IN RE: PETITION FOR VARIANCE NE/S Dogwood Road, 225' E of the c/l Featherbed Lane (6730 Dogwood Road) 2nd Election District 2nd Council District Elmer V. Sembly, III, et ux Petitioners	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-151-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Elmer V. Sembly, III, and his wife, Sophelia L. Sembly. The Petitioners request relief from Section 1B01.1.B.1.e(3) and (5), and 1B02.C.1.a of the Baltimore County Zoning Regulations to permit Residential Transition Area (RTA) setbacks and buffers of 10 feet each in lieu of the required setbacks of 75 feet and buffers of 50 feet for a proposed parking lot; to allow a church building with setbacks and buffers of 25 feet each in lieu of the required 75-foot setbacks and 50-foot buffers; and, to allow a side street setback of 10 feet in lieu of the required 35 feet. 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 Elmer and Sophelia Sembly, property owners, and Joseph Larson, a representative of Spellman, Larson and Associates, Inc., the consultants who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped unimproved parcel located on the northeast side of Dogwood Road, not far from the Baltimore Beltway and Security Boulevard in western Baltimore County. The rear of the property abuts an unimproved paper street, known as James Place. As shown on the site plan, the property

ORDER RECEIVED FOR FILING
Date 12/23/03
By

contains a gross area of 0.67 acres, more or less, zoned D.R.5.5 and is proposed for development with a small, one-story church building with a capacity of 90 seats. The building will be 90' x 40' in dimension and contain 3600 sq.ft. in area. In addition to the church building, the plan shows a macadam parking area that will provide parking for up to 36 vehicles. A schematic building elevation drawing of the proposed building was submitted into evidence as Petitioner's Exhibit 2. It was indicated at the hearing that the proposed Church, which is nestled within a residential community, will attract residents from the surrounding neighborhood. In fact, several letters of support were received from neighbors and property owners in the vicinity.

Although the D.R.5.5 zone permits churches by right and no parking variance is necessary, variance relief is required from setback requirements. Several of the variances relate to the RTA requirements contained in Section 1B01.1.B of the B.C.Z.R. Those requirements provide increased buffers and setbacks between differing housing types and uses. As noted above, the property is located within a residential neighborhood.

Testimony and evidence offered was persuasive to a finding that the property is unique given its unusual shape and the existence of the paper street immediately to the rear of the property. Indeed, an examination of the site plan shows that the building could not be located on this property is strict adherence to the RTA requirements were required. It is also clear that the proposed use will not be detrimental to adjacent uses. The fact that the proposed building is modest in size and that sufficient on-site parking is provided are persuasive factors.

Based upon the testimony and evidence offered, I am persuaded to grant the relief requested. In sum, I find that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. It is also to be noted that there were no adverse Zoning Advisory Committee ZAC comments from any County reviewing agency. Thus, it is clear that there will be no detriment to the surrounding locale, and that relief can be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of December, 2002 that the Petition for Variance seeking relief from Section 1B01.1.B.1.e(3) and (5), and 1B02.C.1.a of the Baltimore County Zoning Regulations to permit Residential Transition Area (RTA) setbacks and buffers of 10 feet each in lieu of the required setbacks of 75 feet and buffers of 50 feet for a proposed parking lot; to allow a church building with setbacks and buffers of 25 feet each in lieu of the required 75-foot setbacks and 50-foot buffers; and, to allow a side street setback of 10 feet in lieu of the required 35 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/3/02
By

Baltimore County
Zoning Commissioner

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

December 2, 2002

Mr. & Mrs. Elmer V. Sembly, III
755 Friendship Road
Westminster, Maryland 21157

RE: PETITION FOR VARIANCE
NE/S Dogwood Road, 225' E of the c/l Featherbed Lane
(6730 Dogwood Road)
2nd Election District – 2nd Council District
Elmer V. Sembly, III, et ux - Petitioners
Case No. 03-151-A

Dear Mr. & Mrs. Sembly:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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: People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6730 Dogwood Road

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 Variance from Section(s) 1B01.1B.1e(3) & (5), 1B02.3C.1a IN AN OTA TO ALLOW A PARKING LOT W/10' SETBACKS & 10' BUFFERS IN LIEU OF 75' SETBACKS & 50' BUFFERS, AND TO ALLOW A CHURCH BUILDING W/25' SETBACK & 25' BUFFER IN LIEU OF 75' SETBACK & 50' BUFFER, AND TO ALLOW A SIDESTREET SETBACK OF 10' IN LIEU OF THE REQUIRED 35'

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

Argument and reasons to be presented at the hearing.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Not applicable

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Elmer V. Sembly, III

Name - Type or Print

Signature

Sophelia L. Sembly

Name - Type or Print

Signature

755 Friendship Road — 410-840-8455

Address — Telephone No

Westminster — MD — 21157

City — State — Zip Code

Representative to be Contacted:

Joseph L. Larson

Name

105 W. Chesapeake Avenue — 410-823-3535

Address — Telephone No

Towson — MD — 21204

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2½ hrs

UNAVAILABLE FOR HEARING

Reviewed By _____ **Date** 9-25-02

ORDER RECEIVED FOR FILING
Date 12/13/02
By

Case No. 03-151-A

REV 9/15/98

SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

DESCRIPTION FOR A ZONING PETITION, SEMBLEY PROPERTY, 6730 DOGWOOD ROAD, SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the northeast side of Dogwood Road, 30 feet wide, at the distance of 225 feet, more or less, measured along the northeast side of Dogwood Road from the center line of Featherbed Lane, 30 feet wide, and running thence and binding on the northeast side of Dogwood Road south 64 degrees 42 minutes east 126.92 feet thence leaving the northeast side of Dogwood Road and running north 40 degrees 30 minutes east 171.4 feet to the southwest side of James Place, a 40 foot wide unimproved street and running thence on the southwest side of James Place north 49 degrees 30 minutes west 170.76 feet thence leaving James Place and running south 40 degrees 30 minutes west 125 feet south 49 degrees 30 minutes east 48.24 feet and south 40 degrees 30 minutes west 79.64 feet to the place of beginning.

CONTAINING 0.67 acres of land more or less.

June 13, 2002

STATE OF MARYLAND
ROBERT EDWARD SPELLMAN
No. 4503
PROFESSIONAL LAND SURVEYOR

151

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case no No. 14[illegible]
03-151-A

DATE 9-25-02 ACCOUNT [illegible]

AMOUNT $ [illegible]

RECEIVED FROM: [illegible]

FOR: [illegible]

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
[illegible]
4/25/2002 4/25/2002 11:[illegible]
REG 0005 WALKER REG LRG OVERLP
RECEIPT # 94767 4/25/2002 [illegible]
DEPT. 5 SUB ZONING VERIFICATION
OF 01. 01450
Recpt tot 350.00
350.00 CK .00 CH
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: #03-151 A
6730 Dogwood Road
N/east side Dogwood Road, 225 feet +/- southeast of centerline of Featherbed Lane
2nd Election District - 2nd Councilmanic District
Legal Owner(s): Elmer V. and Sophelia L. Sembly

Variance: to approve a parking lot with 10 feet setback + 10 feet buffers in lieu of 75 foot setbacks and 50 foot buffers, and to allow a church building with 25 foot setback and 25 foot buffer in lieu of 75 foot setback and 50 foot buffer, and to allow a side street setback of 10 feet in lieu of the required 35 feet.

Hearing: Wednesday, November 6, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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

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

JT/10/778 Oct. 22 C570279

CERTIFICATE OF PUBLICATION

10/24/, 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 10/22/, 2002.

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

S. Wilkinson
LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 03-151-A

Petitioner/Developer SEMBLY, ETAL
LARSON

Date of Hearing/Closing 11/6/02

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

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: #6730 DOGWOOD RD.

The sign(s) were posted on: 10/20/02
(Month, Day, Year)

Sincerely,

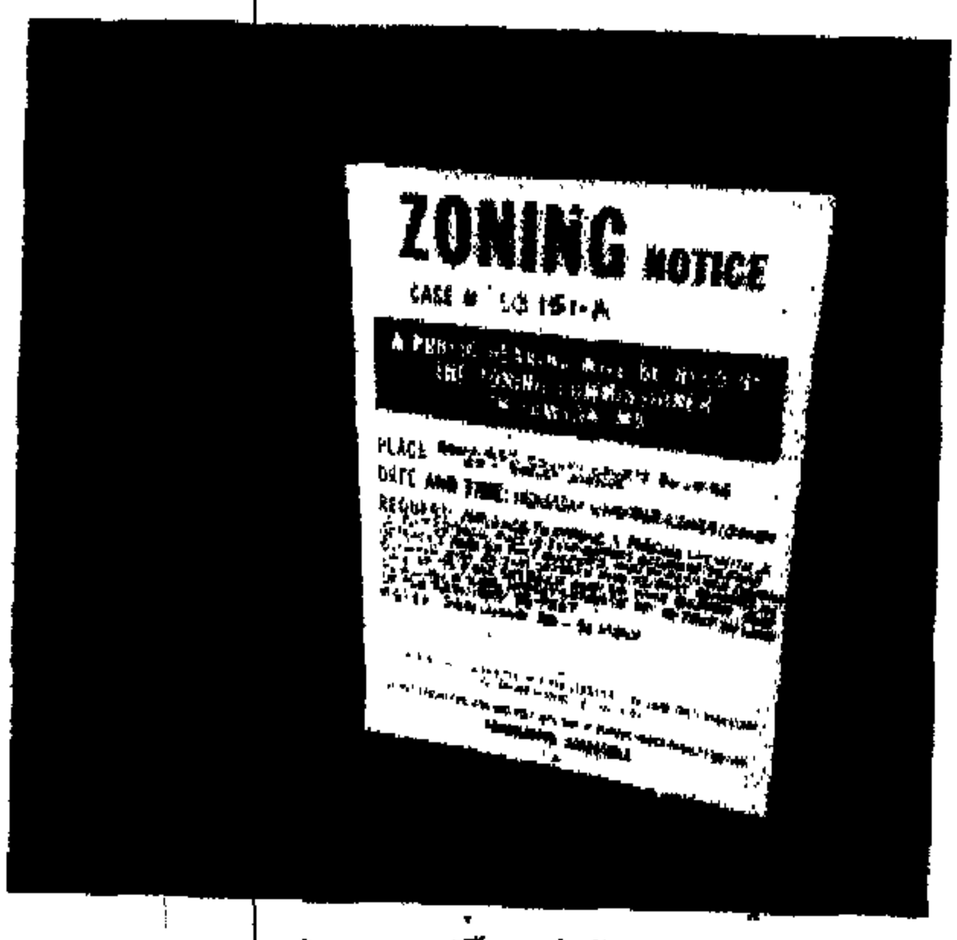
Patrick M O'Keefe 10/21/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

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

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



4" brand tax transmittal memo 7671 | # of pgs
To BETTY of ROBIN | From O'KEEFE
Co. ZONING COMM | Co.
Dept | Phone #
Fax #

6730 D 151-A
M 11/6/03

RE:	PETITION FOR VARIANCE 6730 Dogwood Road NE/side Dogwood Rd., 225' +/- SE ctrl of Featherbed Lane 2nd Election District 2nd Councilmanic District Legal Owner: Elmer & Sophelia Sembly III Petitioner(s)	* * * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-151-A

* * * * * * * * * * * * *

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 9th day of October, 2002, a copy of the foregoing Entry of Appearance was mailed to Joseph L. Larson, 105 W Chesapeake Avenue, Towson, MD 21204 Representative for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Correction.
Sent 10/15/02
Tom Rose,

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 22, 2002 Issue – Jeffersonian

Please forward billing to: Elmer V. Sembly III 410-840-8455
755 Friendship Road
Westminister, MD 21157

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: 03-151 A
6730 Dogwood Road
N/east side Dogwood Road, 225 feet +/- southeast of centerline of Featherbed Lane
Election District 2nd - Councilmanic District 2nd
Legal Owner: Elmer V and Sophelia L. Sembly

VARIANCE to approve a parking lot with 10 feet setback + 10 feet buffers in lieu of 75 foot setbacks and 50 foot buffers, and to allow a church building with 25 foot setback and 25 foot buffer in lieu of 75 foot setback and 50 foot buffer, and to allow a side street setback of ~~10 feet~~ in lieu of the requied 35 feet.

Correction Wed. November 6, 2002.

HEARING: T~~uesday~~, ~~October~~ ~~22,~~ 2002 at 10:00 am in 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.

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

October 4, 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: 03-151 A
6730 Dogwood Road
N/east side Dogwood Road, 225 feet +/- southeast of centerline of Featherbed Lane
Election District 2nd - Councilmanic District 2nd
Legal Owner: Elmer V and Sophelia L. Sembly

VARIANCE to approve a parking lot with 10 feet setback + 10 feet buffers in lieu of 75 foot setbacks and 50 foot buffers, and to allow a church building with 25 foot setback and 25 foot buffer in lieu of 75 foot setback and 50 foot buffer, and to allow a side street setback of 10 feet in lieu of the requied 35 feet.

HEARING: Wednesday, November 6, 2002 at 10:00 am in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

Cc: Mr. & Mrs. Sembly, III 755 Friendship Road Westminister, MD 21157
Joseph L. Larson 105 W. Chesapeake Avenue Towson, MD 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY .Tuesday October 22, 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.

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

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on Recycled Paper

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: 03-151-A

Petitioner: Elmer V. Sembly III

Address or Location: 6730 Dogwood Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Mailing Address: 755 Friendship Rd.
Westminster, Md. 21157

Telephone Number: 410-840-8455

Revised 2/20/98 - SCJ

Baltimore County
Department of Permits and
Development Management

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

November 4, 2002

Mr. & Mrs. Elmer V. Sembly III
755 Friendship Road
Westminister, MD 21157

Dear Mr. & Mrs. Sembly:

RE: Case Number: 03-151-A , Location: 6730 Dogwood Road

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

WCR:
Enclosures

c: People's Counsel

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on Recycled Paper

Baltimore County
Fire Department

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

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

September 10, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

148-151, 153-158

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

cc: File

LS
11/6

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS ITGT

DATE: October 25, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of October 7, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

147-148, 150-154,156-158 151

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 8, 2002

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

- 9

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-119, 03-122, & 03-151**

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: Lyn Lanham

AFK/LL:MAC

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.4.02

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

RE: Baltimore County
Item No. 151 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,

for 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

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
JOSEPH LARSON	829 BOSLEY AVE	TOWSON, MD 21204	
SOPHELIA SEMBLY	755 FRIENDSHIP ROAD	WESTMINSTER, MD 21157	
ELMER V. SEMBLY III	"	"	LYNNSEMBLY@AOL.COM

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

James T. Smith, Jr., County Executive
Timothy M Kotroco, Director

June 7, 2004

Mr. Joseph L. Larson, President
Spellman, Larson & Associates, Inc.
105 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 6730 Dogwood Road
Elmer V. Sembly III Property
2nd Election District

Dear Mr. Larson:

Your letter and accompanying site plans to Timothy Kotroco, Director of Permits Development Management, have been referred to me for reply. Your client's requests are to allow the prior zoning hearing approval to be transferred to the new parcel (just acquired) as shown on one of the submitted plans. This matter has been reviewed by staff and it has been determined that it would not be approved as being within the Spirit and Intent of prior Zoning Case Number 03-151-A and that another hearing would be required

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John J. Sullivan
Planner II
Zoning Review

c: Case #03-151-A
JJS:rjc

To: Baltimore County Zoning Review Office
County Office Building - Room 111
Towson, MD 21204

C/O Elmer V. Sembly, III
755 Friendship Road
Westminster, MD 21157
410-840-8455

Subj: Letter of Non-objection

Re: 6730 Dogwood Lot(s)

It has come to our attention that Elmer Sembly would like to receive approval to develop the 6730 Dogwood Road property to accommodate a small church. As a resident of the community I/we have no objection to this type of development and look forward to having the lot and access improved.

Sincerely,

Signature Vishnu Seepersad

Signature _____

Please Print:

Name(s): VISHNU SEEPERSAD

Address: 6738 DOGWOOD RD
BALTIMORE MD 21207

To: Baltimore County Zoning Review Office
County Office Building - Room 111
Towson, MD 21204

C/O Elmer V. Sembly, III
755 Friendship Road
Westminster, MD 21157
410-840-8455

Subj: Letter of Non-objection

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It has come to our attention that Elmer Sembly would like to receive approval to develop the 6730 Dogwood Road property to accommodate a small church. As a resident of the community I/we have no objection to this type of development and look forward to having the lot and access improved.

Sincerely,

Signature Jacqueline Galloway

Signature Samuel Galloway

Please Print: Samuel Galloway

Name(s): Jacqueline Galloway

Address: 6736 Dogwood Rd
Balto MD 21207

To: Baltimore County Zoning Review Office
County Office Building - Room 111
Towson, MD 21204

C/O Elmer V. Sembly, III
755 Friendship Road
Westminster, MD 21157
410-840-8455

Subj: Letter of Non-objection

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It has come to our attention that Elmer Sembly would like to receive approval to develop the 6730 Dogwood Road property to accommodate a small church. As a resident of the community I/we have no objection to this type of development and look forward to having the lot and access improved.

Sincerely,

Signature Melvin Gladney

Signature Pannie Gladney

Please Print:

Name(s): MELVIN GLADNEY

Address: 6754 Dogwood Rd
BALTIMORE MD 21207

To: Baltimore County Zoning Review Office
County Office Building - Room 111
Towson, MD 21204

C/O Elmer V. Sembly, III
755 Friendship Road
Westminster, MD 21157
410-840-8455

Subj: Letter of Non-objection

Re: 6730 Dogwood Lot(s)

It has come to our attention that Elmer Sembly would like to receive approval to develop the 6730 Dogwood Road property to accommodate a small church. As a resident of the community I/we have no objection to this type of development and look forward to having the lot and access improved.

Sincerely,

Signature Deborah Davis 6732 Dogwood Road

Signature _____

Please Print:

Name(s): Deborah Davis

Address: 6732 Dogwood Road

Baltimore, MD.

To: Baltimore County Zoning Review Office
County Office Building - Room 111
Towson, MD 21204

C/O Elmer V. Sembly, III
755 Friendship Road
Westminster, MD 21157
410-840-8455

Subj: Letter of Non-objection

Re: 6730 Dogwood Lot(s)

It has come to our attention that Elmer Sembly would like to receive approval to develop the 6730 Dogwood Road property to accommodate a small church. As a resident of the community I/we have no objection to this type of development and look forward to having the lot and access improved.

Sincerely,

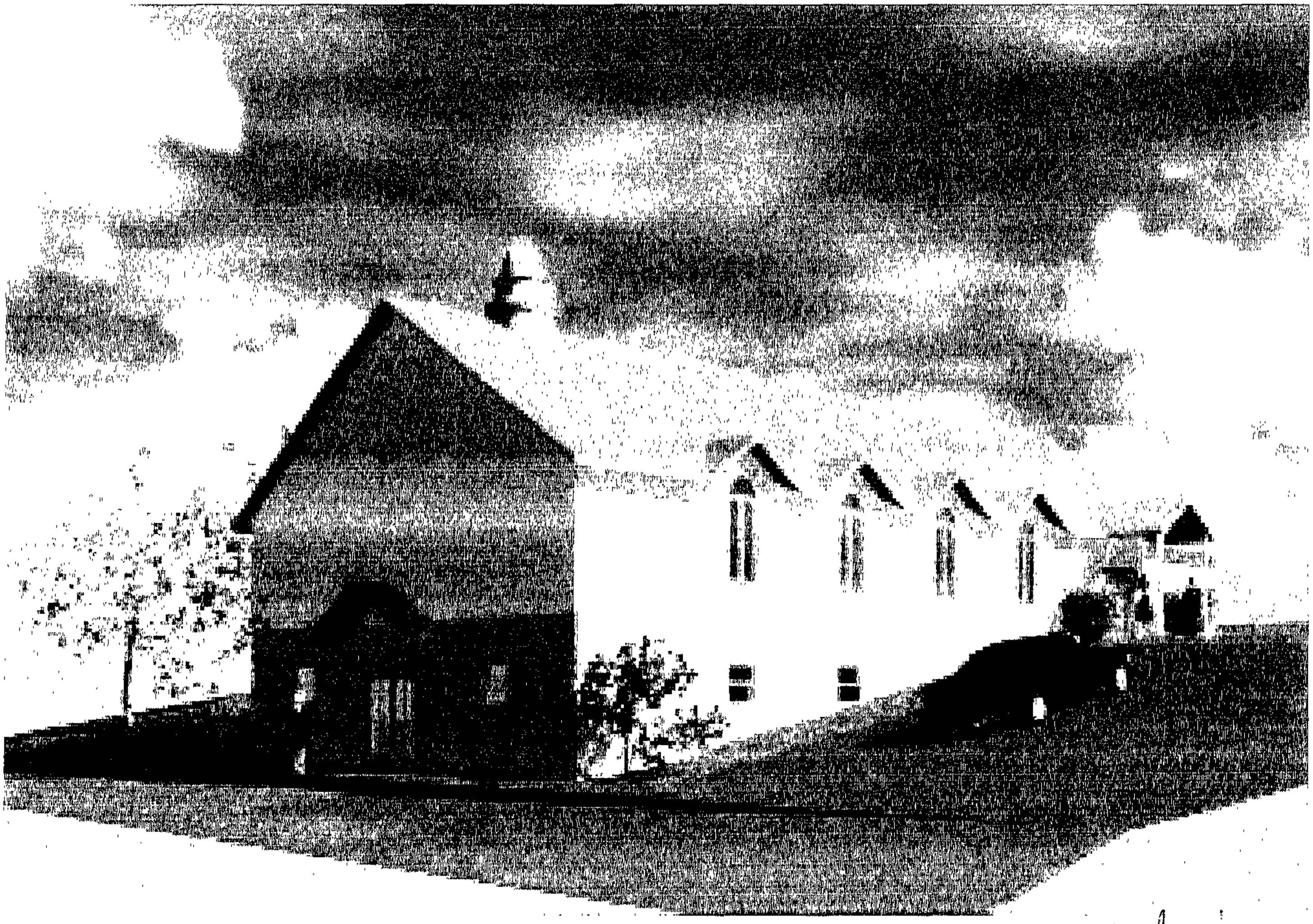
Signature Christine L Shipley-Perry

Signature _____

Please Print:

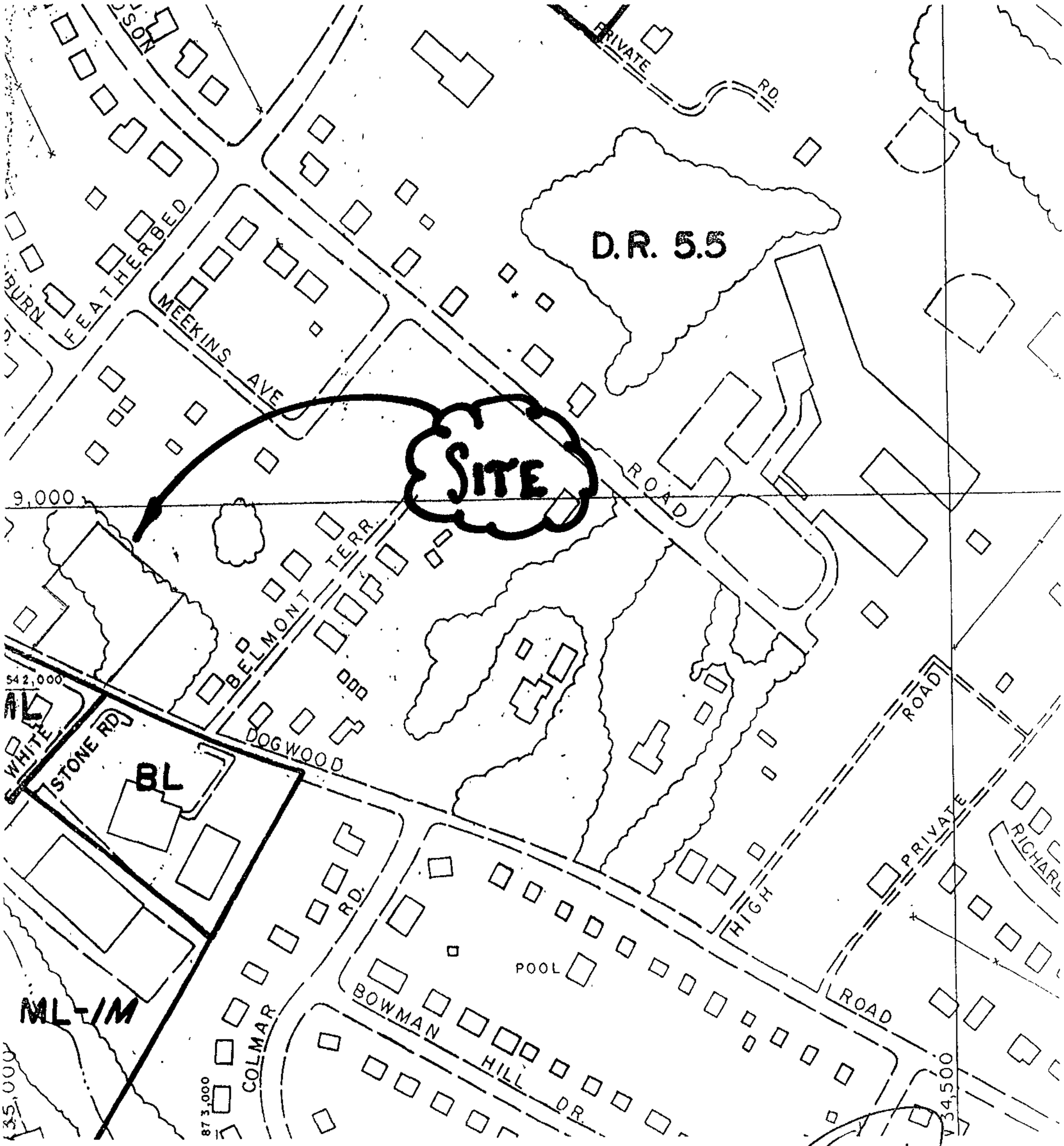
Name(s): Christine L Shipley-Perry

Address: Owner - 6730 Dogwood Road
Balt, Md 21207



Pd No 2

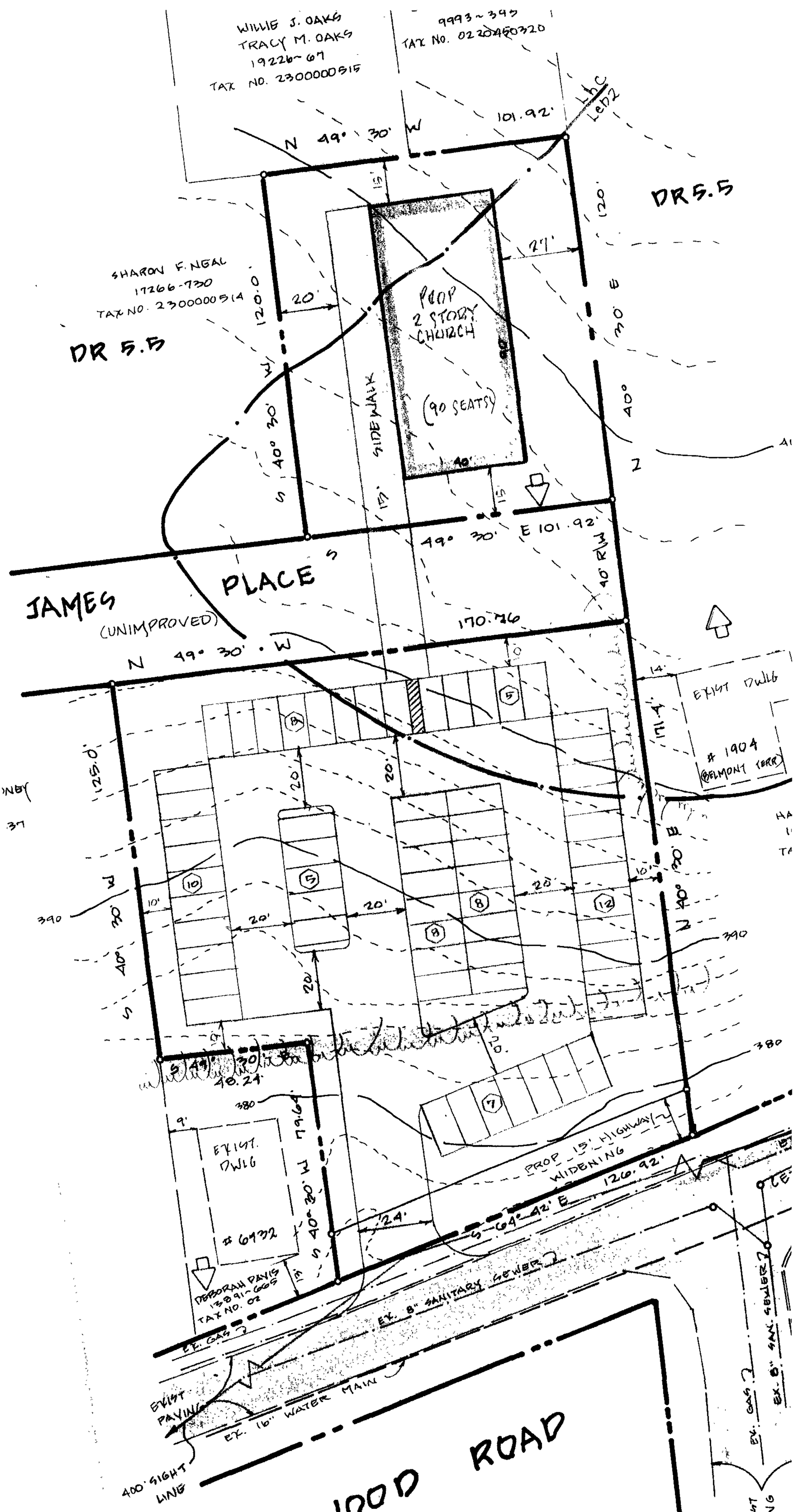
ZONING MAP - [redacted]W-3F



SCALE: 1" = 200'

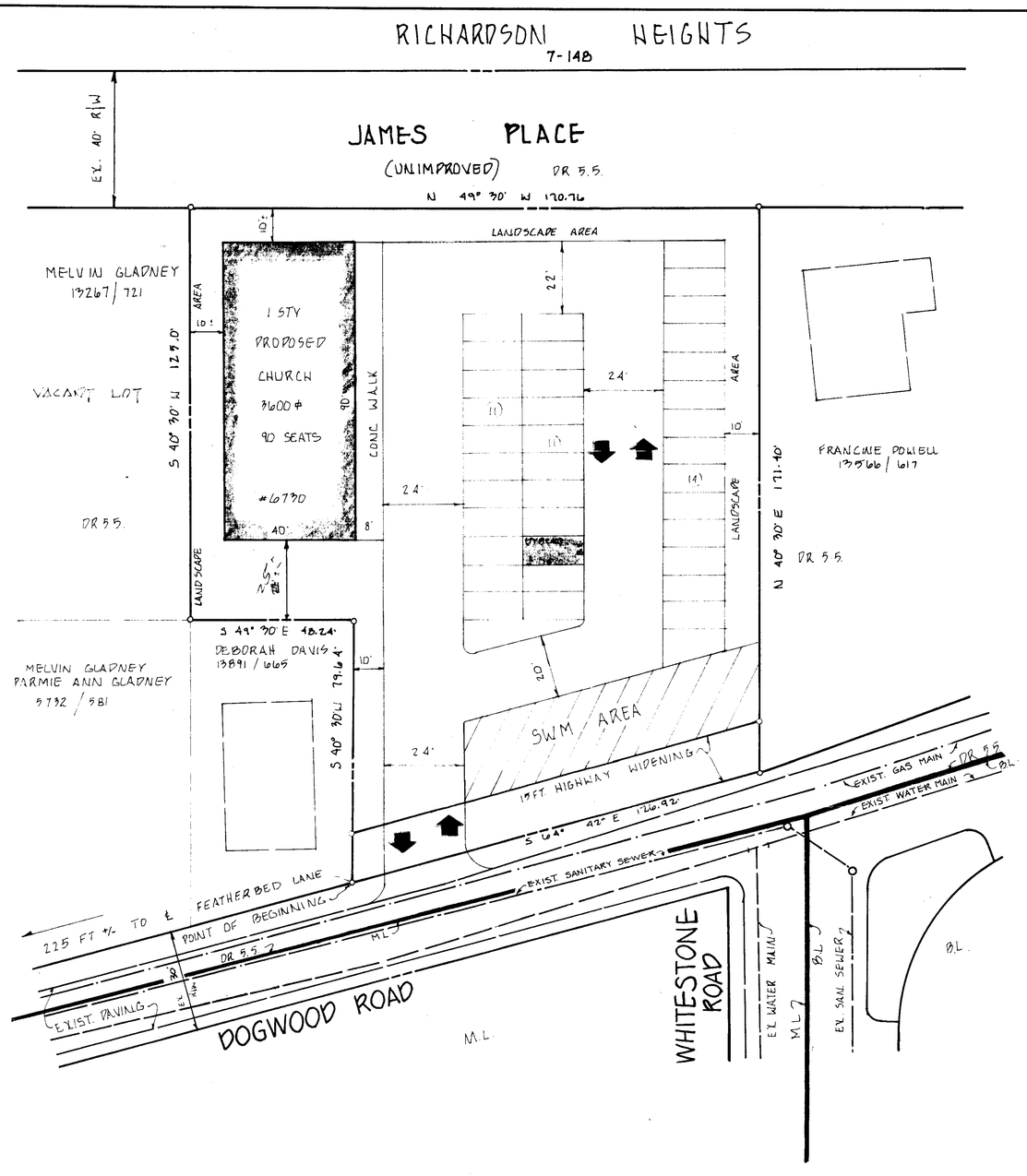
#151

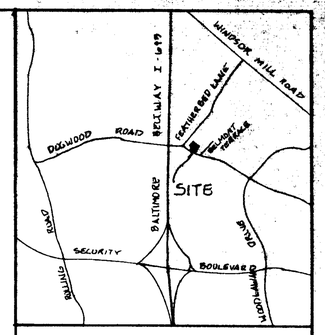
Proposed Concept Plan
03-151-A
6-24-04



GENERAL NOTES

1. There are no previous Zoning Petitions or CRG Hearings for the subject property.
2. The subject property is not in the Chesapeake Bay Critical Area.
3. The subject property does not reside within an area of a 100 year flood plain.
4. The subject property has been processed as a B-9 Limited Exemption with the Development Review Committee, which is being held in abeyance pending the outcome of the Zoning Petition.
5. The subject property has had a Pre-Concept Plan Conference whereby further site development approval processing is pending the outcome of the Zoning Hearing.





VICINITY MAP
SCALE: 1" = 2000'

SITE DATA

AREA OF TRACT	0.67 AC+/-
EX. ZONING	DR 5.5
EX. USE	VACANT
COUNCILMANIC DIST.	2ND
TAX MAP/GRID/PARCEL	88/19/184
TAX ACCT. NO.	0203475300-36 0212590110-111
DEED REFERENCE	16181-508
UTILITIES -	WATER PUBLIC SEWER PUBLIC
PROPOSED USE	CHURCH
ZONING MAP	N.W. 3-F
PLAT REFERENCE	7-148

SURVEYORS CERTIFICATE

REVISIONS		
NO.	DATE	DESCRIPTION
1	9.25.02	REV. PER FILING CONF. COMMENTS

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

PLAT TO ACCOMPANY ZONING PETITION

SEMBLEY PROPERTY
6730 DOGWOOD ROAD
RICHARDSON HEIGHTS
7/148
2ND ELECTION DISTRICT BALTIMORE CO., MD.

151

SCALE: 1" = 20'	DES. BY:	SHT. 1 OF 1
DATE: MAY 13, 2002	DRN. BY:	

202015

PARKING CALCULATIONS

SEATING CAPACITY : 90 SEATS
(PRINCIPAL PLACE OF WORSHIP)
PARKING REQUIRED : 90 ÷ 4 . 23 SPACES
PARKING PROVIDED . 36 SPACES

Pd No1

OWNER
ELMER V. SEMBLY, 3RD
SOPHELIA L. SEMBLY
755 FRIENDSHIP ROAD
WESTMINSTER, MD. 21157
410-840-8455