

IN RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING

N/S Regester Avenue, 45' E of
centerline of Parkway Road
9th Election District
4th Councilmanic District
(1000 Regester Avenue)

Carol Grap
Petitioner

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BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 02-131-ASPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by the legal owner of the subject property, Carol Grap. The property is located in at 1000 Regester Avenue in the Idlewylde area of Baltimore County. The subject property is zoned DR.5.5. The Petitioner seeks approval of 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 construct a 567 sq. ft. addition to the front of the Idlewylde United Methodist Church, which church is listed as a historic structure on the Maryland Historical Trust Inventory as No. BA 2488 (1991). The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

As noted above, the Petitioner filed the instant request through a Petition for Administrative Special Hearing. The Administrative Special Hearing process is similar to the Administrative Variance process set out in Section 26-127 of the Baltimore County Code, whereby the Deputy Zoning Commissioner is permitted to grant variance relief without a public hearing in certain cases. Specifically, that section provides that upon request for an administrative variance from an owner/occupant of a residential property, the property in question is posted with notice of the variance relief sought for a period of at least 15 days. The

OFFICE OF THE DEPUTY ZONING COMMISSIONER

Date 12/17/01

By R. Green

subject property was posted with a sign describing the request on October 7, 2001. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. The matter is now eligible for review and resolution by this Hearing Officer.

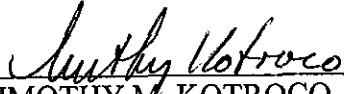
The Petitioner has filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 0.331 acres of land, more or less, zoned DR.5.5. The information submitted is persuasive to a finding that the proposed addition will not be inappropriate. There were no adverse comments from any Baltimore County reviewing agency. Furthermore, the Landmarks Preservation Commission reviewed the Petitioners' proposal at their December 13, 2001 meeting and unanimously agreed to recommend "that the addition as proposed is consistent with Section 26-278, must be preserved". Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of December, 2001 that the request for Administrative Special Hearing to approve 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 construct a 567 sq. ft. addition to the front of the Idlewylde United Methodist Church, which church is listed as a historic structure on the Maryland Historical Trust Inventory as No. BA 2488 (1991), be and is hereby GRANTED.

DATE 12/17/01
BY J. P. JAMESON

- 1) The Petitioner may apply for her permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

DATE 12/17/01
BY R. Johnson



Baltimore County
Zoning Commissioner

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

December 17, 2001

Thomas A. Church, P.E.
Development Engineering Consulting, Inc.
6603 York Road
Baltimore, Maryland 21212

Re: Petition for Administrative Special Hearing
Case No. 02-131-A
Property: 1000 Regester Avenue

Dear Mr. Church:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Ms. Carol Grap, Chair of Trustees
c/o Idlewylde Methodist Church
1000 Regester Avenue
Baltimore, MD 21239

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



Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 1000 REGESTER AVENUE

which is presently zoned DR-5.5

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 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

ALLOW A 567 SQ. FT. ADDITION TO THE FRONT OF THE IDLEWYLDE UNITED METHODIST CHURCH. HISTORICAL REGISTRATION NO. BA 2488 (1991).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

N/A

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

1000 REGESTER AVENUE

410-377-9691

Address

Telephone No.

BALTIMORE,

MD

21239

City

State

Zip Code

Representative to be Contacted:

THOMAS A. CHURCH, P.E.

DEVELOPMENT ENGINEERING CONSULTING, INC.

Name

6603 YORK ROAD

410-377-2600

Address

Telephone No.

BALTIMORE,

MD

21212

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 02-131-A

Reviewed By [Signature] Date 10-9-26-01

Estimated Posting Date 10-07-01

ORDER RECEIVED FOR FILING
12/17/01
R. O. [Signature]
DEC 9 1998

Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1000 REGESTER AVENUE
Address
BALTIMORE, MD 21239
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Carol S. Grap
Signature
Chair of Trustees
(OWNER)

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of September 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

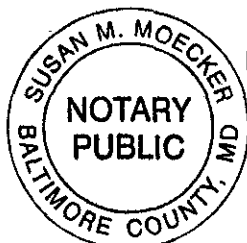
Carol S. Grap

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Sept 24, 2001
Date

Susan Moecker
Notary Public



My Commission Expires
SUSAN M. MOECKER
NOTARY PUBLIC
BALTIMORE COUNTY, MD
Com. Expires 9-01-05

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Chair of Trustees
(OWNER)

Name - Type or Print

Signature

Name - Type or Print

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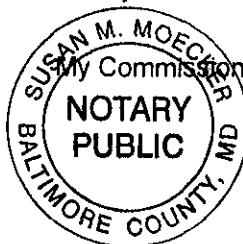
Carol S. Grap

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Sept 24, 2001
Date

Susan Moecker
Notary Public



REV 9/18/98

SUSAN M. MOECKER
NOTARY PUBLIC
BALTIMORE COUNTY, MD
Com. Expires 9-01-05

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 1000 REGESTER AVENUE

which is presently zoned DR-5.5

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N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

N/A

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

1000 REGESTER AVENUE

Address

410-377-9691

Telephone No.

BALTIMORE,

City

MD

State

21239

Zip Code

Representative to be Contacted:

THOMAS A. CHURCH, P.E.

DEVELOPMENT ENGINEERING CONSULTING, INC.

Name

6603 YORK ROAD

Address

410-377-2600

Telephone No.

BALTIMORE,

City

MD

State

21212

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 02-131-A

Reviewed By [Signature]

Date

9-26-01

Estimated Posting Date

10-02-01

REV 9/18/98

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION FOR 1000 REGESTER AVENUE IDLEWYLDE UNITED METHODIST CHURCH

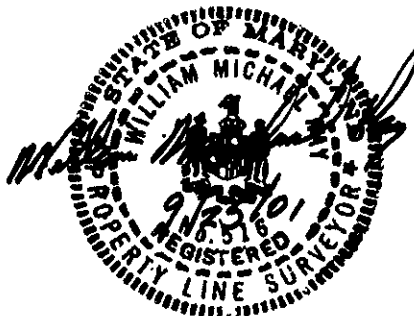
Beginning at a point on the north side of Regester Avenue, being a 50.00 foot wide right-of-way at the distance of 45 feet east of the center of Parkway Road, being a 40 foot wide right-of-way; 1) thence South 72 degrees 18 minutes 00 seconds East 117.00 feet; 2) North 17 degrees 42 minutes 00 seconds East 187.50 feet; 3) North 72 degrees 18 minutes 00 seconds West 16.75 feet; 4) South 51 degrees 28 minutes 00 seconds West 180.42 feet; 5) South 17 degrees 39 minutes 17 seconds West 37.52 feet to the point of beginning, as recorded in Liber WPC 491, Folio 370.

Being a lot in subdivision of Idlewylde Section B as recorded in Baltimore County.

Containing 14,422 square feet or 0.331 acres of land, more or less. Also known as 1000 Regester Avenue and located in the 9th Election District.

01-143

September 25, 2001



131

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Check No. 5685
02-131-A

DATE 9-26-01 ACCOUNT R-001-066-6100

AMOUNT \$ 250.⁰⁰

RECEIVED
FROM: Development Engineering Consultants Inc.
Admin. Bldg.

FOR: Commercial Special Handling
1000 Regent at Ave. (C-55)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIVED

RECEIVED
BALTIMORE COUNTY
OFFICE OF BUDGET & FINANCE
9/26/01 10:52:07
CASHIER'S VALIDATION

RECEIVED
BALTIMORE COUNTY
OFFICE OF BUDGET & FINANCE
9/26/01 10:52:07
CASHIER'S VALIDATION

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-131-SPH

Petitioner/Developer: IDIEWYLPE

UNITED Methodist Church

Date of Hearing/Closing: 10/22/01

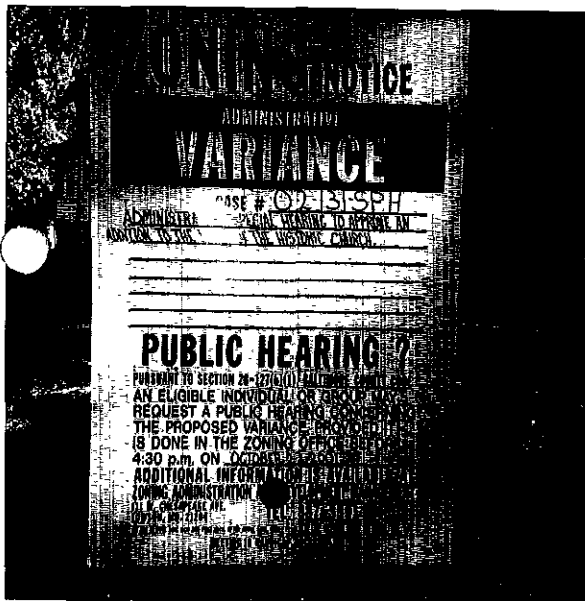
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 1000 REGISTER AVE

The sign(s) were posted on 10/7/01
(Month, Day, Year)



Sincerely,

[Signature] 10/7/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 02- 131 -SPH Address 1000 Regester Ave.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-26-01 Posting Date: 10-07-01 Closing Date: 10-22-01

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form), and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 02- 131 -SPH Address 1000 Regester Ave.

Petitioner's Name Trustees of Idlewyld United Methodist Church Telephone (410) 377-9691

Posting Date: 10-07-01 Closing Date: 10-22-01

Wording for Sign: Administrative Special Hearing to approve AN Addition to the
front of the Historic Church.

AY
10/22

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 26, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For November 5, 2001
Item Nos. 121, 123, 124, 125, 126, 127,
128, 129, 130, ~~131~~, 133, 134, 135, 162,
and 163

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

October 30, 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: Brenda & John Creighton - 129
Carol Grap - 131
Maria & Seyed Shirazi - 132
Mehm T. Thaung, Myanmar Buddhist Meditation Society - 162

Location: DISTRIBUTION MEETING OF October 29, 2001

Item No.: 129, 131, 132, and 162

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 Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: December 14, 2001

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

SUBJECT: No. 1000 Regester Avenue

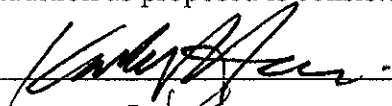
INFORMATION

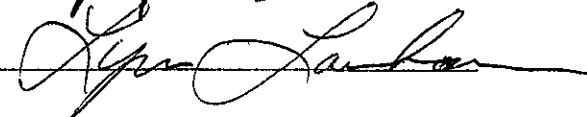
Item Number: 02-131-SPH
Petitioner: Tom Church (representative)
Zoning: DR -5.5
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The structure at 1000 Regester Avenue is listed on the Maryland Historic Trust (MHT) Inventory as the "Idlewylde Methodist Church," MHT # BA 2488.

On December 13, 2001 the LPC unanimously agreed to recommend a finding to the hearing officer that the addition as proposed is consistent with Section 26-278, must be preserved.

Prepared by: 

Section Chief: 

AFK:KA:kra



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.29.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 131 JJS

Dear Mr. Zahner:

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,

1- 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

AV
10/22

RE: PETITION FOR SPECIAL HEARING
1000 Regester Avenue, N/S Regester Ave,
45' E of c/1 Parkway Rd
9th Election District, 4th Councilmanic

Legal Owner: Idlewylde United Methodist Church
Petitioner(s)

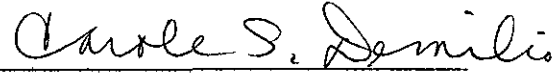
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-131-SPH

* * * * *

ENTRY OF APPEARANCE

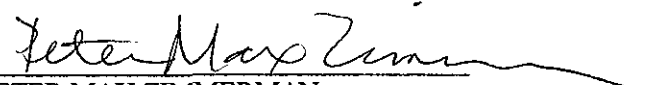
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of November, 2001 a copy of the foregoing Entry of Appearance was mailed to Thomas A. Church, Development Engineering Consultants, Inc., 6603 York Road, Baltimore, MD 21212, representative for Petitioners.


PETER MAX ZIMMERMAN

