

KEVIN KAMENETZ County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits.
Approvals & Inspections

May 25, 2016

Don Mitten, P.E. Richardson Engineering 30 E. Padonia Road, Ste. 500 Timonium, MD 21093

Dear Mr. Mitten:

Re: Spirit & Intent Letter, Perry Hall Family Worship, 5111 E. Joppa Road, 11<sup>th</sup> Election District

Your letter to Mr. Carl Richards, Zoning Supervisor has been referred to me for reply. After careful review of the materials included with the letter and your meeting with Mr. Carl Richards & Joe Merrey dated May 11, 2016.

It is the opinion of the this office and as per Mr. Carl Richards instructions, that the new revised 1<sup>st</sup> Refined Development Plan that show an additional label on the 50' RTA buffer on the south side of the property as shown on the red line plan is considered to be within the spirit and intent of the BCZR (Baltimore County Zoning Regulations) as per zoning Case #2007-0386-A.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

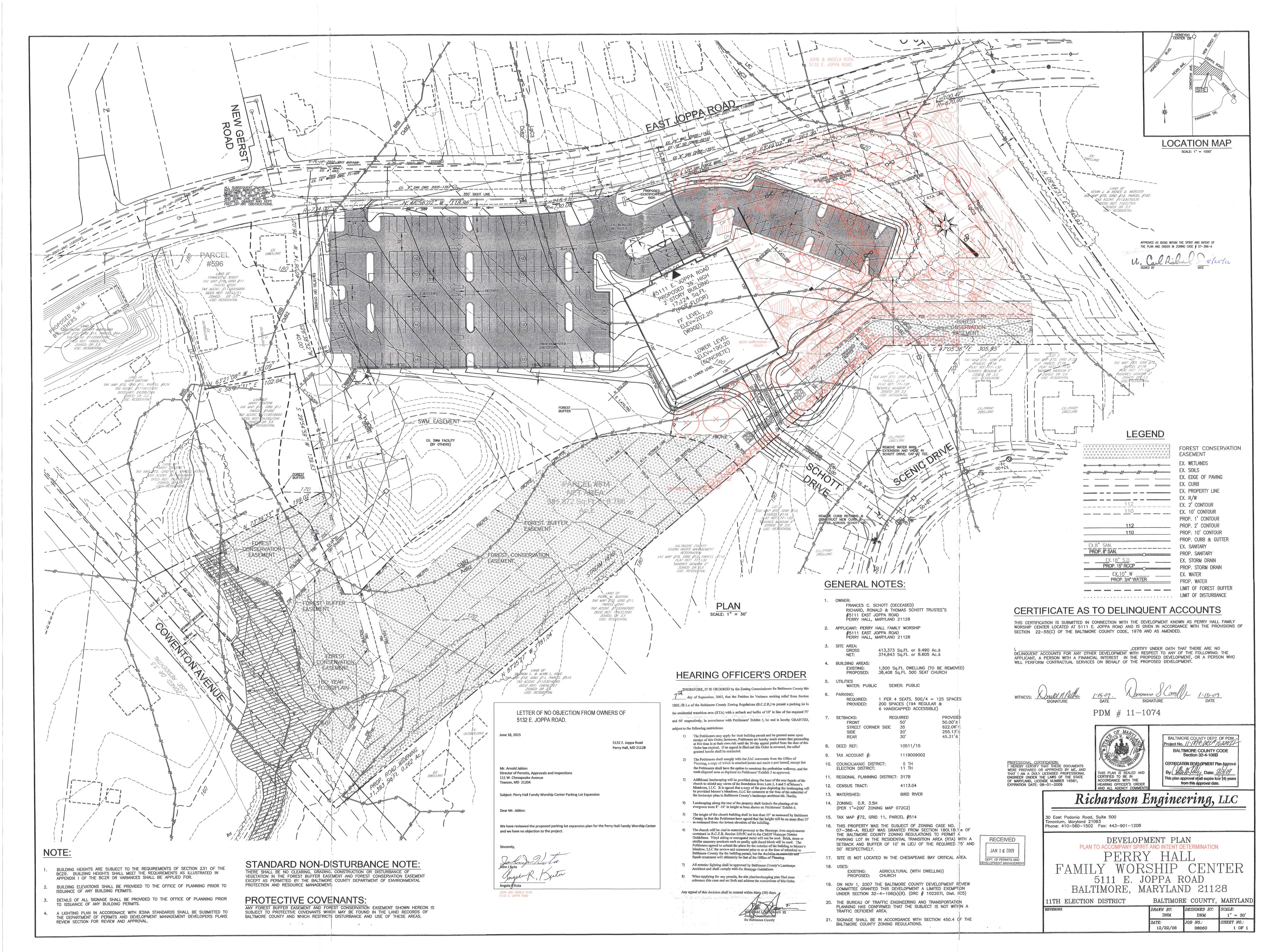
I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jun R. Fernando

Planner II

Zoning Review



IN RE: PETITION FOR VARIANCE

S/S E. Joppa Road at Linkgerst Road 11<sup>th</sup> Election District 5<sup>th</sup> Council District (5111 E. Joppa Road)

Thomas J. Schott, et al, Legal Owners
Perry Hall Family Worship Center, Inc.,
Contract Purchaser
Petitioners

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* FOR
- \* BALTIMORE COUNTY
- \* Case No. 07-386-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Thomas J. Schott, Richard D. Schott and Ronald J. Schott, Trustees of Frances C. Schott, deceased, legal owners of 5111 E. Joppa Road, and by Perry Hall Family Worship Center, Inc. as the contract purchaser, by and through their attorneys John B. Gontrum, Esquire, and Whiteford, Taylor & Preston, LLP. As original filed, the Petitioners requested a variance to obtain relief from Section 1B01.1B.1.e. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a parking lot in the residential transition area (RTA) with a setback and buffer of 10' in lieu of the required 75' and 50' respectively; and from B.C.Z.R. Section 1B01.1B.1.e to permit a structure with a front yard building setback of 50' and a rear yard setback and buffer of 45' in lieu of the required 75' setback and 50' buffer required of buildings in the RTA. The subject property and requested relief are more particularly described on the site plan, which was submitted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the petition was Dominic Correlli, Pastor of the Perry Hall Family Worship Center, Inc. Also appearing was Patrick Richardson, a professional engineer, of Richardson Engineering, LLC, the consultant who prepared the site plan. Representing the Petitioner and owners was John B. Gontrum, Esquire, of Whiteford,

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Taylor & Preston, LLP. Appearing on behalf of the Perry Hall Improvement Association was Debra Beaty, who sought the imposition of certain conditions in any Order approving the petition. Mike Pierce also appeared as an interested person to observe the proceedings.

After the hearing, a letter was received from Jonathan A. Azrael, Esquire on behalf of Moore'e Meadows, LLC opposing the rear setback variances for the church building of 45' in lieu of the required 75' and 50' buffer. At the request of the Petitioners, the case was held in abeyance and the matter continued until August 21, 2007 when a revised site plan, Petitioners' Exhibit 5, was presented. Notices of the hearing were sent to all parties who appeared at the previous hearing. In attendance in support of the amended petition and plan were Dominic, Lisa, Joseph, and Dominic Correlli, Jr. as well as Thomas Schott and Richard Schott, owners of the property. Donald Mitten, the professional engineer with Richardson Engineering, LLC, who amended the site plan, also attended in support of the petition. Appearing on behalf of the Petitioners was John B. Gontrum, Esquire. Jonathan Azrael, Esquire, appeared on behalf of Moore's Meadows, LLC, whose interests were advocated by its managing member, Richard Azrael, and Steve Rubin of Chateau Builders.

The subject site is depicted on Petitioners' Exhibits 1 and 5. It consists of approximately 9.5 acres of gross site area zoned D.R.3.5H. A substantial portion of the site, however, is being taken for road widening of Joppa Road leaving a net area of approximately 8.6 acres. In addition, Baltimore County is negotiating on an area to be occupied by a county storm water management pond and its outfall as shown on Petitioners' Exhibits 1 and 5 to be used to support the County's Joppa Road improvements. The property currently fronts on both Joppa Road and Cowenton Avenue, but the area of the property toward Cowenton is environmentally constrained and occupied by a large stream buffer area and storm water management. In this regard, the

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topography of the site is important, for it impacts on the ability of the site to use public sewer. Public sewer is available to the site from the adjacent Moore's Meadows residential subdivision. A 6" sewer line is located in Schott Drive. Because the site falls east to west, location of the church on the site becomes restricted due to the location and elevation of the sewer line. The location of the church and the storm water management area reserved by the County dictate the locations of the proposed parking areas.

Because the Petitioners and the Perry Hall Improvement Association were proceeding amicably in an information gathering process and because the Petitioner and Moore's Meadows, LLC had reached a basic agreement regarding the location and landscaping of the church building, the hearing proceeded informally by proffer.

As Petitioners' Exhibit 5 illustrates, the church building itself has been repositioned on the lot and diminished in size so that no variances for the church are necessary. The church is now completely outside the buffer and setback areas on both the front and rear yards. Accordingly, Petitioners withdrew their variance requests for the church building. The parking field which had been located entirely to the west of the church building has been modified to show 31 spaces to the west of the church building. Of these spaces it appears that about 5 are impacted by the front and rear RTA setback lines.

Petitioners' Exhibit 5 now depicts a two story church building oriented toward Joppa Road with a height of 35 feet. An existing dwelling is to be removed. The church will ultimately hold 500 seats, and 200 parking spaces are provided, exceeding the required number. Parking is located on both sides of the church within both the fifty-foot RTA buffer and the 75-

<sup>&</sup>lt;sup>1</sup> Churches occupy a special status in the B.C.Z.R. when it comes to the residential transition area (RTA). Like other uses impacted by the RTA, a church may apply, as here, for a variance pursuant to B.C.Z.R. Section 1B01B.1.c. In addition, B.C.Z.R. Section 1B01B.1.g contains several provisions allowing exemptions for existing churches and permitting new churches to proceed by special hearing provided certain conditions are met.

Date 9-1-1

foot RTA setback lines. It should be noted that the primary residential parcel impacted by these setbacks is located to the west of the property and is owned by the Schott family and under contract of sale to the church. That property is not part of the church use. The other impact of the requested variances would be to Joppa Road. In this regard, Petitioners at the first hearing described that the Petitioners' request was not dissimilar to the impact of the existing parking at the Chapel Hill Elementary School located to the east of the subject site across Joppa Road. The variances for the parking including front, rear and side were all unopposed.

Important in the consideration of the variances requested is the proposed landscaping depicted on Petitioners' Exhibit 6. The landscaping proposed appears to comply in most respects to that requested both by the Office of Planning and by the Perry Hall Improvement Association. There will be a double row of white pines planted along the rear of the property to shield the view of the church building from Lots 3, 4 and 5 in the Moore's Meadows subdivision. There also will be extensive landscaping along the Joppa Road frontage of the property. In any event, the landscaping will be compliant with the requirements of the Landscape Manual.

Moore's Meadows, LLC had several additional requests, which are either reflected on Petitioners' Exhibits 5 and 6, or have been accepted by Petitioners for further depiction on the submitted landscape plan. Those requests and Petitioners' responses are summarized as follows:

- On Exhibit 5 the trash dumpster has been moved from the rear of the church to a screened and landscaped enclosure area toward the front of the property.
- 2. Additional landscaping will be provided along the base of the rear façade of the church to shield any rear yard views of the foundation from Lots 3, 4 and 5 of Moore's Meadows. It is agreed that a copy of the plan depicting the landscaping will be provided to Moore's Meadows for comment at the time of the submittal of the plan to Baltimore County's Landscape Architect, Avery Hardin.
- Landscaping along the rear of the property to include the planting of 46 evergreen trees 8' 10' in height has been shown on Petitioners' Exhibit 6.

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- 4. The height of the church building will be less than 35' as measured by Baltimore County in that the Petitioners have agreed that the height will be no more than 35' as measured from the lowest elevation of the building.
- 5. The church will be clad in material pursuant to the Honeygo Area requirements contained in B.C.Z.R. Section 259.9C and in the CMDP Honeygo District Guidelines. Vinyl siding or corrugated metal will not be used. Brick, stone or similar masonry products such as split-faced block will be used. The Petitioners agreed to submit the plans for the exterior of the building to Moore's Meadow, LLC for review and comment prior to or at the time of submittal to Baltimore County for the building permit, but the decision on materials and façade treatment will ultimately be that of the Office of Planning.

After the hearing on May 2, 2007, I also received an email from Debra Beaty on behalf of the Perry Hall Improvement Association reciting items to be included in my Order. Many of the items pertaining to the look of the church and the landscaping were echoed by Moore's Meadows, LLC and have already been incorporated in the revised plans and in the agreement between Petitioners and Moore's Meadows. Other comments particularly referring to the adjacent property owned by the Schott family and to be purchased by the church simply are not germane to this proceeding. While the future of the property may justifiably be of some concern to the community, that property and associated issues are not before me for resolution. Suffice it to say that whatever the future of that site may hold, it will be required to adhere to the Honeygo requirements as well as the provisions of County ordinances and regulations applicable to it.

Finally, some of the comments pertaining to the use of the church facility will also be incorporated in this Order for they were discussed at the hearing. It should be noted, however, that the building itself is now in full compliance with the zoning regulations. Furthermore, churches and church uses are permitted by right in the D.R.3.5H zone just as single-family dwellings. In this regard, restrictions and conditions in an Order requesting variances should relate to the relief granted. The church through its pastor has demonstrated a willingness to

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work with the community on various issues, and hopefully this spirit of cooperation will continue.

None of the County comments on the requested variances were negative. The Zoning Advisory Committee (ZAC) comment from the Office of Planning contained a number of conditions as part of its approval of the variances, most of which have already been addressed by the comments above. Based on the comments from the parties at the August hearing, however, I am inclined to allow the proposed walkway between Schott Drive and the church entrance to be an optional amenity to be provided by the church and I shall not require it. I note that it would require some modification of the landscaping as proposed by Moore's Meadows, LLC and is not presently desired by that entity although it might later be a convenience for members of that community who elect to attend the church.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of September, 2007, that the Petition for Variance seeking relief from Section 1B01.1B.1.e of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a parking lot in the residential transition area (RTA) with a setback and buffer of 10' in lieu of the required 75' and 50' respectively, in accordance with Petitioners' Exhibit 5, be and is hereby GRANTED, subject to the following restrictions:

- The Petitioners may apply for their building 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- The Petitioners shall comply with the ZAC comments from the Office of Planning, a copy of which is attached hereto and made a part hereof, except that

the Petitioners shall have the option to construct the pedestrian walkway, and the trash disposal area as depicted on Petitioners' Exhibit 5 as approved.

- Additional landscaping will be provided along the base of the rear façade of the church to shield any views of the foundation from Lots 3, 4 and 5 of Moore's Meadows, LLC. It is agreed that a copy of the plan depicting the landscaping will be provided Moore's Meadows, LLC for comment at the time of the submittal of the landscape plan to Baltimore County's landscape architect Mr. Hardin.
- 4) Landscaping along the rear of the property shall include the planting of 46 evergreen trees 8'-10' in height as been shown on Petitioners' Exhibit 6.
- The height of the church building shall be less than 35' as measured by Baltimore County in that the Petitioners have agreed that the height will be no more than 35' as measured from the lowest elevation of the building.
- The church will be clad in material pursuant to the Honeygo Area requirements contained in B.C.Z.R. Section 259.9C and in the CMDP Honeygo District Guidelines. Vinyl siding or corrugated metal will not be used. Brick, stone or similar masonry products such as quality split faced block will be used. The Petitioners agreed to submit the plans for the exterior of the building to Moore's Meadow, LLC for review and comment prior to or at the time of submittal to Baltimore County for the building permit, but the decision on materials and façade treatment will ultimately be that of the Office of Planning.
- 7) All exterior lighting shall be approved by Baltimore County's Landscape Architect and shall comply with the Honeygo Guidelines.
- When applying for any permits, the site plan/landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision shall be entered within thirty (30) days.

IAM JAYSEMAN II

for Baltimore County

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JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

September 7, 2007

John B. Gontrum, Esquire Whiteford, Taylor & Preston, LLP 210 West Pennsylvania Avenue, Suite 500 Towson, Maryland 21204

#### RE: PETITION FOR VARIANCE

S/S E. Joppa Road at Linkgerst Road

11<sup>th</sup> Election District - 5<sup>th</sup> Council District

(5111 E. Joppa Road)

Thomas J. Schott, et al, Legal Owners;

Perry Hall Family Worship Center, Inc., Contract Purchaser - Petitioners

Case No. 07-386-A

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours

. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:dlw Enclosure

C: Thomas J. Schott, 9124 Cowenton Avenue, Perry Hall, Md. 21128
 Richard D. Schott, 5111 East Joppa Road, Perry Hall, Md. 21128
 Ronald J. Schott, 9124 Cowenton Avenue, Perry Hall, Md. 21128
 Pastor Dominic Correlli, Perry Hall Family Worship Center, Inc., 9819 Correlli Lane, Perry Hall, Md. 21128
 Donald Mitten & Patrick Richardson, Richardson Engineering, LLC., 30 E. Padonia Rd., Suite 500, Timonium, Md. 21093

Dominic & Lisa Correlli, 9819 Correlli Lane, Perry Hall, Md. 21128

Joseph T. Correlli, Sr., 9815 Correlli Lane, Perry Hall, Md. 21128
Jonathan A. Azrael, Esquire, Azrael, Gann & Franz, LLP, 101 East Chesapeake Avenue, Fifth Floor, Baltimore, Md. 21286
Steven G. Rubin, Chateau Builders, 5850 Waterloo Road, Suite 230, Columbia, Md. 21045
Richard Azrael, 5850 Waterloo Road, Suite 230, Columbia, Md. 21045
D. Beaty, PHIA, P.O. Box 63, Perry Hall, Md. 21128
Mike Pierce, 7448 Bradshaw Road, Kingsville, Md. 21087
Avery Harden, Baltimore County Landscape Architect, DPDM
People's Counsel; Office of Planning; File



JAMES T. SMITH, JR. County Executive

July 30, 2007

WILLIAM J. WISEMAN III

Zoning Commissioner

John B. Gontrum, Esquire Whiteford Taylor & Preston, LLP 210 West Pennsylvania Avenue, Suite 400 Towson, Maryland 21204

RE: PETITION FOR VARIANCE

S/S East Joppa Road at Linkgerst Road

(5111 East Joppa Road)

11th Election District - 5th Council District

Thomas & Richard Schott, Legal Owners; Perry Hall Family Worship

Center, Inc., Contract Purchaser

Case No. 07-386-A

Dear Mr. Gontrum:

This letter is to confirm that the above-captioned matter, which was held on May 2, 2007, has been scheduled to reconvene on Tuesday, August 21, 2007, at 10:00 AM in Room 407 of the County Courts Building, Towson, Maryland. By copy of this letter, all parties have been notified of the continued hearing date, time and location.

It is my understanding that that the plat has been revised after discussions with the adjoining neighbors; therefore, the purpose of this hearing is to discuss the amended plan.

Thank you for your continued assistance in this matter.

WILLIAM WISDMAN, III

Zoning Commissioner for Baltimore County

WJW:dlw

C: D. Beaty, PHIA, P.O. Box 63, Perry Hall, Md. 21128
 Mike Pierce, 7448 Bradshaw Road, Kingsville, Md. 21087
 Jonathan A. Azrael, Esquire, Azrael, Gann & Franz, LLP, 101 East Chesapeake Avenue, Fifth Floor, Baltimore, Md. 21286
 Dominic & Lisa Correlli, 9819 Correlli Lane, Perry Hall, Md. 21128
 Thomas J. & Richard D. Schott, 5111 East Joppa Road, Perry Hall, Md. 21128
 Ronald J. Schott, 9124 Cowenton Avenue, Perry Hall, Md. 21128
 People's Counsel; Kristen Matthews, DPDM; Case File

Bu 5/2

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

50 CORPORATE CENTER
10500 LITTLE PATUXENT PARKWAY
SUITE 750
COLUMBIA, MARYLAND 21044-3585
TELEPHONE 410 884-0700
FAX 410 884-0719

JOHN B. GONTRUM

ORECT NUMBER

410-832-2055

JGontrum@wtplaw.com

#### WHITEFORD, TAYLOR & PRESTON L.L.P.

210 West Pennsylvania Avenue, suite 400 Towson, Maryland 21204-4515 410 832-2000 Direct Fax 410 339-4058 www.wtplaw.com 1025 CONNECTICUT AVENUE, NW SUITE 400 WASHINGTON, D.C. 20036-5405 TELEPHONE 202 659-6800 FAX 202 331-0573

115 ORONOCO STREET
ALEXANDRIA, VIRGINIA 22314
TELEPHONE 703 836-5742
FAX 703 836-3558

July 17, 2007

William J. Wiseman, III Baltimore County Planning Office 4th Floor, Room 405 401 Bosley Avenue Towson, MD 21204

Re:

5111 E. Joppa Road Case No. 07-386

Perry Hall Family Worship Center, Inc.

IECEIVE JUL 18 2007

BY:...

Dear Mr. Wiseman:

We have revised our plat with regard to the above-captioned matter after discussions with the adjoining property owners. As a result of these revisions, we believe that the matter should be reset for hearing so that the amended plan can be presented.

Please advise us of the new hearing date at your earliest convenience.

Thank you for your assistance in this matter.

Very truly yours/

John B. Gontrum

JBG:vm Enclosure

Cc: Debra Beaty

383211

SEVEN SAINT PAUL STREET BALTIMORE, MARYLAND 21202-1626 TELEPHONE 410 347-8700 FAX 410 752-7092

50 CORPORATE CENTER 10500 LITTLE PATUXENT PARKWAY **SUITE 750** COLUMBIA, MARYLAND 21044-3585 TELEPHONE 410 884-0700 FAX 410 884-0719

> JOHN B. GONTRUM DIRECT NUMBER 410-832-2055 JGontrum@wtplaw.com

#### WHITEFORD, TAYLOR & PRESTON L.L.P.

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1025 CONNECTICUT AVENUE, NW SUITE 400 WASHINGTON, D.C. 20036-5405 TELEPHONE 202 659-6800 FAX 202 331-0573

115 ORONOCO STREET ALEXANDRIA, VIRGINIA 22314 TELEPHONE 703 836-5742 FAX 703 836-3558

May 23, 2007

William J. Wiseman, III **Baltimore County Planning Office** 4th Floor, Room 405 401 Bosley Avenue Towson, MD 21204

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5111 E. Joppa Road

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Case No. 07-386
Perry Hall Family Worship Center, Inc.

Dear Mr. Wiseman:

Thank you for forwarding to me a copy of the May 17, 2007 letter from Jonathan Azrael. Although, we disagree with Mr. Azrael's recitation of the law for a residential transition area variance, our client has in fact met with Mr. Azrael's client with respect to the variance which it seeks. As a result of that meeting, my client is exploring with its engineer the shifting of the building and parking on the lot to accommodate the concerns of Mr. Azrael's client. Accordingly, we would appreciate it if you would withhold issuing an Opinion in this matter until such time as we can either arrive at an agreed plan or determine that we must agree to disagree.

Any new plan shifting the location of the building and the parking will, of course, be forwarded on to the Perry Hall Improvement Association for their review. We recognize that the Perry Hall Improvement Association as a party should be kept informed of any changes to the site plan. William J. Wiseman, III May 21, 2007 Page 2

Thank you for your consideration with respect to this matter.

Very truly yours

John B. Gontrum

JBG:vm

Cc: Jonathan Azrael, Esquire

Perry Hall Improvement Association

383211



JONATHAN A. AZRAEL

KEITH S. FRANZ

PAUL J. SCHWAB, III

JUDSON H. LIPOWITZ

SUSAN H. TERLEP

MATTHEW H. AZRAEL\*

EDWARD AZRAEL (1907-2001)

H. DAVID GANN (1928-1983)

OF COUNSEL:

DANIEL J. DREGIER, JR., P.A.

\*Also admitted in DC

May 17, 2007

VIA FACSIMILE & EMAIL 410-887-3468

William J. Wiseman III
Zoning Commissioner,
Baltimore County Planning Office
401 Bosley Avenue, Fourth Floor
Towson, MD 21204-0754

Re:

5111 E. Joppa Road Item No. 7-386

Petitioner: Thomas J. Scott

MAY 2 3 2007

BY:\_\_\_\_

Dear Mr. Wiseman:

This law firm represents Moore's Meadows, LLC. Our client owns a number of building Lots in the Moores Meadows II subdivision, including Lots 1-6. Our client was unaware of the hearing which occurred earlier this month for variance to allow a buffer of 45 feet in lieu of the required 75 foot setback for the church structure planned for this site.

Moore's Meadows, LLC strenuously protests the granting of the requested rear yard setback of 45 feet in lieu of the required 75 foot setback. Moore's Meadows, LLC is constructing homes on Lots 1-6 and other Lots within the Moore's Meadow II subdivision with selling prices in excess of \$700,000. The landscaping will not adequately screen this large church structure from view from the upper floors of the homes to be constructed on these Lots.

Furthermore, there is no showing of hardship or practical difficulty, which is the standard required for variance of this nature. Although it may be more convenient or cost effective for the church structure to be placed towards the rear of its Lot, this does not constitute a "hardship" or "practical difficulty" within the meaning of the Baltimore County Zoning Regulations.

William J. Wiseman, Letter May 17, 2007 Page 2 of 2

Very truly yours,

AZRAEL, GANN, & FRANZ, LLP

Jonathan A. Azrael

JAA/mbw

cc: Richard Azrael, President Moore's Meadows, LLC



# Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 5111 E. Joppa Road

which is presently zoned D.R. 3.5H

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

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

The slope and topography of the lot is such that building placement requires modification to the RTA Requirements. For parking to be accessible to the building and to storm water management it also needs RTA variances and for such other reasons to be provided at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

> I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

#### Contract Purchaser/Lessee:

#### Legal Owner(s):

erry Hall	Family W	orship	Center,	Inc.	Thomas J	. Schott	-
Name Type or Print Signature	0//	ell:			Signature Print	Schot	
819 Corre	•				<del>-</del>	D. Schott	
Address	<u> </u>	· "	Telephone No.	<del></del>	Name - Type or Print		
erry Hall	, MD		21128	_	Sicho	e Descho	tt
City	i	State	Zip Code		Signature Ronal	d J. Schott	
Attorney For I	Petitioner:				- Kudel	shots	•
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#### VARIANCES REQUESTED

- From Section 1 BO1.1B.1.c to permit a parking lot in the R.T.A. with a setback and buffer of 10' in lieu of the require 75' and 50' respectively.
- 2. From Section 1bo1.1b.1.C to permit a structure with a front yard building setback of 50' and a rear yard setback and buffer of 45' in lieu of the required 75' setback and 50' buffer.

Date 9-7-97
By

Item #386

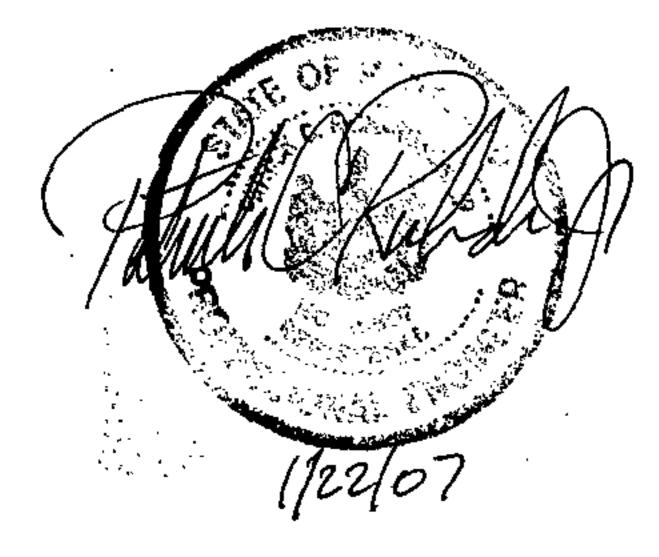
30 East Padonia Road, Suite 500. Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

# ZONING DESCRIPTION 5111 EAST JOPPA ROAD 11TH ELECTION DISTRICT 5 TH COUNCIL MANIC BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the south side right-of-way of East Joppa Road, as shown on right- of-way plat RW01-070-12, at a distance of 26'+/- from the centerline intersection of Linkgerst Road, a right-of-way (20) feet in width. Thence leaving said point of beginning; the three following courses and distances: (1) South 09 degrees 52 minutes 19 seconds West: 347.23 feet, (2) North 47 degrees 13 minutes 24 seconds West 314.10 feet, (3) North 87 degrees 31 minutes 24 seconds West 781.22 feet, to a point on the east side right-ofway of Cowenton Avenue, as shown on right-of-way plat RW01-070-18. Thence running and binding on said right-of-way (4) North 02 degrees 43 minutes 36 seconds East 317.02 feet, thence leaving said point; the six following courses and distances: (5) South 74 degrees 27 minutes 43 seconds East 199.43 feet, (6) North 29 degrees 45 minutes 17 seconds East 139.71 feet, (7) North 57 degrees 27 minutes 43 seconds West 101.37 feet, (8) South 63 degrees 57minutes 43 seconds East 130.00 feet, (9) North 26 degrees 02 minutes 17 seconds East 40.00 feet, (10) North 39 degrees 24 minutes 17 seconds East 128.15 feet to a point on the south side right-of-way of East Joppa Road, as shown on plat RW01-070-13. Thence running and binding on said right-of-way the five courses and distances: (11) an arc curving to the right, having a radius of 734.00 feet and an arc length of 95.68 feet (12) South 47 degrees 37 minutes 59 seconds East 118.96 feet, (13) an arc curving to the left, having a radius of 730.00 feet and an arc length of 215.11 feet, (14) South 64 degrees 30 minutes 59 seconds East 262.29 feet, (15) an arc curving to the right, having a radius of 670.00 feet and an arc length of 99.79 feet to the point of beginning. Also being known as 5111 East Joppa Road as recorded in the Baltimore County Land Records in Liber 10511 folio 15.

Containing a net area of 8.605 acres or 374,843 square feet of land, more or less.



Item # 386

## DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: 07-386-A
Petitioner: Thomas and Richard Schott
Address or Location: 5111 E. Joppa Ra
PLEASE FORWARD ADVERTISING BILL TO: Name: John Gontrum Co Whiteford, Taylor & Preston LLP
Address: 210 M. Pennsylyania Ave
Towson Md
21204
Telephone Number: <u>410 832 2000</u>

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#### NOTICE OF ZONING HEARING

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

Case: # 07-386-A

5111 E. Joppa Road S/side of East Joppa Road at Linkgerst Road
11th Election District - 5th Councilnaic District

Legal Owner(s): Thomas J., Richard D.-& Ronald J. Schott -

Contract Purchaser: Perry Hall Family Worship Center,

Variance: to permit a parking lot in the R.T.A. with a set-back and buffer of 10 feet in lieu of the required 75 feet and 50 feet, respectively and to permit a structure with a front yard building setback of 50 feet and a rear yard set-back and buffer of 45 feet in lieu of the required 75-foot setback and 50-foot buffer.

Hearing: Wednesday, May 2, 2007 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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

JT 4/702 Apr. 17

1318

## CERTIFICATE OF PUBLICATION

4/19/,2007
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

### CERTIFICATE OF POSTING

RE: Case No.: <u>07-386-A</u>

Petitioner/Developer: <u>PERFY HALL</u>

FAMILY WORSHIP CENTER

Date of Hearing/Closing: <u>MAY 2</u>, 2007

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

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

Ladies and Gentlemen:

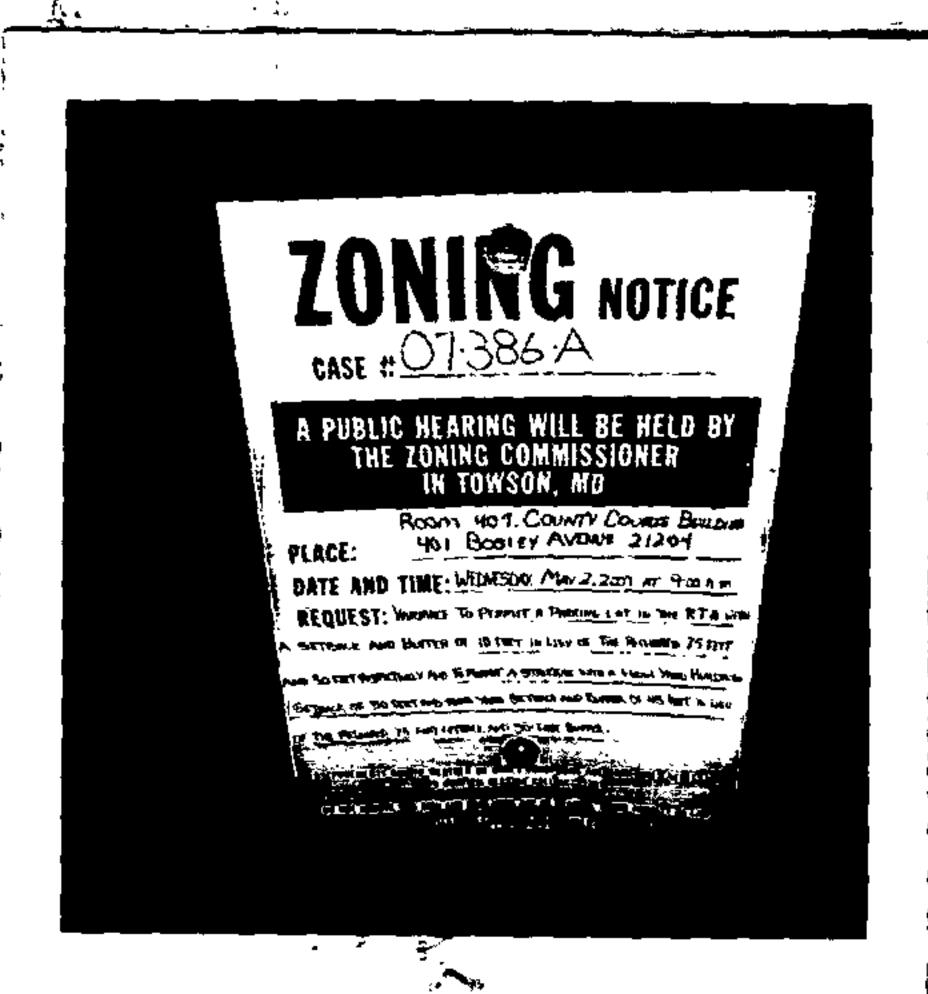
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

5/1/ F. JOPPA 2D

The sign(s) were posted on

(Month, Day, Year)

Sincerely,



Robert Black	4-23	-0
(Signature of Sign Poster)	(Date)	,
SSG Robert Black	• •	<i>\\</i> -
(Print Name)		• ' • · -
1508 Lestie Road		
(Address)	English Control	<del>,</del>
Dundalk, Maryland 212	222	
(City, State, Zip Cod	le)	-
(410) 282-7940	•	
(Telephone Number	;)	<b></b>

RECEIVED

APR 24 2007 07-662

DEVELOPMENT MANAGEMENT

DEPT. OF PERMITS AND



JAMES T. SMITH, JR. County Executive

March 16, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

#### **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: 07-386-A

5111 E. Joppa Road

S/side of East Joppa Road at Linkgerst Road 11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Thomas J., Richard D. & Ronald J. Schott

Contract Purchaser: Perry Hall Family Worship Center, Inc.

<u>Variance</u> to permit a parking lot in the R.T.A. with a setback and buffer of 10 feet in lieu of the required 75 feet and 50 feet, respectively and to permit a structure with a front yard building setback of 50 feet and a rear yard setback and buffer of 45 feet in lieu of the required 75-foot setback and 50-foot buffer.

Hearing: Wednesday, May 2, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:kim

C: John Gontrum, 210 W. Pennsylvania Avenue, Towson 21204
Thomas Schott, Richard Schott, Ronald Schott, 5111 E. Joppa Road, 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 17, 2007.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, April 17, 2007 Issue - Jeffersonian

Please forward billing to:

John Gontrum Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue Towson, MD 21204

410-832-2000

#### **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: 07-386-A

5111 E. Joppa Road

S/side of East Joppa Road at Linkgerst Road 11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Thomas J., Richard D. & Ronald J. Schott Contract Purchaser: Perry Hall Family Worship Center, Inc.

<u>Variance</u> to permit a parking lot in the R.T.A. with a setback and buffer of 10 feet in lieu of the required 75 feet and 50 feet, respectively and to permit a structure with a front yard building setback of 50 feet and a rear yard setback and buffer of 45 feet in lieu of the required 75-foot setback and 50-foot buffer.

Hearing: Wednesday, May 2, 2007 at 9:00 a.m. in Room 407, County Courts Building,

Q1 Bosle 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.



ARCHITECTURAL Tuagery

PERRY HALL FAMILY WORSHIP CENTER

PAUL J. GORMAN, ARCHITECT 205 EAST JOPPA ROAD TOWSON, MD 21286

RE: PETITION FOR VARIANCE

5111 E. Joppa Road; S/S E. Joppa Road
at Linkgerst Road

11<sup>th</sup> Election & 5<sup>th</sup> Councilmanic Districts
Legal Owner(s): Thomas & Richard Schott
Contract Purchaser(s): Perry Hall Family
Worship Center, Inc

\*

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-386-A

#### ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMÍLIO

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 9th day of March, 2007, a copy of the foregoing Entry of Appearance was mailed John B. Gontrum, Esquire, Whiteford, Taylor & Preston, LLP, 210 W Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

14:3 0 1) 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Permanana



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

April 26, 2007

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

Dear Mr. Gontrum:

RE: Case Number: 07-386-A, 5111 E. Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 1, 2007.

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:amf

**Enclosures** 

c: People's Counsel

Thomas J. Schott Richard D. Schott Ronald J. Schott 5111 E. Joppa Road Perry Hall 21128

Perry Hall Family Worship Center, Inc. Mr. Correlli 9819 Correlli Lane Perry Hall 21128

BW 5/2

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

**DATE:** April 30, 2007

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

5111 East Joppa Road

INFORMATION:

Item Number:

7-386

Petitioner:

Thomas J. Scott

Zoning:

DR 3.5H

Requested Action:

Variance

#### SUMMARY OF RECOMMENDATIONS:

The Baltimore County Master Plan 2010 stresses that the coordination of land use and transportation planning be a primary transportation issue. One action recommended is to plan for interconnecting streets and provide for multiple vehicular access points to communities to avoid concentrating traffic onto the collector system (see Master Plan 2010, p.84). Moreover, an existing road connection from the immediate adjacent subdivision (Moores Meadows II) has been established (Schott Drive) into the approximate 9.49 acres tract.

At the time of providing this road connection, County Staff likely assumed that the property in question would eventually develop as single family detached dwellings. Given that the currently proposed land use is institutional, this Office is concerned about the compatibility between the proposed use and the immediately adjacent residential development within Moores Meadows II. This is the main rationale behind instituting the Residential Transition Zone; so that proposed non-residential uses appropriately transition into surrounding residential uses. The existing road connection, while desirable from a transportation planning standpoint, may only exasperate the compatibility concerns of this Office.

The Office of Planning does not recommend a road connection between East Joppa Road and the existing 50-foot right of way shown on the Moores Meadows II Final Development Plan. However, the petitioners shall provide a pedestrian connection between the proposed church and associated parking lot and the Moores Meadows II subdivision to the south. This action will allow residents to access the proposed church without sole reliance on vehicular transportation. With regard to setback variances, this Office will not oppose the petitioners request to permit a

parking lot in the Residential Transition Area (R.T.A.) with a setback and buffer of 10 feet in lieu of the required 75 and 50 feet, or to permit a structure with a front yard to building setback of 50 feet and a rear yard setback and buffer of 45 feet in lieu of the required 75 foot setback and 50 foot buffer provided the following conditions are met:

- Accessory uses and/or structures including but not limited to daycare or play equipment shall not be permitted inside the Residential Transition Area (R.T.A.).
- Site plan shall be revised showing a pedestrian walkway extending from the adjacent Moores Meadows II subdivision to the entrance(s) of the proposed church building. Such a walkway shall connect to the sidewalk(s) shown on either side of the existing 50-foot right of way between lots 4 and 5 of the afore mentioned subdivision.
- Full compliance with the parking lot project conditions for parking lots found within the Baltimore County Landscape Manual (section la and lc perimeter screening between parking lots and adjacent right-of-way & adjacent residential properties respectively).
- A detailed landscaping plan must be reviewed by the Office of Planning and approved
  by the Baltimore County Landscape Architect (Avery Harden) prior to the application
  of building permits for the proposed church building.
- Landscaping shall visually screen the rear southeast and southwest facing facades of the proposed church from direct view of lots 1 through 5 within the Moores Meadows II subdivision. Landscaping plans must also visually screen the western portion of the proposed parking area from direct view of those residing at the existing single family dwelling located on the subject property (e.g. parcel # 596).
- Site plan shall show any and all loading/delivery/trash disposal areas for the proposed church building. These areas shall also be visually screened from direct view from surrounding residentially zoned properties.
- Architectural elevation drawings of all facades of the proposed church building shall be submitted to and approved by this Office prior to building permit application.
- Any proposed signage used to identify the proposed church use shall be reviewed and approved by this Office prior to the issuance of any building permits.

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

Reviewed by

Division Chief:

AFK/LL: CM

Date O- 1- OH FILL

#### 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

March 9, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 5,2007

386

Item Number: 374 through 388

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

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File



#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director.

**DATE:** March 6, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT: .

Zoning Advisory Committee Meeting

For March 12, 2007

Item Nos. 07-374, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, and 388

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

DAK:CEN:clw

cc: File

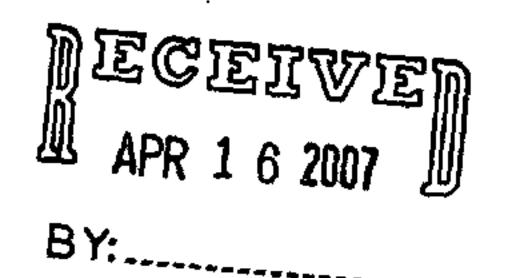
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#### BALTIMORE COUNTY, MARYLAND

#### Inter-Office Correspondence





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V		

Timothy M. Kotroco

FROM:

Dave Lykens, DEPRM - Development Coordination

DATE:

April 11, 2007

SUBJECT:

Zoning Item # 07-386-A

Address

5111 East Joppa Road

(Perry Hall Family Worship Center, Inc.)

Zoning Advisory Committee Meeting of March 5, 2007

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

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

Note that Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

\_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).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

#### Additional Comments:

There are streams and wetlands on site that must be surveyed and delineated. Appropriate buffers must be shown and recorded.

Reviewer:

Regina Esslinger

Date: 4/4/07

From:

Curtis Murray

To: Date: Wiley, Debra 04/27/07 4:01:01 PM

Subject:

Re: Office of Planning Comment Needed - 07-386-A (5/2/07)

Ok I will get it to you on Mon.

Curtis J. Murray
Development Planner
Baltimore County Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
410-887-3480
Fax: 410-887-5862
cjmurray@co.ba.md.us

>>> Debra Wiley 04/27/07 3:58 PM >>> Hi Curtis,

When you get a chance, our file is missing the above-referenced comment from your office. Bill is hearing this case next Wednesday, 5/2/07, at 9 AM.

Thanks again!!

5/16/2007

Mr. Rubin stopped in the office to review the file for Case No. 07-318-SPHA. He would like to be added to the mailing list to receive a copy of the Order once completed.

Debbie



STEVEN G. RUBIN
DIRECTOR OF LAND ACQUISITION & DEVELOPMENT

CORPORATE OFFICE

5850 WATERLOO ROAD, SUITE 230 • COLUMBIA, MARYLAND 21045
410-480-3699 • FAX 410-480-3696 • CELL 410-977-3199

SRUBIN@CHATEAUBUILDERSCOMMUNITIES.COM

WWW.CHATEAUBUILDERSCOMMUNITIES.COM

PLEASE	PRINT	CLEARLY
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CASE NAME	· · · · · · · · · · · · · · · · · · ·
CASE NUMBER	
DATE	

# PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
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Joseff T. Cakteffi St	7815		
Jon Collelli 51	78/9	1 /	
Lisa Connell.	98/9	~ · · · /	
107 SCHOTT	9/54 Cowe NTON AUE		
Richard Schott	5/11 EJOPORD		
DONALD MITTEN	30 E. OMDONIA ED SOITE SOO	TIMON LUM MD 21030	done richardsonenginerin
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CASE NAME	5	12	107
CASE NUMBER			
DATE			<del></del>

# PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Dominie Correlli			Dim & Rose PA/EROFTA.Co.
Richard Schot	9819 Correlli Lane	Perry Hall MD 21128	1150-Correlli 62@hotmacl.
THOMAS SCHITT	5111 E Joppe Rd 9124 CONENTON AVE.	PERRY HALL MY 3/128	}
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#### Bill Wiseman - Perry Hall Fam. Worsh. Ctr. Inc.

From:

"Beaty, Debra" < Debra. Beaty@bdk.com>

To:

<wwiseman@baltimorecountymd.gov>

Date:

05/03/07 2:48 PM

Subject:

Perry Hall Fam. Worsh. Ctr. Inc.

CC:

<jgontrum@wtplaw.com>

Mr. Wiseman- the PHIA respectfully asks that these items be included in the Order.

(This email copied to Mr. Gontrum) I did the best I could with my lack of legal experience. I have a master's degree but I am ignorant of the legalese and proceedings. I appreciate the convenience of email and feedback from you. If we ever need to focus on statistical analysis, then my contributions would improve. Until then, I humbly ask for your patience in my format. Many thanks.

Obtain feedback regarding the wetlands and sidewalk/environmental from Kathy Martin, a neighboring property owner, PHIAZoning/Planning/Dev Committee member, at <a href="mailto:kathymartin@comcast.net">kathymartin@comcast.net</a> 410-258-2154 9127 Cowenton Ave, Perry Hall, MD 21128,

Register the rental home on the property with the Rental Registration Program. No church activities will be conducted in the rental home.

Except for the existing materials in the rental home, all site exterior materials will be masonry products, stone, or brick. Future improvements to the existing rental home will be masonry products, stone, or brick, and will conform to HG plan.

All garage doors will be side or rear entry and all garages with greater than 1 car capacity will contain multiple doors with dividing masonry/stone/brick material, with the exception of any pre-existing garage doors on the rental home. If a garage is constructed on the rental home site, it will be rear or side entry, and will contain multiple divided doors if greater than 1-car size, made of masonry products, stone, or brick.

Trash dumpsters will be surrounded by masonry, stone, or brick wall height 12 ft on 3 sides Recycling dumpster for bottles/cans/plastic will be separated from dumpster for rubbish.

Recycling dumpster for paper will be separated from dumpster for rubbish.

On 3 sides of the property, the bordering shrubs will be Leland cypress installed as 6ft size, and watered sufficiently to retain growth, replacements planted for any unsuccessful growth, planted in two rows, staggered, 60inches apart, to facilitate full coverage, on the property rear and sides.

On 1 side, closest to Joppa Road, Leland Cypress of the 6 ft size will be planted in the front side along Joppa Road, in a single row, 60inches apart, with 12inch heather bushes planted next closest to the Joppa Road side. (Note: heather is not the Latin term for this plant. Heather bushes are available in white, yellow, pink, and lavender. Heather bushes are evergreens that contain quarter inch buds December through February. This Joppa Road side will also be watered sufficiently to retain growth, replacements planted for any unsuccessful growth

Additional shrubbery surrounding building and signage, and at curb jetties, will be manicured and watered to sufficiently retain growth, replacements planted for any unsuccessful growth.

After construction and planting completion, the landscaping, lawn mowing, and outdoor equipment will be used after 8:30 AM, and will end by nightfall. Outdoor furniture, event supplies, cooking or barbequing equipment will be stored indoors when not in use.

No activities will begin before 7:30 AM and all activities will end by 10:30 PM.

Free use of the hall is limited to congregational members. No for-pay hall rentals will be conducted. No political, immigration, hall rental, business, day care, shelter, health services, social services, adoption, pregnancy services, soup kitchen, home-school, traditional school, nursery, summer camp, flea market, animal rescue, illegal alien shelters, or carnivals.

Signs will not contain neon or other illuminations. Signs will not be moving, or changing position, in part or in whole. Iconic signs will be constructed of masonry, stone, or brick anchors and all growth surrounding signs will be manicured.

Exterior lighting will be focused down toward the facility.

Hours of lighting will be limited to hours of operations, unless community requests longer lighted hours to curb illicit activity, in writing, to the PH Fam W C Inc, and lighting changes shall be performed within 10 days of receipt of lighting change requests.

Buses will not be kept on the lot except while their passengers attend facility services.

Permanent playground equipment will not exist on the property, and all portable playground equipment shall be stored indoors while not in use.

If requested by the community, "No Skateboarding" signs will be posted, approximate size 10inx12in, approximate height 72inches, and skateboard signs shall be posted within 45 days of receipt of skateboard sign requests.

**Debra Beaty** 

Global Engineering Quality Systems
Sr. Quality Systems Specialist
The Black & Decker Corporation
TW037
701 East Joppa Road
Towson, MD 21286
ph 410-716-2066
fx 410-716-2109
email debra.beaty@bdk.com

PL	EASF	PRINT	CLEARL	Y
		1 1 511 4 1		

CASE NAME	
CASE NUMBER	
DATE	

# CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Steven Rubin	5850 WATERLOOPAL.	Columbia, MD 21045	SRUBING CHATEAUBULUSERS
RICHARD AZRAEL			
JON AZRAEL	101 E-CHESAPEAKE AVC	TOWSON, MD 21286	· · · · · · · · · · · · · · · · · · ·
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CASE NAME Perry Hall Family CASE NUMBER 07386 A Worship DATE 05/02/07 Ctr.

## CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
D. Beaty	PHIA POBOX 68	Peron Hall MD 21128	debra. beaty @ bolk.
	Perry Hall MD 24128		Con
Mike Pierce	7448 Bradshaw Rd	Kingsville Md 21087	mpierce 1 @ adicom
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Case No.: 07-386-A 5111 East JOPPA RD

## **Exhibit Sheet**

## Petitioner/Developer

## Protestant

No. 1	SITE PZAW	IMPROVEMENT ASSOCIATION TO ACT
No. 2	ToPo MAP	
No. 3	COLONIZED SITE PLAN DENOTING PROPOSED IMPROVEMENTS; SWM	
No. 4	BLDG ELEVATION Marked for Dentification on	. Y
No. 5	REVISED SITE RAN	
No. 6	Landscape Plan	
No. 7	1- 1- - -	
No. 8	•	
No. 9		
No. 10		
No. 11		
No. 12		



### IMPROVEMENT ASSOCIATION, INC.

P.O. Box 63, Perry Hall, Maryland 21128-0063 phia@bcpl.net

February 1, 2007

At its January 4, 2007 meeting, the Perry Hall Improvement Association (PHIA) Board of Directors voted to organize a Planning and Zoning Committee. The responsibility for reviewing and acting on zoning matters is placed in this committee.

Nina Yeskis, Secretary

David Marks, President

PROTESTANT'S

EXHIBIT NO.

STATE OF MARYLAND BALTIMORE COUNTY, SS:

TO WIT:

DEBRA BEATY

I hereby swear under penalty of perjury that I am a duly-elected member of the Planning and Zoning Committee of the Perry Hall Improvement Association.

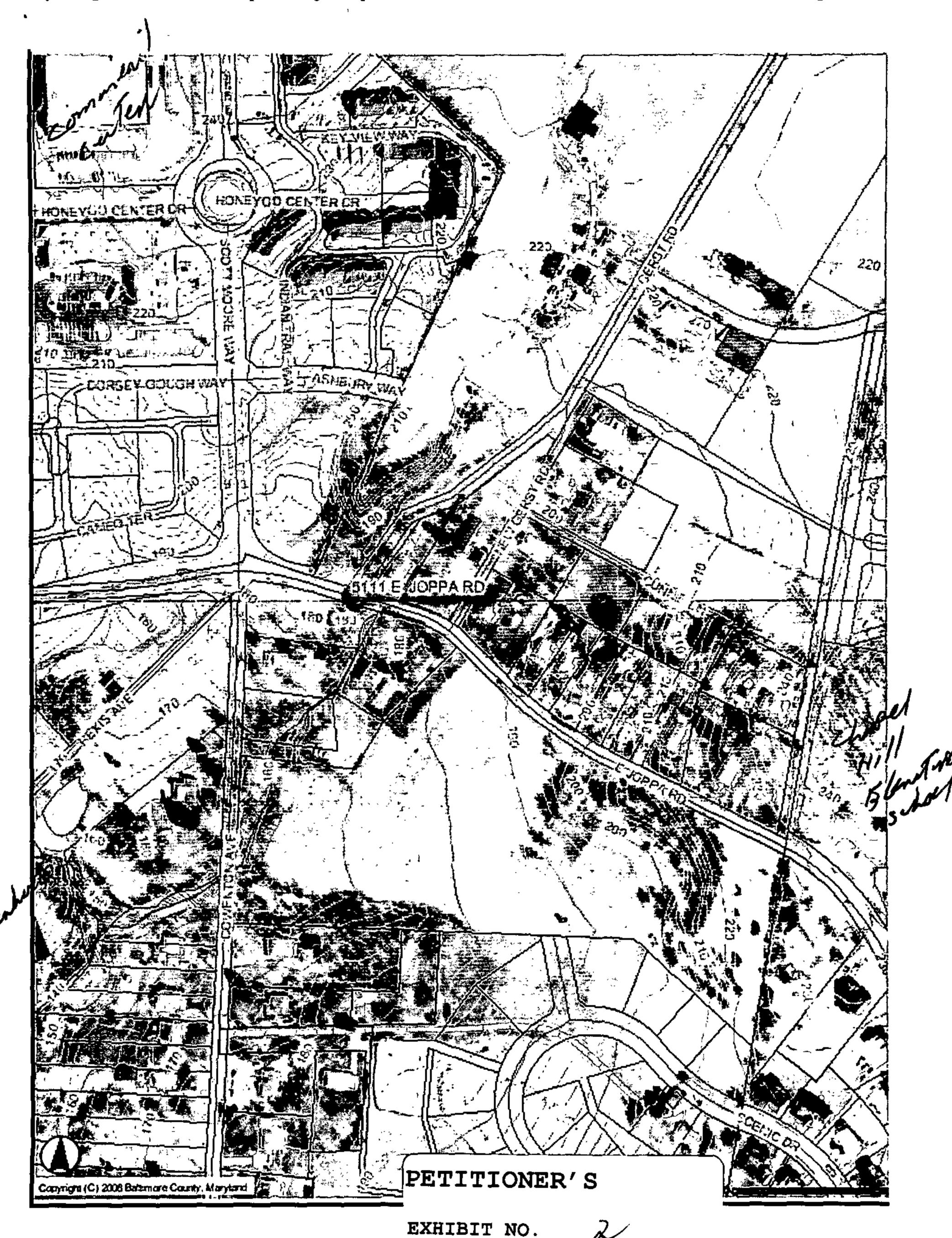
ATTEST:

Perry Hall Improvement Association

Nina Yeskis, Secretary

David Marks, President


Date: February 1, 2007



http://bamaps1.co.ba.md.us/arcims\_path/bcgi

rsion...

4/30/2007



PETITIONER'S

EXHIBIT NO. \_\_\_\_\_

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