

IN RE: **PETITION FOR VARIANCE**
N/S Church Lane, 580' W c/line of
York Road
(101 Church Lane)
8th Election District
3rd Council District

Saint Joseph's Catholic Church
The Roman Catholic Archbishop of Baltimore
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* **Case No. 2008-0554-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the Most Reverend Edwin F. O'Brien, on behalf of The Roman Catholic Archbishop of Baltimore, the owner of the subject property, and Saint Joseph's Church. The Petitioner requests variance relief from Section 255.1 [Section 238.2] of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing building with a side yard setback (north side) of 11 feet in lieu of the minimum required 30 feet for a proposed storage shed addition. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Geoffrey Schultz, a professional land surveyor and Vice President of McKee & Associates, Inc., the consultant who prepared the site plan (Petitioner's Exhibit 1), and Douglas K. Franz, a representative of Scout Troop 497 that is afforded the use of the subject property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregularly shaped tract consisting of four (4) lots of record (Real Property Tax Map 51, Parcels 233, 234, 235 and 255) containing 11.81 acres in area, located on the north and south sides of Church Lane

RECEIVED FOR FILING
Date 7-17-08
By [Signature]

just west of York Road (MD Route 45) in Cockeysville. The subject piece of ground under consideration in this case is the northern tip of Parcel 234, which contains 2.446 acres, more or less, and split-zoned M.L.-I.M. and B.R.-I.M. (Manufacturing, Light and Business, Roadside in the Industrial, Major District). The location of this site and the surrounding commercial areas are more particularly illustrated on the existing site and aerial photographs marked Petitioner's Exhibits 2 and 3. Parcel 255, located on the south side of Church Lane, is improved with the Church sanctuary built in 1850 – on the opposite north side of Church Lane are the Church's single-family dwelling on Parcel 235 and Parcel 234, improved with the Church's two-story Parish Center and a 51' x 40' garage. Scout Troop 497 is presently using this garage on the northern portion of the property. The Church and Scout Troop propose needed storage space by constructing a 23' wide x 22' deep x 18' high addition to this structure as illustrated on the building elevation submitted (Petitioner's Exhibit 4) which will be located to the rear (north side) of the existing garage. This 502 square foot storage facility, while encroaching into the 30 foot setback, will be buffered from view by mature trees as shown on photographs (*See* Petitioner's Exhibits 2B and 2C) and this new construction requires a variance in view of the *location of the existing structure*. It is to be noted that Kidd Realty, LLC, the adjacent property owner, supports the proposal. Its President, William E. Kidd, reviewed the site plan and building elevations and provided the Petitioner with a Letter of Permission to move forward with the project.

Based upon the testimony and evidence offered, I am easily persuaded that the variance relief should be granted. The character of the surrounding locale is such that the use does not detrimentally impact the health, safety and general welfare of the locale. I am also persuaded that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. Based on the irregular shape of the site, bisected by Church Lane and the presence of existing structures

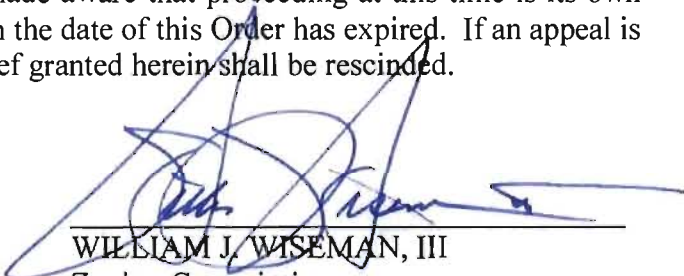
ORIGINAL FILED FOR FILING
Date 7-17-08
By [signature]

built many, many years ago prior to the establishment of zoning regulations, I find that the property is unique which causes practical difficulty in using the site in the manner proposed. The proposed use at this location is also in strict harmony with the spirit and intent of the area regulations and the relief requested is necessary in order to allow the proposed improvements for the Scout Troop's use. It is clear that the proposed construction is minor and will not materially alter the use or appearance of the property and will cause no detrimental impact to adjacent properties.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of July 2007 that the Petition for Variance seeking relief from Section 255.1 [Section 238.2] of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback (north side) of 11 feet in lieu of the minimum required 30 feet for a proposed storage shed addition, in accordance with Petitioner's Exhibit 1, be and the same is hereby GRANTED, subject to the following restriction:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is its 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.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 7-17-08
By [Signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 17, 2008

Geoffrey C. Schultz, Vice President
McKee & Associates, Inc.
5 Shawan Road
Cockeysville, Maryland 21030

RE: PETITION FOR VARIANCE

N/S Church Lane, 580' W c/line of York Road
(101 Church Lane)
8th Election District - 3rd Council District
Saint Joseph's Catholic Church - The Roman Catholic Archbishop of Baltimore – Petitioner
Case No. 2008-0554-A

Dear Mr. Schultz:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Most Reverend Edwin F. O'Brien, c/o Saint Joseph's Church, 101 Church Lane,
Cockeysville, MD 21030
Douglas K. Franz, 1240 Paper Mill Road, Cockeysville, MD 21030
People's Counsel; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 101 CHURCH LANE

which is presently zoned ML - 1M

Deed Reference: 577 / 552 Tax Account # 08-19-000100

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) 255.1 (238.2 BR)

To PERMIT A SIDEYARD SETYARD SETBACK FOR A PROPOSED STORAGE SHED ADDITION OF 11 FEET IN LIEU OF THE MINIMUM REQUIRED 30 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.) The configuration of the existing building does not allow for contiguous use of storage space by the local Boy Scout Troop without the requested relief, and other items to be presented at the hearing.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s): Roman Catholic Archbishop of Baltimore, a corporation sole

Name - Type or Print

By: Edwin F. O'Brien

Signature

Most Rev. Edwin F. O'Brien

Name - Type or Print

Signature

C/O ST. JOSEPH'S CHURCH
101 CHURCH LANE 410-539-6727

Address

Telephone No.

COCKEYSVILLE

MD

21030

City

State

Zip Code

Representative to be Contacted:

McKEE & ASSOC. - GEOFFREY C. SCHULTZ

Name

5 SHAWAN RD. 410-527-1555

Address

Telephone No.

COCKEYSVILLE

MD

21030

City

State

Zip Code

Case No. 2008-0554-A

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by Jim

Date 5.30.08

REV 8/20/07

UNDER RECEIVED FOR FILING

Date 7-17-08

By BW

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

May 29, 2008

Zoning Description
100 Church Road
3rd Councilmanic District
8th Election District
Baltimore County, MD



Beginning at a point on the South side of Church Lane (30 foot wide Right-Of-Way) at the distance of 580 feet west of the center of York Road, thence running

- 1) N13-30-00E 30.00 feet to the North side of Church Lane, thence running along the North side of said road,
- 2) N76-30-00W 50.00 feet, thence running ,
- 3) N13-30-00E 143.00 feet,
- 4) S76-30-00E 50.00 feet,
- 5) N13-30-00E 150.00 feet,
- 6) N76-30-00W 352.00 feet, and
- 7) S13-30-00W 323.00 feet to the South side of Church Lane, thence running along the South side of the said road,
- 8) S76-30-00E 352.00 feet to the point of beginning.

Containing 2.391 Acres of Land as recorded in deed Liber 577, Folio 552.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **15380**

Date: **5-30-08**

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	DCA			6150				325.00

Total: **325.00**

Rec

From: **D FRAJ**

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

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

Case: #2008-0554-A

101 Church Lane
S/side of Church Lane, 580 ft.
+/- west of c/line of York Road
8th Election District

3rd Councilmanic District
Legal Owner(s): Roman Catholic
Archbishop of Baltimore

Variance: to permit side yard
setback for a proposed storage
shed addition of 11 feet in lieu
of the minimum required 30
feet.

Hearing: Tuesday, July 15,
2008 at 11:00 a.m. in Jefferson
Building, 1st Floor, 105
W. Chesapeake 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 concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

JT 7/615 July 1 177518

CERTIFICATE OF PUBLICATION

7/3/, 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 7/1/, 2008.

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

J. Wilkins

LEGAL ADVERTISING

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

DATE: June 27, 2008

TO: Baltimore County, PDM / Zoning Office

RE : Case No. 2008-0554-A
100 Church Lane
MAI : Job No. :08-087

ATTENTION: Mr. Timothy Kotroco / Kristen Matthews

☒ (X) We are submitting ☐ () We are returning ☐ () We are forwarding
☐ () Herewith ☐ () Under separate cover

No.	Description
1	Certificate of Posting
2	Photos

☒ (X) For processing ☐ () For your use ☒ (X) For your review
☐ () Please call when ready ☐ () Please return to this office ☐ () In accordance with your request

Remarks:

For further information, please contact the writer at this office.

Very truly yours,

McKee & Associates, Inc.

William D. Gulick, Jr.

cc: File /



CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Date: June 27, 2008
MAI Job No : 08-087

Attention: Mr. Timothy Kotroco / Ms. Kristen Matthews
RE:Case Number : 2008-0554-A

Petitioner/Developer: Roman Catholic Archbishop of Baltimore

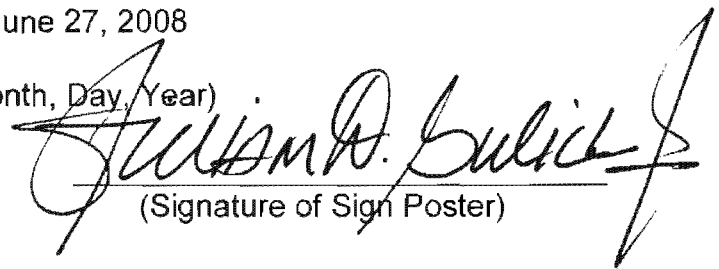
Date of Hearing/Closing: July 15, 2008 at 11:00 am

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at # 100 Church Lane

The sign(s) were posted on

June 27, 2008

(Month, Day, Year)



(Signature of Sign Poster)

William D. Gulick, Jr.

(Printed Name of Sign Poster)

McKee and Associates, Inc.

5 Shawan Road, Suite 1

(Street Address of Sign Poster)

Cockeysville, MD 21030

(City, State, Zip Code of Sign Poster)

(410) 527-1555

(Telephone Number of Sign Poster)

SEE
**ATTACH PHOTOGRAPH
OF
SIGN POSTED ON
PROPERTY**

Revised 3/1/01 - SCJ

ZONING NOTICE

CASE # 2008-0554-A

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

JEFFERSON BUILDING 1ST FLOOR
105 W. CHESAPEAKE AVENUE
PLACE: TOWSON, MD 21204

TUESDAY
DATE AND TIME: JULY 15, 2008 AT 11:00 AM

REQUEST: VARIANCE TO PERMIT SIDE
YARD SETBACK FOR A PROPOSED
STORAGE SHED ADDITION OF 11 FEET IN
LIEU OF THE MINIMUM REQUIRED
30 FEET.

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

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

HANDICAPPED ACCESSIBLE

06:27:2008 09:29



CHURCH

LANE

06.27.2008 09:29

**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: 0554
Petitioner: THE ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE
Address or Location: 101 CHURCH LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: DOUGLAS K. FRANTZ
Address: 204 E. PRESTON ST.
BALTO. MD 21202

Telephone Number: 410- 539- 6727



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 20, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

CORRECTED 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: 2008-0554-A

101 Church Lane

S/side of Church Lane, 580 ft. +/- west of c/line of York Road

8th Election District – 3rd Councilmanic District

Legal Owners: Roman Catholic Archbishop of Baltimore

Variance to permit side yard setback for a proposed storage shed addition of 11 feet in lieu of the minimum required 30 feet.

Hearing: Tuesday, July 15, 2008 at 11:00 a.m. in Jefferson Building, 1st Floor,
105 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: St. Josephs Church, 101 Church Ln., Cockeysville 21030
Geoffrey Schultz, McKee & Assoc., 5 Shawan Rd., Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 30, 2008.**
- (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, July 1, 2008 Issue - Jeffersonian

Please forward billing to:
Douglas Frantz
204 E. Preston Street
Baltimore, MD 21202

410-539-6727

CORRECTED NOTICE OF ZONING HEARING

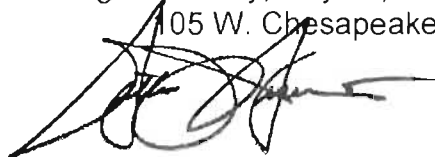
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Legal Owners: Roman Catholic Archbishop of Baltimore

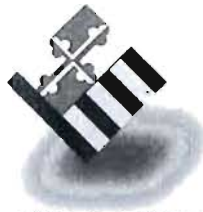
Variance to permit side yard setback for a proposed storage shed addition of 11 feet in lieu of the minimum required 30 feet.

Hearing: Tuesday, July 15, 2008 at 11:00 a.m. in Jefferson Building, 1st Floor,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

June 18, 2008
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: 2008-0554-A

101 Church Lane

S/side of Church Lane, 580 ft. +/- west of c/line of York Road

8th Election District – 3rd Councilmanic District

Legal Owners: Roman Catholic Archbishop of Baltimore

Variance to permit side yard setback for a proposed storage shed addition of 11 feet in lieu of the minimum required 30 feet.

Hearing: Thursday, August 7, 2008 at 9:00 a.m. in Jefferson Building, 1st Floor,
105 W. Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: St. Josephs Church, 101 Church Ln., Cockeysville 21030
Geoffrey Schultz, McKee & Assoc., 5 Shawan Rd., Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 23, 2008.**
- (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, July 22, 2008 Issue - Jeffersonian

Please forward billing to:
Douglas Frantz
204 E. Preston Street
Baltimore, MD 21202

410-539-6727

NOTICE OF ZONING HEARING

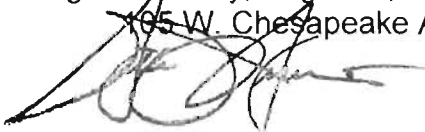
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CASE NUMBER: 2008-0554-A

101 Church Lane
S/side of Church Lane, 580 ft. +/- west of c/line of York Road
8th Election District – 3rd Councilmanic District
Legal Owners: Roman Catholic Archbishop of Baltimore

Variance to permit side yard setback for a proposed storage shed addition of 11 feet in lieu of the minimum required 30 feet.

Hearing: Thursday, August 7, 2008 at 9:00 a.m. in Jefferson Building, 1st Floor,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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- (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

Rev. Edwin F. O'Brien
Roman Catholic Archbishop of Baltimore
101 Church Ln.
Cockeysville, MD 21030

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

Dear: Rev. Edwin F. O'Brien

RE: Case Number 2008-0554-A, Address: 101 Church Ln.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 30, 2008. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

Geoffrey C. Schultz: McKee & Assoc., 5 Shawan Rd., Cockeysville, MD 21030



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

June 16, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 09, 2008

Item Number: 0527A, 0549A, 0550A, **0551SPH**, 0552SPHA, 0553X, **0554A**, 0555A,
0556A, 0557SPH

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

BW 7/15
11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 26, 2008

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

RECEIVED
JUN 30 2008

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-554- Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:

Candis Murray

Division Chief:
CM/LL

Lynn Loebe

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 10, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For June 16, 2008
Item Nos. 08-0548, 0549, 0550, 0551,
0552, 0553, 0554, 0555, 0556, and 0557

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

DAK:CEN:lrk

cc: File

ZAC-06102008-NO COMMENTS



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: 6/20/2008

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

RE: Baltimore County
Item No 2008-0554-A
101 CHURCH LANE
ROMAN CATHOLIC ARCHBISHOP
OF BALTIMORE
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. 2008-0554-A.

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 VARIANCE	*	BEFORE THE
101 Church Lane; S/S Church Lane,	*	ZONING COMMISSIONER
580' W c/line of York Road	*	
11 th Election & 6 th Councilmanic Districts	*	FOR
Legal Owner(s): David Avesdesian	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	08-554-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
JUN 17 2008
Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of June, 2008, a copy of the foregoing Entry of Appearance was mailed to Geoffrey C. Schultz, McKee & Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

[Go Back](#)
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Account Identifier: District - 08 **Account Number -** 2300005529

Owner Information

Owner Name: SAINT JOSEPHS CATHOLIC CHURCH **Use:** EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: 101 CHURCH LN **Deed Reference:** 1)
 COCKEYSVILLE MD 21030-4903 2)

Location & Structure Information

Premises Address **Legal Description**
 CHURCH LN 6.91 AC
 SS CHURCH LN
 600 FT W YORK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
51	16	255						2	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1850	41,627 SF	6.91 AC	01

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	463,000	522,700		
Improvements:	4,155,800	4,570,400		
Total:	4,618,800	5,093,100	4,618,800	4,776,900
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE **Special Tax Recapture:**
Exempt Class: CHURCHES, SYNAGOGUES, & PARSONAGES * NONE *

Church



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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Account Identifier: District - 08 **Account Number -** 0803000075

Owner Information

Owner Name: MOST REVEREND WILLIAM D BORDERS **Use:** EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: C/O ST JOSEPHS CHURCH **Deed Reference:** 1) / 5810/ 516
 101 CHURCH LA 2)
 COCKEYSVILLE MD 21030

Location & Structure Information

Premises Address **Legal Description**
 CHURCH LA LT NS CHURCH LANE
 520 W YORK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
51	16	235						2	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.00 SF	01

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	25,000	27,500		
Improvements:	30,400	33,400		
Total:	55,400	60,900	55,400	57,233
Preferential Land:	0	0	0	0

Transfer Information

Seller: CASLIN EDNA M	Date: 10/04/1977	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5810/ 516	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE
Exempt Class: CHURCHES, SYNAGOGUES, & PARSONAGES

Special Tax Recapture:
 * NONE *

House



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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Account Identifier: District - 08 **Account Number -** 0811017270

Owner Information

Owner Name: KEOUGH, MOST REV F P **Use:** EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: 101 CHURCH LA **Deed Reference:** 1)
 COCKEYSVILLE MD 21030 2)

Location & Structure Information

Premises Address **Legal Description**
 CHURCH LA 2.298 AC
 NS CHURCH LANE
 880 W YORK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
51	16	233						2	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		2.29 AC	01

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	229,800	275,700		
Improvements:	0	0		
Total:	229,800	275,700	229,800	245,100
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE **Special Tax Recapture:**
Exempt Class: CHURCHES, SYNAGOGUES, & PARSONAGES * NONE *

Land



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 08 **Account Number -** 0819000100

Owner Information

Owner Name: SAINT JOSEPHS CATHOLIC CHURCH **Use:** EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: 101 CHURCH LA **Deed Reference:** 1) / 577/ 552
 COCKEYSVILLE MD 21030 2)

Location & Structure Information

Premises Address **Legal Description**
 CHURCH LA LT NS CHURCH LANE
 600 W YORK ROAD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
51	16	234						2	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	11,016 SF	2.61 AC	01

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2007	07/01/2008	
Land	260,900	522,000			
Improvements:	1,021,900	1,186,100			
Total:	1,282,800	1,708,100	1,282,800	1,424,566	
Preferential Land:	0	0	0	0	

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE
Exempt Class: CHURCHES, SYNAGOGUES, & PARSONAGES

Special Tax Recapture:
 * NONE *

CHURCH

 Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search (2007 vw4.3)	Go Back View Map New Search
--	---

Account Identifier: District - 08 **Account Number -** 0819000100

Owner Information			
Owner Name:	SAINT JOSEPHS CATHOLIC CHURCH	Use:	EXEMPT COMMERCIAL
		Principal Residence:	NO
Mailing Address:	101 CHURCH LA COCKEYSVILLE MD 21030	Deed Reference:	1) / 577/ 552 2)

Location & Structure Information									
Premises Address CHURCH LA						Legal Description LT NS CHURCH LANE 600 W YORK ROAD			
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
51	16	234						2	

Special Tax Areas		Town Ad Valorem Tax Class	
Primary Structure Built 1950	Enclosed Area 11,016 SF	Property Land Area 2.61 AC	County Use 01
Stories	Basement	Type	Exterior

Value Information					
	Base Value	Value	Phase-In Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2007	07/01/2008	
Land	260,900	522,000			
Improvements:	1,021,900	1,186,100			
Total:	1,282,800	1,708,100	1,282,800	1,424,566	
Preferential Land:	0	0	0	0	

Transfer Information		
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information			
Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE	Special Tax Recapture:
Exempt Class: CHURCHES, SYNAGOGUES, & PARSONAGES	* NONE *

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[illegible]

http://sdatcert3.resiusa.org/rp_rewrite/maps/showmap.asp?countyid=04&accountid=08+081... 07/17/08

CASE NAME _____
CASE NUMBER 2008-055-A
DATE 7-15-08

[illegible]

Case No.: 2008-0554-A 101 CHURCH LANE

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2 ATTN: E	PHOTO EXHIBIT PLAT and four photographs	
No. 3	Aerial Photo of site ; adjacent uses	
No. 4	BLDG Elevation	
No. 5	Bill Kidd - Adjacent neighbor - Letter of SUPPORT	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





PET * Z.C

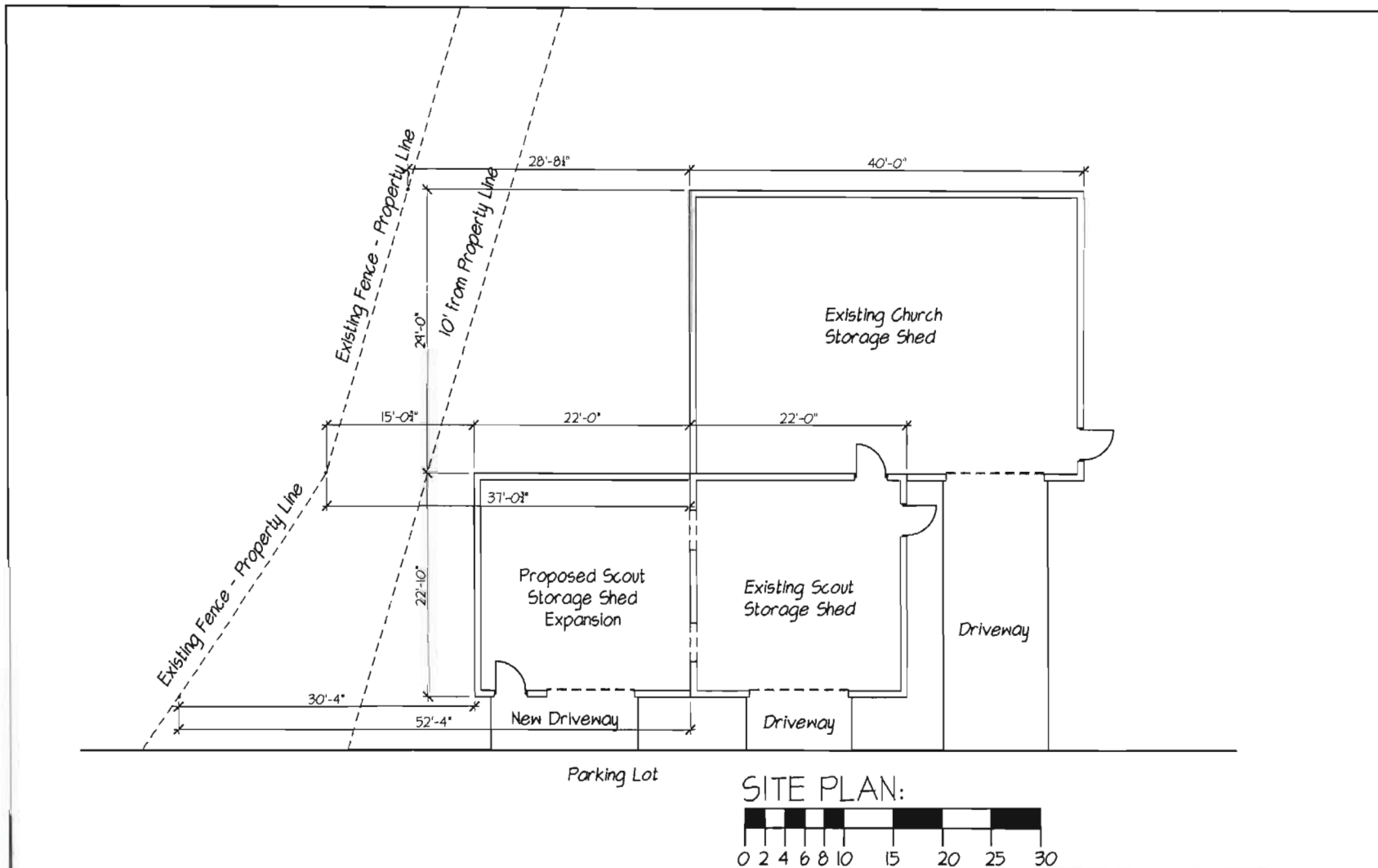




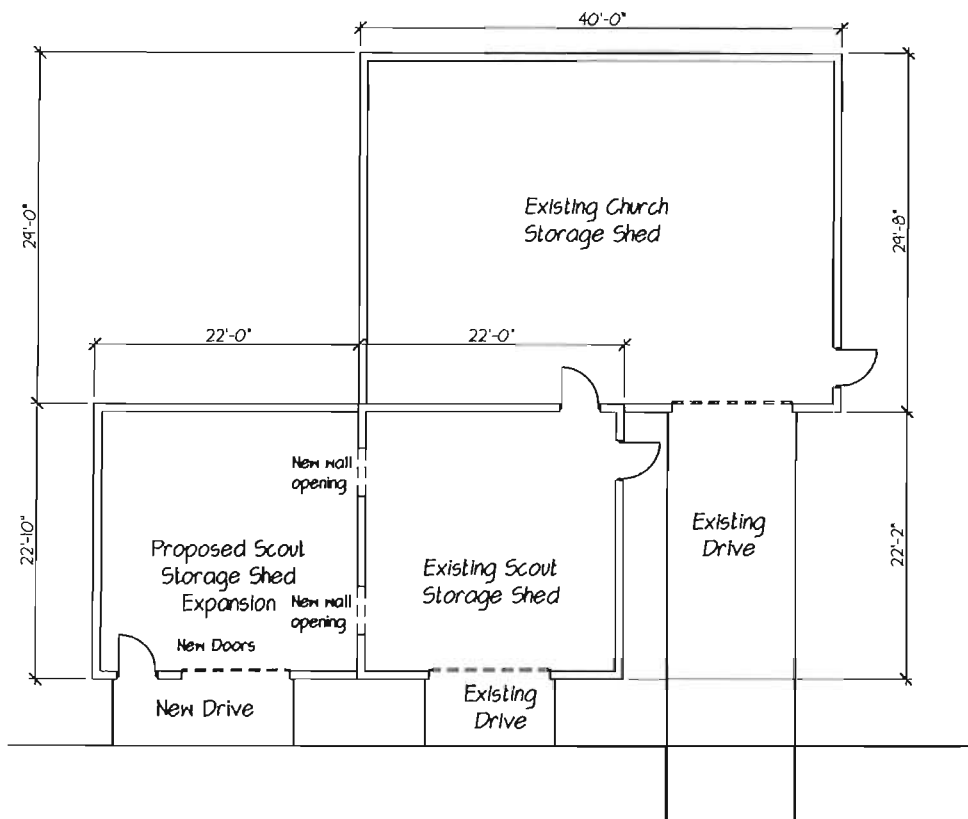
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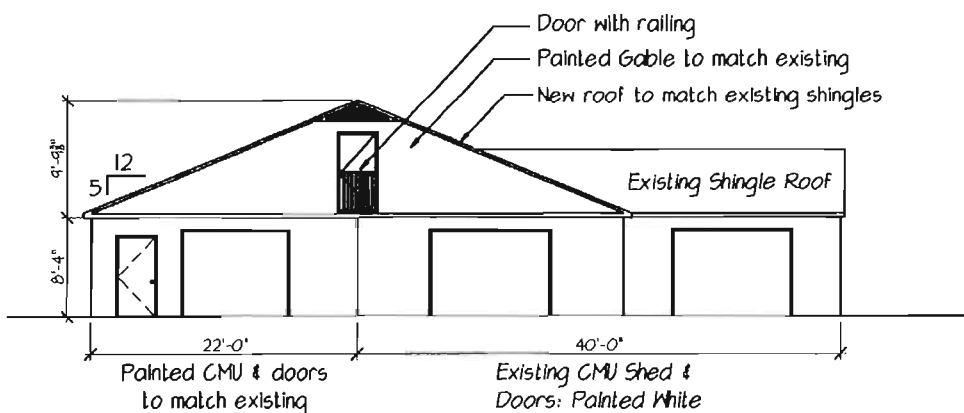
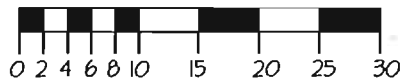
PET #4



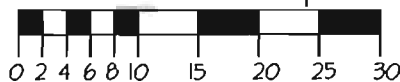
St. Joseph Parish, 100 Church Lane, Cockeysville, MD, 21030 - Scout Shed Addition



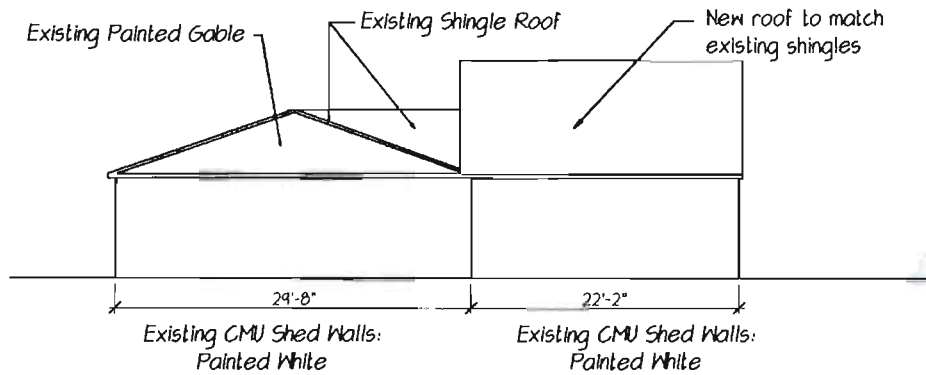
FLOOR PLAN:



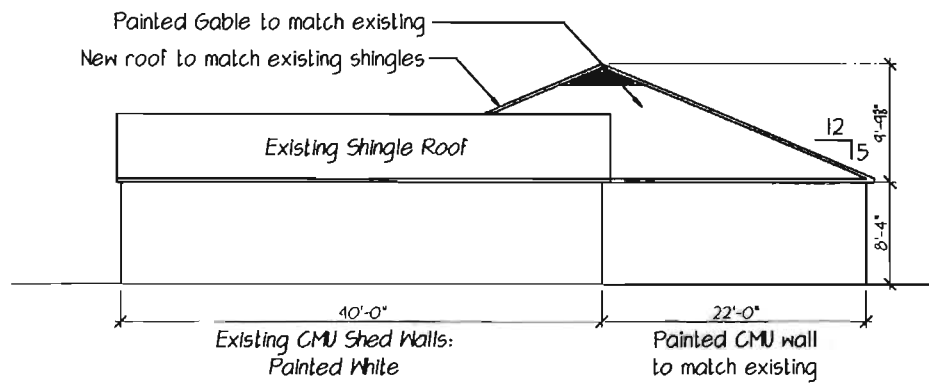
WEST ELEVATION: parking lot:



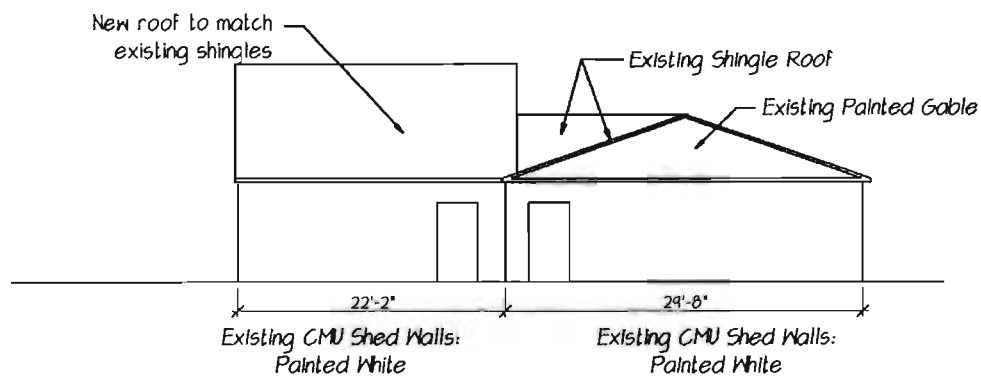
St. Joseph Parish, 100 Church Lane, Cockeysville, MD, 21030 - Scout Shed Addition



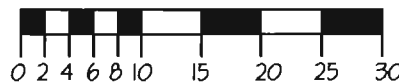
NORTH ELEVATION: side:



EAST ELEVATION: back:



SOUTH ELEVATION: side:



St. Joseph Parish, 100 Church Lane, Cockeysville, MD, 21030 - Scout Shed Addition

Bill Kidd's

T I M O N I U M T O Y O T A S C I O N

4/2/08

Dear Mr. Hettchen,

I have reviewed the site plan you sent me
and your request to extend the Boy Scout
building north towards our property.

I have no problems with your proposal
and grant you permission to move forward
with your project.

William E Kidd
PRESIDENT



10401 York Road • Cockeysville, Maryland 21030
410-666-8900 • Fax (410) 666-0017 • <http://www.BillKidds.com>

PET #5

BM

BL

BR

SITE

BR IM

BR

ML IM

BR



200 SCALE ZONING MAP
#100 CHURCH LANE

NOTES

- EXISTING ZONING ML-IM & BR-IM
- GROSS AREA
ML-IM 104,146 SF=2.391 AC.
BR-IM 2,400 SF=0.055 AC.
TOTAL 106,546 SF=2.446 AC.
- NET AREA
ML-IM 93,586 SF=2.149 AC.±
BR-IM 2,400 SF=0.055 AC.±
TOTAL 95,986 SF=2.204 AC.±
- FLOOR AREAS
BUILDING A (EXISTING)
BASEMENT 5744 SF
1ST FLOOR 5744 SF
2ND FLOOR 5744 SF
TOTAL 17,232 SF
BUILDING B (EXISTING)
1ST FLOOR 1688 SF
BUILDING C (PROPOSED)
1ST FLOOR 502 SF
- TOTAL FLOOR AREA 19,422 SF
- MAXIMUM FLOOR AREA RATIO ALLOWED 2.0
- FLOOR AREA RATIO PROPOSED 19,422SF/104,146=0.19
- BUILDING USES
BUILDING A- PARISH CENTER (ACCESSORY TO SANCTUARY)
BUILDING B- STORAGE
BUILDING C- STORAGE
- COUNCILMANIC DISTRICT-3
- ELECTION DISTRICT- 8
- 200 SCALE ZONING MAP NO.- 51B2
- THIS SITE IS NOT IN A TRAFFIC DEFICIENT AREA.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- WATER AND SEWER SERVICE DESIGNATION W-1 AND S-1.
- THIS PROPERTY IS WITHIN THE BALTIMORE COUNTY METROPOLITAN DISTRICT.
- ALL ON SITE PAVED AREAS ARE BITUMINOUS CONCRETE.
- THIS PROPERTY IS LISTED AS ITEM NO. BA 74 ON THE MARYLAND INVENTORY OF HISTORIC PROPERTIES.
- THIS SITE DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.
- THERE ARE NO STREAMS OR WETLANDS WITHIN 50 FEET OF THIS SITE.
- THIS PROPERTY IS NOT WITHIN THE CBCA.

NOTE

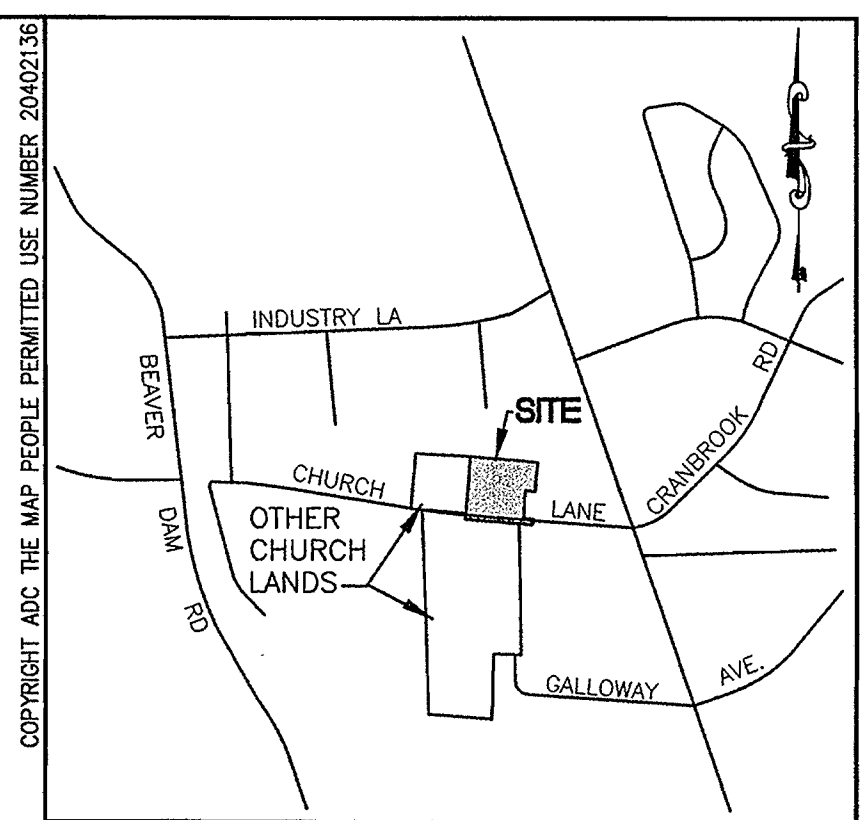
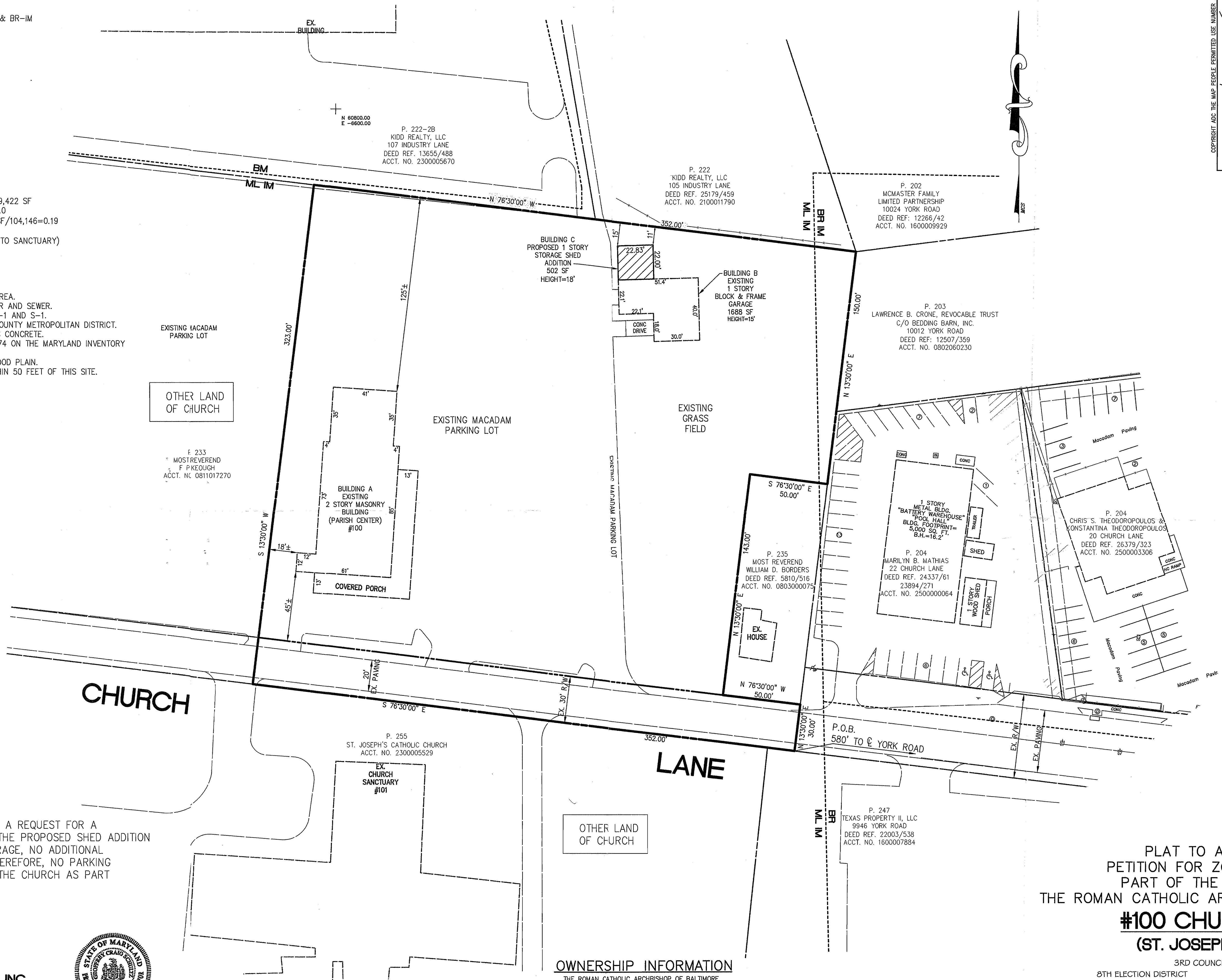
THE PURPOSE OF THIS PLAT IS FOR A REQUEST FOR A SIDEYARD SETBACK VARIANCE FOR THE PROPOSED SHED ADDITION ONLY. SINCE THE USE WILL BE STORAGE, NO ADDITIONAL PARKING WILL BE REQUIRED AND THEREFORE, NO PARKING STUDY HAS BEEN PERFORMED FOR THE CHURCH AS PART OF THIS PLAN.

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying

Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563



GC 5/29/08



VICINITY MAP

SCALE: 1"=1000'

OWNERSHIP INFORMATION

THE ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE
C/O SAINT JOSEPH'S CATHOLIC CHURCH
101 CHURCH LANE
COCKEYSVILLE, MD 21030
DEED REFERENCE: 577/552
TAX ACCT.# 0819000100
TAX MAP 51, GRID 16, PARCEL 234

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
PART OF THE PROPERTY OF
THE ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE

#100 CHURCH LANE
(ST. JOSEPH'S CHURCH)

3RD COUNCILMANIC DISTRICT
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"= 30'
DATE: MAY 27, 2008

PETITIONER'S

EXHIBIT NO. 1

NOTES

- EXISTING ZONING ML-IM & BR-IM
- GROSS AREA
ML-IM 104,146 SF=2.391 AC.
BR-IM 2,400 SF=0.055 AC.
TOTAL 106,546 SF=2.446 AC.
- NET AREA
ML-IM 93,586 SF=2.149 AC.±
BR-IM 2,400 SF=0.055 AC.±
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- FLOOR AREAS
BUILDING A (EXISTING)
BASEMENT 5744 SF
1ST FLOOR 5744 SF
2ND FLOOR 5744 SF
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- TOTAL FLOOR AREA 19,422 SF
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- FLOOR AREA RATIO PROPOSED 19,422SF/104,146=0.19
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BUILDING A- PARISH CENTER (ACCESSORY TO SANCTUARY)
BUILDING B- STORAGE
BUILDING C- STORAGE
- COUNCILMANIC DISTRICT-3
- ELECTION DISTRICT-8
- 200 SCALE ZONING MAP NO.- 51B2
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- THERE ARE NO STREAMS OR WETLANDS WITHIN 50 FEET OF THIS SITE.
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NOTE

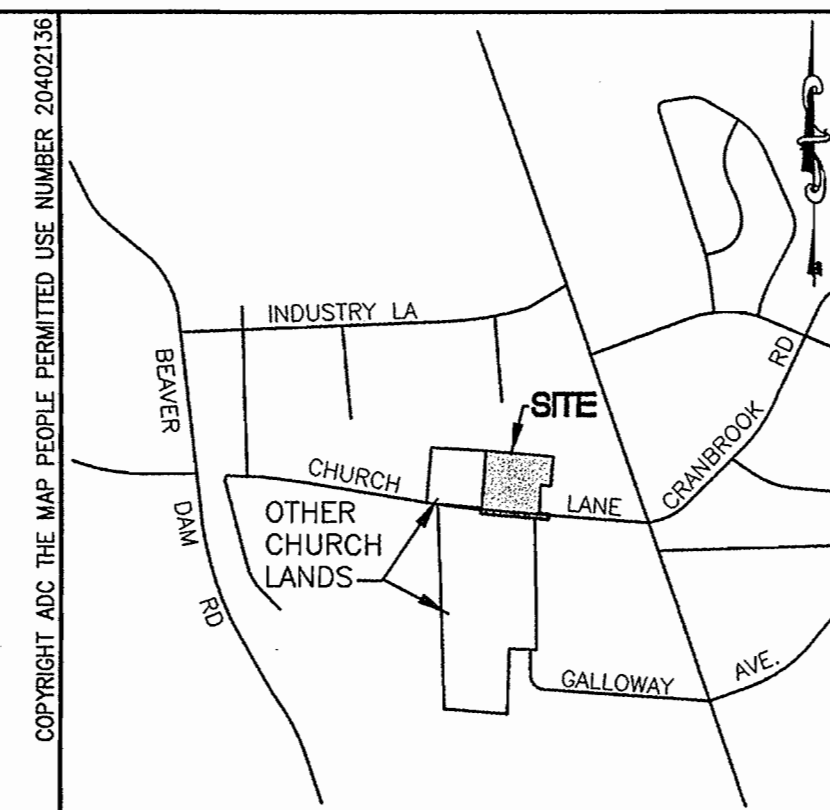
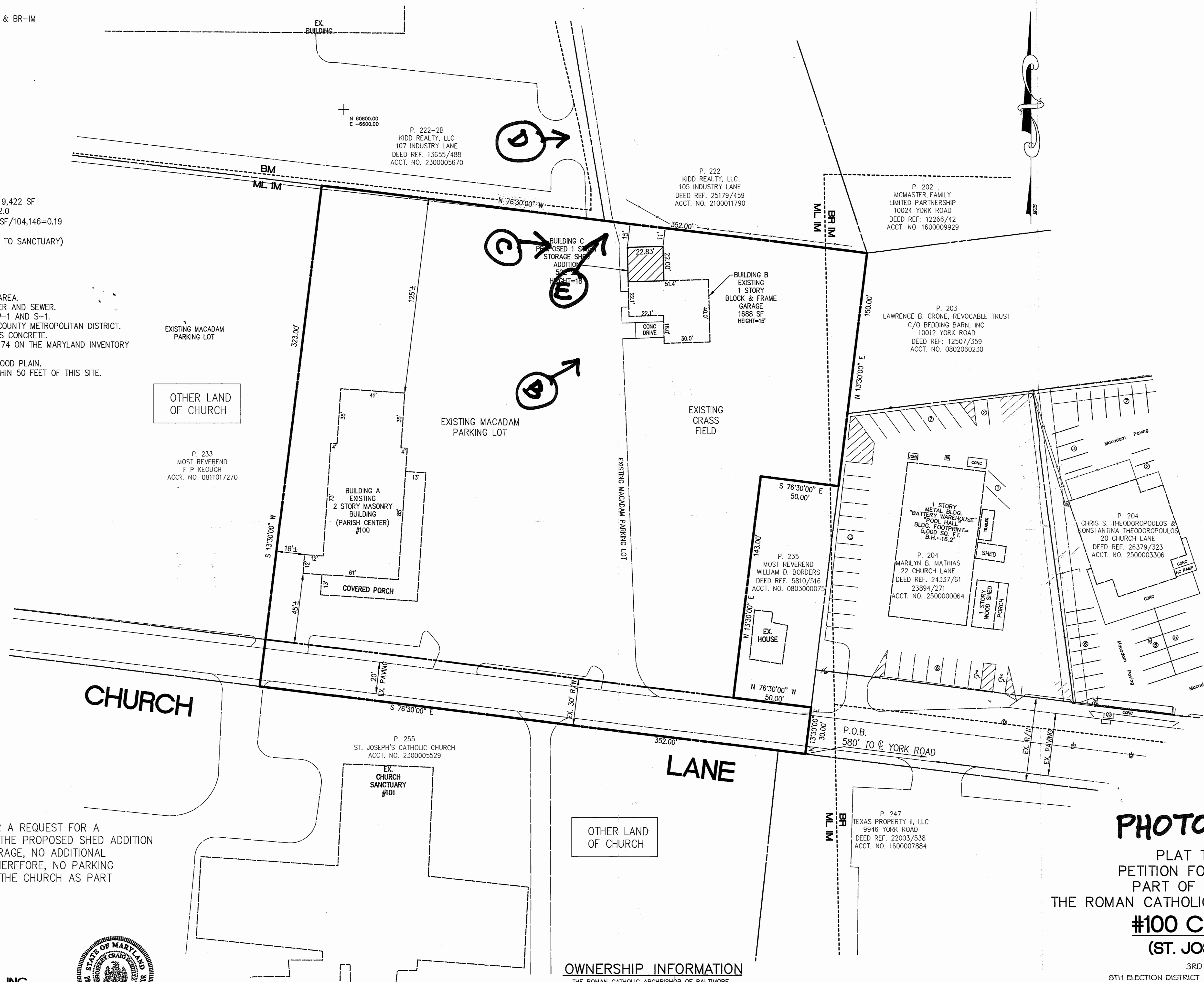
THE PURPOSE OF THIS PLAT IS FOR A REQUEST FOR A SIDEYARD SETBACK VARIANCE FOR THE PROPOSED SHED ADDITION ONLY. SINCE THE USE WILL BE STORAGE, NO ADDITIONAL PARKING WILL BE REQUIRED AND THEREFORE, NO PARKING STUDY HAS BEEN PERFORMED FOR THE CHURCH AS PART OF THIS PLAN.

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5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563



GC 5/29/08



VICINITY MAP
SCALE: 1"=1000'

PHOTO EXHIBIT

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
PART OF THE PROPERTY OF
THE ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE
#100 CHURCH LANE
(ST. JOSEPH'S CHURCH)

3RD COUNCILMANIC DISTRICT
8TH ELECTION DISTRICT
SCALE: 1"= 30'
BALTIMORE COUNTY, MARYLAND
DATE: MAY 27, 2008

OWNERSHIP INFORMATION

THE ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE
C/O SAINT JOSEPH'S CATHOLIC CHURCH
101 CHURCH LANE
COCKEYSVILLE, MD 21030
DEED REFERENCE: 577/552
TAX ACCT.# 0819000100
TAX MAP 51, GRID 16, PARCEL 234

PET # ZA