

IN RE: PETITIONS FOR SPECIAL EXCEPTION	*	BEFORE THE
AND VARIANCE -- N/S Deer Park Road,		
130' E of the c/l Thompson Avenue	*	ZONING COMMISSIONER
(6107 Deer Park Road)		
4 th Election District	*	OF BALTIMORE COUNTY
3 rd Council District		
	*	Case No. 02-278-XA
Deer Park United Methodist Church		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, Deer Park United Methodist Church, by Ronald E. Moon, Chairman of the Board of Trustees, and Charlene Cofiell, a representative of Noah F. Cofiell, owner of a perpetual easement to the Church, through their attorney, Lawrence M. Hammond, Esquire. The Petitioners request a special exception to use the subject property for a church, pursuant to Section 1A03.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief from Section 1A03.B.2 thereof to permit an existing non-residential principal building with addition (church) to have a centerline setback of 53 feet in lieu of the required 100 feet, and a property line setback of 32 feet in lieu of the required 50 feet, and to permit an existing non-residential building (church office) to have a property line setback of 23 feet in lieu of the required 50 feet, and such other and further relief as may be deemed necessary by the Zoning Commissioner. 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 1.

Appearing at the requisite public hearing in support of the request were Margaret Moon, Pastor, and Ronald Moon, Chairman of the Board of Trustees, of the Deer Park United Methodist Church, property owners. Also appearing on behalf of the Petitioner were Robert M. Bond, the Professional Engineer who prepared the site plan for this property, and Lawrence M.

ORDER RECEIVED FOR FILING

Date 3/27/02

By [Signature]

Hammond, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the northeast corner of the intersection of Deer Park Road and Thompson Avenue in Reisterstown. The property consists of four separate parcels, which contain a combined gross area of approximately 2.75 acres, more or less, zoned R.C.4. Parcels 1, 2 and 3 are owned by the Petitioner, and Parcel 4 is actually owned by Noah F. Cofiell, adjacent property owner; however, a perpetual easement was created for the use of that parcel by the Deer Park United Methodist Church. Parcel 1 of the property is improved with a one-story church office and a macadam parking area containing 26 spaces. Parcel 2 is improved with a one-story sanctuary building, which features a basement, and additional parking. In addition, an underground fellowship hall is located adjacent to the sanctuary's basement and is accessed via an entrance from the rear of the existing church building. To the rear of Parcel 2 is a cemetery, which extends into a portion of Parcel 3. The remainder of Parcel 3 is wooded. Parcel 4 contains the balance of the parking provided for the site, which totals 44 parking spaces. It was indicated that this number is sufficient for the Church's needs and complies with the parking requirements set out in Section 409 of the B.C.Z.R. Under those regulations, 25 spaces (i.e., 4 per every 100 seats) are required. Testimony indicated that the Church membership is currently 99, with an average Sunday attendance of 38 individuals.

In any event, the Petitioner is desirous of constructing a "narthex" along the front of the sanctuary building. The proposed structure will be 18' x 24' in dimension and will not only improve access to the building for elderly and handicapped individuals, but will also provide additional interior space and a restroom on the sanctuary level. Testimony indicated that access is presently provided by way of a set of seven, steep concrete steps, which lead into a small vestibule. Moreover, the existing restroom is located in the basement, which also involves descending down a set of stairs. Thus, access to both areas of the Church is not only inconvenient but also difficult for elderly or physically handicapped individuals. In order to proceed with the proposed

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DATE 3/27/02
BY [signature]

improvements, the subject Petitions were filed to legitimize the existing Church use of the property and the location of the buildings thereon. Indeed, it appears that the use of the property as a Church is nonconforming. In this regard, testimony indicated that the Deer Park United Methodist Church has existed at this location since 1923; however, formal zoning approval for that use has never been obtained.

Special exception relief is requested to approve the use of the property for a Church. Such use is permitted in the R.C.4 zone only by special exception. It is clear that the Petitioners have satisfied the requirements of Section 502.1 of the B.C.Z.R. for special exception relief to be granted. The fact that the Church has existed on this property for nearly 80 years is persuasive. Moreover, no one appeared in opposition to the request. I easily find that the Petitioner has met the requirements for special exception relief and that the Petition should be granted.

As to the variance relief sought, the first two relate to the proposed narthex structure. As shown on the site plan, the proposed structure will provide a 53-foot setback to the centerline of Deer Park Road, and a 32-foot setback to the right-of-way for that street. Given the location of the existing building, the size of the property and character of the surrounding neighborhood, the proposed setbacks appear appropriate. Obviously, the narthex must be constructed in the front of the building for the purpose of providing better access. The long-standing use of the property and the unique characteristics of the site, are persuasive factors to a finding that variance relief should be granted for the proposed construction. The third variance relates to the existing one-story Church office building. No improvements are proposed to that structure; however, the building is located 23 feet from the eastern (side) property line. Thus, variance relief is necessary to approve that distance in lieu of the required 50 feet. Again, the uniqueness of the property and its long-standing use are persuasive factors to a finding that variance relief should be granted.

As noted above, there were no Protestants present and there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency. However, a standard comment was received from the Department of Environmental Protection and Resource Management (DEPRM) indicating that the septic system need be approved prior to the

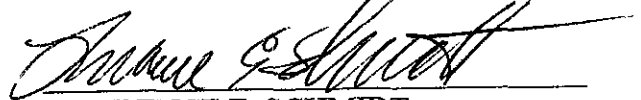
issuance of permits for the new construction. The proposed improvements will contain a restroom and the Petitioners indicated that implementation of that condition as a restriction on the relief granted was acceptable.

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

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of March, 2002 that the Petition for Special Exception to use the subject property for a church, pursuant to Section 1A03.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A03.B.2 of the B.C.Z.R. to permit an existing non-residential principal building with addition (church) to have a centerline setback of 53 feet in lieu of the required 100 feet, and a property line setback of 32 feet in lieu of the required 50 feet, and to permit an existing non-residential building (church office) to have a property line setback of 23 feet in lieu of the required 50 feet, in accordance with Petitioner's Exhibit 1, 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) Prior to the issuance of any permits, the Petitioners shall obtain approval of the septic system from the Department of Environmental Protection and Resource Management (DEPRM).
- 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 3/27/02
By [Signature]



Baltimore County
Zoning Commissioner

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

March 27, 2002

Lawrence M. Hammond, Esquire
Hammond & Hammond, LLC
465 Main Street, P.O. Box 569
Reisterstown, Maryland 21136

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
NE/Corner Deer Park Road and Thompson Avenue
(6107 Deer Park Road)
4th Election District – 3rd Council District
Deer Park United Methodist Church - Petitioner
Case No. 02-278-XA

Dear Mr. Hammond:

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Rev. Margaret Moon and Mr. Ronald E. Moon
6107 Deer Park Road, Reisterstown, Md. 21136
Ms. Charlene Cofell, 6125 Deer Park Road, Reisterstown, Md. 21136
Mr. Robert M. Bond, 1020 Greenhill Farm Road, Reisterstown, Md. 21136
DEPRM; People's Counsel; Case File





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 6107 Deer Park Road

This Petition shall be filed with the Department of Permits and Development Management which is presently zoned RC-4. 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 a church pursuant to Section 1A03.B.4 of the Baltimore County Zoning Regulations.

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.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Lawrence M. Hammond
Name - Type or Print _____ City _____
Signature _____
Hammond & Hammond, LLC
Company _____ 410-833-7576
465 Main St., P.O. Box 569
Address _____ Telephone No. _____
Reisterstown, MD 21136
City _____ State _____ Zip Code _____

Legal Owner(s):

Deer Park United Methodist Church
Name - Type or Print _____
Signature Ronald E. Moon Chairman of The Board of Trustees
Name - Type or Print _____
Signature Charlene Cofield
6107 Deer Park Road / 6125 Deer Park Rd
Address _____ Telephone No. _____
Reisterstown, MD 21136
State _____ Zip Code _____

Representative to be Contacted:

Lawrence M. Hammond
Name _____
465 Main St. 410-833-7576
Address _____ Telephone No. _____
Reisterstown, MD 21136
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By CTM Date 11/3/02

Case No. 02-278-XA

09/15/98

ORDER RECEIVED FOR FILING

Date 3/22/02

By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6107 Deer Park Road
which is presently zoned RC-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) 1A.034.B.2 to permit an existing non-residential principal building with addition (church) to have a centerline setback of fifty-three (53) feet and a property line setback of thirty-two (32) feet in lieu of the required one hundred (100) feet and fifty (50) feet, respectively, and to also permit an existing * 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 disclosed at hearing.

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Lawrence M. Hammond, Esquire
Name - Type or Print _____ City _____
Signature _____
Hammond & Hammond, LLC
Company _____
465 Main Street 410-833-7576
Address _____ Telephone No. _____
Reisterstown, MD 21136
City _____ State _____ Zip Code _____

Legal Owner(s):

Deer Park United Methodist Church

Name - Type or Print Donall E. Evans
Signature _____
Charlene Cofiell
Name - Type or Print _____
6107 & 6125 Deer Park Road
Signature _____
Reisterstown, MD 21136
Address _____ Telephone No. _____
State _____ Zip Code _____

Representative to be Contacted:

Lawrence M. Hammond, Esquire
Name _____
465 Main St. 410-833-7576
Address _____ Telephone No. _____
Reisterstown, MD 21136
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By CTM Date 1/3/02

Case No. 02-278-XA

ORDER RECEIVED FOR FILING

Date

3/27/02
1/15/98

* Continuation

non-residential building (church office) to have a property line setback of twenty-three (23) feet in lieu of the required fifty (50) feet, and for such other and further relief as may be deemed necessary by the Zoning Commissioner.

ORDER RECEIVED FOR FILING

Date

3/27/02

By

By

#278

ZONING DESCRIPTION

IN FEE PROPERTY

Beginning at a point on the north side of Deer Park Road located approximately 130 feet east of the Thompson Avenue intersection, thence running the following courses and distances:

N 17° - 34' - 38" E	129.22'
N 88° - 28' - 22"W	45.00'
N 06° - 29' - 26"E	88.92'
S 87° - 06' - 08"E	489.34'
S 09° - 19' - 48"W	88.90'
N 86° - 04' - 49"W	119.69'
S 23° - 26' - 08"W	323.52'
N 55° - 37' - 38"W	57.00'
N 51° - 00' - 52"W	99.00'
N 48° - 32' - 45"W	141.85' to the point of beginning,

Containing 2.5200 Acres (109,775 S.F.)

Being the same land as described in the following three deeds recorded in the Land Records of Baltimore County.

Liber 2264 Folio 509 (March 18, 1954)

Liber 582 Folio 578 (December 11, 1923)

Liber 888 Folio 274 (November 23, 1931)

Also known as 6107 Deer Park Road, Reisterstown, and located in the Fourth Election District of Baltimore County.

PERPETUAL EASEMENT AREA

Beginning at the intersection of Thompson Avenue with Deer Park Road, thence running along the center of Thompson Avenue the following courses and distances:

N 61° - 34' - 53"E	96.58'
N 36° - 41' - 07"E	16.32'

Thence leaving the center of Thompson Avenue and running the following courses and distances:

#278

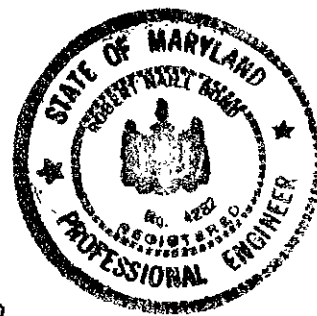
S 82° - 12' - 01"E 11.99'
S 88° - 28" - 22"E 45.00'
S 17° - 34' - 38"W 144.59' to the center of Deer Park Road

Thence running the following courses and distances along the center of Deer Park Road:

N 49° - 28' - 57"W 37.52'
N 54° - 12' - 04"W 97.84' to the point of beginning.

Containing 0.2414 Acres (10,515 S.F.)

Being a part of the land owned by Noah Franklin Cofiell described in a deed dated August 12, 1975 and recorded in the Land Records of Baltimore County in Liber 5555, Folio 926.



Robert N. Bond

#278

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 06765

DATE 1/3/02 ACCOUNT R001 C06 C150

AMOUNT \$ 550.00

RECEIVED FROM: DEER PARK UTD. METH.

FOR: SE / VAR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

1/03/2002 1/03/2002 11:22:53

REL W503 CASHIER R005 LRB DRAMER 3

>> RECEIPT # 235911 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 006765

Recpt Tot 550.00

550.00 CR .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: #02-278-XA

6107 Deer Park Road

N/S Deer Park Road, 130' E centerline Thompson Avenue

4th Election District - 3rd Councilmanic District

Legal Owner(s): Ronald E. Moon

Special Exception: for a church. **Variance:** to permit an existing non-residential principal building with addition (church) to have a centerline setback of 53 feet and a property line setback of 32 feet in lieu of the required 100 feet and 50 feet, respectively, and to also permit an existing non-residential building to have a property line setback of 23 feet in lieu of the required 50 feet and for such other and further relief as may be deemed necessary by the Zoning Commissioner.

Hearing: Friday, March 8, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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

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

2/23/02 Feb. 21

C521627

CERTIFICATE OF PUBLICATION

2/21, 2002

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 2/21, 2002.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-278-XA

Petitioner/Developer: Deer Park

United Methodist Church

Date of Hearing/Closing: 3-8-02

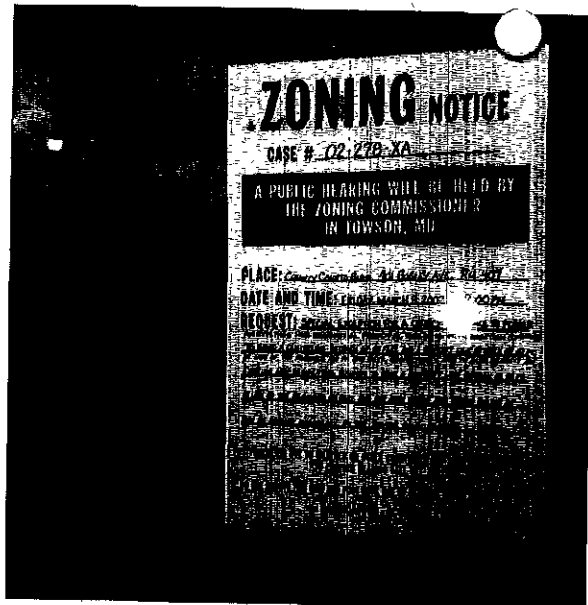
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 6107 Deer Park Road
Reisterstown, MD 21136

The sign(s) were posted on February 11, 2002
(Month, Day, Year)



Sincerely,

Stacy Gardner 2/11/02
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.

105 COMPETITIVE GOALS DR.

ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

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: 02-278-XA

Petitioner: Deer Park United Meth Church

Address or Location: 4107 Deer Park Rd, Reisterstown

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ronald E. Moon

Address: 4107 Deer Park Rd,
Reisterstown MD 21136

Telephone Number: 410-833-5123

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 21, 2002 Issue – Jeffersonian

Please forward billing to:
Ronald E Moon
6107 Deer Park Road
Reisterstown MD 21136

410 833-5123

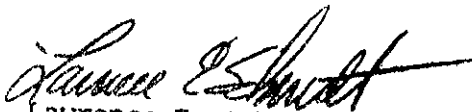
NOTICE OF ZONING HEARING

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: 02-278-XA
6107 Deer Park Road
N/S Deer Park Road, 130' E centerline Thompson Avenue
4th Election District – 3rd Councilmanic District
Legal Owner: Ronald E Moon

Special Exception for a church: Variance to permit an existing non-residential principal building with addition (church) to have a centerline setback of 53 feet and a property line setback of 32 feet in lieu of the required 100 feet and 50 feet, respectively, and to also permit an existing non-residential building to have a property line setback of 23 feet in lieu of the required 50 feet and for such other and further relief as may be deemed necessary by the Zoning Commissioner.

HEARING: Friday, March 8, 2002 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
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

January 30, 2002

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: 02-278-XA
6107 Deer Park Road
N/S Deer Park Road, 130' E centerline Thompson Avenue
4th Election District – 3rd Councilmanic District
Legal Owner: Ronald E Moon

Special Exception for a church. Variance to permit an existing non-residential principal building with addition (church) to have a centerline setback of 53 feet and a property line setback of 32 feet in lieu of the required 100 feet and 50 feet, respectively, and to also permit an existing non-residential building to have a property line setback of 23 feet in lieu of the required 50 feet and for such other and further relief as may be deemed necessary by the Zoning Commissioner.

HEARING: Friday, March 8, 2002 at 2.00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon G.D.Z.
Director

C: Lawrence M Hammond, Hammond & Hammond, 465 Main Street,
Reisterstown 21236
Ronald E Moon, Deer Park United Methodist Church, 6107 Deer Park Road,
Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 21, 2002.**
(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

March 1, 2002

Lawrence M Hammond
Hammond & Hammond LLC
465 Main Street
Reisterstown MD 21136

Dear Mr. Hammond:

RE: Case Number: 02-278-XA, 6107 Deer Park Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 3, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Deer Park United Methodist Church, Ronald E Moon, 6107 Deer Park Road,
Reisterstown 21136
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
Management

DATE: February 28, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for February 4, 2002
Item Nos. 263, 264, 265, 267, 268, 269,
270, 271, 272, 273, 274, 275, 276, 278,
279, 280, 281, 282, 283, 284, 285, 286,
287, 288, 290 and 292

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

RWB:HJO:cab

cc: File



Baltimore County
Fire Department

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

January 31, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 28, 2002

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:

263, 267, 268, 270, 271, 273, 274, 275, 276, (278), 279, 280, 282,
283, 284, 287, 289, 290,

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 G. Taylor *TGT*

DATE: March 1, 2002

SUBJECT: Zoning Item 278
Address 6107 Deer Park Road

Zoning Advisory Committee Meeting of January 28, 2002

Prior to any building permit approval, soil evaluations, and septic system evaluations will be required.

Reviewer: Sue Farinetti

Date: March 1, 2002

JS
3/8

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor

DATE: March 1, 2002

Zoning Advisory Committee Meeting of January 28, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

263 - 265, 268, 271, 272, 275 - 277, 279 - 281, 283, 284, 286, 287, 290 - 292

Agricultural Preservation is still reviewing Zoning Items: 270, 273, (278) and 288.

Res
3/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 5, 2002

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

FEB - 5 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-264, 02-270 & 02-278, & 02-287

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.29.02

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

RE: Baltimore County
Item No. 278

LTM

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,

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 EXCEPTION
PETITION FOR VARIANCE
6107 Deer Park Road, N/S Deer Park Rd,
130' E of c/l Thompson Ave
4th Election District, 3rd Councilmanic

Legal Owner: Deer Park United Methodist Church
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-278-XA

* * * * *

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 January, 2002 a copy of the foregoing Entry of Appearance was mailed to Lawrence Hammond, Esq., 465 Main Street, Reisterstown, MD 21136, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Lawrence M. Hammond

465 Main Street

Reisterstown, MD 21136

Margaret Moon

2044 Green Hill Road

Kinksburg, MD 21048

Ronald Moon

2044 Green Hill Road

Kinksburg, MD 21048

Robert N. Bond

1020 Green Hill Farm Road

Reisterstown Md. 21136



N 50000

R.C. 4

R.C. 4

N 49000

00069M

PROPERTY OF
DEER PARK UNITED
METHODIST CHURCH

DEER
PARK

0.32 MILE TO

IVY MILL RD.

DEER
PARK RD.

POINT OF BEGINNING
PERPETUAL EASEMENT
N 48398 - W 69380
0.2414 ACRES
10,515 S.F.

POINT OF BEGINNING
IN FEE PROPERTY
N 48352 - W 69260
2.5200 ACRES
109,775 S.F.

R.C. 4

00000M

ZONING MAP
MAP NO. N.W. 13-L
SCALE: 1"=200'

#278

N 48000

(SHEET N.W. 12-L)

EXISTING TIME SLEEPING ON SIDE OF COMBING



EXISTING Tree Surrounding N. Side of Cemetery



EXISTING SCREENING ON N. SIDE OF Cemetery



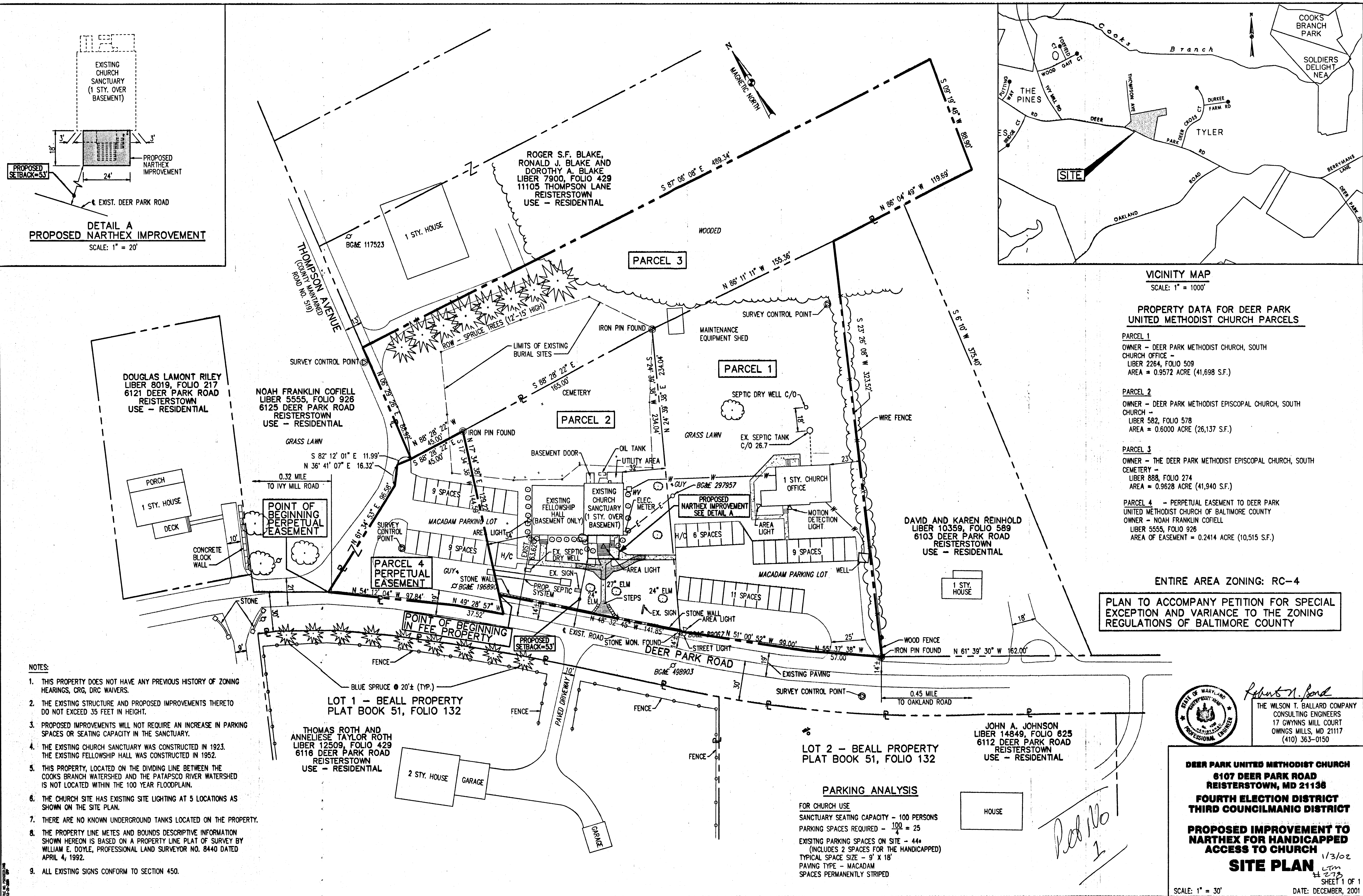
FINAL

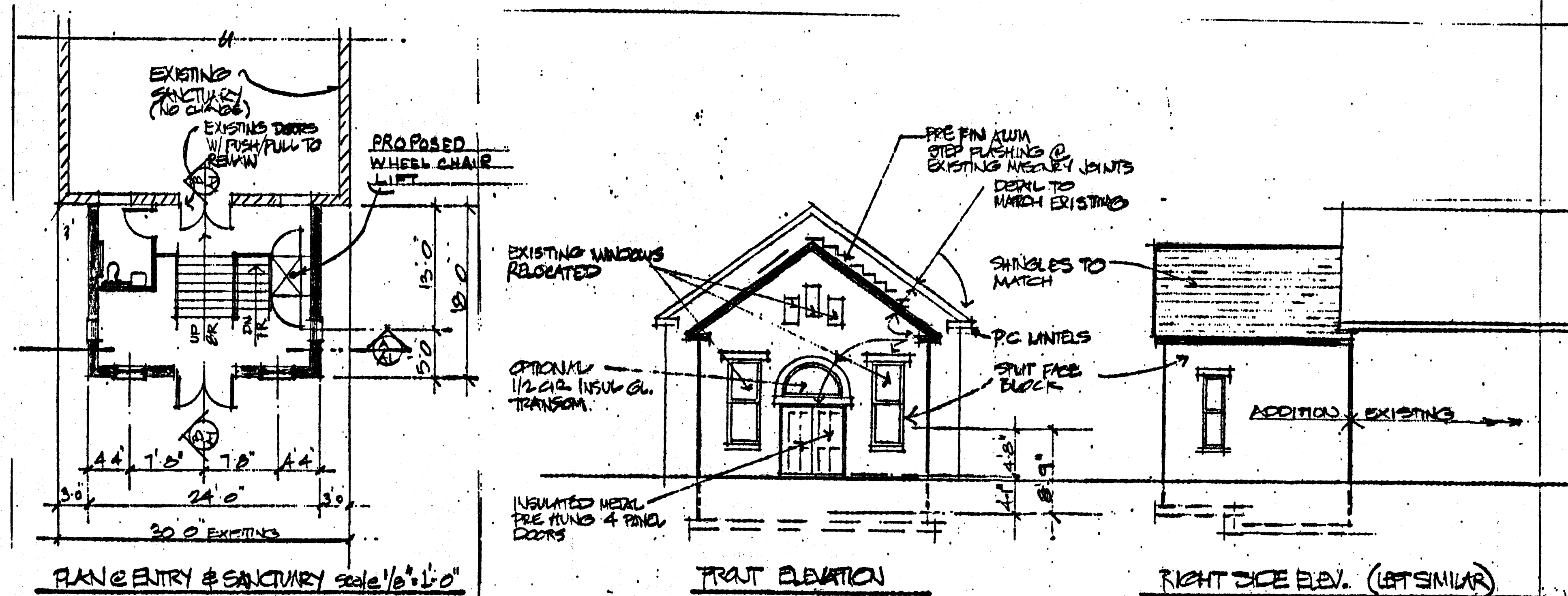
**REPORT TO CHARGE CONFERENCE
AND STATEMENT OF NEED ON PROPOSAL
TO REMODEL AND PROVIDE HANDICAPPED ACCESS
TO THE DEER PARK UNITED METHODIST CHURCH OF
REISTERSTOWN**

(".....with Christ Jesus himself as the chief cornerstone." Ephesians 2:20)

September 18, 2001

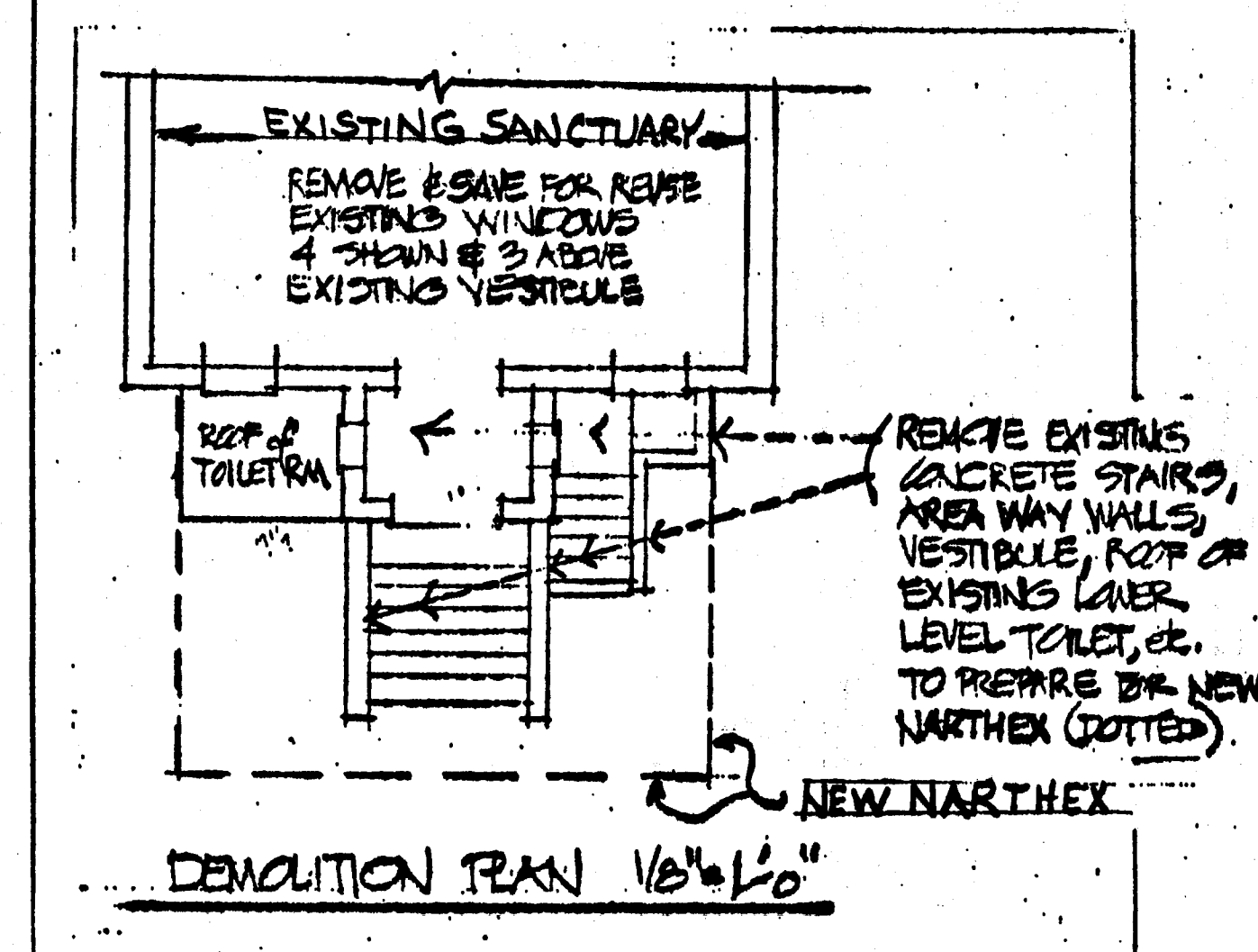
278





PROPOSED IMPROVEMENT TO NARTHEX

SCALE: 1/8" = 1'



NOTE

INFORMATION SHOWN IS BASED ON PRELIMINARY ARCHITECTURAL DRAWINGS PREPARED BY: STAN RYDER, JR. & ASSOCIATES ARCHITECTS 8308 LIBERTY ROAD BALTIMORE, MD. 21244

FLOOR AREA RATIO COMPUTATION

GROSS FLOOR AREA

SANCTUARY (30' X 40')	1,200 S.F.
BASEMENT AREA UNDER SANCTUARY (30' X 40' LESS 10' X 30' STORAGE)	900 S.F.
FELLOWSHIP HALL (40' X 38')	1,520 S.F.
REST ROOM UNDER NARTHEX (7.5' X 6')	455 S.F.
TOTAL	3,665 S.F.

ADJUSTED GROSS FLOOR AREA

TOTAL	3,665 S.F.
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FLOOR AREA RATIO (F.A.R.)

SITE AREA	26,137 S.F.
PLUS AREA TO & OF DEER PARK ROAD (13' X 141')	1,833 S.F.
	27,970 S.F.
F.A.R. =	3,665 S.F. / 27,970 S.F. = 0.13

EXHIBIT 'A'

THE WILSON T. BALLARD COMPANY
CONSULTING ENGINEERS
17 GWYNNS MILL COURT
OWINGS MILLS, MD. 21117
(410) 363-0150

DEER PARK UNITED METHODIST CHURCH
6107 DEER PARK ROAD
REISTERSTOWN, MD 21136
FOURTH ELECTION DISTRICT
THIRD COUNCILMANIC DISTRICT
PROPOSED IMPROVEMENT TO
NARTHEX FOR HANDICAPPED
ACCESS TO CHURCH
DETAILS

SCALE: AS SHOWN

278

DATE: DECEMBER, 2001