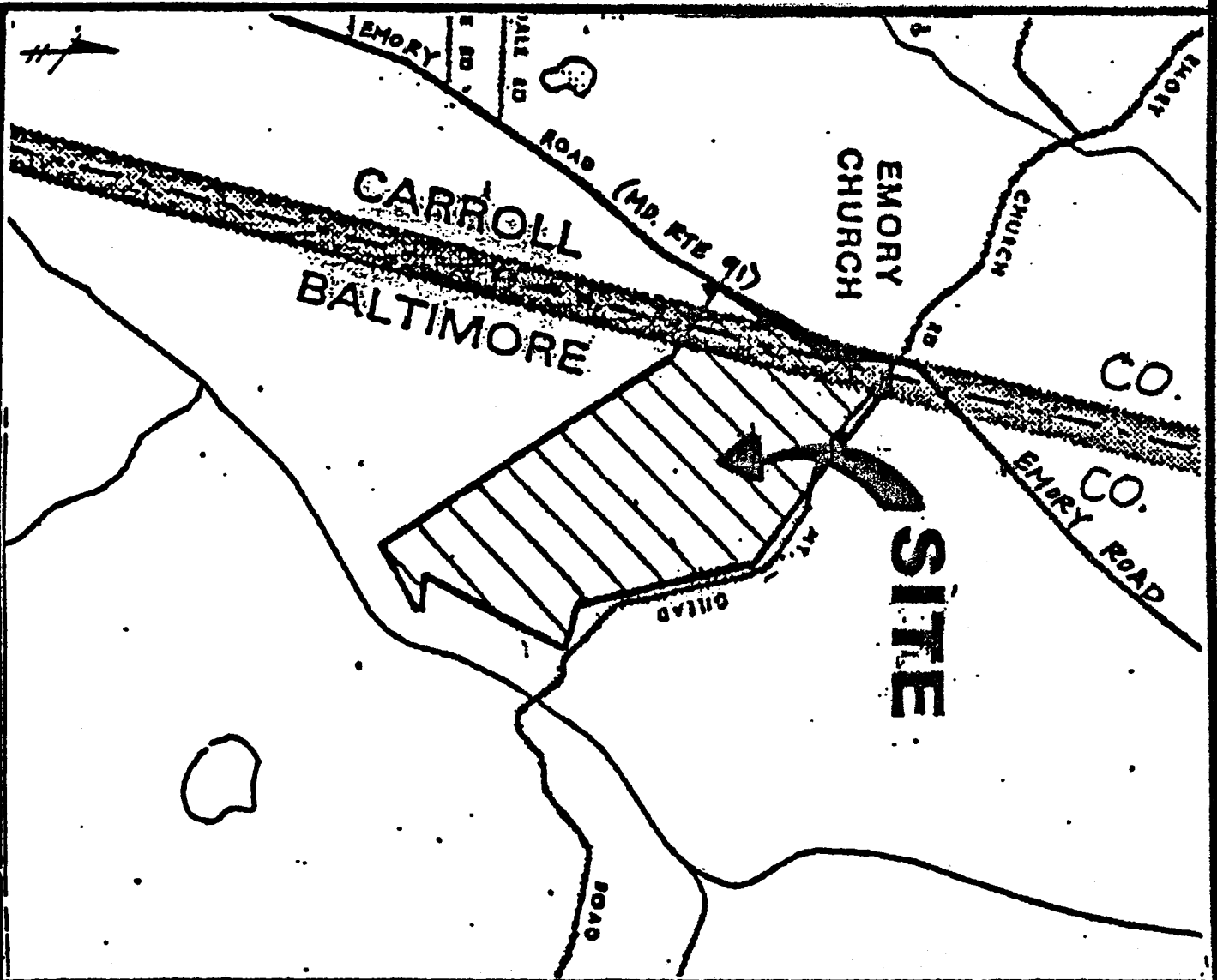
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MORRIS & RITCHIE ASSOCIATES
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 246
TOWSON, MARYLAND 21204
(410) 821-1890
FAX (410) 821-7488

Option 'B' Development

Phonetic transcription text
Plan to Accompany Special Hearing
Amend the Previously Approved Sp
Exception for a Church
4th Election District
Baltimore

[illegible]

Grand Total				
Landscaping and Site Calculations				
Key	Element	Rate	Linear Feet	Planting Unit
AC	PARKING SPACES	7/2	640	46
BC	INTERIOR ROAD	20	260	13
CC	ADJACENT ROAD	140	1400	35
DC	PARKING ADJACENT TO PUBLIC ROAD (CLASS B)	7/5	750	80
EC	PARKING ADJACENT TO RESIDENCE (CLASS A)	7/5	420	28
Total				171

Baltimore County Landscape Planting Unit Calculations			
Key	Plantment	Rate	Linear Feet
AB	PARKING SPACES	1/12	210
BB	INTERIOR ROAD	2/20	605
CB	ADJACENT ROAD	1/40	300
DB	PARKING ADJACENT TO PUBLIC ROAD (CLASS B)	1/16	300
TOTAL			82.75

Carrizo County Proposed Underseeping Table			
# of Plants Proposed	Plant Types	Planting Unit Calc.	Planting Units Proposed
87	Major Deciduous Tree		87
36	Minor Deciduous Tree	/2	18
61	Evergreen Tree	/2	31
Total			136

Baltimore County Proposed Landscaping Table			
# of Plants Proposed	Plant Types	Planting Unit Calc.	Planting Units Proposed
66	Major Deciduous Tree		61
32	Minor Deciduous Tree	/2	16
41	Evergreen Tree	/2	20.5
Total			97.5

ASSOCIATED JEWISH CHARITIES
OF BALTIMORE
4278/06

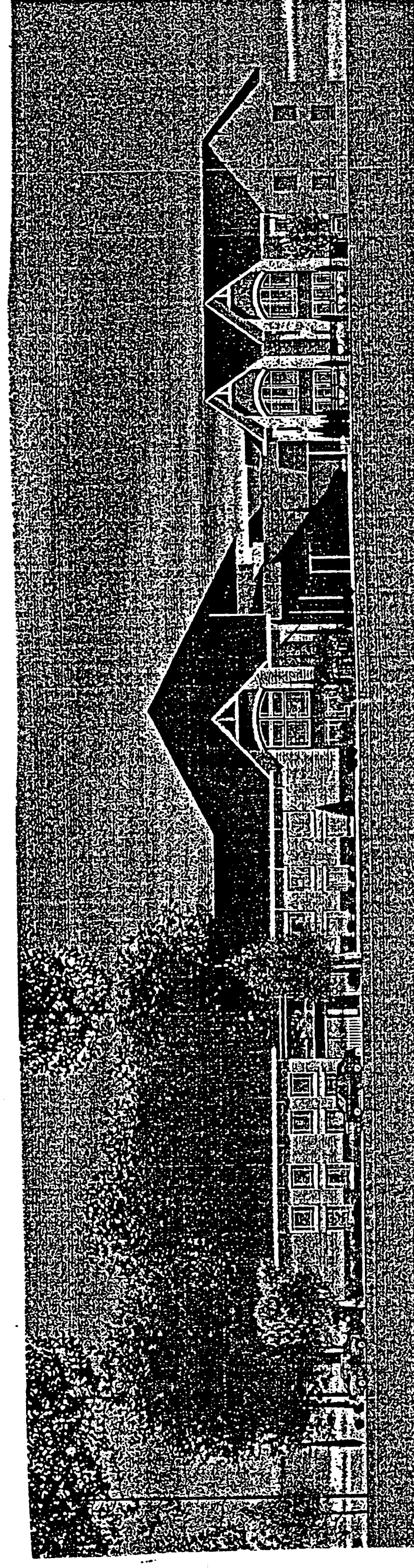
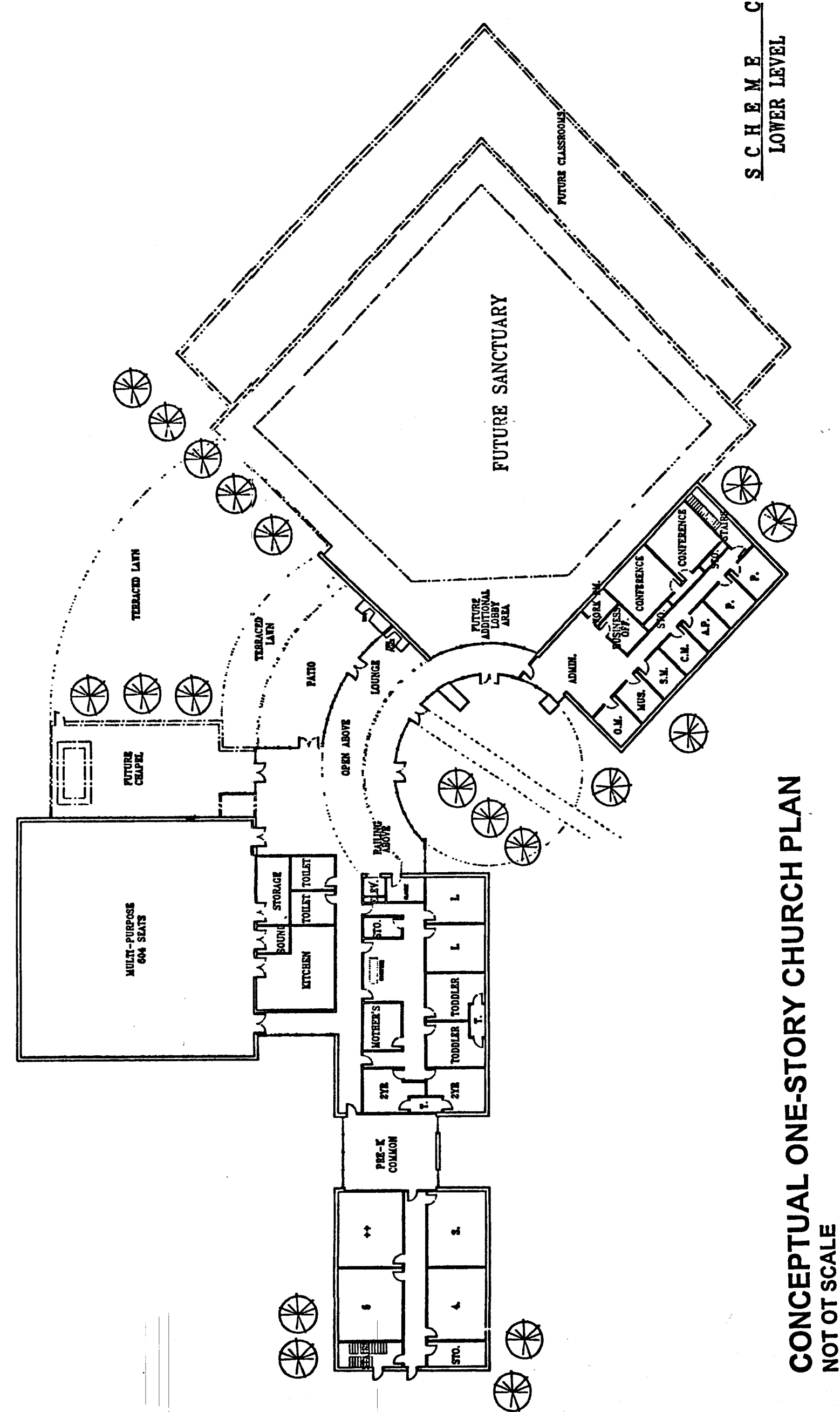
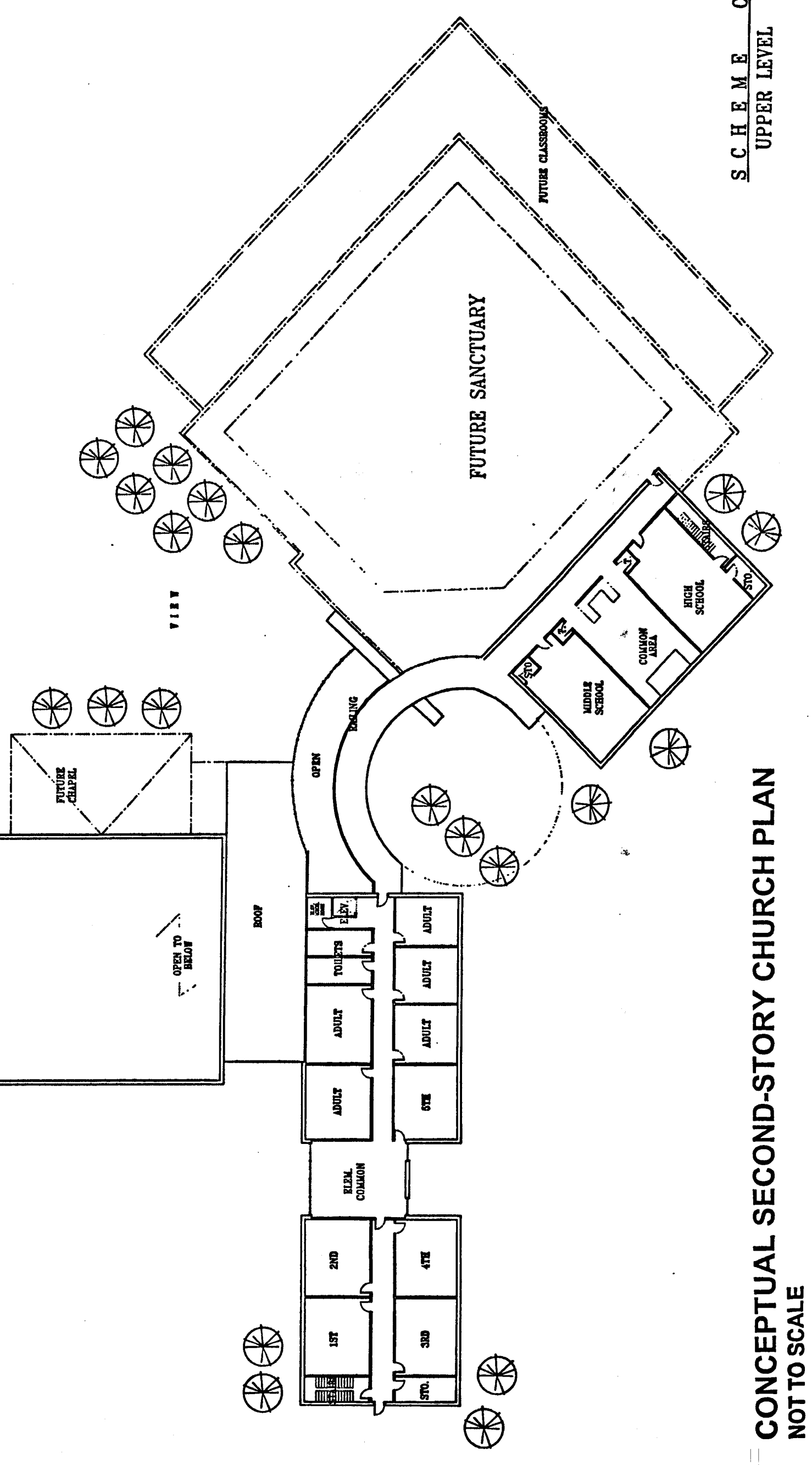
Case Number 99-503-X
PDM FILE NO. N-556



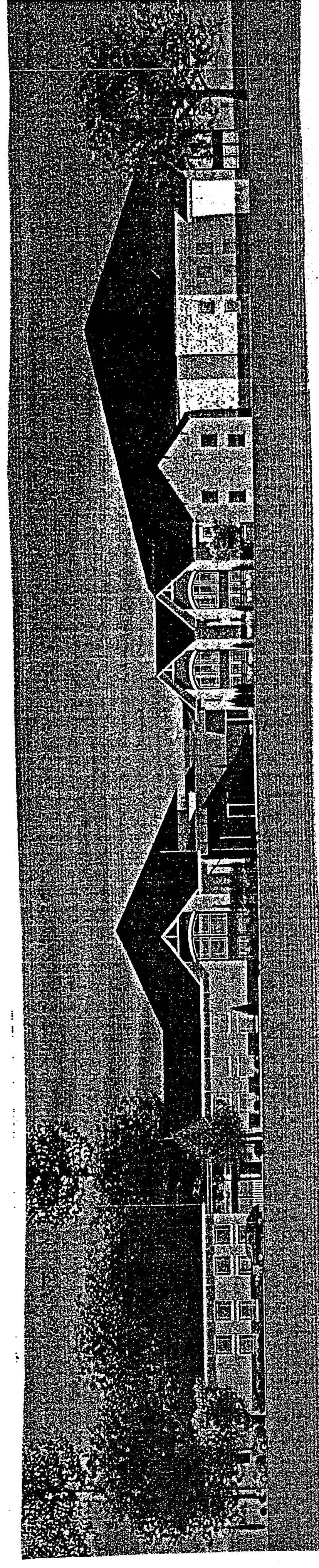
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
— NO WEST ROAD SUITE 246
TOWNSON, MARYLAND 21204
(410) 821-1680

**Option X Schematic Landscape Plan/
Plan to Accompany Special Hearing to
Amend the Previously Approved Special
Exception for a Church**

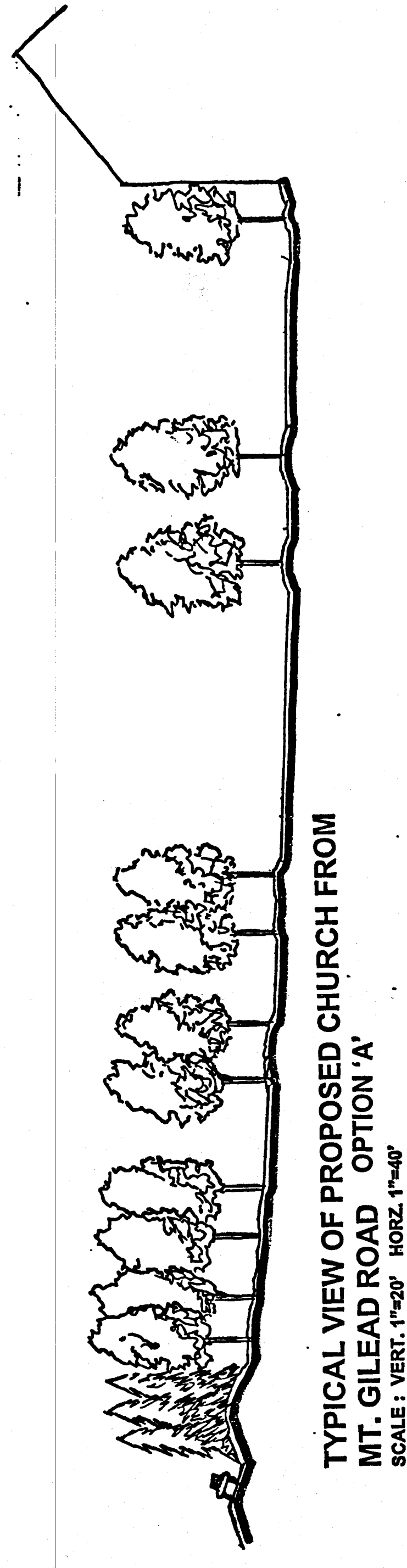
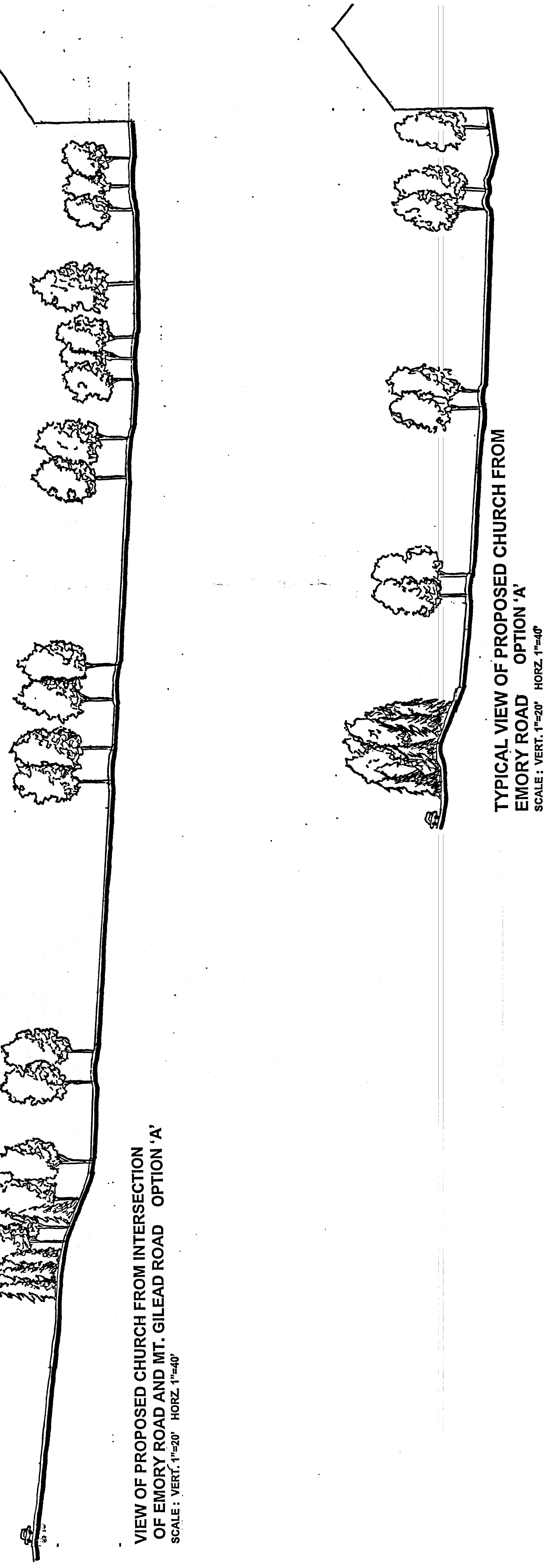
DATE	REVISIONS	JOB NO.	11236
		SCALE:	1"=100'
		DATE:	12/16/00



**CONCEPTUAL CHURCH ELEVATION
(PHASE ONE)
NOT TO SCALE**



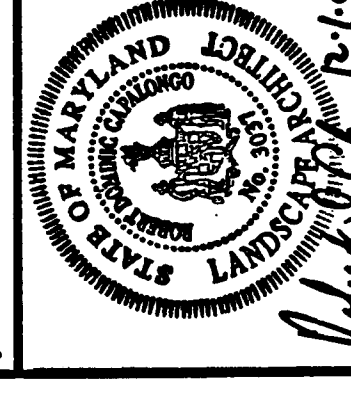
**CONCEPTUAL CHURCH ELEVATION
(PHASE TWO SHOWING SANCTUARY)
NOT TO SCALE**



PDM FILE NO. 1V-556



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**Site Details Plan/
Plan to Accompany Special Hearing to
Amend the Previously Approved Special
Exception for a Church**

DATE	REVISIONS	JOB NO. 11238
		SCALE: NOT TO SCALE
		DATE: 12/18/00
		DRAWN BY: JCL
		DESIGN BY: JCL
		REVIEW BY: BC
		SHEET: 3 of 5

