

IN THE MATTER OF	*	BEFORE THE
THE APPLICATION OF		
TRUSTEES OF PINE GROVE UNITED	*	COUNTY BOARD OF APPEALS
METHODIST CHURCH – LO/PETITIONER		
FOR SPECIAL EXCEPTION AND VARIANCE	*	OF
ON PROPERTY LOCATED ON THE E/S		
MIDDLETOWN RD, 60'+/- N OF HENDRICKS	*	BALTIMORE COUNTY
COURT (19401 MIDDLETOWN ROAD)		
6 TH ELECTION DISTRICT	*	CASE NO. 08-233-XA
3 RD COUNCILMANIC DISTRICT		

* * * * *

ORDER OF DISMISSAL

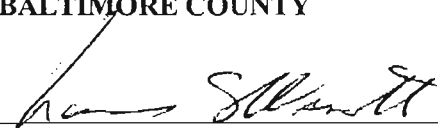
This matter comes to the Board of Appeals by way of an appeal filed by Peter Max Zimmerman, People's Counsel for Baltimore County, and Carole S. Demilio, Deputy People's Counsel, from a decision of the Deputy Zoning Commissioner dated February 6, 2008, in which the requested zoning relief was granted with restrictions.

WHEREAS, the Board is in receipt of a letter of dismissal of appeal filed on July 30, 2008, with attachments, by Peter Max Zimmerman, People's Counsel for Baltimore County, on behalf of the Office of People's Counsel, Appellant (a copy of which is attached hereto and made a part hereof); and

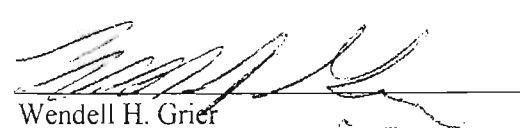
WHEREAS, said Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of July 30, 2008, for reasons as stated in the above-mentioned letter of withdrawal,

IT IS THEREFORE ORDERED this 5th day of August, 2008 by the County Board of Appeals of Baltimore County that the appeal taken in Case No. 08-233-XA be and the same is hereby **DISMISSED**.

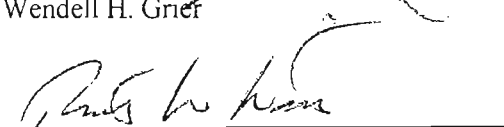
**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**



Lawrence S. Wescott



Wendell H. Grier



Robert W. Witt

**IN RE: PETITIONS FOR SPECIAL EXCEPTION
AND VARIANCE**

E side of Middletown Road, 60 feet +/-
N of Hedricks Court
6th Election District
3rd Councilmanic District
(19401 Middletown Road)

Trustees of Pine Grove United Methodist Church
By Dean Wilson, Chairman
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* **CASE NO. 08-233-XA**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by Dean Wilson, Chairman, on behalf of the Trustees of Pine Grove United Methodist Church, the legal owners of the subject property. The Special Exception is requested pursuant to Sections 1A03.3.B.4 and 424.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a church with an accessory cemetery, church hall, and group child care center. The Variance requests are from Section 1A03.4.B.2 of the B.C.Z.R. to permit a church building 35 feet from the centerline of a road in lieu of the required 100 feet, and to permit an accessory pre-school building 35 feet from the property line in lieu of the required 50 feet; and from Section 1A03.4.B.3 of the B.C.Z.R. to permit impervious lot coverage area of 16.6% in lieu of the permitted 10%. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the special exception and variance requests were Dean Wilson, Chairman of the Board of Trustees of Pine Grove United Methodist Church, Reverend Margaret Click, Senior Pastor of the church, and Elisa Feser, Director of the

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day care center and nursery school. Numerous other members of the congregation and community also appeared in support of the Petitions. Their names and addresses are listed on the sign-in sheet that was circulated prior to the hearing and is contained within the case file. John B. Gontrum, Esquire, appeared as attorney for Petitioners along with Patrick C. Richardson with Richardson Engineering, LLC, the professional engineer who prepared the site plan. There were no Protestants or other interested persons in attendance at the hearing.

The testimony and evidence proceeded by proffer and revealed that the property is rectangular-shaped and contains approximately 291,002 square feet or 6.680 acres, more or less, and zoned R.C.4. The property is located on the east side of Middletown Road in the Parkton area of northern Baltimore County. The church has existed on the subject property since the 1800's. As shown on the document that was marked and accepted into evidence as Petitioners' Exhibit 2, the church is listed on the Maryland Historic Trust Inventory (BA - 954). The church was originally organized as a church of the United Brethren, which later merged into the Methodist Church. Both the church and cemetery easily predate the zoning regulations. The church and hall were built at a time when Middletown Road was much narrower, and at a time when setbacks were non-existent. Also, directly adjacent to Middletown Road is the existing parking area for the church as well as drywells and a septic reserve area. The cemetery is located to the north and east of the church building. South of the cemetery and midway toward the rear of the property is a playground area for children attending the day care center and nursery school. A wooded strip runs along the southern border of the property, as shown on the aerial photograph which was marked and accepted into evidence as Petitioners' Exhibit 3. Dwellings, which appear to have been built fairly recently, surround the church property.

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[Signature]

Section 424.2 of the B.C.Z.R. clearly states that group child care centers and nursery schools are permitted by right with a church whether the church is permitted by right or by special exception. The existing group child care center is owned and operated by the church. The group child care center operates between the hours of 7:00 AM. and 6:00 PM and is open to all members of the Middletown area community. It has operated at the site since 1991 in the church hall building shown on Petitioners' Exhibit 1. There currently are approximately 75 children utilizing the site. Buses from Prettyboy Elementary School pick up school age children at the center prior to school and deliver them back to the church child care center after school for extended childcare services.

The current church hall building serves several purposes. It was built many decades ago and serves as a church hall, a Sunday School classroom building, offices for the church, and as a child care center. The hall is also used by various north county community groups for meetings, as well as by the church and school. It serves as a de facto community center in this still rural community. Some of the non-church members in attendance at the hearing commented on the value placed on the hall and the child care center by the community as a whole.

Two problems have arisen with the multi-purpose usage of the hall building. Clearly, it was not constructed at a time when these multiple purposes were contemplated. Also, it was not constructed in compliance with today's consideration for persons with disabilities. It is a two-story building utilizing stairs to reach either story. It is, however, an important part of the church building. The church desires to continue to use the building for offices and for Sunday School activities.

In order to address the aforementioned issues, Petitioners are proposing the construction of a new building on the interior of the lot, away from Middletown Road. The new building

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would be on one level and would have 8,000 square feet of space devoted to the child care facility and about 2,000 square feet of multi-purpose space. There will also be a small kitchen area. It is anticipated that upon completion, the building would accommodate approximately 100 children. The new building will be situated between the cemetery and the adjoining property, and will encroach slightly into the existing playground area.

Variances have been requested from the setback requirements applicable to non-residential buildings in an R.C.4 zone and from the impervious area provisions of the R.C.4 zone. Prior to a review of the practical difficulty imposed by the regulations, there must first be a finding that there is some unique characteristic of the property which creates a special situation in meeting the zoning regulations. *See, Cromwell v. Ward*, 102 Md. App. 691, 651 A.2d 424 (1995). Among the unique characteristics cited by *Cromwell* are subsurface conditions and historical significance. In this case, Petitioners point out that the church has been in its present location for approximately 150 years, clearly predating the zoning regulations. The church, church hall, parking area, cemetery, and septic reserve areas have all been in place long before zoning setbacks or R.C.4 impervious area regulations were even contemplated. The location of these improvements on the site is considered when new improvements are proposed.

It should also be noted that the church and church hall have been in their present location for many years with no detrimental impacts to the community. Petitioners stress that tearing down the church and hall to meet the setback requirements of Section 1A03.4.B.2 of the B.C.Z.R. is the essence of "practical difficulty," and is a result that is desired by no one.

The setback of the proposed new building also encroaches by 15 feet into the 50 foot side yard setback required by Section 1A03.4.B.2 of the B.C.Z.R. Between the child care building

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and the property line is a proposed storm water management – water quality treatment area. The building is proposed as a one-story building primarily to facilitate ease of access.

Moving the building 15 feet to the north basically means substantially reconfiguring the building, for as Petitioners' Exhibit 3 shows, the building is constrained by the cemetery. It is located adjacent to the existing parking lot so that the children can be readily conveyed to and from the child care center. Location of the center to the east or west either puts it over the parking lot or puts it further from the parking lot, which would unnecessarily increase the impervious area. The area to the rear of the property was given to the church years ago and is vacant, but this area is a substantial distance from any existing paved area, and is more suited to the proposed use of a septic reserve area. The proposed building design facilitates ease of access and classroom layout. Placing it on the existing parking lot area not only destroys the parking but also the septic reserve area serving the existing church. In sum, based on the layout of the site and the desire to maintain the historical orientation of the church and improvements, Petitioners maintain that there is no better location for the building.

As both the site plan and Petitioners' Exhibit 3 indicate, none of the improvements on the adjoining lots are located within 100 feet of the property line closest to the proposed building. Indeed, the building side yard is augmented by an existing buffer strip adjoining the north side of a roadway accessing two lots to the south and east of the subject property. Petitioners are quite willing to have the architectural elevations of the proposed building and materials reviewed by the Office of Planning, and copies of the drawings for the building were present at the hearing. Based on the facts presented I am satisfied that the petition for variance as to the side yard setback for the proposed building is warranted in that there are unique conditions presented with

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respect to the layout of the property and its relationship to the adjoining site to justify the variance.

The variance request for the 16.6% impervious area in lieu of the permitted 10% impervious area is also a concern. The Zoning Advisory Committee (ZAC) Comments filed by Wallace S. Lippincott of the Department of Environmental Protection and Resource Management (DEPRM) reflect the interest in protection of the watershed resource area evidenced by the R.C.4 zone. Technically, the site has more parking than zoning requires. Some parking could be removed, but the existing impervious area comprising 11.7% of the site already exceeds the amount permitted by the zone. It is possible to meet the requirements by making the building a two story structure and by removing parking. The existing septic reserve area for the church, however, is in the middle of the parking lot. Consequently, there is little benefit to be gained by taking up parking, when historical usage of the church indicates that the provided parking is justified, and there is so little remaining area in which to locate the desired improvements.

It should be noted, however, that due to the age of the existing facilities, there is no storm water management of water quality on the site today. Also, it should be noted that unlike most R.C.4 properties, there are no streams, wetlands or steep slopes in proximity to the subject property. This is most unusual given the nature of the R.C.4 zone. The water quality measures proposed will not only address the additional run off from the proposed building, but will to some extent improve the existing run off from the site. For these reasons it appears that the concern over impact of the impervious surface on the water quality of the water shed has been adequately addressed.

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The clear import of the information received at the hearing is that this church and its ancillary services have functioned as a hub of community activity for well over 150 years. While other churches in the area have waned in attendance and service, this church has not only continued to serve the growing community but has augmented its services in a valuable and valued manner. To deny the requested uses as proposed not only creates a practical difficulty for the church but also the community around it.

The requirements of Section 502.1 of the B.C.Z.R. must also be met in order to approve the special exception requested. Based on the information presented, it is amply clear that granting the special exception will not be detrimental to the health, safety or general welfare of the community. There were no adverse ZAC comments to the special exception from any of the reviewing County agencies. The Office of Planning comment on the review and approval of the architectural elevations and materials is well advised. The anticipated expansion in service to the community by the additional capacity of the child care facility is not significant, and there was absolutely no testimony or comment that the proposed use would create any detrimental condition. As indicated previously, there is no detriment caused to the environmental and natural resources of the site by the placement of the new building on it, and indeed, the provision of water quality management where none now exists should enhance the resources sought to be protected by the R.C.4 zone. The purpose of the impermeable surface requirements in the R.C.4 zone is to protect the watershed. Petitioners are proposing measures to protect the watershed, and there is no inconsistency with their proposal. Hence, the special exception request should be granted.

Based on the proffered testimony and evidence I find that the property is unique in a zoning sense. I further find that strict compliance with the Zoning Regulations for Baltimore

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County would result in practical difficulty or unreasonable hardship. Finally, I find that Petitioners' special exception and variance requests, can be granted in strict harmony with the spirit and intent of the regulations, and in such manner as to grant relief without injury to the public health, safety or general welfare of the locality.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered by Petitioners, I find that Petitioners' special exception and variance requests should be granted with conditions.

THEREFORE, IT IS ORDERED this 5th day of February, 2008 by the Deputy Zoning Commissioner for Baltimore County that Petitioners' request for Special Exception to allow a church with an accessory cemetery, church hall, and group child care center be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioners' Variance requests from Section 1A03.4.B.2 of the B.C.Z.R. to permit a church building 35 feet from the centerline of a road in lieu of the required 100 feet, and to permit an accessory pre-school building 35 feet from the property line in lieu of the required 50 feet; and from Section 1A03.4.B.3 of the B.C.Z.R. to permit impervious lot coverage area of 16.6% in lieu of the permitted 10% be and are hereby GRANTED subject, however, to the following conditions:

1. 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 such time as the 30-day appellate process from this Order has expired. If for whatever reason this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners shall provide architectural elevations that include building materials to the Office of Planning for review and approval prior to the issuance of any building permits.

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3. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). Prior to the issuance of any building permits, Petitioners shall provide a copy of the site plan to DEPRM for their review and approval of a storm water management water quality system which will treat the water quality from the proposed improvements.

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

FROM RECEIVED FOR FILED
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Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property

located at 19401 Middletown Road

which is presently zoned R.C. 4

Deed Reference: 20349 / 682 Tax Account # 2400005834; 0620066200;
0620066202

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 with an accessory cemetery and
church hall and group child care center.

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

Attorney For Petitioner:

John B. Gontrum, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston

Company

210 W. Pennsylvania Ave. 410-832-2055

Address

Telephone No.

Towson

MD

21104

City

State

Zip Code

Case No. 08-233-XA

REV 07/27/2007

Legal Owner(s):

Trustees of Pine Grove United Methodist

Name - Type or Print

Church

Signature

By: Dean Wilson

Name - Type or Print

Signature

1816 Parsonage Rd. 410-343-0727

Address

Telephone No.

Parkton, MD

21120

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By _____

Date 11-16-07

DROP OFF

JOHN B. GONTRUM FOR FILE
2-6-08
pm



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 19401 Middletown Road
which is presently zoned R.C. 4

Deed Reference: 20349 / 682 Tax Account # 2400005834
0620066200; -0620066202

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)

1. From Section 1A03.4B.2 to permit a church building 35' from the centerline of a road in lieu of required 100' and to permit an accessory pre-school building 35' from the property line in lieu of required 50'.

2. To permit impervious lot coverage area of 16.6% in lieu of permitted 10%.

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

Church building and cemetery have been at this location for over 100 years. The location of the church building and cemetery and desire to incorporate the existing playground area into the location of the pre-school building create a practical difficulty in meeting the required setbacks for a non-residential building in the R.C.4 zone.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

John B. Gontrum Esquire
Name - Type or Print _____

Signature _____
Whiteford, Taylor & Preston

Company _____

210 W. Pennsylvania Ave. 410-832-2055
Address _____ Telephone No. _____

Towson MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Trustees of Pine Grove United Methodist
Name - Type or Print _____ Church

Signature _____

By: Dean Wilson
Name - Type or Print _____

Signature _____

1816 Parsonage Rd. 410-343-0727
Address _____ Telephone No. _____

Parkton, MD 21120
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Case No. 08-233-XA

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by _____ Date 11-16-07

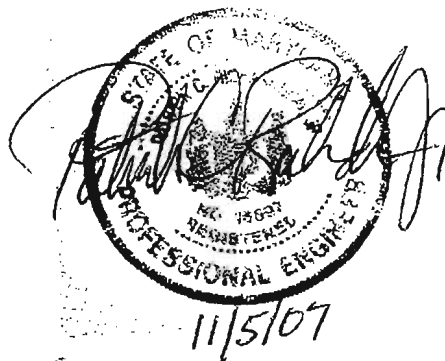
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**ZONING DESCRIPTION
19401 MIDDLETOWN ROAD
6TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning at a point in the center of Middletown Road, 28 feet wide paving; at a distance of 60 feet more or less, from the centerline intersection of Middletown Road and Hedricks Court, 30 feet wide; and running thence from said place of beginning the following courses and distances, (1) North 74 degrees 22 minutes 44 seconds East 638.15 feet, (2) North 11 degrees 04 minutes 20 seconds West 73.63 feet, (3) South 89 degrees 57 minutes 29 seconds East 215.81 feet, (4) North 10 degrees 24 minutes 20 seconds West 357.26 feet, (5) South 83 degrees 45 minutes 17 seconds West 220.91 feet, (6) South 72 degrees 57 minutes 13 seconds West 487.88 feet to a point in the centerline of Middletown Road, thence binding on said centerline, (7) South 08 degrees 44 minutes 35 seconds East 39.74 feet to a point of curve, (8) thence by a curve to the right with a radius of 467.00 feet in a southwesterly direction for a length of 220.64 feet to a point, (9) South 17 degrees 29 minutes 22 seconds West 179.41 feet to the point of beginning.

Containing a net area of 275,638 square feet, or 6.328 acres of land, more or less.



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: #08-233-XA

19401 Middletown Road

E/side of Middletown Road at the distance of 60 feet +/- north of Hedricks Court

6th Election District - 3rd Councilmanic District

Legal Owner(s): Trustees of Pine Grove United Methodist Church by Dean Wilson

Special Exception: for a church with an accessory cemetery and church hall and group child care center. **Variance:** to permit a church building 35 feet from the centerline of a road in lieu of the required 100 feet and to permit an accessory pre-school building 35 feet from the property line in lieu of required 50 feet and to permit impervious lot coverage area of 16.6% in lieu of the permitted 10%.

Hearing: Tuesday, January 22, 2008 at 10:00 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) 887-4386.

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

JT/1/638 Jan. 8

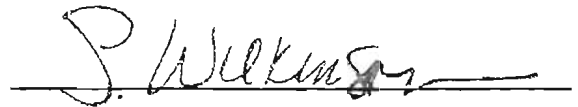
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CERTIFICATE OF PUBLICATION

1/10/2008

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 1/8/2008.

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



LEGAL ADVERTISING

PAID RECEIPT

测试日期	测试时间	测试地点	测试人
2011/4/20	11:12:40	16:05:40	

2006-03-01 10:00:00

Host	5. 329 UNING 121 10707107
TR 10	000000

METH DIST

From Son Hotel

928

YELLOW - CUSTOMER

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-233-XA

Petitioner/Developer: TRUSTEES OF

PINE GROVE UNITED METHODIST
CHURCH

Date of Hearing/Closing: 1-22-08

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:

19401 MIDDLETOWN RD

The sign(s) were posted on

1-7-08

(Month, Day, Year)

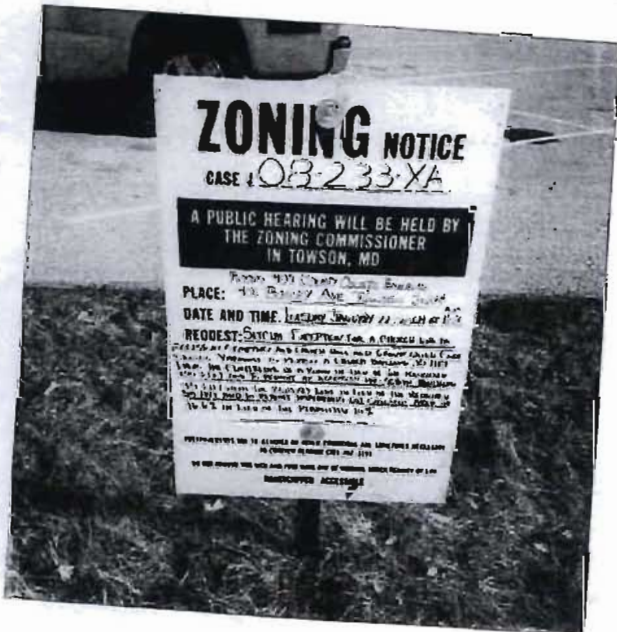
Sincerely,

Robert Black
(Signature of Sign Poster)

1-7-08
(Date)

SSG Robert Black

(Print Name)



Requested: April 30, 2008

APPEAL SIGN POSTING REQUEST

CASE NO.: 08-233-XA

19401 MIDDLETOWN ROAD

6TH ELECTION DISTRICT

APPEALED: 3/03/2008

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

*****COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
The Jefferson Building
105 W. Chesapeake Avenue, Suite 203
Towson, MD 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 08-233-XA

LEGAL OWNER: TRUSTEES OF PINE GROVE UNITED METHODIST CHURCH

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

19401 MIDDLETOWN ROAD

E/s Middletown Road, 60' +/- N of Hendricks Road

The sign was posted on 5-9-08, 2008.

By: [Signature]
(Signature of Sign Poster)

JASON SEIDGUMP
(Print Name)



ZONING APPEAL

PUBLIC HEARING

CASE NUMBER:

08-233-XA

FOR INFORMATION CALL

410-887-3180

DO NOT REMOVE
UNDER PENALTY OF LAW

BALTIMORE COUNTY BOARD OF APPEALS

05/09/2008 02:19 pm

**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: 08-233-XA
Petitioner: Trustees of Pine Grove United Methodist church
Address or Location: 19401 Middletown Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: John Gentrum
Address: 210 W. Pennsylvania Ave
Towson, Md. 21204

Telephone Number: 410-832-2055

Revised 7/11/05 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 8, 2008 Issue - Jeffersonian

Please forward billing to:

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

410-832-2055

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: 08-233-XA

19401 Middletown Road

E/side of Middletown Road at the distance of 60 feet +/- north of Hedricks Court

6th Election District – 3rd Councilmanic District

Legal Owners: Trustees of Pine Grove United Methodist Church by Dean Wilson

Special Exception for a church with an accessory cemetery and church hall and group child care center. Variance to permit a church building 35 feet from the centerline of a road in lieu of the required 100 feet and to permit an accessory pre-school building 35 feet from the property line in lieu of required 50 feet and to permit impervious lot coverage area of 16.6% in lieu of the permitted 10%.

Hearing: Tuesday, January 22, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN II
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.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

January 16, 2008

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

Dear Mr. Gontrum,

RE: Case Number: 08-233-XA, 19401 Middletown Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 16, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf
Enclosures

c: People's Counsel
Trustees of Pine Grove United Methodist Church Dean Wilson 1816 Parsonage Road
Parkton 21120

TB 1/22
10 am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JAN 11 2008

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *Jul*

DATE: January 11, 2008

SUBJECT: Zoning Item # 08-233-XA
Address 19401 Middletown Road
(Pine Grove united Methodist Church)

Zoning Advisory Committee Meeting of November 26, 2007

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

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

_____ 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:

No issue on setback, however, significant issue on the proposal to exceed the 10% impervious surface limit. Petitioner should submit a plan to address this issue. The RC-4 zoning protects the drinking water supply source for 1.8 million people and the BCZR provides for limited use of the areas within this zone so long as they can meet the environmental standards. – *W. S. Lippincott; Agricultural Preservation*

Reviewer: Jonathan Bowman

Date: 1/3/08

12-4
10 am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 4, 2007

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

RECEIVED
DEC 05 2007

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-233- Special Exception**

The Office of Planning has reviewed the above referenced case(s) and offers the following comments:

Middletown Road is a Baltimore County scenic route. Provide architectural elevations that include building materials to the Office of Planning for review and approval prior to the issuance of any building permits.

For further questions or additional information concerning the matters stated herein, please contact Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:

Cash Murray

Division Chief:

Pat Keller

CM/LL



**Baltimore County
Fire Department**

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

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 26, 2007

Item Number: 221,230,233,234

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.

3. 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.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 28, 2007

FROM: ^{DMH} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 3, 2007
Item Nos. 08-219, 220, 225, 226, 227, 228,
229, 230, 232, 233, and 234

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

DAK:CEN:c|w
cc: File
ZAC-NO COMMENTS-11282007.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: Nov. 26, 2007

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

RE: Baltimore County
Item No. 8-233-XA
19401 MIDDLETOWN ROAD
TRUSTEES OF PINE GROVE L.L.C.
SPECIAL EXCEPTION
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-233-XA.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For: Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
AND VARIANCE		
19401 Middletown Road; E/S Middletown	*	ZONING COMMISSIONER
Road, 60' N Hedricks Court		
6 th Election & 3 rd Councilmanic Districts	*	FOR
Legal Owner(s): Trustees of Pine Grove United		
Methodist Church, by Dean Wilson	*	BALTIMORE COUNTY
Petitioner(s)		
	*	08-233-XA

* * * * *

ENTRY OF APPEARANCE

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

NOV 29 2007

Per _____

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

April 17, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

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

Dear Mr. Gontrum:

RE: Case: 08-233-XA, 19401 Middletown Road

Please be advised that an appeal of the above-referenced case was filed in this office on March 4, 2008 by the Office of People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Timothy Kotroco
Director

TK:klm

c: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Rev. Dean Wilson, Pine Grove United Methodist Church, 1816 Parsonage Road, Parkton MD 21120
Rick Richardson, Richardson Engineering, Inc., 30 East Padonia Road #500, Timonium MD 21030
Ronald Atory, 224 Lester Court, Glen Rock PA 17327
Margaret Cesik, 19308 Middletown Road, Parkton MD 21120
Elisa Feser, 18833 Middletown Road, Parkton MD 21120
Joyce Charles, 1012 Old Barn Road, Parkton MD 21120
Colleen Francis, 30 Timbersbed Court, Freeland, MD 21053
Scott Frazier, 7 Pheasant View Place, Parkton MD 21120
Corina Hagen, PO Box 423, Parkton MD 21120
Reb and Beverly Scavone, 20220 Middletown Road, Freeland MD 21053
Richard Quintawille, 17326 Bushland Road, Parkton MD 21120

WHITEFORD, TAYLOR & PRESTON L.L.P.

210 WEST PENNSYLVANIA AVENUE, SUITE 400
TOWSON, MARYLAND 21204-4515

MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

JOHN B. GONTRUM
DIRECT LINE (410) 832-2055
DIRECT FAX (410) 339-4058
JGontrum@wtplaw.com

BALTIMORE, MD
COLUMBIA, MD
FALLS CHURCH, VA
TOWSON, MD
WASHINGTON, DC
WILMINGTON, DE

WWW.WTPLAW.COM
(800) 987-8705

November 8, 2007

Carl Richards, Zoning Supervisor
Department of Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

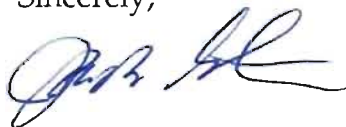
Re: Pine Grove United Methodist Church

Dear Mr. Richards:

Attached please find a package including Special Exception and Variance petitions filed on behalf of Pine Grove United Methodist Church. The church has existed in its current location for over 100 years. It is not on the Baltimore County Landmarks List. It is not the subject of any code enforcement proceeding.

The package is being submitted pursuant to a meeting held with your office which reviewed the site plan and went over the variances to be obtained.

Sincerely,



John B. Gontrum

JBG:jbg

Attachments

08-233-XA



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

RECEIVED
JUL 30 2008
BALTIMORE COUNTY
BOARD OF APPEALS

CAROLE S. DEMILIO
Deputy People's Counsel

July 30, 2008

Edward W. Crizer, Jr., Chairman
County Board of Appeals
400 Washington Avenue, Room 49
Towson, MD 21204

Re: 19401 Middletown Road, Trustees of Pine Grove United Methodist Church,
Dean Wilson, Chairman
Zoning Case No. 8-233-XA

Dear Mr. Crizer,

Upon further careful review of this case, People's Counsel for Baltimore County has determined to dismiss the office's appeal because it no longer appears to be in the public interest. Our office's dismissal is based on the assurances and considerations described in the enclosed letter received July 29, 2008 from Pastor Dean Wilson, the pastor of Pine Grove United Methodist Church. We appreciate Pastor Wilson's cooperation and constructive spirit.

On March 3, 2008, our office appealed the Deputy Zoning Commissioner's February 6, 2008 approval of the special exception and variances. Our main concern was to defend the maximum 10% impermeable surface standard of the R.C. 4 Watershed Protection Zone. Pine Grove's request includes a new preschool building for the existing church. It will increase the surface coverage to 16.6%. We also noted DEPRM concern stated January 11, 2008.

Since the 1980s, we have scrutinized such petitions with care. Two earlier decisions that we have recently reviewed either were resolved by the Petitioner's acquisition of easements on additional property or the installation of highly protective stormwater management facilities, over and above the minimum required.

Subsequent to this appeal, we met with Pine Grove's representatives, asked for further review of stormwater management issues, consulted with Wallace Lippincott of the Department of Environmental Protection and Resource Management (DEPRM), and had input from citizens in the Freeland area, including the Association's President, Andrew Rathgeber.

We have considered the following: (1) the attached July 15, 2008 report of Henry A. Leskinen, a consulting ecologist, which describes the expected offsite water discharge as

minimal; (2) the documented approval of the SWM plan by R.A. Wirth of DEPRM's SWM Division (3) the existence of this established church, which has served the community for many years at its present location; (4) the proposed new one-story building is substantial in size, 10,318 square feet, but it will nevertheless serve an important public interest as a preschool building and a community center for the immediate area; (5) the convenience for area residents will likely reduce driving distances, leading to environmental benefits; (6) there is no additional parking lot proposed; and (7) there is no room for Pine Grove to acquire easement or preservation rights to surrounding property, which is developed.

We also requested and have Pastor Wilson's written assurance that the church will prepare and implement a landscaping and lighting plan subject to review and approval by Avery Harden and Wallace Lippincott. We note Pastor Wilson's statement that the landscaping plan has been submitted and is in process. We also note Pastor Wilson's statement that no new lighting is planned. As to existing lighting, we trust that he will communicate with Mr. Harden, who may contribute constructive input if he deems it appropriate and helpful.

We have also asked for and received written assurance that the rear parcel or area will be limited to pervious uses: cemetery and septic reserve area. As Pastor Wilson has written, there will be no new buildings, parking areas, or other impervious surfaces added in the rear.

Based on all of the above, we are satisfied that pursuit of this particular appeal is no longer in the public interest. Therefore, we are dismissing it. This should not be considered a precedent for other cases. We also expect and trust that this resolution marks the limit of the impermeable surface variance at this location.

Once again, we appreciate the cooperation of Pine Grove United Methodist Church. We thank for the Board of Appeals in advance for its attention to this matter.

Respectfully,



Peter Max Zimmerman
People's Counsel for Baltimore County

cc: Pastor Dean Wilson, Pine Grove United Methodist Church
John Gontrum and Jennifer Busse, attorneys for Pine Grove United Methodist Church
Wallace Lippincott, DEPRM
Avery Harden, County Landscape Architect and Planner

Dean Wilson
1816 Parsonage Road
Parkton, Maryland 21120

Peter M. Zimmerman, Esq.
People's Counsel
The Jefferson Building, Suite 204
105 W. Chesapeake Ave
Towson, MD 21204

**Re: 19401 Middletown Road (Pine Grove United Methodist
Church Property)
Baltimore County Zoning Case No. 08-233-XA**

Dear Mr. Zimmerman:

Please accept my heartfelt thank you for agreeing to dismiss your appeal of the above-referenced matter. On behalf of the trustees and my congregation, we sincerely thank you. This has been a long, hard process for us, and we are so glad that now we can get back to focusing on serving the community and put this zoning process behind us.

Our attorneys, John Gontrum and Jennifer Busse of Whiteford, Taylor & Preston have informed me that your decision to dismiss your appeal is predicated on our agreement that we will submit plans regarding landscaping and any new proposed lighting to Mr. Avery Harden with the Baltimore County Department of Permits & Development Management and Mr. Wally Lippincott with Baltimore County Department of Economic Protection and Resource Management. We have already asked Mr. Rick Richardson, our land development consultant, to proceed in this regard. He has informed us that Mr. Harden has already approved our landscape plan and that he has submitted a copy of it to Mr. Lippincott. With regard to lighting, I can inform you that we are not proposing any new lighting at the property. We agree, nevertheless, that if we do ever propose any changes with regard to the landscaping and/or new lighting, we will, in accordance with this agreement, submit plans documenting any changes to Mr. Harden and Mr. Lippincott for their review and approval.

We very much so appreciate the community's support and desire to remain in their good graces as a good neighbor, and will continue to do all that we can to maintain our favorable reputation. We applaud your understanding of our situation and decision to withdraw your appeal at this time. We are very fortunate to have an active congregation and look forward to continuing to serve their needs as well as that of the surrounding community. We are so pleased that you and the others at the County agencies understand that we are doing our best to provide for the most efficient and most environmentally responsible design for our site.

I also understand that you have requested a copy of our approval from DEPRM with regard to the proposed and approved stormwater management devices for the site. Attached hereto in this regard you will find a copy of plans documenting approval from Mr. R. A. Wirth, with Baltimore County Stormwater Management Division. Finally, also enclosed is a copy of our landscape plan, which, as I previously noted, has been sent to Mr. Lippincott and previously approved by Mr. Harden, as well as a copy of the letter provided by Mr. Henry Leskinen with Eco-Science Professionals, Inc. dated July 15, 2008. I know that my attorneys previously gave you a copy of this letter as well, and that it truly was instrumental in providing you with a substantive basis for dismissing your appeal. We also were very pleased to receive Mr. Leskinen's advice since we know he is a well respected professional and his letter has therefore given us confidence that we are doing our best to provide for the most responsible development of our site.

Finally, we are willing to commit that there will be no buildings or impervious parking placed on the area to the rear of the cemetery. It is our understanding, however, that you have no objection to the use of this area for a cemetery or for the proposed septic reserve area to service the building.

Thank you again for your attention to this matter. Please do not hesitate to contact me directly with any questions or concerns.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Dan Wilson".

Eco-Science Professionals, Inc.



CONSULTING ECOLOGISTS

July 15, 2008

Mr. John B. Gontrum
Whiteford Taylor Preston LLP
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, Maryland 21204-5025

**RE: Pine Grove United Methodist Church
19401 Middletown Road
Parkton, Baltimore County**

Dear Mr. Gontrum,

At your request, I have visited the project site and reviewed the stormwater management proposal for the referenced project. The project involves the construction of a one-story building to be used as a pre-school and community center by the church.

~~The site consists of the existing Pine Grove United Methodist Church and associated macadam parking lot, a detached shed, trailer, pavilion, playground area, and cemetery. The area around the existing structures is maintained as lawn with scattered large trees, primarily oaks. The cemetery is maintained as mowed lawn. No wetlands, streams, or Baltimore County forest buffers occur on or proximal to the project site.~~

The existing development does not provide any specific stormwater management quality device to treat runoff from the site. Under current conditions, stormwater from the developed portion of the site sheet flows in a generally south/southeasterly direction across adjacent residential lawn areas. Stormwater that does not infiltrate drains across these lawns into a grass swale located south and east of the site, where it continues in a southerly direction across adjacent properties.

Stormwater quality management for the proposed development will be addressed through the use of a dry vegetated swale along the southern property boundary. The swale will intercept stormwater runoff and convey it towards the existing grass swale, where it drains under existing conditions. The dry swale will be graded with a minimal fall of approximately 1.5 percent to dissipate stormwater velocities and increase detention time in the swale. The presence of well drained Chester soils suggest that smaller runoff events will generally infiltrate in the swale, providing groundwater recharge and resulting in little discharge from the site. Stormwater that does not infiltrate during larger runoff events will be discharged into the offsite swale at reduced velocities, allowing for increased infiltration opportunities. The swale will also direct stormwater from large runoff events away from an existing residence south of the site, where it sheet flows under



existing conditions. It appears that the swale system will provide adequate quality management and may increase infiltration and groundwater recharge through reduction of stormwater runoff velocities.

The current Maryland Department of the Environment (MDE) Stormwater Management guidelines encourage the use of non-structural devices for water quality management. Vegetated swales are a preferred non-structural practice. The use of the swale is particularly appropriate for this site, due to the infiltration potential of the existing soils and the property's distal position in the Owl Branch watershed. The distance between the subject site and the head of an actual stream channel is approximately 0.5 miles. Stormwater runoff from this site rarely reaches this stream, except possibly during heavy storm events.

I think it is also important to note that the construction of the pre-school building on the existing church property allows for dual use of the existing parking lot, thus reducing the overall amount of new impervious surface associated with the project. Strict adherence to the ten percent impervious surface limit would require that the new building be constructed on another property. While this would address the zoning variance issue, the construction of the new building at another site would require a separate parking lot and access lane and actually result in an overall increase in impervious surface in the watershed. I feel that this is contrary to the spirit and intent of the RC.4 regulations.

In summary, it is my professional opinion that the additional impervious surface on the subject site will not contribute to additional pollutant runoff; that the proposed dry swale provides adequate stormwater quality management; that construction of the building on the existing property allows for dual use of existing parking lots, reducing overall impervious surface in the watershed, and thus meets the spirit and intent of the RC.4 regulations.

Please feel free to call me at (410) 832-2480 if you have any questions. I thank you for allowing me to assist you in this matter.

Sincerely,



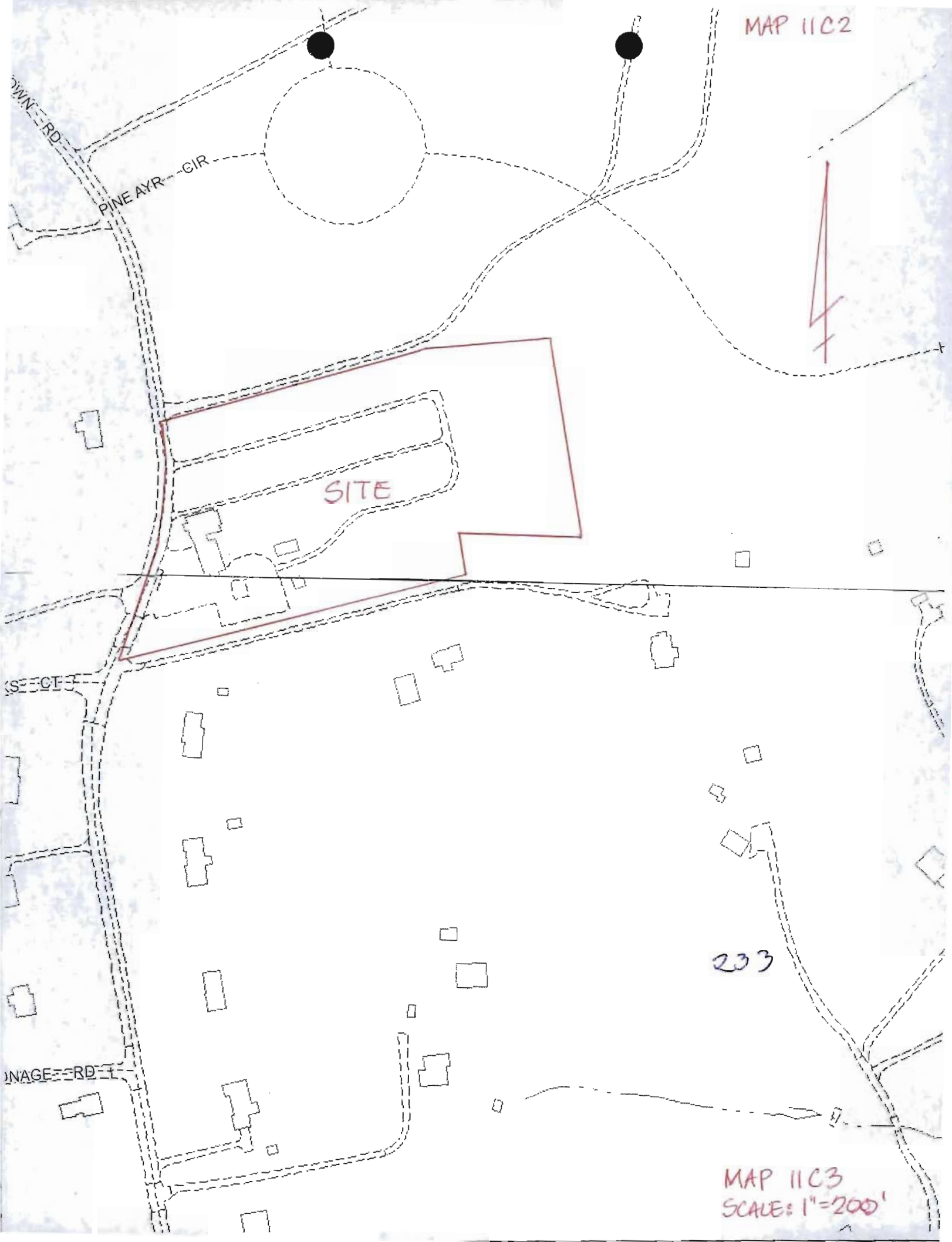
Henry A. Leskinen
President

CASE NAME _____
CASE NUMBER _____
DATE 11/22/08

Chairman of Bd of Trustees

[illegible]

MAP 11C2



SITE

233

MAP 11C3
SCALE: 1"=200'

**Pine Grove United Methodist
Church
Parkton , Baltimore County, BA-
954**

Page 1 of 1 available pages

Return to search results

☐ Add Single Image to Print
List

☐ Add All Images to Print
List

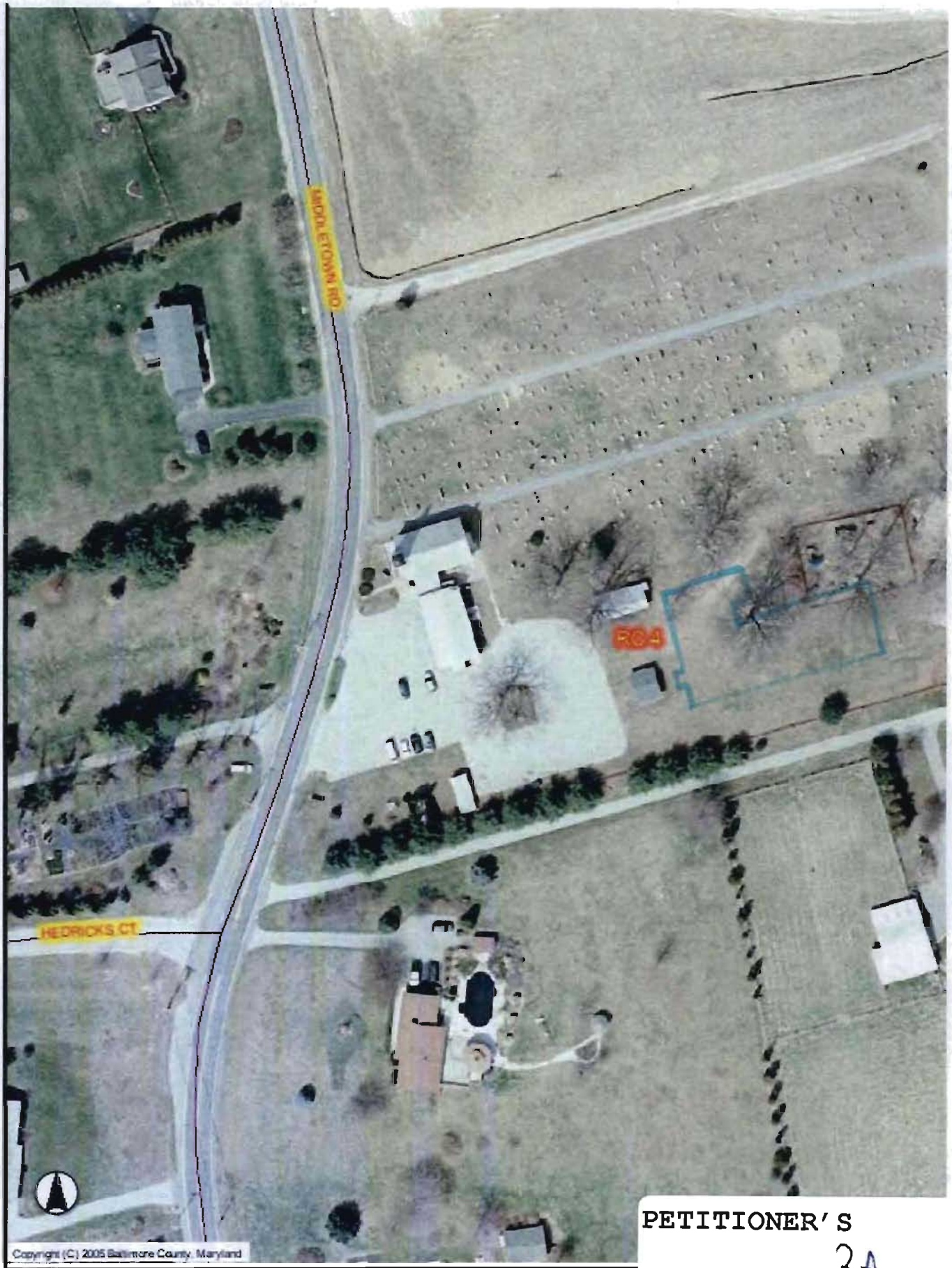
PETITIONER' S

EXHIBIT NO.

2

2A-954

FINE GROVE UNITED METHODIST CEURCH, RAYVILLE - 1892 - NE side of Middletown Road, 0.4 mile NW of Rayville Road. Originally a United Brethren Church, the present building was put up in 1892 and is still provided with carriage sheds. in the rear. The congregation dates from 1850s when services were held in the Eagle Paper mill and in Kelly's Schoolhouse. An earliar church was built in 1854. Frame and clapboard building in Victorian Gothic style; gable roof. Central entrance tower with open belfry. Aluminum siding added. Also a cemetery.



PETITIONER'S

EXHIBIT NO.

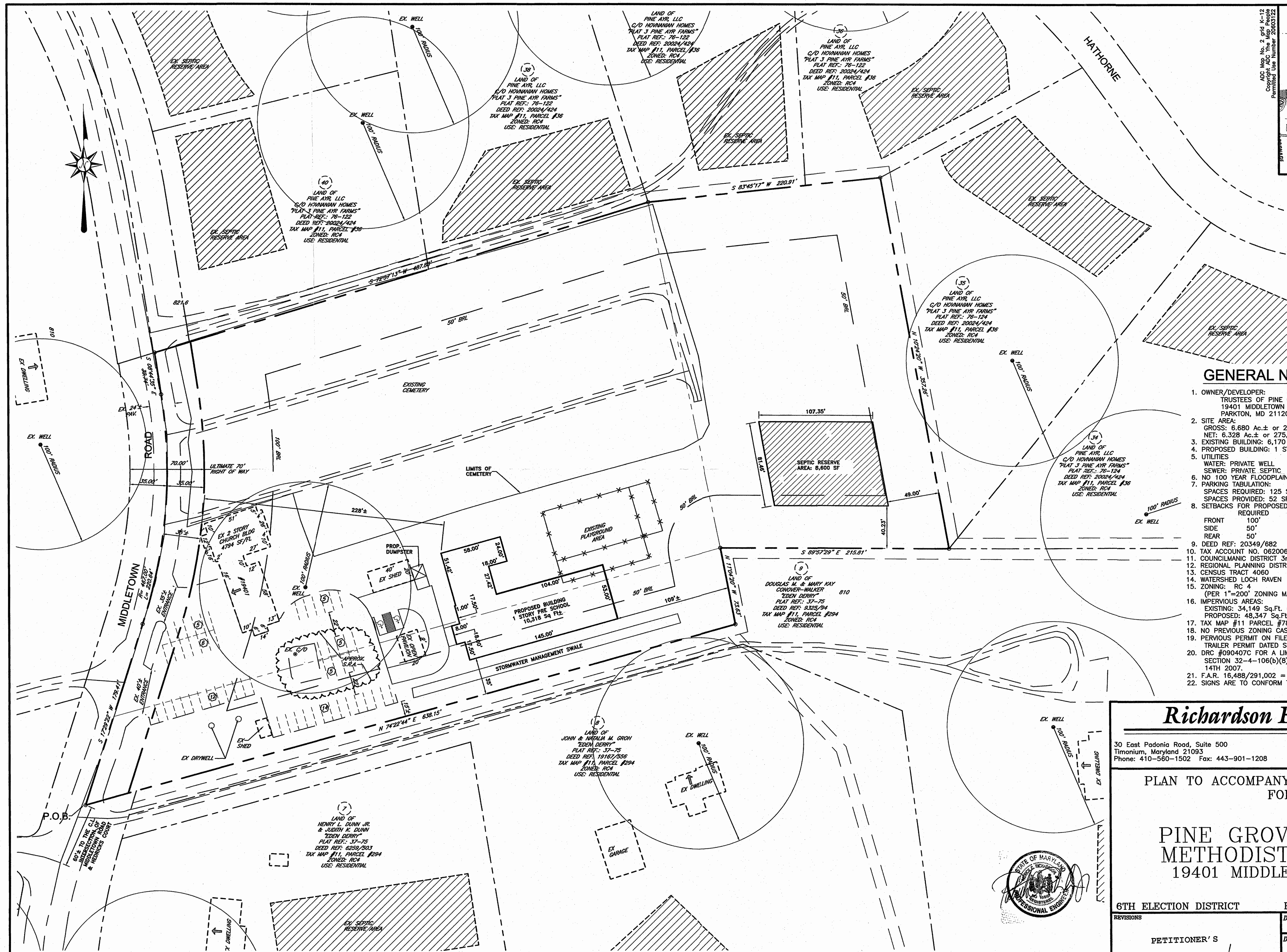
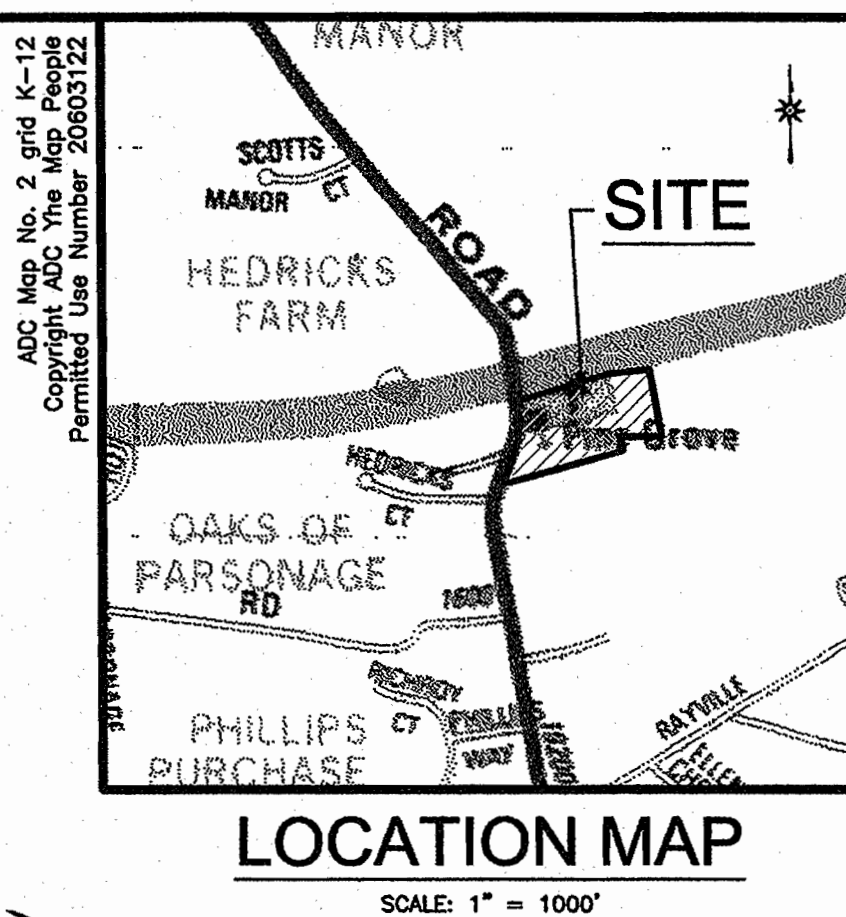
3A



PETITIONER'S

EXHIBIT NO.

3B



GENERAL NOTES:

1. OWNER/DEVELOPER: TRUSTEES OF PINE GROVE UNITED METHODIST CHURCH
19401 MIDDLETOWN ROAD
PARKENT, MD 21120-9662
2. SITE AREA:
GROSS: 6.680 Ac.± or 291,002 Sq.Ft.
NET: 6.328 Ac.± or 275,838 Sq.Ft.
3. EXISTING BUILDING: 6,170 Sq.Ft.
4. PROPOSED BUILDING: 1 STORY, 22' HIGH, 10,318 Sq.Ft.
5. UTILITIES
WATER: PRIVATE WELL
SEWER: PRIVATE SEPTIC
6. NO 100 YEAR FLOODPLAINS ON SITE.
7. PARKING TABULATION:
SPACES REQUIRED: 125 SEATS @ 1/4 = 32 SPACES
SPACES PROVIDED: 52 SPACES
8. SETBACKS FOR PROPOSED BUILDING:

	REQUIRED	PROVIDED
FRONT	100'	228'
SIDE	50'	35'
REAR	50'	109'
9. DEED REF: 20349/682
10. TAX ACCT: 0620066202, 0620066200 & 2400005834
11. COUNCILMANIC DISTRICT 3rd
12. REGIONAL PLANNING DISTRICT 301B
13. CENSUS TRACT 4060
14. WATERSHED LOCH RAVEN
15. ZONING: RC 4
(PER "1"-200' ZONING MAP 011C2 & 011C3)
16. IMPERVIOUS AREAS:
EXISTING: 34,149 Sq.Ft. = 11.7%
PROPOSED: 48,347 Sq.Ft. = 16.6%
17. TAX MAP #11 PARCEL #78, 79 & 36 (PARCEL 'A')
18. NO PREVIOUS ZONING CASES ON FILE.
19. PERVIOUS PERMIT ON FILE: #069 COMMERCIAL
TRAILER PERMIT DATED SEPT. 12, 2007.
20. DRC 090407C FOR A LIMITED EXEMPTION UNDER
SECTION 32-4-105(b)(8) ADOPTED ON SEPTEMBER
14TH 2007.
21. F.A.R. 16,488/291,002 = 0.057
22. SIGNS ARE TO CONFORM TO BCZR.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

PINE GROVE UNITED
METHODIST CHURCH
19401 MIDDLETOWN ROAD

6TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS

DRAWN BY:	DESIGNED BY:	SCALE:
-----------	--------------	--------

DESIGNED BY: CND	DESIGNED BY: PCR	SCALE: 1" = 40'
---------------------	---------------------	--------------------

PETITIONER' S

DATE:	JOB NO.:	SHEET NO.:
--------------	-----------------	-------------------

EXHIBIT NO.

11-02-07 07048 1 OF 1

EXHIBIT NO.

#233