

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE -- SW/Corner Manor Road
and Dulaney Valley Road * ZONING COMMISSIONER
(13300 Manor Road)
11th Election District * OF BALTIMORE COUNTY
6th Council District * Case No. 02-091-SPHA
St. Johns Lutheran Church of Blenheim
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, St. Johns Lutheran Church of Blenheim, by Paul Wockenfuss, Trustee, through their attorney, John B. Gontrum, Esquire. The Petitioner requests a special hearing to approve an amendment to the previously approved site plan in Case No. 91-491-XA and a variance from Section 1A03.4.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an impermeable surface coverage of 22% in lieu of the maximum allowed 10% (by Code) and 17% granted in Case No. 91-491-XA. The subject property and requested relief are more particularly described on the site plan submitted into evidence and marked as Petitioner's Exhibit 1, and a proposed landscape plan submitted into evidence and marked as Petitioner's Exhibit 2.

Appearing at the requisite public hearing in support of the request were Reverend Paul Richter, pastor of St. Johns Lutheran Church of Blenheim, property owner, Rick Richardson, the engineer who prepared the site plan for this property, and John B. Gontrum, Esquire, attorney for the Petitioner. In addition, numerous members of the congregation appeared on behalf of the Petition. Appearing as Protestants/interested persons in the matter were Charlotte Pine and Carol Shaw, representatives of the Long Green Valley Association, and their attorney, J. Carroll Holzer, Esquire.

ORDER RECEIVED FOR FILING

Date

By

The subject property is an irregularly shaped parcel located on the southwest corner of Manor Road and Dulaney Valley Road, across from Hydes Road, in the Carroll Manor/Long Green community of northern Baltimore County. This is a major intersection of roads in this rural area where the predominant uses are rural/residential and agricultural in nature. Additionally, the property is located within proximity of the Loch Raven Reservoir.

The property contains approximately 5.36 acres in area, zoned R.C.4, and is improved with a two-story church, which has existed on the site since the early 1960s. The history of the property is set out in the opinion and Order issued by Deputy Zoning Commissioner Timothy M. Kotroco in prior Case No. 91-491-XA issued on September 26, 1991. To the extent applicable, the findings of fact and conclusions of law rendered therein are incorporated in this opinion. In that case, Deputy Commissioner Kotroco granted special exception and variance relief for the existing church building and accessory uses on the property. In addition, a series of variances were granted permitting additional signage and to allow an impervious surface area of 17% in lieu of the maximum allowed 10% under the R.C.4 zoning regulations for a proposed parking lot expansion.

Testimony and evidence offered in the instant case revealed that the Church proposes another expansion, which will be accomplished in two phases. Phase One of the expansion will be the construction of an addition to the rear of the existing church building. It was indicated that this expansion was necessary largely to provide additional meeting space and a hall for Church dinners and other similar activities. It is not anticipated that the hall will be leased for commercial use, but for purposes incidental to the operation of the Church, only. Phase Two will involve an addition to the front of the Church. This addition will be constructed at a later time and will ultimately increase the size of the sanctuary. In addition to the proposed expansions of the building, the site plan also shows an increased parking lot. Presently, the lot provides 75 spaces. The expanded parking lot will provide 33 more spaces, or 108 parking spaces total. As to the variance request, it was indicated that many of the Church's congregates are elderly and that the subject lot contains a significant grade. The proposed expansion will provide additional parking space on a ground level as well as accommodate many of the congregates at meetings and other Church activities.

ORDER RECEIVED FOR FILING
Date 11/21/01
By [Signature]

Testimony offered by Mr. Richardson indicated that the proposed expansion would respect environmental constraints associated with this property. For example, storm water runoff is presently uncontrolled; however, as part of the proposal, the Petitioner will construct a bio-retention facility at a location on the site adjacent to the parking lot, as shown on the landscape plan submitted into evidence as Petitioner's Exhibit 2. Apparently, this plan will provide management for runoff on the site to prevent pollutants from entering adjacent properties and the nearby reservoir. In this regard, Mr. Holzer, on behalf of the Long Green Valley Association, indicated that his client had entered into an agreement with the Church regarding this facility. Under this agreement, the community's environmental consultant, Richard Kline, will be provided access to the property to monitor the operation and maintenance of the bio-retention facility. Mr. Holzer believes that this represents an appropriate safeguard to the surrounding community and the Long Green Valley Association therefore does not object to the Church's proposed expansion.

In addition to the construction and monitoring of the bio-retention facility, negotiations between the Church and the community have also resulted in the requested imposition of another condition. Specifically, it is requested that the Church landscape the property substantially in accordance with the landscape plan submitted into evidence as Petitioner's Exhibit 2. This requires the planting of trees on that portion of the property that abuts Dulaney Valley Road, near its intersection with Manor Road. The parties also agreed that the trees planted will be of the fir or spruce species and not white pine. Subject to approval by the County's Landscape Architect, Mr. Avery Harden, I will adopt this agreement between the parties and require landscaping substantially in accordance with that shown on Petitioner's Exhibit 2.

Returning to the Petition for Variance, I am persuaded that relief should be granted. The uniqueness of the property in this case is its slope, which mandates an impermeable parking surface sufficient to accommodate the vehicles of the congregation. As a rural facility, the Church is not served by public transportation and nearly all congregates drive to the site. Providing additional parking in view of the proposed expansion is appropriate. Moreover, I find that the Petitioner would suffer a practical difficult if relief were denied. Finally, I find that properly

restricted, there would be no detrimental impact to the health, safety and general welfare of the locale.

It is also to be noted that a Zoning Advisory Committee (ZAC) comment was received from Robert W. Bowling, Chief, Bureau of Development Plans Review of the Department of Permits and Development Management (DPDM) relative to the proposed bio-retention facility. The Petitioner will be required to comply with all requirements of the Department of Environmental Protection and Resource Management (DEPRM) regarding storm water management and the bio-retention facility. Mr. Richardson indicated that he has spoken with and received tentative oral approval from Al Wirth of DEPRM regarding the design of the bio-retention facility shown on Petitioner's Exhibit 2.

Pursuant to the advertisement, posting of the property and public hearing on these 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 20th day of November, 2001 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in Case No. 91-491-XA to reflect the proposed modifications, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A03.4.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an impermeable surface coverage of 22% in lieu of the maximum allowed 10% (by Code) and 17% granted in Case No. 91-491-XA, in accordance with Petitioner's Exhibits 1 and 2, 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) Compliance with the recommendations made within the ZAC comments submitted by the Bureau of Development Plans Review of the Department of Permits and Development Management (DPDM), dated

ORDER RECEIVED FOR FILING

Date

By

October 25, 2001, a copy of which is attached hereto and made a part hereof. In addition, the Petitioner shall comply with all requirements of the Department of Environmental Protection and Resource Management (DEPRM) relative to the proposed bio-retention facility.

- 3) Prior to the issuance of any permits, the Petitioner shall submit a landscape plan for review and approval by Avery Harden, the County's Landscape Architect. Said plan shall be substantially in accordance with the plan submitted into evidence as Petitioner's Exhibit 2 and agreed to by the parties.
- 4) Pursuant to the agreement reached between the parties, the Long Green Valley community's environmental consultant, Richard Kline, will be provided access to the property to monitor the operation and maintenance of the bio-retention facility.
- 5) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/21/01
By [Signature]



Baltimore County
Zoning Commissioner

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

November 21, 2001

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Avenue
Baltimore, Maryland 21221

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
SW/Corner Manor Road and Dulaney Valley Road, across from Hydes Road
(13300 Manor Road)
11th Election District – 6th Council District
St. Johns Lutheran Church of Blenheim - Petitioner
Case No. 02-091-SPHA

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing 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 black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Rev. Paul Richter, St. Johns Lutheran Church of Blenheim
13300 Manor Road, Long Green, Md. 21092
Mr. Rick Richardson, 730 W. Padonia Road, Cockeysville, Md. 21030
J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Md. 21286
Ms. Charlotte Pine, 607 Baltimore Avenue, Towson, Md. 21204
Ms. Carol Shaw, 7 Country Hill Court, Kingsville, Md. 21087
Bureau of Development Plans Review; DEPRM; 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 13300 MANOR ROAD
which is presently zoned R.C. 4

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

to amend site plan and order in Case No.: 91-491-XA.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

JOHN B. GONTRUM _____

Name - Type or Print _____

Signature _____

ROMADKA, GONTRUM & MCLAUGHLIN _____

Company _____

814 EASTERN BOULEVARD 410-686-8274 _____

Address _____ Telephone No. _____

BALTIMORE, MARYLAND 21221 _____

City _____ State _____ Zip Code _____

Legal Owner(s):

ST. JOHNS LUTHERAN CHURCH OF BLENHEIM _____

Name - Type or Print _____

Signature Paul Wockenfuss _____

PAUL WOCKENFUSS, TRUSTEE _____

Name - Type or Print _____

Signature James E. Miller - Vice President _____

13300 MANOR ROAD 410-483-4414 _____

Address _____ Telephone No. _____

LONG GREEN, MARYLAND 21092 _____

City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 1/2 hr

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 9-04-01

Case No. 02-091-SPHA

Date 9/15/98

By _____

ORDER RECEIVED FOR FILING



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 13300 MANOR ROAD

which is presently zoned R.C. 4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A03.4B.3 to permit impermeable surface coverage of 22% in lieu of 10% permitted by code and 17% permitted in Case No.: 91-491-XA.

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

Required Parking can be accommodated by existing variance but the reality of increased church member vehicle use and unique soil and topography with church members creates a practical difficulty of providing unpaved parking.

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

JOHN B. GONTRUM

Name - Type or Print

Signature

ROMADKA, GONTRUM & MCLAUGHLIN

Company

814 EASTERN BOULEVARD 410-686-8274

Address

Telephone No.

BALTIMORE, MARYLAND 21221

City

State

Zip Code

Legal Owner(s):

ST. JOHNS LUTHERAN CHURCH OF BLENHEIM

Name - Type or Print

Signature

PAUL WOCKENFUSS, TRUSTEE

Name - Type or Print

Signature

13300 MANOR ROAD 410-483-4414

Address

Telephone No.

LONG GREEN, MARYLAND 21092

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING See SPH

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 9-04-01

ORDER RECEIVED FOR FILING

Date

By

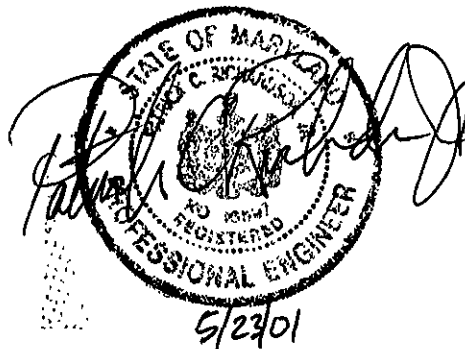
Case No. 02-091-SPH-A

REC 9/5/98

**ZONING DESCRIPTION
ST. JOHN'S EVANGELICAL LUTHERAN CHURCH
13300 MANOR ROAD
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the west side of Manor Road at the intersection of Dulaney Valley Road; for the following courses and distances: (1) South 09 degrees 17 minutes 54 seconds East 407.00 feet, (2) by a curve to the left of a radius of 2385.00 feet and a length of 157.57 feet, (3) South 13 degrees 05 minutes 01 seconds East 20.00 feet, (4) South 76 degrees 54 minutes 59 seconds West 387.76 feet, (5) North 19 degrees 53 minutes 40 seconds West 110.99 feet, (6) North 05 degrees 21 minutes 28 seconds West 495.70 feet, (7) by a curve to the left of a radius of 704.04 feet and a length of 90.41 feet, (8) North 60 degrees 00 minutes 39 seconds East 50.49, (9) by a curve to the right of a radius of 250.00 feet and a length of 90.28 feet, (10) North 80 degrees 42 minutes 06 seconds East 121.78 feet, (11) by a curve to the right of a radius of 25.00 feet and a length of 39.27 feet, to the place of beginning as recorded in the land records in Liber 3239 folio 146. Being lots 5 and 6 of Dulaney Hills recorded in plat book 20 folio 59 in the land records of Baltimore County.

Containing 5.36 acres of land, more or less.



091

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: #02-091-SPHA

13300 Manor Road

SW/Cor. Manor & Dulaney Valley Roads

11th Election District - 6th Councilmanic District

Legal Owner(s): Paul Wockenfuss, Trustee, St. Johns

Lutheran Church of Blenheim

Variance: to permit impermeable surface coverage of 22% in lieu of 10% permitted and 17% permitted in Case No. 91-491-XA. Special Hearing: to amend site plan and order

in Case No. 91-491-XA.

Hearing: Monday, October 22, 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.

10/029 Oct. 4

C497781

CERTIFICATE OF PUBLICATION

10/4, 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 10/4, 2001.

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

J. Wilkinson

LEGAL ADVERTISING

To	BETTY & ROBIN	From	O'KEEFE
Co.	ZONING-CAM	Co.	
Dept.		Phone #	512-4621
Fax #	40-887-3969	Fax #	

Petitioner/Developer: ST. JOHN'S LUTHERAN, ETAL
JOHN GONTRUM, ESQ

Date of Hearing/Closing 10/22/01

Attention. Ms. Gwendolyn Stephens / 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 #13300 MANOR RD.

The sign(s) were posted on 10/6/01 9 FIXED
(Month, Day, Year)

Sincerely,

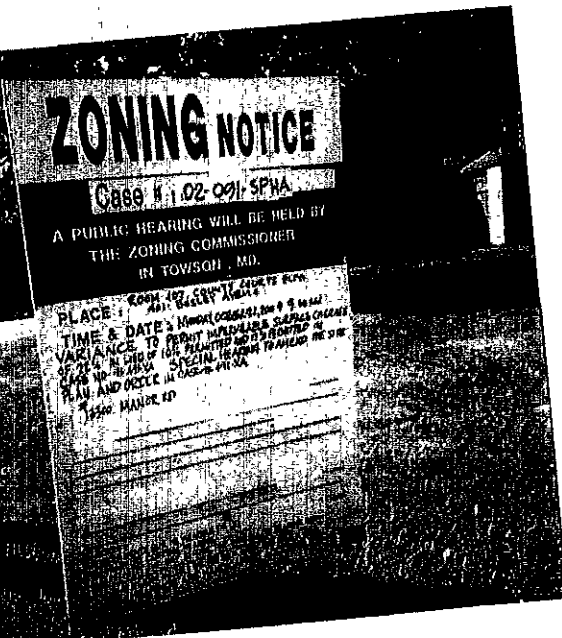
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

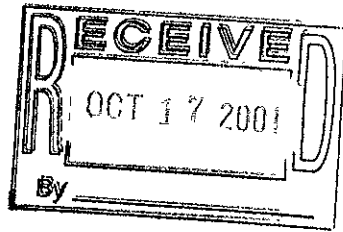
523 PENNY LANE
(Address)

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

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



CONTRUM 02-091-SPHA
#13300 MANOR RD
ST. JOHNS LUTH. 10/22/01



CERTIFICATE OF POSTING

RE: Case No.: 02-091-SPHAPetitioner/Developer: ST. JOHN'S LUTH. CH.
J. CARROLL HOLZERDate of Hearing/Closing: 11/16/01

Planning & Zoning Commission
 Planning and Zoning Commission
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Ms. Gwendolyn Stephens / 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 # 13300 MANDR RD

The sign(s) were posted on 11/1/01
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 11/8/01
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
 (Printed Name)

523 PENNY LANE
 (Address)

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

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

Post-It® Fax Note	7671	Date	# of pages
To	JOHN GONTRUM	From	O'KEEFE
Co./Dept.	R.G.M.	Co.	
Phone #	686 8274	Phone #	410-905-8571
Fax #	410-666-0110	Fax #	410-666-0929

1" brand fax transmittal memo

To	JOHN GONTRUM
Co.	ZONING COMM.
Dept.	
Phone #	410-666-0110
Fax #	410-666-0929



**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: 02-091-SPHA
Petitioner: ST. John's Lutheran Church of Blenheim
Address or Location: 13300 Manor Rd, Long Green, Md, 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Gontrom
Address: 814 Eastern Blvd.
BALTIMORE, MD 21201
Telephone Number: 410-686-8274

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 4, 2001 Issue – Jeffersonian

Please forward billing to:

John Gontrum
Romadka Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore MD 21221

410 686-8274

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: 02-091-SPHA

13300 Manor Road

SW/Cor. Manor & Dulaney Valley Roads

11th Election District – 6th Councilmanic District

Legal Owner: Paul Wockenfuss, Trustee, St Johns Lutheran Church of Blenheim

Variance to permit impermeable surface coverage of 22% in lieu of 10% permitted and 17% permitted in Case No. 91-491-XA. Special Hearing to amend site plan and order in Case No. 91-491-XA.

HEARING: Monday, October 22, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDD
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 27, 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: 02-091-SPHA
13300 Manor Road
SW/Cor. Manor & Dulaney Valley Roads
11th Election District – 6th Councilmanic District
Legal Owner: Paul Wockenfuss, Trustee, St Johns Lutheran Church of Blenheim

Variance to permit impermeable surface coverage of 22% in lieu of 10% permitted and 17% permitted in Case No. 91-491-XA. Special Hearing to amend site plan and order in Case No. 91-491-XA.

HEARING: Monday, October 22, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon GDZ
Director

C: John B Gontrum, Romadka Gontrum & McLaughlin, 814 Eastern Blvd,
Baltimore 21221
Paul Wockenfuss, St. Johns Lutheran Church of Blenheim, 13300 Manor Road,
Long Green 21092

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 6, 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

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 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: 02-091-SPHA

13300 Manor Road

SW/Cor. Manor & Dulaney Valley Roads

11th Election – 6th Councilmanic District

Legal Owner: Paul Wockenfuss, Trustee, St. Johns Lutheran Church of Blenheim

Variance to permit impermeable surface coverage of 22% in lieu of 10% permitted and 17% permitted in Case No. 91-491-XA. Special Hearing to amend site plan and order in Case No. 91-491-XA.

HEARING: Friday, November 16, 2001 at 9:00 a.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: John B. Gontrum, Romadka Gontrum & McLaughlin, 814 Eastern Blvd, Baltimore 21221
Paul Wockenfuss, St. Johns Lutheran Church of Blenheim, 13300 Manor Road, Long Green 21092
J. Carroll Holzer, Holzer & Lee, The 508 Fairmount Building, 508 Fairmount Avenue, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, NOVEMBER 1, 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
pdmlandacq@co.ba.md.us

November 9, 2001

John B Gontrum
Romadka Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore MD 21221

Dear Mr. Gontrum:

RE: Case Number: 02-091-A, 13300 Manor Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 4, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Paul Wockenfuss, St. Johns Lutheran Church of Blenheim, 13300 Manor Road,
Long Green 21092
People's Counsel

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** October 25, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For October 1, 2001
Item No. 091

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

The developer must provide necessary drainage facilities (*temporary or permanent*) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result due to improper grading or improper installation of drainage facilities will be the full responsibility of the developer.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

September 27, 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 SEPTEMBER 24, 2001

Item No.: See Below

Dear Ms. Stephens:

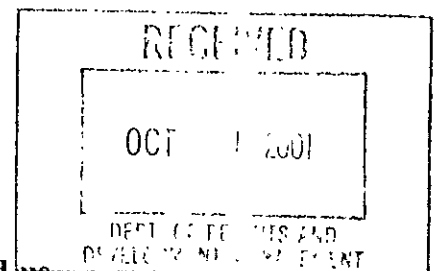
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097,
098, 099, AND 100

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor

DATE: 11/9/01

SUBJECT: Zoning Item 91
Address 13300 Manor Road

Zoning Advisory Committee Meeting of September 24, 2001

The purpose of RC-4 is to protect drinking water for 1.8 million users of the metropolitan areas drinking supply. The 10% threshold is an important threshold used to maintain the protection of the water supply. If the variance is granted, the church should be required to redesign the parking facility to provide for greater water quality treatment and/or plant other portions of property to mitigate impacts.

Reviewer: Wally Lippincott

Date: 11/9/01

for
10/22
P.I?

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 17, 2001

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

18

SUBJECT: 13300 Manor Road

INFORMATION:

Item Number: 02-091

Petitioner: St. Johns Lutheran Church of Blenheim

Zoning: RC 4

Requested Action: Special Hearing/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning defers to any comments made by the Department of Environmental Protection and Resource Management regarding the variance request to allow an impervious area of 22%. However, the petitioner should submit a landscape plan to the County Landscape Architect, Avery Harden for review and approval prior to the issuance of any building permits.

Prepared by: Mark A. Cumf

Section Chief: Jeffrey W. Lee

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.1.01

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

RE: Baltimore County
Item No. 091 : JJS

Dear Ms. Jackson:

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

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

Very truly yours,

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 VARIANCE
13300 Manor Road, SW Corner Manor &
Dulaney Valley Rds
11th Election District, 6th Councilmanic

Legal Owner: St. John's Lutheran Church of Blenheim
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-91-SPHA

* * * * *

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 2nd day of October, 2001 a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

ROMADKA, GONTRUM & McLAUGHLIN

814 Eastern Boulevard

Baltimore, MD 21221

(410) 686-8274

(410) 686-0118 FAX

FACSIMILE TRANSMITTAL COVER SHEET

DATE: October 23, 2001

SEND TO: ATTN: GEORGE

FAX #: 410-887-2824

FROM: JOHN GONTRUM

DOCUMENT(S) BEING SENT: LETTER DATED 10/22/01

CLIENT/FILE NO.: ST. JOHNS LUTHERAN CHURCH
21.3015
CASE NO.: 02-091-SPHA

OF PAGES, INC. COVER: 3

Hard copy of transmitted document(s) will follow in the mail.

MESSAGE

GEORGE:

MR. GONTRUM ASKED IF YOU WOULD NOTIFY THE OTHERSIDE THAT IT IS THEIR RESPONSIBILITY TO PUT UP NEW SIGN.

ANY QUESTIONS, PLEASE CALL.

CONFIDENTIALITY NOTICE

**WARNING: UNAUTHORIZED USE OR DISSEMINATION OF THIS TRANSMISSION
MAY VIOLATE STATE AND/OR FEDERAL LAW.**

This facsimile transmittal cover sheet, and any documents which may accompany it, contain information from the law firm of Romadka, Gontrum & McLaughlin, and is intended only for the use of the individual or entity to which it is addressed, and which may contain information that is privileged, confidential, and/or otherwise exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering this transmission to the intended recipient, any disclosure, dissemination, distribution, copying, or other use of this communication or its substance is prohibited. If you have received this communication in error, please call us to arrange for the destruction of this communication or its return to us at our expense. Thank you.

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221
(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

10/24/01
George
V

* Also Admitted In the District of Columbia

October 22, 2001

Mr. Arnold Jablon, Director
Baltimore County Dept. of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case Number: 02-091-SPHA
13300 Manor Road
SW/Cor. Manor & Dulaney Valley Roads
Legal Owner: Paul Wockenfuss, Trustee,
St. Johns Lutheran Church of Blenheim
RG&M File Name: St. Johns Lutheran Church o f Blenheim
RG&M File No.: 21.3015

Dear Mr. Jablon:

Please be advised that November 16, 2001 is an agreed upon a date by both parties regarding the above captioned matter.

The hearing which was postponed was originally scheduled for October 22, 2001.

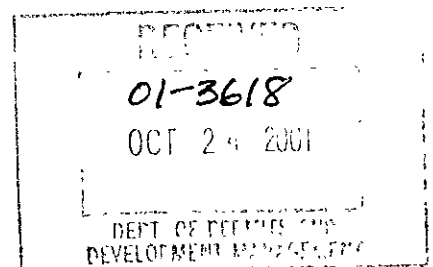
If you should have any questions, please do not hesitate to contact me.

Very truly yours,


John B. Gontrum

JBG/jmh

cc: Rick Richardson, Eng.
Carroll Holzer, Esq.
Paul Wockenfuss
Terry Taylor, Total Construction





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

October 22, 2001

J. Carroll Holzer
Holzer & Lee
The 508 Building
508 Fairmount Avenue
Towson MD 21286

Dear Mr. Holzer:

RE: Case Number: 02-092-SPHA, 13300 Manor Road

The above matter, previously scheduled for Monday, October 22, 2001 at 9:00 a.m. in Room 407, County Courts Building, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

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

Very truly yours,

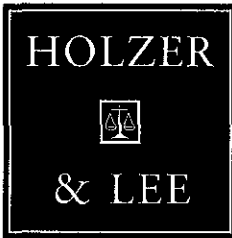
A handwritten signature in black ink, appearing to read "Arnold Jablen", with a stylized flourish at the end.

Arnold Jablen GDZ
Director

AJ: gdz

C: John B. Gontrum, Romadka, Gontrum & McLaughlin, 814 Eastern Blvd,
Baltimore 21221
Paul Wockenfuss, St. John's Church of Blenheim, 13300 Manor Road,
Long Green 21092





10/17/01
Serge
if ok w/
other counsel
up to them &
set agreed
date

LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

WCR

October 16, 2001

HAND DELIVERED

Arnold Jablon, Director
Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Special Hearing & Variance
Case No. 02-091-SPHA
St. John's Lutherna Church

Dear Mr. Jablon:

When I returned from a week's vacation on Monday, October 15, 2001, I was requested by the Long Green Valley Association along with several individuals to represent them in a hearing in Case No. 02-191-SPHA scheduled for October 22, 2001. Because I am not familiar with the Petition and requested relief, I herewith enter my appearance on behalf of the Long Green Valley Association, President Charlotte Pine and Denise McCloskey and respectfully request that the hearing on October 22, 2001 be postponed until a mutually convenient date.

I will be glad to work with PDM and other counsel in arriving at a date satisfactory. To my knowledge, there has been no other requested postponement in this case. If you have any questions, please call me at 410-825-6961.

Very truly yours,

J. Carroll Holzer

JCH:clh

cc: People's Counsel for Baltimore County
Zoning Commissioner for Baltimore County

01-3544
001 17 2001

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

TERENCE A. TAYLOR

RICK RICHARDSON

GEORGE KRUELE

Rev. PAUL RICHTER

GENE SCHULLER

Karna Hubbard

Betty Jaslow

Jan Drummond

John Hammond

Tom Hammond

Mon Bocar

JOHN GONTILLO

10281 BALDWIN NAT'L PIKE 21042

730 W PADONIA RD 21030

2526 LONDONDEERY 21093

1022 Bosley Rd 21030

14123 BLENHEIM RD 21131

1011 MISTY LYNN Circle 21030

4603 Carroll Manor Rd 21013

13 Dalebrook Dr. 21131

2210 Dalewood Rd 21093

10 Linnwood 21013



Case Number _____

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

IN RE: PETITION FOR SPECIAL EXCEPTION *
Petition for Zoning Variance *
SWC Manor and Dulaney Valley *
Road *
(13300 Manor Road) *
11th Election District *
6th Councilmanic District *
St. Johns Evangelical Lutheran *
Church of Blenheim *

BEFORE THE
DEPUTY ZONING
COMMISSIONER OF
BALTIMORE COUNTY
Case No. 91-491-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit more than ten percent (10%) of a lot in an RC-4 zone to be covered by an impermeable surface (proposing to increase existing coverage of 13% of net to 17% of net), to permit an existing church to be located 84' from the center line of the street in lieu of the required 100' and a between building separation of 22' in lieu of the required 100' for the existing church and bell tower, to permit a vehicular travelway to have direct access to off-street parking, and to permit two church signs with a total square footage of 50' in lieu of the permitted one sign with a maximum permitted 30 square feet, all as more particularly described in Petitioner's Exhibit 1. In addition, Petitioner requests a special exception to permit the operation of a church and its accessory uses in an RC-4 zone.

The Petitioner was represented by Kenneth F. Spence, III. Also appearing on behalf of the Petitioner was Joseph Bourdon, David Ransone, and Charles H. Foelber. There were no protestants.

Testimony indicated that the subject property, known as 13300 Manor Road, consists of approximately 6.34 acres zoned RC-4, and is improved with a two-story church and detached bell tower.

ORDER RECEIVED FOR FILING

Date

By

The church has been in existence and in operation since the early 1960's.

The Petitioner is desirous of constructing a proposed parking lot addition, as indicated on Exhibit 1, which is proposed to be constructed with impermeable materials, and which would increase the existing coverage of 13% of the net area of the subject lot to 17% of the net area of the lot. The Petitioner desires to increase the size of the parking lot because during most services and always at special church services, the lot is full and automobiles often are forced to park on the church lawn and the lawn along the shoulder of Manor Road. In addition, during inclement weather, this situation creates a hardship to the churchgoers and creates a traffic hazard on Manor Road. The Petitioners also desire the remaining three variances, listed herein, to validate non-conforming uses which presently exist (and which have existed since the early 1960's) at the subject property.

The Petitioner's testimony as to the requested area variances and the requirements set forth under Sections 1A03.4.B.4 and Section 102.2, Section 409.4 and Section 413.1.B of the Baltimore County Zoning Regulations (BCZR), indicate the subject property meets the conditions set forth therein. However, Petitioner's request for a variance as to coverage to permit an increase in the coverage of the lot by an impermeable surface necessitates further review.

The Office of Planning submitted comments dated August 6, 1991, a copy of which is attached hereto, indicating that they are

ORDER RECEIVED FOR FILING

Date

By

opposed to the variance as to coverage, opining that the requested variance "conflicts with the purpose and intent of Section 1A03". The Office of Planning recommended that the Petitioner amend the plan to indicate that the new parking area will be constructed with porous pavement per the approval of the Department of Environmental Protection and Resource Management ("DEPRM"). DEPRM, Division of Ground Water Management, also submitted comments dated June 25, 1991, a copy of which is also attached hereto. Those comments did not raise any concerns regarding the use of impermeable materials or the proposed increase of coverage of the lot with an impermeable surface.

Testimony at the hearing indicated that Petitioner had numerous concerns relating to the use of porous pavement for the proposed parking lot expansion, as recommended by the Office of Planning.

Accordingly, it was determined at the hearing that Petitioner would further discuss the matter with DEPRM, to obtain the approval of DEPRM as to the type of material to be used in connection with the construction of the proposed parking lot addition.

Accordingly, the Petitioner's testimony as to the requested variance as to coverage indicates that so long as the Petitioner's proposed parking lot addition and the method and materials of construction are approved by DEPRM, then the proposed construction meets the conditions set forth in Section 1A03.4.B.5 as to coverage. A variance may be granted where strict application

ORDER RECEIVED FOR FILING

Date: 9/26/91

By: [Signature]

of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for a variance, the Petitioner must meet the following:

1.) Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2.) Whether the grant would do substantial injustice to applicant as well as other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief; and

3.) Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and the public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, as modified with respect to the variance of coverage as provided herein, such use as proposed would not be contrary to the spirit of BCZR. Based upon the testimony and evidence presented, the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

With respect to the special exception requested by the Petitioner, it is also clear from the testimony and evidence presented, that the operation of a church and its accessory uses on this lot will not be detrimental to the health, safety or general

ORDER RECEIVED FOR FILING

Date

By

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10/10/77

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

480

91 118 118

welfare of the area, create congestions in roads, streets or alleys, create a potential hazard from fire, panic or other dangers, overcrowd land and cause undue concentration of population, interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements, interfere with adequate light and air, be inconsistent with the spirit and intent of BCZR, or be inconsistent with the impermeable surface and vegetative retention provisions of BCZR.

Pursuant to the advertisement, posting the property, and public hearing on these Petitions held, and for the reasons given above, the variances requested are hereby granted and the special exception requested is hereby granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of September, 1991, that the Petition for Zoning Variance to permit an existing church to be located 84' from the centerline of a street in lieu of the required 100' and a between building separation of 22' in lieu of the required 100' for the existing church and bell tower, to permit a vehicular travelway to have direct access to off-street parking, and to permit two church signs with a total square footage of 50' in lieu of the permitted one sign with the maximum permitted 30 square feet, in accordance with the Petitioner's Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED, that a variance to permit more than ten percent (10%) of a lot in an RC-4 zone to be covered by

ORDER RECEIVED FOR FILING

Date

By

impermeable surfaces, as a result of a proposed parking lot addition which would increase existing coverage 13% of net to 17% of net, is hereby GRANTED, subject, however, to the restriction that the surface materials used for construction of the proposed parking lot addition shall be approved by DEPRM; and

IT IS FURTHER ORDERED, that the Petitioner's request for a special exception to use the subject property for a church and its accessory uses in an RC-4 zone per Section 1A03.3.B.3 be and is hereby GRANTED.


TIMOTHY M. KOTROCO, Deputy Zoning
Commissioner for Baltimore County

a:stj00001.ffc

ORDER RECEIVED FOR FILING

Date 9/26/20

By YBP

MAP N 18 E

1" = 200'

NE 18 E

#091

KNOEBEL

00L

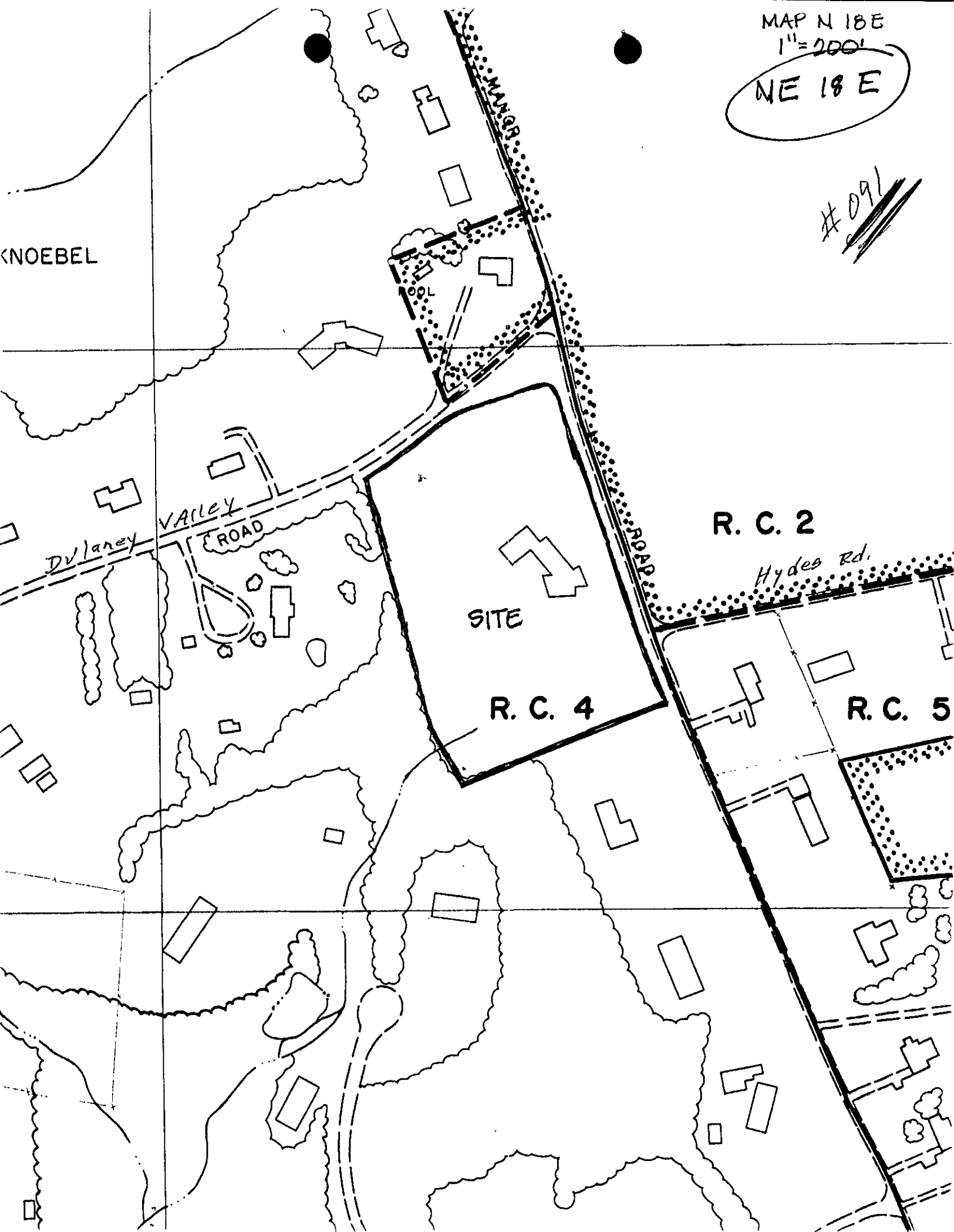
SITE

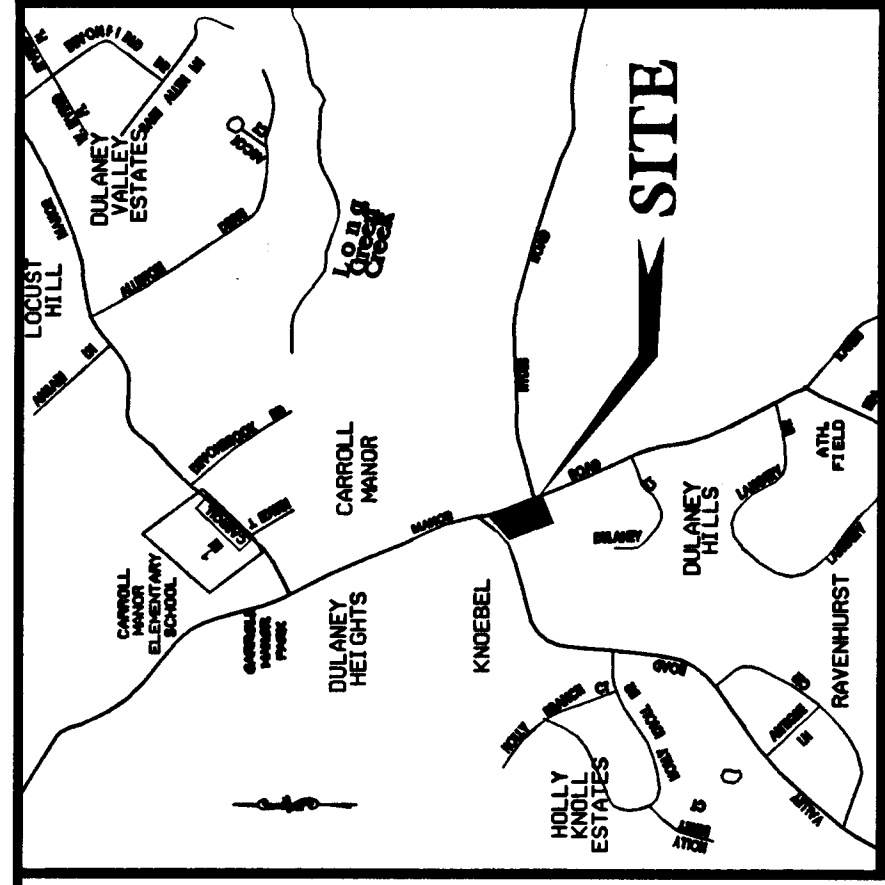
R. C. 4

R. C. 2

Hydes Rd.

R. C. 5





VICINITY MAP
1"=2000'

N 10500
E 10500

ZONING-RC-4
HELEN HUNT
13211 DULANEY VALLEY ROAD
TAX NO. 1135001410
NO WELL OR SEPTIC
WITHIN 100' OF PROPERTY
LINE

N05°21'28"W 495.70'

ZONING-RC-4
WILLIAM RILEY
4402 DULANEY COURT
TAX NO. 1123091080
LOT 12
DULANEY HILLS
110.99'
NO WELL OR SEPTIC
WITHIN 100' OF PROPERTY
LINE

N16°55'41"W 110.99'

ZONING-RC-4
LIAO, SCHEU-YUAN & SU-CHIN
13210 MANOR ROAD
TAX NO. 1101074452

EX. WELL

N3°05'01"W 290.00'

RC - 5
RC - 4

NOTES:

1. APPLICANT: ST. JOHNS LUTHERAN CHURCH OF BLENHEIM, 13300 MANOR ROAD, PHOENIX, MD 21151
2. SITE AREA: GROSS = 6.34 AC +/-, NET = 5.36 AC +/-
3. EXISTING ZONING: RC-4 EXISTING
4. PROPOSED ZONING: NO CHANGE
5. ADDRESS OF SITE: 13300 MANOR ROAD
6. TAX MAP 44, GRID 21, PARCEL 243, LOTS 546
7. DEED REFERENCE: 3239/146
8. ELECTION DISTRICT: 11TH
9. COUNCILMANIC DISTRICT: 6TH
10. CENSUS TRACT: 411203
11. WATERSHED: 7 SUBWATERSHED: 81
12. SITE NOT IN 100 YEAR FLOODPLAIN
13. PROPERTY ACCOUNT No.: 1119001572

14. EXISTING USE: CHURCH & SCHOOL
15. PROPOSED USE: CHURCH & SCHOOL (CHURCH AND SCHOOL NOT IN SESSION AT THE SAME TIME)
16. BUILDING AREAS: 12,977 SF (EX. BUILDINGS) AND MEETING AREAS
17. HEIGHT OF BUILDING: 35' (PROP. BUILDING)
18. FLOOR AREA RATIO: 0.10 (AFTER PHASE 2)
19. NO HAZARDOUS MATERIALS ARE KNOWN TO EXIST ON-SITE
20. NO CRITICAL AREAS ARE ON SITE
21. OUTDOOR LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES
22. ADTS: N/A
23. PARKING COMPUTATION: 119 SEATS IN EX. SANCTUARY, 14 SEATS = 40 SPACES REQUIRED, 119 SEATS IN EX. SANCTUARY, 14 SEATS = 63 SPACES PROVIDED CURRENTLY, 75 SPACES PROVIDED WITHOUT VARIANCE = 69 SPACES PROVIDED WITH VARIANCE = 106 SPACES

24. BUILDING SETBACK REQUIREMENTS: REQUIRED FRONT: 100, REAR: 50, PROVIDED FRONT: 55, REAR: 113
25. UTILITIES: SEWER: PRIVATE SEPTIC SYSTEM, WATER: PRIVATE WELL
26. PREVIOUS BUILDING PERMITS: NONE ON FILE
27. PREVIOUS ZONING CASE 91-491-24 APPROVED ON SEPTEMBER 19, 1991, FOR A CHURCH AND SCHOOL. THE CENTERLINE OF A STREET IN LIEU OF THE REQUIRED 100' TO BUILDING SEPARATION WAS IN LIEU OF THE REQUIRED 100' TO STREET PARKING AND TO PERMIT 2 CHURCH SIGNS WITH A TOTAL SOLAR FOOTCANDLE OF 80 SF IN LIEU OF THE PERMITTED ONE SIGN PER 1000 SF OF LOT AREA. THE PERMITTED ONE SIGN WITH PERMIT MORE THAN 10% LOT COVERAGE IN AN RC-4 ZONE WITH OFFERED SURFACE FROM 83 TO 174 SUBJECT TO APPROVAL OF THE MATERIALS FOR THE PARKING LOT BY DEPRA.
31. SPECIAL HEARING REQUIRED: TO ASSESS A SITE PLAN AND ORDER IN SPECIAL EXCEPTION CASE 91-491-24.
32. VARIANCE REQUESTED: TO INCREASE THE LOT COVERAGE OF THE PROPOSED CHURCH AND SCHOOL FROM 11.9% TO 14.1% UNDER 91-491-24 TO AN ULTIMATE OF 22% FROM THE PERMITTED 10% PER SECTION 1A03.4B3. ALL SPACES TO BE PERMANENTLY STRIPED.

N 10500
E 11000

Richardson Engineering, LLC

730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

PLAN TO ACCOMPANY
SPECIAL HEARING AND
VARIANCE PETITION

ST. JOHNS LUTHERAN CHURCH
OF BLENHEIM
13300 MANOR ROAD
11th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DATE	DESIGNED BY	SCALE
1	08/29/01	TLS	1"= 30'
2		PCR	
3		JOB NO.	SHEET NO.
4		00035	1 OF 1