

IN RE: PETITION FOR VARIANCE  
W/S Bradshaw Road, 358' S of the c/l  
Franklinville Road  
**(7901 Bradshaw Road)**  
11<sup>th</sup> Election District  
3<sup>rd</sup> Council District

Salem United Methodist Church  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 05-347-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, Salem United Methodist Church, through its attorney, John B. Gontrum, Esquire. The Petitioner requests a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 29 feet in lieu of the required 50 feet for a proposed two-story building addition. 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 Pastor Cliff Webner, Robert Knight, Chairman of the Church's Building and Grounds Committee, Patrick Richardson, the Professional Engineer who prepared the site plan for this property, and John B. Gontrum, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the property under consideration is an irregularly shaped parcel fronting on the west side of Bradshaw Road, just south of its intersection with Franklinville Road in Upper Falls. The property contains a gross area of 2.44 acres, more or less, zoned R.C.5, and is improved with a one-story sanctuary, which features a two-story education wing and attendant student play areas, a two-story "Salem House" and parking for up to 78 vehicles. The Church is desirous of expanding the existing educational wing to accommodate

ORDER RECEIVED FOR FILING

Date

By

3/14/15  
ylop

its growing student population. As shown on the site plan, the Petitioner proposes a two-story, 4,954 sq.ft.-addition to the rear of the existing building. In this regard, it is to be noted that the existing building is located 34 feet from the rear property line. As shown on the site plan, the proposed addition will be located immediately adjacent to the educational wing. However, due to the location of the existing building and the unusual configuration of the lot, a portion of the proposed addition will be located 29 feet from the rear property line. It is also to be noted that the existing well and play area borders the educational building on the north side and the septic reserve area and woods are to the south. These site constraints and the property's shape mandate the location of the proposed addition. Moreover, testimony indicated that the proposed location was the most practical site for expanding the existing building and was the least intrusive area as it relates to neighboring properties.

Mr. Gontrum proffered the testimony of Petitioner's expert witnesses that the relief requested will not be detrimental to the health, safety or general welfare of the locale and would be compliant with the spirit and intent of the zoning regulations. Moreover, Mr. Knight indicated that he discussed the Church's proposal with the adjacent neighbors (the Daniels to the north; the McLaughlins to the west and the Stricklins to the south) all of whom support the request. Finally, the Greater Kingsville Civic Association submitted a letter of support marked into evidence as Petitioner's Exhibit 2. That letter indicates that the Salem Methodist Church is a vital part of the community and that its facilities serve several functions, including sponsoring Boy Scouts, the community Food Bank, and childcare.

Based upon the testimony and evidence offered, I am persuaded to grant the variance. I find that the relief requested is appropriate in this instance and that strict compliance with the zoning regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. As noted above, no one appeared in opposition to the request and the Petitioners have the support of their neighbors. Moreover, there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. Thus, it is clear that relief can be

ORDER RECEIVED FOR FILING

Date

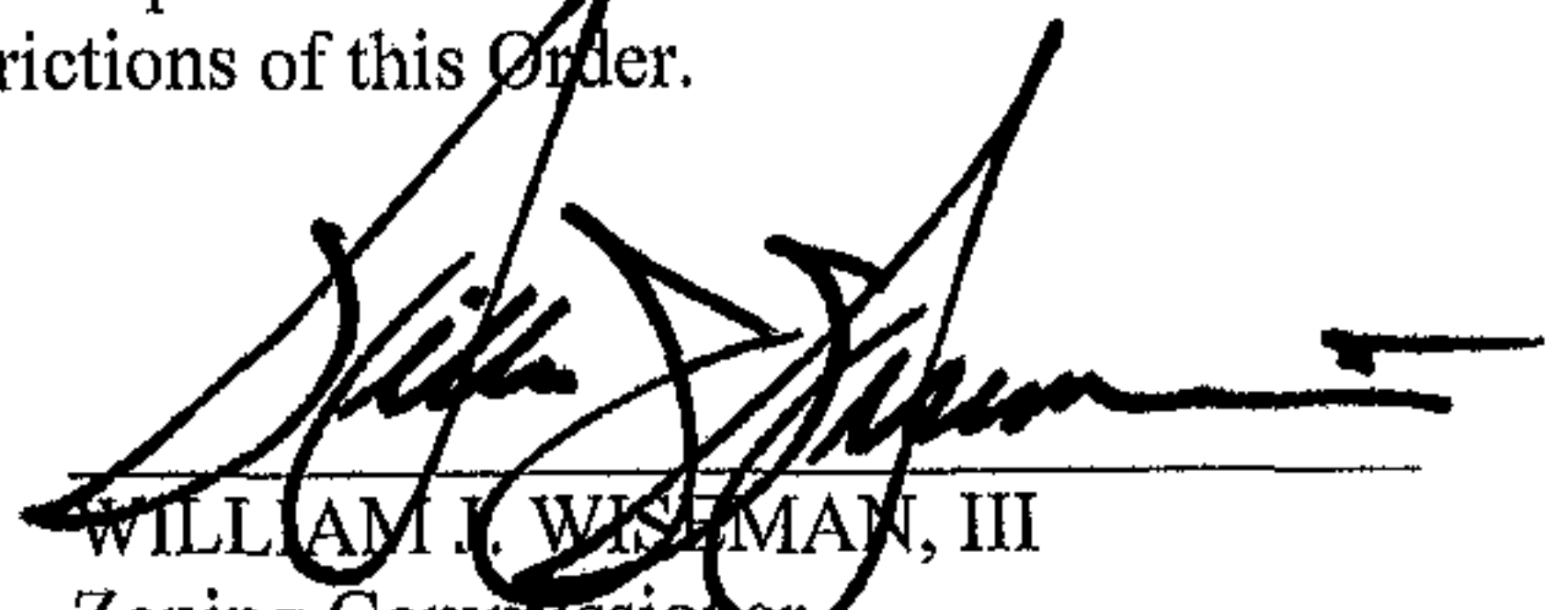
By

granted and that there will be no detrimental impact to adjacent properties or the surrounding locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of March 2005 that the Petition for Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 29 feet in lieu of the required 50 feet for a proposed two-story building addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed addition shall be constructed with materials substantially similar to the existing building.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING  
Date 3/10/05  
By Top

## 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*

March 10, 2005

John B. Gontrum, Esquire  
Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
W/S Bradshaw Road, 358' S of the c/l Franklinville Road  
**(7901 Bradshaw Road)**  
11<sup>th</sup> Election District – 3<sup>rd</sup> Council District  
Salem United Methodist Church - Petitioner  
Case No. 05-347-A

Dear Mr. Gontrum:

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,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", is written over a horizontal line.

WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

cc: Pastor Cliff Webner, 12012 Belair Road, Kingsville, Md. 21087  
Mr. Robert Knight, 8335 Bradshaw Road, Kingsville, Md. 21087  
Mr. Patrick Richardson, 110 Old Padonia Road, Suite LC, Cockeysville, Md. 21030  
People's Counsel; Case File

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)





# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 7901 Bradshaw Road

which is presently zoned R.C. 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)

1A04.3.B.2 for a rear yard setback of 29' in lieu of the required 50'

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

site configuration and existing conditions create a unique condition that creates a potential difficulty in meeting the zoning regulations: additional reasons will 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

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

John B. Gontrum, Esquire

Name - Type or Print

City

Signature

Whiteford, Taylor & Preston LLP  
Company

210 W. Pa. Ave., (410) 832-2000

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

### Legal Owner(s):

Salem United Methodist Church

Name - Type or Print

Signature

Name - Type or Print

Signature

7901 BRADSHAW RD. (410) 592-2543

8335 Bradshaw Road (410) 679-3963

Address UPPER FALLS, MD 21156 Telephone No.

Kingsville, MD 21087

State Zip Code

### Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JF

Date

1/10/05

Case No. 05-347-A

REV 07/98

FILED FOR FILING  
3/16/05  
102

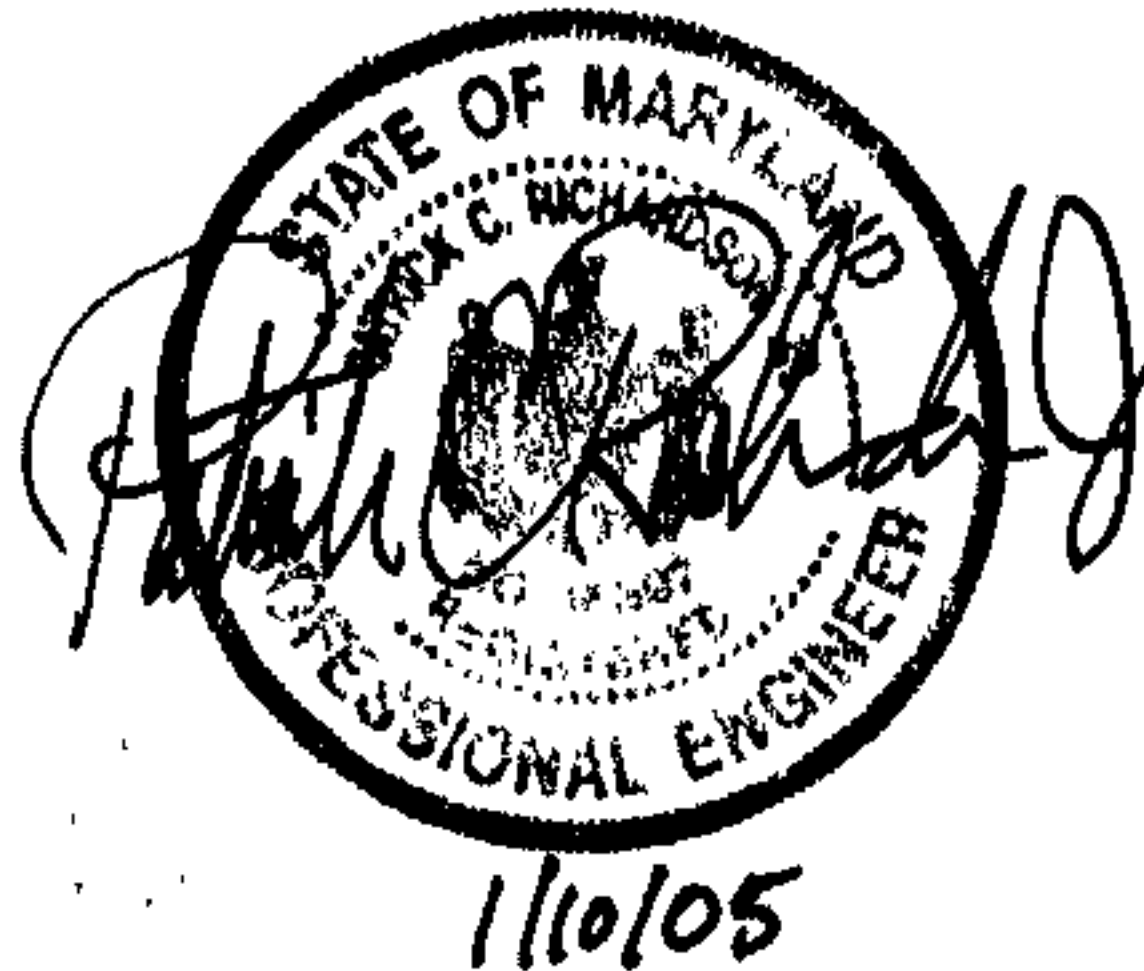
730 W. Padonia Road, Suite 101  
Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

**ZONING DESCRIPTION  
SALEM METHODIST CHURCH  
7901 BRADSHAW ROAD  
11TH ELECTION DISTRICT  
3RD COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a stone found near the west side of Bradshaw Road and on the northeast corner of the property and thence running South 60 degrees 19 minutes 20 seconds West 5.72 feet to the edge of the 50' right of way, thence (1) South 60 degrees 19 minutes 20 seconds West 240.87 feet, (2) South 32 degrees 56 minutes 50 seconds East 339.16 feet, (3) South 16 degrees 41 minutes 32 seconds West 57.50 feet to, (4) South 51 degrees 39 minutes 52 seconds East 45.90 feet, (5) North 59 degrees 10 minutes 25 seconds East 235.54 feet, running with and binding on the west side of Bradshaw Road (6) North 28 degrees 14 minutes 46 seconds West 416.18 feet to the end of the first said South 60 degrees 19 minutes 20 seconds West 5.72 foot line.

Containing a net area of 95,948 square feet, or 2.203 acres of land, more or less.



# 347

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 42812

DATE 1-10-05

ACCOUNT 001-006-6150

AMOUNT \$325.00

RECEIVED FROM Salem United Methodist Church

FOR: 7901 Bradshaw Rd.  
P.O. Box 100000

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED 1/10/2005 11:05:00

RECEIVED 1/10/2005 11:05:00

RECEIVED 1/10/2005 11:05:00

RECEIVED 1/10/2005 11:05:00

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: #05-347-A  
7901 Bradshaw Road  
W/side of Bradshaw Road  
at the distance of 358 feet  
from the centerline of  
Franklinville Road  
11th Election District  
3rd Councilmanic District  
Legal Owner(s): Salam  
United Methodist Church  
Variance: to permit a rear  
yard setback of 29 feet in  
lieu of the required 50 feet.  
Hearing: Wednesday, Feb-  
ruary 23, 2006 at 2:00  
p.m. in Room 407, County  
Courts Building, 401  
Bosley Avenue, Towson  
21204.

WILLIAM WISEMAN  
Zoning Commissioner for  
Baltimore County

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

(2) For information con-  
cerning the File and/or  
Hearing, Contact the Zon-  
ing Review Office at (410)  
887-3391.

JT/2/643 Feb. 8 38743

## CERTIFICATE OF PUBLICATION

2/9/, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published  
in the following weekly newspaper published in Baltimore County, Md.,  
once in each of 1 successive weeks, the first publication appearing  
on 2/8/, 2005.

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

J. Wilkins

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 05-347-A

Petitioner/Developer: SALEM

UNITED METHODIST CHURCH

Date of Hearing/Closing: 2/23/05

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

ATTN: Kristen Matthews {(410) 887-3394}

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: \_\_\_\_\_

7901 BRADSHAW ROAD

The sign(s) were posted on \_\_\_\_\_

2/7/05

(Month, Day, Year)

Sincerely,

Robert Black  
(Signature of Sign Poster)

2/9/05  
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

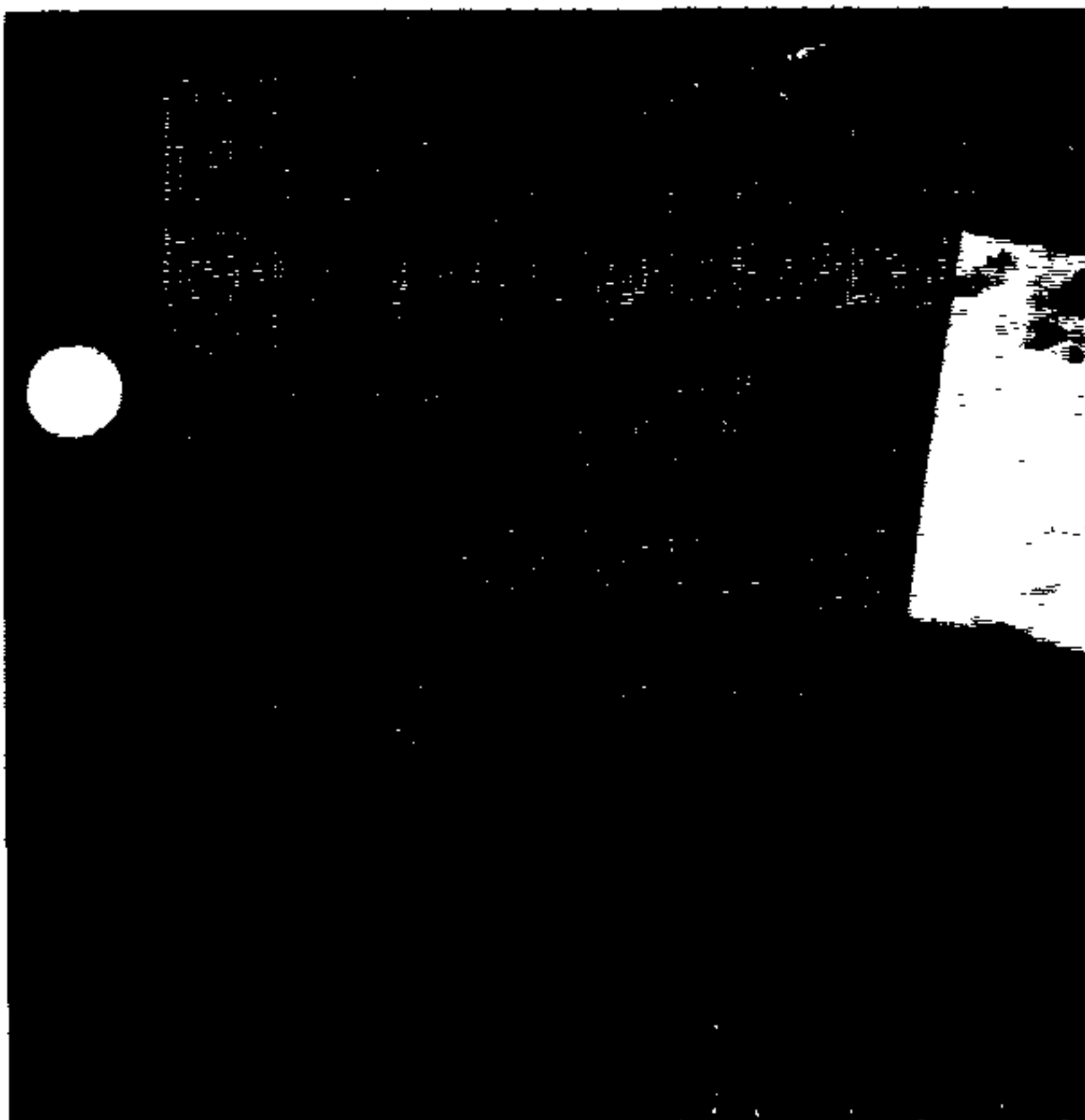
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, February 8, 2005 Issue - Jeffersonian

Please forward billing to:  
Robert Knight  
7901 Bradshaw Road  
Upper Falls, MD 21156

410-592-2543

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 05-347-A**

7901 Bradshaw Road  
W/side of Bradshaw Road at the distance of 358 feet from the centerline of Franklinville Road  
11<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Salem United Methodist Church

Variance to permit a rear yard setback of 29 feet in lieu of the required 50 feet.

Hearing: Wednesday, February 23, 2005 at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN  
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.



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

January 19, 2005

**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: 05-347-A**

7901 Bradshaw Road  
W/side of Bradshaw Road at the distance of 358 feet from the centerline of Franklinville Road  
11<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Salem United Methodist Church

Variance to permit a rear yard setback of 29 feet in lieu of the required 50 feet.

Hearing: Wednesday, February 23, 2005 at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: John B. Gontrum, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson 21204  
Salem United Methodist Church, 7901 Bradshaw Rd., Upper Falls 21156

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 8, 2005.**  
(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.

**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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 05-347-A

Petitioner: Salem United Methodist Church

Address or Location: 7901 Bradshaw Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Knight

Address: 7901 Bradshaw Rd.  
Upper Falls, Md. 21156

Telephone Number: 410-592-2543

**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*

February 15, 2005

John B. Gontrum, Esquire  
Whiteford, Taylor & Preston, LLP  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204

Dear Mr. Gontrum:

RE: Case Number: 05-347-A, 7901 Bradshaw Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 10, 2005.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel  
Salem United Methodist Church 7901 Bradshaw Road Upper Falls 21156

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Timothy M. Kotroco, Director  
Department of Permits &  
Development Management

**DATE:** January 24, 2005

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For January 24, 2005  
Item Nos. 336, 337, 338, 339, 344,  
346, and 347

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
PDM

FROM: John D. Oltman, Jr *JDO*  
DEPRM

DATE: February 3, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 18, 2005.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-335

05-336

05-338

05-339

05-344

05-345

05-347

Reviewers: Sue Farinetti, Dave Lykens

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Timothy M. Kotroco, Director  
Department of Permits and  
Development Management

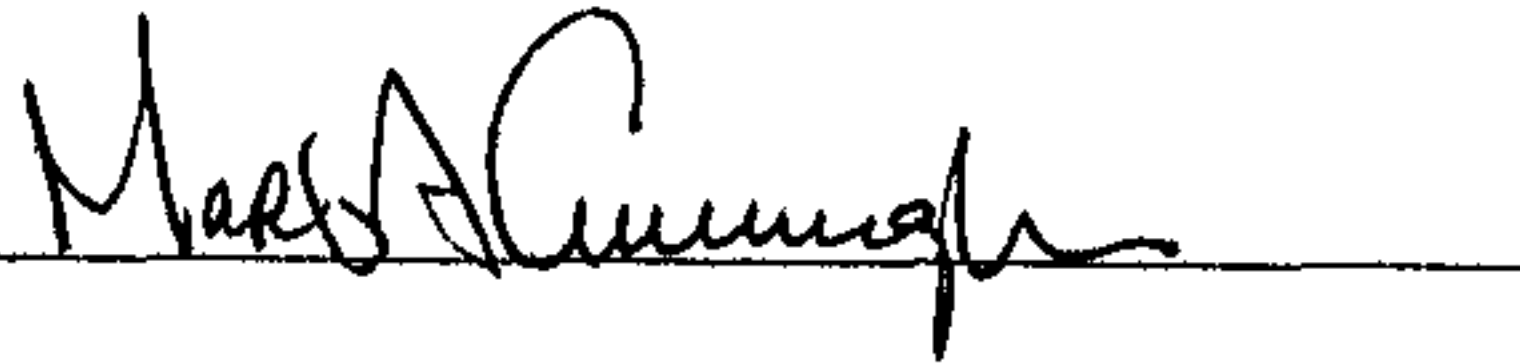
**DATE:** January 31, 2005

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

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 5-345 and 5-347

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 Cunningham in the Office of Planning at 410-887-3480.

**Prepared By:**



**Division Chief:**



MAC/LL

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



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

Maryland Department of Transportation

Date: 1.19.05

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

RE: Baltimore County  
Item No. 347 JRF

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, Chief  
Engineering Access Permits Division

RE: PETITION FOR VARIANCE \* BEFORE THE  
7901 Bradshaw Road; W/side Bradshaw Rd, \*  
358' from c/line Franklinville Road \* ZONING COMMISSIONER  
11<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts \*  
Legal Owner(s): Salem United \* FOR  
Methodist Church \*  
Petitioner(s) \* BALTIMORE COUNTY  
\* 05-347-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 and all documentation filed in the case.

**RECEIVED**

Per.....

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

*Carole S. Demilio*

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 21<sup>st</sup> day of January, 2005, a copy of the foregoing Entry of Appearance was mailed to, John B. Gontrum, Esquire, Whiteford, Taylor & Preston, LLP, 210 W Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Pastor Weber/Paster -  
Robert Knight Grounds Committee

Extension to Education Wing

Existy is within 34' - this is  
a continuation of the Existy Bldg line

- Well + Septic - drives

Location Well + Septic to  
the left

Play Areas to Rt - Well + Septic  
to left

Constraints on site

interest shape + contour  
best location least intrusive  
to neighboring properties

Kingsville Community - Has  
recognized and discussed  
the needs + benefits of  
this church

- Discussed the surrounding Neighbors  
all There in Support

CASE NAME SALEM METHODIST  
CASE NUMBER 05-347-A  
DATE 2/23/05

# PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.:

05- 347 A

Exhibit Sheet

Petitioner/Developer

Protestant

|        |                                                            |  |
|--------|------------------------------------------------------------|--|
| No. 1  | Site Plan                                                  |  |
| No. 2  | The Greater Kingville Civic Assoc., INC. Letter of Support |  |
| No. 3  |                                                            |  |
| No. 4  |                                                            |  |
| No. 5  |                                                            |  |
| No. 6  |                                                            |  |
| No. 7  |                                                            |  |
| No. 8  |                                                            |  |
| No. 9  |                                                            |  |
| No. 10 |                                                            |  |
| No. 11 |                                                            |  |
| No. 12 |                                                            |  |

THE GREATER KINGSVILLE CIVIC ASSOCIATION, INC.

P.O. BOX 221 \* KINGSVILLE, MARYLAND 21087

February 20, 2005

Zoning Commission  
Director's Office  
County Office Building  
111 West Chesapeake Ave  
Towson, MD 21204

Re: Case Number 5-347-A

Sirs:

On Wed. February 16<sup>th</sup>, the Board of the Greater Kingsville Civic Association unanimously passed the following motion: *The GKCA does not oppose the request for a variance requested by Salem Methodist Church.*

Salem Methodist Church has been and continues to be a vital part of our community. Their facility serves several community functions such as sponsoring Boy Scouts, the community food bank, and child care. We anticipate a continuation of service from this "good neighbor" in our community.

Sincerely,

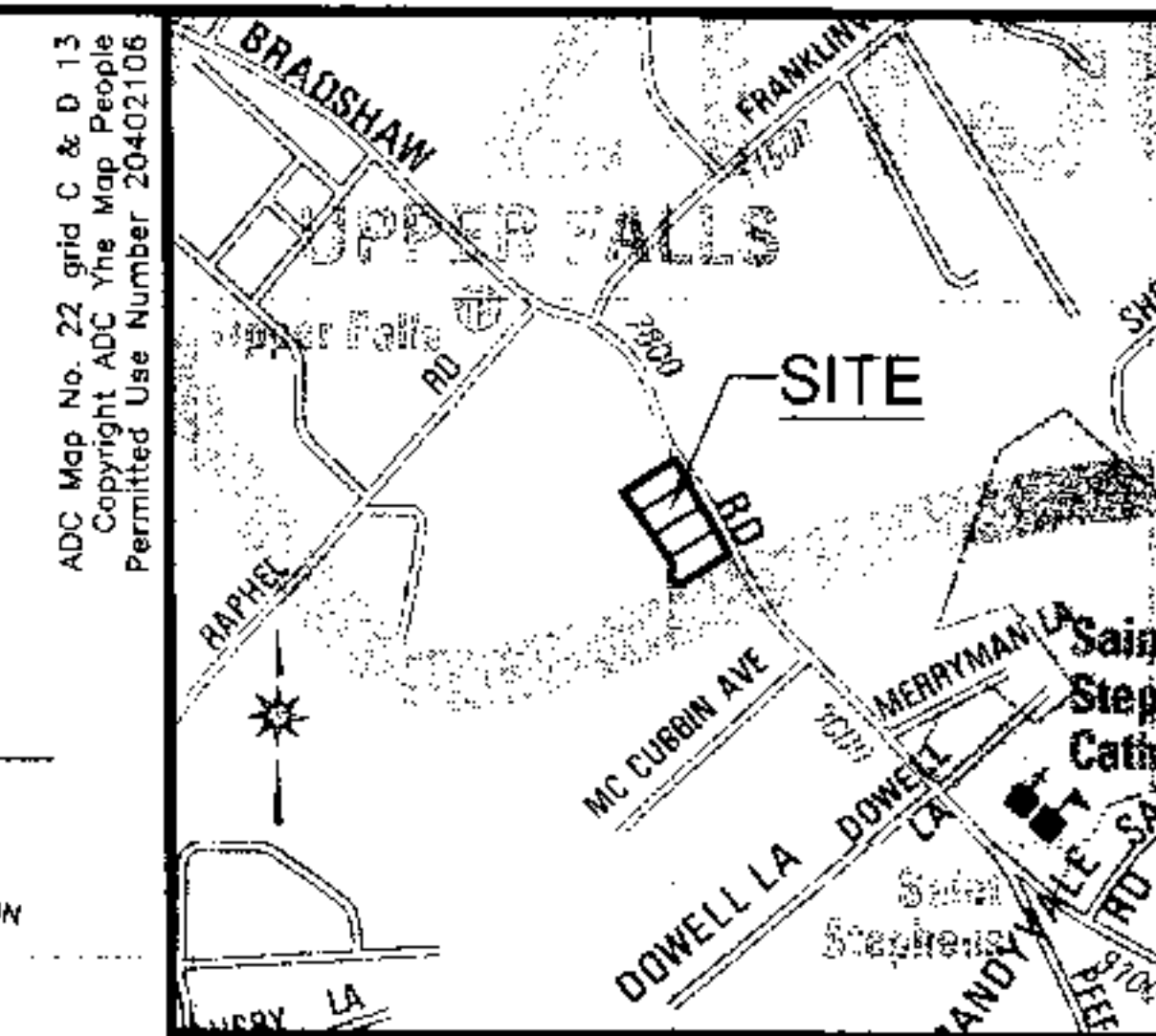
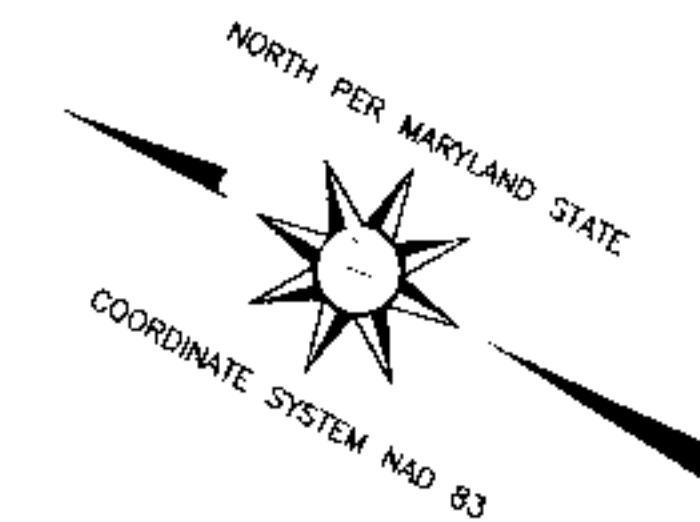


Ila Christenbury

Corresponding Secretary

PETITIONER'S  
EXHIBIT 2

LANDS OF  
#7901 BRADSHAW ROAD  
ZONING: R-1  
BLDG REF: 121001547  
TAX MAP #64, GRD #0, PARCELS #77  
ACCOUNT # 119077011  
USE: RESIDENTIAL



LOCATION MAP  
SCALE: 1" = 100'

18" INV IN  
206.4

18" INV OUT  
205.1  
24" INV OUT  
202.7

BRADSHAW ROAD

#7901  
LOTS 1-4  
95948 Sq.  
Ft. 2.203  
Ac±

PROPOSED  
2 STORY BUILDING  
4,954 Sq.Ft.  
(2,477 Sq.Ft. PER  
FLOOR)

LANDS OF  
EDGAR & MARY L. STRICKLIN  
ZONING: R-1  
BLDG REF: 121001547  
TAX MAP #64, GRD #0, PARCELS #77  
ACCOUNT # 119077011  
USE: RESIDENTIAL

GENERAL NOTES

- OWNER APPLICATION
- SALEM UNITED METHODIST CHURCH
- #7901 BRADSHAW ROAD
- UPPER FALLS, MARYLAND 21156
1. TAX MAP #64, GRD #0, PARCELS #77
2. LOT #5 - 1, 2, 3 & 4
3. SITE AREA: (NET) 95,948 SQ. FT. 2.203 AC±
4. (GROSS) 106,382 SQ. FT. 2.44 AC±
5. PLAT REF: 17 CB FULL MAPS
6. TAX ACCOUNT # 119077011
7. DEED REF: 1
8. PRESENT ZONING: R-1
9. COUNCILMAN'S DISTRICT #3
10. REGIONAL PLANNING DISTRICT #18
11. CENSUS TRACT 411102
12. EXISTING BUILDING: 9,839 Sq.Ft.
13. PROPOSED BLDG: 4,954 Sq.Ft.
14. FLOOR AREA RATIO: 0.218
15. AMENITY OPEN SPACE RATIO: N/A
16. 5 GNS: NO PROPOSED SIGNS
17. LAND USE
18. EXISTING CHURCH
19. PROPOSED CHURCH
20. CHURCH: 1 SPACE PER EVERY 4 SEATS
21. 250 SEATS = 63 SPACES
22. MARKING PROVIDED
23. 78 SPACES (4 HAND CAPPED & 74 REGULAR)
24. PARKING: 75' FROM CENTERLINE OF ROAD
25. 50' FROM
26. 50'
27. SITE CURRENTLY SERVED BY PRIVATE WELL
28. 4 SECTS
29. NO 100 YEAR FLOOD HAZARD ON SITE
30. WATERWAY: 111.0' WIDE
31. PRIOR ZONING CASES: NONE ON FILE
32. VARIANCE REQUESTED PER SECTION 17-1.03.01.02
33. FOR A REAR YARD SETBACK OF 20' IN USE OF THE
34. REAR YARD
35. BUILDING SET COVERAGE: 12.13% / 0.5948 = 12.84%
36. PROPOSED BUILDINGS WILL NOT EXCEED 35' IN HEIGHT



1110105

**Richardson Engineering, LLC**

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PLAT TO ACCOMPANY ZONING  
PETITION FOR VARIANCE  
SALEM UNITED METHODIST  
CHURCH  
#7901 BRADSHAW ROAD

11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SURVEY PERFORMED BY HIGHLAND  
SURVEYS DATED: 7-21-2001

| REVISIONS |              |            |
|-----------|--------------|------------|
| DRAWN BY: | DESIGNED BY: | SCALE:     |
| CND       | PCR          | 1" = 20'   |
| DATE:     | JOB NO.:     | SHEET NO.: |
| 7/13/04   | 0916         | 1          |

EXHIBIT 1