BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 7, 2005

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

SUBJECT: 320 Westminster Road

INFORMATION:

Item Number: 6-216

Petitioner: Northwest Baptist Church

Zoning: RC 4, RC 5 and RC 8

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:
The Office of Planning has reviewed the petitioner request and has no comments to offer with regard to the requested special exception and variances. However the site plan shows that the RC 8 zone line passes through the proposed church building. The RC 8 zone does not allow houses of worship under the conditions specific to this subject property.

It is suggested that the site plan be revised to locate the entire structure in the RC 4 zone. If the petitioner's request is granted the applicant shall submit architectural elevations to the Office of Planning prior to the issuance of any building permits.

For further information concerning the matters stated here in, please contact Bill Hughey at 410-887-3480.

Prepared by: Cindy Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\6-216.doc

Post-it® Fax Note 7671	Date 12-7	# of pages ▶ 3
To: D. Dudley Holman	From Jack Murphy	
Co./Dept.	Co.	
Phone # Re: 6-216	Phone #	
Fax # Northwest	Fax # Baptist Church	

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 10·31·05

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

RE: Baltimore County
Item No. 216 DT

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

Baltimore County
Fire Department

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

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

November 2, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **October 24**, 2005

Item No.: **204-218** 216

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant J.D.Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Baltimore County
Fire Department

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

County Office Building, Room 123
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

NOV. 02, 2005

ATTENTION:

Distribution Meeting of: OCTOBER 24, 2005

Item No.: 204 -218 (216)

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Insp. PACK
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 9, 2005

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 31, 2005
Item Nos. 204, 205, 206, 208, 209, 211, 213, 214, 215, 216,

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-11092005.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: R. Bruce Seeley

DATE: December 7, 2005

SUBJECT: Zoning Item # 06-216-XA
Address 320 Westminster Road
Northwest Baptist Church

Zoning Advisory Committee Meeting of October 24, 2005

1. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

2. Prior to approval of a building permit soil evaluations must be conducted and a water usage letter must be submitted.

3. See attached comments from Wally Lippincott dated December 7, 2005.

Reviewers: Mike Kulis, Sue Farinetti, Wally Lippincott

Attachment

S:\Devcoord\ZAC06-216.revdoc.doc

RE:	PETITION FOR SPECIAL EXCEPTION AND VARIANCE	*	BEFORE THE
	320 Westminster Road; N/S Westminster Rd, 195' E c/line Kamaleer Court	*	ZONING COMMISSIONER
	4th Election & 3rd Councilmanic Districts	*	FOR
	Legal Owner(s): Northwest Baptist Church Petitioner(s)	*	BALTIMORE COUNTY
		*	06-216-XA

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

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.

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

RECEIVED

Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of October, 2005, a copy of the foregoing Entry of Appearance was mailed to D. Dusky Holman, Esquire, , Gildea & Schmidt LLC, 300 E. Lombard Street, Suite 1440, Baltimore, MD 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Inter-Office Correspondence

TO: Development Coordination DATE: December 7, 2005

FROM: Wally Lippincott, Jr.

SUBJECT: Zoning 06-216-XA- 320 Westminster Road

The Resource Conservation Zones were adopted for several purposes (BCZR 1A00.2) including:

C. "Protect both natural and man-made resources from compromising effects of specific forms and densities of development."

The different categories of zoning within the RC zones focused on the protection of more specific sets of resources - the RC 2 agriculture and RC 4 reservoirs. The findings for the RC 4 zone indicate, "provide for the protection of the water supplies of metropolitan Baltimore and neighboring jurisdictions by preventing contamination through unsuitable types or **levels** (emphasis added) of development on the watersheds." Furthermore, the County is a signatory of an agreement with the adjacent jurisdictions to protect the source water supply for the reservoirs that provide drinking water for 1.8 million people.

While the purpose of RC 5 is to provide for residential development, the zone includes safeguards such as the density and performance standards (including limits on impervious cover) to preclude "urban" type development and its consequences on the natural resources (BCZR 1A004.1B.3).

There is considerable literature and a number of experts in the field of watershed management. The literature documents the detrimental impacts of increasing levels of impervious surfaces on the hydrology, morphology, water quality and ecology of surface waters. Furthermore, the importance of maintaining natural vegetation has also been documented.

The requested variances include a more than doubling of the permitted percent of impervious surfaces within the RC 4 and increases in the RC 5. It appears that the scale and "level" of this proposal is inappropriate for this site as is currently proposed not to mention in the event the institution seeks to expand in the future. For these reasons, the proposed variances for impervious limits and removal of natural vegetation in the RC 4 should be denied. The variance for exceeding the impervious in the RC 5 should also be denied.

S:\Devcoord\ZAC06-216attachment.doc

PLEASE PRINT CLEARLY

CASE NAME Northwest Baptist Church
CASE NUMBER 06-216-XA
DATE Dec 8, 2005

CITIZEN'S SIGN-IN SHEET

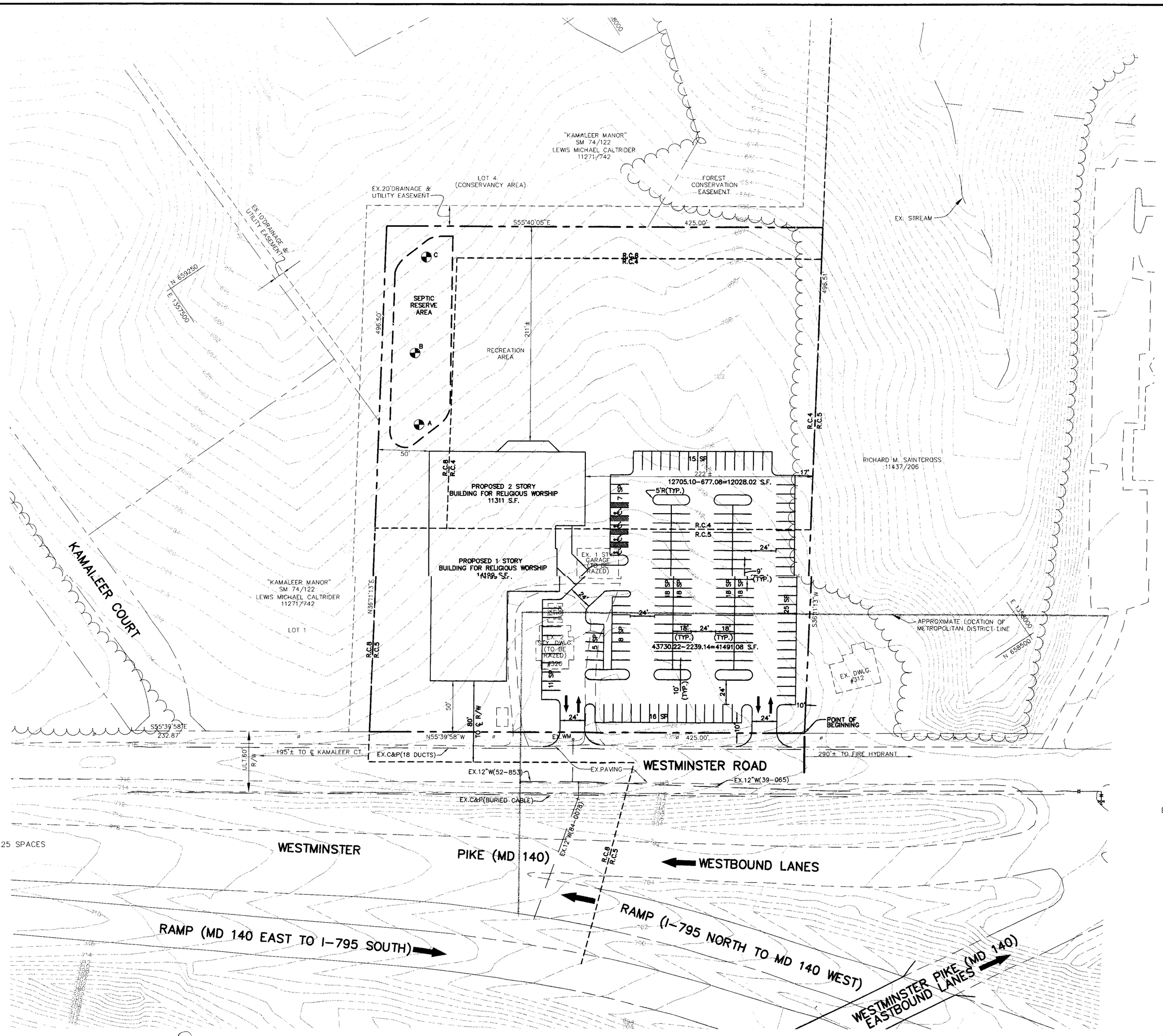
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
George Harman	5429 Weywood Dr.	Reisterstown, MD 21136	harmangeorge@hotmail.com
Hanover Road Assoc Inc			

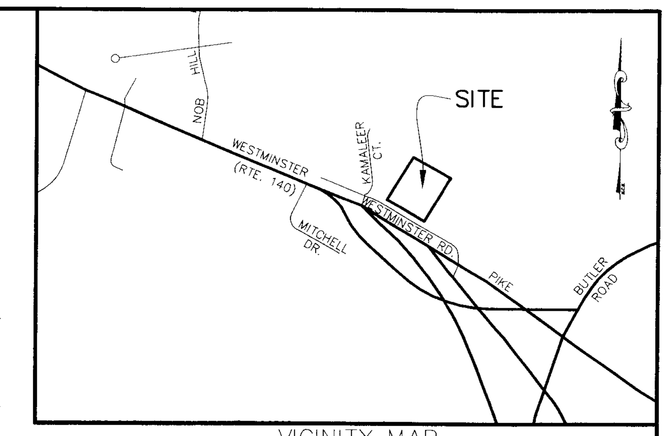
PLEASE PRINT CLEARLY

CASE NAME Northwest Baptist Church
CASE NUMBER 06-216-XA
DATE 12-6-2005

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
D. Dusty Holman	300 E. Lombard St. Suite 1440	Baltimore MD 21202	dholman@gildeallc.com





VICINITY MAP
1"=1000'

GENERAL NOTES

1. APPLICANT:
   Northwest Baptist Church
   c/o Rev. Les Cordonnier
   300 Westminster Road
   P.O. Box 372
   Reisterstown, Md. 21136
   Phone: 410-833-7220

2. SITE LOCATION:
   Election District No.4 Councilmanic District No.3
   Watershed No. 5 Subsewershed No. 67
   Census Tract #4045

Deed References:	18010/498
Tax Account No's.:	2200024584
Tax Map	48
Parcel	784
Grid	4
Net Area	210903 S.F. 4.84± AC.
Gross Area	223653 S.F. 5.13± AC.

3. PROPERTY INFORMATION:
   Ownership:
   Northwest Baptist Church
   c/o Rev. Les Cordonnier
   300 Westminster Road
   P.O. Box 372
   Reisterstown, Md. 21136
   Phone: 410-833-7220

4. REFERENCE FOR EXISTING FEATURES SHOWN ON PLAN:
   A. Topography shown hereon is based on Baltimore County 200 scale GIS Tile 48b1.
   B. Property outline shown is taken from deed information and plats of surrounding properties.
   C. Existing zoning is R.C.4, R.C.5, and R.C.8 (Map 48b1), RC-8 was RC-4 hereon 2004.
   D. Soil lines and types shown are taken from Baltimore County USDA Soils Map No. 20.

5. Stormwater Management will be provided as required by current regulations.

6. All signage shall be in accordance with B.C.Z.R. section 450.

7. Use: Existing use - Single Family Residence
   Proposed use - Building for religious worship

SPECIAL EXCEPTION(S)

SECTION B.C.Z.R. 1A03.3.B.4
TO ALLOW CHURCH AND OTHER BUILDINGS FOR RELIGIOUS WORSHIP

VARIANCES

B.C.Z.R. SECTION 1A03.4B.3. (COVERAGE)
TO ALLOW 20% OF THE R.C.4 ZONED PORTION OF THE PROPERTY TO BE COVERED BY IMPERMEABLE SURFACES, IN LIEU OF THE MAXIMUM 10%.

TO ALLOW REMOVAL OF 100% OF THE NATURAL VEGETATION WITHIN THE R.C.4 ZONED PORTION OF THE PROPERTY, IN LIEU OF THE MAXIMUM 25%.

B.C.Z.R. SECTION 1A04.3B.3. (COVERAGE)
TO ALLOW 20% OF THE R.C.5 ZONED PORTION OF THE PROPERTY TO BE COVERED BY BUILDINGS, IN LIEU OF THE MAXIMUM 15%.

PARKING REQUIREMENTS
REQUIRED:
500 SEATS @ 1 SPACE FOR 4 SEATS=125 SPACES
PROVIDED:
159 SPACES

W. DUVALL & ASSOCIATES, INC.
ENGINEERS . SURVEYORS . LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
Phone: 410.583.9571
Fax: 410-583-1513

PLAN TO ACCOMPANY PETITIONS FOR
SPECIAL EXCEPTIONS AND VARIANCES

NORTHWEST BAPTIST CHURCH

320 WESTMINSTER ROAD

4TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT 3
SCALE : 1" = 50' OCTOBER 14, 2005

SHEET NO. 1 OF 1

01014

Plan Sheet: *048B1*

Note:
Section 32-3-202 of the Baltimore County, 2003 Code establishes the zoning geodatabase. This map represents the actions of the Baltimore County Council on August 31, 2004 (Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04) effective September 3, 2004.

Legend

Zoning — Streams — Vegetation
Buildings — Roads

Baltimore County
Office of Planning and Zoning
Official Zoning Map

038C3	039A3	039B3	039C3	040A3
047C1	048A1	048B1	048C1	049A1
047C2	048A2	048B2	048C2	049A2

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004