



IN RE: PETITIONS FOR SPECIAL HEARING

AND SPECIAL EXCEPTION S/S of Middletown Road, 615 ft. W centerline of York Road 7th Election District 3rd Councilmanic District (18400,18401,18402,18404 &

18406 Ensor Farm Court)

Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore Msgr. Nicholas P. Amato - Our Lady of Grace Roman Catholic Congregation **Petitioners**

BEFORE THE

DEPUTY ZONING COMMISSIONER

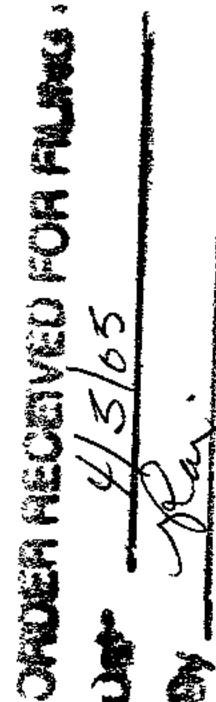
OF BALTIMORE COUNTY

CASE NO. 05-016-SPHX

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special

Hearing filed by the legal owners of the subject property, Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore, Msgr. Nicholas P. Amato - Our Lady of Grace Roman Catholic Congregation. The Petitioners are requesting special hearing relief for property located at 18400,18401,18402,18404 and 18406 Ensor Farm Court in the Parkton area of Baltimore County. The special hearing request is (1) to approve an amendment and/or confirm an amendment pursuant to Section 1B01.3.A.7 of the B.C.Z.R. of the approved Final Development Plan for the "Ensor Property" (a/k/a "Tracey's Choice") to permit the Special Exception uses, together with landscaping, parking and accessory and/or ancillary uses requested by a companion Petition for Special Exception submitted herewith; and (2) such additional relief as may be necessary to approve the uses shown graphically or textually on the Plat submitted in support of this Petition and/or as the nature of his case as presented at the time of the hearing on this Petition may require, within the spirit and intent of the B.C.Z.R.







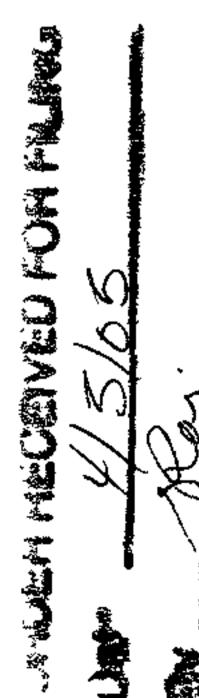
In addition, a special exception is requested pursuant to B.C.Z.R., Section 1A03.3.B *et seq.*, use of the property for general recreational uses, ball fields, soccer fields, and the like, together with parking, landscaping and accessory and/or ancillary uses including but not limited to storage-restroom-canteen-pavilion building, ingress and egress to Our Lady of Grace Campus, use of previously approved septic disposal fields, use of existing drilled water wells and other church, school, recreational and related uses, together with any additional relief as may be necessary to approve the uses shown graphically or textually on the Plat submitted in support of this Petition.

The property was posted with Notice of Hearing on August 26, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on August 26, 2004 to notify any interested persons of the scheduled hearing date.

At the outset of the hearing, the parties agreed to continue the hearing to allow the Petitioner to discuss comments from DEPRM and to allow the community time to review the plan to accompany. The case was again scheduled for hearing on April 1, 2005.

Amended Petition

At the outset of the second day of hearing, the Petitioner noted that the original Petition had been filed prior to the Comprehensive Zoning Map Process of 2004 and that the property was zoned RC 4 at the time. However, subsequent to filing the Petition, the County Council changed the zoning to RC 5. Consequently, the Petitioner amended its Petition from requesting a special exception for recreational uses under Section 1A03.3.B to recreational uses under Section 1A04.2. B. The Petitioner made similar changes on the redline Plan to Accompany in order to reflect the change in zoning. The amended Petition was accepted without objection.







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 502.1 of the B.C.Z.R. - Special Exceptions

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air; [Bill No. 45-1982]
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the sprit and intent of these Zoning Regulations; [Bill No. 45-1982]
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated September 9, 2004, a copy of which is attached hereto and made a part hereof, stating that they support Petitioners request provided a Final Landscape Plan and Lighting Plan are submitted to the Planning Office for review and approval prior to the issuance of any building permits. The Department of Environmental Protection & Resource Management





(DEPRM) also submitted ZAC comments dated July 22, 2004, a copy of which is attached hereto and made a part hereof.

On the second day of the hearing, Mr. Alderman proffered that all of the County comments were addressed in the Redline Plan including capping of wells in the recreation area, relocation of septic reserve areas, etc.

Interested Persons

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Appearing at the hearings on behalf of the requested special hearing and special exception requests were Msgr. Nicholas Amato, and Elaine Hagner for the Petitioner and Douglas Kennedy of KCW Engineering Technologies, Inc., the engineering firm that prepared the Plan to Accompany. Howard Alderman Esq. represented the Petitioner. Appearing in opposition to the Petition were Jan Staples and M. V. Runkles, III. J. Carroll Holzer, Esquire represented the protestants at the hearing. Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Alderman proffered that this Petition involves five vacant lots previously approved in the Ensor Property Development Plan. Initially, each lot was to be developed residentially so each has a well and designated septic reserve area. However, Our Lady of Grace Parish, whose facilities are located to the south of the property, bought the lots with the intention of providing recreational uses for parish members. Specifically, they would like to have two baseball fields, a comfort station pavilion, and associated parking. See Petitioner's Exhibit 1. The Final Development Plan for the Ensor Property needs to be amended to show these recreational uses by Special Hearing. See Petitioner's Exhibit 2.





Mr. Alderman proffered that the Petitioner's professional engineer, Douglas Kennedy, would testify that the proposed uses would not adversely impact the surrounding community and that the proposed uses met all the criteria of Section 502.1 of the B.C.Z.R. Specifically, he noted the following highlights of the proposal: There would be improved access to the fields with the new driveway to Middletown Road, 95 new parking spaces would become available, community organizations may use the fields when not otherwise being used, additional park space being created, storm water management on site, etc.

Mr. Holzer, representing the Parkton Area Community Association, Maryland Line Community Association, Wiseberg Community Association and several adjoining or nearby property owners, indicated that his clients reviewed the Redline Plans and agreed to the changes. As a result, they no longer oppose approval of the Petition provided eight conditions are added as shown on Joint Exhibit 1. Mr. Alderman agreed to these conditions. Mr. Holzer explained that these conditions were added to prevent the lots from being used as a new high school, lighting concerns, sound systems and storm water. He confirmed that community organizations may use the fields when not in use by the parish.

Findings of Fact and Conclusions of Law

In regard to the Special Exception, I find that the proposed recreational uses will not adversely affect the surrounding community and that the Redline Plan meets each criteria of Section 502.1 of the B.C.Z.R. All agreed that the use of these 5 lots for recreation would enhance the community rather than detract from it. Consequently, I will grant the Special Exception as requested.

For the reasons stated above, I will also grant the Special Hearing relief to amend the final Development Plan for the Ensor Property to reflect the proposed uses.





Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the special hearing and special exception requests shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 5 day of April, 2005, that the Petitioner's request for a special exception to allow general recreational uses on the premises pursuant to Section 1A04.2.B of the B.C.Z.R., together with landscaping, parking and accessory uses as shown on Petitioner's Redline Plan to Accompany, Exhibit 1, be and is hereby GRANTED, subject to the following conditions:

- 1. No buildings other than the pavilion/comfort station will be constructed on the special exception area approved in this case for a period of ten (10) years from the date of non-appealable approval of the requested relief in this case;
- 2. No permanent, outdoor amplification system is to be constructed or utilized on the special exception area approved in this case;
- 3. No lighting of the recreational fields approved in this case for so long as the eland area of those lots remains zoned RC-5;
- 4. The design of the pavilion/comfort station, as well as the landscaping plan proposed on the special exception area approved in this case will be submitted to Mr. Marion Runkles and Ms. Jan Staples on behalf of the Parkton Area Preservation Association for review, prior to those plans being submitted to Baltimore County for approval;
- 5. The footprint of the pavilion/comfort station is limited to the size shown in red on this exhibit;
- 6. Stormwater from the improvements will not be conveyed onto the property owned by Mr. Marion Runkles, but will be directed toward the stormwater management facilities on the Petitioner's property;
- 7. Community and fraternal organizations will be permitted to use the fields and improvements constructed in the special exception area approved in this case when those fields and/or improvements are not being used by the Parish, provided that appropriate, general liability insurance naming the Parish and the Archbishop as additional insureds is supplied;
- 8. All fireworks display/discharge shall be in accord with approval obtained from the Baltimore County Fire Department;

CH FILM



- 9. Compliance with the ZAC comments submitted by DEPRM dated July 22, 2004, a copy of which is attached hereto and made a part hereof; and
- 10. Compliance with the ZAC comments submitted by the Office of Planning dated September 9, 2004, a copy of which is attached hereto and made a part hereof.

IT IS FURTHER ORDERED, that the Petitioner's request for Special Hearing to approve an amendment of the approved Final Development Plan for the "Ensor Property" (a/k/a "Tracey's Choice") pursuant to Section 1B01.3.A.7 of the B.C.Z.R. as shown on Petitioner's Redline Amended Plan, Exhibit No. 2, be and is hereby GRANTED

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

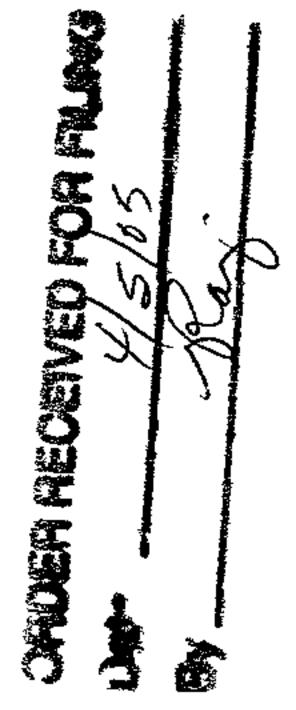
JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

plu V. musky

FOR BALTIMORE COUNTY

JVM:raj



Zoning Commissioner

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





James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

5 April **X**, 2005

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

Re: Petitions for Special Hearing & Special Exception
Case No. 05-016-SPHX
Property: 18400,18401,18402,18404 & 18406 Ensor Farm Court

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and special exception have been granted in accordance with the enclosed Order.

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

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Msgr. Nicholas Amato, 425 Everett Road, Monkton, MD 21111 Elaine Hagner, 18310 Middletown Road, Parkton, MD 21120 Douglas Kennedy, KCW Engineering Technologies, Inc., 3106 Lord Baltimore Drive, Suite 110, Baltimore, MD 21244 J. Carroll Holzer, Esquire, Holzer & Lee, 508 Fairmount Avenue, Towson, MD 21286

J. Carroll Holzer, Esquire, Holzer & Lee, 508 Fairmount Avenue, Towson, MD Jan Staples, 900 Old Barn Road, Parkton, MD 21120

M. V. Runkles, III, 18,200 York Road, Parkton, MD 21120



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



9/15/98

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

18400, 18401, 18402, 18404 & 18406 Ensor Farm Court

which is presently zoned <u>RC-4</u>

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: Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore, a NONE corporation sole Name - Type or Print Name - Type or Print Signature Signature Our Lady of Grace Roman Catholic Congregration, Incorporated MSBR. Name, Type or Print Telephone No. Address Zip Code Signature/ State City 410-547-5366 320 Cathederal Street Attorney For Petitioner: Telephone No. Address *** SEE ADDITIONAL 21201 Howard L. Alderman, Jr., Esquire COUNSEL BELOW MDBaltimore Zip Code State City Name - Type or Print Representative to be Contacted: Signature Douglas Kennedy, PE @ KCW Technologies, Inc. Levin & Gann, PA Name Company 410-218-0033 3106 Lord Baltimore Drive, Suite 110 410-321-0600 502 Washington Avenue, Suite 800 Telephone No. **Address** Telephone No. Addess 21204 Maryland Towson Zip Code State City Zip Code City State Robert R. Kern, Jr., Esquire OFFICE USE ONLY Gallagher, Evelius & Jones, LLP 218 North Charles Street, Suite 400 Baltimore, Maryland 21201 ESTIMATED LENGTH OF HEARING _ Case No. 05-016-SPHX UNAVAILABLE FOR HEARING Date _ 7-8-04 JRF Reviewed By

ATTACHMENT

PETITION FOR SPECIAL HEARING

CASE NO: 844 05-0/6-SPHX

Address:

18400, 18401, 18402, 18404 & 18406 Ensor Farm Road

Legal Owner:

Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore, a corporation

sole / Our Lady of Grace Roman Catholic Congregation, Incorporated

Present Zoning:

RC-4

REQUESTED RELIEF:

"why the Zoning Commissioner should" [1] approve an amendment and/or confirm an amendment pursuant to BCZR § 1B01.3A7, of the approved Final Development Plan for the "Ensor Property" [n/k/a Tracey's Choice] to permit the Special Exception uses, together with the landscaping, parking and accessory and/or ancillary uses requested by a companion Petition for Special Exception submitted herewith; and [2] such additional relief as may be necessary to approve the uses shown graphically or textually on the Plat submitted in support of this Petition and/or as the nature of this case as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR.

For Additional Information Contact:

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

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



REV 09/15/98

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

18400, 18401, 18402, 18404 & 18406 Ensor Farm Court

which is presently zoned RC-4

I/We do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

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 Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

is the subject of this Petition. Legal Owner(s): Contract Purchaser/Lessee: Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore, a corporation sole NONE Name - Type or Print Most Reverend Cardinal William H. Keeler Name - Type or Print Signature Corerestation Incorporated Signature Name - Type or Print Telephone No. **Address** Signature Monsignor Nicholas Amato Zip Code State City 410-547-5366 320 Cathederal Street Attorney For Petitioner: Telephone No. Address *** SEE ADDITIONAL 21201 MD Howard L. Alderman, Jr., Esquire COUNSEL BELOW Baltimore Zip Code State City Name Type or Print Representative to be Contacted: Douglas Kennedy, PE @ KCW Engineering Technologies, Inc. Levin & Gann, PA Nottingham Centre, 8th Floor Name Company 410-281-0033 3106 Lord Baltimore Drive, Suite 110 410-321-0600 502 Washington Avenue Telephone No Address Telephone No. Address 21244 MD Baltimore Towson, MD 21204 Zip Code State City Zip Code State City Robert R. Kern, Jr., Esquire OFFICE USE ONLY Gallagher, Evelius & Jones, LLP 218 North Charles Street, Suite 400 Baltimore, Maryland 21201 ESTIMATED LENGTH OF HEARING _____ Case No. 05-016-SPH X UNAVAILABLE FOR HEARING _ Date _ 7-8-04 JRF Reviewed By _

ATTACHMENT

PETITION FOR SPECIAL EXCEPTION

CASE NO: # 05-016_SPHX

Address:

18400, 18401, 18402, 18404 & 18406 Ensor Farm Road

Legal Owner:

Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore, a corporation

sole / Our Lady of Grace Roman Catholic Congregation, Incorporated

Present Zoning:

RC-4

REQUESTED RELIEF:

Special Exception Uses Requested:

Pursuant to BCZR §§ 1A03.3B et seq., use of the property for general recreational uses, ball fields, soccer fields and the like, together with parking, landscaping and accessory and/or ancillary uses including but not limited to, storage-restroom-canteen-pavilion building, ingress and egress to Our Lady of Grace Campus, use of previously approved septic disposal fields, use of existing drilled water wells and other church, school, recreational and related uses, together with any additional relief as may be necessary to approve the uses shown graphically or textually on the Plat submitted in support of this Petition.

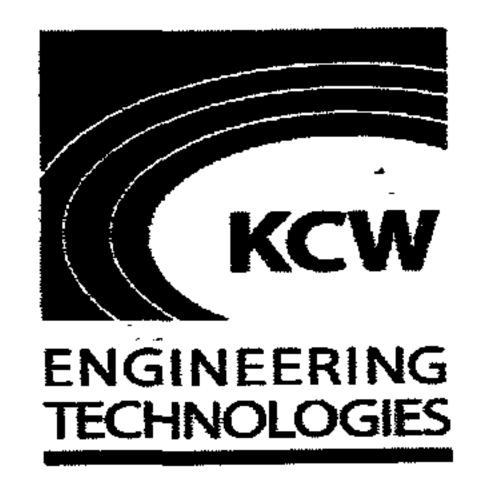
FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

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



ZONING DESCRIPTION CASE # 05-016-5PHX

Property of CARDINAL WILLIAM H. KEELER, Roman Catholic Archbishop of Baltimore, a corporation sole

"ENSOR PROPERTY" Plat S.M. 75-125 Lots 12, 13, 14, 15 and 16 #18401, 18400, 18402, 18404, 18406 Ensor Farm Court

7th Election District, Baltimore County, Maryland

Beginning at a Point on the South side of Middletown Road, 70 ft. wide, at the distance of 615 feet, more or less, West of the centerline of York Road, 66 ft. wide, thence the following courses and distances:

- 1. S 73°26'09" W 77.84 ft.
- 2. S 54°02'35" W 485.00 ft.
- 3. N 49°28'15" W 292.43 ft.
- 4. S 11°58'19" W 213.03 ft.
- 5. N 54°24'03" W 66.12 ft.
- 6. N 26°50'10" W 92.42 ft.
- 7. N 26°50'10" W 101.22 ft.
- 8. N 27°39'42" E 186.28 ft. to the right-of-way line of Ensor Farm Court, thence along Ensor Mill Court
- 9. For a curve to the left with a Radius of 50.00 ft. and a Length of 88.54 ft., thence leaving said Ensor Mill Court,
- 10. N 27°39'42" E 296.49 ft. to the South side of Middletown Road, thence along Middletown Road
- 11. S 57°58'08" E 638.34 ft. to the Point of Beginning.

Being Lot Nos. 12, 13, 14, 15 and 16 in the subdivision of "Ensor Property" as recorded in Baltimore County Plat Book S.M. 75-125, containing 307,500 s.f. or 7.06 acres, more or less. Also known as #18401, 18400, 18402, 18404, 18406 Ensor Farm Court in the 7th Election District.

6-23-200

KCW Engineering Technologies, Inc. • 3106 Lord Baltimore Drive • Suite 110 Baltimore Prive • Suite 110 Baltimore P

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CASHIER'S VALIDATION

.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: # 05-016-SPHX

18400, 18401, 18402, 18404 & 18406 Ensor Farm Court

S/side of Middletown Road at the distance of 615 ft. west of centerline of York Road

7th Election District - 3rd Councilmanic District

Legal Owner(s): Cardinal William Keeler, Msrg. Nicho-

ias Amato

Special Hearing: to approve an amendment and/or confirm an amendment of the approved Final Development Plan for the "Ensor Property" (n/k/a Tracey's Choice) to permit the Special Exception uses, together with the landscaping parking and accessory and/or ancillary uses requested by a companion Petition for Special Exception submitted herewith; and additional relief as may be necessary to approve the uses shown graphically or textually on the Plat submitted in support of this Petition may require within the spirit and intent of the BCZR.

Special Exception: to permit the use of the property for general recreational uses, ball fields, soccer fields and the like, together with parking, landscaping and accessory and/or ancillary uses including but not limited to, storagerestroom-canteen-pavilion building, ingress and egress to Our Lady of Grace Campus, use of previously approved septic disposal fields, use of existing drilled water wells and other church, school recreational and related uses, together with any additional relief as may be necessary to approve the uses shown graphically or textually on the Plat submitted in support of this Petition.

Hearing: Friday, September 10 2004 at 1:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Battimore County

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

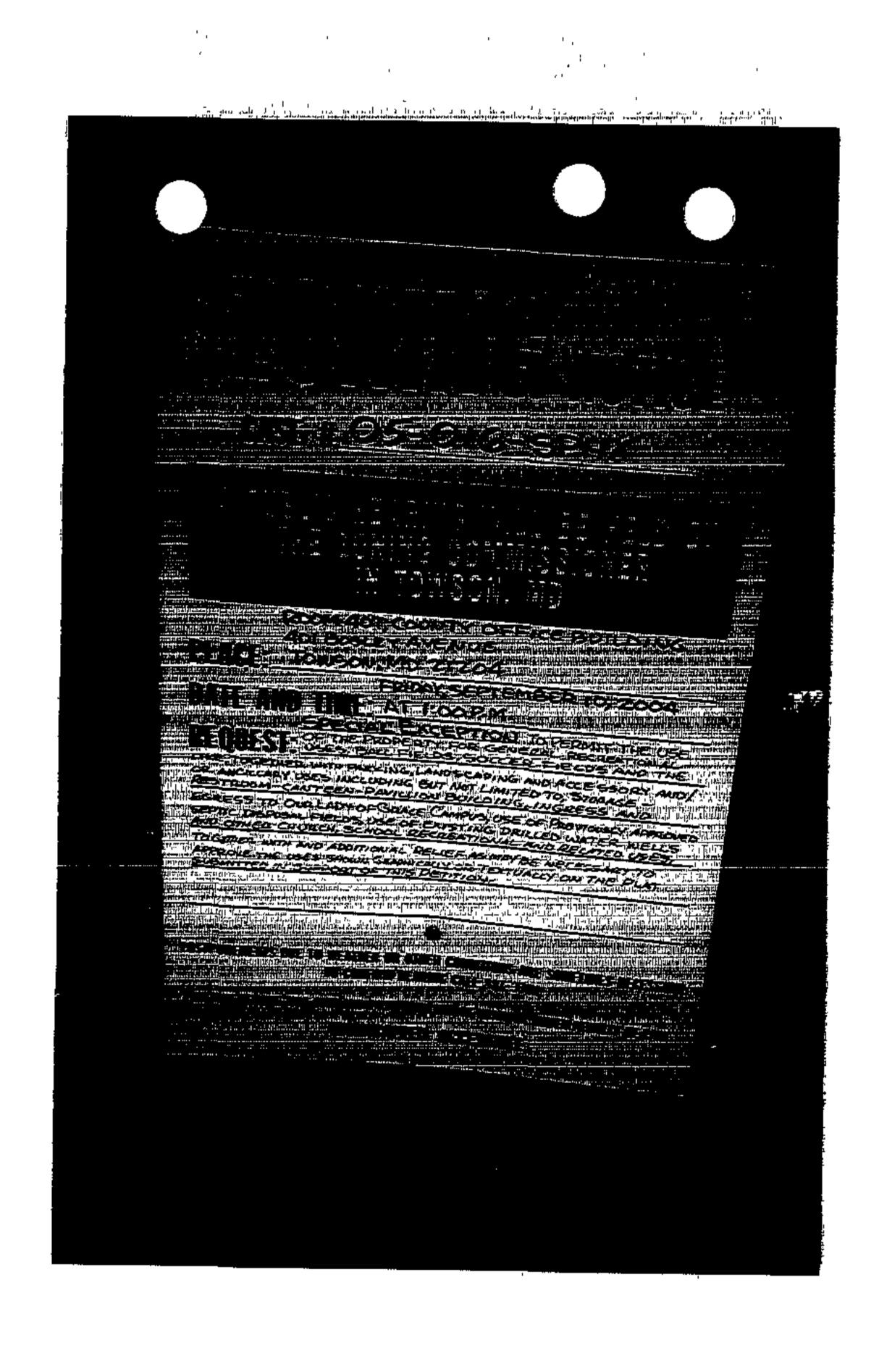
(2). For information concerning the File and/or Hearing. Contact the Zoning Review Office at (410) 887-3391. 8/306 Aug. 26

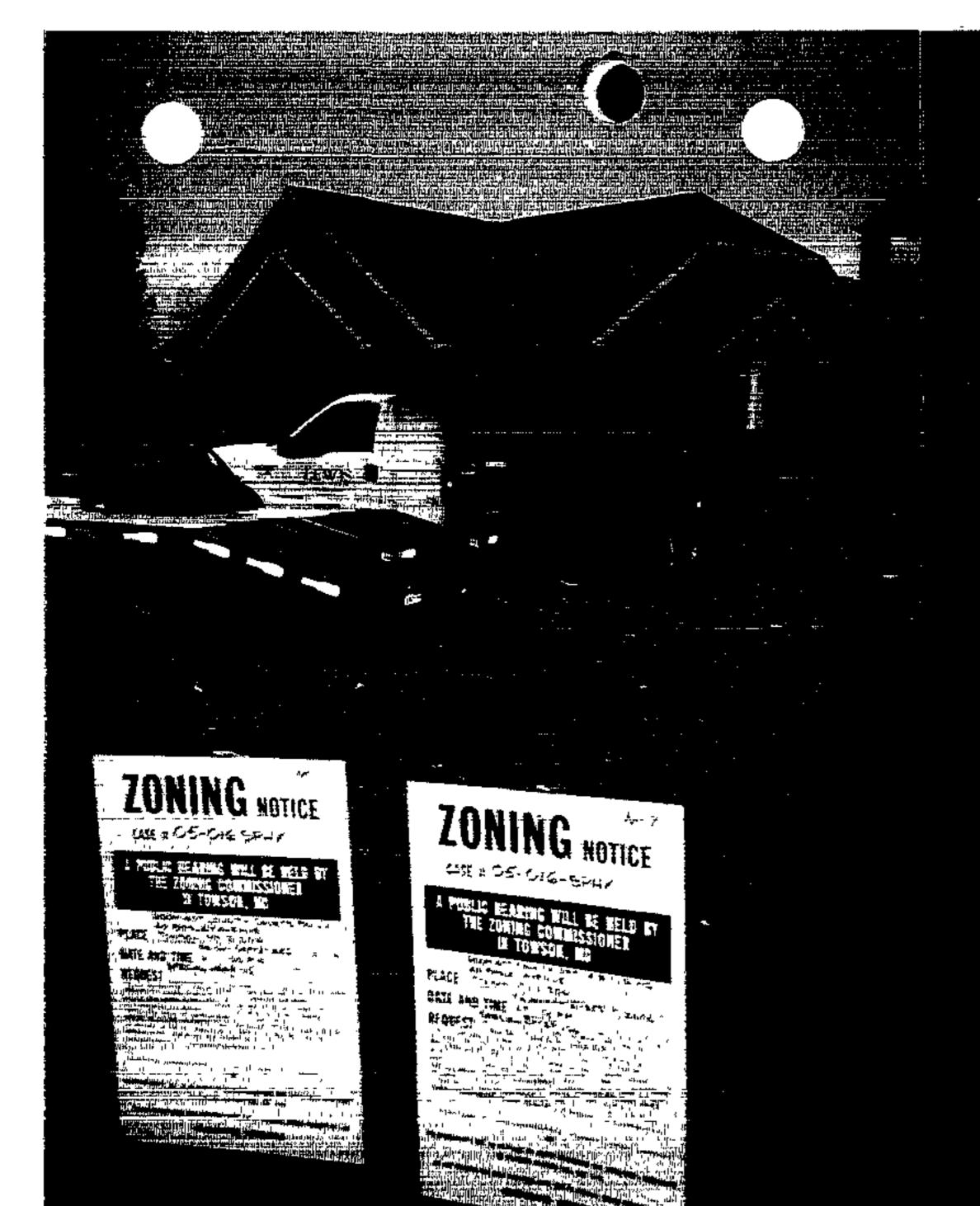
CERTIFICATE OF PUBLICATION

<u>8</u> 26,20 <u>04</u>
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 826 2004.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

Wilkinger





CASE # 05-016 SPHX

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

DATE AND THE LAT LEGO PM.

RECIAL HEARING TO APPROVE AND WIND TO APPROVE AND WIND TO APPROVE AND WIND TO APPROVE AND WIND TO A PROPERTY OF THE PROPERTY O

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	RE: Case No.: 05-016-5PHX
دين الم	Petitioner/Developer: OUDLADY OF GRACE CN
- ***	Date of Hearing/Closing: SEP7-10, 7004
Baltimore County Department of Permits and Development Management	
County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	2 SIGNS 1) SPECIAL HEARING
Attention: Becky Hart	2) SPECIAL EXCEPTION
Ladies and Gentlemen: This letter is to certify un	ider the penalties of market, and a
law were posted conspicuously on the property le	ocated at *18400 - * 18406 ENSOR FARM Court
The sign(s) were posted on NC . ZC	6, 7004 (Month, Day, Year)
-	Sincerely,
	Signature of Sign Poster and Date)
	GARLANDE, Moons (Printed Name)
	3225 RYERSON CIRCLES (Address)
	PAUT IMIORE, MD. 2127 (City, State, Zip Code)
	(Telephone Number)

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



Baltimore County

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

July 15, 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: 05-016-SPHX

18400, 18401, 18402, 18404 & 18406 Ensor Farm Court S/side of Middletown Road at the distance of 615 ft. west of centerline of York Road 7th Election District – 3rd Councilmanic District

Legal Owners: Cardinal William Keeler, Msgr. Nicholas Amato

Special Hearing to approve an amendment and/or confirm an amendment of the approved Final Development Plan for the "Ensor Property" (n/k/a Tracey's Choice) to permit the Special Exception uses, together with the landscaping parking and accessory and/or ancillary uses requested by a companion Petition for Special Exception submitted herewith; and additional relief as may be necessary to approve the uses shown graphically or textually on the Plat submitted in support of this Petition may require, within the spirit and intent of the BCZR. Special Exception to permit the use of the property for general recreational uses, ball fields, soccer fields and the like, together with parking, landscaping and accessory and/or ancillary uses including but not limited to, storage-restroom-canteen-pavilion building, ingress and egress to Our Lady of Grace Campus, use of previously approved septic disposal fields, use of existing drilled water wells and other church, school recreational and related uses, together with any additional relief as may be necessary to approve the uses shown graphically or textually on the Plat submitted in support of this Petition.

Hearing: Friday, September 10, 2004 at 1:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco Director

TK:klm

C: Howard Alderman, 502 Washington Ave., Ste. 800, Towson 21204
Msgr. Nicholas Amato, 320 Cathedral Street, Baltimore 21201
Douglas Kennedy, KCW Technologies, Inc., 3106 Lord Baltimore Drive, Ste. 110, Woodlawn 21244

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 26, 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

Thursday, August 26, 2004 Issue - Jeffersonian

Please forward billing to:

Elaine Hagner
Our Lady of Grace Church
18310 Middletown Road
Parkton, MD 21120

410-329-6826

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: 05-016-SPHX

18400, 18401, 18402, 18404 & 18406 Ensor Farm Court S/side of Middletown Road at the distance of 615 ft. west of centerline of York Road 7th Election District — 3rd Councilmanic District Legal Owners: Cardinal William Keeler, Msgr. Nicholas Amato

Special Hearing to approve an amendment and/or confirm an amendment of the approved Final Development Plan for the "Ensor Property" (n/k/a Tracey's Choice) to permit the Special Exception uses, together with the landscaping parking and accessory and/or ancillary uses requested by a companion Petition for Special Exception submitted herewith; and additional relief as may be necessary to approve the uses shown graphically or textually on the Plat submitted in support of this Petition may require, within the spirit and intent of the BCZR. Special Exception to permit the use of the property for general recreational uses, ball fields, soccer fields and the like, together with parking, landscaping and accessory and/or ancillary uses including but not limited to, storage-restroom-canteen-pavilion building, ingress and egress to Our Lady of Grace Campus, use of previously approved septic disposal fields, use of existing drilled water wells and other church, school recreational and related uses, together with any additional relief as may be necessary to approve the uses shown graphically or textually on the Plat submitted in support of this Petition.

Hearing: Friday, September 10, 2004 at 1:00 p.m. in Room 407, County Courts Building,

9/11/1

AVTORCO P. 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: = 05 - 0/6 - SPHX
Petitioner: OUR LADY OF GRACE CHURCH
Address or Location: 18401 18400 18402 18404 18406 ENSOR FARM COURT
ENSOR FARM COURT
PLEASE FORWARD ADVERTISING BILL TO:
Name: ELAINE HAGNER
Address: OUR LADY OF GRACE CHURCH
18310 MIDDLETOWN ROAD
PARKTON, ND. 21120
Telephone Number:410 - 329 - 6826

Department of Permits and Development Management

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





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

August 31, 2004

Howard L. Alderman Levin & Gann, PA. 502 Washington Avenue, Suite 800 Towson, Maryland 21204

Dear Mr. Alderman:

RE: Case Number: 05-016-SPHX, 18400,18401,18402,18404&18406 Ensor Farm Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 8, 2004.

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.

W. Carl Richards, Jr.

Very truly yours.

Call Richall

Call Robert

Call Richall

Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Cardinal William H. Keeler, Catholic Archbishop of Baltimore 320 Cathedral Street Baltimore 21201 Douglas Kennedy, PE Technologies, Inc. 3106 Lord Baltimore Drive, Ste. 110



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

Fire Department

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



Baltimore County

James T. Smith, Jr, County Executive John J. Hohman, Chief

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

July 19, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 19, 2004

Item No.:

001, 003-016

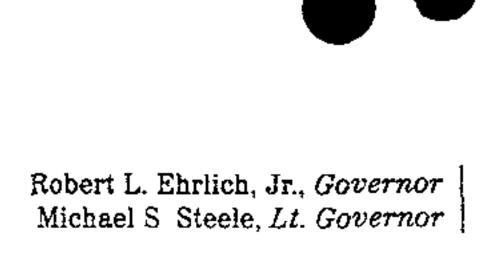
Dear Ms. Mathews:

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.

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

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

c: File





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

JRF

Maryland Department of Transportation

Date: 7.16.64

Baltimore County

Item No. 016

RE:

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

•

Dear. Ms. Matthews:

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,

Steven D. Foster, Acting Chief Engineering Access Permits Division

1.1. Hordl

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

July 22, 2004, 2004

SUBJECT:

Zoning Item # 05- 016

Address

1840-1842;1843 Ensor Farm Ct...

Zoning Advisory Committee Meeting of July 19, 2004.

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Groundwater Management Comments:

A revised Water Balance Assessment is required. Additional septic reserve area must be provided, which will require revising the location of the "Playing Field." The existing wells must be properly abandoned and sealed. Contact the Groundwater Management Division of DEPRM for more information.

Reviewer:

Sue Farinetti

Date: July 22, 2004, 2004

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 9, 2004

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

18400-06 Ensor Farm Road

INFORMATION:

Item Number:

5-016

Petitioner:

Cardinal William H. Keeler

Roman Catholic Archbishop of Baltimore

Zoning:

RC4

Requested Action: Special Exception/Special Hearing

SUMMARY OF RECOMMENDATIONS:

The zoning of the subject property was changed from RC-4 to RC-5 during the 2004 Comprehensive Zoning Map Process under issue 3-109. The Office of Planning supports the proposed use provided a Final Landscape Plan and lighting plan are submitted to this office for review and approval prior to the issuance of any building permits.

Division Chief:

AFK/LL:MAC:

TOUT THE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: July 23, 2004

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 July 26, 2003

Item Nos. 001, 003, 004, 005, 006, 007, 008, 009, 010, 012, 013, 014,

015, and 016

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING
AND SPECIAL EXCEPTION

18400-18402, 1844 & 18406 Ensor Farm Ct;* S/side Middletown Rd 615' W c/line of York Rd

7th Election & 3rd Councilmanic Districts Legal Owner(s): Cardinal William Keeler,

Roman Catholic Archbishop of Baltimore,

Nicholas P Amato Our Lady of Grace

Petitioner(s) *

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-16-SPHX

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 21st day of July, 2004, a copy of the foregoing Entry of Appearance was mailed to Douglas Kennedy, PE, KCW Engineering Technologies, Inc, 3106 Lord Baltimore Drive, Suite 110, Baltimore, MD 21244 and to Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

JUL 2 1 2004

Per....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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
William J. Wiseman III, Zoning Commissioner

February 22, 2005

Howard Alderman, Esquire Levin & Gann 502 Washington Avenue, 8th Floor Towson, Maryland 21204

J. Carroll Holzer, Esquire Holzer & Lee 508 Fairmount Avenue Towson, Maryland 21286

> Re: Petitions for Special Hearing & Special Exception Case No. 05-016-SPHX Property: 18400, 18401, 18402, 18404 & 18406 Ensor Farm Court

Dear Messrs. Alderman & Holzer:

This letter is to confirm that the above-captioned matter, which was continued in open hearing on September 10, 2004, has been rescheduled at the convenience of all parties, for Friday, April 1, 2005 at 9:00 AM in Room 106 of the County Office Building in Towson. All counsel is requested to advise your respective clients/witnesses of the new hearing date, time and location. It will not be necessary to have the property re-posted or re-advertised.

Should anyone have any questions concerning the rescheduling of this matter, please do not hesitate to call me. Thank you for your consideration in this matter..

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure



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

Zoning Commissioner

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



Diary 2/16
Diary 2/16
Baltimore County

James T. Smith, Jr., County Executive William J. Wiseman III., Zoning Commissioner

December 1, 2004

Howard Alderman, Esquire Levin & Gann 502 Washington Avenue, 8th Floor Towson, Maryland 21204

J. Carroll Holzer, Esquire Holzer & Lee 508 Fairmount Avenue Towson, Maryland 21286

Re: Petitions for Special Hearing & Special Exception

Case No. 05-016-SPHX

Property: 18400, 18401, 18402 & 18406 Ensor Farm Ct.

Dear Messrs. Alderman & Holzer:

My notes indicate that the above-captioned case was continued by agreement from September 10, 2004 to have the plan to accompany reviewed by DEPRM in regard to the location of playing fields and septic reserve areas. This delay also allowed the community to review the plan.

It is my understanding that Mr. Alderman will schedule the next hearing date in cooperation with Mr. Holzer.

Very truly yours,

John Murphy John V. Murphy

Deputy Zoning Commissioner

JVM:raj



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

HOWARD L. ALDERMAN, JR. halderman@LevinGann.com

DIRECT DIAL 410-321-4640

LAW OFFICES

LEVIN & GANN

A PROFESSIONAL ASSOCIATION

NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8" Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

February 11, 2005

ELLIS LEVIN (1893-1960) CALMAN A. LEVIN (1930-2003)

PERMED

FEB 1 5 2005

ZONING COMMISSIONER

John V. Murphy, Esquire Deputy Zoning Commissioner for Baltimore County 401 Bosley Avenue, Suite 405 Towson, Maryland 21204

Re: Petitions for Special Hearing and Special Exception

Case No. 05-016-SPHX

Dear Mr. Murphy:

On September 10, 2004, you called the hearing on the above-reference case. At that time, by agreement, the case was continued to have the plan, which accompanied the Petition, reviewed by DEPRM and to permit the community an opportunity to review the plan. A significant amount of time has passed and Mr. Holzer and I have discussed the issue and it is now time to reschedule the hearing. You may recall that no testimony or evidence was taken in connection with this case, but rather it was continued as described previously.

Mr. Holzer has kindly provided to me dates on which he is available and I have confirmed with my clients. That dates that work for everyone, in order of preference by my clients, are as follows: March 23, March 29, March 17, March 21, April 1. I suspect that this case will need an entire day for both sides to present adequately their respective cases.

Upon your receipt and review of this letter, I would appreciate it if you would advise Mr. Holzer (410-825-6961) and me of the rescheduled date and time for this hearing. Since all parties in this case are represented by counsel, I respectfully suggest that no new advertising or posting is required

Thank you for your consideration of this request in response to your last correspondence dated December 1, 2004.

Very truly yours,

Howard L. Alderman, Jr.

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cc: Rev. Msgr. Nichelas P. Amato

and a member of the property o

Douglas Kennedy, PE J. Carroll Holzer. Esquire Robert R. Kern. Jr., Esquire

- A. No buildings other than the pavilion/comfort station will be constructed on the special exception area approved in this Case for a period of ten (10) years from the date of non-appealable approval of the requested relief in this Case.
- B. No permanent, outdoor amplification system is to be constructed or utilized on the special exception area approved in this Case.
- C. No lighting of the recreational fields approved in this Case for so long as the land area of those lots remains zoned RC-5.
- D. The design of the pavilion/comfort station, as well as the landscaping plan proposed on the special exception area approved in this Case will be submitted to Mr. Marion Runkles and Ms. Jan Staples on behalf of the Parkton Area Preservation Association for review, prior to those plans being submitted to Baltimore County for approval.
- E. The footprint of the pavilion/comfort station is limited to the size shown in red on this Exhibit.
- F. Stormwater from the improvements will not be conveyed onto the property owned by Mr. Marion Runkles, but will be directed toward the stormwater management facilities on the Petitioners' property.
- G. Community and fraternal organizations will be permitted to use the fields and improvements constructed in the special exception area approved in this Case when those fields and/or improvements are not being used by the Parish, provided that appropriate, general liability insurance naming the Parish and the Archbishop as additional insureds is supplied.
- H. All fireworks display/discharge shall be in accord with approval obtained from the Baltimore County Fire Department.

HEBS CONTRACTOR OF THE PARTY OF

Sourt #1

SPECIAL HEARING WORDING FOR WAIVER OF PRESERVATION OF HISTORIC BUILDINGS OR SITES

Special Hearing to approve a waiver pursuant to Section 26-172(b), BCC of Sections 26-203 (C)(8) and Section 26-278 to raze, alter or construct (indicate work here) addition to building.

Baltimore County Code:

Sec. 26-203. The development plan.

- (a) The plan shall be filed within twelve (12) months after the final community input meeting is concluded. It shall be drawn to an appropriate scale in a clear and legible manner and shall be filed with the department of public works. Copies shall be transmitted to the known parties.
- (b) The plan shall contain the following background information:
- (c) The plan shall identify the following information concerning existing site conditions:
 - (8) Identification of any building, property or site within or contiguous to the proposed development included on the Maryland Historical Trust Inventory of Historic Properties, the county preliminary or final landmarks list, the National Register of Historic Places, the Maryland Archeological Survey or identification of any county historic district, or national register district covering the proposed development;

Sec. 26-172. Waivers.

- (b) A waiver from the requirements of section 26-203 of this Code and from the hearing officer's hearing may be granted under the following conditions:
 - (1) After consultation with appropriate county agencies the director finds:
 - a. That the size, scope, and nature of a proposed development does not justify strict compliance with these regulations; and
 - b. That a waiver would be within the scope, purpose, and intent of these regulations; and
 - c. That the proposed development complies with all other county laws, ordinances, and regulations.

Sec. 26-278. Preservation of natural or historic features.

Natural features (including watercourses, waterfalls, beaches and significant vegetation) and historic structures or sites identified on any of the lists referred to in section 26-203(b)(8) must be preserved. In particular, the county must find that an adequate method of protecting any known habitat of an endangered species has been proposed. (Code 1978, § 22-100)

Our Lady of Grace Roman Catholic CASE NAME 18400, et al Ensor Farm Court CASE NUMBER 05-016-SPHX DATE 01 APRIL 05

PETITIONER'S SIGN-IN SHEET

PLEASE PRINT CLEARLY

E-MAIL	n@LevinGam		DKennedy @ KCW-ET.com	Dearth ling									
CITY, STATE, ZIP	TOWSON, MD 21204		BALTO, MD. 21244.	PARKTON, Mb 21120									
ADDRESS	Levin & Gann, PA Suite 800	502 Washington Avenue	3119G CORD 80170. DRIVE	18310 MIBBLETOWN RS.	j								
NAME	Howard L. Alderman, Jr., Esquire		٥٧	HAGNER									

PLEASE PRINT CLEARLY

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CASE NAME (CASE NUMBE)

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NAME	The Counties The	निया अस्याम्									

CASE NAME/8400-1840LEDSVEARM CASE NUMBER 05-016-SPHX
DATE 9/10/04

SITIZEN'S SIGN-IN SHEET

E-MAIL			
January My 21286 Darthan 21120			
ADDRESS 900 Gld Bank Ra 18,200 Jank R3			
J. Chamal Holes Jan Staples M. V. Qui Kles III			

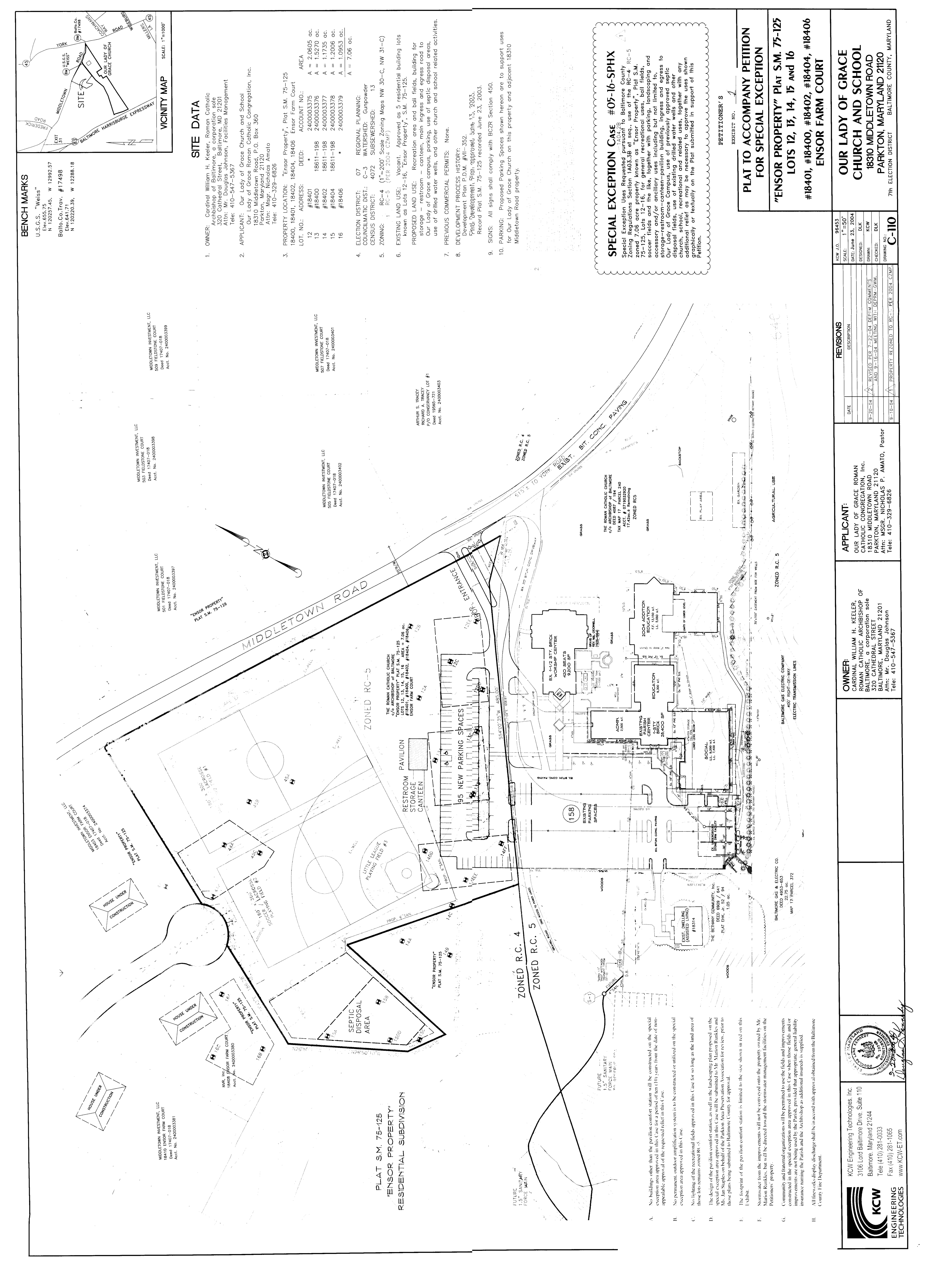
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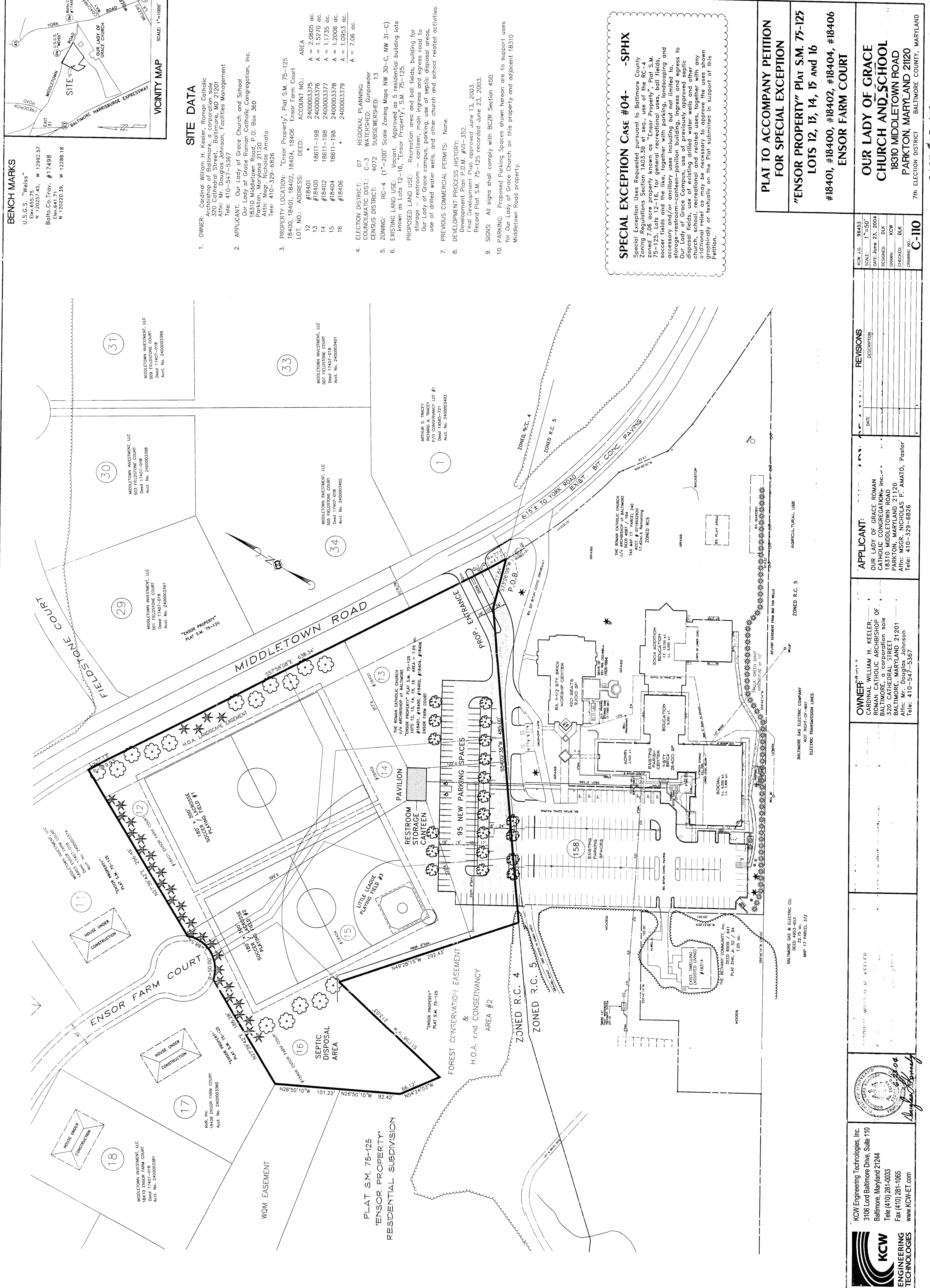
CASE NAME 1840 -1840 ENSA CASE NUMBER 05-016-5PA DATE JEPT 10, 2004

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
DOKLAS L. KENNEDY	3106 LORD BALTO, DR., SUITE 110	80170, MD. 21244	DKENNEDY®KWETCOM
MSGR. NICHOLAS ANAT	3	MDN KTON MD 2111	MAMATO @ ARCHBALT DRS
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






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3



REASON FOR FIRST AMENDMENT

LOT Nos. 12, 13, 14, 15 And 16

1 PURPOSE OF FIRST AMENDMENT TO FINAL DECLOPMENT
PLAN IS TO COMPLY WITH ZONING COMMISSIONER'S OBER
PER CASE # 04——SPH TO PERMIT THE SPECIAL
EXCEPTION USES, TOGETHER WITH THE LANDSCAPING, PARKING
AND ACCESSORY, AND
2 SUCH ADDITIONAL PELLEF AS MAY PE VECTSSEY TO
THE PLAT SUBMITTED IN SUPPORT OF THIS PETITION AND/OR
AS THE NATURE OF THIS CASE AS PRESENTED AT THE TIME
OF THE HEARING ON THIS PETITION MAY REQUIRE, WITHIN THE
SPIRIT AND INTENT OF THE BCZR

KCW Engineering Technologies, Inc
3106 Lord Baltimore Drive, Suite 110
Baltimore, Maryland 21244
Tele (410) 281-1065
WWW KCW-ET com

PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING

ZONING CASE # 04—
-SPHX

-SPHX

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