IN RE: PETITION FOR SPECIAL HEARING

**SE/Corner Church Lane & Long Green Pike

(13305 Long Green Pike)

**
11th Election District

6th Council District

**

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Archbishop of Baltimore, a Maryland Corporation and St. John the Evangelist's, Long Green Valley, Roman Catholic Congregation, Inc. – Petitioners Case No. 03-043-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Most Reverend William H. Keeler, Roman Catholic Archbishop of Baltimore, a Maryland Corporation, and St. John the Evangelist's, Long Green Valley, Roman Catholic Congregation, Inc., by Rev. William F. Franken, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners request a special hearing to approve, 1) the existing uses and proposed additions to and expansion of existing buildings/facilities on the subject property and an amendment to the special exception relief and site plan granted in prior Case No. 91-155-XA; and, 2) the pre-existing signage on the subject property (which is to be retained, but relocated) as valid, and, to the extent that it does not conform with Section 450 of the Baltimore County Zoning Regulations (B.C.Z.R.), that it is nonconforming. 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 Rev. William Franken, of St. John the Evangelist's Church, Owner/Occupant of the subject property; Steven A. McCurdy, Professional Engineer from Site Resources, Inc., who prepared the site plan for this property; Sean J. Mackey, Architect; and, Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. Appearing as Protestants/interested persons in the matter were Ryan J. Potter, Carol Shaw, and Charlotte W. Pine, representatives of the Long Green Valley Association.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the southwest corner of the intersection of Long Green Pike and Church Lane in the Baldwin community in northeastern Baltimore County. The property contains a gross area of 18.04 acres, more or less, zoned R.C.2, and is improved with a church and school owned and operated by St. John the Evangelist Church. The property is actually comprised of five separate parcels, which are utilized as one tract. Special exception and variance relief was granted under Case No. 91-155-XA to permit the existing and proposed church buildings, including a school, by then Zoning Commissioner J. Robert Haines, on December 7, 1990.

As more particularly shown on the site plan, the property has been developed with a series of buildings used in connection with the Church and School. These buildings include the existing "new church" building, "parish life center," the "old church" building, parish offices, and a one-story garage in the southwestern portion of the site, and a Knights of Columbus building and two-story school in the northern portion of the tract. In addition to these improvements, the site contains a large parking field to accommodate the church buildings as well as the school, and a large cemetery.

Father Franken offered testimony regarding existing and proposed improvements. In this regard, the Church contemplates a two-phase expansion to the existing school building. As shown on the site plan, the expansion will include a two-story multi-purpose and classroom addition, with basement level, totaling 24,000 sq.ft. in area. Phase 1 of the expansion will encompass 13,000 sq.ft. and comprise a social hall and stage, and a small kitchen. Phase 2 will provide additional space for classrooms and other student activities and will be 9,000 sq.ft. in area. The specifics of Father Franken's testimony are contained in the record of the case and generally discussed the need for the proposed improvements and ongoing uses on the property.

Testimony was also received from Mr. McCurdy, a Registered Landscape Architect who prepared the site plan for this property. He described the proposed improvements in detail and offered a schematic drawing of the expansion, marked as Petitioner's Exhibit 5. The building elevation drawings submitted into evidence as Petitioner's Exhibits 6A – 6C show that the addition

will be attractively designed and constructed to be consistent with existing improvements. Mr. McCurdy also offered a series of photographs of the site including several which depict existing access on Long Green Pike near the intersection of Long Green Pike and Church Lane. Presently, vehicular access to the site is by way of two curb cuts on Long Green Pike. The curb cut closest to the intersection is actually an exit-only. The alignment of the existing access point is difficult for exiting traffic in that it requires drivers to look over their shoulder to assure that traffic on Long Green Pike is clear. The proposed improvements will close this access and a new access point will be constructed from Church Lane. The plan also shows that a proposed retaining wall will be constructed near the intersection so as to level the grade and complete the road improvements. In my judgment, these improvements will be beneficial to both the property owner and community in that it appears a safer and better traffic pattern at this intersection will result. Existing conditions are also more particularly shown in an aerial photograph of the site, which was offered as Petitioner's Exhibit 4.

Mr. McCurdy also offered a color-coded site plan marked as Petitioner's Exhibit 6, which details the phased expansion of the site. That exhibit and his testimony disclosed that the improvements will be constructed in a reasonably phased method to insure compatibility with existing improvements and the surrounding locale. It is to be noted that it is not anticipated that enrollment at the school will be increased; however, additional space for current students is necessary.

Finally, there are three existing signs that identify the property and uses thereon. (Petitioner's Exhibit 7). No increase in signage is proposed; however, those signs may be relocated, given the proposed improvements.

Special Hearing relief is requested to approve the phased expansion plan as set forth above and shown in the site plan and exhibits thereto. The improvements constitute a necessary amendment to the original site plan and order issued by Zoning Commissioner Haines in 1990.

The citizens who appeared represent the Long Green Valley Association. They submitted a letter expressing the general concerns of that community group regarding the project.

Those concerns relate to traffic patterns and visibility at the intersection of Long Green Pike and Church Lane, storm water management, signage and the proposed construction of stone retaining walls.

In my judgment, the traffic patterns and visibility in the area will be improved as a result of the proposed construction. The presently dangerous and difficult intersection will be eliminated and a better means of access and egress to the site will be provided. Additionally, Mr. McCurdy indicated that an underground storm water management facility will be installed that will meet the standards of the Department of Environmental Protection and Resource Management (DEPRM) and provide management from both a water quality and water quantity standpoint. Also, as noted above, there is no additional signage proposed - merely the potential relocation of existing signs to accommodate the proposed improvements. Finally, the stone retaining walls proposed will be built only as necessary as part of the re-grading of the property for proposed improvements at the intersection. In sum, it appears that the plan has appropriately addressed these concerns.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing. In my judgment, the applicant has produced testimony persuasive to a finding that the proposed improvements are consistent with the existing site and will not be detrimental to the health, safety or general welfare of the locale. The project appears to be well thought out and will actually result in improved conditions, particularly from a traffic standpoint. However, in granting the relief, I will incorporate the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning (OP) and the Department of Environmental Protection and Resource Management (DEPRM). The Office of Planning has made recommendations relative to the proposed retaining walls and requested that a cross section of the walls be submitted for their review and approval; however, I am satisfied that the architecture of the proposed addition is appropriate. In addition, the Planning Office has requested that a lighting plan and landscape plan be submitted for review and approval by Avery Harden, the County's Landscape Architect, prior to the issuance of any permits. DEPRM's comment indicates that the proposal is subject to certain

environmental regulations, and requested that a usage letter be submitted to their Ground Water Management Division because soil evaluations will be required.

Pursuant to the advertisement, posting of he property and public hearing on this Petition 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 _______ day of September, 2002 that the Petition for Special Hearing to approve, 1) the existing uses and proposed additions to and expansion of existing buildings/facilities on the property and an amendment to the special exception relief and site plan approved in prior Case No. 91-155-XA; and, 2) the pre-existing signage on the subject property (which is to be retained, but relocated) as valid, and, to the extent that it does not conform with Section 450 of the Baltimore County Zoning Regulations (B.C.Z.R.), that it is nonconforming, in accordance with Petitioner's Exhibits 1 and 6A-C, be and is hereby GRANTED, subject to the following restrictions:

- 1) The 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 ZAC comments submitted by the Office of Planning, dated August 20, 2002, and DEPRM, dated August 23, 2002, copies of which are attached hereto and made a part hereof. The cross section of the proposed retaining walls, as well as the lighting/landscape plans shall be submitted for review and approval prior to the issuance of any building permits.
- 3) The proposed addition shall be constructed substantially in accordance with the building elevation drawings marked into evidence as Petitioner's Exhibits 6A-C.

4) When applying for any permits, 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



September 27, 2002

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

Fax: 410-887-3468

Howard L. Alderman, Jr., Esquire Levin & Gann 502 Washington Avenue Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SE/Corner Church Lane & Long Green Pike
(13305 Long Green Pike)
11th Election District – 6th Council District
Most Reverend William H. Keeler, Roman Catholic Archbishop of Baltimore,
A Maryland Corporation and St. John the Evangelist's Long Green Valley, Roman Catholic Congregation, Inc. - Petitioners
Case No. 03-043-SPH

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has 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,

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES:bjs

cc: Most Rev. William H. Keeler, Roman Catholic Archbishop of Baltimore, Inc. 320 Cathedral Street, Baltimore, Md. 21201

Rev. William Franken, St. John Evangelist Church, 13305 Long Green Pike, Hydes, Md. 21082

Mr. Steven A. McCurdy, Site Resources, Inc., 14307 Jarrettsville Pike, Phoenix, Md. 21131

Mr. Sean J. Mackey, Rubeling & Assoc., 401 Jefferson Avenue, Towson, Md. 21286

Mr. Ryan J. Potter, 218 N. Charles Street, Baltimore, Md. 21202

Ms. Charlotte W. Pine, 607 Baltimore Avenue, Towson, Md. 21204

Ms. Carol Shaw, 7 Country Hill Court, Baldwin, Md. 21087 Office of Planning; DEPRM; People's Counsel; Case/File



1.

Mase No. 03-043-50H

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 13305 Long Green Pike which is presently zoned <u>RC-2</u>

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By _______

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

SEE ATTACHED

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.

Legal Owner(s): Contract Purchaser/Lessee: Most Reverend William H. Keeler, Roman Catholic Archbishop of NONE Baltimore, a Maryland corporation Name - Type or Print Name - Type or Print Signature Most Reverend William H. Keeler Signature St. John the Evangelist's, Long Green Valley, Roman Catholic Congregation, Inc. Name - Type or Print Address Telephone No. City State Zip Code Signature Rev. William F. Franken 410-547-5366 320 Cathedral Street **Attorney For Petitioner:** Address Telephone No. Howard L. Alderman, Jr., Esquire Baltimore 21201 MD Name - Type or Print/ Zip Code City State Representative to be Contacted: Signature Steven A. McCurdy, RLA, CSI Levin & Gann, PA-Nottingham Centre, 8th Floor Site Resources, Inc. Name Company 410-321-0600 **502 Washington Avenue** 410-683-3388 14307 Jarrettsville Pike Address Telephone No. Address Telephone No. MD 21131 Phoenix 21204 MD Towson City State Zip Code State Zip Code OFFICE USE ONLY

H FILING JADER RECEIV

REV 9/15/98

PETITION FOR SPECIAL HEARING

Address:

13305 Long Green Pike

Legal Owner:

Most Reverend William H. Keeler, Roman Catholic Archbishop of Baltimore

St. John the Evangelist's, Long Green Valley, Roman Catholic Congregation, Inc.

Present Zoning: RC-2

REQUESTED RELIEF:

"why the Zoning Commissioner should approve": (i) the existing uses and the proposed additions to and expansion of existing buildings/facilities on the property under the existing Special Exception and an amendment to the relief and site plan approved in Case No. 91-155-XA; and (ii) the pre-existing signage on the subject property (which is to be retained but relocated) as valid and, to the extent that it does not conform with BCZR § 450, that it is non-conforming, all as shown more particularly on the Plat to Accompany the attached Petition.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire Levin & Gann, P.A. 8th Floor, Nottingham Centre 502 Washington Avenue Towson, Maryland 21204

(410) 321-0600 Fax: (410) 296-2801 halderman@LevinGann.com

ORDER RECEIVED FOR FILING

Jate

3y

3y

#043



ST. JOHN THE EVANGELIST ROMAN CATHOLIC CHURCH Hydes, Maryland

ZONING DESCRIPTION

All that piece or parcel of land situate, lying, and being in the Eleventh Election District of Baltimore County, State of Maryland, and described more particularly as follows to wit:

Beginning for the same at the corner formed by the intersection of the center of Church Lane with the southeast side of Long Green Pike, running thence and binding on the southeast side of said pike, and binding on the outlines of the property of the petitioners herein:

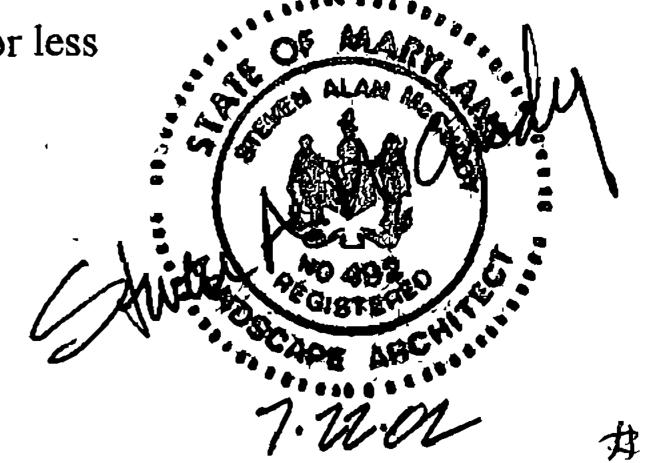
- 01) by a line curving toward the right, having a radius of 650 feet for an arc distance of 156.38 feet, thence;
- 02) South 64 degrées 40 minutes 00 seconds West, 433:00 feet, and;
- 03) by a line curving toward the left, having a radius of 765 feet for an arc distance of 459.84 feet, thence leaving said pike and continuing to bind on the outlines of the property of the petitioners herein:
- 04) North 69 degrees 39 minutes 57 seconds West; 1,075.30 feet;
- 05) North 30 degrees 50 minutes 09 seconds East, 350.00 feet;
- 06) North 37 degrees 03 minutes 11 seconds East 100.00 feet;
- 07) South 59 degrees 09 minutes 51 seconds East 140.03 feet, and;
- North 30 degrees 50 minutes 09 seconds East, 320.00 feet, to a point in the bed of Church Lane, thence binding in said lane,
- 09) North 75 degrees 00 minutes 00 seconds West, 236.00 feet, and;
- 10) North 56 degrees 40 minutes 00 seconds West, 260.00 feet, to the point of beginning.

CONTAINING 16.04 acres of land more or less

Lg\98019B\ZoningDescription071502

14307 Jarrettsville Pike · Phoenix, MD 21131

(410) 683·3388 · fax (410) 683·3389



BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No. 16409	
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FOR: Special Hearing		3
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11/4 |] [

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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. Marviand on the property identified herein as follows:

Case: #03-043-SPH

Case: #03-043-SPH
13305 Long Green Pike
S/east corner Long Green Pike and Church Lane
11th Election District—6th Councilmanic District
Legal Owner(s): Most Reverend William H. Keeler, Roman
Catholic Archbishop Saint John the Evangelist Church
Special Hearing: to approve the existing uses and the
proposed additions to and expansion of existing building/facilities on the property an amendment to Case No.
91-155-XA, the pre-existing signage, (which is to be retained but relocated) is non conforming.
Hearing: Monday, Sentember 9, 2002 at 2:00 p.m. in

Hearing: Monday, September 9, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avanue.

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.

C557641 8/298 Aug. 22

CERTIFICATE OF PUBLICATION

822,2002
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 822,2002.
The Jeffersonian Arbutus Times
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

CERTIFICATE OPPOSTING

	RE: Case No.: 03-043-SPH
	Petitioner/Developer:
	MOST REV. WILLIAM H. KEELER
	ROMAN CATHOLIC ARCHBISH
	ST. JUHN THE EVANGERIST CHURCH
	Date of Hearing/Closing: 9/9/02
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204 MR. GEORGE SAHWER Attention: Management Management Management Management County Office Building, Room 111 And Chesapeake Avenue Towson, MD 21204 MR. GEORGE SAHWER Attention: Management Management Management County Office Building, Room 111 Attention 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 propert	y located at
13305 /	IG GREEN PIPE
The sign(s) were posted on	8/23/02
	(Month, Day, Year)
	Sincerely,
SE NO 03-043-SPH	
	Mnnn
	Makel 6 1 3/23/02
	(Signature of Sign Poster and Date)
	10 mm = 5 11 mm = 1
ZONING NOTICE CONTRACTOR OF THE PARTY OF THE	RICHARD E. HOFFMAN
A PUBLIC REARING WILL BE HELD BY	(Printed Name)
THE ZONING COMMISSIONER IN IGHSON, MID	904 DELLWOOD DR.
PLACE MANUAL COMPLEMENT LAND LINE HOW SET A MANUAL LE PARENT LAND LE PARENT LA PARENT	(Address)
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(Telephone Number)

13305 LONG GREEN PIKE POSTED & 123102 Offeld ALL 8/23/02

RE:	E: PETITION FOR SPECIAL HEARING						*	BEF	ORE T	HE		
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Legal Owner: Most Rev William H. Keeler							er *	BAI	LTIMO	RE CO	UNTY	
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		Pe	etitioner									
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ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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

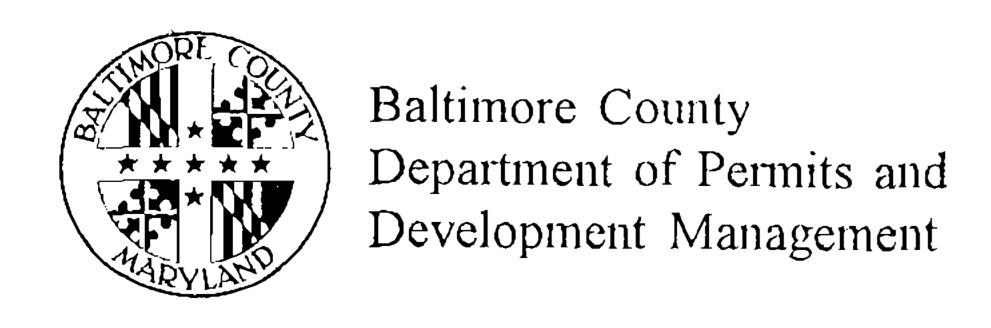
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of August, 2002, a copy of the foregoing Entry of Appearance was mailed to Howard R. Alderman, Jr. Esquire, LEVIN & GANN, PA, Nottingham Centre, 8th Floor, 502 Washington Avenue, Towson, MD 21204 Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



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

Fax: 410-887-5708

August 5, 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: 03-043-SPH

13305 Long Green Pike

S/east corner Long Green Pike and Church Lane Election District 11th – Councilmanic District 6th

Legal Owner: Most Reverend William H. Keeler, Roman Catholic Archbishop Saint John the Evangelist Church

SPECIAL HEARING to approve the existing uses and the proposed additions to and expansion of existing building/facilities on the property an amendment to Case No. 91-155-XA, the pre-existing signage, (which is to be retained but relocated) is non-conforming.

HEARING: Monday, September 9, 2002 at 2:00 P.M. Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon Director

C: Howard L. Alderman, Jr. Esquire Levin & Gann, PA-Nottingham Centre, 8th FI. 502 Washington Avenue, Towson, MD 21204

Most Reverend William H. Keeler, Roman Catholic Archbishop of Baltimore, 320 Cathedral Street, Baltimore MD 21201

Steven A. McCurdy, RLA, CS,I Sites Resources, Inc. 14307 Jarrettsville Pike, Phonix MD 21131

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY Saturday, August 24, 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.

TO: PATUXENT PUBLISHING COMPANY

Thursday, August 22, 2002 Issue – Jeffersonian

Please forward billing to:

Mr. Mike Dodge St. John The Evangelist Roman Catholic Church 13305 Long Green Pike Hydes, MD 21082 410-592-6206

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: 03-043-SPH

13305 Long Green Pike

S/east corner Long Green Pike and Church Lane Election District 11th – Councilmanic District 6th

Legal Owner: Most Reverend William H. Keeler, Roman Catholic Archbishop Saint John the Evangelist Church

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HEARING: Monday, September 9, 2002 at 2:00 P.M. Room 407, County Courts

Building, 401 Bosley Avenue

Lawrence E. Schmidt LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

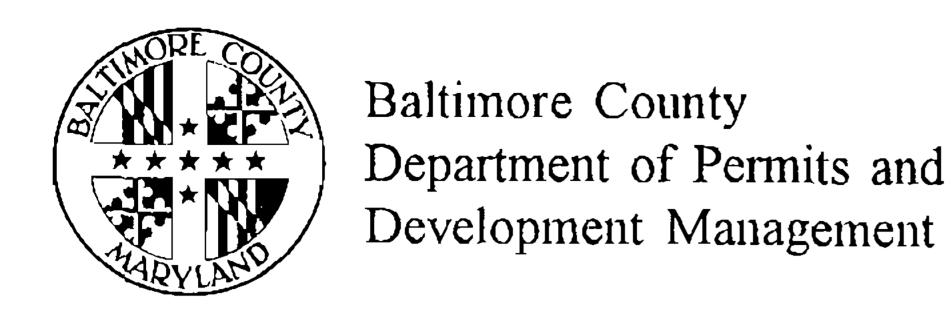
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 03-043-59H				
Petitioner: St. John The Evangelist Roman Catholic Church				
Address or Location: 13305 Long Green Pike, Hydes, Maryland 21082				
PLEASE FORWARD ADVERTISING BILL TO:				
Name: Mr. Mike Dodge				
Address: St. John The Evangelist Roman Catholic Church				
13305 Long Green Pike				
Hydes, Maryland 21082				
Telephone Number: 410-592-6206				



Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 6, 2002

Howard L Alderman Jr Esquire Levin & Gann Nottingham Centre, 8th Floor 502 Washington Avenue Towson 21204

Dear Mr. Alderman:

RE: Case Number: 03-043-SPH, 13305 Long Green Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 25, 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. 602

Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Most Reverend William H Keeler, Roman Catholic Archbishop of Baltimore, 320 Cathedral Street, Baltimore 21201
Steven A McCurdy, Site Resources Inc, 14307 Jarrettsville Pike, Phoenix 21131 People's Counsel

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



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

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

August 5,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF August 5, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time,

TN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File

Japan Ala

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: August 29, 2002

Department of Permits & Development Mgmt.

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 12, 2002 Item No. 043

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

The rear of buildings may not be constructed within 20 feet of the floodplain as established for a 100-year-flood level with a 1-foot freeboard. See Plate D19 in the Baltimore County Design Manual.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT.

TO:	Arnold Jablon			
FROM:	R. Bruce Seeley pg ToT			
DATE:	August 23, 2002			
SUBJECT:	Zoning Item Address 13305 Long Green Pike (St. Johns Church)			
Zonir	ng Advisory Committee Meeting of August 5, 2002			
	Department of Environmental Protection and Resource Management has no nents on the above-referenced zoning item.			
The Department of Environmental Protection and Resource Management requestant an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.				
	Department of Environmental Protection and Resource Management offers ollowing comments on the above-referenced zoning item:			
<u>X</u>	Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).			
X	Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).			
	Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).			
Addi	tional Comments:			

Reviewer: Paul Dennis Date: August 19, 2002

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley 25 160

DATE:

August 23, 2002

SUBJECT:

Zoning Item

Address

13305 Long Green Pike

Zoning Advisory Committee Meeting of: <u>August 5, 2002</u>

A usage letter must be submitted to Ground Water Management because soil evaluations will be required.

Reviewer: Sue Farinetti Date: August 23, 2002



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: August 20, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

13305 Long Green Pike

INFORMATION:

Item Number:

03-043

Petitioner:

St. Johns the Evangelist's, Long Green Valley,

Roman Catholic Congregation, Inc.

Zoning:

RC 2

Requested Action:

Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request subject to the following:

- 1. Submit a cross section of the retaining walls to this office for review and approval prior to the issuance of any permits. The cross section should depict the view from Long Green Pike. The material for the walls should be natural stone, and landscaping should be planted in conjunction with the walls.
- 2. Submit a lighting plan and landscape plan for review and approval by Avery Harden, County Landscape Architect.
- 3. The architecture of the addition should be in accordance with the elevation drawings submitted by Ruebling and Associates.

Section Chief: AFK/LL:MAC: W. Congression Chief: AFK/LL:MAC:



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date: 8.7.02

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

RE: Baltimore County

Item No. 643 BZ

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 ______



Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

August 7, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
Room 111
111 West Chesapeake Avenue
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 8/12/02

Case numbers 03-042-SPH, 03-043-SPH, 03-044-A, 03-045-A, 03-046-A, 03-047-A, 03-048-A, 03-049-A, 03-050-SPHX, 03-051-A, 03-052-A, 03-053-SPH, & 03-054-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/6/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup

LONG GREEN VALLEY ASSOCIATION P.O. Box 91 Baldwin, Maryland 21013

On August 20, 2002 at a regular meeting of the Board of Directors of the Long Green Valley Association, the Board discussed the plans by St. John Evangelist Church on Long Green Pike to build a multi purpose building which would allow space for physical education classes, a cafeteria, a stage area and a combined meeting/gathering/worship area. The Church and the association have been in contact regarding this expansion.

The Board noted that the expansion is necessary and the following concerns should be considered at the petition for a special hearing (case # 03-043-SPH) with the zoning commissioner of Baltimore County on September 9, 2002. The concerns are:

- 1. Traffic patterns and visibility at the intersection of Long Green Pike and church Lane;
 - 2. Storm water management;
 - 3. Any proposed "signage"; and most importantly
 - 4. Stone retaining walls.

The Association agrees with Baltimore County Planning Office that the retaining walls should be made of natural stone and the landscape be appropriate to the area because this construction is in the heart of the Valley and will be very visible.

Prepared by Carol Trela, Secretary September 9, 2002

Case Number 03 - 643 - 5PM

PLEASE <u>PRINT</u> LEGIBLY

PETITIONER'S SIGN-IN SHEET

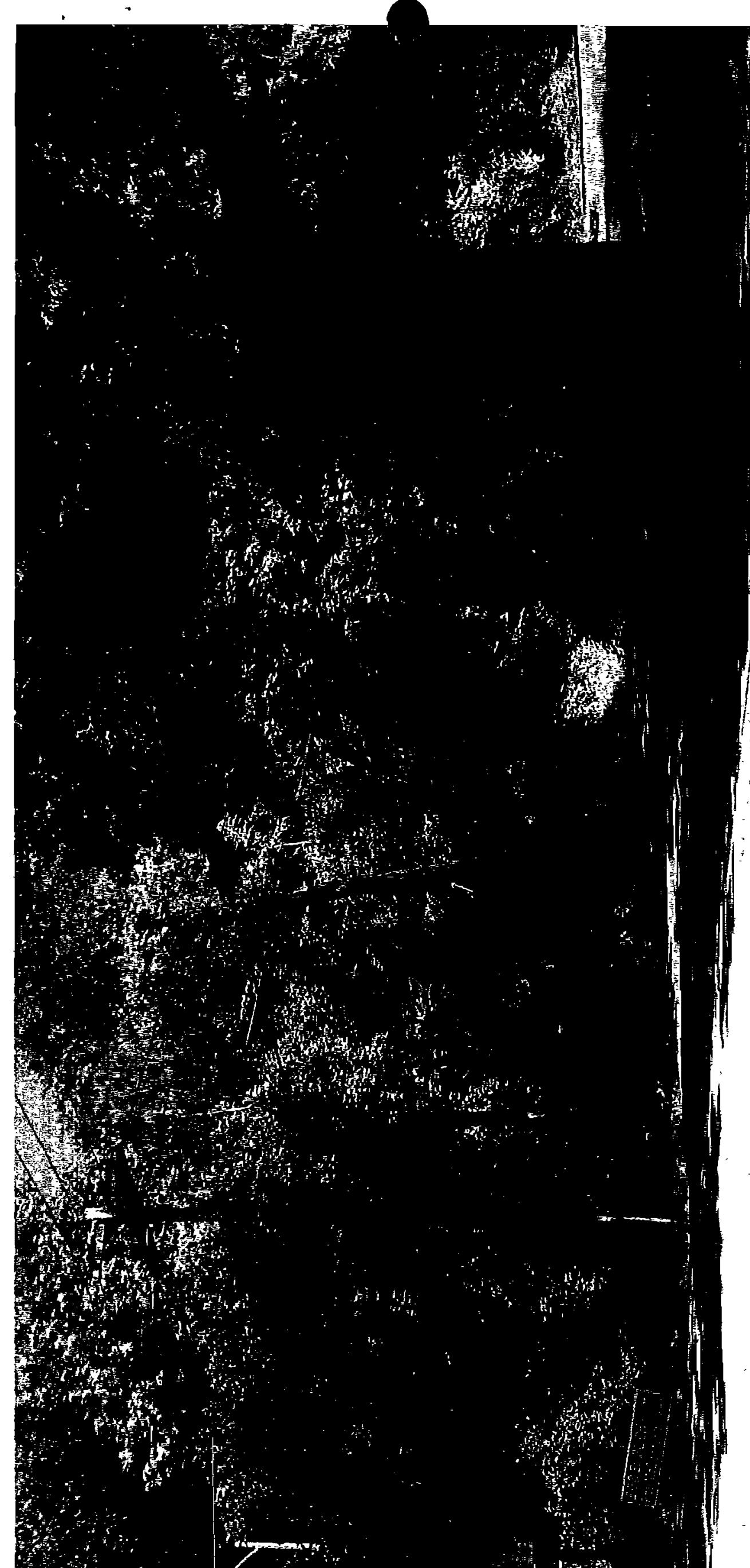
Name	Address	City, State	Zip Code	
Rev. William FRANKEN	13305 Long Green Pike	Hydes, MD	21082	
SEAN MARCEY	401 JEKKERS DE "	iouson mp	285	
STEVEN A. MCCURDY	401 JEFFERS AVE. SITE RESOURCES, INC. 14301 JAPPETSUINE PK	PHOENIX, MO	21131	
HOWARD L. Alderman &	502 Washington Are Svite Son	Town Mis	21204	
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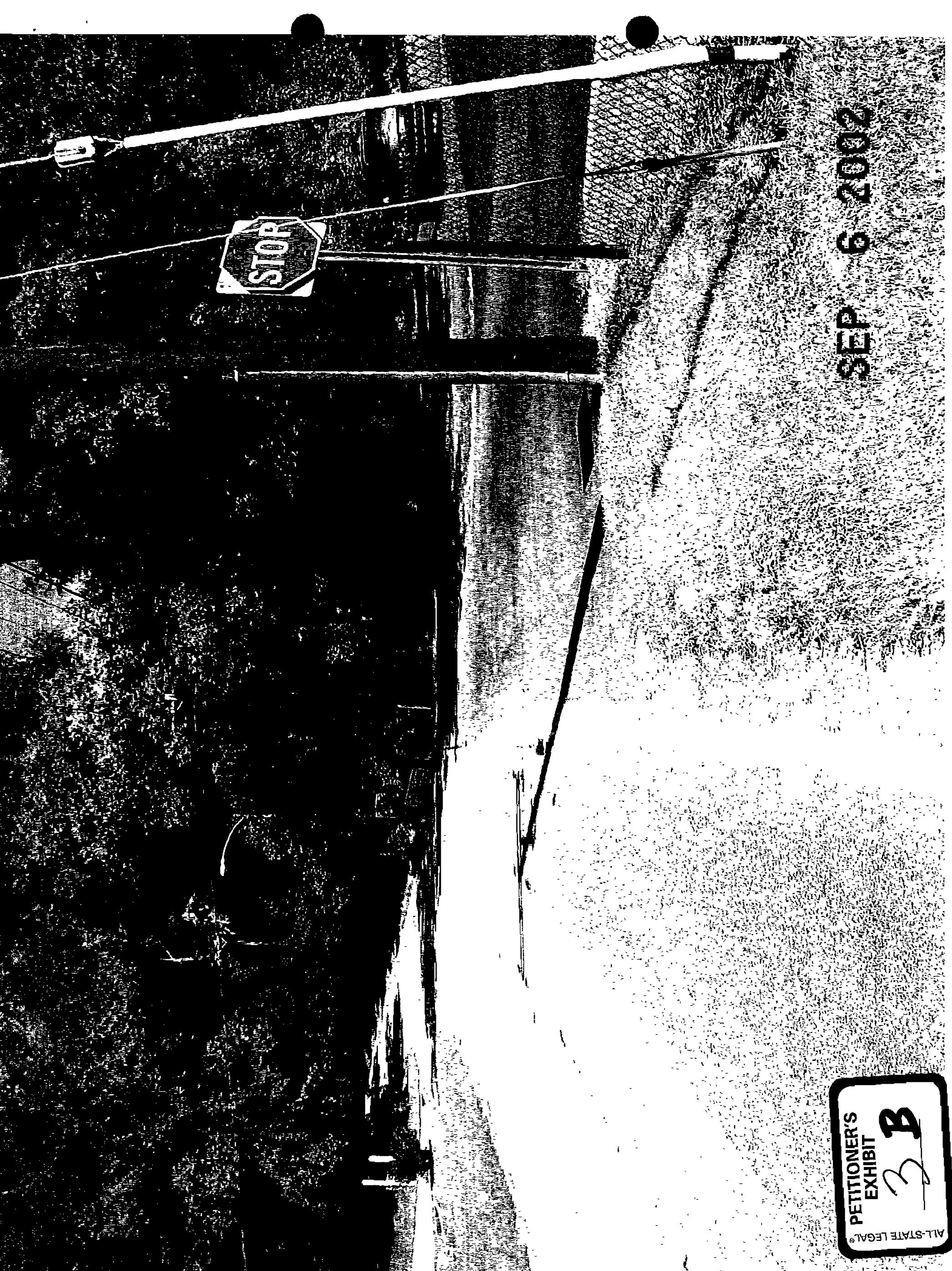


CITIZEN SIGN-IN SHEET

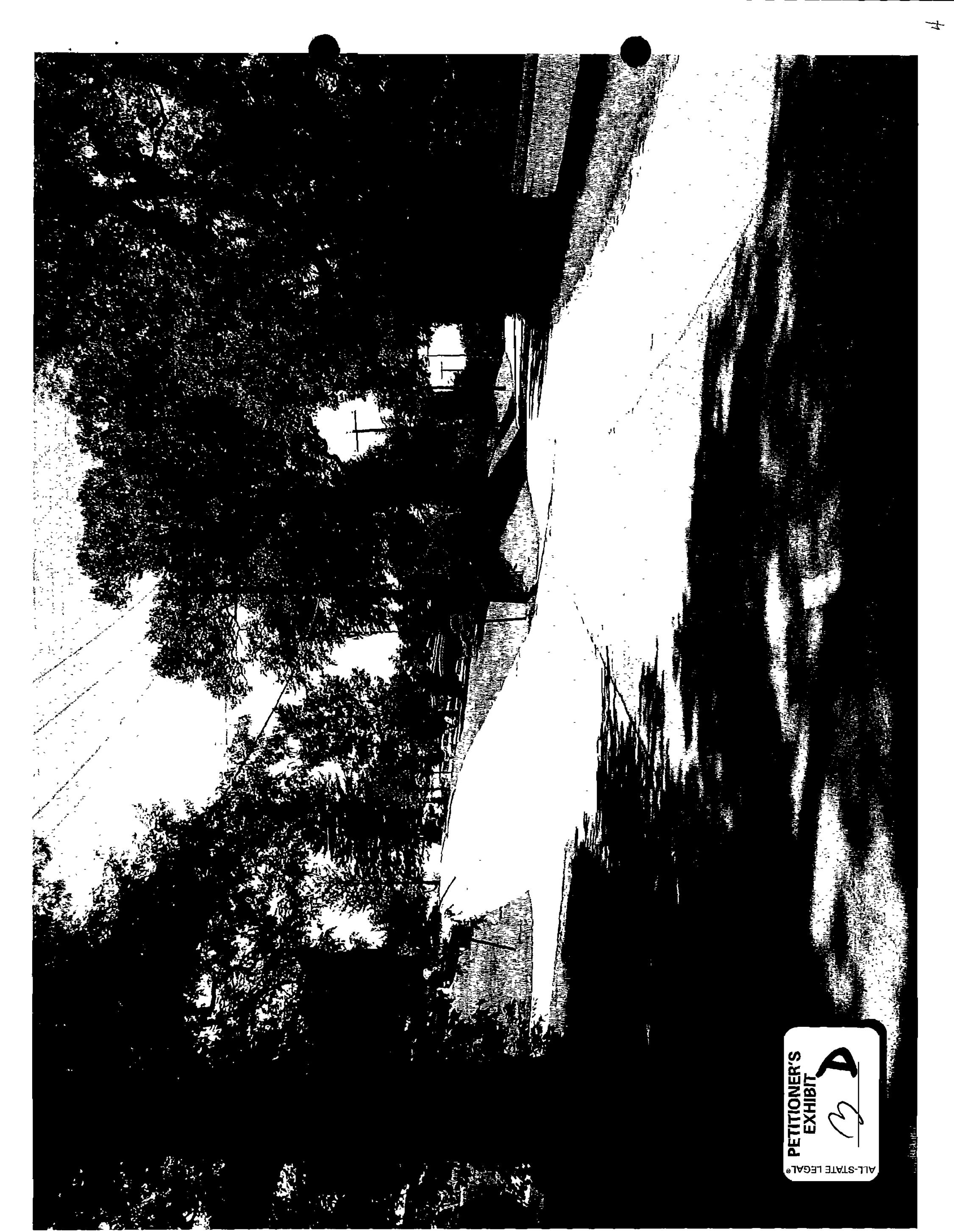
NAM <u>E</u>	ADDRESS
Ryan J. Potter Charlotte W. Pine CAROL SHAW	218 N. Charles Street
Charlotte W. Pine	60) Balt Ave Towson
CAROL SHAW	60) Balt Ave Towson 7 (OUNTRY HILL (H 21087)

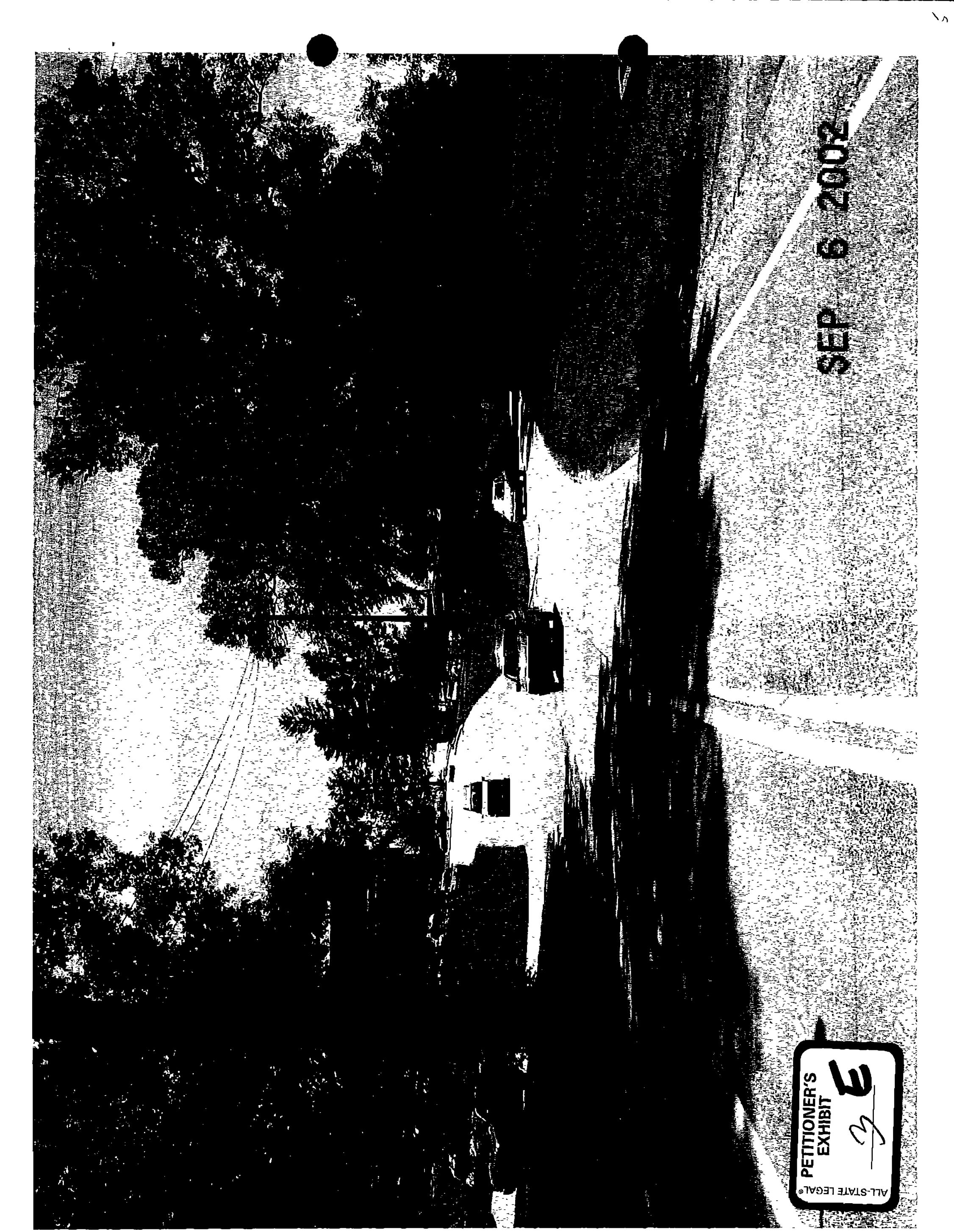













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PARISH HALL AND SCHOOL ADDITION
HYDES, MARYLAND





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