



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

October 5, 2017

Don Mitten, P.E.
Richardson Engineering
30 E. Padonia Road, Ste. 500
Timonium, MD 21093

Dear Mr. Mitten:

Re: Spirit & Intent Letter, Christ the King, 1102 Hart Road,
9th Election District

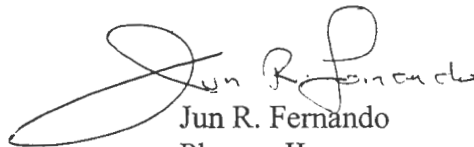
Your letter to Mr. Arnold Jablon, director of PAI has been referred to me for reply. After careful review of the materials included with the letter and conversation with the following with Mr. Carl Richards & Joe Merrey, the following has been determined.

It is the opinion of the this office that the new revised 1st Refined Development Plan that show the addition is within the spirit and intent of the BCZR (Baltimore County Zoning Regulations) as per zoning case #2001-0359-A.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

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

Sincerely,


Jun R. Fernando
Planner II
Zoning Review

JRF/kl

Richardson Engineering, LLC

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

Tel: 410-560-1502
Fax: 443-901-1208

To: JRF
STE
10/4/17
u u

October 4, 2017

#17-385
\$15000

Attention: Mr. Arnold Jablon
Director of Permits, Approvals and Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

Subject: Christ the King – 1102 Hart Road.

Dear Mr. Jablon:

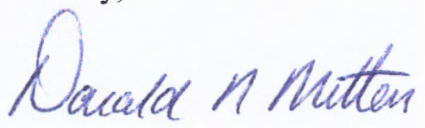
On behalf of our client, CHRIST THE KING CHURCH we hereby request confirmation that the proposed 1st refinement of the Development Plan is within the spirit and intent of the previous zoning hearing and regulations.

The original development was granted a variance from the RTA setback. The 1st Refinement no longer needs the variance so we believe that the 1st refinement is within the spirit and intent of the previous approval. No additional variances are required for the refinement.

The remaining changes to the original approval are all minor and closely mimic the previously approved plan.

We thank you for your consideration of the above request.

Sincerely,



Donald N. Mitten, P.E.

Cc: Father Ed Meeks.

1. Owners: Paul Parase
Robin Parase
1102 Hart Road
Towson, MD 21286

2. Contract
Purchaser/
Developer: Grist the King Church
4302 Montego Avenue
Baltimore, MD 21234
Attn.: Reverend Ed Weeks

3. Engineer: Morris & Ritchie Assoc. Inc.
110 Hart Road, Ste 245
Towson, MD 21204-2916
Attn.: Robert F. Bradley, P.E.
Phone: 410-821-1640

4. Property Information:

A. Existing Zoning:	DR-1
B. Gross Area of Site:	5.47 AC. $\pm$ 238, 275 SF. $\pm$
C. Area of Hart Rd. right-of-way dedication:	0.42 AC. $\pm$ 18,245 SF. $\pm$
D. Net Area of Site:	5.05 AC. $\pm$ 219, 074 SF. $\pm$
E. Property Address:	1102 Hart Road
F. Election District:	6
G. Councilmanic District:	6
H. Baltimore County ADC Map:	Map 2B, Grid A-2
I. Census Tract:	4601
J. Watershed:	Lach Raven and Ninebank Run
K. Baltimore Reference Tax Map:	61, Grid 24
L. Parcel:	103
M. Tax Account No:	002605140
N. Liber/Folio:	6447/555
O. Zoning Map Reference:	NE 11-C

5. Existing Land Use: Residential Boarding Stables

6. Proposed Use: 800 Seat Church
A. Accessory uses include church offices, Sunday School classrooms, and Parish Hall
Sunday service 9:30 am - 150-300 attendees.
A weekday service 8:00 am - 20-25 attendees.
Woman's bible study Wednesday 4:00 am - 20-25 attendees.
Bible study Wednesday 7:30 p.m. - 20-25 attendees.
7. Height and Area Regulations for District Zone
A. Maximum Bldg. Height Allowed Within 100' RTA= 35'
B. Building Height Proposed Within 100' RTA= 35'
C. Maximum Building Height Allowed Outside of RTA= 50'
D. Building Height Proposed outside of RTA= 50'
E. Building setbacks:

	<u>Required</u>	<u>Proposed</u>
Front:	75' RTA	105'
East Side:	40'	40'
West Side:	75' RTA	312'
South Side:	75' RTA	75'

2. Parking Calculations:

- A. Church: 300 seats @ 1 per 4.0 seats = 75 required parking spaces
- B. Sunday School Teachers spaces required = 3 required parking spaces
3 proposed parking spaces
- C. Handicapped parking spaces required = 4 required parking spaces
4 proposed parking spaces
- D. Total parking spaces = 78 required parking spaces
100 proposed parking spaces

9. There are no 100-year flood plain on site, per FEMA Panel No. 240010 0270b.

10. There are no known non-tidal wetlands on this site.
11. There are no known forest buffers on this site.
12. There are no known regulated plant or wildlife communities

15. There are no known historical structures or archeological areas associated with this site. This was confirmed by John McFadin in a letter Dated November 16, 2000.

14. The septic field onsite shall be expanded to meet increased facility usage.
15. There are no known existing well on septic fields

16. Property line and onsite topographic information is from a survey prepared by Morris & Ritchie Assoc. Inc. dated 11/2/2000. All street building locations and topography

17. All proposed paved surfaces will be dustless macadam.

19. All signage shall be in accordance with section 450 of the Baltimore County Zoning Regulations.

20. All lighting in parking areas shall be installed to reflect light away from adjacent residential homes and public streets.
21. A B(9) limited exception was granted for this property by a planning commission decision dated 1996. A letter was sent by Arnold

22. A waiver of DFN Standards to allow Hart road to remain as currently improved in lieu of any further widening was granted per

23. A lighting plan will be submitted, with the locations and details of the proposed lighting and a computerized point-by-point

calculations that conforms with the Illuminating Engineering Society of North America (IESNA) standards, for review and approval by the Office of Planning in conjunction with the Final Landscape Plan.

24. The existing well located onsite must be properly abandoned and backfilled by a licensed well driller. The abandonment report must be submitted to this DEPRM EIR office prior to issuance

25. Two sewage disposal systems currently exist onsite. The lower system must be abandoned and backfilled during construction of the new system, which is currently connected to the

the church. no seepage pit, which is currently connected to the existing upper septic system must also be abandoned and backfilled. The septic tank portion of the upper system may be able to be retained. However additional information regarding depth of outlet, capacity,

26. Please note that the Parish Hall and Sunday School Classroom building etc. must be submitted to this office prior to approval of a building permit application in order for a final determination to be made.

27. A petition for variance has been filed; case no. 01-359-A. The roll requested was granted on April 30, 2001, see order above.

28. The bureau of Traffic Engineering and Transportation planning has confirmed that the subject site is not within a Traffic Deficient

15005 SEC

Drawing 1

Smart Road

9-1102

2018\1600

(continued)

69

DESIGN STORM	EXISTING RELEASE RATE	BYPASS	ALLOWABLE TO DM RATE	PROP. INFLOW TO DM FACILITY	PROPOSED DISCHARGE	WATER SURFACE ELEVATION	VOLUME PROVIDED
	CFS	CFS	CFS	CFS	CFS	AC-FT	AC-FT
WATER QUALITY						359.63	0.00000
2 YEAR	2.0	0.5	15	6.1	15	360.41	0.251
10 YEAR	6.1	2.4	43	15	43	361.5	0.254

MANAGEMENT PROVIDED: Water quality-1/2" Runoff from non impervious surfaces; Quantity 2.4 to 10 year frequencies
DRAINAGE AREA (AC.): 2.69
LOCATION: LOCH RAVEN WATERSHED
ELEVATION HEIGHT = Excavated
TOP WIDTH = 6 FT. MIN.
NORMAL SURFACE AREA (SQ. FT.) = 2,614
STORAGE HEIGHT PRODUCT = none
FACILITY IS A 4/8 - M2 - 370 STRUCTURE CLASSIFICATION

SOIL SERIES	SEPTIC SYSTEMS LIMITATIONS	HOME SITE LIMITATIONS		LIMITATIONS STREETS AND PARKING LOTS	HYDRIC SOILS	SOIL GROUP	SOIL FROSTABILITY K FACTOR	SLOPES > 15%
		W/IN BASEMENT	W/OUT BASEMENT					
C6B2	SLIGHT	SLIGHT	SLIGHT	SLIGHT	N	B	32	3-6%
C6C3	MODERATE	MODERATE	MODERATE	MODERATE	N	B	30	6-10%



ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

MAY 17 2001

**110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1890
FAX (410) 821-1743**

DEVELOPMENT PLAN CHRIST THE KING CHURCH

AGENCY COMMENTS	JOB NO.: 11420 SCALE: 1"=50'
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	DESIGN BY: LOH
	REVIEW BY: LOH
	SHEET: 1 OF 2

201-7359-A

2001-05-27

IN RE: PETITION FOR VARIANCE
S/S Hart Road, 120' +/- from
the intersection of Denby Road
9th Election District
6th Councilmanic District
(1102 Hart Road)

Robin A. & Paul Farace, Legal Owners
and
Christ The King Church, Contract Purchaser
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-359-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Variance for the property located at 1102 Hart Road in Towson. The petition was filed by Paul Farace and Robin A. Farace, property owners and Christ The King Church, Inc., Contract Purchaser. As amended, variance relief is requested as follows:

1. From Section 1B01.1.B.1.e(5) of the Baltimore County Zoning Regulations (B.C.Z.R.), to vary the required RTA setback distance for a non-residential principal building structure (existing building to be converted to a parish hall) of 75 ft. to a distance of 66.75 ft.
2. From Sections 1B01.2.C.1a and 102.2 of the B.C.Z.R., to vary the required side yard distance for non-residential principal buildings of 40 ft. as follows:
 - a) to a distance of 15 ft. for the side yard of the proposed Church Sanctuary (new structure);
 - b) to a distance of 15 ft. for the side yard of the proposed Parish Hall (use of 1 renovated structure); and
 - c) to a distance of 28 ft. for the side yard of the proposed Church Offices (use of existing structure).
3. From Sections 1B01.2.C.1a and 102.2 of the B.C.Z.R., to vary the required front yard distance for non-residential principal buildings of 70 ft. as follows:
 - a) to a distance of 25 ft. for the front yard of the proposed Church Sanctuary (new structure);
 - b) to a distance of 28 ft. for the front yard of the proposed Sunday School Classrooms (use of 1 renovated structure); and

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Date 4/30/01

By [Signature]

- c) to a distance of 25 ft. for the front yard of the proposed Church Offices (use of existing structure).

The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1A, which is the amended site plan.

Appearing at the requisite public hearing held for this case were Reverend Edward V. Meeks, Christ The King Church, Robert F. Bradley, the engineer who prepared the site plan, and Alex A. Nolfi. The Petitioners were represented by C. William Clark, Esquire. Appearing as interested persons were Kevin Gerold and Michael Weigman.

Testimony and evidence presented that the subject property is approximately 5.47 acres in area, zoned DR 1. The property is located with frontage on Hart Road, near Providence Road in Towson. Presently, the property is improved with a dwelling, several barns and out buildings, and is used for agricultural operations (i.e. horse farm). The property is served by public water, however, utilizes an existing septic system. The particular characteristics of the property are shown on the site plan 1A, as well as a series of photographs of the site and improvements thereon (Petitioners' Exhibits 2A-2K).

The property is under contract of sale from Mr. and Mrs. Farace to Christ The King Church, Inc. This congregation will acquire the site and redevelop the property as a church. Several of the existing structures on the property will be adaptively reused for church purposes. Specifically, the existing dwelling will be converted into a building for church offices. Also, the existing garage will be converted into a classroom building which will contain 3 classrooms and a proposed wing will be constructed to attach that building to an existing barn. This barn will be converted to the Parish Hall. The existing block and wood barn, as well as two smaller out buildings, will be razed. Located in essentially the same footprint as the barn will be a new sanctuary building. The church building will provide seating for 300 individuals. In addition,

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4/30/74
C. W. CLARK
ESQ.

there will be 100 parking spaces provided. Variance relief is requested to accommodate this conversion of the property. It is to be noted that only one variance relates to a reduced setback distance from a building to a property line or tract boundary. Specifically, variance is requested to approve a RTA setback distance for non-residential principal building of 66.75 ft. in lieu of the 75 ft. required. It is to be emphasized that this setback is for an existing building. Specifically, the barn which is being converted into a Parish Hall is presently located 66.75 ft. from the northern property line. As this building will be retained, variance relief is requested to legitimize this distance.

The other variances that are requested all relate to internal setbacks. As shown on the plan, the buildings proposed will be clustered. This clustering is appropriate and will accommodate the uses of the property, allowing members of the church to easily move from sanctuary to office, classrooms, etc. There are no other variances required for tract boundaries or property lines. Moreover, the use has been clustered away from Hart Road so as to not visually impact neighbors on that side. Testimony was proffered by Mr. Clark and offered by Mr. Bradley regarding the plan and the requested relief. It was also noted that the applicants are seeking a limited exemption (i.e. of the hearing officer's hearing) pursuant to the Development Review process codified in Title 26 of the Baltimore County Code. Also, under Case 01-272-SPH, a waiver was granted for road improvements to Hart Road. The waivers were at the request of the church and were supported by the neighborhood.

Based on the testimony and evidence, I am persuaded to grant the relief requested. In my judgment, the Petitioners have met the burden for variance relief set out in Section 307 of the Baltimore County Zoning Regulations. The unique factor associated with this property relates particularly to the adaptive reuse of the existing structures and configuration of the property.

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DATE 4/30/01
BY J. P. Gammeter

This adaptive reuse is appropriate, and to not permit same would cause practical difficulty and unreasonable hardship upon the Petitioners. Moreover, the community support for this project is evidence that there will be no detrimental impact to the surrounding locale. Relief will be restricted to require compliance with certain Zoning Advisory Committee recommendations, attached hereto.

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

THEREFORE, IT IS ORDERED this 30th day of April, 2001, by this Zoning Commissioner, that the Petitioners' request for variances:

1. From Section 1B01.1.B.1.e(5) of the Baltimore County Zoning Regulations (B.C.Z.R.), to vary the required RTA setback distance for a non-residential principal building structure (existing building to be converted to a parish hall) of 75 ft. to a distance of 66.75 ft.
2. From Sections 1B01.2.C.1a and 102.2 of the B.C.Z.R., to vary the required side yard distance for non-residential principal buildings of 40 ft. as follows:
 - a) to a distance of 15 ft. for the side yard of the proposed Church Sanctuary (new structure);
 - b) to a distance of 15 ft. for the side yard of the proposed Parish Hall (use of 1 renovated structure); and
 - c) to a distance of 28 ft. for the side yard of the proposed Church Offices (use of existing structure).
3. From Sections 1B01.2.C.1a and 102.2 of the B.C.Z.R., to vary the required front yard distance for non-residential principal buildings of 70 ft. as follows:
 - a) to a distance of 25 ft. for the front yard of the proposed Church Sanctuary (new structure);
 - b) to a distance of 28 ft. for the front yard of the proposed Sunday School Classrooms (use of 1 renovated structure); and
 - c) to a distance of 25 ft. for the front yard of the proposed Church Offices (use of existing structure).

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4/30/01
R. J. JAMESON

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with the recommendations made by the Office of Planning and Zoning dated April 2, 2001, a copy of which is attached hereto and made a part hereof.
- 3) Compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) dated March 30, 2001, a copy of which is attached hereto and made a part hereof.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

4/30/01
J. P. Gonzalez



Baltimore County
Zoning Commissioner

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

April 30, 2001

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

Re: Petition for Variance
Case No. 01-359-A
Property: 1102 Hart Road

Dear Mr. Clark:

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

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

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure



Copies to:

Robert Bradley, P.E.
Morris & Ritchie Associates
110 West Road
Towson, MD 21204

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

Rev. Edward V. Meeks
9302 Montego Avenue
Baltimore, MD 21234

Mr. Alex A. Nolfi
1103 Hart Road
Towson, MD 21286

Mr. Kevin Gerold
1212 Hart Road
Towson, MD 21286

Mr. Michael Weigman
15 E. Overlea Avenue
Baltimore, MD 21206



Petition for Variance

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 District 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 Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) In order to renovate and save the existing structures, and adapt them to the proposed re-use, to minimize the amount of disturbance of the ground and limit the amount of impervious surface; and such other reasons as will be advanced at the public hearing.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

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

C. William Clark

Signature

Nolan, Plunhoffs & Williams, Chartered

Company

502 Washington Ave. # 700

(410) 823-7800

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Paul Farance

Name - Type or Print

Paul Farance

Signature

Robin A. Farance

Name - Type or Print

Robin A. Farance

Signature

1102 Hart Road

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

Representative to be Contacted:

Morris & Ritchie Associates

Robert Bradley

Name

110 West Road

Address

(410) 821-1690

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By *JRF*

Date *3/13/01*

ORDER RECEIVED FOR FILING

FILED
4/10/01
By *J.P. [Signature]*
REC'D 4/10/01

Case No. 01-359-A

- 1) 1B01.1.B.1.e (5) of the BCZR to vary the required RTA setback distance for a non-residential principal building structure (existing building to be converted to a parish hall) of 75' to a distance of 66.75'
- 2) 1B01.2.C.1a and §102.2 of the BCZR to vary the required side yard distance for non-residential principal buildings of 40' as follows:
 - a) to a distance of 15' for the side yard of the proposed Church Sanctuary (new structure);
 - b) to a distance of 15' for the side yard of the proposed Parish Hall (use of 1 renovated structure); and
 - c) to a distance of 28' for the side yard of the proposed Church Offices (use of existing structure).
- 3) 1B01.2.C.1a and §102.2 of the BCZR to vary the required front yard distance for non-residential principal buildings of 70' as follows:
 - a) to a distance of 20' for the front yard of the proposed Church Sanctuary (new structure);
 - b) to a distance of 28' for the front yard of the proposed Sunday School Classrooms (use of 1 renovated structure); and
 - c) to a distance of 20' for the front yard of the proposed Church Offices (use of existing structure).

**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: 359
Petitioner: CHRIST THE KING CHURCH, INC.
Address or Location: 1102 HART RD TOWSON MD 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. WILLIAM CLARK
Address: 502 WASHINGTON AVE
TOWSON MD 21204
Telephone Number: (410) 823-7800

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



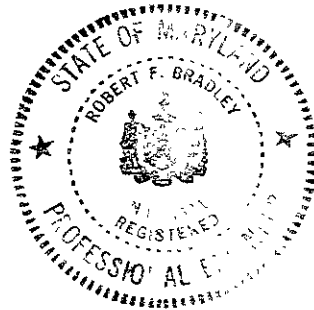
Zoning Description

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 200.00 feet, North 69° 14' 07" East 584.70 feet,
South 12° 35' 23" East 565.39 feet, South 77° 24' 37" West 7.25 feet,
North 83° 08' 24" West 186.30 feet, North 68° 11' 24" West 121.15 feet,
North 78° 34' 24" 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 5.468 acres more or less.

BEING known as 1102 Hart Road and being located in the Ninth Election District in Baltimore County.



Robert F. Bradley, P.E.
Professional Engineer #8641

#11420

359

GSP:mak\s\11420\description\030101

- ☐ 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

- 410-879-1690 ■ FAX 410-879-1820
- 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: #01-858-A
1102 Hart Road
S/S Hart Road 120' +/- from the intersection of Denby Road
9th Election District - 8th Councilmanic District
Legal Owner(s): Robin A. & Paul Faranca
Contract Purchaser: Christ The King Church
Variance: to allow a RTA setback of 66.75 feet for a non-residential principal building structure in lieu of the required 75 feet; to allow a side yard setback of 15 feet for proposed Church Sanctuary, 15 feet for proposed Parish Hall and 28 feet for proposed Church Offices all in lieu of the required 40 feet; and to allow a front yard setback of 20 feet for proposed Church Sanctuary, 28 feet for proposed Sunday School Classrooms and 20 feet for proposed Church Offices all in lieu of the required 70 feet.
Hearing: Friday, April 27, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the file and/or hearing, Contact the Zoning Review Office at (410) 887-3391.

4/18 April 12

C462085

CERTIFICATE OF PUBLICATION

4/13/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/12/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93029

DATE 3-13-01 ACCOUNT 001-006-6150

AMOUNT \$ 250.00

RECEIVED FROM: Christ the King Church
11021 HART RD. ITEM # 357
FOR: CRS VARIANCE Taken by: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

SMID RECEIPT

DATE 3/13/2001 TIME 15:10

PL WOODS CASHIER WSTC NCS OFFICER

RECEIPT # 200492

DRY 5 FEB ZONING VERIFICATION

CR NO. 093029

Receipt Tot 250.00

250.00 OK 100 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-359-A

Petitioner/Developer: _____

Christ the King Church
40 Robin + Paul Parance

Date of Hearing/Closing: 4-27-01@9AM

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 April 5, 2001
(Month, Day, Year)



Sincerely,

Stacy Gardner 4/5/01
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 12, 2001 Issue – Jeffersonian

Please forward billing to:
C. William Clark
502 Washington Avenue
Towson MD 21204

410 823-7800

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: 01-359-A

1102 Hart Road

S/S Hart Road, 120' +/- from the intersection of Denby Road

9th Election District – 6th Councilmanic District

Legal Owners: Robin A & Paul Farance

Contract Purchaser: Christ The King Church

Variance to allow a RTA setback of 66.75 feet for a non-residential principal building structure in lieu of the required 75 feet; to allow a side yard setback of 15 feet for proposed Church Sanctuary, 15 feet for proposed Parish Hall and 28 feet for proposed Church Offices all in lieu of the required 40 feet; and to allow a front yard setback of 20 feet for proposed Church Sanctuary, 28 feet for proposed Sunday School Classrooms and 20 feet for proposed Church Offices all in lieu of the required 70 feet.

HEARING: Friday, April 27, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

CDZ

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



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

March 28, 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: 01-359-A

1102 Hart Road

S/S Hart Road, 120' +/- from the intersection of Denby Road

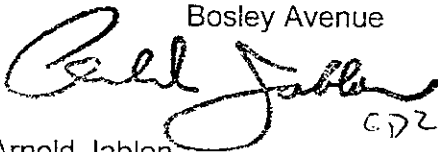
9th Election District – 6th Councilmanic District

Legal Owners: Robin A & Paul Farance

Contract Purchaser: Christ The King Church

Variance to allow a RTA setback of 66.75 feet for a non-residential principal building structure in lieu of the required 75 feet; to allow a side yard setback of 15 feet for proposed Church Sanctuary, 15 feet for proposed Parish Hall and 28 feet for proposed Church Offices all in lieu of the required 40 feet; and to allow a front yard setback of 20 feet for proposed Church Sanctuary, 28 feet for proposed Sunday School Classrooms and 20 feet for proposed Church Offices all in lieu of the required 70 feet.

HEARING: Friday, April 27, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


C.D.Z.

Arnold Jablon
Director

C: C William Clark, Nolan Plumhoff & Williams Chartered, 502 Washington Ave,
700, Towson 21204

Robin & Paul Farance, 1102 Hart Road, Towson 21286

Father Edward V Meeks, Christ The King Church Inc, P O Box 4173,
Timonium 21093

Robert Bradley, 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 THURSDAY, APRIL 12, 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.





Baltimore County
Department of Permits and
Development Management

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

April 20, 2001

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

Dear Mr. Clark:

RE: Case Number: 01-359-A, 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 March 13, 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 Farance, 1102 Hart Road, Towson 21204
Father Edward V Meeks, Christ The King Church Inc, P O Box 4173, Timonium
21093
Robert Bradley, Morris & Ritchie Associates, 110 West Road, Towson 21204
People's Counsel





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3-26-01

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

RE: Baltimore County
Item No. 359

JRF

Dear Ms. Jackson:

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

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

Very truly yours,

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

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 5, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For April 2, 2001
Item No. 359

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

See the Development Plan Review "Comments for Limited Exemption" from Robert W. Bowling, Supervisor, and dated February 15, 2001 regarding the following "Highway Comment":

- *"Hart Road shall be widened to a minimum of 24 feet from the western property to the entrance to the site."*

Also see attached letter to Arnold Jablon, Director, Department of Permits and Development Management, from Robert W. Bowling, dated March 12, 2001, addressing Zoning Item number 01-272-SPH which states:

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

RWB:HJO:jrb

Attachment

cc: File



Baltimore County
Fire Department

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

March 22, 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: SEE BELOW

Location: DISTRIBUTION MEETING OF March 26, 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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

357, 358, 359, 361, 362, 363

REVIEWER: LIEUTENANT JIM MEZICK, 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

INTER-OFFICE CORRESPONDENCE

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

DATE: April 2, 2001

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

SUBJECT: 1102 Hart Road

INFORMATION:

Item Number: 01-359

Petitioner: Christ the King Church, Inc.

Zoning: DR 1

Requested Action: Variance

The applicant requests for several zoning setback variances to allow for the re-use of the existing buildings and construction of new sanctuary, Sunday School and church offices.

The Office of Planning reviewed a site plan and landscape plan as part of a limited exemption pursuant to Section 26- 171 (b)(9) of the Baltimore County Development Regulations. The property was also reviewed as the subject of a previous hearing 01-272 SPH. In that case, a waiver of public road improvements on Hart Road was granted.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends approval of the requested variances provided the following comments are addressed. It should be noted that these are the same comments made during the limited exemption review process:

1. Building architectural elevations of all facades for all buildings should be submitted to the Office of Planning for review and approval. Elevations shall incorporate complementary building materials and detail elements of the surrounding residential buildings into the architectural design.
2. Elevations of the proposed sign should be submitted to the Office of Planning for review and approval. Materials and design shall be consistent with the building design.
3. Place the following note on the plan: A lighting plan will be submitted, with the locations and details of the proposed lighting and a computerized lighting design with point-by-point calculations that conforms with the *Illuminating Engineers Society of North America*

4/30/01
R. Jameson

(IESNA) standards, for review and approval by the Office of Planning in conjunction with the Final Landscape Plan.

Prepared by: Maisha Cump

Section Chief: Jeffrey M. Long

AFK:MAC:

RECEIVED FOR FILING
DATE 4/30/01
BY J. P. Spenser

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: March 30, 2001

SUBJECT: Zoning Item #359
1102 Hart Road
Christ the King Church

Zoning Advisory Committee Meeting of March 26, 2001

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (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: See the attached letter submitted to Mr. R. Bruce Seeley from Mr. J. Robert Powell on January 24, 2001.

ATTACHMENT

Reviewer: Sue Farinetti

Date: March 30, 2001

ORDER RECEIVED FOR FILING
DATE 4/30/01
BY *M. J. Jemison*

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Bruce Seeley, Development Coordination

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

DATE: January 24, 2001

SUBJECT: Project Name: Christ the King Church
Plan Type: Limited Exemption Development Plan
Plan Date: January 12, 2001

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

Comments	Date Resolved	Reviewer
1. Soil percolation tests A and B failed and cannot be incorporated into the sewage disposal reserve area. The engineer is advised to contact this office for additional information regarding revising the configuration of the sewage disposal area.		
2. The existing well located onsite cannot be utilized for landscape irrigation and must be properly abandoned and backfilled by a licensed well driller. The abandonment report must be submitted to this office prior to issuance of a building permit application to construct the proposed church.		
3. Two sewage disposal systems currently exist onsite. The lower system must be abandoned and backfilled during construction of the church. The seepage pit, which is currently connected to the existing upper septic system must also be abandoned and backfilled. The septic tank portion of the upper system may be able to be retained, however additional information regarding depth of outlet, capacity, etc. must be submitted to this office prior to approval of a building permit application in order for a final determination to be made.		
4. Please note that the Parish Hall and Sunday School Classroom buildings will need to utilize sewage ejector pump systems in order to access the highest portion of the sewage disposal reserve area.		

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

J:/ Plan Review, Christ the King Ch., DP, 1-24-01

J:\PLAN REVIEW COMMENTS\Christ the King, DP, 1-24-01.doc

ORDER RECEIVED FOR FILING

Date

4/30/01

By

[Signature]

LS
4/27

Kevin B. Gerold, DO, JD
1212 Hart Road
Towson, Maryland 21286-1632
Home: (410) 583-9848
Facsimile: (410) 583-9875

April 24, 2001

Baltimore County Zoning Board
County Courts Building
401 Bosley Avenue
Towson, Maryland

RE: CASE NUMBER 01-359-A, ZONING VARIANCE

Dear Zoning Board Representative:

I wish to express my **OPPOSITION** to the proposed zoning variance for the horse farm on Hart Road. Waiving the required setback on this property and the construction of a church complex near the roadway will severely damage the residential character of my neighborhood.

Further, I ask the Board to explain the improvements planned for Hart Road to accommodate the proposed structures. First, I have been informed by the County that the water pressure on Hart Road is too low to accommodate extending the water line 800 feet to my house and beyond to my neighbors house. If the water pressure is too low now to support our needs, how can the County approve a plan to use this water supply for a Church complex on an existing farm property? Does the construction of this facility mean that I can forego any possibility of obtaining County utilities for my and my neighbor's properties? Second, Hart Road is now too narrow to safely accommodate two-way traffic in the presence of parked cars on this residential side street. Are there any plans to improve the Hart Road to accommodate the additional traffic? Finally, the intersection at Providence Road and Hart Road is an intersection that is difficult and is, at times, dangerous to exit, especially when there is increased morning and evening traffic on Providence Road. Church traffic would congest this intersection and it would back-up into our residential neighborhood. Does the County intend to install a traffic signal at Providence and Hart Roads to safely accommodate the increased traffic that such a Church complex will create?

Until these questions are resolved to my satisfaction, I must continue to express my opposition to the proposed Church complex on Hart Road and ask that the Board reject granting the zoning variance on the property. I ask that you respond, in writing, to my questions so that I may know the Count's intent.

Thank you for your consideration of this matter. I plan to attend the hearing.

Sincerely,

Kevin B. Gerold

Kevin Gerold

Cc Dutch Rupersburger, County Executive

*I called Mr Gerold
I advised him of
the zoning hearing
process & procedure.
He left a detailed
message on
machine
4/24/01*

TOTAL P.02

KEVIN B. GEROLD, LLC
PHYSICIAN • ATTORNEY-AT-LAW
TOWSON, MARYLAND 21286-1632

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Lawrence E. Schmidt Zoning Commissioner	Kevin B. Gerold
COMPANY:	DATE:
Baltimore County Zoning Commission	04/24/01
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
410 887-3468	2
PHONE NUMBER:	SENDER'S PHONE NUMBER:
	(410) 583-9848
RE:	SENDER'S FAX NUMBER:
CASE #01-359-A HART ROAD VARIANCE	(410) 583-9875

☐ ROUTINE ☒ URGENT ☐ CONFIDENTIAL ☒ PLEASE REPLY ☐ FOR YOUR INFORMATION

NOTES/COMMENTS:

Dear Mr. Lawrence:

Attached is my response to the petition to grant a zoning variance on Hart Road, Towson, Maryland. Please take my letter **OPPOSING THIS VARIANCE** into consideration at the hearing on this matter scheduled for Friday, April 27, 2001 at 09:00.

Sincerely,

Kevin B. Gerold

Kevin Gerold

The documents accompanying this transmission belong to the sender and are confidential or legally privileged. The sender intends that the information contained in this transmission is only for use by the individual or entity named above. If you are not the intended recipient, then you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please notify us by the telephone number listed above.

INTERCEPTION OF TELEPHONIC COMMUNICATIONS MAY BE A VIOLATION OF
MARYLAND AND FEDERAL LAW

- 3 -

Memorandum, To:

Father Ed Meeks

Christ the King Church

By FAX: (410)-663-3832

(For presentation, as desired, and/or submission as my own "Testimony" in Support of your Petition: Case 01-359-A, scheduled April 27, '01).

Dear Father Meeks,

This FAX is to confirm the gist of our telephone-call today. I had fully-intended to be present at the Zoning-Hearing on 04/27, and to support your petition regarding "Requests concerning various Set-Back Variances" of your planned buildings of your Church, at 1102 Hart Road.

Unexpectedly, I have several "priority" demands on my time this week, and probably will be unable to be present at that Zoning Hearing, to offer my testimony in-person.

It is (and has been) my intention to testify IN FAVOR of the Granting of the requested Variances: as I understand from the most-recent Site-Plan (as obtained by me from the County-Offices), the issues involved are, that the setbacks from property-boundaries of presently-existing buildings (or, "structures, planned to be remodelled for your planned uses") do not conform (mostly, to relatively-small degree) to specifics of the present Building- or Zoning-Code(s).

I am familiar with the site and its present structures (House; large Horse-Barn/Shed; Large Building (apparently, combination of uses: Garage, apartment(s), ???); and Hay-Barn/Stables). As I understand your Plans, your intentions are to "salvage" all those buildings except that large Horse-barn/Shed, and remodel their interiors and their uses, to fit your needs in economical ways.

I will be delighted to see these re-uses "happen", to an overall-benefit to our neighborhood. In my own philosophy of "Waste Not, Want not", I see your planned re-uses as desirable, as they certainly seem destined to greatly improve the aesthetics and the "neighborhood-quality" of Hart Road, which has, for too-long, been burdened with either/both excessive "commercial" uses: of Radio Towers and their office/business uses as well, and/or the indifferent and highly-mixed "Stables, + + " uses of this subject Site.

- 2 -

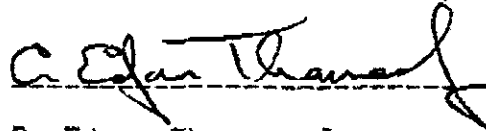
It would appear from my own recent over-looks of this "subject" property, and from my own residence since '36 (directly across Hart Road) that from its first uses (firstly, to park the Owner's School-Buses; later, to operate (un-Zoned) the ancestor of the present Stables, etc), that little care (or, respect) has been paid to the County's Requirements concerning Setbacks or other details, in the constructions of the present structures.

It is my supposition, that the presently-required Hearing as to the enumerated-Variations (of the Property's new Site-Plans) is in effect, a procedure to "accept" pre-existing deviations from what are now-effective Requirements.

I have made my own, recent "walk-arounds" of the Property's boundaries and of the neighboring homes on Hart, Denny, and Valewood Rds, and my own detailed reviews of the planned Site-developments and planned re-uses. I feel comfortable, that as a neighbor in my own home, or, as a neighbor in any of the bordering homes, that these uses, including their several deviations from various "set-back" requirements, would NOT present significant detriments to any of these homeowners' full-enjoyments of their homes. Considering, also, the presently "distinctly-unaesthetic" operations of this subject-property, I foresee a significant improvement to our collective situation.

I urge that by the scheduled Hearing under Case 01-359-A, that the "Requested Variations" BE GRANTED, so that the planned re-modelling and new-uses by the Christ The King can proceed.

With my Thanks for acceptance of these "Comments",



C. Edgar Thomas, Jr.

Phone: (410)-821-8116

1101 Hart Road
Baltimore, MD 21285

a. Nonresidential principal building setbacks in DR Zones.

Nonresidential Principal Building Setbacks

	Front Yard (feet)	Side Yard Interior (feet)	Corner Street Side (feet)	Rear Yard (feet)
D.R.1	70	40	65	50
D.R.2	60	30	50	40
D.R.3.5	50	20	35	30
D.R.5.5	40	20	35	30
D.R.10.5	25	20	35	50
D.R.16	30	25	25	30

b. Single-family detached, two-family alternative site design dwellings.

Single-Family Detached, Two-Family Alternative Site Design Dwellings

	D.R. 1 & 2 Zones (feet)	D.R.3.5, 5.5, 10.5 & 16 Zones (feet)	Alternative Site Design Dwellings	
			Zero & Zipper Lots All D.R. Zones (feet)	Neo- Traditional All D.R. Zones (feet)
From front building face to:				
Public street right-of-way	25	25	25	15
or property line				
Arterial or collector	-	-	-	25
From side building face to:				
Side building face	30	16 < 20 high	16	16 < 20 high
Public street right-of-way	25	15	15	15
Paving of a private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to:				
Rear property line	30	30	20	50
Public street right-of-way	30	30	20	50
Additional setbacks:				
Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.				

This table lists minimum setback requirements and building heights for urban residential use. For a fuller explanation of these and other requirements, consult the Comprehensive Manual of Development Policies (CMDP).

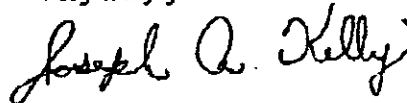
April 22, 2001

Donald Racoe
Development Manager
Baltimore County Department of Planning and Development

Dear Mr. Racoe

The Hampton Gardens Community Association is aware of the upcoming hearing for Case 01-359-A regarding the property at 1102 Hart Road. We support the petitioner's request for variance on the setback distance for a non-residential building structure. None of the residents that border on the property has expressed any opposition to this request. We are looking forward to welcoming Christ The King Church into our community and anticipate a lasting friendship with our new neighbor.

Very truly your



Joseph A. Kelly
President

RE: PETITION FOR VARIANCE
1102 Hart Road, S/S Hart Rd, 120' +/- from the
intersection 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. 01-359-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to C. William Clark, Esq., Nolan, Plunhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

01-359-A

CITIZEN'S

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

4/27/01

NAME

ADDRESS

KEVIN GOROLD

1212 HART ROAD, TOWSON 21286

MICHAEL WEIGMAN

15 E. OVERLEA AVE. BALT. 21206



Printed with Soybean Ink
on Recycled Paper

PLEASE PRINT CLEARLYPETITIONER(S) SIGN-IN SHEET

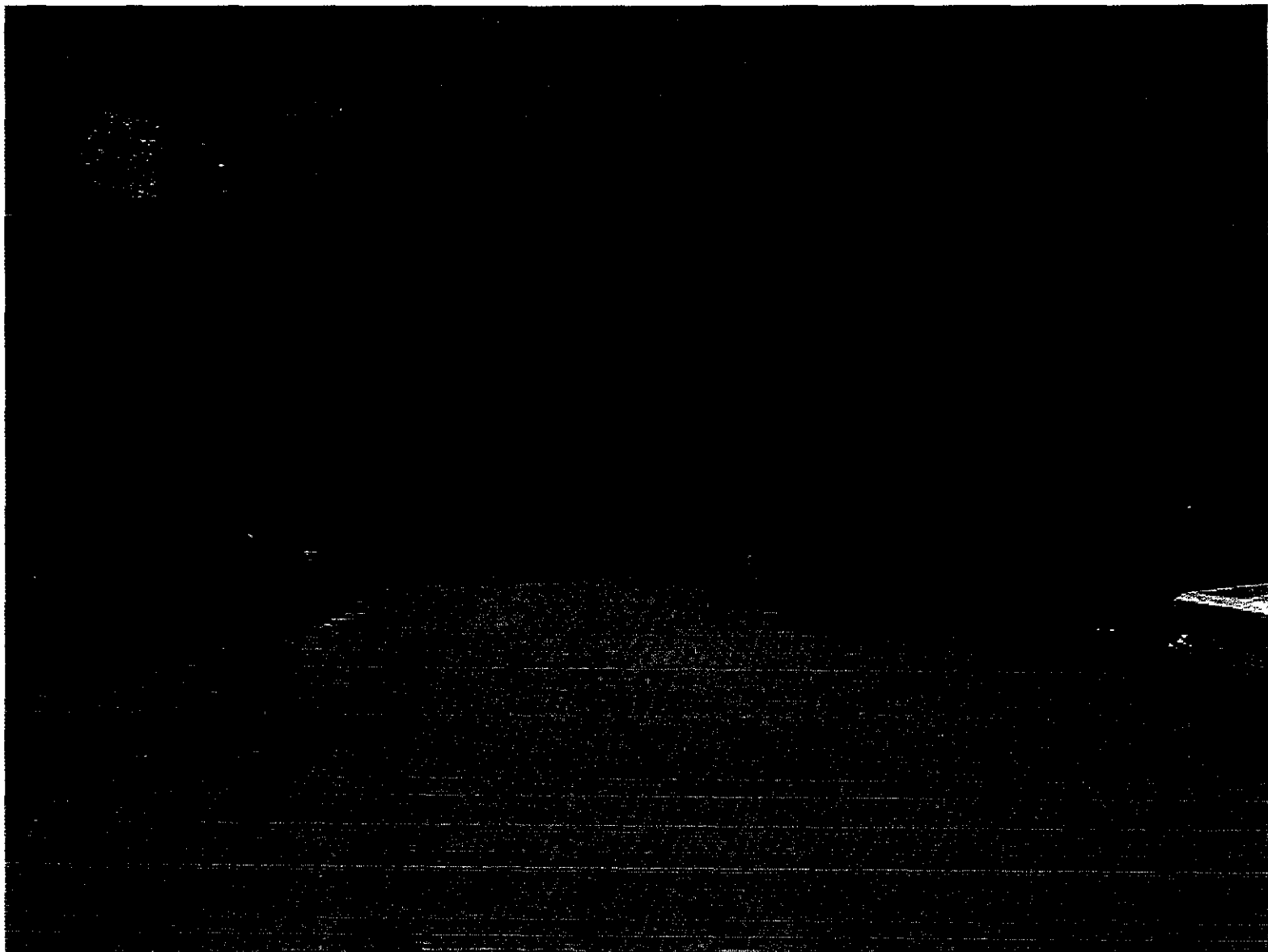
4/27/01

NAMEADDRESSC. WILLIAM CLARK522 WASHINGTON AVE TOWSON MD 21204ROBERT F. BRADLEYMRA 110 WEST RD. S245 21204ALEX A. NOLEI1103 HART RD TOWSON MD 21282(REV.) EDWARD V. MEEKS9302 MONTEGO AVE., 21234



Existing Dwelling

Rel 2A



View back toward Hart Road

Ad 2B



View of barn/loft to be razed

Red 2c



Cluster of existing structures
some of which will be razed

Letz



View toward existing dwelling

Ref 2E



View toward block garage

Feb
2F



View from edge of existing woods to block & wood barn

Red
26



View from corner of block & wood barn

led
RH



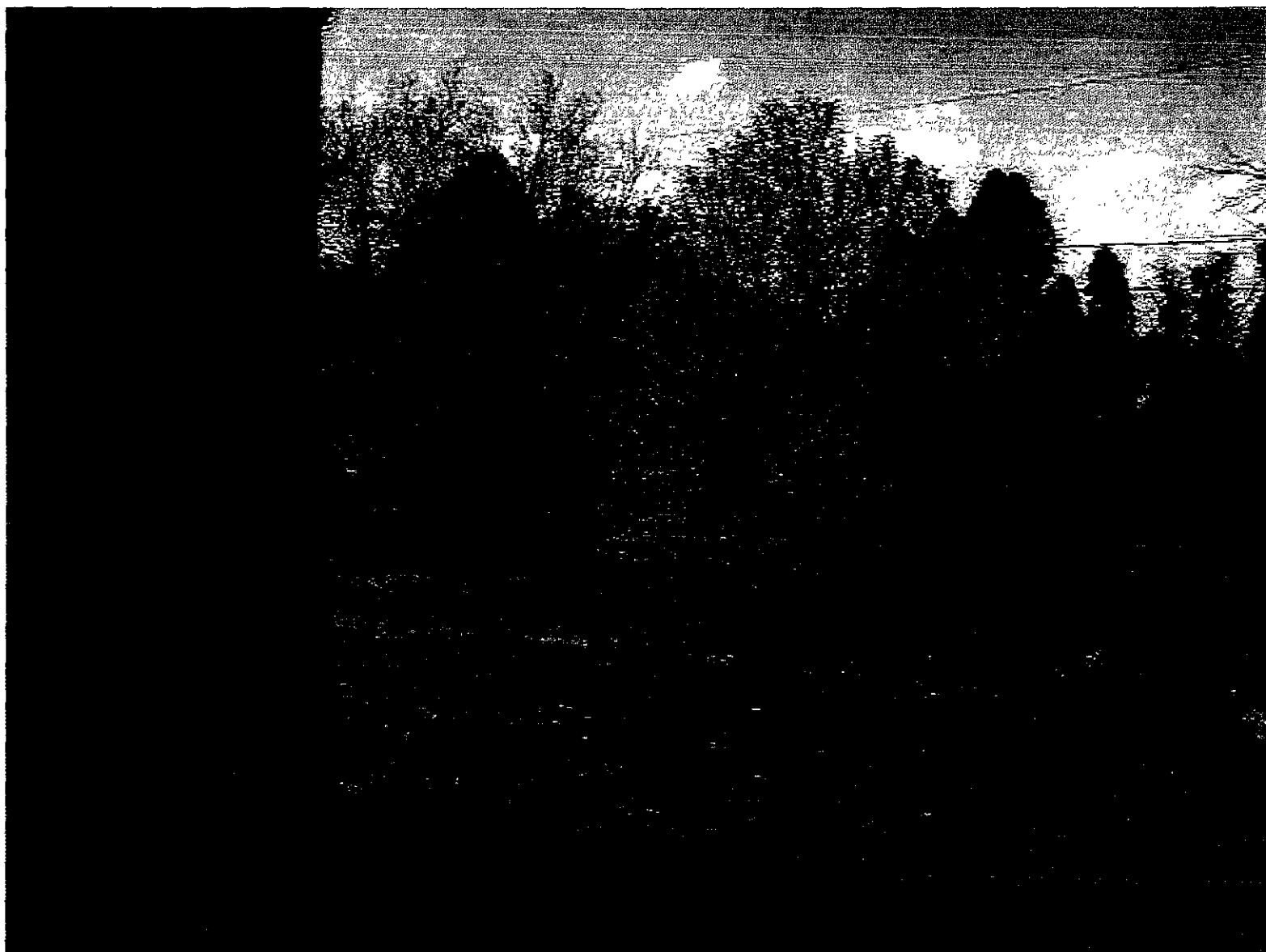
View from corner of block & wood barn

Ref
2 I



View from corner of block & wood barn

Pet
25



View from corner of block & wood barn

Let
2k



Maryland Presbyterian Church

Red 3A

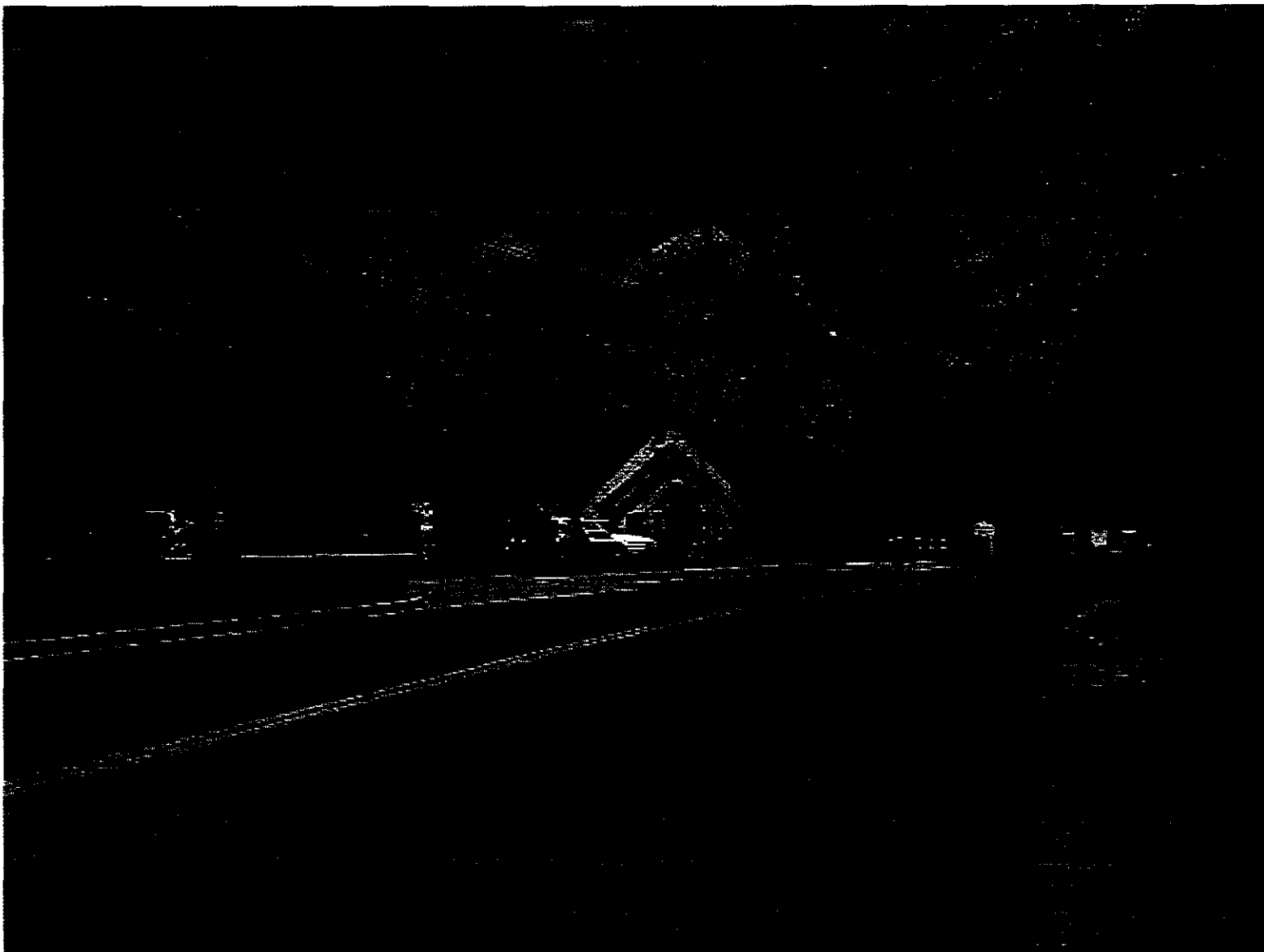
04/24/01



St. Thomas Episcopal Church

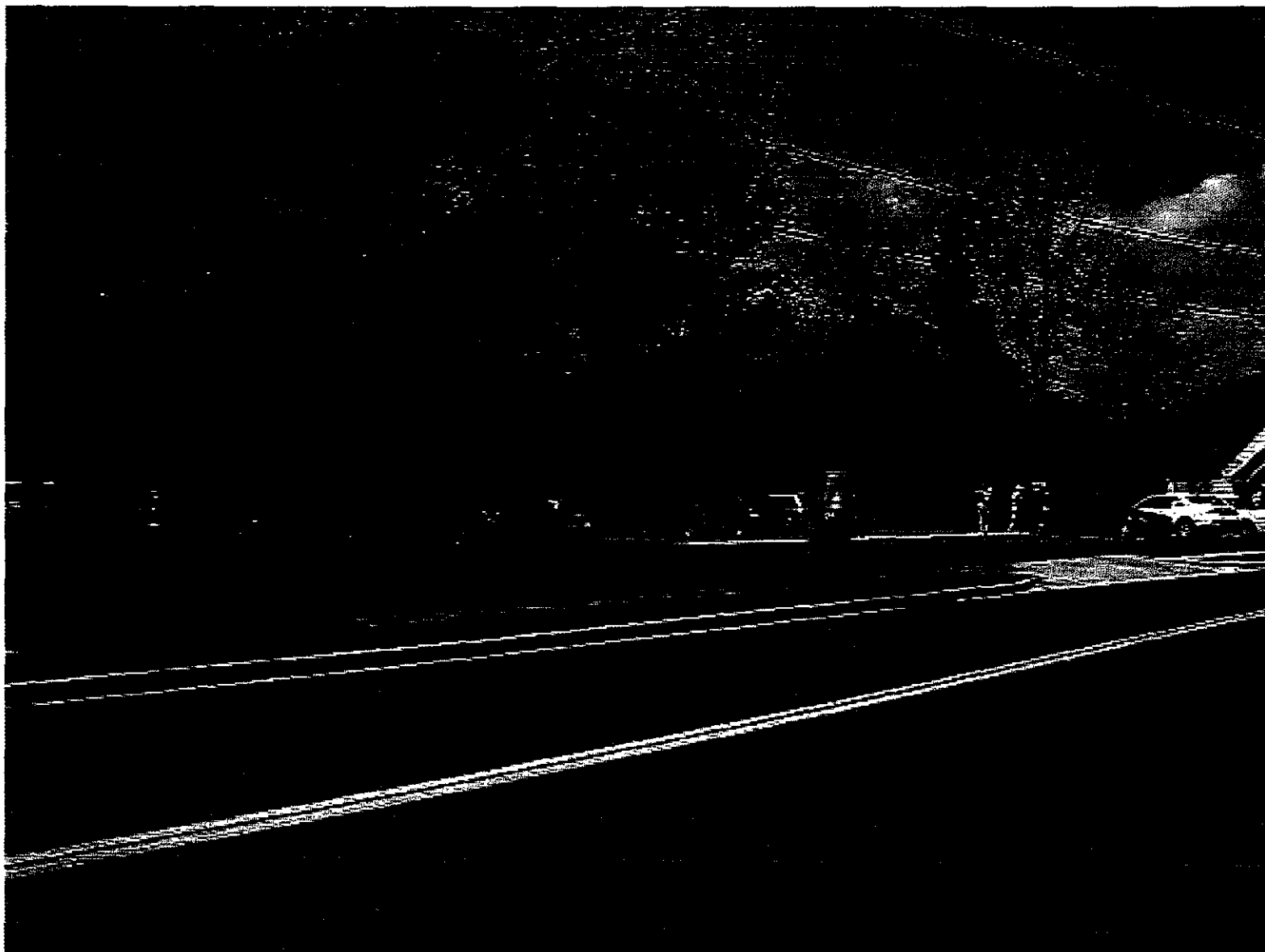
Plt 3B

04/24/01



Providence United Methodist Church
one of three

Red 3C



Providence United Methodist Church
two of three

Ret
3D



Providence United Methodist Church
three of three

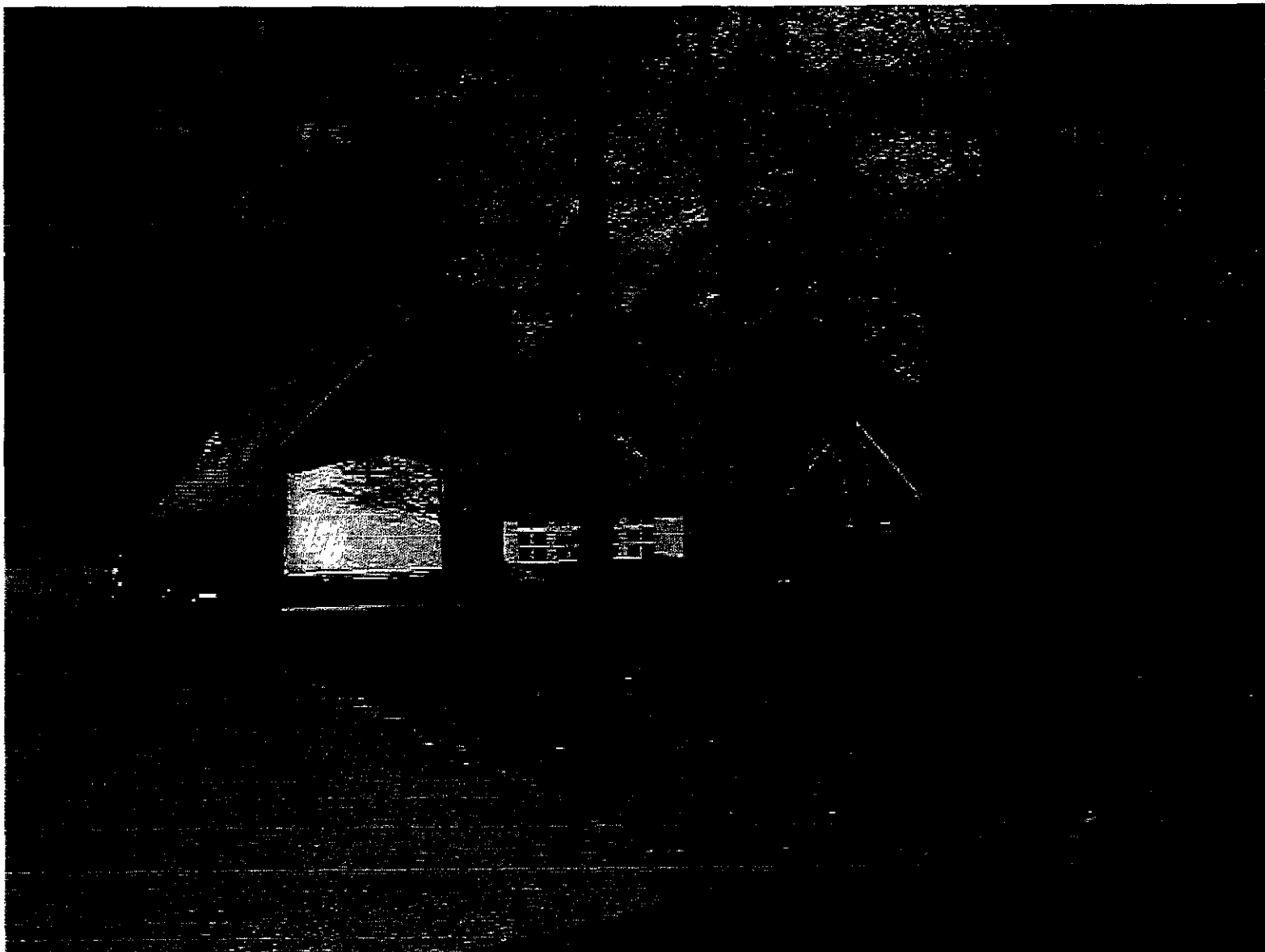
Red
3E

04/24/01



Belvedere Baptist Church

1st
3f



Trinity Lutheran Church

pet
36

04/24/01

**Providence United Methodist
Church & Cemetery 3.48 Ac. ±**

**Belvedere Baptist Church
13 Ac. ±**

Trinity Lutheran Church

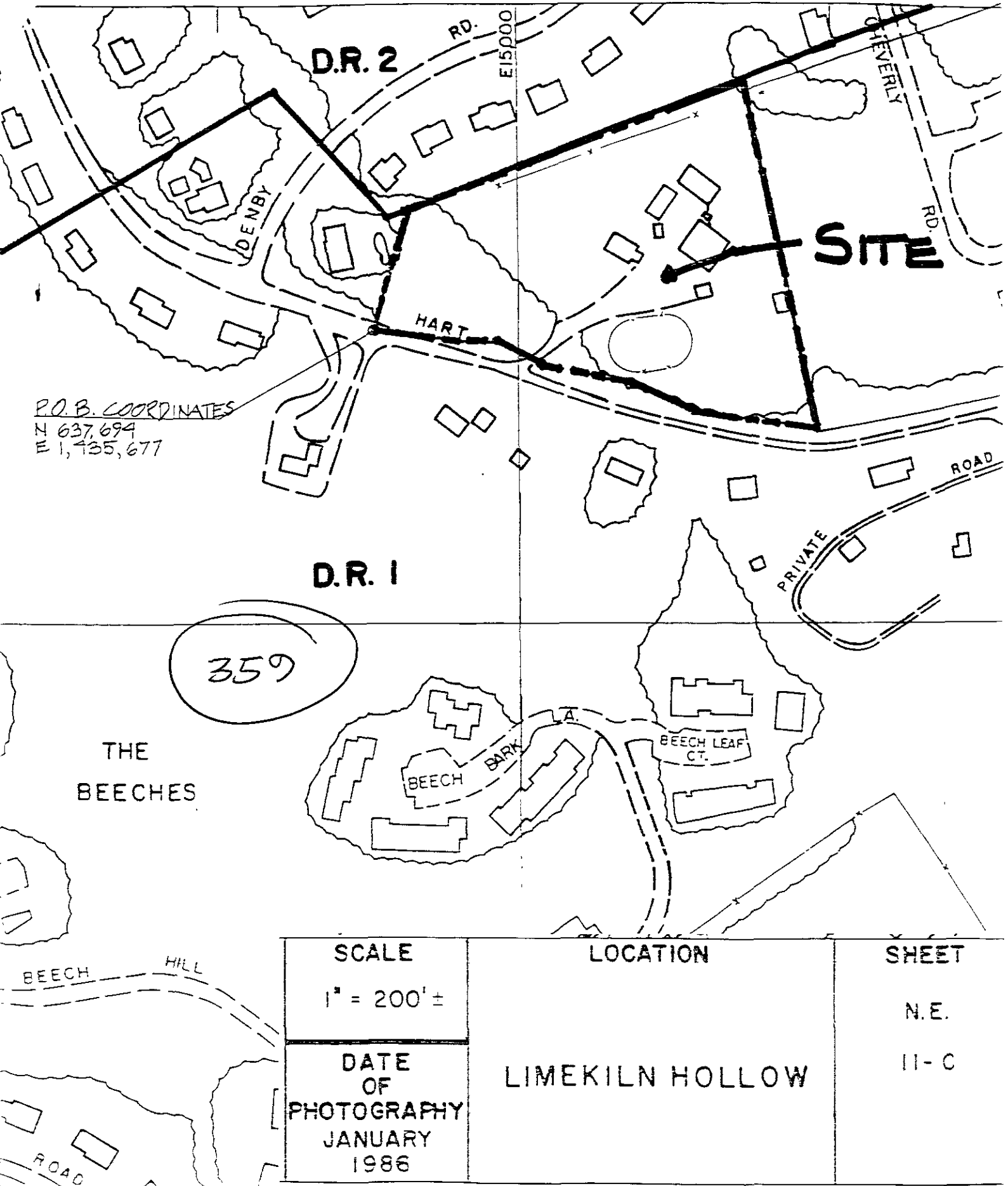
**St. Thomas Episcopal Church
5.46 Ac.**

**Proposed Christ the
King Church 5.47 Ac. ±**

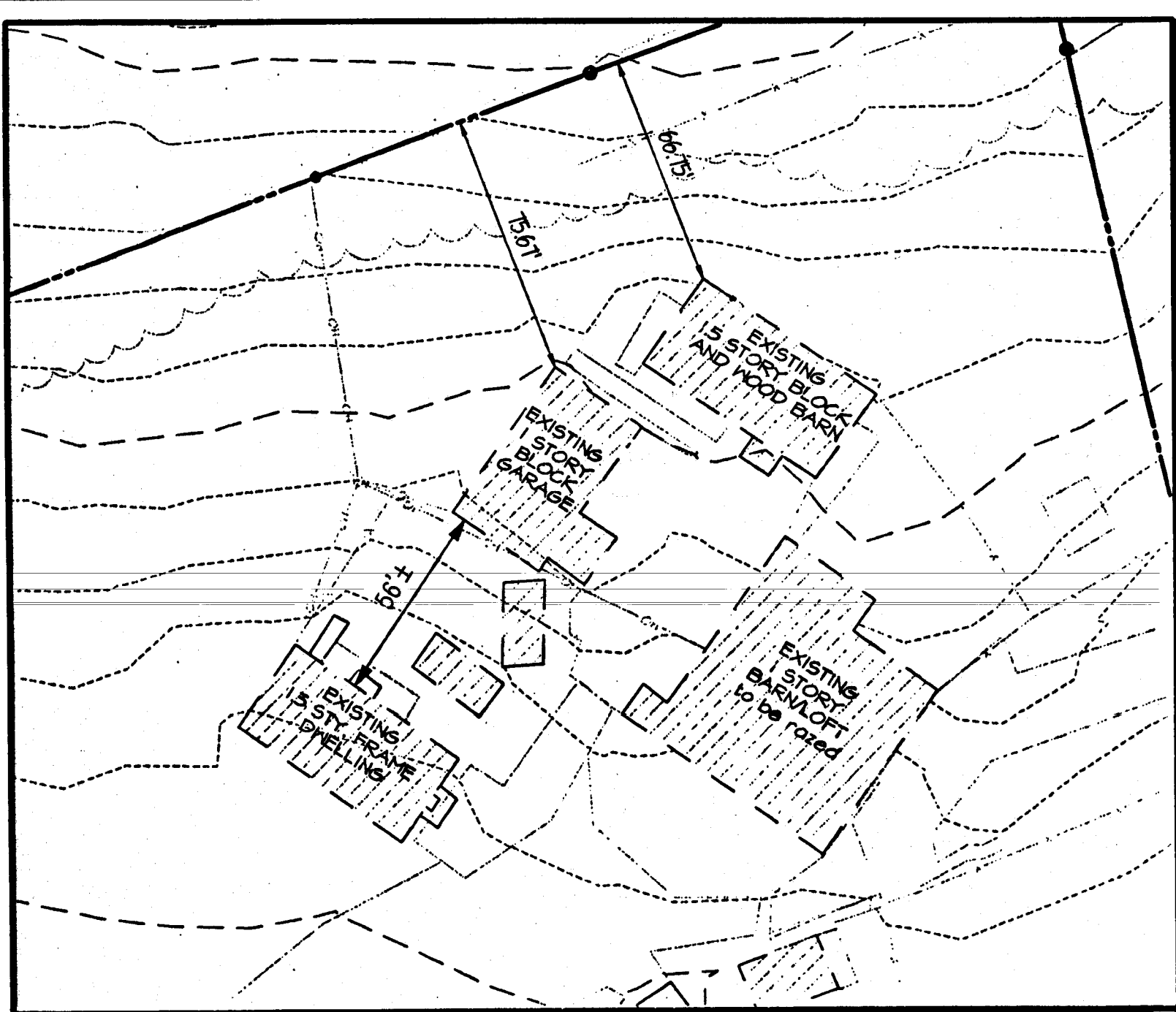
**Maryland Presbyterian Church
4 + Acres**

Ref No 4

(SHEET N.E. 12-C)



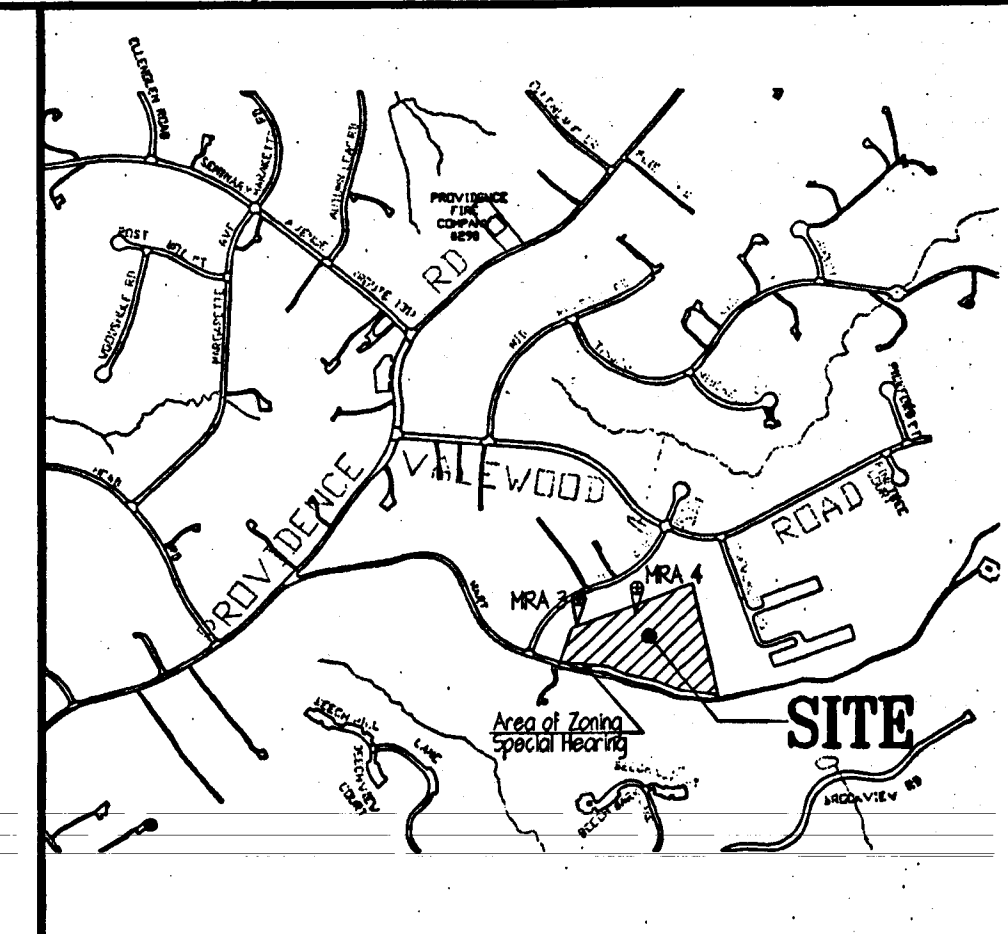
Ref. Exh 1A



EXISTING CONDITIONS

SCALE: 1"=40'

- SITE LEGEND:**
- EX. PROPERTY LINE
 - EX. 2' CONTOUR
 - EX. 10' CONTOUR
 - PROP. 2' CONTOUR
 - PROP. 10' CONTOUR
 - EX. CURB & GUTTER
 - PROP. CURB & GUTTER
 - EX. SANITARY
 - PROP. SANITARY
 - EX. STORM DRAIN
 - PROP. STORM DRAIN
 - EX. WATER
 - PROP. WATER
 - EX. HOODS LINE / VEGETATION
 - PROP. HOODS LINE
 - LIMIT OF FOREST BUFFER
 - UTILITY EASEMENT
 - SETBACK LINES
 - PROP. ROADS CENTERLINE



VICINITY MAP
SCALE: 1"=1000'

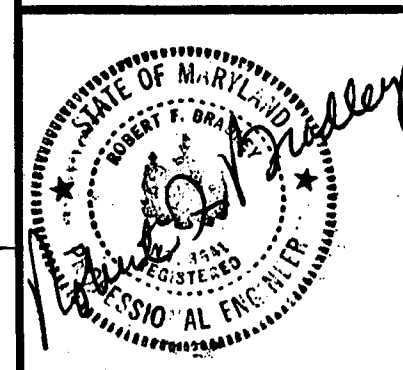
SITE NOTES:

- Owners: Paul Porace
Robin Porace
1102 Hart Road
Towson, MD 21206
- Contract Purchaser/Developer: Christ the King Church
1302 Montego Avenue
Baltimore, MD 21204
Attn.: Reverend Ed Weeks
- Engineer: Morris & Ritchie Assoc., Inc.
110 West Road, Ste. 245
Towson, MD 21204-2514
Attn.: Robert F. Bradley, P.E.
Phone: 410-521-1690
- Property Information:
 - A. Existing Zoning: DR-1
 - B. Gross Area of Site: 5.47 A.C. ± 230,273 SF. ±
 - C. Area of Zoning: 0.482 A.C. ± 20,945 SF. ±
 - D. Net Area of Site: 5.09 A.C. ± 219,418 SF. ±
 - E. Property Address: 1102 Hart Road
 - F. Election District: 4
 - G. Councilmanic District: 4
 - H. Baltimore County AGC Map: Map 28, Grid A-2
 - I. Census Tract: 4001
 - J. Watershed: Loch Raven and Minebank Run
 - K. Baltimore Reference Tax Map: Map 61, Grid 24
 - L. Parcel: 108
 - M. Tax Account No: 062050140
 - N. Liber/Folio: 6447/555
 - O. Zoning Map Reference: NE 11-C
- Existing Land Use: Residential Boarding Stables
- Proposed Use: 300 Seat Church
A. Accessory Uses Include church offices, Sunday School classrooms, and Parish Hall
- Height and Area Regulations for DR-1 Zone:
 - A. Maximum Bldg. Height Allowed Within 100' RTA: 35'
 - B. Building Height Proposed Within 100' RTA: 35'
 - C. Maximum Building Height Allowed Outside of RTA: 50'
 - D. Building Height Proposed Outside of RTA: 50'
 - E. Building Setbacks:

	Required	Proposed
Front:	15' RTA	15'
East Side:	40'	40'
West Side:	15' RTA	312'
South Side:	15' RTA	66.75'
- Parking Calculations:
 - A. Church: 300 seats @ 1 per 4.0 seats = 75 required parking spaces
 - B. Handicapped parking spaces required = 4 required parking spaces
 - Total = 100 proposed parking spaces
- Parking totals include handicapped spaces.
- There are no 100-year flood plain on site, per FEMA Panel No. 240010 0270b.
- There are no known non-tidal wetlands on this site.
- There are no known forest buffers on this site.
- There are no known regulated plant or wildlife communities associated with this site.
- There are no known historical structures or archaeological areas associated with this site. This was confirmed by John Madalin in a letter dated November 16, 2000.
- There are no known existing wells on site that shall be utilized for landscape irrigation only. This site will be served by existing public water, and the septic field onsite shall be expanded to meet increased facility usage.
- There are no known existing wells on site that shall be utilized for landscape irrigation only.
- Property line and onsite topographic information is from a survey prepared by Morris & Ritchie Assoc., Inc. dated September 6, 2000. Adjacent building locations and topography from 615 tile obols.
- All proposed paved surfaces will be dustless macadam.
- Landscape shall be provided for all proposed uses as required per the Baltimore County Landscape Manual.
- All signage shall be in accordance with section 450 of the Baltimore County Zoning Regulations.
- All lighting in parking areas shall be installed to reflect light away from adjacent residential homes and public streets.
- A 6'x10' limited exception was granted for this property by a DRC meeting number 071000X Dist. 406 a letter was sent by Arnold Johnson July 20, 2000.
- A waiver of DPH Standards to permit Hart Rd. to remain as currently improved in lieu of any further widening was granted per case number #01-272-SPH.



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 521-1690
FAX (410) 521-1748



**PLAN TO ACCOMPANY A PETITION
FOR SPECIAL HEARING
& VARIANCE
CHRIST THE KING CHURCH**
1102 HART RD, BALTIMORE COUNTY MD

DATE	REVISIONS	JOB NO.:
4/23/01	CHURCH SANCTUARY FOOTPRINT & NUMBER OF SUNDAY SCHOOL CLASSROOMS	111420
		SCALE: 1"=50'
		DATE: 03/07/01
		DRAWN BY: SL
		DESIGN BY: SL
		REVIEW BY: BB
		SHEET: 1 OF 1

RELIEF REQUESTED:

- A SPECIAL HEARING TO GRANT RELIEF FROM THE RESIDENTIAL TRANSITION AREA REQUIREMENTS IN THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES TO PERMIT A 66.75' SETBACK OF A RENOVATED EXISTING BUILDING IN LIEU OF THE REQUIRED 75' SETBACK.
- A VARIANCE TO SECTION 102.2 B(2) TO PERMIT THE REHABILITATION OF EXISTING BUILDINGS AND THE CONSTRUCTION OF A NEW SANCTUARY UTILIZING COMMON YARD SPACE.

