

IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE -
NW/Corner Priceville Road and Quaker
Bottom Road (Quaker Meeting House)
(14934 Priceville Road)
8th Election District
3rd Council District

Quaker Meeting House
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-038-SPHXA

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owner of the subject property, Quaker Meeting House, by Andrew Passmore, II, Trustee, through their attorney, J. Carroll Holzer, Esquire. The Petitioner requests a special hearing to approve a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of the requirements of Sections 26-203(C)(8) and 26-278 thereof, to permit the rehabilitation/expansion of the Gunpowder Friends Meeting House (listed on the Maryland Historic Trust as #BA 80), whose alterations were approved by the Baltimore County Landmarks Preservation Commission on April 12, 2001; and, a determination that the use of the subject site for religious purposes is nonconforming, pursuant to Section 104 of the B.C.Z.R., and that the subject building is being lawfully expanded by the proposed alterations. In addition, the Petitioner requests a special exception to continue the use of the subject property, zoned R.C.2, for religious purposes as the Quaker Meeting House, pursuant to Section 1A01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.); and, variance relief as follows: From Section 1A01.3.B.3 of the B.C.Z.R. to permit a rear yard setback of 20 feet in lieu of the required 35 feet for a proposed addition; and, from Section 409.8 (Design Standards) of the B.C.Z.R. to permit any additional parking spaces used in connection with the Meeting House to be unpaved and unmarked, in lieu of the required durable and dustless surface with striping; or, in the alternative, relief from Section 409.A of the B.C.Z.R. to permit additional parking spaces for the

ORDER RECEIVED FOR FILING

Date

By

Meeting House in accordance with the plan attached thereto. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 6.

Appearing at the requisite public hearing in support of the requests were Andrew Passmore, II, and Priscilla A. Passmore, on behalf of the Quaker Meeting House, property owner; Michael Fisher, on behalf of Site Resources, Inc., the consultants who prepared the site plan for this property; and, J. Carroll Holzer, Esquire, attorney for the Petitioner. Also appearing in support of the requests were Margaret D. Miller, Ann H. Heaton, Paul R. Schlitz, and Gilbert Bliss, nearby residents of the area. Kenneth Bosley appeared as an interested person.

The subject property is an irregular shaped parcel located with frontage at the intersection of Priceville Road and Quaker Bottom Road, not far from Thornton Mill Road in Sparks. Actually, as shown on the site plan, the bed of Priceville Road is located, in part, on the subject property. The site contains a gross area of 1.69 acres, more or less, zoned R.C.2, and is improved with a 1½ story stone church building known as the Gunpowder Friends Meeting House, a historic structure which dates back to 1773. Testimony and evidence presented indicated that the Gunpowder Friends Meeting House was established in the late 1600s. In 1737, a log Meeting House was established in Cockeysville. In 1821, the Meeting House relocated to the subject property and has been used continuously by members of the Friends' faith since that time. Following a fire in 1866, the building was reconstructed and the existing structure dates from that time. Obviously, given its history and significance, the building has been designated as a historic structure. As noted above, the building is listed on the Maryland Historic Trust as Item #BA-80. There are approximately 84 members of the congregation at the present time, and attendance averages approximately 35 members per week.

As it presently exists, the interior of the building contains a large meeting area as well as two smaller rooms, which are used for children and as a meeting room. The Petitioner proposes improvements to the building to provide additional interior space for its congregation. Specifically, the Petitioner proposes to cover an existing porch on the south and west ends of the

building, and a second addition is proposed to the rear of the building. Both improvements were designed in a manner so as to retain the historic character of the building. In fact, the plans for same were reviewed and approved by the Landmarks Preservation Commission on April 12, 2001.

Turning first to the Petition for Special Exception, Section 1A01.2.C.6 of the B.C.Z.R. allows churches or other buildings used for religious worship in the R.C.2 zone by special exception. It is clear that the use proposed is appropriate here and meets the requirements of Section 502.1 of the B.C.Z.R. The longstanding use of this property for this purpose is persuasive. Moreover, it is clear that the subject structure is an asset to the historic heritage of Baltimore County and that its use does not detrimentally impact the surrounding locale.

Having approved the Petition for Special Exception, attention is next turned to the Petition for Special Hearing. In this regard, the Petitioner seeks a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of Sections 26-203(C)(8) and 26-278 thereof, to permit the proposed alterations. I easily find that the proposed improvements are consistent with the spirit and intent of those requirements of the Code which require historic preservation. Moreover, the fact that the Baltimore County Landmarks Preservation Commission approved the plans detailing the proposed improvements is persuasive. Thus, the waiver should be granted. It is also to be noted that having approved the Petition for Special Exception, the request for nonconforming status for this structure becomes moot. That is, the special exception relief granted herein renders the nonconforming use designation unnecessary and therefore moot.

The third Petition seeks variance relief from parking requirements and for a reduced setback from the rear of the structure. In this regard, a reduced setback of 20 feet is maintained. It was indicated at the hearing that the adjacent property owner most affected by the proposed improvements does not object to same. Moreover, it is clear that the property is unique by virtue of its topography and configuration. The desire to place the addition to the rear of the structure is appropriate in order to preserve the historic profiles of the front and sides of this building. For all of these reasons, I find that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. and that variance relief should be granted.

As to the parking arrangement, the site plan shows an existing gravel driveway that leads into the interior of the site from Priceville Road. Presently, members of the congregation park on the grass along this driveway. It was indicated that this arrangement has worked well in the past. Again, the preservation of the historic character of the building and lot are of paramount consideration. In my judgment, the continuation of the parking arrangement in the manner proposed is appropriate. There appears to be no need for striped parking spaces of a durable and dustfree surface. Independent testimony was also received from Messrs. Fisher and Bosley that the existing parking arrangement is appropriate, given the nature of the soil and topography of the site. That is, the property drains well and there is no problem with mud or other similar conditions from parking during inclement weather. For these reasons, I shall also grant the parking variance.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of October, 2001 that the Petition for Special Hearing to approve a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of the requirements of Sections 26-203(C)(8) and 26-278 thereof, to permit the rehabilitation/expansion of the Gunpowder Friends Meeting House (Maryland Historic Trust #BA 80), whose alterations were approved by the Baltimore County Landmarks Preservation Commission on April 12, 2001, in accordance with Petitioner's Exhibit 6, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to continue the use of the subject property, zoned R.C.2, as the Quaker Meeting House, pursuant to Section 1A01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED; and,

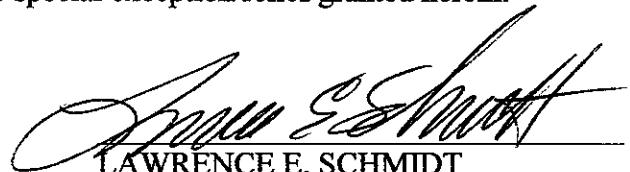
IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A01.3.B.3 of the B.C.Z.R. to permit a rear yard setback of 20 feet in lieu of the required 35 feet for a proposed addition, in accordance with Petitioner's Exhibit 6, be and is hereby GRANTED; and,

ORDER REC'D FOR FILING
Date 10/2/01
By [Signature]

IT IS FURTHER ORDERED that existing and proposed additional parking spaces be unpaved and unmarked, in accordance with the site plan marked as Petitioner's Exhibit 6, and as such, the Petition for Variance seeking relief from Section 409.8 (Design Standards) of the B.C.Z.R., be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed improvements shall be consistent with the building elevation drawings reviewed and approved by the Landmarks Preservation Commission on April 12, 2001.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking a determination that the use of the subject site for religious purposes is nonconforming, pursuant to Section 104 of the B.C.Z.R., and is being lawfully expanded by the proposed alterations, be and is hereby DISMISSED AS MOOT, by virtue of the special exception relief granted herein.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/2/01
By [Signature]



Baltimore County
Zoning Commissioner

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

October 3, 2001

J. Carroll Holzer, Esquire
508 Fairmount Avenue
Towson, Maryland 21286

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
NW/Corner Priceville Road and Quaker Bottom Road
(14934 Priceville Road)
8th Election District – 3rd Council District
Quaker Meeting House - Petitioner
Case No. 02-038-SPHXA

Dear Mr. Holzer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Andrew Passmore, II
14934 Priceville Road, Sparks Md. 21152
Mr. Stephen R. Rives, 15 Chesterfield Court, Monkton, Md. 21111
Mr. Michael Fisher, Site Resources, Inc., 14307 Jarrettsville Pike, Phoenix, Md. 21131
Mr. Jack Dillon, Valleys Planning Council, 207 Courtland Ave., Towson, Md. 21204
Mr. Kenneth T. Bosley, Box 585, York Road, Sparks, Md. 21152
Office of Planning; People's Counsel; Case File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 14934 Priceville Road
which is presently zoned RC-2

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

(See attached Supplemental Sheet)

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. Quaker Meeting House

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

J. Carroll Holzer, P.A.
508 Fairmount Ave.
Baltimore, MD 21286

410-825-6961
Telephone No.

City

State

Zip Code

Legal Owner(s):

Andrew Passmore, II, Trustee

Name - Type or Print

Signature

Name - Type or Print

Signature

14934 Priceville Rd. 410-472-4583

Address

Telephone No.

Sparks, MD

21152

City

State

Zip Code

Representative to be Contacted:

Stephen R. Rives

Name

15 Chesterfield Ct. 410-472-4077

Address

Telephone No.

Monkton MD

21111

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 7/19/01

Case No. 02-038-SPHXA

ORDER RECEIVED FOR FILING

Date 7/19/01
By 9/15/98

SUPPLEMENTAL SHEET: PETITION FOR SPECIAL HEARING

LEGAL OWNERS: GUNPOWDER MONTHLY MEETING

1. The legal owners of the property subject to this Petition for Special Hearing situated in Baltimore County as described by the accompanying plat and property description, hereby petition to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8), and Section 26-278 to permit rehabilitation to the "Gunpowder Friends Meeting House" as described in the plat identified as **Exhibit #1**.
2. The Gunpowder Friends Meeting House is listed on the Maryland Historic Trust, #BA 80 whose proposed alterations was approved at the April 12, 2001 Meeting of the Baltimore County Landmarks Commission attached hereto and incorporated herein as **Exhibit # 2**.
3. The Petitioners request the Zoning Commissioner to determine that the use of the subject site as the "Gunpowder Meeting House" for religious purposes is nonconforming and is being lawfully expanded by the proposed alterations.

ORDER RECEIVED FOR FILING

Date

By

02-038-SPHXA

- c. "Gunpowder Friends Meeting House," MHT # BA 80, 14934 Priceville Road; proposed addition

Mr. Vogelsang, project manager, described the rehabilitation as outlined in the submittal package from D'Aleo and Associates. He stated that the rehabilitation entailed partial demolition of some late 20th century additions. He specified that the main façade visible from Priceville Road would not be impacted by these changes. Mr. Carski moved that the LPC recommend a finding to the Hearing Officer that the rehabilitation was consistent with Section 26-278, must be preserved. Mr. Emerick seconded the motion, which was unanimously approved.

- d. "Washington House," 704 Hernwood Road, MHT # BA 2582, Granite National Register Historic District; proposed demolition

Ms. Abe stated that the owner of the "Washington House," had contacted her with interest in demolishing the historic structure and that she had fully informed Ms. Washington about the review process. Ms. Abe stated that no formal special hearing application has yet been filed. Mr. Carski moved that the LPC form a technical committee to visit the site. Mr. Goldsmith seconded the motion, which was unanimously approved. Mr. Scott, Mr. Reynolds, Mr. Carski, and Mr. Kelly agreed to participate on the technical subcommittee.

- e. "Whye House," MHT # BA 805, 14419 Falls Road; proposed demolition

Ms. Abe stated that the applicant (contract-purchaser) was in the process of applying for a special hearing for the purpose of demolishing the structure. Ms. Abe stated that the Office of Planning staff visited the site and recommends that the LPC not oppose the demolition based on the severe loss of integrity of the structure as well as the minimal level of historic significance. Mr. Kelly moved that the LPC not oppose the demolition. Ms. Koeppel seconded the motion, which was unanimously approved.

7. Other business

Owner-initiated nominations for preliminary landmarks list

- "Rest-Melby House," MHT # 877, 2103 Westchester Road

Ms. Abe stated that this was an owner-initiated nomination for landmarks listing in the far western area of Catonsville. Ms. Koeppel moved that the LPC hold a public hearing on June 14th to consider nominating the structure to the preliminary landmarks list. The motion was seconded by Mr. Goldsmith and unanimously approved.

- "Wright House," MHT # BA 941, 8919 Reisterstown Road

Ms. Abe stated that this was an owner-initiated nomination for landmarks listing. Ms. Koeppel moved that the LPC hold a public hearing on June 14th to consider nominating the structure to the preliminary landmarks list. The motion was seconded by Mr. Goldsmith and unanimously approved.

Citizen-initiated nomination for preliminary landmarks list



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 14934 Priceville Rd.

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

(See supplemental sheet)

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

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

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

Quaker Meeting House

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

J. Carroll Holzer, P.A.
508 Fairmount Ave.
Towson, MD 21286

410-625-6961

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JNP

Date

7/19/01

ORDER RECEIVED FOR FILING

Case No. 02-038-SPHXA

2001/09/15/98

Date

By

SUPPLEMENTAL SHEET: PETITION FOR SPECIAL EXCEPTION

LEGAL OWNERS GUNPOWDER MONTHLY MEETING

1. The legal owners of the herein described property situated in Baltimore County, in an RC-2 zone, request a Special Exception under Section 1A01.2.C.6 to continue the use the herein described property as Quaker Meeting House as more fully described in the plat attached hereto.
2. The Gunpowder Friends Meeting House is listed on the Maryland Historic Trust, #BA 80 whose proposed alterations was approved at the April 12, 2001 Meeting of the Baltimore County Landmarks Commission attached hereto and incorporated herein as **Exhibit # 2**.

ORDER RECEIVED FOR FILING

Date

By

02-038-SPHXA

- c. "Gunpowder Friends Meeting House," MHT # BA 80, 14934 Priceville Road; proposed addition

Mr. Vogelsang, project manager, described the rehabilitation as outlined in the submittal package from D'Aleo and Associates. He stated that the rehabilitation entailed partial demolition of some late 20th century additions. He specified that the main façade visible from Priceville Road would not be impacted by these changes. Mr. Carski moved that the LPC recommend a finding to the Hearing Officer that the rehabilitation was consistent with Section 26-278, must be preserved. Mr. Emerick seconded the motion, which was unanimously approved.

- d. "Washington House," 704 Hernwood Road, MHT # BA 2582, Granite National Register Historic District; proposed demolition

Ms. Abe stated that the owner of the "Washington House," had contacted her with interest in demolishing the historic structure and that she had fully informed Ms. Washington about the review process. Ms. Abe stated that no formal special hearing application has yet been filed. Mr. Carski moved that the LPC form a technical committee to visit the site. Mr. Goldsmith seconded the motion, which was unanimously approved. Mr. Scott, Mr. Reynolds, Mr. Carski, and Mr. Kelly agreed to participate on the technical subcommittee.

- e. "Whye House," MHT # BA 805, 14419 Falls Road; proposed demolition

Ms. Abe stated that the applicant (contract-purchaser) was in the process of applying for a special hearing for the purpose of demolishing the structure. Ms. Abe stated that the Office of Planning staff visited the site and recommends that the LPC not oppose the demolition based on the severe loss of integrity of the structure as well as the minimal level of historic significance. Mr. Kelly moved that the LPC not oppose the demolition. Ms. Koeppel seconded the motion, which was unanimously approved.

7. Other business

Owner-initiated nominations for preliminary landmarks list

- "Rest-Melby House," MHT # 877, 2103 Westchester Road

Ms. Abe stated that this was an owner-initiated nomination for landmarks listing in the far western area of Catonsville. Ms. Koeppel moved that the LPC hold a public hearing on June 14th to consider nominating the structure to the preliminary landmarks list. The motion was seconded by Mr. Goldsmith and unanimously approved.

- "Wright House," MHT # BA 941, 8919 Reisterstown Road

Ms. Abe stated that this was an owner-initiated nomination for landmarks listing. Ms. Koeppel moved that the LPC hold a public hearing on June 14th to consider nominating the structure to the preliminary landmarks list. The motion was seconded by Mr. Goldsmith and unanimously approved.

Citizen-initiated nomination for preliminary landmarks list



Principle view from Priceville Road will be unchanged

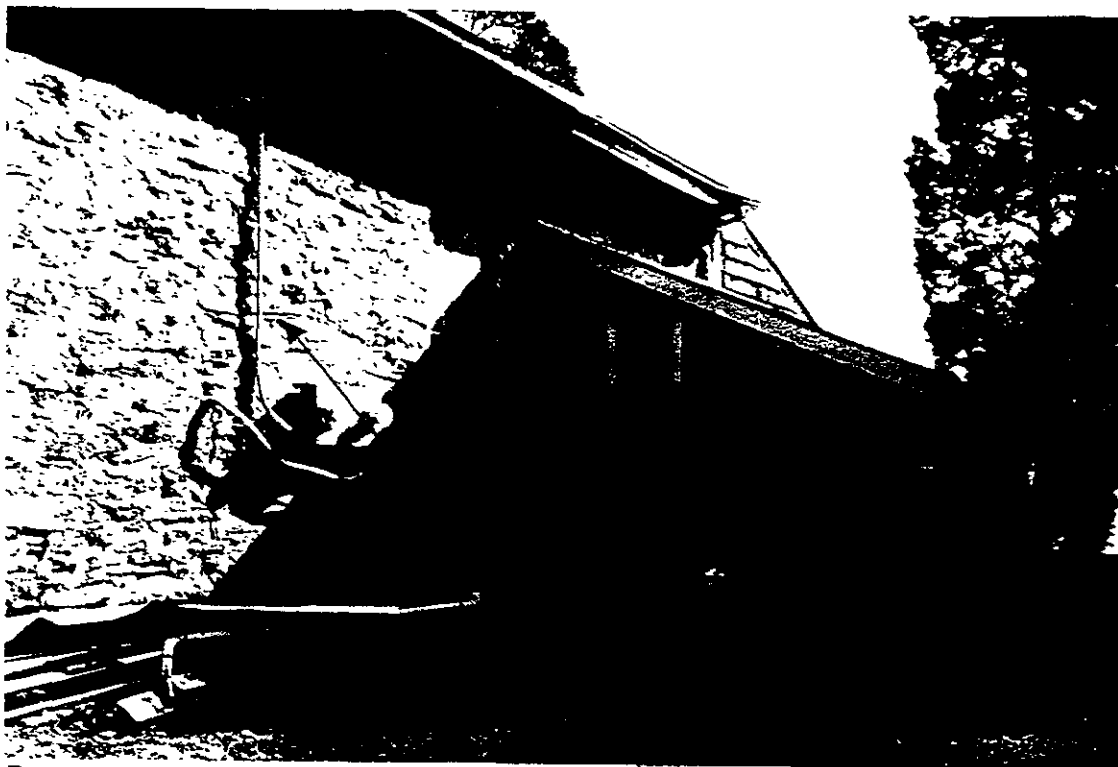
handicap ramp goes here



Existing rear and side view of Meeting House

remove shed porch roof, columns and foundation

remove existing 'privy' shed addition



Rear view of Meeting House

*remove existing shed 'privy'
New Addition goes here. Meters are relocated
and existing window remains in place*



Detail of existing elements to be removed

*Note that stone on shed addition is different from original
Meeting House.*



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14934 Priceville Road

which is presently zoned RC-2

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 Supplemental Sheet)

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

To be provided at the 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. Quaker Meeting House

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

J. Carroll Holzer
Name - Type or Print

Signature

J. Carroll Holzer, P.A.
508 Fairmount Ave.
Towson, MD 21286

City State Zip Code

Case No. 02-038-SPHXA

Legal Owner(s):

Andrew Passmore, II, Trustee
Name - Type or Print

Andrew Passmore
Signature

Name - Type or Print

Signature

14934 Priceville Rd. 410-472-4583
Address Telephone No.

Sparks MD 21152
City State Zip Code

Representative to be Contacted:

Stephen R. Rives
Name

15 Chesterfield Ct. 410-472-4077
Address Telephone No.

Monkton MD 21111
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING
Reviewed By JNP Date 7/19/01

ORDER RECEIVED FOR FILING

Date 7/19/98
By 220 9/15/98

SUPPLEMENTAL SHEET: PETITION FOR VARIANCE
LEGAL OWNERS GUNPOWDER MONTHLY MEETING

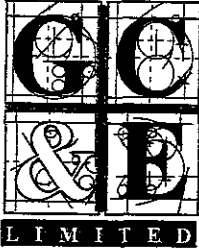
1. The legal owners of the herein described property situated in Baltimore County, in an RC-2 zone, request a variance from the requirements of Section 1A01.3.B.3 for a rear yard set back of 20' in lieu of the required 35' as described in the attached plat.
2. The legal owners of the herein described property situated in Baltimore County request a variance from Section 409.8 (Design Standards) that any additional parking spaces used in connection with the Meeting House be of a non-paved, non-durable surface, or grass and not striped in lieu of the required durable and dustless surface with striping.
3. In the alternative, that the Zoning Commissioner approve the additional parking spaces for the Meeting House as described in the attached plat.

ORDER RECEIVED FOR FILING

Date

By

02-038-SPHXA



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towson Town Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

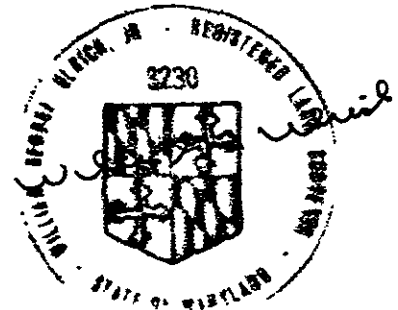
July 11, 2001

**ZONING DESCRIPTION
QUAKER MEETING HOUSE PROPERTY
NO. 14934 PRICEVILLE ROAD
EIGHT ELECTION DISTRICT
THIRD COUNCILMANIC DISTRICT
OF BALTIMORE COUNTY, MARYLAND**

Beginning for the same at the intersection of the centerline of Priceville Road as paved with the west side of the northernmost end of Quaker Bottom Road as paved, thence running and binding on the west side of Quaker Bottom Road, (1) South 14 degrees 27 minutes 00 seconds East 40.00 feet, more or less, to the southeast corner of the property of the Quaker Meeting House Property, thence leaving Quaker Bottom Road and binding on the south outline of the Quaker Meeting House Property and near the south side of the paving of Priceville Road, (2) South 80 degrees 19 minutes 35 seconds West 249.66 feet to a point in or near the center of Priceville Road, and thence running in or near the center of Priceville Road, (3) South 75 degrees 49 minutes 53 seconds West 225.50 feet, thence leaving Priceville Road and binding on an outline of Quaker Meeting House Property, (4) North 12 degrees 31 minutes 03 seconds West 156.46 feet to intersect the northernmost outline of said property, thence binding on the said northernmost outline, (5) North 77 degrees 10 minutes 14 seconds East 469.20 feet to a point in Priceville Road, and thence running and binding in or near the west side of Priceville Road, (6) South 14 degrees 27 minutes 00 seconds East 125.00 feet to the place of beginning.

Containing 1.69 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purpose of conveyance.



BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No.

4063

DATE

7/19/01

ACCOUNT

R-001-006-6150

AMOUNT

\$ 650.00

RECEIVED
FROM:

Quaker Meeting House

FOR:

14934 Priceville Road (02-038-SPHXA)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT

ACTUAL

TIME

7/20/2001

7/19/2001

15:48:13

RE: MS02 CASHIER SMAT SMW DRIVER 2

>> RECEIPT # 180340

OFLN

Dept 5 528 ZONING VERIFICATION

CR ID: 004063

Recpt Tot

650.00

650.00 CK

.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #02-038-SPHXA

14934 Pricaville Road

NW/Cor. Pricaville Rd. & Intersection with Quaker Bottom Rd.

8th Election District - 3rd Counciling District

Legal Owner(s): Quaker Meeting Hse.

Andrew Passmore II, Trustee

Variance: to permit a rear yard set of 20 feet in lieu of the required 35 feet; to allow that additional parking spaces used in connection with the Meeting House be of a non-paved, non-durable surface, grass and not striped in lieu of the required durable, smooth surface with striping; and in the alternative, provide the additional parking spaces for the Meeting House as described in the attached plat. Special Exemption under Section 1A01.2.C.6 to continue the use of the described property as Quaker Meeting House, fully described in the plat attached hereto. Special Exemption to approve a waiver to the Historic provisions of the County Code to permit the rehabilitation of the Meeting House and also in the alternative to use that the use of the subject site as the "Gunpowder Meeting House" for religious purposes is non-conflicting and is being lawfully expanded by the proposed action.

Hearing: Wednesday, September 4, 2001 at 2:00 p.m. in Room 407, County Court House, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT, Zoning Commissioner of Baltimore County.

NOTES: (1) Hearing is open to the public. Accessible for special accommodations, contact the Zoning Commissioner's Office at (410) 887-3391.

(2) For information, contact the File and/or Hearing at (410) 887-3391.

IT/9/634 Sept. 4 C491902

CERTIFICATE OF PUBLICATION

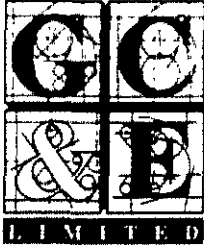
9/6/2001

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 9/4/2001.

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

S. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 02-038-SPHXA
PETITIONER/DEVELOPER:
Quaker Meeting House
Andrew Passmore II, Trustee
DATE OF HEARING:
September 19, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

LOCATION:

Northwest corner of Priceville Road and Quaker Bottom
Road – beside the driveway to the meeting house

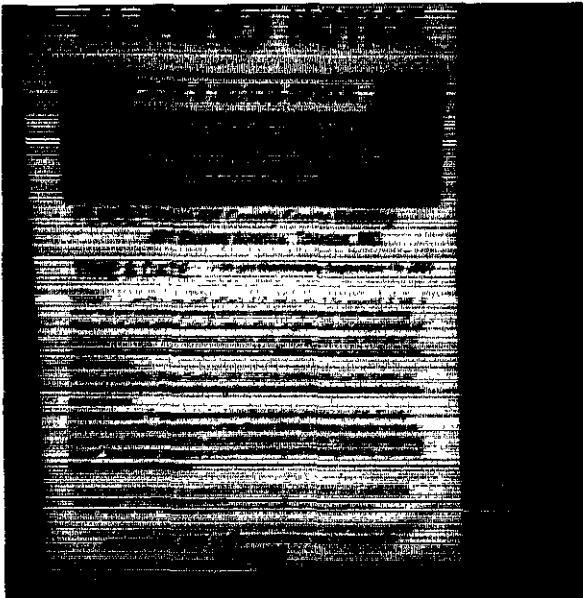
DATE: August 31, 2001

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON : August 31, 2001



**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: 02-038-SPHXA
Petitioner: Quaker Meeting House
Address or Location: 14934 Priceville Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Steve Rives
Address: 15 Chesterfield Ct
Monkton, MD 21111
Telephone Number: 410-472-4077



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

August 22, 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: 02-038-SPHXA

14934 Priceville Road

NW/Cor. Priceville Road & Intersection with Quaker Bottom Road

8th Election District – 3rd Councilmanic District

Legal Owner: Quaker Meeting House, Andrew Passmore II, Trustee

Variance to permit a rear yard setback of 20 feet in lieu of the required 35 feet; to allow that any additional parking spaces used in connection with the Meeting House be of a non-paved, non-durable surface, or grass and not striped in lieu of the required durable and dustless surface with striping, and in the alternative to approve the additional parking spaces for the Meeting House as described in the attached plat. Special Exception under Section 1A01.2.C.6 to continue the use the herein described property as Quaker Meeting House as more fully described in the plat attached hereto. Special Hearing to approve a waiver to the Historic provisions of the County Code to permit the rehabilitation of the Quaker Meeting House and also in the alternative to determine that the use of the subject site as the "Gunpowder Meeting House" for religious purposes is non-conforming and is being lawfully expanded by the proposed alternations.

HEARING: Wednesday, September 19, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director



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

August 23, 2001

NOTICE OF ZONING HEARING

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

CASE NUMBER: 02-038-SPHXA

14934 Priceville Road

NW/Cor. Priceville Road & Intersection with Quaker Bottom Road

8th Election District – 3rd Councilmanic District

Legal Owner: Quaker Meeting House, Andrew Passmore II, Trustee

Variance to permit a rear yard setback of 20 feet in lieu of the required 35 feet; to allow that any additional parking spaces used in connection with the Meeting House be of a non-paved, non-durable surface, or grass and not striped in lieu of the required durable and dustless surface with striping, and in the alternative to approve the additional parking spaces for the Meeting House as described in the attached plat. Special Exception under Section 1A01.2.C.6 to continue the use the herein described property as Quaker Meeting House as more fully described in the plat attached hereto. Special Hearing to approve a waiver to the Historic provisions of the County Code to permit the rehabilitation of the Quaker Meeting House and also in the alternative to determine that the use of the subject site as the "Gunpowder Meeting House" for religious purposes is non-conforming and is being lawfully expanded by the proposed alternations.

HEARING: Wednesday, September 19, 2001 at 2:00 P.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286
Andrew Passmore II, Trustee, Quaker Meeting House, 14934 Priceville Road,
Sparks 21152
Stephen R. Rives, 15 Chesterfield Court, Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 4, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 4, 2001 Issue – Jeffersonian

Please forward billing to:
Steve Rives
15 Chesterfield Court
Monkton MD 21111

410 472-4077

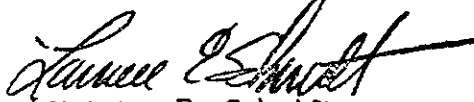
NOTICE OF ZONING HEARING

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: 02-038-SPHXA
14934 Priceville Road
NW/Cor. Priceville Road & Intersection with Quaker Bottom Road
8th Election District – 3rd Councilmanic District
Legal Owner: Quaker Meeting House, Andrew Passmore II, Trustee

Variance to permit a rear yard setback of 20 feet in lieu of the required 35 feet; to allow that any additional parking spaces used in connection with the Meeting House be of a non-paved, non-durable surface, or grass and not striped in lieu of the required durable and dustless surface with striping, and in the alternative to approve the additional parking spaces for the Meeting House as described in the attached plat. Special Exception under Section 1A01.2.C.6 to continue the use the herein described property as Quaker Meeting House as more fully described in the plat attached hereto. Special Hearing to approve a waiver to the Historic provisions of the County Code to permit the rehabilitation of the Quaker Meeting House and also in the alternative to determine that the use of the subject site as the "Gunpowder Meeting House" for religious purposes is non-conforming and is being lawfully expanded by the proposed alternations.

HEARING: Wednesday, September 19, 2001 at 2:00 P.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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.

C: J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286
Andrew Passmore II, Trustee, Quaker Meeting House, 14934 Priceville Road,
Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 4, 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

September 14, 2001

J. Carroll Holzer
508 Fairmount Avenue
Towson MD 21286

Dear Mr. Holzer:

RE: Case Number: 02-038-SPHXA, 14934 Priceville Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 19, 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. GDD
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Andrew Passmore II, Trustee, 14934 Priceville Road, Sparks 21152
Stephen R Rives, 15 Chesterfield Court, Monkton 21111
People's Counsel



hs
9/19

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2001
Item No. 038

SEP 20 1

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

The ultimate right-of-way for both public roads shall be dedicated to Baltimore County at this time at no cost.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

August 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: 037, 038

Location: DISTRIBUTION MEETING OF August 20, 2001

Item No.: 037, 038

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

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

cc: File

if

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



Printed with Soybean Ink
on Recycled Paper

hs
9/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 27, 2001

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

SUBJECT: No. 14934 Priceville Road

AUG 28 2001

INFORMATION

Item Number: 02-038-SPH
Petitioner: Stephen Rives (representative)
Zoning: RC -2
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The structure at 14934 Priceville Road is listed on the Maryland Historic Trust (MHT) Inventory as the "Gunpowder Friends Meeting House," MHT # BA 80. The structure is a contributing structure in the Western Run-Belfast National Register Historic District.

On April 12, 2001 the LPC unanimously agreed to recommend a finding to the hearing officer that the alterations as proposed were consistent with Section 26-278, must be preserved.

Prepared by: Kim Are

Section Chief: Jeffrey W. Long

AFK:KA:kra



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8-23-01

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

RE: Baltimore County
Item No. 038

JNP

Dear Ms. Jackson:

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

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

Very truly yours,

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

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE

14934 Priceville Road, NW Cor. Priceville Rd at
intersection w/Quaker Bottom Rd
8th Election District, 3rd Councilmanic

Legal Owner: Andrew Passmore, II, Trustee,
Quaker Meeting House
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. ~~02-38-SPHXA~~

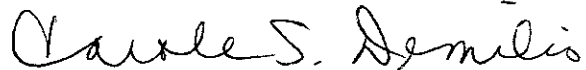
* * * * *

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.



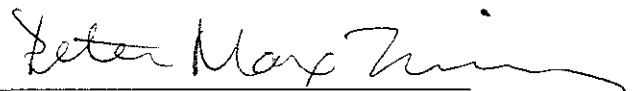
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 10th day of September, 2001 a copy of the foregoing Entry of Appearance was mailed to J. Carroll Holzer, Esq., Holzer and Lee, 508 Fairmount Avenue, Towson, MD 21286, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Ave.
Towson, Md. 21204

410-887-3335

May 25, 2001

Ref No 1

D'Aleo & Associates
1106 North Charles Street
Baltimore, MD 21201

RE: Gunpowder Friends Meeting House
14934 Priceville Road
DRC Number 040201F; Dist. 8C3

Dear Sir or Madam:

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 (PDM).

The DRC has, in fact, met in an open meeting on May 14, 2001, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (A) (7).

Now that you have received an A-7 limited exemption, please proceed with building permit application.

D'Aleo & Associates
Gunpowder Friends Meeting House
May 25, 2001
Page 2

A copy of this letter must be presented when submitting engineering/construction plans to this office, and/or when applying for a building permit.

Please note that compliance with divisions 3, 4, and 5 of the Development Regulations are required, as is compliance with all applicable zoning regulations. Phase 2 review fees may apply, depending on the amount of site disturbance, and/or the requirement of a Public Works Agreement. Also, sidewalks are required whenever the site is within the Metropolitan District.

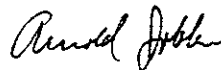
Herein, find a commercial site plan checklist that will serve as a guide when preparing plans for building permit applications. Please be advised, plans not meeting minimum checklist requirements will not be accepted for filing. This will consequently delay building permit approval. Please note, the "conceptual" plan required for DRC review, does not necessarily meet the checklist guidelines. Therefore, it should not be assumed that the DRC plan is acceptable for building permit applications.

Should you have any questions regarding the above, please contact the Zoning Review Section at 410-887-3391.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 25th day of May 2001, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permit 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

- c. "Gunpowder Friends Meeting House," MHT # BA 80, 14934 Priceville Road; proposed addition

Mr. Vogelsang, project manager, described the rehabilitation as outlined in the submittal package from D'Aleo and Associates. He stated that the rehabilitation entailed partial demolition of some late 20th century additions. He specified that the main façade visible from Priceville Road would not be impacted by these changes. Mr. Carski moved that the LPC recommend a finding to the Hearing Officer that the rehabilitation was consistent with Section 26-278. must be preserved. Mr. Emerick seconded the motion, which was unanimously approved.

- d. "Washington House," 704 Hernwood Road, MHT # BA 2582, Granite National Register Historic District; proposed demolition

Ms. Abe stated that the owner of the "Washington House," had contacted her with interest in demolishing the historic structure and that she had fully informed Ms. Washington about the review process. Ms. Abe stated that no formal special hearing application has yet been filed. Mr. Carski moved that the LPC form a technical committee to visit the site. Mr. Goldsmith seconded the motion, which was unanimously approved. Mr. Scott, Mr. Reynolds, Mr. Carski, and Mr. Kelly agreed to participate on the technical subcommittee.

- e. "Whye House," MHT # BA 805, 14419 Falls Road; proposed demolition

Ms. Abe stated that the applicant (contract-purchaser) was in the process of applying for a special hearing for the purpose of demolishing the structure. Ms. Abe stated that the Office of Planning staff visited the site and recommends that the LPC not oppose the demolition based on the severe loss of integrity of the structure as well as the minimal level of historic significance. Mr. Kelly moved that the LPC not oppose the demolition. Ms. Koeppe seconded the motion, which was unanimously approved.

7. Other business

Owner-initiated nominations for preliminary landmarks list

- "Rest-Melby House," MHT # 877, 2103 Westchester Road

Ms. Abe stated that this was an owner-initiated nomination for landmarks listing in the far western area of Catonsville. Ms. Koeppe moved that the LPC hold a public hearing on June 14th to consider nominating the structure to the preliminary landmarks list. The motion was seconded by Mr. Goldsmith and unanimously approved.

- "Wright House," MHT # BA 941, 8919 Reisterstown Road

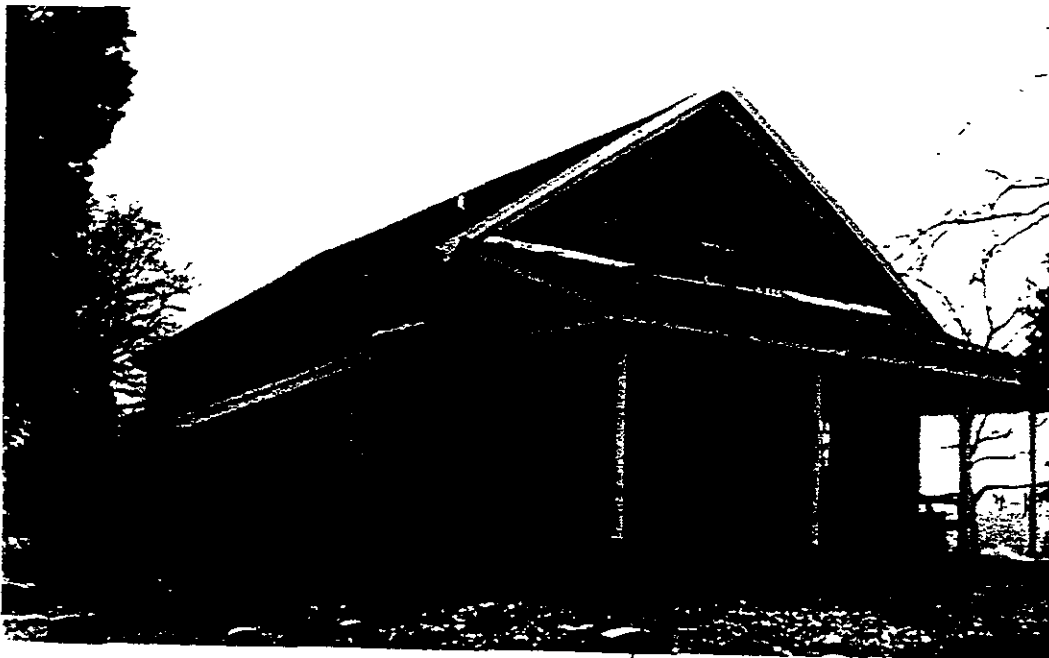
Ms. Abe stated that this was an owner-initiated nomination for landmarks listing. Ms. Koeppe moved that the LPC hold a public hearing on June 14th to consider nominating the structure to the preliminary landmarks list. The motion was seconded by Mr. Goldsmith and unanimously approved.

Citizen-initiated nomination for preliminary landmarks list



principle view from Priceville Road will be unchanged

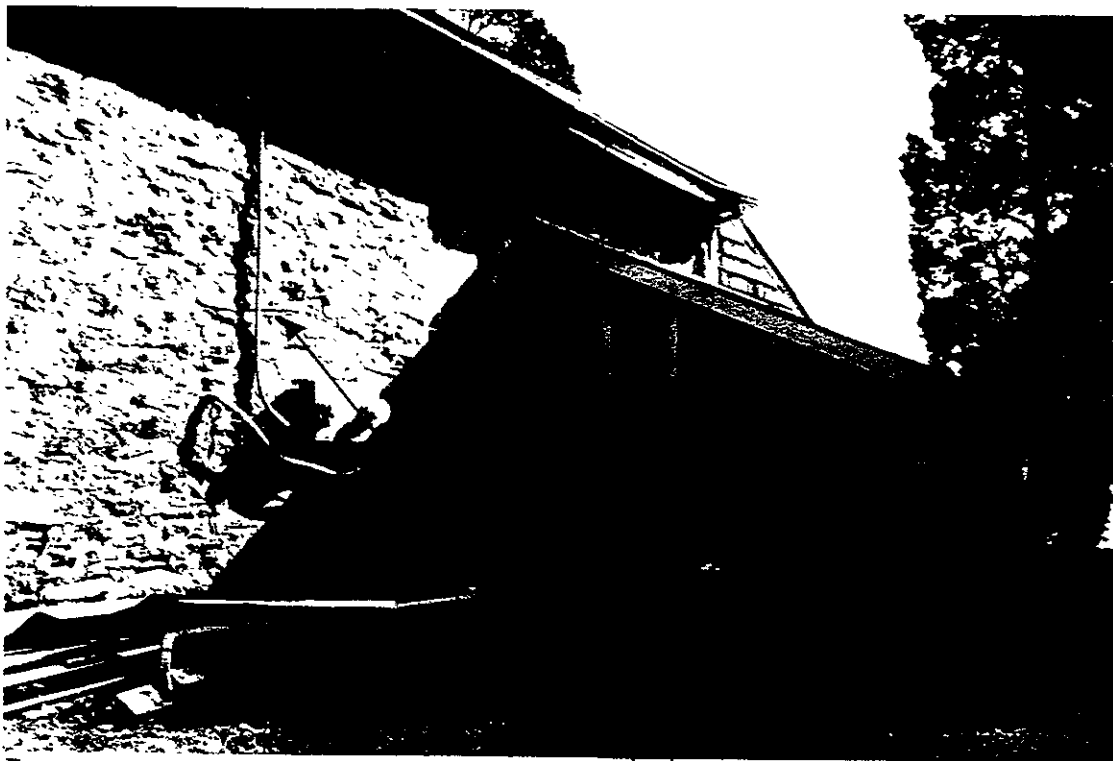
handicap ramp goes here



Existing rear and side view of Meeting House

remove shed porch roof, columns and foundation

remove existing 'privy' shed addition



Rear view of Meeting House

*remove existing shed 'privy'
New Addition goes here. Meters are relocated
and existing window remains in place*



Detail of existing elements to be removed

*Note that stone on shed addition is different from original
Meeting House.*

hs
9/19

The Valleys Planning Council, Inc.

207 Courtland Avenue, Towson, Maryland 21204
Mailing Address: P.O. Box 5402, Towson, Maryland 21285-5402
Phone: 410 337-6877, Fax: 410 296-5409

August 28, 2001

Mr. Lawrence E. Schmidt, Zoning Commissioner
Zoning Commissioners Office
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Case No. 02-038 SPH
Gunpowder Monthly Meeting

Dear Mr. Schmidt,

The Valleys Planning Council is pleased to offer our support for the requested Special Exception and Variance for the above referenced case. The Gunpowder Monthly Meeting House is a contributing structure to the Western Run – Belfast Valley National Register Historic District. The original structure dates back to 1773. In 1866 the Meeting House was rebuilt after a fire and was in continuous use until 1940. After a brief period the Meetings began again in 1957 and continue today. The proposed additions are needed and will not detract from its historic value or its contribution to the cultural landscape. The Landmarks Commission for Baltimore County has also approved the requested changes.

I plan to attend the hearing and offer additional support, however I may be at the Board of Appeals on another matter. In the event I do not attend please note the support of the Valleys Planning Council as part of the record.

Sincerely,



Jack Dillon
Executive Director

SEP 12 2001

cc: J. Carroll Holzer, Esq.
George Doub, Esq.
Kim Abe

File No 3

MICHAEL W. FISHER

Vice President Business Development

Michael's experience working closely with allied professionals such as architects, engineers and environmental specialists has provided him with unique opportunities to understand the full range of skills required to provide the complete scope of services needed for today's sophisticated development. It has also equipped him to coordinate the various site-related services involved in a project. Specific experience includes both private and public projects. Public work has included educational facilities, parks and libraries as well as federal government research and development facilities and state institutions. Private work has included specific office and industrial sites, multi-family and affordable elderly housing, hospital / health-care facilities, and continuing care / retirement communities.

Professional Background

Site Resources, Inc.
Land Planners/Landscape Architects
Phoenix and Forest Hill, Maryland
Project Director, 1994 - Present

Daft McCune Walker, Inc.
Landscape Architects/
Planners/Engineers
Towson, Maryland
Senior Associate, 1986-1994

Gaudreau, Inc.
Architects/Planners/Engineers
Baltimore, Maryland
Associate 1981-1986

David L. Gregory & Associates
Engineers/Landscape Architects
Towson, Maryland
Landscape Architect 1979-1981

Smith/Kirwin, Inc.
Landscape Architects
Towson, Maryland
Landscape Architect 1978-1979

Professional Registration

Landscape Architect - Maryland

Education

Bachelor of Science
Landscape Architecture
The Pennsylvania State University

Bachelor of Landscape Architecture
The Pennsylvania State University

Continuing Education

Intergraph Computer Training - IDGS
Americans with Disabilities Act Seminar
JHU Seminar on Continuing Care and
Retirement Communities
Land Stewardship Symposium -
Longwood Gardens
The Dale Carnegie Course

The Harford Leadership Academy

Professional Associations

American Society of Landscape Architects
Harford County YMCA Board of Directors
Bel Air Tree Commission

Significant Projects

City of Aberdeen Municipal Complex
Aberdeen, Maryland

Hunt Valley Presbyterian Church
Hunt Valley, Maryland

Boys' Latin - Campus-wide Stormwater
Management; New Lower School & Library;
Upper School Gymnasium Expansion/
Renovations; Williams Hall; Stormwater
Management Facility
Baltimore, Maryland

Franklin Square Hospital Center - Master Plan
Update; Regional Stormwater Management
Facility Planning; Education Resource Center,
OB/TLC Expansion; N.E. Addition, M.R.I.,
Ambulatory Surgery Center, I.C.U., N.I.C.U.
Expansion, Emergency Department Expansions;
Site Improvements; Temp PHP Day Psych;
Maintenance Building; Cancer Treatment
Center; PET Scan Trailer
Rosedale, Maryland

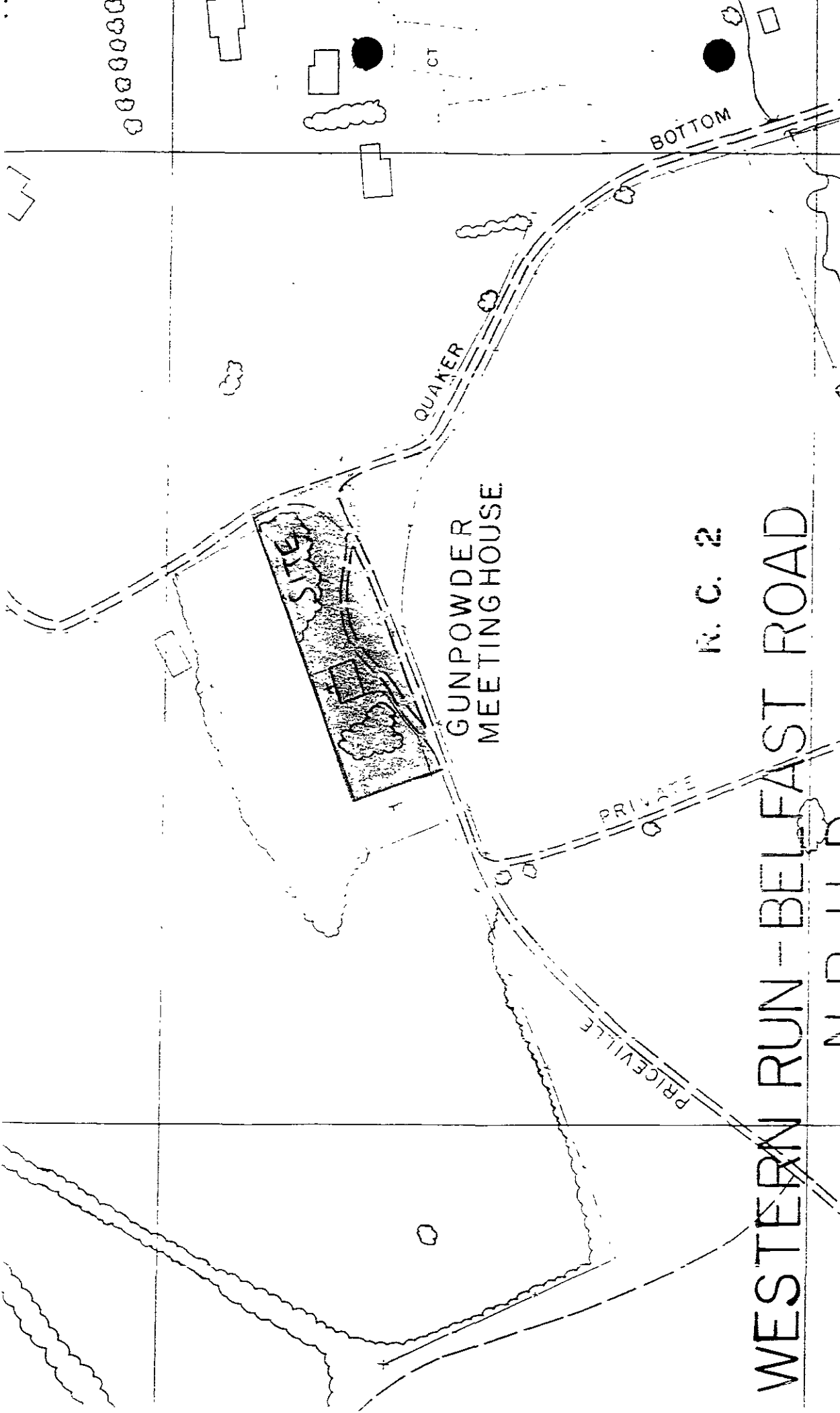
St. Thomas Episcopal Church
Towson, Maryland

Mt. Calvary A.M.E. Church
Towson, Maryland

Morgan State University -New Fine Arts Center;
Hill Field House Renovation and Expansion
Baltimore, Maryland

Guilford Pharmaceuticals
Baltimore, Maryland

*Ed
No 5*



R. C. 2

WESTERN RUN-BELFAST ROAD

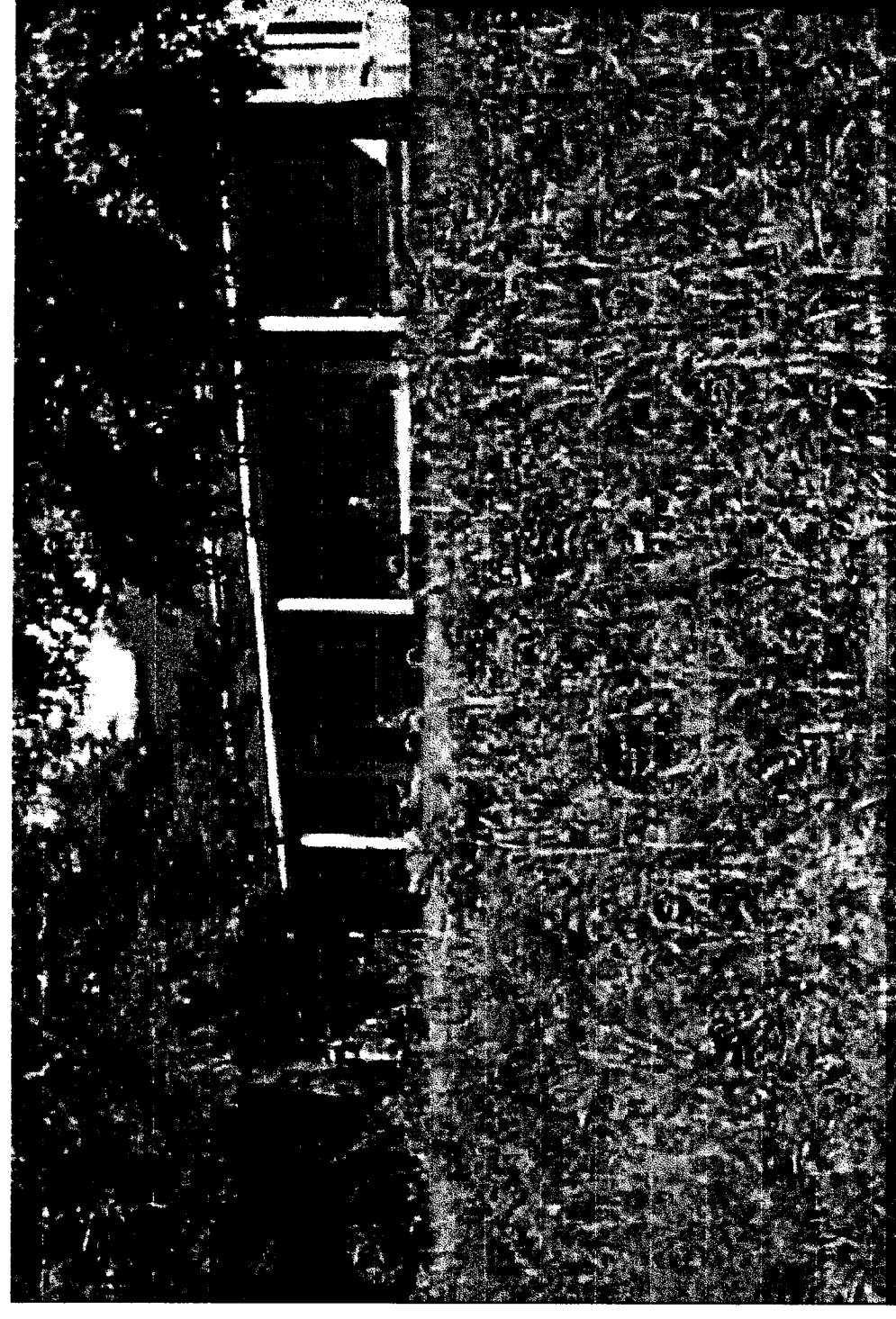
N. R. H. D.

SCALE 1" = 200' ±	LOCATION GUNPOWDER MEETINGHOUSE	SHEET N. W. 22-C
DATE OF PHOTOGRAPHY JANUARY 1986		

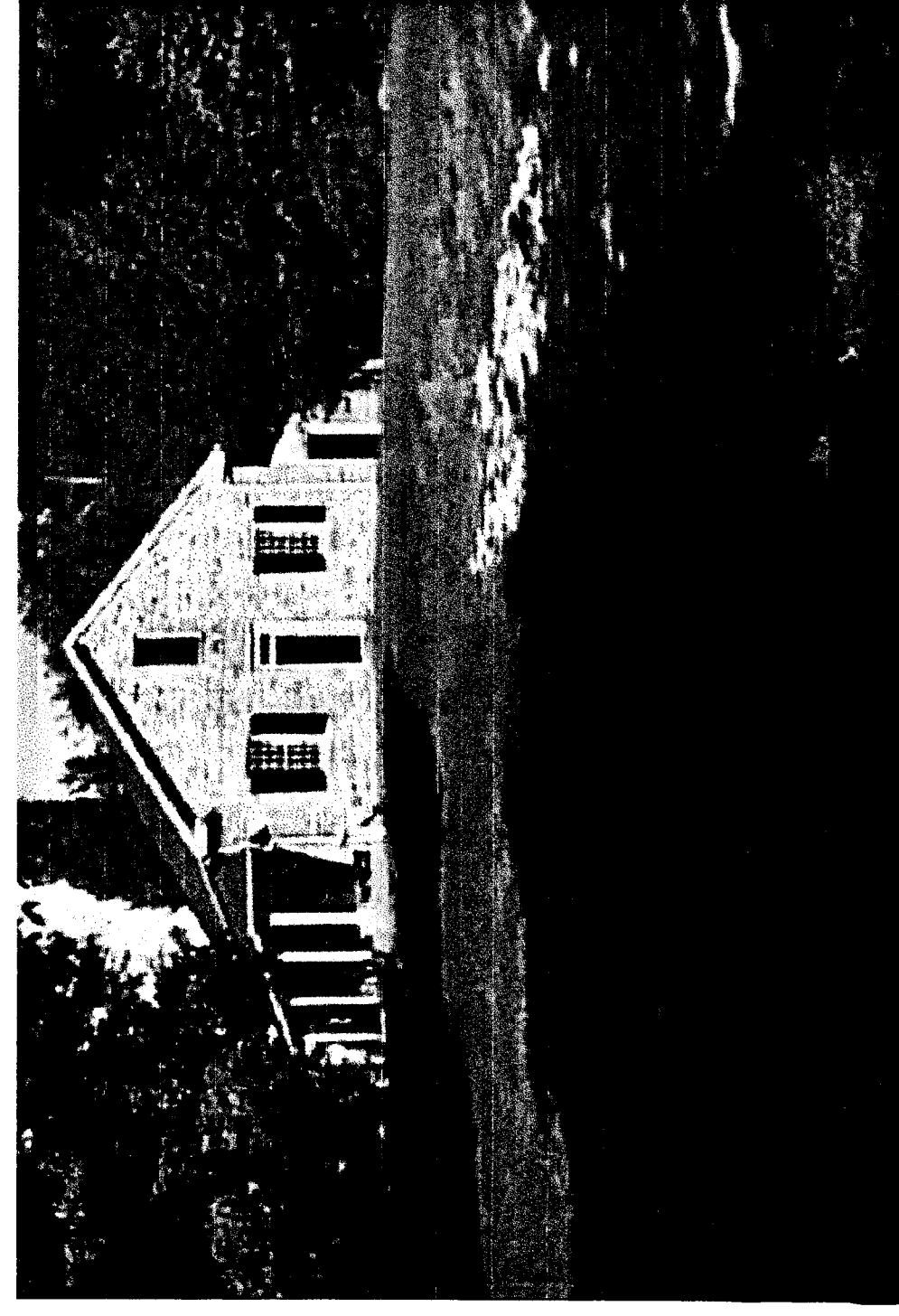
02-038-SPHXA



East View from Priceville Rd.



Gunpowder Meeting House - Front View



View from the East



2nd View from the East



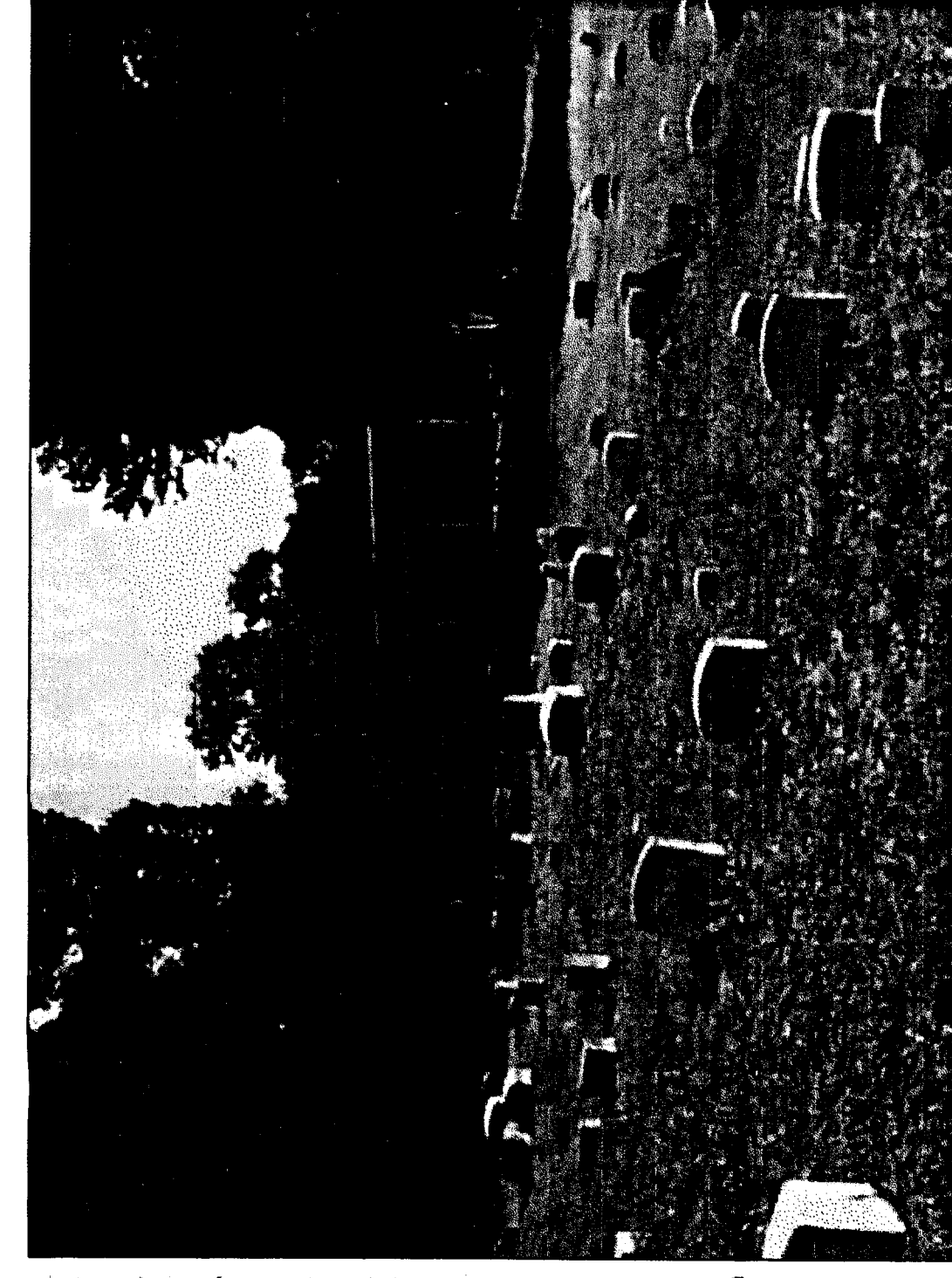
Gunpowder Meeting House - Rear View



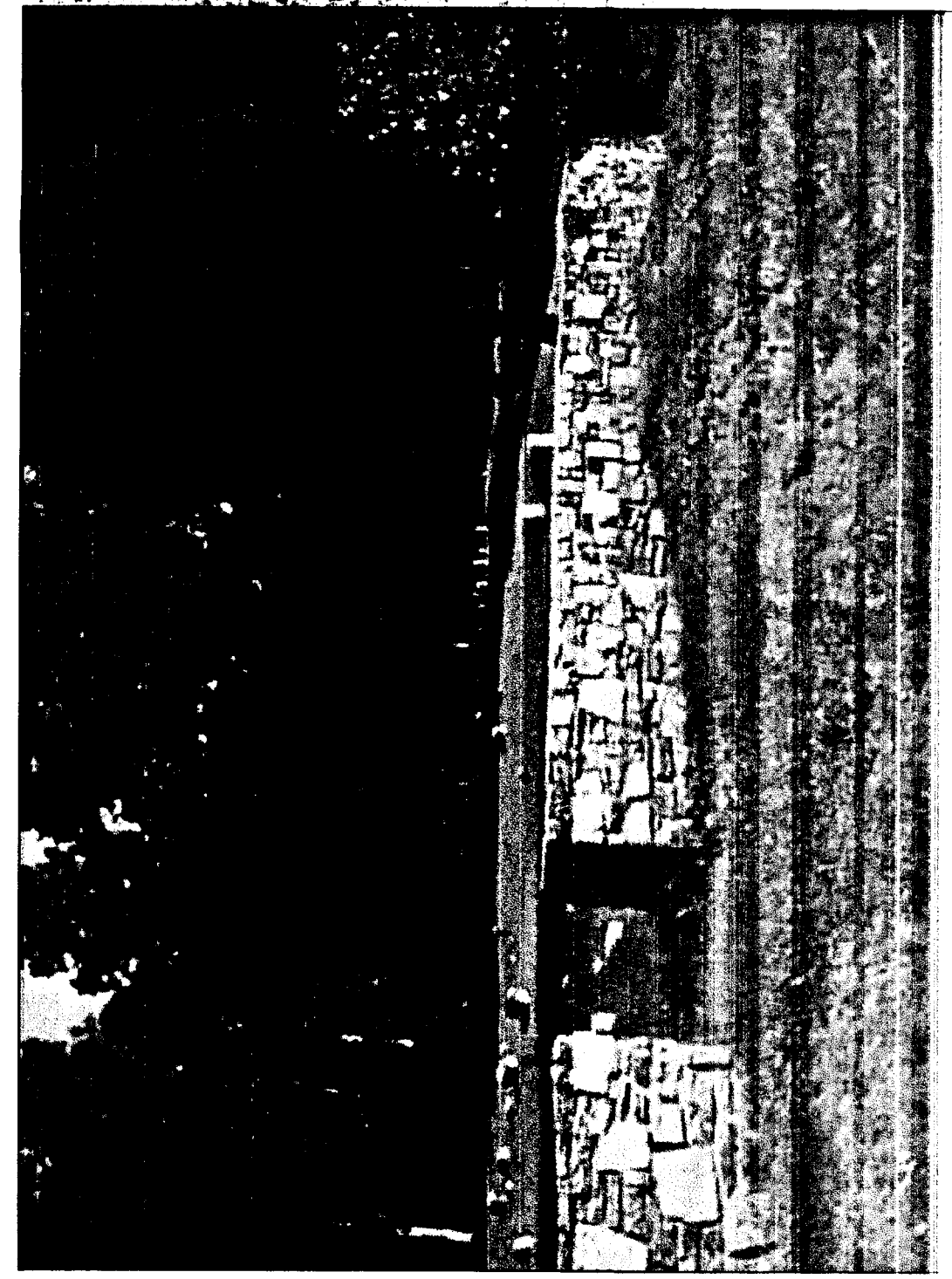
Gunpowder Meeting House - Rear View



View from the West



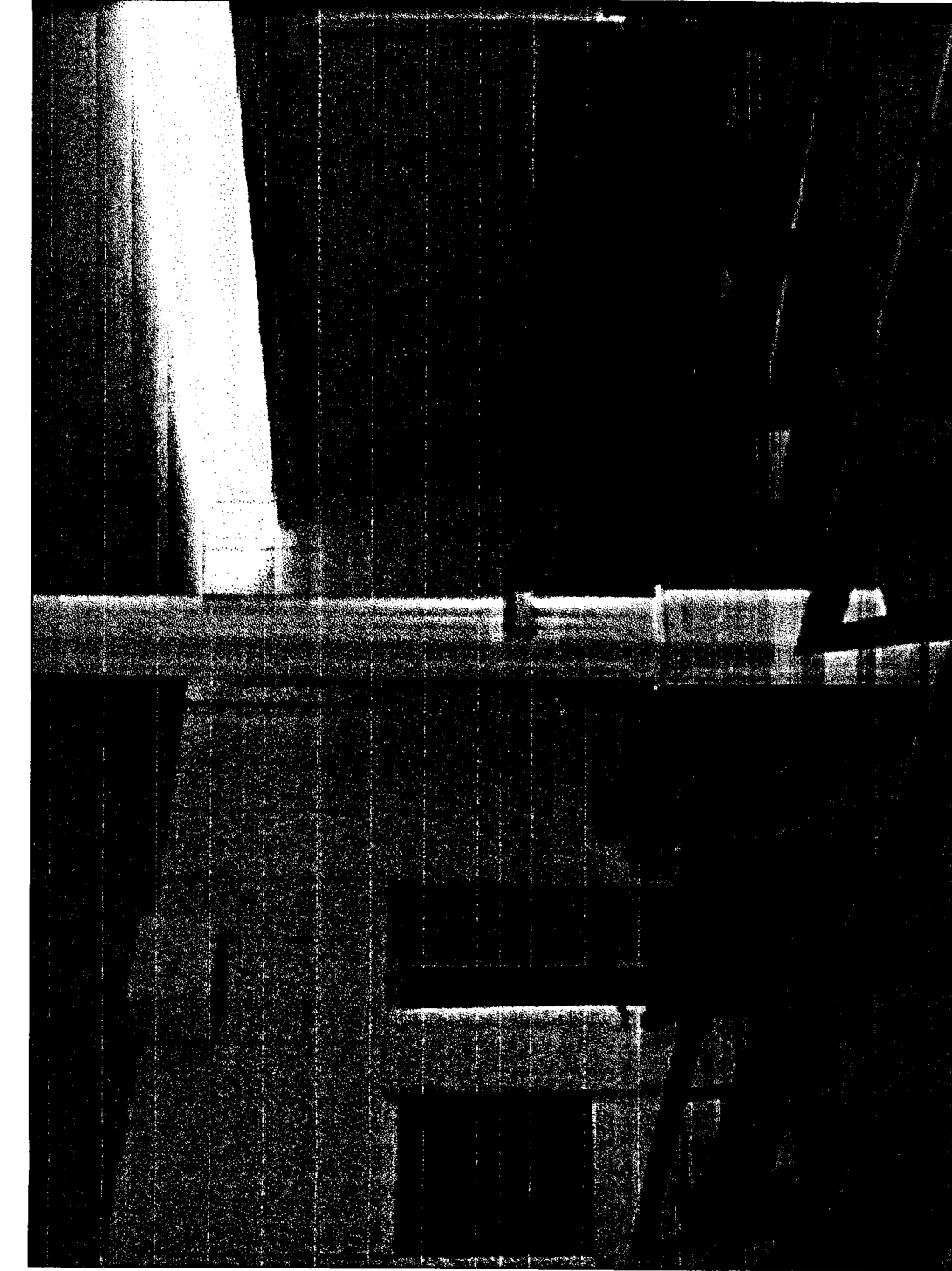
2nd View from the West



Approaching from the West



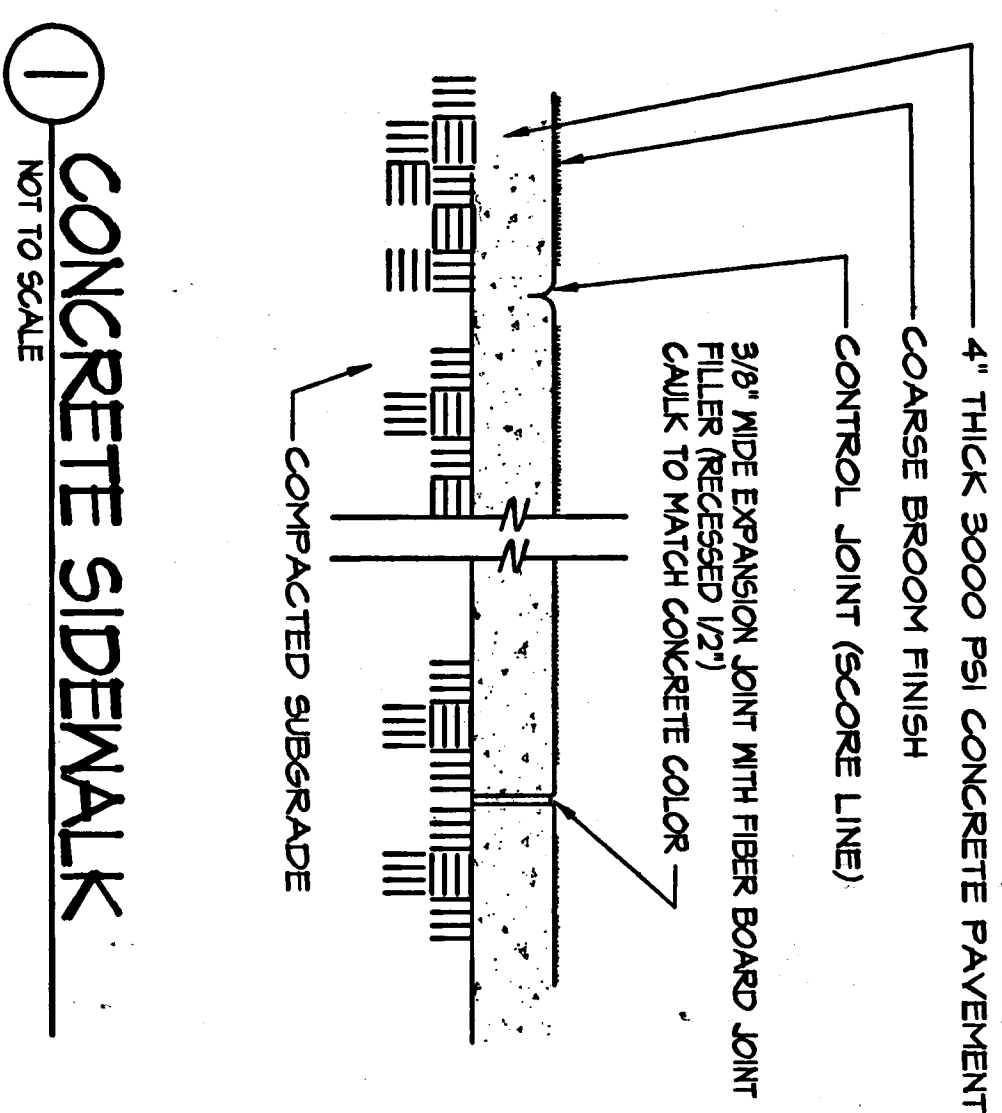
Inside from Library to Meeting Room



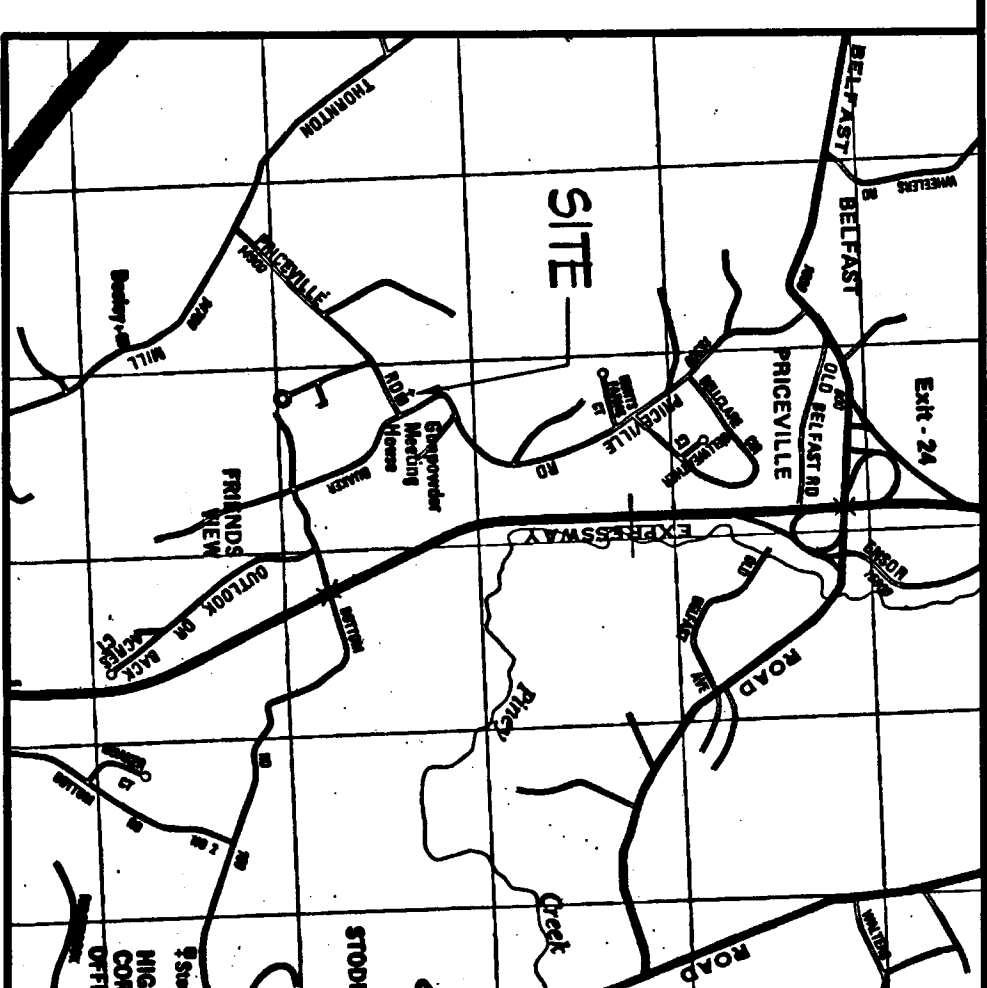
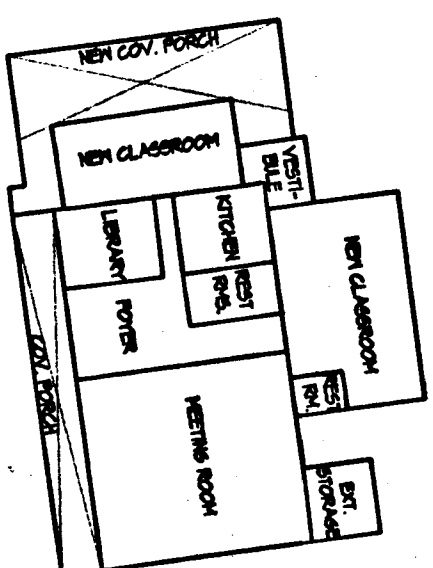
Inside Meeting for Worship

Gunpowder Meeting House

Ad No 4



BUILDING SCHEMATIC

VICINITY MAP
1:2000

GENERAL NOTES

1. OWNER:
OLIVER, WELTON HOZE
14934 PRICEVILLE ROAD
SPARKS, MO 2152
 2. SITE ADDRESS:
14934 PRICEVILLE ROAD
SPARKS, MO 2152
 3. TAX MAP: 34, GRID 1, PARCEL 1B5
ACCT. # 08 T01007B
18.28 SQ. FT. 1 or 164 ACRES:
ACR. Map, Page 12, and D-8
 4. THE BOUNDARY SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD, AND OVERLID AND ROTATED TO FIT MINIMAL NONMENTATION RECOVERED IN THE FIELD.
- TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON A FIELD SURVEY BY
GERHOLD, CROSBY & ETZEL, LTD. DATED AUGUST 12, 1994.
5. EXISTING ZONING, NO. 2
 6. PROPOSED USE, CONTINUED USE AS EXISTING CHURCH
 7. DRC, # 040201F
- THERE ARE NO PREVIOUS COMMERCIAL PERMITS, ZONING SHOWINGS, OR
PAYMENTS ON RECORD FOR THIS SITE.
- THIS SITE IS NOT WITHIN THE 100 YR. FLOOD PLAIN AS SHOWN ON
FIRM 240401 0125 B.

BALTIMORE COUNTY PLANTING REQUIREMENTS

ADJACENT ROAD: 475 LF @ 1/40 = 12 FU (50 % MAJOR DECIDUOUS)

TOTAL REQUIRED = 14 PU

TOTAL REQUIRED = 14 PO

EXISTING PLANTING CREDITS:

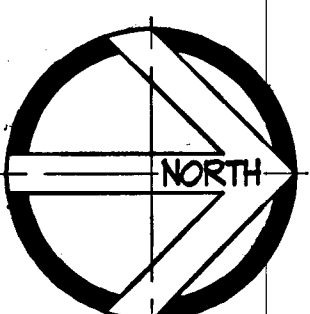
ADDITIONAL EQUIPMENT = \$ 600

3 MAJOR DECISIONS = 3 P

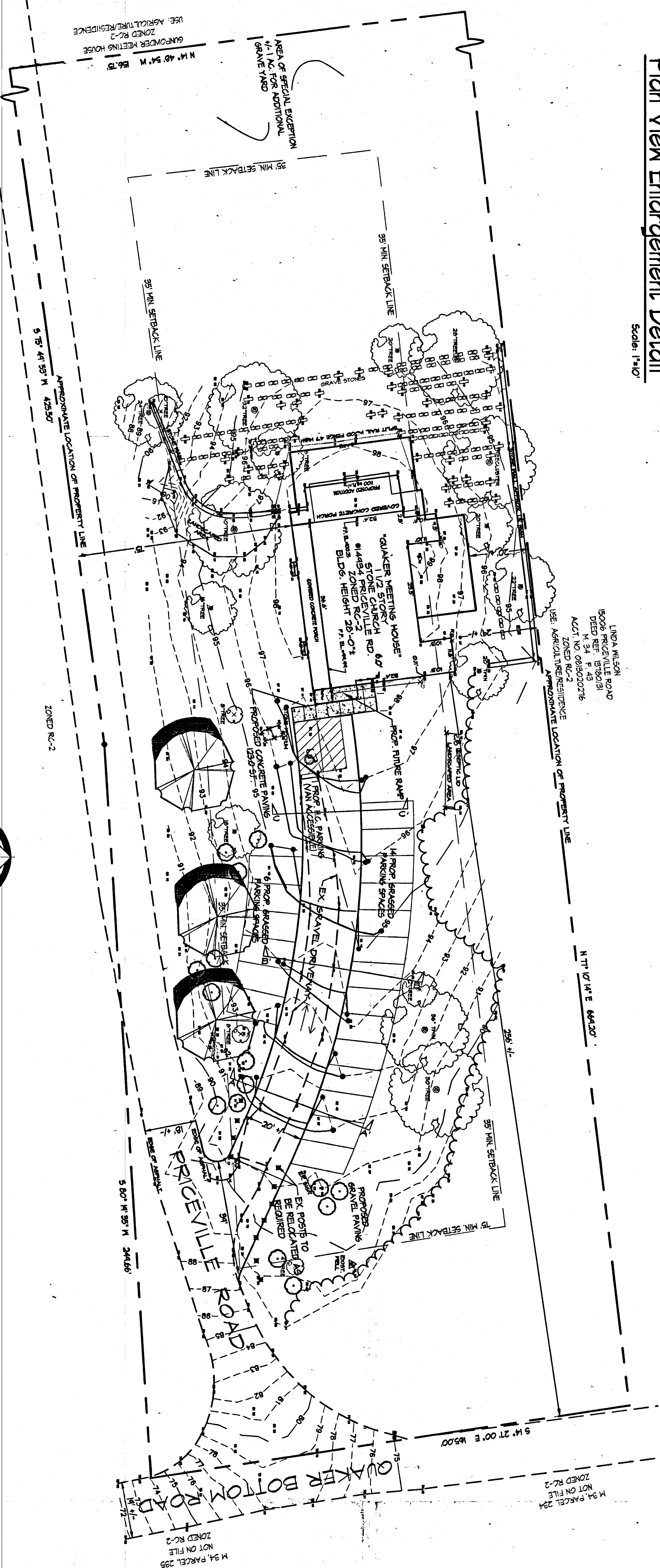
15 SUPP B5

TOTAL PROVIDED

Plan View



Scale: 1"=20'



Plan View

Scale: 1"=20'

<u>PARKING SPACES</u>	
PARKING REQUIRED:	1 PER 4 SEATS
50 SEAT CAPACITY	13 SPACES REQUIRED
MEETING ROOM	
2 CLASSROOMS	2 SPACES REQUIRED
ADDITIONAL	6 SPACES REQUIRED
PARKING PROVIDED	
REGULAR PARKING:	20
HANDICAPPED:	1 (VAN ACCESS)
TOTAL PARKING PROVIDED:	21

<u>DISTURBED AREA</u>	
PROPOSED GRAYEL PAVING:	3060 SF
PROPOSED SEED & MULCH:	1700 SF
<u>TOTAL DISTURBED AREA:</u>	<u>4760 SF</u>

Plan To Accompany Variance
And Special Hearing And Special Exemption Hearing

REVISIONS

9/18/01 - AREA OF SPECIAL EXCEPTION MODIFIED

SITE RESOURCES

Comprehensive Land Planning & Site Design Services

14307 Anttellsville Pike • Phoenix, Maryland 21155
(410) 683-3888 • fax (410) 683-3299

(410) 663-3388 • fax (410) 663-3389

CONTRACT NO.:

SCALE: AS SHOWN

SRI PROJECT NO: 99053-A

SRI PROJECT NO: 99033-A

- Copyright, Site Resources, Inc.

