IN RE: PETITION FOR SPECIAL EXCEPTION Northeast Side of Sunshine Avenue, 20' Southeast of Stoney Batter Road 11th Election District 3rd Councilmanic District **(6806 Sunshine Avenue)**	* * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
Trustees of Fork Christian Church By: Walter James Clayton, Trustee *Legal Owner* **and** Will Roland, Trustee, *Legal Owner* *Petitioners*	* * *	CASE NO. 06-261-X

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owner of the subject property, Trustees of Fork Christian Church, by Walter James Clayton and Will Roland, Trustees/Petitioners. The Petitioners are requesting a special exception for property located at 6806 Sunshine Avenue in the Kingsville area of Baltimore County. The special exception request is to use the property for a church pursuant to Section 1A01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R).

The property was posted with Notice of Hearing on January 4, 2006, 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 January 12, 2006 to notify any interested persons of the scheduled hearing date.

Applicable Law

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;

ORDER RECEIVED FOR FILING
Date 2-10-06
By

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: ZAC comments was received from the Bureau of Development Plans Review dated December 5, 2005, the Department of Environmental Protection and Resource Management (DEPRM) dated December 16, 2005, and the Office of Planning dated January 4, 2006, copies of which are attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing in support of the request were Rev. Joe Wilson, Scott Cantner and Tom Bray. Also appearing at the hearing on behalf of the Petitioner was Vincent J. Moskunas from Site Rite surveying who prepared the site plan. Edward C. Covahey, Jr., Esquire represented the Petitioners. Carroll Holzer, Esq. entered his appearance on behalf of the Long Green Valley Community Association. Charlotte Pine, representing the Long Green Valley Community Association. Michael J. Berkheimer, an adjacent property owner, and George Majchrzak, representing the Kingsville Community Alliance, participated in the hearing. Dennis G. Kozlowski attended the hearing as an interested citizen. Peter Max Zimmerman entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence presented in this case indicated that this property contains five (5) acres and is zoned RC 2. The subject site was purchased by the Petitioner Church in 1965 and is

ORDER RECEIVED FOR FILING
Date 2-19-06
By

presently improved by an enclosed pavilion, which is used by the Church for various church functions. Between the pavilion and associated parking, approximately 0.7 acres of the 5.0 acres is cleared of woods. 4.3 acres presently is wooded.

The Church is presently located on the south side of Sunshine Avenue. Rev. Wilson indicated that the Church has operated on that site since 1893. Attendance at Sunday service has increased to 450 to 550 people over three (3) services in a church that seats 200. In addition, the Church conducts various educational and social programs at its present location. Civil associations, girl scouts, etc. meet occasionally on campus in addition to Church functions. While the Church initially attempted to expand the existing church on this south side of Sunshine Road, perc testing indicated that this side of the road was not suitable for a larger church.

The Church would like to move across the street to a new and much larger facility. They plan a sanctuary, which initially will seat 500 persons but plan to expand this in the future to 800. Consequently, the parking for the fully developed facility will have at least 200 parking spaces to satisfy Section 409 of the B.C.Z.R. However, 137 spaces will be constructed on the subject property on the north side of Sunshine Avenue while at least 83 spaces will be provided on the existing church campus on the south side of the road as shown on Petitioner's Exhibits 1 A and 1 B. This will also provide 20 parking spaces for the continuing church functions on the present site after the new church is built.

As a result of the construction of the new church and associated parking lot in the subject property, additional woods will have to be cleared leaving three (3) acres of woods on site. The plan for the new church has been revised several times. Apparently after meeting with the community, the plan was substantially revised to take their concerns into account. See Exhibit 6. In addition, review by the County resulted in further refinement of the plan including resolving the comment from Development Plans Review that indicated a variance for parking spaces along drive aisles would be required. As a result of this comment, the Petitioner eliminated parking along the

ORDER RECEIVED FOR FILING
Date 2-19-09
By

front of the new building along Sunshine Avenue, which is reflected in the Plat to Accompany, Exhibits 1 A and 1 B. Thereafter, the Department indicated its approval of the plan. Mr. Moskunas indicated that the artist rendering of the new building entered as Exhibit 3 still reflects the earlier plan which had parking along Sunshine Road in front of the building.

Rev. Wilson related that he and his Church committee began contacting nearby community groups regarding the plan 18 months ago and have tried to incorporate their suggestions and concerns into the final plan. Mr. Covahey presented letters of support from the Kingsville Community Alliance and Greater Kingsville Civic Association Inc., Exhibits 5 A and 5 B. Mr. Majchrzak from the Kingsville Community Alliance personally appeared in support of the request.

Mr. Holzer, who represents the Long Green Valley Community Association, expressed his client's concerns regarding landscaping, screening, storm water management, a proposed accel/decel lane on Sunshine Avenue, parking, and impervious surface. Ms. Pine from the Long Green Valley Community Association indicated that her association was not opposed to growth in the area but wanted to preserve the rural character of the area. Mr. Berkheimer, an adjacent property owner, expressed his concern regarding storm water management, effect on ground water, lighting in the parking lot, acreage of woods cleared, and parking.

In response, the Petitioner agreed to send Mr. Holzer a preliminary landscape plan, agreed to have motion sensors to trigger lighting on the parking lot, explained the proposed underground storm water management facility, opined that the Church use of well water would not adversely affect other area wells, agreed to have macadam curbing rather than concrete, and agreed to have all signage foot lighted rather than back lighted. However, the Church could not agree to have popcorn paving for the new parking lot, which would allow storm water to penetrate the surface because of cost.

Finally, Mr. Moskunas opined that the Plan to Accompany, Exhibits 1A and 1B met all the criteria of Section 502 of the B.C.Z.R. and would not adversely affect the community. As one

ORDER RECEIVED FOR FILING
Date 2-19-03
By

example, he noted that traffic on Sunshine Road is light and least used on Sunday morning when Church members arrive for the service. Mr. Cantner, a nearby property owner, confirmed that description of traffic.

Findings of Fact and Conclusions of Law

The Petitioner's existing church provide the community with a good taste of what the new facility will be like and how it will impact the community. Not only were letters of support received from several community associations but also the President of a nearby association personally appeared in support of the Petitioner's request. By revising the parking plan, the Petitioner eliminated the need for a variance for parking along a drive aisle as reflected in the comment from Development Plans Review. Mr. Moskunas opined that the plan met each criteria of Section 502 of the B.C.Z.R. and that the proposed use would not detrimentally affect the community.

Considering all the testimony and evidence, I find that the special exception should be granted with conditions. The plan will not adversely affect the community and is within the spirit and intent of the RC regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' request for special exception should be granted subject to conditions.

THEREFORE, IT IS ORDERED, this 16 day of February, 2006, by the Deputy Zoning Commissioner, that the Petitioners' request for special exception to use the property for a church pursuant to Section 1A01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R). be and is hereby GRANTED, subject, however, to the following conditions:

1. The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING
Date 2-16-06
By

2. The Petitioners shall comply with the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated December 16, 2005, and the Office of Planning dated January 4, 2006.

3. The Petitioner shall install motion sensors to trigger parking lot lighting when the church facility is not being used, shall provide macadam curbing rather than concrete, and shall have all signage foot lighted rather than back lighted.

4. The Petitioner shall provide a landscape and lighting plan to the Baltimore County Landscape Architect for review and approval.

5. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

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

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

ORDER RECEIVED FOR FILING
Date 2-22-06
By

BALTIMORE COUNTY

MARYLAND

February 16, 2006

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

Edward C. Covahey, Jr., Esq.
Covahey, Boozer, Devan & Dore
614 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
Case No. 06-261-X
Property: 6806 Sunshine Avenue

Dear Mr. Covahey:

Enclosed please find the decision rendered in the above-captioned case. The petition for special exception has been granted with conditions 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

John V. Murphy
Deputy Zoning Commissioner

JVM:dlw
Enclosure

c: Rev. Joe Wilson, 3907 Tila Road, Baltimore, MD 21234
Scott Cantner, 12210 Stoney Batter Road, Kingsville, MD 21087
Tom Bray, 12407 Glenbauer Road, Kingsville, MD 21087
Vincent J. Moskunas, Site Rite Surveying, 200 East Joppa Road, Suite 101, Towson, MD 21286
J. Carroll Holzer, Esquire, Holzer & Lee, 508 Fairmount Avenue, Towson, MD 21286
Charlotte Pine, Long Green Valley Community Association, 607 Baltimore Avenue, Towson, MD 21204
Michael J. Berkheimer, 6807 New Cut Road, Kingsville, MD 21087
George Majchrzak, Kingsville Community Alliance, 11825 Belair Road, Kingsville, MD 21083
Dennis G. Kozlowski, 4415 Darleigh Road, Perry Hall, MD 21236
Avery Harden, Baltimore County Landscape Architect, PDM
People's Counsel; Case File

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at *6806 SUNSHINE AVE.

which is presently zoned RCZ

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

a church, pursuant to Section 1A01.2.C.6, BCZR

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.

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

Legal Owner(s):

TRUSTEES OF FORK CHRISTIAN CHURCH

BY: WALTER JAMES CLAYTON, TRUSTEE

Name - Type or Print

Walter James Clayton

Signature

BY: Will Roland, TRUSTEE

Name - Type or Print

Will Roland

Signature

6809 Sunshine Ave 410 592 2292

Address Telephone No.

Kingsville MD 21087

City State Zip Code

Attorney For Petitioner:

EDWARD C. COVAHEY, JR.

Name - Type or Print

Signature

COVAHEY BOOZER DEVAN & DORE

Company

614 BOSLEY AVE 410 828-9441

Address Telephone No.

TOWSON MD. 21204

City State Zip Code

Representative to be Contacted:

EDWARD C. COVAHEY, JR.

Name

614 BOSLEY AVE 410-828-9441

Address Telephone No.

TOWSON MD. 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP **Date** 11/16/05

Case No. 06-261-X

REV 09/15/98

UNDER REVIEW FOR FILING

Date 2-13-06

By

ZOINING DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FORK CHRISTIAN CHURCH

BEGINNING at a point in the center of Sunshine Avenue which is 30 foot right of way wide at the distance of 20 feet ± south easterly of the centerline of Stoney Batter Road 40 foot right of way wide; thence the following courses and distances: N07°47'43"E 300.00 feet; N66°17'43"E 372.28 feet; S52° 22'17"E 279.69 feet; S38°32'13"W 587.04 feet; N52°22'17"W 295.17 feet to the PLACE OF BEGINNING as recorded in Deed Liber 4542 folio 120.

STATE OF MARYLAND
MICHAEL VINCENT MOSKUNAS
NO. 21175
PROFESSIONAL LAND SURVEYOR

Michael V. Moskunas

Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson MD 21286
(410) 828-9060

D6-261-X

ZONING DESCRIPTION TO ACCOMPANY PARKING REQUIREMENT FOR SECTION 409 B.C.Z.R. FOR FORK CHRISTIAN CHURCH

BEGINNING at a point on the southwesterly side of Sunshine Avenue which is 30 foot right of way wide at the distance of 104.41 feet ± southeasterly of the centerline of Stoney Batter Road, 40 foot right of way wide; thence S52°27'17"E 451.08 feet, S28°10'00"W, 498.08 feet; N73°27'00"W 104.59 feet; N02°31'00"E 227.60 feet; N83°01'18"W 152.54 feet; N04°22'43"E 283.80 feet; N31°53'43"E 184.80 feet to the PLACE OF BEGINNING as recorded in Deeds, Liber 199 folio 95 and Deed Liber 1647/563 and deed Liber 13172 folio 717.

STATE OF MARYLAND
MICHAEL VINCENT MOSKUNAS
NO. 21175
PROFESSIONAL LAND SURVEYOR

Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 211
Towson MD 21286
(410) 828-9060

06-261-X

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1575

DATE 11/16/05 ACCOUNT R-001-006-6150

AMOUNT $ 380.00

RECEIVED FROM: Bray & Associates

FOR: Special Exception - 6206 Sunshine Ave
06-261-X (Trustees of Fork Christian Church)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	
11/16/2005	11/16/2005	08:54:01	1

REG WHT WALKIN TRIC INC
>>RECEIPT # 263082 11/16/2005 OPLK
Dept 806 ZONING VERIFICATION
LR NO. 001075
Recpt Tot $380.00
$380.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #06-261-X
6806 Sunshine Avenue
Northeast side of Sunshine Avenue, 20 feet southeast of Stoney Batter Road
11th Election District
3rd Councilmanic District
Legal Owner(s): Trustees of Fork Christian Church by Walter James Clayton & Will Roland
Special Exception: to permit a church
Hearing: Friday, February 10, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 West Cheasapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

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

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

1/077 Jan. 12 80593

CERTIFICATE OF PUBLICATION

1/12/, 2006

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 1/12/, 2006.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 06-261-X
Petitioner/Developer: BRAY & ASSOCIATES, WALTER CLAYTON & WILL ROLAND

Date of Hearing/Closing: FEB. 10, 2006

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

Attention: **Christen Matthews**

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 propery located at

#6806 SUNSHINE AVE.

The sign(s) were posted on JAN. 4, 2006
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

CASE # 06-201-X

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

PLACE: ROOM 106, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204

DATE AND TIME: FRIDAY, FEBRUARY 10, 2006
AT 9:00AM

REQUEST: SPECIAL EXCEPTION
TO PERMIT A CHURCH

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

JAN - 5 2006

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 20, 2005 Issue - Jeffersonian

Please forward billing to:
Fork Christian Church
6809 Sunshine Avenue
Kingsville, MD 21087

410-592-2292

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: 06-261-X
6806 Sunshine Avenue
Northeast side of Sunshine Avenue, 20 feet southeast of Stoney Batter Road
11th Election District – 3rd Councilmanic District
Legal Owners: Trustees of Fork Christian Church by Walter James Clayton & Will Roland

Special Exception to permit a church.

Hearing: Wednesday, January 4, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III
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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 12, 2006 Issue - Jeffersonian

Please forward billing to:
Fork Christian Church
6809 Sunshine Avenue
Kingsville, MD 21087

410-592-2292

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: 06-261-X
6806 Sunshine Avenue
Northeast side of Sunshine Avenue, 20 feet southeast of Stoney Batter Road
11th Election District – 3rd Councilmanic District
Legal Owners: Trustees of Fork Christian Church by Walter James Clayton & Will Roland

Special Exception to permit a church.

Hearing: Friday, February 10, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J WISEMAN III
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.

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

November 25, 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: 06-261-X
6806 Sunshine Avenue
Northeast side of Sunshine Avenue, 20 feet southeast of Stoney Batter Road
11th Election District – 3rd Councilmanic District
Legal Owners: Trustees of Fork Christian Church by Walter James Clayton & Will Roland

Special Exception to permit a church.

Hearing: Wednesday, January 4, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Edward Covahey, 614 Bosley Avenue, Towson 21204
Mr. Clayton & Mr. Roland, 6809 Sunshine Avenue, Kingsville 21087

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 20, 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

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

December 16, 2005

NEW 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: 06-261-X
6806 Sunshine Avenue
Northeast side of Sunshine Avenue, 20 feet southeast of Stoney Batter Road
11th Election District – 3rd Councilmanic District
Legal Owners: Trustees of Fork Christian Church by Walter James Clayton & Will Roland

Special Exception to permit a church.

Hearing: Friday, February 10, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Edward Covahey, 614 Bosley Avenue, Towson 21204
Mr. Clayton & Mr. Roland, 6809 Sunshine Avenue, Kingsville 21087
J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 12, 2006.**
(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.

Printed on Recycled Paper

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 06-261-X

Petitioner: TRUSTEES OF FORK CHRISTIAN CHURCH

Address or Location: 6806 SUNSHINE AVENUE (NE SIDE SUNSHINE AVE 20' SELY FROM STONEY BATTER RD.)

PLEASE FORWARD ADVERTISING BILL TO:

Name: FORK CHRISTIAN CHURCH

Address: 6809 SUNSHINE AVE

KINGSVILLE, MD. 21087

Telephone Number: 410-592-2292

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

January 2, 2006

Edward C. Covahey, Jr.
Covahey, Boozer, Devan & Dore
614 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Covahey:

RE: *Case Number: 06-261-X, 6806 Sunshine Avenue*

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 16, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Trustees of Fork Christian Church Walter Clayton 6809 Sunshine Ave. Kingsville 21087

Printed on Recycled Paper

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 6, 2006

Edward C. Covahey, Jr.
Covahey, Boozer, Devan & Dore
614 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Covahey:

RE: Case Number: 06-261-X, 6806 Sunshine Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 16, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Trustees of Fork Christian Church Walter Clayton 6809 Sunshine Ave. Kingsville 21087

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 5, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For November 21, 2005
Item No. 261

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

A variance needs to be requested to allow parking along drive aisles. This office will support the variance.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 261-12062005.doc

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

November 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: November 14, 2005

Item No.: 259, 261.

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: R. Bruce Seeley, DEPRM

DATE: December 16, 2005

SUBJECT: Zoning Item # 06-261-X
Address 6806 Sunshine Avenue
(Fork Christian Church Property)

Zoning Advisory Committee Meeting of November 14, 2005

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

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

Additional Comments:

Reviewer: P. Dennis Date: December 12, 2005

S:\Devcoord\ZAC06-261 doc

-BW 2/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 4, 2006

RECEIVED

JAN 6 2006

ZONING COMMISSIONER

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

SUBJECT: 6809 Sunshine Avenue
INFORMATION:

Item Number: 6-261

Petitioner: *Walter James Clayton, Trustee*

Zoning: RC 2

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:
The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. Architectural building materials (including: asphalt shingles and vinyl siding) shall be reviewed and approved by the Office of Planning. It is recommended that the shingles and siding be of a dark natural color.
2. Any signage shall be ground lit; no internally lit signs will be approved.
3. A lighting plan shall be submitted in conjunction with the final landscape plan to the Office of Planning for review and approval. The said plan shall also be submitted to Avery Harden, Baltimore County Landscape Architect for review and approval.
4. The front concrete sidewalk shall be extended to Sunshine Avenue.
5. It is possible that acceleration and deceleration lanes may be required; this issue will be reviewed at development plan submittal. Minimize the improvement to the extent possible at this time.

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:\DEVREVZAC\6-261.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 4, 2006

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

SUBJECT: 6809 Sunshine Avenue

INFORMATION:

Item Number: 6-261

Petitioner: Walter James Clayton, Trustee

Zoning: RC 2

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:
The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. Architectural building materials (including: asphalt shingles and vinyl siding) shall be reviewed and approved by the Office of Planning. It is recommended that the shingles and siding be of a dark natural color.
2. Any signage shall be ground lit; no internally lit signs will be approved.
3. A lighting plan shall be submitted in conjunction with the final landscape plan to the Office of Planning for review and approval. The said plan shall also be submitted to Avery Harden, Baltimore County Landscape Architect for review and approval.
4. The front concrete sidewalk shall be extended to Sunshine Avenue.
5. It is possible that acceleration and deceleration lanes may be required; this issue will be reviewed at development plan submittal. Minimize the improvement to the extent possible at this time.

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

Prepared by: Cynthia Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREVIAC\6-261 doc

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: 11.28.05

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

RE: Baltimore County
Item No. 261 JNP

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 SPECIAL EXCEPTION	*	BEFORE THE
	6806 Sunshine Avenue; NE/S Sunshine Avenue, 20' SE Stoney Batter Road	*	ZONING COMMISSIONER
	11th Election & 3rd Councilmanic Districts		
	Legal Owner(s): Trustees of Fork Christian Church by Walter James Clayton, Trustee	*	FOR
	Petitioner(s)	*	BALTIMORE COUNTY
		*	06-261-X

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

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 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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of November, 2005, a copy of the foregoing Entry of Appearance was mailed Edward C. Covahey, Jr, Esquire, Covahey, Boozer, Devan & Dore, P.A., 614 Bosley Avenue, Towson, MD 21204 , Attorney for Petitioner(s).

RECEIVED
NOV 2 9 2005
Per.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

December 16, 2005

Edward C. Covahey, Jr.
Covahey, Boozer, Devan & Dore
614 Bosley Avenue
Towson, MD 21204

Dear Mr. Covahey, Jr.:

RE: Case Number: 06-261-X, 6806 Sunshine Avenue

The above matter, previously scheduled for January 4, 2006, has been postponed at the request of J. Carroll Holzer on behalf of the Long Green Valley Association. The hearing has been rescheduled per our discussion with Mr. Sterling Leese, a representative from Mr. Holzer's office, and myself, and the notice of hearing reflecting this agreement is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Walter James/Will Roland, 6809 Sunshine Avenue, Kingsville 21087
J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286

Printed on Recycled Paper

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

February 20, 2007

Vincent J. Moskunas, Sr., President
Site Rite Surveying, Inc.
200 East Joppa Road, Suite 101
Towson, Maryland 21204

RE: Spirit & Intent Request Letter, 06-261-X
Fork Christian Church, 6806 Sunshine Avenue
11th Election District

Dear Mr. Moskunas:

Your letter to the Director of Permits and Development Management has been referred to me for reply. Based on the information contained in the BCZR (Baltimore County Zoning Regulations) and research of available records the following has been determined.

The property known as Fork Christian Church located at 6806 Sunshine Avenue benefits from a Special Exception, Case No. 06-261-X. The plan submitted with this hearing showed the parking to be located on the north and west area of the lot. The red-lined plan submitted with your recent request to move the parking area primarily behind the church due to environmental issues has been reviewed by this office and within the spirit and intent of this public hearing.

A copy of this letter and the plan submitted with your spirit and intent letter will become the permanent revised plan for this zoning case. Should you have any additional questions I can be reached at 410-887-3391.

Sincerely,

Donna Thompson
Planner II, Zoning Review

DT

SITE RITE SURVEYING, INC.
200 East Joppa Road, Suite 101
Towson Maryland 21286
(410) 828-9060

We have to do
To: DT
2/6/07

January 23, 2007

Mr. Timothy M. Kotroco, Director
Dept. of Permits & Development Management
111 West Chesapeake Avenue
Towson MD 21204

Re: Spirit & Intent for Fork Christian Church
Case No. 06-261-X

Dear Mr. Kotroco:

The subject project had a Special Hearing for the use of a church in a RC-2 Zone. The hearing was approved by the Zoning Commission. Enclosed is a copy of his order. Also enclosed is a red line print of the revisions that had to be made to the exhibit as approved by the hearing.

The revisions are due to an erroneous wetland delineation for property next door which is a recorded record plat entitled "John G. Class and Anna M. Class" and recorded among the plat records of Baltimore County in Liber S.M. 67, folio 118.

When Eco-Science, Inc., an environmental firm hired by the Church, went to evaluate the location, they found the wetland to encroach into our site and with the required setback from the wetlands, the parking lot, as designed, had to be relocated to remove them from the buffer easement as now established. By their finding, the parking lot was moved to the rear of the property directly behind the church. This location makes it inconvenient for the Church Members because of the additional distances that have to park to access the church. Because of this discrepancy, this revision, although not the best solution, is the only remedy because of the wetland required setback.

We hope that with this evidence, you will find these revisions are not a material change of the approved exhibit and it does not require another special hearing to refine the approved exhibit for the project as shown on the enclosed plat indicated in red.

If you need additional information, don't hesitate to contact this office.

Sincerely,

Vincent J. Moskunas, Sr.

Vincent J. Moskunas, Sr.
President

VJM/atm
Enclosures

File: Kotroco.Fork Christian doc\vjm

LAW OFFICES
J. CARROLL HOLZER, P.A.
508 FAIRMOUNT AVENUE
TOWSON, MARYLAND 21286
(410) 825-6961
FAX (410) 825-4923 / E-MAIL: JCHOLZER@BCPL.NET

Facsimile Cover Sheet

To: Tim Kotroco

From: J. Carroll Holzer/Sterling Leese/Peggy Gilley

Date: Dec. 14, 2005 Time: 2:00 a.m./p.m.

Total Number of Pages Including this Cover: 3

Original Will ✓ / Will Not ____ Follow.

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

For Sending Office Purposes:

Fax Number: 410- Main Number: 410-

Client & Matter: File Number: #

CONFIDENTIALITY NOTICE

The information in this transmittal is intended only for the individual or entity named above. The attached letter or documents may be legally privileged and confidential. If you have received this information in error, please notify the sender immediately and return the original transmission to us by mail. Return postage is guaranteed. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or copying of this communication or its contents is strictly prohibited and a breach of confidentiality.

C FORMS/Faxcover

HOLZER & LEE

LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER
1937-1989

THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.
TOWSON, MD 21286
(410) 825-6961
FAX (410) 825-4923
E-MAIL JCHOLZER@HOTMAIL.NET

December 14, 2005
#7597

Kristen: OK to postpone & reset. TK

Via Fax 410-887-5708
Timothy Kotroco, Director
Department of Permits and Development Management
111 West Chesapeake Ave.
Towson, Maryland 21204

RE: Long Green Valley Association
Fork Christian Church
6806 Sunshine Avenue
Kingsville, Maryland 21087
Case No.: 06-261 X
Hearing Date: Wednesday, January 4, 2006, 9:00 a.m.

Dear Mr. Kotroco:

Please be advised that I have just been contacted by the Long Green Valley Association which first noticed in *The Jeffersonian*, dated December 8, 2005 the notification that there would be a hearing on the above-captioned case on January 4, 2006.

The Long Green Valley Association has interest in this matter. However, they have yet to go through their necessary procedures to take a formal position in regard to the request of the Fork Christian Church.

In addition, Charlotte Pine, President of the Association, will be out of the country on that particular date and she would be a necessary witness on behalf of the Community Association. Furthermore, due to the lateness of the notice and the holidays between now and January 4, 2006, the Community will not have time to prepare itself for the hearing scheduled before the Zoning Commissioner.

Because I believe this is the first time the case has been set in for a hearing, I would respectfully request that the matter be postponed and rescheduled at a more convenient date. I would be glad to work with the Office of the Zoning Commissioner and the representative of the Fork Christian Church to arrive at a mutually convenient date.

I appreciate your attention in this matter.

Very truly yours,

J. Carroll Holzer

JCH:mlg

12/16/05

Per conversation w/ Mr. Cavalier + Mr. Lee (Holzer's office) date agreed upon for a full day .. 2/14/06.

cc: Ms. Carol Shaw
Ms. Charlotte Pine

PATUXENT PUBLISHING COMPANY

Towson Office
409 Washington Avenue
Legal Advertising
Ph: 410-337-2425
FAX: 410-825-4278

Susan Wilkinson Ext. 3425
Ellen Harris Ext. 3418
Leah Dean Ext. 3432
Joanne Wernick Ext. 3512
Kathy Conahan Ext. 3417
Sue Thomas Ext. 3513

410 887-5708

VERIFICATION OF CANCELLATION

TO: Kristen / Zoning

RE: Ad No. JT 12/6/0

Invoice No. 78673 Run Dates: —

Property No. 06-261-X Fork Ch Ch

Amount Owed: Ø

The above ad was tentatively canceled on 12-16-05
Please verify this cancellation by signing below and faxing this form back to us.

Your written verification is necessary in order to stop charges on this ad

Signature Kristen Matthews

Company Zoning Review - PDM

PLEASE PRINT CLEARLY

CASE NAME 6806 SUNSHINE AVE.
CASE NUMBER 06-261-X
DATE 2-10-06

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
JOE WILSON	3907 TILA ROAD	BALTIMORE, MD 21234	JOE@forKchristian.org
SCOTT CUNNER	12216 STONEY BATTER RD	KINGSVILLE, MD 21087	CCMLLC@verizon.net
TOM BRAY	12407 Glenbauer Rd	Kingsville, MD 21087	tom@chesapeaketax.com
~~GEORGE MATSCHRZAK~~	~~11825 BELAIRE RD~~	~~KINGSVILLE MD 21087~~	~~SATURN@GMAUTOMOTIVE.COM~~
VINCENT J. MOSKUNAS	200 E. JOPPA RD.	TOWSON, MD. 21286	VJM.MVM@AOL.COM
[illegible] C. [illegible]	614 [illegible]	[illegible]	

PLEASE PRINT CLEARLY

CASE NAME 6806 SUNSHINE AVE.
CASE NUMBER 06-261-X
DATE 2-10-06

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Charlotte Pine	607 Balt Ave Towson	Md. 21204	CWP1926@comcast.net
for Long Green Valley Assoc.			
Michael L. Berkheimer	6807 New Cut Rd	Kingsville MD 21087	m.berkheimer@
GEORGE MASZCZYK	11805 BELAIR Rd	Kingsville MD 21087	worldnet.att.net
DENNIS G. KOZLOWSKI	4415 DARLEIGH Rd	Perry Hall MD 21236	SAGES@GMAUTOMOTIVE.COM
			dkozlowski5@verizon.net
	Kingsville Comm	Alliance	

MERRITT
FORT
BM CR
BL CR
RCC
COUNTRY HILL
RC 5
HARFORD
SUNSHINE
RC 2
STONEY BATTER
Copyright (C) 2005 Baltimore County, Maryland

06-261-X

Department of Environmental Protection and Resource Management

401 Bosley Avenue, Suite 416
Towson, Maryland 21204

Baltimore County

James T Smith, Jr., County Executive
David A C Carroll, Director

410-887-2762
Fax: 410-887-4804

Ground Water Management

October 21, 2005

Mr. Joe Wilson
FORK CHRISTIAN CHURCH
P O BOX 55
6809 SUNSHINE AVE
FORK MD 21051

RE: N/S Sunshine Avenue @ intersection with Stoney Batter Road, Fork Christian Church, D-11

Dear Mr. Wilson,

A representative of this office, J. Robert Powell, R.S., conducted soil evaluations on 04/09 and 11/13/2002 regarding the above-referenced lot(s).

Based on the evaluations and the master plan dated 09/07/2005, **APPROVAL** will be granted for the installation of a private sewage disposal system. Soil percolation tests will be ***valid for a period of five (5) years from the date of tests, approval letter or record plat, whichever is most recent***. At the expiration of this period of time, the results will become **VOID** without notice to that effect having been given by the Approving Authority.

It should be noted, there is an area designated on the site plan for the sewage disposal system and expansion thereof. Under no circumstances shall any permanent structures above or below ground, be permitted within this area. Also, no underground electric lines, water pipes, gas lines, etc., shall be permitted in the septic reserve area.

The following are comments that concern persons developing property:

- Where water wells are to be used as a source of water supply, the Baltimore County Code, (Title 35, Article 2, Sec. 35-41), requires that a well meeting the minimum recovery rate of one gallon per minute be drilled prior to issuance of a building permit.

- Water well yield test reports shall be valid for a period of three years from the date of the yield test. At the expiration of that period of time, a retest must be performed and the report submitted to this office prior to issuance of a building permit.

Ret #2

- In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. **PLEASE NOTE**: For subdivisions of 11 or more lots a Water Appropriation Permit application must be submitted for review. This permit must then be issued by the Maryland Department of the Environment, Water Management Administration before final approval of the subdivision. Questions regarding the subdivision process should be directed to Mr. R. Bruce Seeley, R.S., in the Development Coordination Section at 410-887-5859.

Attached is a copy of the original soil evaluation data for the above-referenced lots.

If you have any questions regarding this matter, please contact this office between 8:30 - 9:30 a.m.

Sincerely,

J. Robert Powell, R.S.
Soil Evaluation Program

attachments

J:\PERC LETTERS\2005 PERC LETTERS\Approval Letters\Sunshine AVe,NS,Fork Christian,10-21-05.doc

Perc Data

10/21/2005

Subdivision: **a.k.a.:** Fork Christian Church **Type:** C **No. of Lots:** 1

Street: Sunshine Ave. **District:** 11

Location: N/S of Sunshine Ave., 30' E of Stoney Batter Rd. **Tax Acct.** 11-20-067350

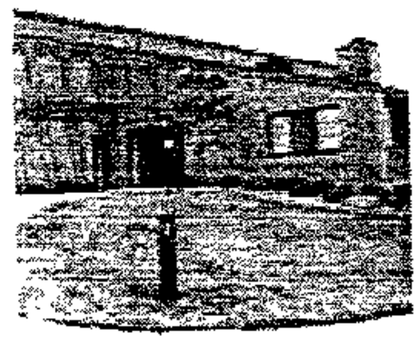
Lot #	Perc Hole	Sanitarian	Draw Down	Depth	Test Date	Soil Profile	Remarks
00							
	A	Powell			4/9/2002	Clay 0-6' Weathered BLA with some boulders 6'-14' Bedrock at 14'	
	B	Powell	3 min	9 ft.	4/9/2002	Clay 0-8' BLA (some boulders) 8'-19'	Water test does not accurately reflect soil absorption capability. System should be designed on 16 min test.
	C	Powell			4/9/2002	Clay 0-8' BLA 8'-18'	
	D	Powell			4/9/2002	See attached soil profile description	
	E	Powell			4/9/2002	Clay 0-6' BLA and clay 6'-16'	
	F	Powell			11/13/2002	See attached soil profile description	
	G	Powell			11/13/2002	See attached soil profile description	

Proposed additional church building Need a more detailed usage letter, Pastor and member of building committee informed onsite at time of testing. Soil Profile testing on test pit D indicates that site may support a Low Pressure Dosing system for future repair; however more testing will be required to verify this. If the revised usage letter indicates that insufficient area exists for one installation and one repair, additional testing for the LPD will be necessary. BLA = Bradshaw Layered Amphibolite

Total Number of Perc Holes = 7

Religious Facilities

Designing environments to fully support the diverse activities of the religious facility user is a priority when planning a house of worship. Our architects meet with the congregation throughout the design process to determine the space requirements for a growing religious community. Such planning meetings contribute to the success of the design, thus ensuring the successful integration of spaces for worship and social meetings, as well as recreation.



St Philips Episcopal Church
Annapolis, Maryland
New Family Life Center Addition and Renovations to the existing Sanctuary

Beth Tfiloh Congregation
Pikesville, Maryland
Renovation to Judaica Store

Chisuk Amuno Congregation
Pikesville, Maryland
Renovation for Cantor's suite, classroom, child development , and administrative offices

Church of Jesus Christ of Latter Day Saints
Churchville, Maryland
Classroom, cultural hall, office, gym, and kitchen addition

Church of Jesus Christ of Latter Day Saints
Severna Park, Maryland
Renovations to sanctuary and addition including multipurpose room, library, kitchen, and additional classrooms

Hunt's Memorial United Methodist Church
Baltimore County, Maryland
New fellowship hall, kitchen, class- rooms, and renovations to existing facility

Maryland Presbyterian Church
Baltimore County, Maryland
Renovations to existing church including fellowship hall addition

New Antioch Baptist Church
Randallstown, Maryland
New sanctuary, kitchen class rooms, meeting rooms, child development and offices

New Antioch Baptist Church #2
Randallstown, Maryland
New 3000 seat sanctuary

Owen Brown Interfaith Center
Columbia, Maryland
New interfaith center with two sanctuaries, offices, and a six classroom day care center

Providence Baptist Church
Baltimore, Maryland
New church building including multi-purpose facility, child development center, church school and active solar heating system

Pet #5

[illegible]
[illegible], Maryland

Renovations and Sunday School addition

St. Paul's Lutheran Church
Kingsville, Maryland
Renovations to historic church and an eight classroom addition to the church school

Silver Spring Unitarian Universalist Church
Silver Spring, Maryland
Addition and extensive interior remodeling to sanctuary
Stevenson A.M.E. Church
Sparks, Maryland
Additions and alterations to existing sanctuary

Towson Unitarian Universalist Church
Towson, Maryland
New church and Montessori school

All Souls Unitarian Church
Washington, D.C.
Energy conservation study

Chapel, Pittsburgh V.A. Hospital
Pittsburgh, Pennsylvania
Energy conservation evaluation

First Baptist Church
Landsdowne, Maryland
Master Plan and 500 Seat Sanctuary Design

Emanuel Baptist Church
Baltimore, Maryland
Misc. Renovation Work

Payne AME Church
Baltimore, Maryland
Design for 350 Seat Sanctuary

Easton Presbyterian Church
Easton, Maryland
Renovations and Additions

<< Previous Page

Greater Kingsville Civic Association, Inc.

P.O. BOX 221 • KINGSVILLE, MARYLAND 21087

February 7, 2006

To the Zoning Commissioner—

Regarding Fork Christian Church in Kingsville / Request for Special Exception

Fork Christian Church met with our board at our last meeting on January 18 and presented plans for their new church building. They had met with us previously, as well, during the planning process.

Our association is always concerned that new development blend into the rural fabric of the established community as much as possible, and we feel that this church has made a sincere effort to do that.

We have an excellent dialogue with the church leaders and we are assured by them that they will work with us on further details, such as lighting (avoiding light trespass and shielding light sources), reducing the impact of curb and gutter as it is presently shown on the architect's rendering for the structure (we encourage the church to seek a waiver for curbing requirements to the greatest extent possible and we will support such a waiver), softening the visual impact of the parking area, which as drawn shows a striped parking lot over a large expanse of asphalt, signage, and providing adequate landscape planting to soften the visual impact of the new structure.

That all being said, the board of the GKCA has no opposition to the church's request for Special Exception.

Thank you.

Sincerely,

Michael A. Trush

President

5A

Kingsville Community Alliance

www.KingsvilleAlliance.com

P.O. Box 251 Kingsville MD 21087

Recording 410-592-3412 Cell 443-622-9564

Baltimore County Zoning
400 Washington Avenue Courthouse
Towson, MD 21204

To Whom It May Concern:

Fork Christian Church presented the plans for their new facility to our members on the January 10, 2006 meeting. The plans were unanimously approved as presented with no changes or recommendations.

Sincerest Thanks,

George Majchrzak
The Kingsville Community Alliance

5B

Standard Comments for Rural Residential Development
Rural Protection Committee of the Greater Kingsville Civic Association

Item	Planning Comment	FCC Response
1	Narrow Road Width	Road width not changed
2	No Accel/Decel Lanes	Sunshine Avenue is a state highway. For public safety purposes, and accel/decel lane is presented on the submitted plans. Community would prefer to eliminate. If not a traffic problem for community, FCC would readily comply with community's preference.
3	No Sidewalk or Curb and Gutter	FCC does not plan to put a sidewalk or curb and gutter street front. Sidewalks will be limited to enable people ingress and egress between parking lot and building
4	Preservation of Existing Vegetation	A 1.62 acre forest conservation area is designed on existing plans
5	Wide Densely Planted Buffers with a Natural Appearance	FCC has had a excellent relationship with the community and its neighbors during its 100+ year life. A draft of the proposed Landscape Plan will be reviewed and discussed with the GKCA prior to its submission to the County for Approval (lighting issues will also be addressed at this time
6	Minimal Lighting	A lighting plan will be designed with the community in mind. Additional lighting for safety during evening events will be on timers to automatically turn off after a set time returning the lighting to a lighting plan to accommodate the needs of staff or others accessing the facilities at other times

Comments from a meeting with the Rural Protection Committee in September 2004

Pet #6

Item	Planning Comment	FCC Response
1	Move parking to rear	Done
2	Since entrance and exit	Done, revised original plans from two E/E on north side to one E/E on north side and retain the one on the south side of Sunshine Avenue
3	No accel/dec lane	This is a request will be accommodated if possible since it will save FCC money. Issue is public safety and community convenience issue. We will accommodate either way if County defers to Community.
4	Set building back as far as possible	Done given parking, conservation area, and septic reserve areas in back of lot
5	Suggest divided windows on both sides	Added to building plans open item list
6	Foundation – stone or stone look	Added to building plans open item list
7	Limited parking lot lighting	See comment 6 above
8	No façade lighting	See comment 6 above
9	Everyone likes green roof	Will keep
10	Leave tree on west side as a buffer, driveway on the east side	Driveway is on west side of building due to slope of lot and moving parking to back and side of building. Trees on west boundary will be preserved if possible.
11	If entrance is in rear, front should look like front	Agreed
12	Classrooms on right?	Yes.
13	Is tower a bell tower?	Tower to be eliminated in revised drawings
14	Will there be a steeple or a cross?	
15	Discuss signage once presented	Will be part of Landscape Plan and presented to community for review before submitted to County

Memorandum
To: Building Committee
From: Tom Bray, Project Manager
Subject: Compliance with County and Community Recommendations
Date: December 6, 2005

There were two

Office of Planning, Baltimore County Comments

Item	Planning Comment	FCC Response
1	Relocate parking to side/rear of building	Done in plans as revised 11/1/05
2	If two access points are proposed they are acceptable to the Planning Office	Two access points to parking: 1) on south side of Sunshine Avenue – existing parking, and 2) into proposed structure
3	No parking between building and road unless for drop off area and or minimum number of parking spaces for handicp	Done, none alt all. Handicap parking on side but just as close to front entrance as if parking space were in front.
4	Use more authentic looking stone, not split-face block	
5	Add window panes in all windows	Noted – put on open item listing for specifications and scope of work for building plans
6	Use earth tone colors for building materials (rendering is too light)	Agreed, earth tones which complement the stone selected for 4 above shall be used.
7	Vinyl siding is acceptable	Vinyl siding shall be used on all sides except front of building
8	Provide a lighting plan with the Final Landscape Plan	Noted – put on open item listing and part of building permit process
9	Signs shall be ground lighted, not internally illuminated	Noted – put on open item listing for specifications and scope of work

Det #7

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

77-42-A
#7

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Trustees of Fork Chr. Ch. legal owner 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 1A00.3.B (3) to permit a setback of 60 feet from the centerline of Stoney Batter Road in lieu of the required 75 feet and to permit a front setback of 30 feet instead of the required 50 feet. ~~and Section 409.2a (4) to permit parking spaces within 9 feet of right of way line in lieu of the required 8 feet.~~

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

We are planning renovation of our present church facilities to include adequate Sunday School space. In so doing, it is impossible to restructure the facilities on the present site and include a 75 foot setback. The architect has already redesigned the structure to give a 60 foot setback instead of a 35 foot as originally planned. If another 15 feet is lost, it will make renovation impractical, concerning space needed.

See attached description

MAP
HEARING
DATE
TYPE
BY

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Larry A. Leddin
Trustee - Chairman of the Board
Legal Owner

Address Fork Christian Church
Fork, Maryland

Contract purchaser

Address

Petitioner's Attorney

Address 210 W Pennsylvania Ave
Towson, Md.

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of ~~August~~ July, 1976, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the ~~August~~ 23rd day of August, 1976 at 10:00 o'clock A.M.

JUL 13 '76 PM

OFFICE OF PLANNING & ZONING

Zoning Commissioner of Baltimore County.

(over)

the adve ..ement, posting of property, and publi aring on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a setback of 60 feet from the centerline of Stoney Batter Road instead of 75 feet, a front setback of 30 feet instead of the required 50 feet, and parking spaces within zero feet of the right of way line instead of the required 8 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of November, 197 6, that the herein Petition for the aforementioned Varia should be and the same is GRANTED, from and after the date of this Order, sub to the approval of a site plan by the Department of Public Works and the Office Planning and Zoning.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 197 that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Fork Christian Church
Legend for Pictures

Pg 1 A. Site from Harford Road Side
Pg 1 B. Site from existing building across Sunshine Avenue
Pg 2 C. Site from Belair Road Side
Pg 2 D. Property from Harford Road Side
Pg 3 E. Property from intersection of Sunshine Avenue and Stoney Batter Road
Pg 3 F. Property (Church Building) from Site
Pg 4 G. Property (Church Building) from Belair Road side
Pg 4 H. Property from Belair Road side
Pg 5 I. Sunshine Avenue approaching Site from Harford Road
Pg 5 J. Looking toward Harford Road from proposed driveway
Pg 6 K. Looking toward Belair Road from proposed driveway
Pg 6 L. Sunshine Avenue approaching Site from Belair Road

Pg 8A
8L

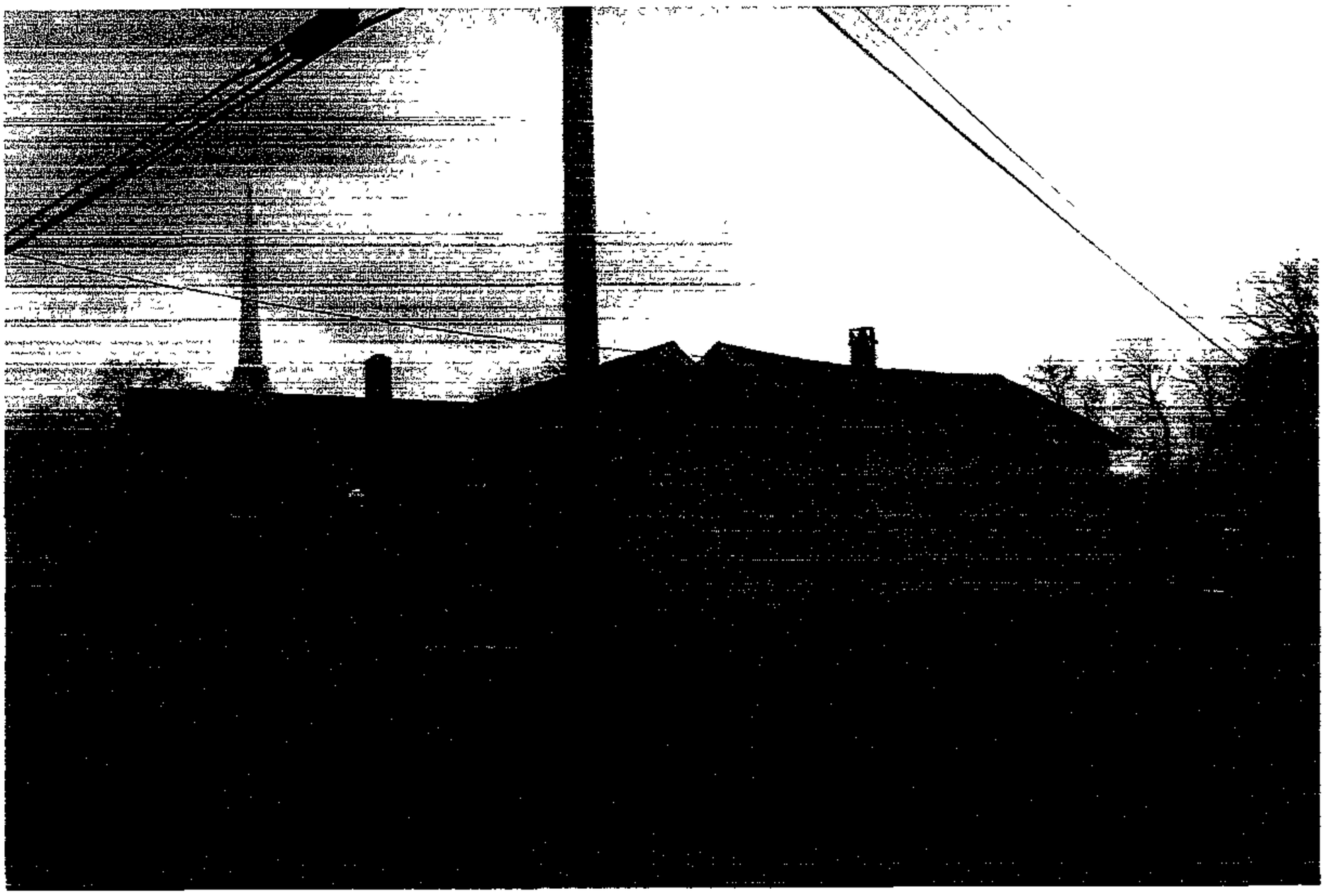
A.

B

C.

D.

E



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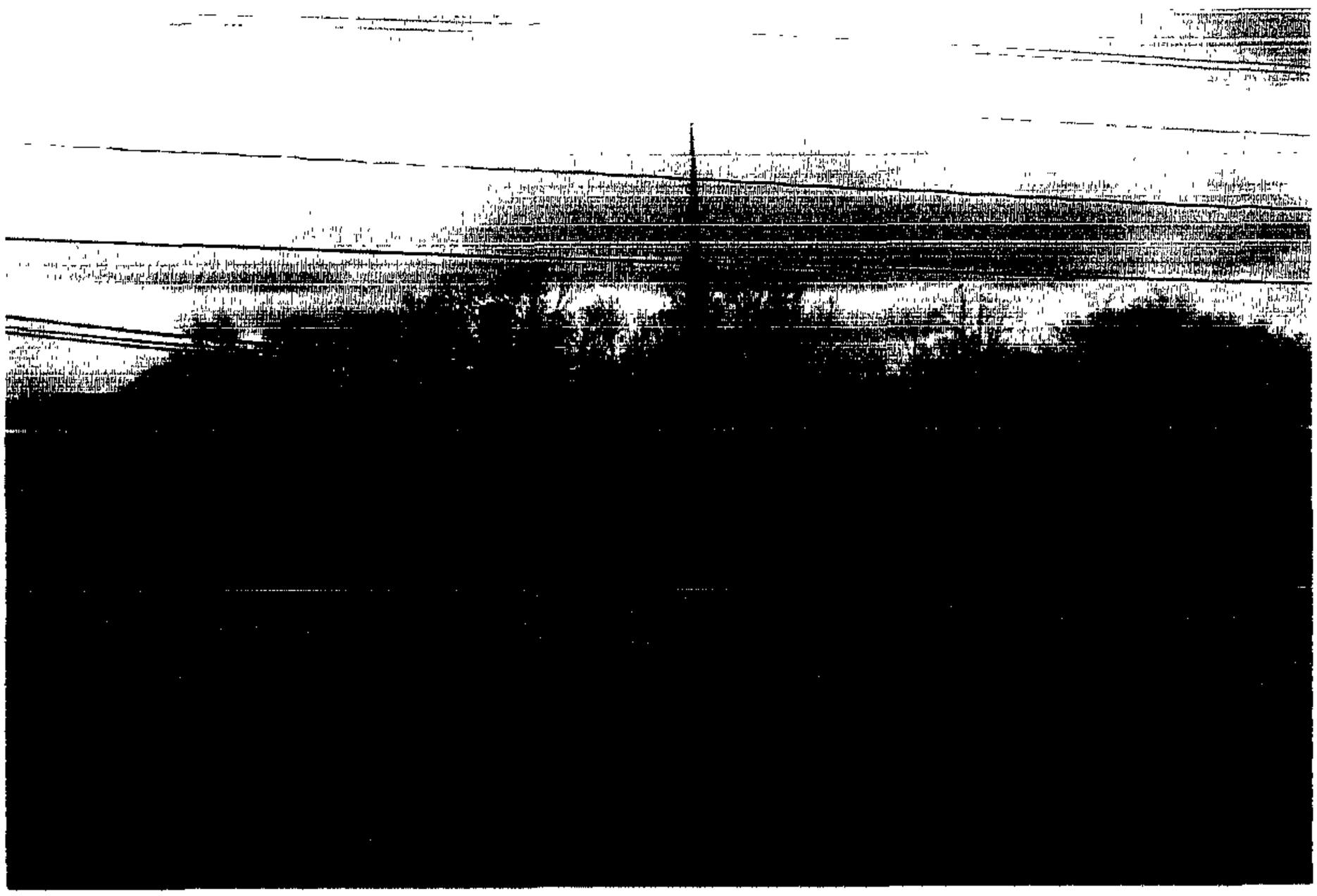

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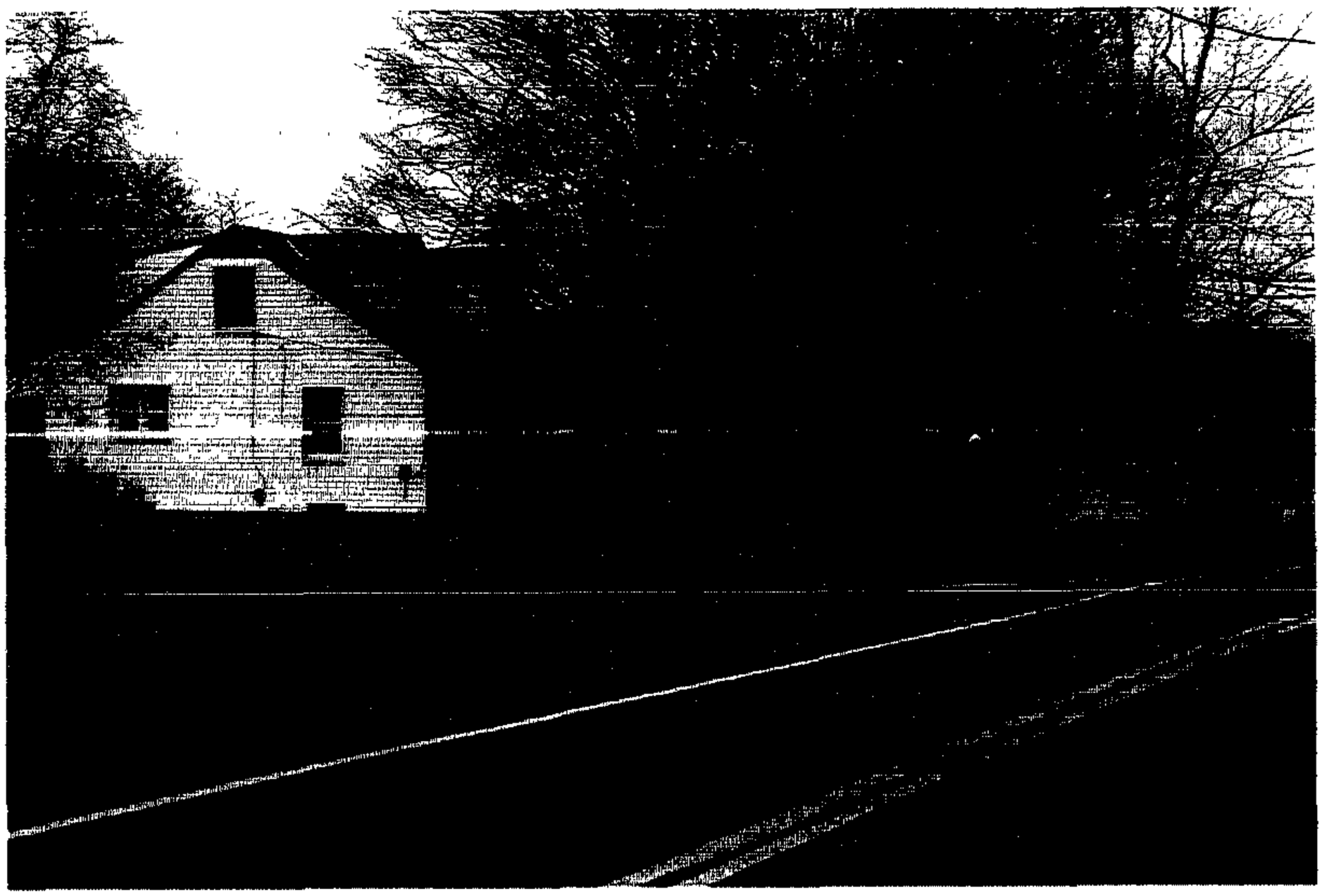

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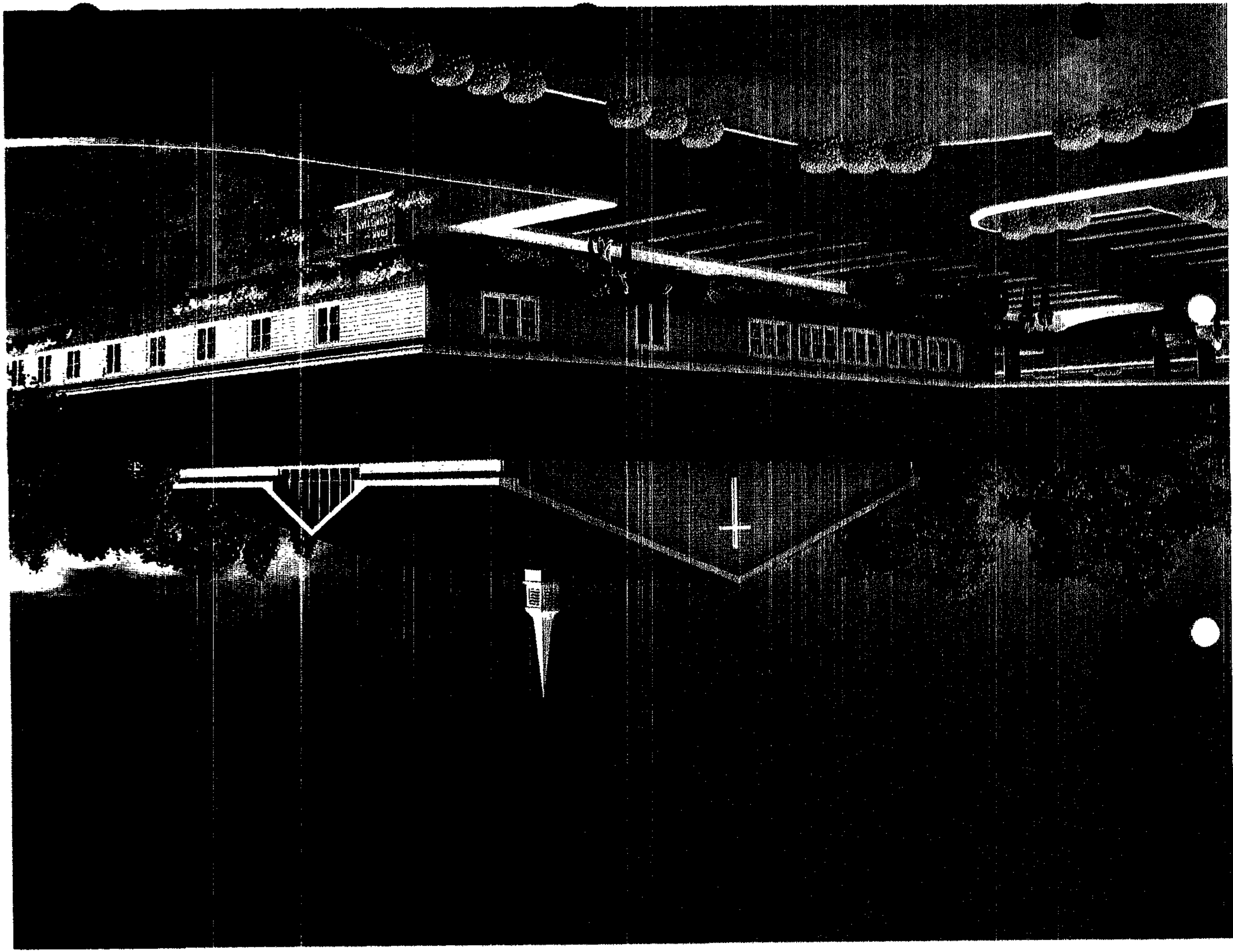

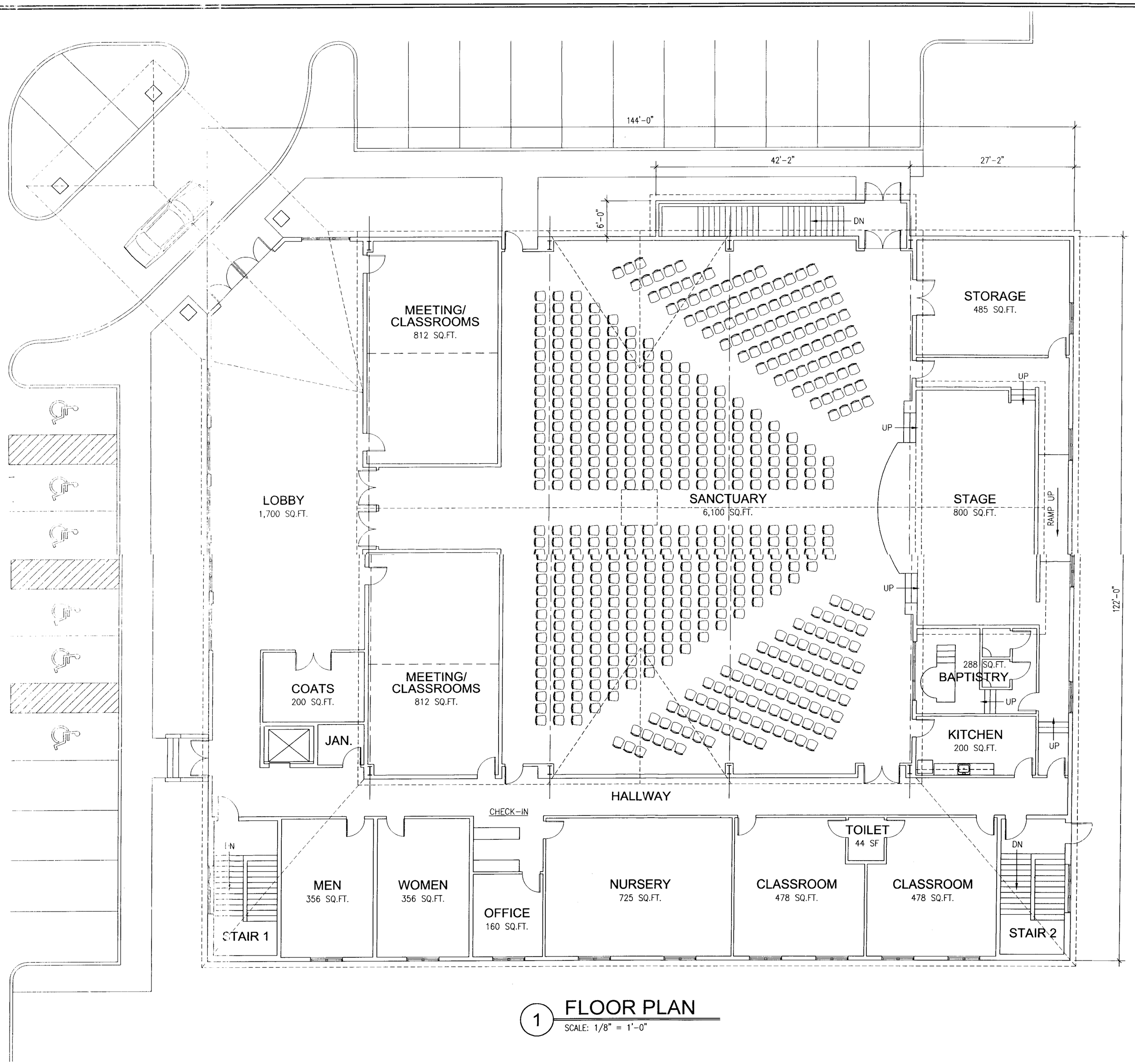

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

BECK POWELL & PARSONS
Architecture · Planning . Interior Design

29 W. Susquehanna, Suite 300
Towson, Maryland 21204
410-828-9220 / Fax: 410-828-9661
E-mail: main@beckpowell.com

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REVISIONS

NO.	DATE	DESCRIPTION
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	.	.

PROJECT:

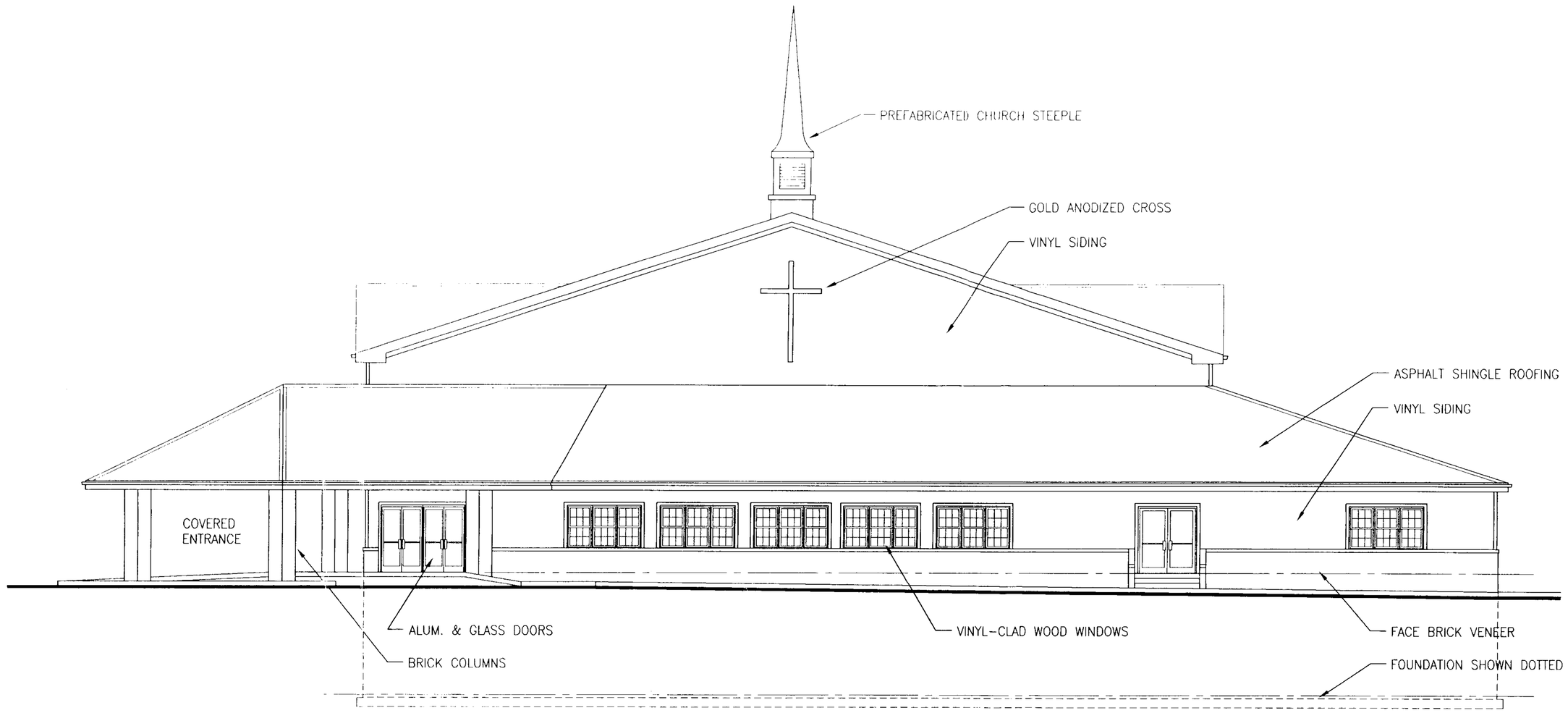
FORK CHRISTIAN CHURCH

SUNSHINE AVENUE
BALTIMORE COUNTY, MD

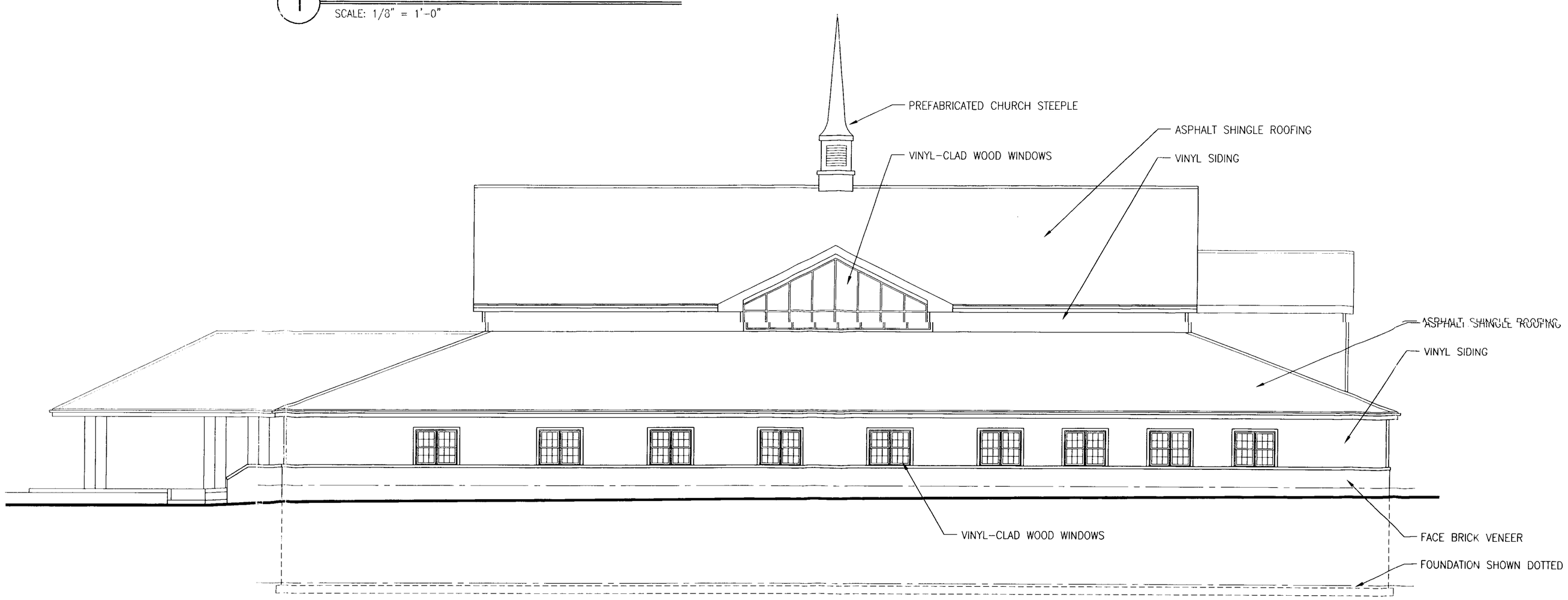
DRAWING TITLE:

FLOOR PLAN

DESIGNED .	JOB NO. 240050
DRAWN .	SCALE AS SHOWN
CHECKED .	DATE 12/20/05
FIRM BP&P	DRAWING A-1



1 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

BECK POWELL & PARSONS
Architecture · Planning , Interior Design
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Towson, Maryland 21204
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REVISIONS

NO.	DATE	DESCRIPTION
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PROJECT:

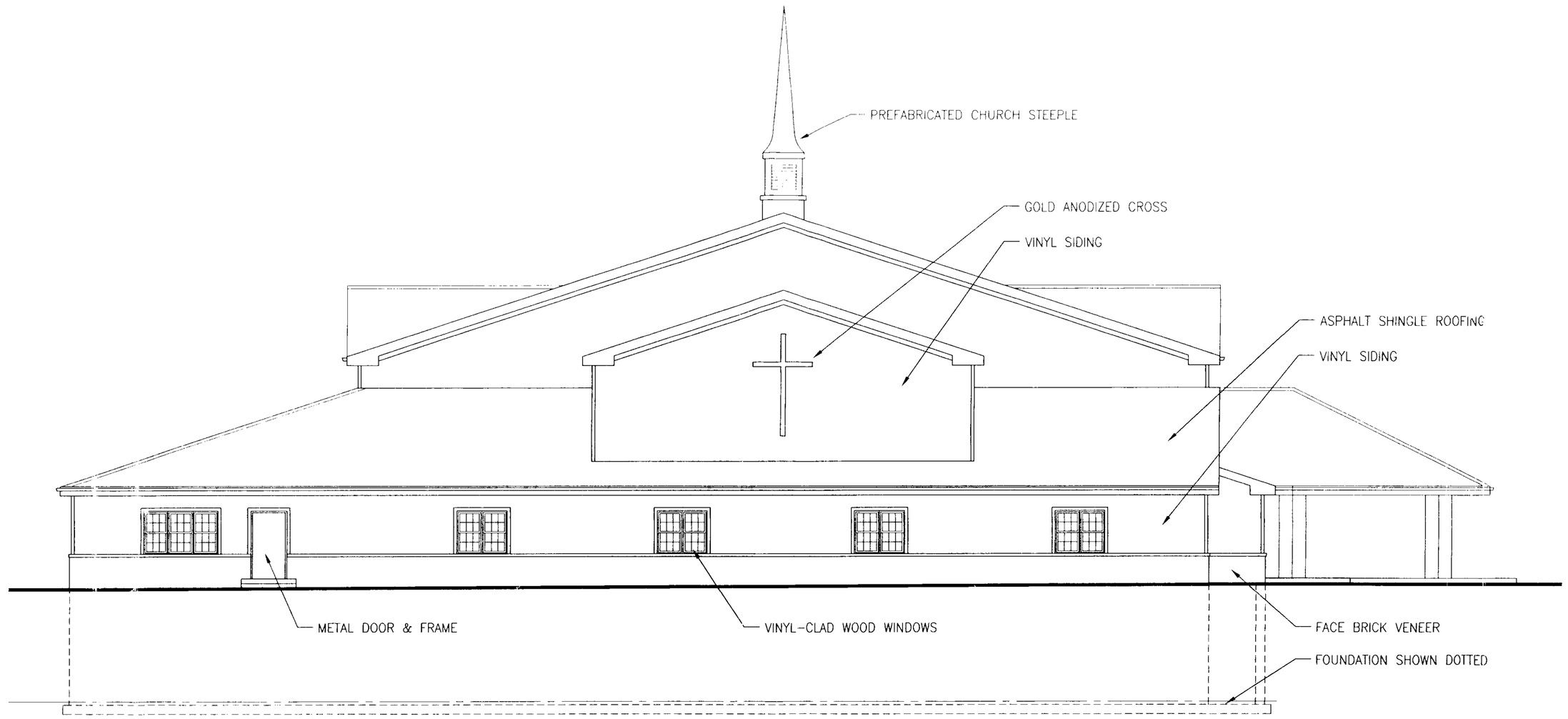
FORK CHRISTIAN CHURCH

SUNSHINE AVENUE
BALTIMORE COUNTY, MD

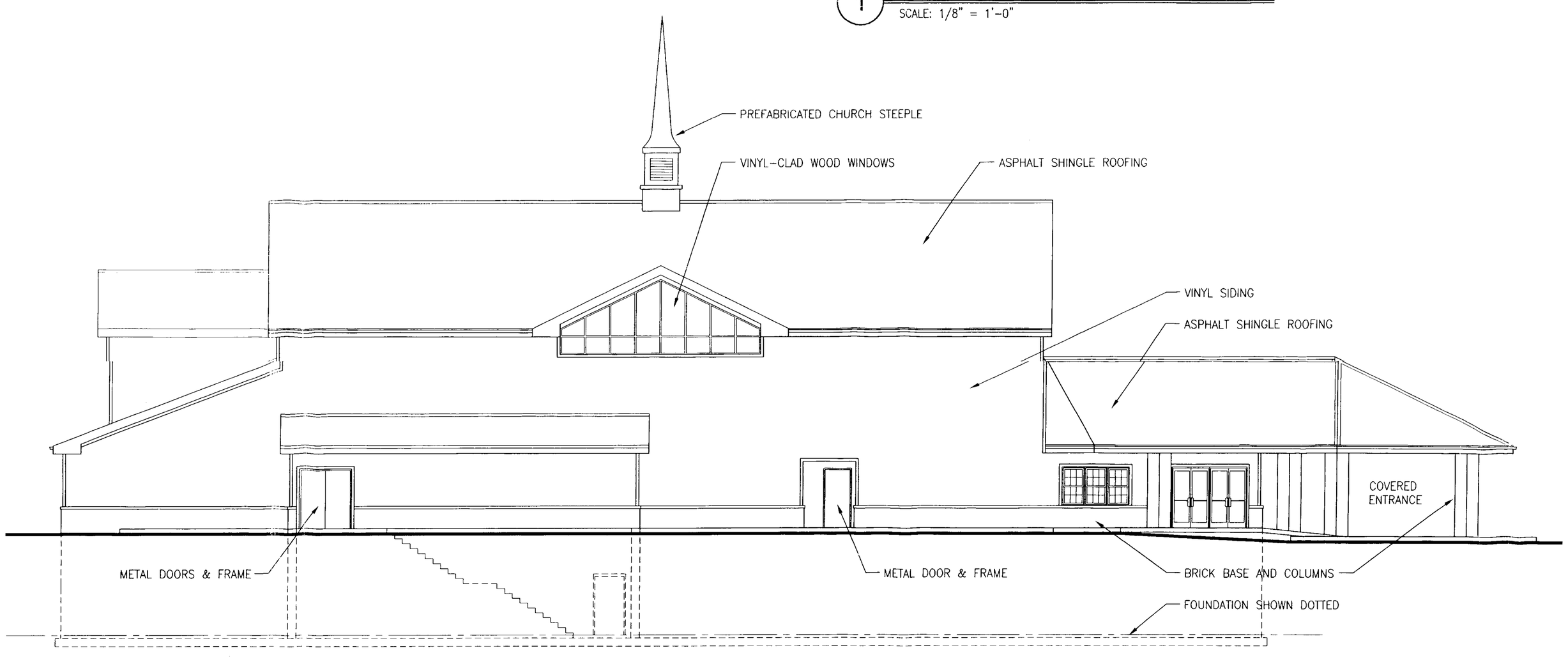
DRAWING TITLE:

EXTERIOR ELEVATIONS

DESIGNED .	JOB NO. 240050
DRAWN .	SCALE AS SHOWN
CHECKED .	DATE 12/20/05
FIRM BP&P	DRAWING A-2



1 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

BECK POWELL & PARSONS
Architecture · Planning , Interior Design
29 W. Susquehanna, Suite 300
Towson, Maryland 21204
410-828-9220 / Fax: 410-828-9661
E-mail: main@beckpowell.com
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REVISIONS

NO.	DATE	DESCRIPTION
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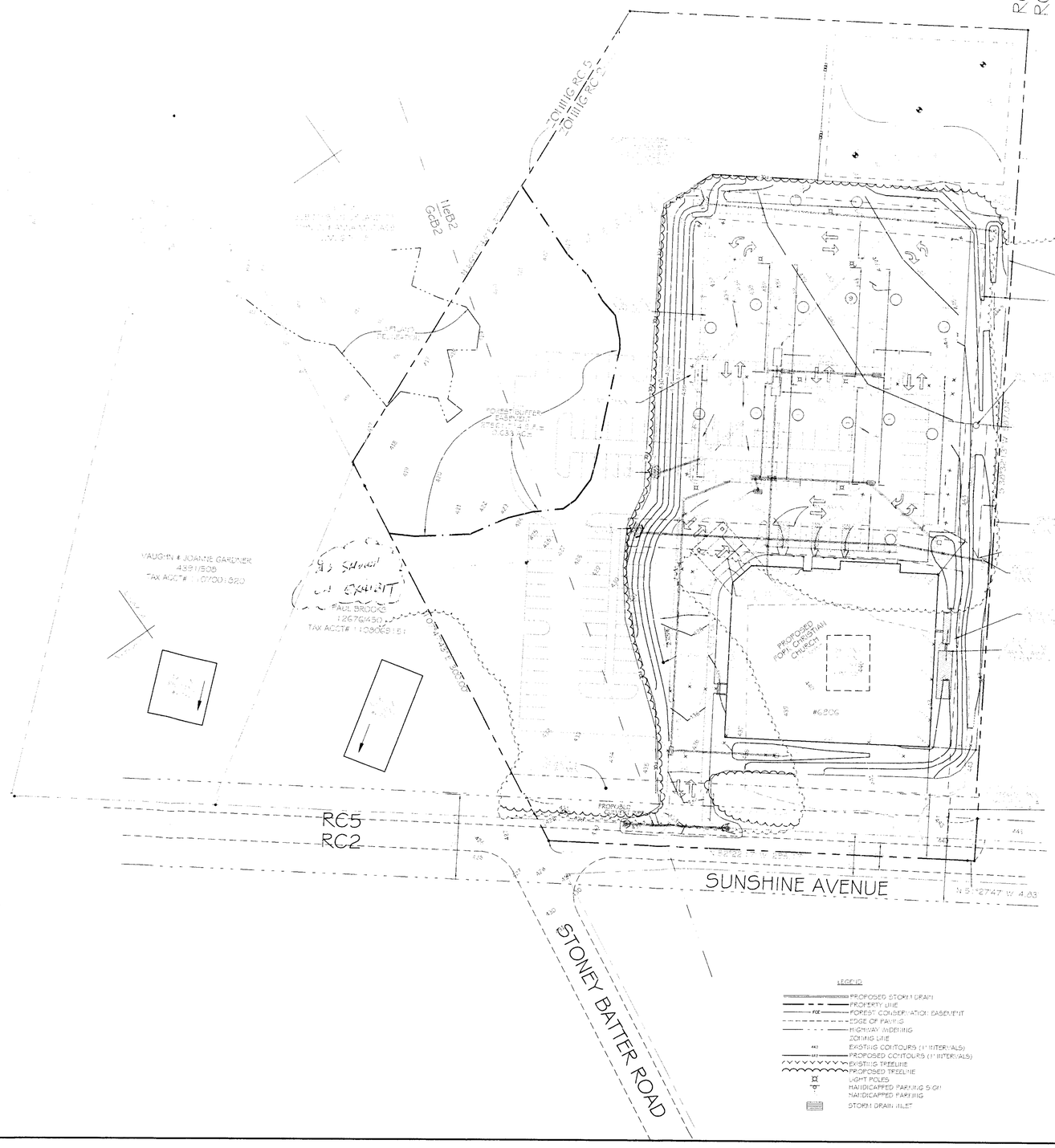
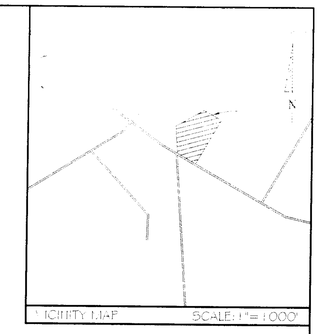
PROJECT:

FORK CHRISTIAN CHURCH
SUNSHINE AVENUE
BALTIMORE COUNTY, MD

DRAWING TITLE:
EXTERIOR ELEVATIONS

DESIGNED .	JOB NO. 240050
DRAWN .	SCALE AS SHOWN
CHECKED .	DATE 12/20/05
FIRM BP&P	DRAWING A-3





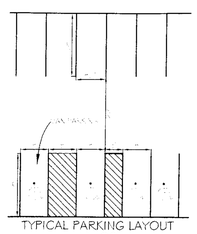
GENERAL NOTES:

1. ZONING: ZONING RC 5
2. LOT AREA: 2.1 ACRES ± (91,800 S.F.) ± GROSS ACRE
3. PROPERTY HAS NOT BEEN SURVEYED
4. THERE ARE NO STREAMS WITHIN 100' OF THIS PROPERTY
5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
6. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROPERTY
7. SEPTIC RESERVE AREA HAS BEEN APPROVED BY BALTIMORE COUNTY
8. NOT LOCATED IN AN HISTORIC DISTRICT
9. NOT LOCATED IN AN 100 YEAR FLOODPLAIN COMMUNITY PANEL NO. 24005C0290B, ZONE C
10. LANDSCAPE PLAN WILL BE SUBMITTED TO AVERY HARDEN, DPR AT TIME OF BUILDING PERMIT APPLICATION
11. A DURABLE AND DUSTLESS SURFACE SHALL BE PROVIDED AND SHALL BE PROPERLY DRAINED SO AS NOT TO CREATE ANY NUISANCE OR DISTURBANCE
12. SIGN TO MEET B.C.Z.R. SECT. 450
13. ALL PARKING SPACES MUST BE STRIPED. STRIPING SHALL BE MAINTAINED SO AS TO REMAIN VISIBLE

PARKING DATA

300 SEATS
BLDG: 16,706 S.F.
1 SPACE FOR 4 SEATS
300 / 4 = 200 SPACES REQUIRED
138 SPACES PROVIDED (INCLUDES 6 HANDICAPPED SPACES)
TYPICAL SPACE: 8.5' x 18'
PAVING TYPE: MACADAM
PRIOR ZONING HEARINGS: CASE No. 06-261-X
EXISTING USE: A LUXURY BUILDING (TO BE RAZED)
PROPOSED USE: CHURCH
SCALE: 1"=200' MAP# 0824
OVERFLOW PARKING ACROSS THE SUNSHINE AVENUE
93 EXISTING - 3 REQUIRED FOR EXISTING USES
REMAINING 48 MINUS 62 PROPOSED EQUAL 6 OVER

TRUSTEES OF FORK CHRISTIAN CHURCH
DEED: 14421/126
ACCT#: 1102067850
C/O ROLLIE WILSON
3307 TOLA ROAD
BALTIMORE, MD 21234



LEGEND

- PROPOSED STORM DRAIN
- PROPERTY LINE
- FOREST CONSERVATION EASEMENT
- EDGE OF PAVING
- HIGHWAY WIDENING
- ZONING LINE
- EXISTING CONTOURS (1' INTERVALS)
- PROPOSED CONTOURS (1' INTERVALS)
- EXISTING TREELINE
- PROPOSED TREELINE
- LIGHT POLES
- HANDICAPPED PARKING SIGN
- HANDICAPPED PARKING
- STORM DRAIN INLET

PLAN TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION
FORK CHRISTIAN CHURCH

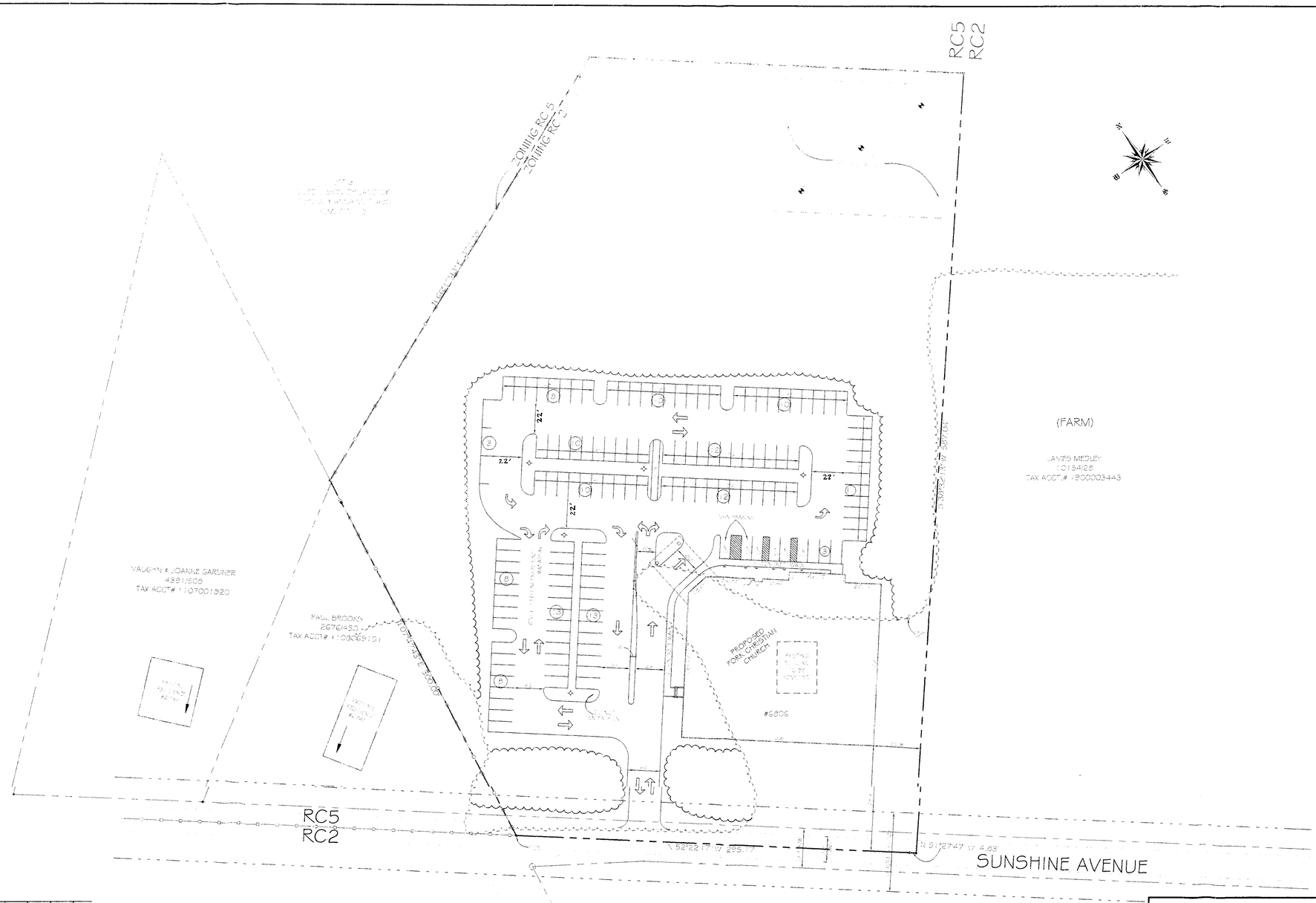
FORK — BALTIMORE COUNTY, MD

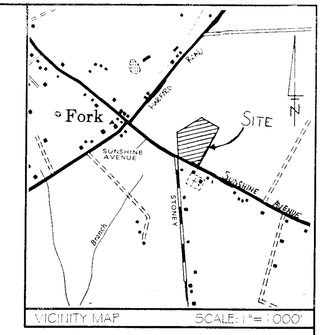
#6806 SUNSHINE AVENUE
NORTHEAST SIDE OF SUNSHINE AVENUE
TAX MAP: 54 GRID: 11 PARCEL: 421
ELECTION DISTRICT: 11C3

DATE	REVISION	DRAWN:	DESIGNED:	DATE:	SCALE:
					1 / 1
		CHECKED:			

siterite SURVEYING
200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286
T: (410)828-9060
F: (410)828-9066

JOB NO.: 7868

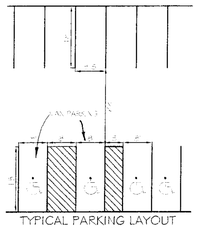




VICINITY MAP SCALE: 1"= 1,000'

GENERAL NOTES:
1. EXISTING ZONING: RC 2
2. LOT AREA: 2,117,504.2 S.F. / 5.00 AC ±
3. PROPERTY HELD INTACT SINCE MAY 11, 1945
5. THERE ARE NO STREAMS WITHIN 100' OF THIS PROPERTY
6. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
7. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROPERTY
8. SEPTIC RESERVE AREA HAS BEEN APPROVED BY BALTIMORE COUNTY
9. NOT LOCATED IN AN HISTORIC DISTRICT
10. NOT LOCATED IN AN 100 YEAR FLOODPLAIN
COMMUNITY PANEL NO: 2400 10-0280B ZONE: C
11. LANDSCAPE PLAN WILL BE SUBMITTED TO AVERY HARDEN, DPR AT TIME OF BUILDING PERMIT APPLICATION
12. A DURABLE AND DUSTLESS SURFACE SHALL BE PROVIDED AND SHALL BE PROPERLY DRAINED SO AS NOT TO CREATE ANY UNDESIRABLE CONDITIONS
13. SIGN TO MEET B.C.Z.R. SECTION 450
14. ALL PARKING SPACES MUST BE STRIPED. STRIPING SHALL BE MAINTAINED SO AS TO REMAIN VISIBLE

PARKING DATA
800 SEATS
BLDG: 16,706 S.F.
1 SPACE FOR 4 SEATS
800 / 4 = 200 SPACES REQUIRED
137 SPACES PROVIDED (INCLUDES 6 HANDICAPPED SPACES)
TYPICAL SPACE: 8.5' X 18'
PAVING TYPE: MACADAM
NO PRIOR ZONING HEARINGS ON SITE
EXISTING USE: AUXILIARY BUILDING (TO BE RAZED)
PROPOSED USE: CHURCH
SCALE: 1"=200' MAP# 0824A1
SEE SHEET 2 OF 2 FOR OVERFLOW PARKING



TYPICAL PARKING LAYOUT
1"=20'

LEGEND
PROPERTY LINE
EDGE OF PAVING
HIGHWAY WIDENING
ZONING LINE
EXISTING TREELINE
PROPOSED TREELINE
HANDICAPPED PARKING SIGN
HANDICAPPED PARKING

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FORK CHRISTIAN CHURCH

FORK BALTIMORE COUNTY, MD

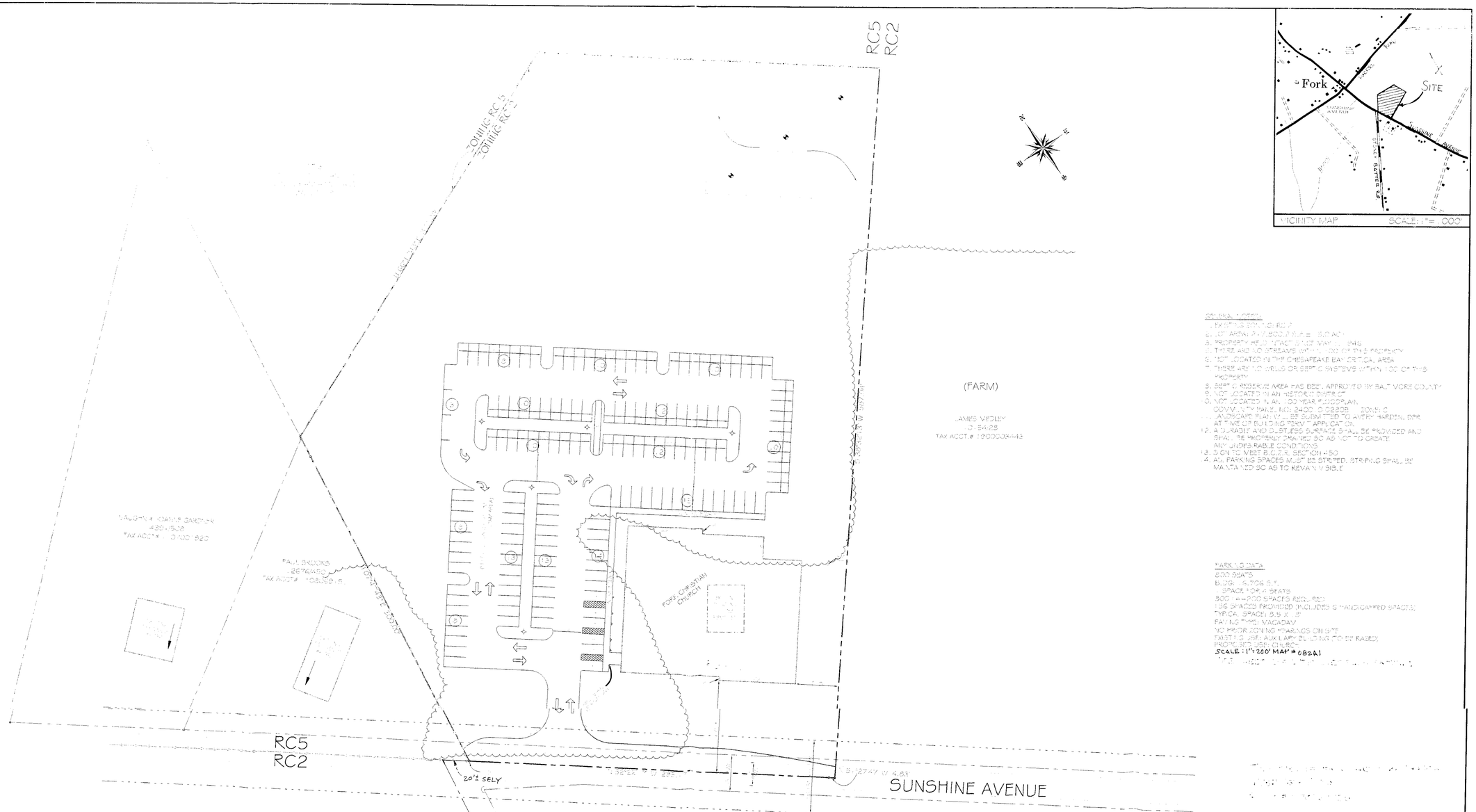
SPECIAL EXCEPTION UNDER BCZR SECTION 1A01.2.C.6
TO PERMIT THE USE OF A CHURCH OR OTHER BUILDINGS
FOR RELIGIOUS WORSHIP WITHIN A RC2 ZONE
NORTHEAST SIDE OF SUNSHINE AVENUE
TAX MAP: 54 GRID: 11 PARCEL: 421
ELECTION DISTRICT: 11C3

DATE	REVISION
01/30/06	
02-05-06	

DATE 12/20/05
SCALE 1"=20'
DRAWN BY KAK
CHECKED BY VJM

siterite SURVEYING
200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286
T: (410)828-9060
F: (410)828-9066

SHEET NO. 1 OF 2
DWG. No. 7868



GENERAL NOTES:

1. EXISTING ZONING: RC2
2. TOTAL AREA: 2.1 ACRES (91,476 S.F.)
3. PROPERTY HAS DIRECT ACCESS VIA SUNSHINE AVENUE
4. THERE ARE NO STREAMS WITHIN 100' OF THE PROPERTY
5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
6. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY
7. SEPTIC RESERVE AREA HAS BEEN APPROVED BY BALTIMORE COUNTY
8. NOT LOCATED IN AN HISTORIC DISTRICT
9. NOT LOCATED IN AN 100 YEAR FLOODPLAIN.
   COMMUNITY PANEL NO. 24005C0328B ZONE: C
10. LANDSCAPE PLAN WILL BE SUBMITTED TO AVERY HARDEN, DPR AT TIME OF BUILDING PERMIT APPLICATION.
12. A DURABLE AND DUSTLESS SURFACE SHALL BE PROVIDED AND SHALL BE PROPERLY DRAINED SO AS NOT TO CREATE ANY JUDICIABLE CONDITIONS.
13. SIGN TO MEET B.C.Z.R. SECTION 450
14. ALL PARKING SPACES MUST BE STRIPED. STRIPING SHALL BE MAINTAINED SO AS TO REMAIN VISIBLE

PARKING DATA
200 SEATS
BLDG: 6,706 S.F.
1 SPACE FOR 4 SEATS
200 / 4 = 200 SPACES REQUIRED
136 SPACES PROVIDED (INCLUDES 6 HANDICAPPED SPACES)
TYPICAL SPACE: 9.5' X 19'
PARKING TYPE: MACADAM
NO PRIOR ZONING HEARINGS ON SITE
EXISTING USE: AUXILIARY BUILDING (TO BE RAZED)
PROPOSED USE: CHURCH
SCALE: 1" = 200' MAP # 082A1

PLAN TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION
FORK CHRISTIAN CHURCH

FORK BALTIMORE COUNTY, MD.

SPECIAL EXCEPTION UNDER BCZR SECTION 1A01.2.C.6
TO PERMIT THE USE OF A CHURCH OR OTHER BUILDINGS
FOR RELIGIOUS WORSHIP WITHIN A RC2 ZONE
NORTHEAST SIDE OF SUNSHINE AVENUE
TAX MAP: 54 GRID: 11 PARCEL: 421
ELECTION DISTRICT: 11 ~~12~~ 3

DATE	REVISION

DATE 11/14/05
SCALE 1" = 40'
DRAWN BY SAK
CHECKED BY MVH

siterite SURVEYING
200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286
T: (410)828-9060
F: (410)828-9066

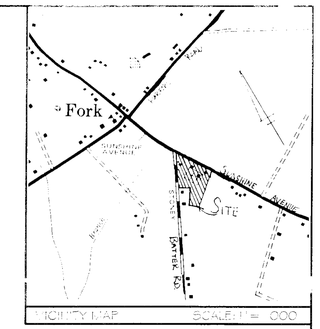
SHEET NO. 1 / 2
JOB NO. 7868

06-261-X

PROPERTY DESCRIPTION	PERMITTED USE	ACTUAL USE	PARKING REQUIREMENTS
1. MAIN BUILDING 3858 SUNSHINE ROAD 9750 S.F.±±	WORSHIP AND SUNDAY SCHOOL & OTHER ASSOCIATED ACTIVITIES OF A VITAL CHURCH PARTICIPANT	YOUTH GROUPS AND SUNDAY SCHOOL & OTHER ACTIVITIES	ADDITIONS CAR PER EMPLOYEE & ADDITIONS SPACES REQUIRED
2. FORMER PARSONAGE 3871 SUNSHINE ROAD 4162.9 S.F.±	OFFICES, CONFERENCE ROOM	GENERAL OFFICES (5 MEMBER) CONFERENCE ROOM	4 REQ. DOCKAGE 8 SPACES REQUIRED
3. MOVABLE STORAGE SHED BEHIND OFFICE BUILDING 3871 SUNSHINE ROAD	STORAGE OF TABLES AND EQUIPMENT	STORAGE OF TABLES AND EQUIPMENT	0
4. FORMER ELLIS PROPERTY 3875 SUNSHINE ROAD (GREEN HOUSE)	VACANT, MINOR STORAGE	VACANT, POSSIBLY RAZED IF NOT, REWORKED FOR OFF OF SPACE	0
5. GARAGE ON FORMER ELLIS PROPERTY 3875 SUNSHINE ROAD	STORAGE FOR TRACTOR & YARD TOOLS	STORAGE FOR TRACTOR & CHURCH EQUIPMENT	0
6. WHITE BUILDING NEXT TO MAIN PROPERTY (FORMERLY FORK BLDG. & LOAN) 468.25 S.F.±	CLASSROOM SPACE FOR SUNDAY SCHOOL	UNSURE OF FUTURE USE	0
7. GARAGE LOCATED ON PROPOSED BUILDING LOT (FORMER PAVILION)	YOUTH GATHERINGS & SOCIAL EVENTS	TO BE RAZED	0

TOTAL
18 PARKING SPACES
83 SPACES SHOWN
83-15 = 68 REMAINING - 44 FOR PARKING FOR CHURCH SHEET 1 OF 2 = 24 EXTRA

Michael V. Hoskins 11/14/05



PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ... legal owner..... 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 1A04.3.B.3 (1B03.3.C.1) (a setback of 60 feet from the centerline of Stoney Batter Road in lieu of the required 75 feet) and to permit a front setback of 10 feet instead of the required 50 feet.

and way line in lieu of the required 8 feet,

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

We are planning renovation of our present church facilities to include adequate Sunday School space. In so doing, it is impossible to reorganize the facilities on the present site and include a 75 foot setback. The architect has already redesigned the structure to give a 60 foot setback instead of a 35 foot as originally planned. If another 15 feet is lost, it will make renovation impractical, considering space needed.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, 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.

Larry A. Laddner
Trustee - Chairman of the Board
Legal Owner

Contract purchaser
Address .....

Address Fork Christian Church
Fork, Maryland

Petitioner's Attorney
Address 210 W. Pennsylvania Ave
Towson, Md.

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this ..... day of July, 1976, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of August, 1976 at 9:45 A.M.

Zoning Commissioner of Baltimore County

(over)

the above Variance should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a setback of 60 feet from the centerline of Stoney Batter Road instead of 75 feet, a front setback of 10 feet instead of the required 50 feet, and parking spaces within zero feet of the right of way line instead of the required 8 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of November, 1976, that the herein Petition for the aforementioned Variances should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ..... day of ..... 197..., that the Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PLAT TO ACCOMPANY
PARKING REQUIREMENT FOR SECTION 409 BCZR FOR
FORK CHRISTIAN CHURCH

FORK BALTIMORE COUNTY, MD

SOUTHWEST SIDE OF SUNSHINE AVENUE
TAX MAP: 54 GRID: 11 PARCEL: 421
ELECTION DISTRICT: 11C2

DATE	REVISION

DATE:
SCALE:
DRAWN BY:
CHECKED BY:

siterite SURVEYING
200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286
T: (410)828-9060
F: (410)828-9066

SHEET NO.: 2 OF 2
DWG. NO.: 7868