IN RE: DEVELOPMENT PLAN HEARING & PETITION FOR SPECIAL HEARING S/S of Windsor Mill Road, opposite Meadow View Drive 2nd Election District 4th Councilmanic District (VALERIE MANOR)

Portrait Emmanuel Partnership LLP Developer/Petitioner

- * BEFORE THE
- * HEARING OFFICER
- * FOR BALTIMORE COUNTY
- * Case Nos. II-584 & 04-187-SPH

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, as a requested approval of a Development Plan known as "Valerie Manor" prepared by Colbert, Matz, Rosenfelt, Inc. The Developer is proposing to develop the subject property into a church, 72 parking spaces and 11 single-family dwellings. The subject property is located on the south side of Windsor Mill Road off of Meadow View Drive. The particulars of the manner in which the property is proposed to be developed are more specifically shown on Developer's Exhibit No. 1, the Development Plan entered into evidence at the hearing.

In addition to seeking approval of the Development Plan, the Petitioner has also requested special hearing relief from the Baltimore County Zoning Regulations ("B.C.Z.R."), to determine pursuant to Section 1B01.1.B.1.g(6) that the proposed church is planned in such a way that compliance to the extent possible with RTA use requirements will be maintained and can be expected to be compatible with the charter and general welfare of the surrounding residential premises.

The property was posted with Notice of the Hearing for the Development Plan on March 27, 2004 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, the property was posted with Notice of Hearing for the special hearing request on March 27, 2004 and a Notice of Zoning Hearing was published in "The Jeffersonian" newspaper on April 13, 2004 to notify any interested persons of the scheduled hearing date.

Appearing at the continued May 26, 2004 hearing on behalf of the Development Plan approval request was Richard Matz, appearing on behalf of Colbert, Matz, Rosenfelt, Inc., the firm

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who prepared the Development Plan. Lillian Taylor, Linwood Taylor and Linda Moore appeared on behalf of the Petitioners. Deborah C. Dopkin, Esquire represented the Petitioners at the hearing.

Appearing as an interested citizen at the April 29, 2004 hearing was Fred Hilnbrand. Also in attendance at the April 29, 2004 hearing was Linda Moore, Sandra Smith, Mary Sykes-Williams, Linwood Taylor and Scott Adasher.

In attendance at the hearings were representatives of the various Baltimore County reviewing agencies; namely, Joe Merrey (Zoning Review), Bob Bowling (Development Plans Review), Bill Miner (Bureau of Land Acquisition) and Don Rascoe (Development Management), all from the Office of Permits & Development Management; R. Bruce Seeley and John Oltman from the Department of Environmental Protection and Resource Management ("DEPRM"); Mark Cunningham from the Office of Planning; and Jan Cook from the Department of Recreation & Parks.

As to the history of the project, a Concept Plan Conference was held on January 27, 2003 and a Community Input Meeting followed on April 1, 2003 at the Featherbed Lane Elementary School. A Development Plan Conference was held on April 7, 2004 and a Hearing Officer's Hearing was held on April 29, 2004 in Room 106 of the County Office Building. The April 29, 2004 hearing was continued and rescheduled for hearing on May 26, 2004 in Room 106 of the County Office Building.

Developer Issues

The Developer raised no issues in presenting the Redline Development Plan but recognized that Baltimore County was still reviewing the Storm Water Management Plan.

County Issues

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The County agency representatives indicated that the Redline Plan met all applicable County regulations except:

Office of Planning

The representative from the Office of Planning indicated that he had the following unresolved issues: lighting, elevations for the church and signs, brick front, school impact, Pattern Book, and

degree to which the wooded area near the entrance on Windsor Mill Road would be paved.

Development Plans Review

Show curb and gutter. The Developer made redline changes to the plan which satisfied this agency.

DEPRM

Storm Water Management Plan review is pending. In addition, the representative from DEPRM indicated that a study to determine whether or not asbestos was present on the property would be required in Phase II.

Bureau of Land Acquisition

Determine whether storm water management facilities would be private or public.

Dept. of Recreation & Parks

Waiver to provide local open space has been requested for eight of the eleven lots. Note that a waiver of local open space had previously been granted for three lots in a prior minor subdivision.

Community Issues

Mr. Hilnbrand indicated that his lot would be landlocked if the church was to close off access to his adjacent lot. In addition, he is requesting that public water and sewer be brought through the subject property to his lot as the church now supplies him. Mr. Hilnbrand indicated that the Developer had assured him that he would have access to the public street and that he would have public water and sewer brought through the subject property to serve his lot. The Developer's engineer confirmed that these features were present on the Development Plan.

Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Section 1B01. 1.B. 1.g (6) Residential Transition Area Exceptions

See attached section language highlighted in yellow.

Section 26-206 of the B.C.Z.R. Development Plan Approval.

- (a) (1) A public quasi-judicial hearing before the hearing officer is required prior to final action on a plan. The hearing may be informal in nature. The hearing officer shall regulate the course of the hearing as he may deem proper, including the scope and nature of the testimony and evidence presented.
 - (2) The hearing officer shall take testimony and receive evidence regarding any unresolved comment or condition that is relevant to the proposed plan, including testimony or evidence regarding any potential impact of any approved development upon the proposed plan.
 - (3) The hearing officer shall make findings for the record and shall render a decision pursuant to the requirements of this section.
- (b) The hearing officer shall grant approval of a Development Plan that complies with these development regulations and applicable policies, rules and regulations promulgated pursuant to section 2-416 et seq. of the Code, provided that the final approval of a plan shall be subject to all appropriate standards, rules, regulations, conditions, and safeguards set forth therein.
- (o) In approving a plan, the hearing officer may impose such conditions, as may be deemed necessary or advisable based upon such factual findings as may be supported by evidence for the protection of surrounding and neighboring properties. Such conditions may only be imposed if:
 - (1) The condition is based upon a comment which was raised or a condition which was proposed or requested by a part;
 - (2) Without the condition there will be an adverse impact on the health, safety or welfare of the community;
 - (3) The condition will alleviate the adverse impact; and
 - (4) The condition does not reduce by more than twenty (20) percent the number of dwelling units proposed by a residential Development Plan in a D.R.5.5, DR 10.5, or DR 16 zone, and no more than twenty (20) percent of the square footage proposed by a non-residential Development Plan. This subsection is not applicable to a PUD Development Plan.

Testimony and Evidence

The property on which the development is proposed is 5.71 acres zoned DR 5.5. Ms.

Dopkin and Mr. Matz proffered that the zoning density would allow 31 single-family dwellings but

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that the church determined to request that 11 dwelling units be located adjacent to the church building that is to be expanded in several phases. Single-family dwellings and several vacant lots surround the property. See Developer's Exhibit No. 2 (photographs). As requested by Mr. Hilnbrand, the Developer shall provide that public water and sewer will be extended through the property to these lots, as well as provide a right-of-way to assure that the lots will not be landlocked. There will be 72 parking spaces provided for the church as shown on Phase I. Landscaping will be provided behind lots 1, 2, 3 and 4, along with the proposed storm water management facilities. Mr. Matz indicated that the redline plan met all County regulations and should be approved, while acknowledging the ongoing review by the County agencies.

In regard to the special hearing, the Developer has requested that the church parking lot fall into exception 6 of Section 1B01.1.B.1.g of the B.C.Z.R. of the Residential Transition Area legislation. He indicated that the plan presented shows landscaping and buffering between the parking lot and adjacent homes. In addition, the Developer shall provide a lighting plan that will comply with County regulations and which will protect adjacent properties from lighting from the parking lot spilling onto adjacent properties. He also noted that the church was set back from Windsor Mill Road so that there would be no visual impact of the church from the road. As such, he indicated that the parking lot and church were planned in such a way that RTA-like buffers being provided will be maintained and that the plan is compatible with the character and general welfare of the surrounding residential properties.

The hearing was reconvened on May 26, 2004 at which time the following testimony and evidence was taken:

Office of Planning

The representative from the Office of Planning indicated that the redline plan met all of his agency's requirements and that his agency was satisfied with revised submittals provided by the

Developer. The Developer submitted into the record a lighting plan marked as Developer's Exhibit No. 6.

DEPRM

The representative from DEPRM indicated that his agency had completed its review of the storm water management component of the plan and found it in compliance with County regulations. He noted, however, that the plan as presented did not attain the required freeboard (overbank flood protection volume) for the storm water management facility by a few inches, but that this could be taken into account in the detailed design phase to follow. See site specific comments from DEPRM dated May 26, 2004. Mr. Matz noted that the freeboard design issue was currently being reviewed by the State Department of the Environment, and that interpretation of the State requirements was subject to interpretation. He felt that the plan met all requirements but as a cautionary matter he added several parking spaces in an alternative location on the redline plan.

Recreation and Parks

The Developer introduced into evidence as Developer's Exhibit No. 7 a letter dated May 7, 2004 from the Department of Recreation & Parks which indicates that the Developer's request for a waiver of local open space was approved.

Findings of Fact and Conclusions of Law

After considering the evidence and testimony in this case, I find that the site plan for the church falls within the exceptions provided in Section 1B01.1.B.1.g (6) of the B.C.Z.R. regarding Residential Transition Areas. The plan presented shows landscaping and buffering between the parking lot and adjacent homes, and a lighting plan that will comply with County regulations to protect adjacent properties from lighting from the parking lot. I further find that, since the church is set back from Windsor Mill Road there will be virtually no visual impact of the church from the road. I further find that the parking lot and church are planned in such a way that RTA-like buffers

will be provided and maintained, and that the plan is compatible with the character and general

welfare of the surrounding residential properties. Consequently, I will grant the Special Hearing

request.

I further find that the Redline Development Plan complies with the Development Regulations

and all applicable policies, rules and regulations promulgated pursuant to Section 2-416 et seq. of

the Baltimore County Code, and that the plan is subject to all appropriate standards, rules,

regulations, conditions, and safeguards set forth therein. Consequently, I will approve the Redline

Development Plan.

THEREFORE, IT IS ORDERED, by this Deputy Zoning Commissioner/Hearing Officer for

Baltimore County, this day of May, 2004, that the special hearing requested from the

"B.C.Z.R.", to determine pursuant to Section 1B01.1.B.1.g (6) that the proposed church is planned

in such a way that compliance to the extent possible with RTA use requirements will be maintained

and can be expected to be compatible with the charter and general welfare of the surrounding

residential premises, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Redline Development Plan known as "Valerie Manor",

submitted into evidence as "Developer's Exhibit No. 1", be and it is hereby APPROVED.

Any appeal from this decision must be taken in accordance with Section 26-209 of the

Baltimore County Code and the applicable provisions of law.

OMN V. N

V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

CHORR RECEIVED

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Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

June 1, 2004

Deborah C. Dopkin, Esquire 409 Washington Avenue Towson, Maryland 21204

> Re: Hearing Officer's Hearing Case No. II-584 & 04-187-SPH Property: S/S of Windsor Mill Road, opposite Meadow View Drive 2nd Election District, 4th Councilmanic District (Valerie Manor)

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned cases. The Development Plan and Special Hearing request for Valerie Manor has been approved in accordance with the enclosed Order.

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

Very truly yours,

John V. Murphy 177

Deputy Zoning Commissioner

JVM:raj Enclosure



Visit the County's Website at www.baltimorecountyonline.info

Copies to:

Linda Moore 3908 Friar Street Pikesville, MD 21208

Sandra Smith 9825 Winands Road Randallstown, MD 21133

Mary Sykes-Williams 2020 Featherbed La, #215 Baltimore, MD 21207

Scott Adasher 18104 Little Brooks Drive Olney, MD 20832

Linwood Taylor 17833 Oyster Bay Court Dumfries, VA 22026

Richard E. Matz Colbert, Matz, Rosenfelt, Inc. 2835 Smith Avenue, Suite G Baltimore, MD 21208

Fred Hilnbrand
P. O. Box 31725
Baltimore, MD 21207



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6721-A Windsor Mill Re	oad
which is presently zoned <u>DR 5</u>	.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing 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 dependency, that I/we are is the subject of this	eclare and affirm, under the legal owner(s) of s Petition.	er the penalties of the property which
Contract Pu	rchaser/Lessee:			Legal Owner(s	<u>):</u>	i I
Nome Two of D	wind.	·····			istries Internat	cional, Inc.
Name - Type or Pi	THEEL		By	Name - Type or Print	- And Mark	
Signature		·	_	Signature Linwoo	d R. Taylor	
Address		Telephone No.		Name - Type or Print	······································	
City	State	Zip Code		Signature	*	· · · · · · · · · · · · · · · · · · ·
Attorney For	r Petitioner:			P.O. Box 470	96	43-253-2366
				Address		Telephone No.
Deborah C. Name - Type or Pr				Baltimore,	Maryland	21244
Signatule		·		City Representative	State to be Contacted:	Zip Code
Deborah C. Company	Dopkin, P.A.	······································		<u>Deborah C.</u> Name	Dopkin, Esquire	<u> </u>
409 Washind	gton Avenue, #1000 4	10-821-0200 Telephone No.		409 Washin	gton Avenue, #10	000 410-821-0200 Telephone No.
Towson,	Maryland	21204		Towson,	Maryland	21204
eith 2	State	Zip Code		City	State	ZIp Code
Sex 3		•		0	FFICE USE ONLY	•
				_	NGTH OF HEARIN	G
Case No.	OCK-187-SP1-		1	UNAVAILABLE	FOR HEARING)
REV 9115198			view	ed By LTM	Date 10	14/03

PORTRAIT EMMANUEL PARTNERSHIP, LLP VALERIE MANOR LOT 12

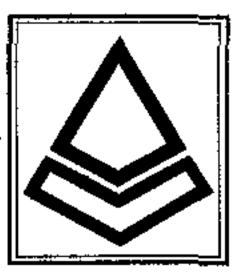
SPECIAL HEARING:

To determine pursuant to Section 1B01.1.B.1.g(6) that the proposed church is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises.

187

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

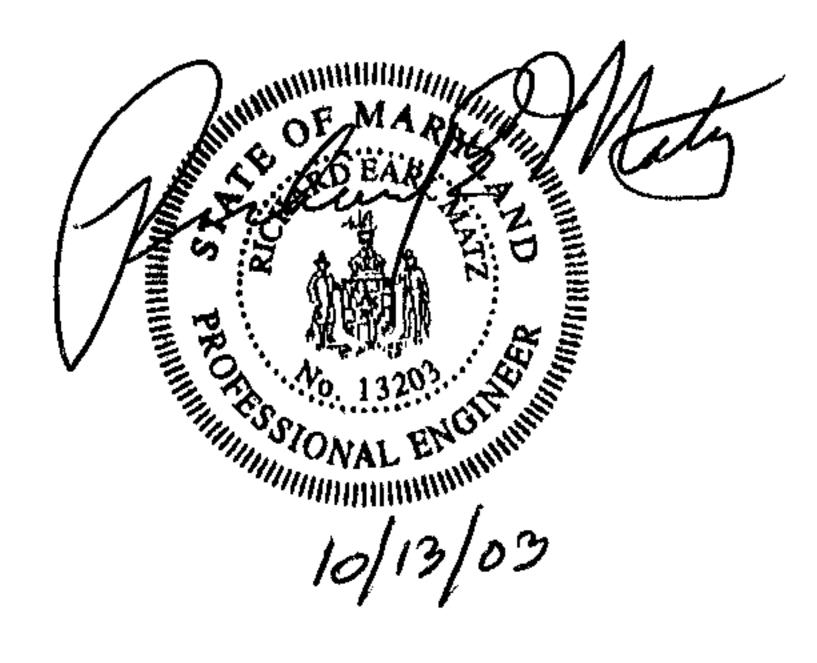


ZONING DESCRIPTION LOT 12, VALERIE MANOR (PORTION OF 6721A WINDSOR MILL ROAD)

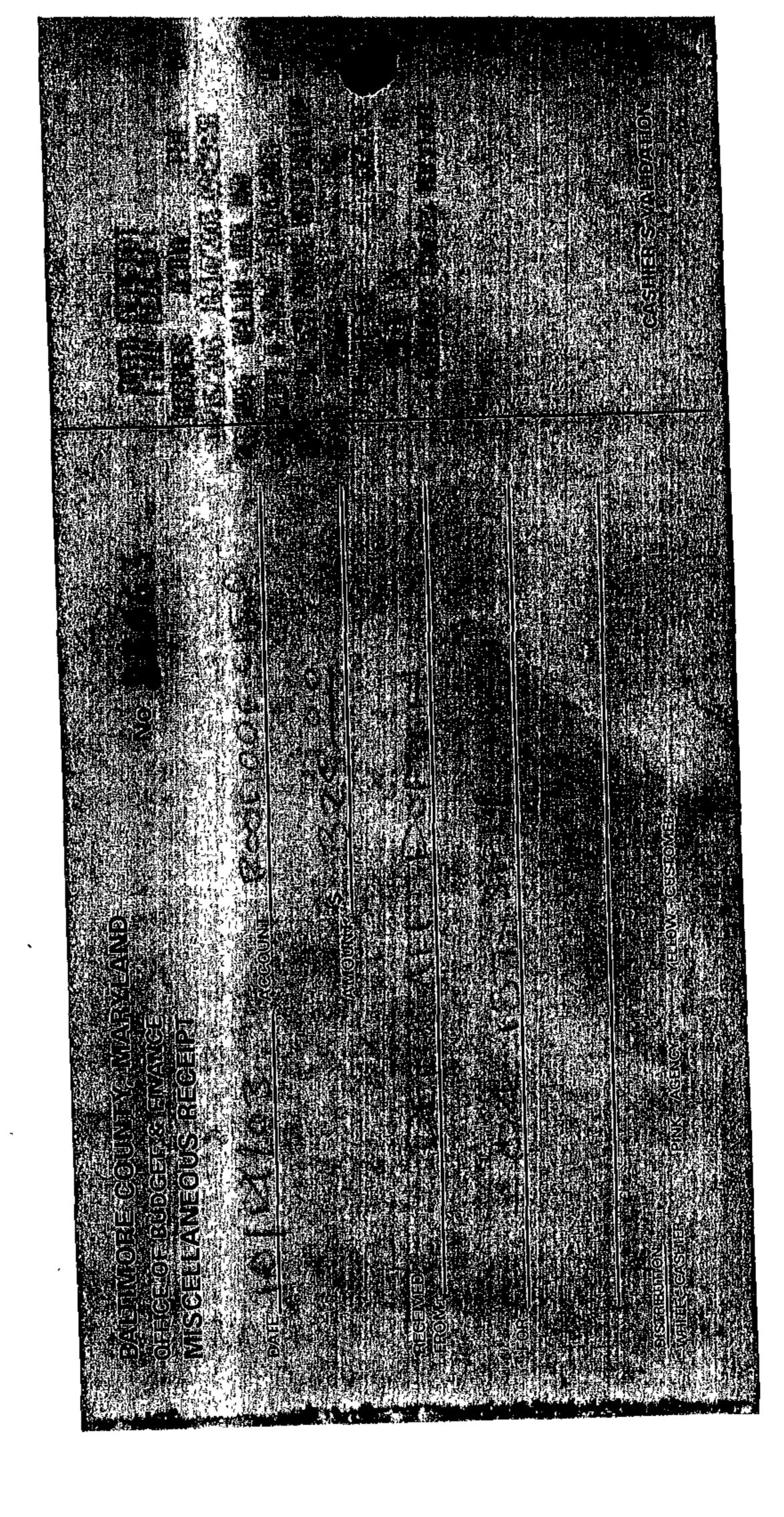
Beginning at a point on the west side of Windsor Mill Road 30 feet west of the centerline of Windsor Mill Road, which is 60 feet wide, at the distance of 95 feet north of the centerline of Meadow View Drive, which is 50 feet wide, thence the following courses and distances:

S 47°56'08"E 62.82 ft.; S 02°10'06"E 13.80 ft.; S 43°33'30" E 139.67 ft., thence By a curve to the left with a radius of 125.00 ft. and a length of 112.66 ft; S 08°04'59" E 57.35 ft., thence By a curve to the right with a radius of 150.00 ft. and a length of 135.30 ft.; S 43°35'56" W 54.47 ft.; N 45°22'22" W 95.34 ft.; S 44°37'47" W 51.88 ft.; N 48°14'58" W 231.65 ft.; N 44°30'55" E 315.57 ft.; S 48°39'16" E 99.50 ft., thence N 45°21'24"E 187.81 ft. to the Point of Beginning.

Being a portion of the property recorded in Deed Liber 15452, folio 99. Also known as 6721A Windsor Mill Road. Containing 100,004 square feet (2.296 acres) and located in the 2nd Election District., เองพอเนพลมาย วิเราสเตร 4.



#187



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ANC HEADING NOTACE OF ZON

The Zoning Commissioner of Battimore County, by County will hold a public hearing in Towson. Maryland on Case: #04-187-SPH

Gran-A Windson Mill Road Opposite Meadow View Drive Legal Owner(s): Emmanue! Ministries International. Inc. Special Hearing: to determine that the proposed church is sible with RTA use requirements, will be interacted and general welfare of the surrounding residential premises.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for missioners of the Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for missioners Office at (410) 887-4386.

Contact the Zoning Review Office at (410) 887-3391.

ATE OF PUBLICATION

75027

THIS IS TO CERFIFY, that the annexed advertisement was published

newspaper published in Baltimore County, Md., successive weeks, the first publication appearing in the following weekly once in each of

₩ The Jeffersonian

🗗 Arbutus Times

🖵 Catonsville Times

🖵 Towson Times

🖵 Owings Mills Times

🗗 NE Booster/Reporter

North County News

EGAL ADVERTISING

MOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore Gounty, 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: #04-187-SPH
6721-A Windsor Mill Road opposite Meadow View Drive 2nd Election District — 4th Councilmanic District
Legal Owner(s): Emmanuel Ministries International, Inc.

Special Hearing(s): to permit the proposed church is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises.

Hearing(s): Thursday, December 11, 2003 at 9:10 a.m. in Room 106, County Office Building, 111 W. Chesanneals. peake 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.

OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., 000 once in each of

M The Jeffersonian ☐ Arbutus Times □ Catonsville Times

☐ Towson Times

Owings Mills Times

NE Booster/Reporter

☐ North County News

11 Julius

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION:	KRISTEN MATTHEWS
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Date: March 30, 2004

RE: Case Number 04-187-SPH + HEARING-OFFICER HEARINGS

Petitioner/Developer: COLBERT, MATZ + ROSENFELT/ETAL.

Date of Hearing/Closing: APRIL 29, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6721-A WINDSOR MILL RD

The sign(s) were posted on _

Month, Day, Year) 2004



(Signature of Sign Poster)

Printed Name of Sign Poster)

523 PENNY LANE (Street Address of Sign Poster)

HUNT VALLEY MD 21030 (City, State, Zip Gode of Sign Poster)

(Talaphone Number of Sign Poster)

ATTENTION:	BECKY	HART
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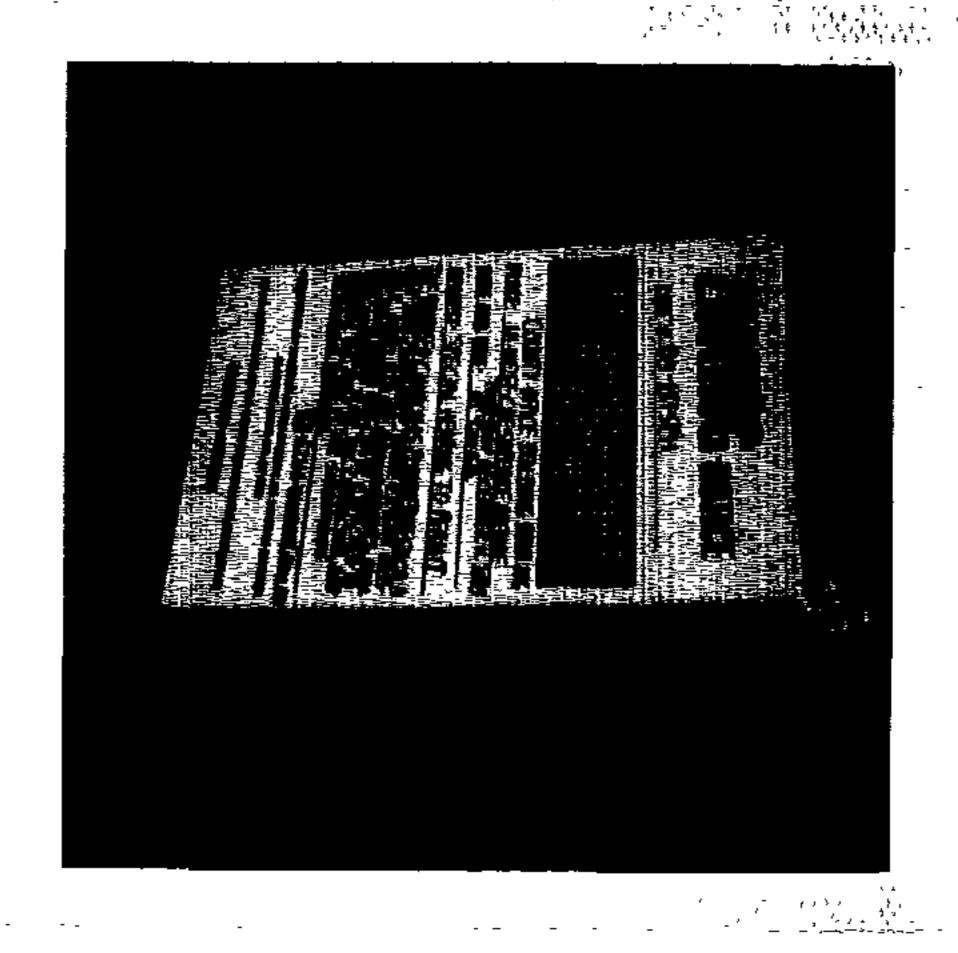
Date: NOVEMBER 13, 2003

RE: Case Number 04-187-SPH
Petitioner/Developer: COLBERT, MATZ + ROSENIELT WINISTRIES/ETAL

Date of Aearing/Closing: DECEMBER 11, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6721-A WWDSOR MILL RD

NOVEMBER 11, 2003 The sign(s) were posted on _ (Month, Day, Year)



(Signature of Sign Poster)

(Printed Name of Sign Poster)

523 PENNY LANE (Street Address of Sign Poster)

HUNT VALLEYMD 21030 (City, State, Zip Code of Sign Poster)

410-666-5366 (Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

Department of Permits and Development Management

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





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

March 3, 2004

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: 04-187-SPH

6721-A Windsor Mill Road
S/east side Windsor Mill Road opposite Meadow View Drive
2nd Election District – 4th Councilmanic District
Legal Owner: Emmanuel Ministries International, Inc.

Special Hearing to determine that the proposed church is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises.

Hearings:

Thursday, April 29, 2004, at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Timothy Kotroco

Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, #1000, Towson 21204 Emmanuel Ministries International, Inc., P.O. Box 47096, Baltimore 21244 Richard Matz, 2835 Smith Ave., Ste. G, Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 14, 2004.

- (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

Tuesday, April 13, 2004 Issue - Jeffersonian

Please forward billing to:

Deborah Dopkin

410-821-0200

409 Washington Avenue, #1000 Towson, MD 21204

NOTICE OF ZONING HEARING

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S/east side Windsor Mill Road opposite Meadow View Drive

2nd Election District – 4th Councilmanic District

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Hearings:

Thursday, April 29, 2004, at 9:00 a.m. in Room 106, County Office

Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT

Lawrence E. Schuldt

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.

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Department of Permits a Development Management

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



Baltimore County

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

October 30, 2003

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: 04-187-SPH

6721-A Windsor Mill Road S/east side Windsor Mill Road opposite Meadow View Drive 2nd Election District – 4th Councilmanic District Legal Owner: Emmanuel Ministries International, Inc.

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Hearings:

Thursday, December 11, 2003 at 9:00 a.m. in Room 106, County Office

Building, 111 W. Chesapeake Avenue

Timothy Kotroco Director

TK:rlh

C: Deborah Dopkin, 409 Washington Avenue, #1000, Towson 21204 Emmanuel Ministries International, Inc., P.O. Box 47096, Baltimore 21244

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, NOVEMBER 26, 2003.

(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.



Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY

Tussday, Novamber 25, 2003 loops - Jeffertoorien

Please forward billing to:

Deborah Dopkin 409 Washington Avenue, #1000 Towson, MD 21204

410-821-0200

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Thursday, December 11, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Lawrence B. 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.



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: 04-187-5PL
Petitioner: EMMANUEZ MIHIL STRIES
Address or Location: 6721-A WIHDSON MILL RD
PLEASE FORWARD ADVERTISING BILL TO: Name: <u>Deborah Dopkin</u> Address: 409 Washington Ave St 1000
Towson, MD 21204
Telephone Number: 410 821-0200

Revised 2/20/98 - SCJ

Department of Permits and Development Manageme

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





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

April 23, 2004

Deborah C. Dopkin 409 Washington Avenue, # 1000 Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Case Number:04-187-SPH, 6721 A Windsor Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 14, 2003.

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,

U. Callibal D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Emmanuel Ministries International Linwood Taylor P.O. Box 47096 Baltimore 21244

Visit the County's Website at www.baltimorecountyonline.info



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

October 27, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: October 27, 2003

Item No.:

183-194

Dear Ms. Hart:

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.

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

cc: File

State High Valva V Administration

Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

MARYLAND DEPARTMENT OF TRANSPORTATION

Robert L. Flanagan, Secretary Nell J. Pedersen, Administrator

Date:

10.28.03

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

RE:

Baltimore County

Item No.

LTM

Dear. Ms. Hart:

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,

h

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: November 13, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 3, 2003 Items Nos. 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, and 194

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

RWB:CEN:jrb

cc: File

PETITION FOR SPECIAL HEARING RE: 6721-A Windsor Mill Road; Se/side Windsor Mill Rd, opposite Meadow View Drive 2nd Election & 4th Councilmanic Districts Legal Owner(s): Emmanuel Ministries International, Inc by Linwood Taylor Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

* 04-187-SPH

*

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 and documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

RECEIVED

NOV 0 3 2003

Per. Kly.

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 3rd of November copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, 409 Washington Avenue, Suite 1000, Towson, MD 21204, Attorney for Petitioner(s).

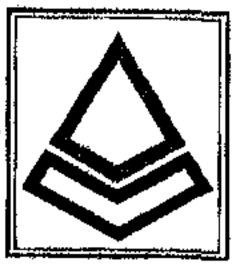
PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

November 19, 2003



Mr. Donald Rascoe
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

SUBJECT:

Valerie Manor

PDM # II-584 CMR Job #95120

Dear Mr. Rascoe:

We hereby request a postponement and rescheduling of both the Hearing Officers Hearing and Special Hearing for the above-mentioned project.

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Committee, with the property of the state of

We will be resubmitting a revised Development Plan and, thereby, need to reschedule a Development Plan Conference, Development Hearing (HOH) and Special Hearing.

We will have the existing signs marked with "postponed" and will send notices to everyone informing them of the postponement and informing them they will receive a new notice of DPC and Hearing Date and Plan.

Very truly yours,

Richard E. Matz, P.E.

Vice President

Colbert Matz Rosenfelt, Inc.

Cc:

Deborah Dopkin Scott Adashek Lin Taylor

J:\95120ltr.dac

W. CARL RICHARDS, JR. 1
ZONING REVIEW
PICK-UP FROM RM 123
FR: DEVELOPMENT MGT/PDM

I: Valerie Manor II-584 and 04-87 Catherine (Kitty) Popelarski - Katherine

From:

Catherine (Kitty) Popelarski

To:

Doug Swam

Subject: Fwd: Valerie Manor II-584 and 04-187

Doug, could you please give me an update. Thank you. Kitty

>>> "Kuhn, Susan" <Susan_Kuhn@mcgraw-hill.com> 02/21/07 9:26:34 AM >>> Good morning,

Could you please tell me if this project ever received approvals or if building permits were issued.

Thanks for your assistance,

Susan

Susan E. Kuhn Construction News Reporter

McGraw-Hill Construction Dodge 412-330-2245 866-327-2163 - Toll-free 800-662-8884 - Fax

