

IN RE: PETITION FOR SPECIAL HEARING

S/S Hard Road, 120' E
of Denby Road
9th Election District
6th Councilmanic District
(1102 Hart Road)

Paul & Robin Farace, Legal Owners
and
Christ The King Church, Inc.,
Contract Purchasers
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-272-SPH

*

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the now legal owners of the subject property, Paul and Robin Farace and the contract purchaser/lessee, Christ The King Church, Inc. The special hearing request is for property located at 1102 Hart Road in the Towson area of Baltimore County. The Petitioners are requesting a special hearing for a waiver from the Baltimore County Department of Public Works Design Standards relative to the width of a public street (Hart Road), along the subject property frontage. The Petitioners are requesting a waiver pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow Hart Road to remain as it is presently improved in lieu of widening Hart Road in accordance with County Regulations.

Appearing at the hearing on behalf of the special hearing request were Reverend Edward Meeks, appearing on behalf of Christ The King Church, Inc., Don Mitten, a representative of Morris & Ritchie Associates, the engineering firm who prepared the site plan of the property and C. William Clark, attorney at law, representing the Petitioners. Thomas Morell, Mr. & Mrs. Donald Fink and C. Edgar Thomas also attended in support of the waiver request. There were no protestants or other persons at the hearing,

RECEIVED FOR FILING
3/5/61
H. J. J. J.

Testimony and evidence offered at the hearing demonstrated that the property, which is the subject of this waiver request, consists of 5.47 acres of land, more or less, zoned DR 1. The property is proposed to be developed with a 300 seat church and parking lot area as shown on Petitioners' Exhibit No. 2, the site plan of the property. The subject property is located on the north side of Hart Road, near its intersection with Denby Road. The Petitioners have requested a waiver to allow Hart Road to remain in its existing condition. The Petitioners believe that the road in its current condition is of sufficient width to accommodate the small congregation associated with Christ The King Church. In addition, the many photographs entered into evidence, as well as the testimony, demonstrated that any widening of Hart Road would result in the loss of many existing mature trees that currently exist on the Petitioners' side of the road. These trees provide a nice buffer to the property itself and also add to the rural character and charm of this road.

Several residents who took time to attend the hearing, all agreed that the road should stay as it is and no widening should be performed. These citizens are very much concerned over the loss of the trees along Hart Road, as well as an increase in speed of motorists who travel Hart Road in the event it is widened in the future. These residents believe that road improvements can sometimes cause motorists to increase their speed while traveling on a particular road. Therefore, they ask that Hart Road remain as it is and no widening take place.

After considering the testimony and evidence offered at the hearing, I find that the Petitioners' special hearing request should be granted. Requiring the Petitioners to comply with the road widening requirements would in fact cause unnecessary hardship to them.

ORDER REVOKED FOR FILING
3/5/01
H. G. Emerson

IT IS FURTHER ORDERED that any party has the right to file an appeal within thirty (30) days of the date of this Order.

TMK:raj

3



Baltimore County
Zoning Commissioner

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

March 5, 2001

C. William Clark, Esquire
Nolan, Plumhoff & Williams, Chartered
502 Washington Avenue, Suite 700
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 01-272-SPH
Property: 1102 Hart Road

Dear Mr. Clark:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Copies to:

Mr. & Mrs. Paul Farace
1102 Hart Road
Towson, MD 21286

Christ The King Church, Inc.
c/o Father Edward V. Meeks
P. O. Box 4173
Timonium, MD 21093

Don Mitten, P.E.
Morris & Ritchie Associates
110 West Road, Suite 245
Towson, MD 21204

Mr. Thomas J. Morell
3 Southerly Court, #401
Towson, MD 21286

Mr. & Mrs. Donald L. Fink
1035 Hart Road
Towson, MD 21286

Mr. C. Edgar Thomas
1101 Hart Road
Towson, MD 21286



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1102 Hart Road
which is presently zoned DR 1

Councilmanic District 6 Election Dist. 9

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a waiver from the Baltimore County Department of Public Works Design Standards and Standards for Construction to permit the width of the public street (Hart Road) along the subject property frontage to remain as currently improved in lieu of any further widening or other required improvements.

*A Waiver of road widening
pursuant to Section 26-236 of the BCC.*

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:

Christ The King Church, Inc.

Father Edward V. Meeks

Name - Type or Print

Edward V. Meeks

Signature

P. O. Box 4173

(410) 663-3831

Address

Telephone No.

Timonium

MD

21093

City

State

Zip Code

Attorney For Petitioner:

C. William Clark

Name - Type or Print

William Clark

Signature

Nolan, Plumhiff & Williams, Chartered

Company

502 Washington Ave. #700

(410) 823-7800

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Paul Farace

Name - Type or Print

Paul Farace

Signature

Robin A. Farace

Name - Type or Print

Robin Farace

Signature

1102 Hart Road

Address

410-296-6945

Telephone No.

Towson

MD

21286

State

Zip Code

Representative to be Contacted:

Morris & Ritchie Associates

Robert D. Capalongo, RLA

Name

110 West Road

Address

(410) 821-1690

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING *2.00*

UNAVAILABLE FOR HEARING

Reviewed By

Date

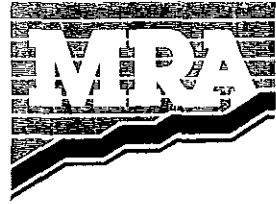
1-9-01

REV 9/15/98

ORDER RECEIVED FOR FILING
3/5/01
Date

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Description

BEGINNING at a point on the southern side of Hart Road (variable width) located southeasterly a distant 120 feet more or less from the intersection of Denby Road (60 foot wide) and Hart Road, thence the following courses and distances:

North 17° 55' 37" East 50.08 feet, South 71° 44' 05" East 44.14 feet,
South 73° 52' 33" East 47.65 feet, South 78° 10' 12" East 60.95 feet,
South 78° 48' 39" East 60.12 feet, South 70° 51' 53" East 38.22 feet,
South 70° 17' 43" East 53.66 feet, South 72° 49' 56" East 61.16 feet,
South 77° 23' 23" East 63.80 feet, South 71° 19' 29" East 131.24 feet, *RLC*
South 82° 28' 53" East 43.92 feet, South 84° 07' 13" East 50.30 feet,
South 81° 22' 15" East 46.52 feet, North 88° 17' 33" East 32.08 feet,
South 12° 35' 23" East 29.80 feet, South 77° 24' 38" West 7.25 feet,
North 83° 08' 24" West 186.30 feet, North 68° 11' 24" West 121.15 feet,
North 78° 34' 23" West 140.00 feet, North 64° 10' 24" West 90.00 feet,
North 86° 45' 24" West 89.20 feet, North 82° 08' 09" West 120.84 feet
to the point of beginning.

Containing 0.482 acres more or less.

BEING PART of 1102 Hart Road and being located in the Ninth Election District in Baltimore County.



[Signature]
Robert D. Capalongo, RLA
Licensed Landscape Architect #3037

#11420

GSP:mak\s\11420roaddescription\010801

01-272-SPH

272

- ☐ 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 410-515-0000
- ☒ 410-821-1690 ☒ FAX 410-821-1718
- ☒ 410-792-9792 ☒ FAX 410-792-7395

CERTIFICATE OF PUBLICATION

TOWSON, MD., 29, 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 28, 2001.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-272-SPH
1102 Hart Road
S/S Hart Road, 120' E of Denby Road
9th Election District - 6th Councilmanic District
Legal Owner(s): Robin A. & Paul Parace
Contract Purchaser(s): Christ The King Church, Inc.
Special Hearing: for a waiver of road widening pursuant to Section 26-236 of the Baltimore County Code.
Hearing: Monday, February 26, 2001 at 11:00 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.
2/089 Feb. 8 C448873

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 8788

DATE 12-27-00 ACCOUNT R-006-6150

AMOUNT \$250.00

RECEIVED FROM: Christ The King Church

FOR: Christ The King Church

DRC #010801G

PK

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

PAYMENT ACTUAL TIME
12/28/2000 12/28/2000 08:59:11
REC W504 CASHIER SHAI SHW DAWLEN
DATE 3 12.9 LENDING VERIFICATION
Receipt # 153017
CR 10 459800

RECEIPT FOR \$250.00
\$250.00 OK
BALTIMORE COUNTY - MARYLAND

No Special Hearing fee due, this is the cc
for only fee required! *[Signature]* JLL

01-272-SPH

CERTIFICATE OF POSTING

RE: Case No.: 01-272-SPH

Petitioner/Developer: Robin & Paul
Farace / Christ the King Church

Date of Hearing/Closing: 2-26-01

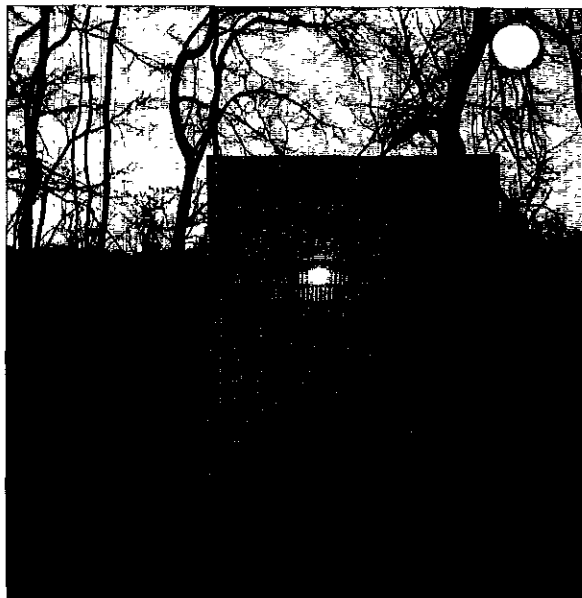
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 1102 Hart Rd. Towson, MD
21286

The sign(s) were posted on February 6, 2001
(Month, Day, Year)



Sincerely,

Stacy Gardner 2/6/01
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

MANNON-BAUM SIGNS INC.
205 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

RE: PETITION FOR SPECIAL HEARING
1102 Hart Road, S/S Hart Rd, 120' E of Denby Rd
9th Election District, 6th Councilmanic

Legal Owner: Paul & Robin Farace
Contract Purchaser: Christ the King Church, Inc.
Petitioner(s)

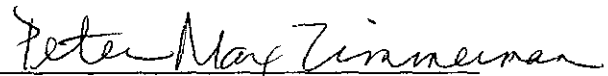
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-272-SPH

* * * * *

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 31st day of January, 2001 a copy of the foregoing Entry of Appearance was mailed to C. William Clark, Esq., Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, 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 24, 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: 01-272-SPH
1102 Hart Road
S/S Hart Road, 120' E of Denby Road
9th Election District -- 6th Councilmanic District
Legal Owners: Robin A. & Paul Farace
Contract Purchaser: Christ The King Church, Inc.

Special Hearing for a waiver of road widening pursuant to Section 26-236 of the Baltimore County Code.

HEARING: Monday, February 26, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

GJZ

Arnold Jablon
Director

C: C. William Clark, Nolan, Plumhoff & Williams, Chartered, 502 Washington Avenue,
#700, Towson 21204
Robin A & Paul Farace, 1102 Hart Road, Towson 21286
Father Edward V Meeks, Christ The King Church, Inc., P O Box 4173, Timonium
21093
Robert D Capalongo RLA, Morris & Ritchie Associates, 110 West Road, Towson
21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 9, 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
Thursday, February 8, 2001 Issue – Jeffersonian

Please forward billing to:

C. William Clark
Nolan Plumhoff & Williams Chartered
502 Washington Avenue #700
Towson MD 21204

410 823-7800

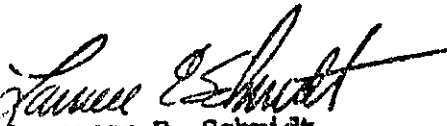
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1102 Hart Road
S/S Hart Road, 120' E of Denby Road
9th Election District – 6th Councilmanic District
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Contract Purchaser: Christ The King Church, Inc.

Special Hearing for a waiver of road widening pursuant to Section 26-236 of the Baltimore County Code.

HEARING: Monday, February 26, 2001 at 11:00 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.



Baltimore County
Department of Permits and
Development Management

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

February 23, 2001

C. William Clark
Nolan Plumhoff & Williams, Chartered
502 Washington Avenue #700
Towson MD 21204

Dear Mr. Clark:

RE: Case Number: 01-272-SPH, 1102 Hart Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 9, 2001.

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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Robin & Paul Farace, 1102 Hart Road, Towson 21286
Father Edward V Meeks, Christ The King Church, Inc, P O Box 4173, Timonium
21093
Robert D Capalongo RLA, Morris & Ritchie Associates, 110 West Road, Towson
21204
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 12, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2001
Item No. 272

The Bureau of Development Plans Review has reviewed the subject zoning item.

The road should be widened to a minimum of 24 feet from the west edge of the property to the entrance and a 5-foot strip should be graded behind the widening.

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 31, 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: 271, 272

Location: DISTRIBUTION MEETING OF January 22, 2001

Item No.: See Below

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.

271, 272,

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/RS*

DATE: January 30, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 22, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
271	600 Middle River Road
272	1102 Hart Road
273	602 Fuselage Avenue
274	120 Sanford Avenue
276	7439 Prince Georges Road
277	6624 Baltimore National Pike
278	1141 & 1143 Lake Avenue

Jim
2/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 31, 2001

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

FEB - 1

SUBJECT: 1102 Hart Road

INFORMATION:

Item Number: 01-272

Petitioner: Paul Farace

Zoning: DR 1

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to waive the road widening.

Prepared by: Mark A. Cunniff

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: 1-24-01

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

RE: Baltimore County
Item No. 272

JJS

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 21202-0717

11420

MORRIS & RITCHIE ASSOCIATES, INC.ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

December 27, 2000

Mr. Arnold Jablon, Director
Baltimore County Permits and
Development Management
111 W. Chesapeake Avenue, Room 106
Towson, MD 21204

Pet #3

Subject: Christ the King Church
1102 Hart Road

Dear Arnold:

Morris & Ritchie Associates, Inc. (MRA), on behalf of our client and contract purchaser of the subject property, Christ the King Church, hereby request your approval of a Waiver from the Baltimore County Department of Public Works standards to permit the width of the public street (Hart Road) along the subject property frontage to remain as currently improved in lieu of any further widening or other improvements.

Enclosed please find three copies of the proposed Development Plan for approval of the waiver by the DRC and a check in the amount of \$250.00.

We await your decision.

Very Truly Yours,

MORRIS & RITCHIE ASSOCIATES, INC.

Robert D. Capalongo, RLA
Project Manager

#11420

enclosures

cc: Father Ed Meeks
Bud Clark
Bob Bradley

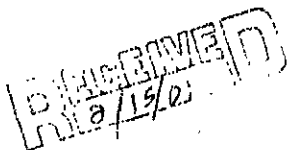
RDC:maks\11420\DRCwidening\122600

- ☐ 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

#11420

Baltimore County Government
Department of Permits and
Development Management



Per Ex #4

111 West Chesapeake Avenue
Towson, Md. 21204

410-887-3335

February 9, 2001

Morris & Ritchie Associates, Inc.
110 West Road, Suite 245
Towson, MD 21204

RE: Christ the King Church
1102 Hart Road
DRC Number: 010801G, Dist. 9C6

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has, in fact, met in an open meeting on January 29, 2001, and made the following recommendations:

The DRC reviewed the plan submitted on the above referenced project and determined that a partial waiver for Public Works Standards as requested would be within the scope, purpose, and intent of the development regulations of Baltimore County. Please refer to the memo from Robert Bowling, dated January 24, 2001.

Morris & Ritchie Associates, Inc.
Christ the King Church
February 9, 2001
Page 2

The DRC has recommended your waiver for approval. Now you must file for the special hearing.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 9th day of January 2001, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,



Arnold Jablon
Director

AJ:DTR:dak
c: File
Enclosure

DIVISION 4. GENERAL DESIGN STANDARDS AND REQUIREMENTS

Sec. 26-261. Compliance.

(a) The general design standards and requirements set forth in this division are intended to provide criteria for the preparation and review of proposed development.

(b) Subject to the provisions of sections 26-170 and 26-172, all development shall meet the standards and requirements contained in this division and shall conform to the policy and intent of these regulations.

(c) Additional standards and requirements, not inconsistent with these regulations, shall be adopted in accordance with the provisions of section 26-283 of these regulations.

(d) Proposed development in the critical area must also comply with the standards and requirements specified in this Code.
(Code 1978, § 22-80)

Sec. 26-262. Street system.

The proposed street system must provide safe and convenient vehicular circulation, both within the tract and between it and neighboring properties or particular traffic generators. To this end, no plan or plat may be approved unless the tract to which it applies is bordered by or would have access to a public street that is or would be made adequate to carry anticipated traffic; and no plan or plat may be approved unless construction pursuant to it would provide adequate access for emergency-service vehicles to each building on the tract. Internal circulation must be predominantly by local streets and through-traffic movement predominantly by collector or arterial streets. Only the minimum necessary number of driveway entrances on collector or arterial streets may be permitted, and the county may require the provision of a single access drive or a frontage road to serve adjacent buildings or lots, where necessary to reduce the number of entrances on an arterial street. Access drives connecting nonresidential

developments may be required. The street system may be required to be extended to the boundaries of the tract and connected to adjacent street.

(Code 1978, § 22-81)

Cross reference—Roads, bridges and sidewalks, tit. 31.

Sec. 26-263. Street design and construction.

Proposed streets must conform to adopted county standards for design and construction, except that different standards may be imposed where necessary to:

- (1) Preserve trees or other natural features;
- (2) Minimize grading or impervious surfacing;
- (3) Accommodate utilities, landscaping, benches, sidewalks, or other street-side facilities; or
- (4) Increase the suitability of the design or construction to the terrain, soil, surface drainage, groundwater, or anticipated traffic load or speed.

In addition, the county may require the provision of turning lanes and traffic signals as necessary at heavily traveled intersections or impose other special requirements for street design or arrangement as may be necessary to minimize the total number of intersections or to minimize four-way intersections, oblique intersections, intersections on curves, or large corner radii. No proposed street may be designed so as to intersect at grade with any railroad, except sidings.

(Code 1978, § 22-82)

Cross reference—Roads, bridges and sidewalks, tit. 31.

Sec. 26-264. Parking, signs, benches and transit facilities.

(a) Parking required under provisions of the zoning regulations and the state building code for the handicapped must be located and designed so as not to interfere with vehicular or pedestrian traffic and so as to be convenient to the principal entrance of buildings. Parking areas may be required to be dispersed on the site so that each is relatively small.

HAMPTON GARDENS COMMUNITY ASSOCIATION

February 20, 2001

CHRIST THE KING CHURCH
REVREND ED MEEKS, PASTER
P.O. BOX 4173
TIMONTUM, MARYLAND 21094-4173

Dear Reverend Meeks

Pursuant to our phone conversation this morning, I am writing this letter concerning the Baltimore County Development Review Committee hearing scheduled for February 26, 2001. The hearing of the Department of Public Works is a result of your request for a waiver for the widening of Hart Road. As you know from our community meetings, when you presented the proposed development of the property a main concern for us was any change to the country road. We are in support of your requested waiver and look forward to our continued working relationship as your plans materialize.

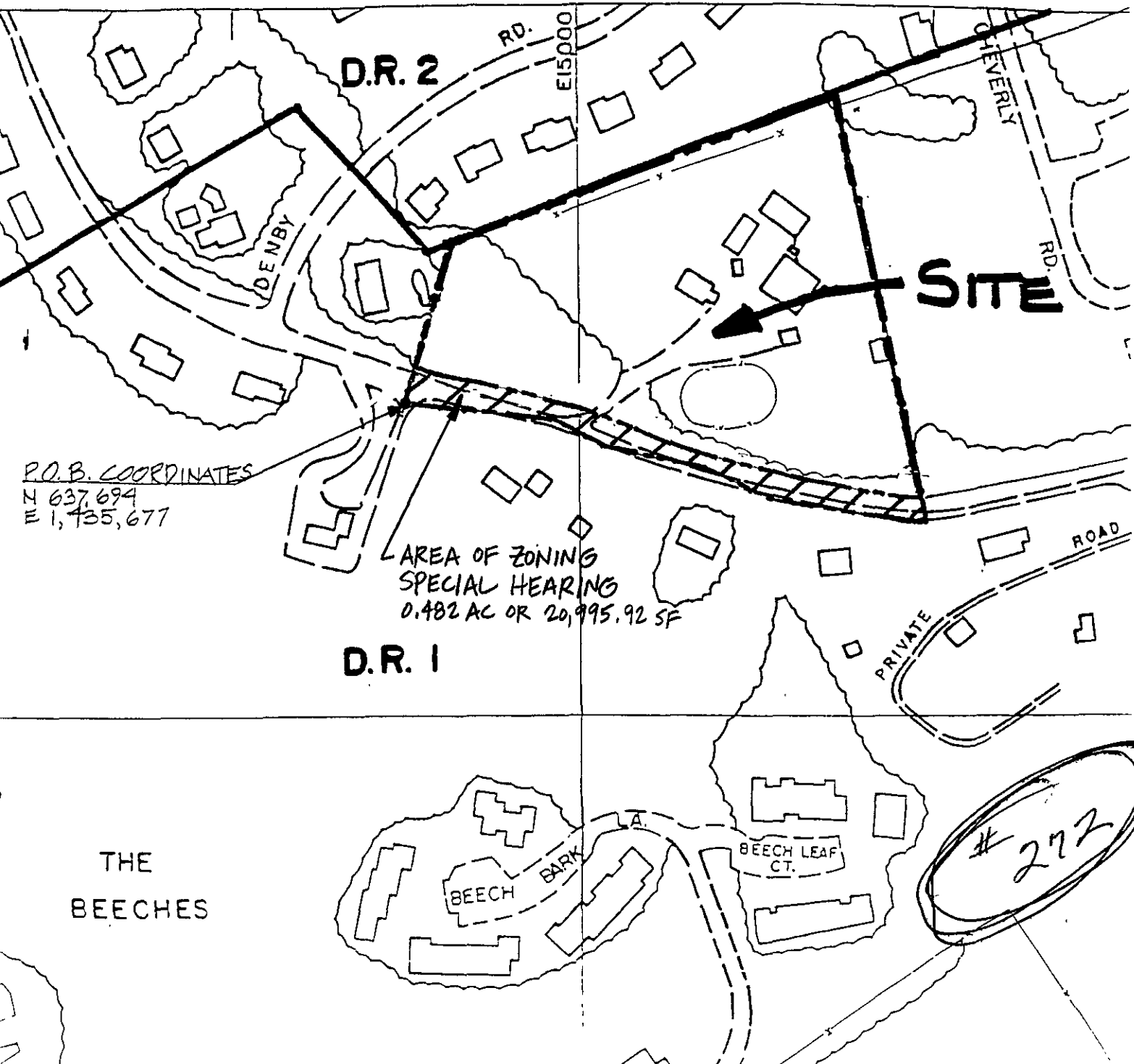
Sincerely,



Joseph A. Kelly
President
1115 Valewood Road
Towson, Maryland 21286-1655

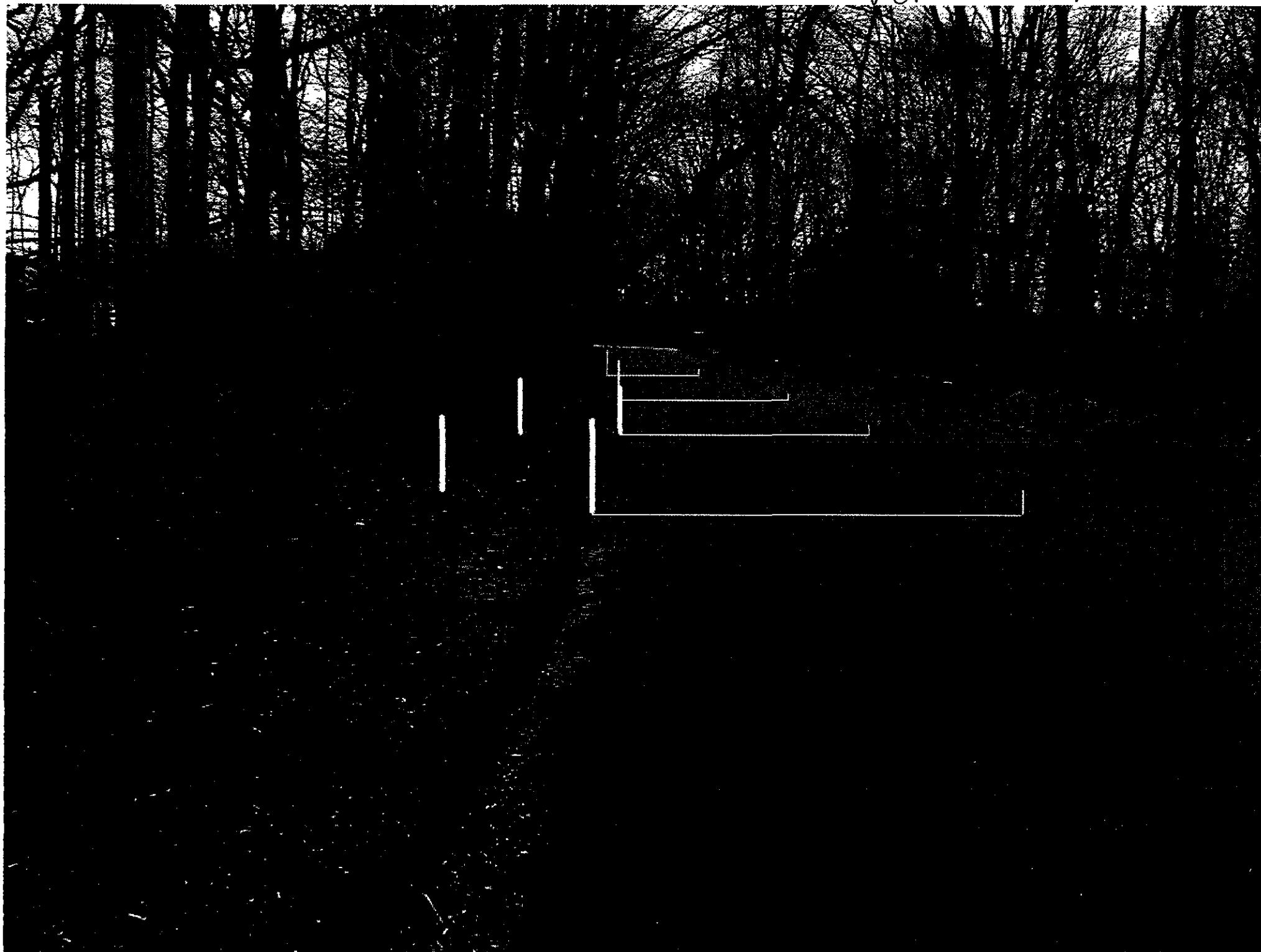
Pet Ex #8

(SHEET N.E. 12-C)



SCALE	LOCATION	SHEET
1" = 200' ±	LIMEKILN HOLLOW	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	01-272-SPH	11-C

Ref Ex 6A



6B



6C



6D



6E



6F



Site Notes

2. Contract Purchaser/Developer: Christ the King Church
9302 Montego Avenue

Townson, MD 21204-25
Attn.: Robert D. C
Phone: 410-821-1690

D. Net Area of Site:
E. Property Address:
F. Election District:
G. Councilmanic District:
H. Baltimore County ADC Map:

5. Existing Land Use.

- A. Maximum Bldg. Height Allowed.
- B. Building Height Proposed With
- C. Maximum Building Height Allo
- D. Building Height Proposed out
- F. Building setbacks.

South Side: 15' KIN

8. Parking Calculations:
A. Church: 500 seats @ 1 per 4.

10. There are no known non-tidal wetlands on the property.
11. There are no known forest buffers on the property.
12. There are no known regulated pollutants on the property.
13. There are no known historical or prehistoric resources on the property.

16. Property line and onsite topography.
17. Assoc. Inc. dated September 6, 1988.
18. All proposed paved surfaces will be provided by the applicant.
19. Landscaping shall be provided by the applicant.

22: a letter was sent by Arnold J. [redacted]
A waiver of DM standards to per-
[redacted] widening has been filed with the

DATE	REVISIONS

Age Group	Male (%)	Female (%)
18-24	95	95
25-34	90	90
35-44	85	85
45-54	75	75
55-64	65	65
65-74	55	55
75+	45	45

**110 WEST ROAD SUITE 249
TOWSON, MARYLAND 21204**

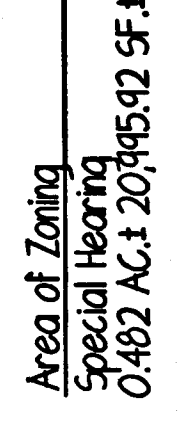
PLAN TO ACCOMPANY A PETITION

102 HART RD, BALTIMORE COUNTY MD

DATE: 1/08 /01	
DRAWN BY: JCL	
DESIGN BY: RC	

#85-262-1

Relief Requested
A waiver from the Baltimore County Department of Public Works Design Standards and Standards for Construction to permit the width of the public street (Hart Road) along the subject property frontage to remain as currently improved in lieu of any further widening or other required improvements.



STORM WATER MANAGEMENT HYDROLOGY SUMMARY

MANAGEMENT PROVIDED: None and $ty=1/2$ = Runoff from non impervious surfaces; Quantity 2 x 10
DRAINAGE AREA (AC.), 2.41
LOCATION: LOCH RAVEN WATERSHED
EMBANKMENT HEIGHT = Excavated

Phillip & Mary
Wach

EX-USE RESIDENTIAL

Artorio & Corazon Cuevas
4932178
29037140

N 17° 55' 37" E
44.14' E
50.08' E

Point of Beginning
Coordinates

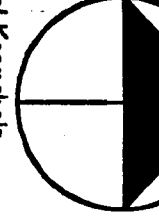
0.482 AC. $\pm$ 20.995.92 SF. $\pm$

SOIL CHART

HYDROLOGY SUMMARY

[illegible]

DRAINAGE AREA (AC.) = 2.47
 LOCATION: LOCH RIVER, INTERSECTED
 PREVALENT HEIGHT = Elevation
 TOP WIDTH = 6 FT., MIN.
 NORMAL SURFACE AREA (SQ. FT.) = 2,614
 STORAGE HEIGHT PRODUCT = none
 FACILITY IS A SUB - NO - 578 STRUCTURE CLASSIFICATION



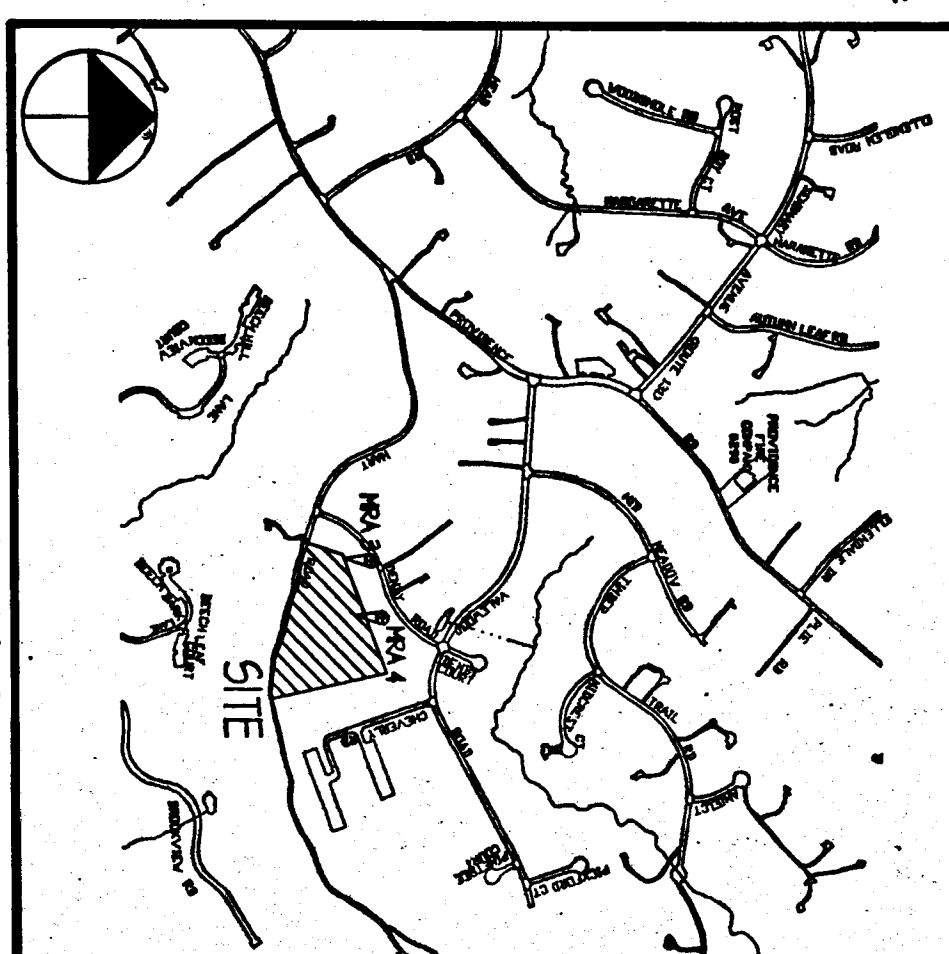
NOTE: The survey shown hereon was done without the benefit of a title report as of September 8, 2000.

Bealings shown hereon are based on a 65% survey performed by Kerr's & Ritchie Associates, Inc. in July of 2000, using the following Baltimore County Central Station:

NR1 3 RIC N 62°58'44" 2832 E 145°57'55" 14475 BLR1440, 076
NR4 3 RIC N 62°58'41" 0100 E 145°00'10" 08500 BLR15404, 125

Site Notes

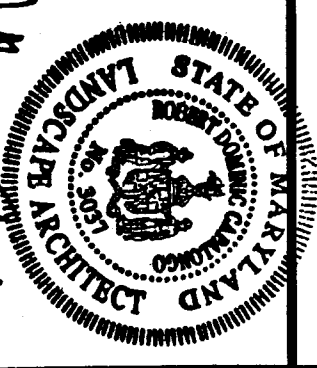
1. Owners:
Paul Forcass
Robin Forcass
102 Hart Road
Tomball, TX 21066
2. Contractor/
Purchase/
Developer:
Christ the King Church
4002 Montego Avenue
Dallas, TX 21061
Adrian, Raymond Ed Weeks
3. Engineer:
Morris & Ritchie Assoc., Inc.
110 West Road, Box 245
Tomball, TX 21064-2514
Phone: 4086-1144
Fax: 4086-1144



SCALE 1" = 1000'

Site Legend

_____	EX PROPERTY LINE
_____	EX. HWY
_____	EX. 1 CONTIGUOUS
_____	EX. 2 CONTIGUOUS
_____	EX. 3 CONTIGUOUS
_____	EX. 4 CONTIGUOUS
_____	EX. 5 CONTIGUOUS
_____	EX. 6 SHARED
_____	EX. 7 SHARED
_____	EX. 8 SHARED
_____	EX. 9 SHARED
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_____	EX. 100 SHARED



DEVELOPMENT PLAN CHRIST THE KING CHURCH

102 HART RD, BALTIMORE COUNTY MD

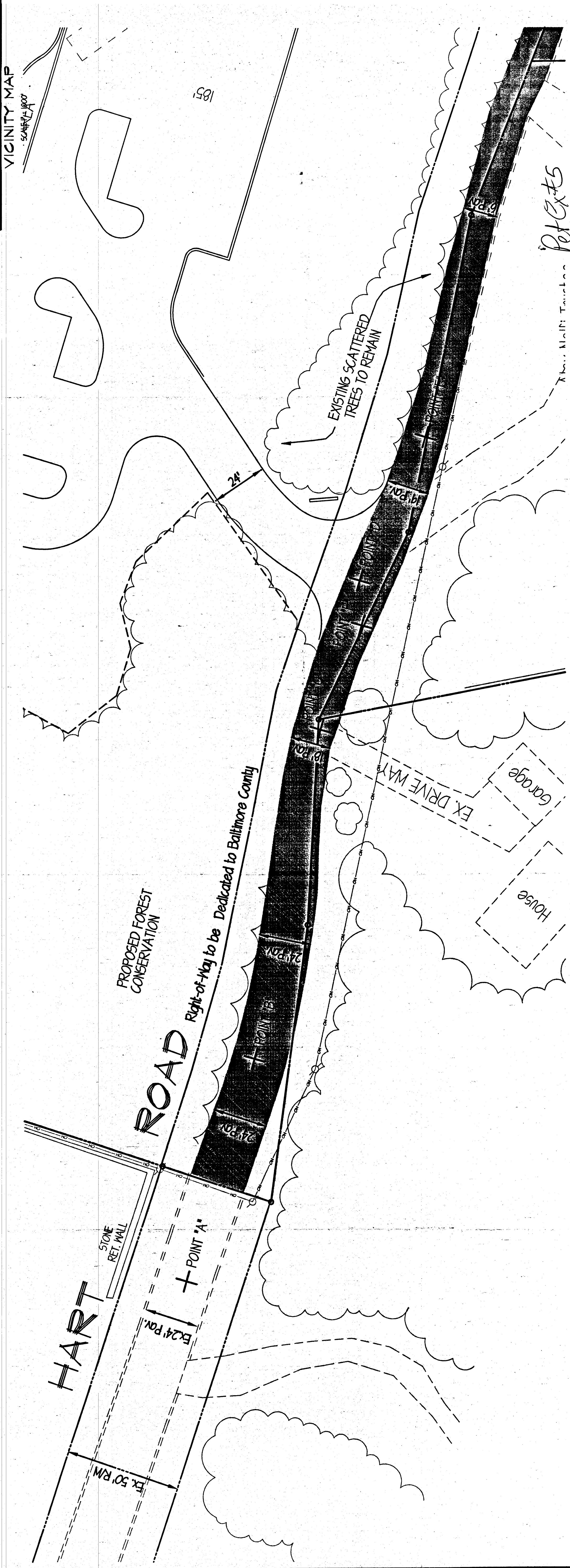


ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

710 WEST ROAD SUITE 246
TOWSON, MARYLAND 21204
(410) 821-0690
FAX (410) 821-1748

PDM #1X-72

- [illegible]



TREES TO BE REMOVED TO ACHIEVE WIDENING

- 2 EA 24" DIAM.
4 EA 18" DIAM.
11 EA 12" DIAM.
3 EA 6" DIAM.
16 EA LESS THAN 6" DIAM.

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 140 WEST ROAD SUITE 245 TOWSON, MARYLAND 21204 TEL (410) 521-4800 FAX (410) 521-4748		WAIVER OF STANDARDS EXHIBIT CHRIST THE KING CHURCH	1021 WART RD, BALTIMORE COUNTY MD	JOB NO.: 11420
					SCALE: 1"=50'
					DATE:
					DRAWN BY: JCL
					DESIGN BY: BC
					REVIEW BY: BC
			SHEET: 1 of 2		
DATE	REVISIONS				