

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

N/W Corner Falls Road and *
Ridge Road *
(1804 Ridge Road) *

8th Election District *
2nd Council District *

Mays Chapel United Methodist Church, Inc. *
Petitioner *

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 2010-0016-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by James Emerick, Trustee, on behalf of the Mays Chapel United Methodist Church, Inc., legal owner, by and through their representative, J. Scott Dallas, of J.S. Dallas, Inc. The Petitioner requests a special hearing to confirm that the existing cemetery is a non-conforming use and to approve a non-density transfer pending Development Review Committee (DRC) review and approval of lot line adjustments between Parcels 50, 51-1, 51-2 and 52 up to a maximum total of 1.5 acres as follows:

	<u>Existing Acreage</u>	<u>Proposed Acreage</u>	<u>Change in Acreage</u>
P50	2.66	1.47 (1.57 gross)	-1.19
P51-1	1.57	1.64 (1.69 gross)	+0.07
P51-2	1.37	2.78 (2.80 gross)	+1.41
P52	0.32	0.07 (0.10 gross)	-0.25

Additionally, the Petitioner is requesting variance relief from Section 1A01.3B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit setbacks of 46 feet (southwest Hall side), 42 feet (southwest side of the Church Hall), 49 feet (west Hall side), 47 feet (east Hall side), 21 feet (north Church rear) and 11 feet (east Church side), as shown on the variance plat in

COPIES RECEIVED FOR FILING

Date

By

10-8-09

23

lieu of the required 50 foot minimum. The subject property and requested relief are more particularly described on the amended Petition(s) and revised site plan submitted, which were collectively marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requests were Richard Shang, Pastor, and James Emerick, Trustee Chairman, of Mays Chapel United Methodist Church, Inc.; Doug Hays, Pastor, and Chia-Ling Chien, Committee Chairman, of the Baltimore Chinese Baptist Church, and J. Scott Dallas, of J.S. Dallas, Inc., the consultant who prepared the site plan for this property and is assisting the Petitioner through the process. It is to be noted that a signed petition reflecting 32 signatures (Petitioner's Exhibit 4) was received from the surrounding property owners who support the proposal. Appearing on behalf of the Falls Road Community Association and Martha Lessner of Heil Manor Drive (interested parties) was Michael R. McCann, Esquire. Mr. McCann submitted a written statement at the close of the hearing indicating that his clients had no opposition to the relief sought in these petitions. There were no Protestants or other interested persons in attendance at the public hearing.

Testimony and evidence revealed that the subject property consists of four (4) parcels all zoned R.C.5 and located at the intersection of Ridge Road and Falls Road in the Reisterstown area of Baltimore County. For over a century, the property was home to the Grace Falls Road United Methodist Church, which was closed on June 30, 2008 by the United Methodist Conference (UMC). At that time, the congregation was merged with Mays Chapel UMC, located at 11911 Jenifer Road, and the subject property was assigned to Mays Chapel UMC for disposition. Along with the Grace Falls Road Church, the subject property was also home to the Grace Falls Road Cemetery, which, as proven by the photographs marked and accepted into evidence as Petitioner's Exhibits 2 & 3, has been in continuous use since at least 1894. The

Petitioner is leasing and wishes to eventually sell the property to the Chinese Baptist Church, which will purchase three (3) of the four (4) parcels but is not interested in continuing the maintenance of the cemetery. Accordingly, Petitioner has proposed a series of lot line adjustments that will enable the Church to separate the cemetery from the remaining three (3) parcels so it can be transferred to a perpetual maintenance entity known as the Grace Falls Road Cemetery Corporation. Petitioner submitted the Articles of Incorporation for this perpetual maintenance entity, which was marked and accepted into evidence as Petitioner's Exhibit 5.

Mr. Dallas provided an explanation of the somewhat complicated lot line adjustments that are proposed in the Petition for Special Hearing. As the following demonstrates, these adjustments are not associated with any changes in density and are primarily proposed in order to tidy up an already convoluted layout and to prevent any of the parcels from relying on another parcel for utilities purposes.

The property is currently comprised of four (4) parcels known as P50, P51-1, P51-2, and P52, and these parcels will all continue to exist after the proposed lot line adjustments. From west to east, the changes to these parcels are as follows: P51-2, which encompasses the westernmost section of the property and houses the parsonage, will only undergo a minor change in that a "kickout" or "bumpout" to the east will be added in order to add the well serving the parsonage to the parcel on which it is located. P52 was a small triangular parcel and it has simply been decreased in size to add land to P50. P50 contains Fellowship Hall where the Church holds services, and the property added from P52 contains the access way to the church. The proposed change will result in the access way to the church structure being contained on P52, the same parcel that contains the actual structure. The eastern half of P50 will become part of P51, which will be separated and will contain the entire cemetery. As previously stated, these

adjustments do not have any effect on density, and the testimony at the public hearing demonstrated that the Petitioner is not interested in undertaking any development activity such as expanding the church structure or parsonage.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments were received from the Office of Planning dated August 5, 2009, which stated that the site plan should be revised to show gross acreages. The proposed area of revised Parcel 50 is shown as 1.47 acres, which according to Scott Dallas, Property Line Surveyor, is shown in net acres. Any new R.C.5 lot must be 1.5 acres or greater.¹ Comments were also received from Department of Environmental Protection and Resource Management (DEPRM), dated September 9, 2009, which stated that development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-112 of the Baltimore County Code).

Turning first to the Petition for Special Hearing, I am convinced that the requested relief should be granted. Petitioner has first requested that the existing cemetery be declared a nonconforming use, which is defined in Section 101 of the B.C.Z.R. as "a legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use." The Court of Appeals of Maryland has articulated the standard for a permissible nonconforming use and has held that when a property owner at time of adoption of the last comprehensive zoning was using land for use which by new legislative action became non-permitted, the owner has a lawful nonconforming use. *See, e.g., Board of Zoning Appeals v. Meyer*, 207 Md. 389 (1955). Pursuant to Section 104.1 of the B.C.Z.R., a nonconforming use may continue unless the use is abandoned or discontinued for a period of one year or longer. In

¹ It should be noted that this Comment was received prior to the public hearing and Mr. Dallas did make the changes requested by the Office of Planning, as shown on Exhibit 1. Once the gross acreage was represented, the parcel in question was shown to be over 1.5 acres as required by the B.C.Z.R.

this case, Petitioner presented photographic evidence that the cemetery has been in use since the late 1800's and has continued to the present day. Accordingly, I find that the cemetery is a permissible nonconforming use within the meaning prescribed by the B.C.Z.R.

I am also convinced that the request for Special Hearing to approve a non-density transfer pending Development Review Committee (DRC) review and approval of lot line adjustments between Parcels 50, 51-1, 51-2 and 52 should be granted. As previously stated, there is no density associated with the proposed changes, and the adjustments primarily seek to simplify an already complicated layout by separating the cemetery from the remaining parcels and setting the utilities on the same parcels that contain the structures that they are serving. Accordingly, I find that the Petition for Special Hearing should be granted in its entirety.

Turning next to the Petition for Variance, I am convinced that the requested relief should also be granted. The property has existed in its current condition for nearly a century, and this Petition does not contain any changes in density or requests for increased development. The requested variances will essentially permit the Church to separate the parsonage and Fellowship Hall from the cemetery parcel so that it can be transferred to a perpetual maintenance entity.

As a practical matter, this request reflects changes that will only be seen on paper, as the variances will settle existing conditions that deal entirely with issues interior to the subject property. The signed petition marked as Petitioner's Exhibit 2, along with Mr. McCann's written statement that his clients have no opposition to this request, leads me to find that this request will not have any negative effect on the surrounding locale. Additionally, I find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship since the Petitioners would be forced to seek approval from the State's Attorney for Baltimore County pursuant to Section 10-402 of the Maryland Criminal Law Article to disinter various remains in

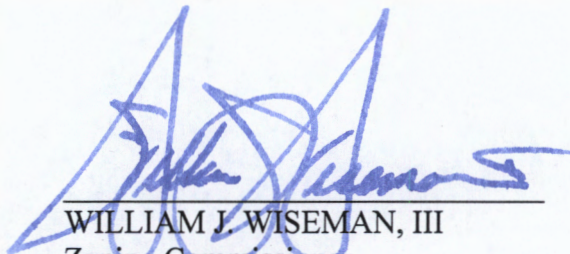
order to bring the cemetery into compliance with the setbacks prescribed by the B.C.Z.R. Having considered the requirements of Section 307 of the B.C.Z.R., as discussed in *Cromwell v. Ward*, 102 Md. App. 691 (1995), I find that the request for Variance should be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of October 2009 that the Petition for Special Hearing seeking confirmation that the existing cemetery is a non-conforming use and to approve a non-density transfer pending the Development Review Committee's (DRC) approval of lot line adjustments between Parcels 50, 51-1, 51-2 and 52, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A01.3B.2 to allow setbacks of 46 feet (SW side of Fellowship Hall), 42 feet (SW side of Church Hall), 49 feet (W side of Hall), 47 feet (E side of Hall), 21 feet (N rear yard of Church) and 11 feet (E side of Church), in lieu of the required 50 foot minimum, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED.

Any appeal of this decision shall be made within 30 days of the date of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 10-8-09
By WJW



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 8, 2009

J. Scott Dallas
J. Scott Dallas, Inc.
P.O. Box 26
Baldwin, Maryland 21013

RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**
N/W Corner Falls Road and Ridge Road
(1804 Ridge Road)
8th Election District - 2nd Council District
Mays Chapel United Methodist Church, Inc.- *Petitioner*
Case No. 2010-0016-SPHA

Dear Mr. Dallas:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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,

A handwritten signature in black ink, appearing to read 'William J. Wiseman III', written over a circular stamp.
WILLIAM J. WISEMAN
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Pastor Richard Shang, 118 Longdale Road, Timonium, MD 21093
James Emerick, 122 Westbury Road, Timonium, MD 21093
Douglas Hays, 7214 Calm Sunset, Columbia, MD 21046
Chia-Ling Chien, Committee Chairman, Baltimore Chinese Baptist Church,
6 Clipping Tree Lane, Cockeysville, MD 21030
Michael R. McCann, Esquire, 118 West Pennsylvania Avenue, Towson, MD 21204
People's Counsel; DEPRM; Office of Planning; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #1804 RIDGE ROAD

which is presently zoned RC5

(This petition must be filed in person, in the zoning office, in triplicate, with original signatures.)

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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

(This box to be completed by planner)

see attached

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

I, or we, agree to pay expenses of above Special Hearing, 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):

Mays Chapel United Methodist Church

Name - Type or Print

Signature

James Emerick, Trustee Chairman

Name - Type or Print

Signature

11911 Jenifer Road

Address

Timonium

MD

City

State

Telephone No.

21093

Zip Code

Representative to be Contacted:

J Scott Dallas

Name

P.O. Box 26

410-817-4600

Address

Baldwin

MD

City

State

21013

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No. 2010-0076-SPHA

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By: BK

Date

7/13/09

ORDER RECEIVED FOR FILING

Date

10-8-09

By

[Signature]



Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at #1804 RIDGE ROAD
which is presently zoned RC5

Deed Reference: SEE / ATT Tax Account # SEE ATTACH

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)

1AO4.3.B.2. to allow setbacks of 46', ~~42'~~ 49', 47', 21'. 11' as shown on the variance plat in lieu of the required 50' minimum.

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

Church and graveyard have existed on this site for over 100 years. Variances requested are only necessary to create viable individual lots to satisfy DEPRM requirements. No improvements are proposed other than repair and upgrade of the existing church septic system. Requested variances are from existing improvements to proposed adjusted lot lines in accordance with DEPRM directions.

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):

Mays Chapel United Methodist Church

Name - Type or Print

Signature

James Emerick, Trustee Chairman

Name - Type or Print

Signature

11911 Jenifer Road

Address

Telephone No.

Timonium

MD

21093

City

State

Zip Code

Representative to be Contacted:

J. Scott Dallas

Name

P.O. Box 26

410-817-4600

Address

Baldwin

MD

Telephone No.

21013

City

State

Zip Code

Case No. 2010-0016-SPHA

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by BH Date 7/17/09

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 10-8-09

By (signature)

To confirm that the existing cemetery is a non-conforming use and to approve a non-density transfer pending DRC review and approval of lot line adjustments between parcels #50, 51, 51-2 and 52 up to a maximum total of 1.5 acres.

	Existing acreage	Proposed acreage	Change in acreage
P50	2.66	1.47 (1.57 GROSS)	-1.19
P51-1	1.57	1.64 (1.69 GROSS)	+0.07
P51-2	1.37	2.78 (2.80 GROSS)	+1.41
P52	0.32	0.07 (0.10 GROSS)	-0.25

REVISED 9-18-09

Variance to allow setback of 46' (SW HALL SIDE), 42' (SW HALL SIDE), 49' (W HALL SIDE), 47' (E. HALL SIDE), 21' (N. CHURCH REAR) AND 11' (E. CHURCH SIDE) IN LIEU OF REQUIRED 50 FEET MINIMUM.

"Amended"

To confirm that the existing cemetery is a non-conforming use and to approve a non-density transfer pending DRC review and approval of lot line adjustments between parcels #50, 51-1, 51-2, and 52 up to a maximum total of 1.5 acres.

	Existing acreage	Proposed acreage	Change in acreage
P 50	2.66	1.47	- 1.19
P 51-1	1.57	1.64	+0.07
P 51-2	1.37	2.78	+1.41
P 52	0.32	0.07	- 0.25

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

ZONING DESCRIPTION FOR THE CHURCH PORTION OF PROPERTY OF GRACE METHODIST CHURCH PROPOSED PARCEL 50

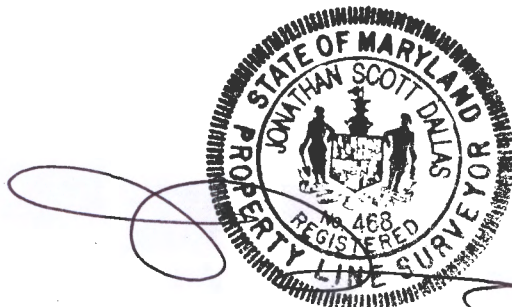
BEGINNING at a point "within the right of way of" Ridge Road (28' +- paving) distant 85 feet westerly from a point in or near the center of Falls Road (20' +- paving) thence leaving said Ridge Road and running the twelve following courses and distances; 1) North 57 degrees 30 minutes 18 seconds West 58.47 feet 2) North 73 degrees 12 minutes 04 seconds West 29.20 feet 3) North 21 degrees 53 minutes 06 seconds West 19.62 feet 4) North 09 degrees 04 minutes 32 seconds West 92.70 feet 5) South 80 degrees 55 minutes 28 seconds West 84.19 feet and 6) North 09 degrees 31 minutes 21 seconds West 221.36 feet 7) South 49 degrees 43 minutes West 161.41 8) South 03 degrees 12 minutes East 180.24 feet 9) North 82 degrees 30 minutes 54 seconds East 35.88 feet 10) South 07 degrees 29 minutes 06 seconds East 29.21 feet 11) South 82 degrees 30 minutes 54 seconds West 38.07 feet and 12) South 03 degrees 12 minutes East 88.30 feet to a point in said right of way of Ridge Road thence running in said Ridge Road 13) North 75 degrees 20 minutes East 137.46 feet and 14) North 86 degrees 20 minutes East 192.86 feet to the place of beginning.

BEING a part of Parcels 50, 51 (P.2), and 52 tax map 50. Recorded in Liber 2646 folio 453 and Liber 2335 folio 99 (parcel 2) respectively.

CONTAINING 64,131 square feet of land, more or less or **1.47** acres of land, more or less.

ALSO known as part of # **1804 RIDGE ROAD** and located in the 8TH Election District 2ND Councilmanic District.

Note: above description is based on existing deeds and is for zoning purposes only.



#0016

P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

**ZONING DESCRIPTION FOR THE CEMETERY PORTION OF
PROPERTY OF GRACE METHODIST CHURCH
PROPOSED PARCEL 51 (P.2)**

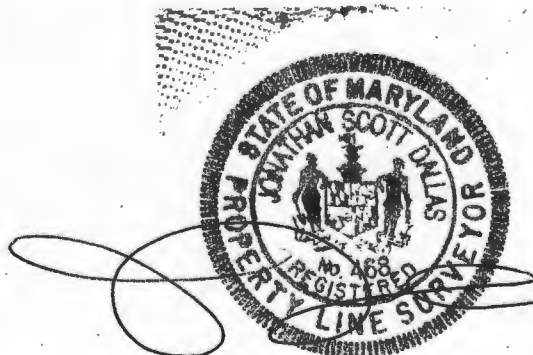
BEGINNING at a point in or near the center of Falls Road (20'+- paving) and the center of Ridge Road (28' +- paving) thence running with and binding in Ridge Road 1) South 86 degrees 20 minutes West 85 feet thence leaving said Ridge Road and running the seven following courses and distances: 2) North 57 degrees 30 minutes 18 seconds West 58.47 feet 3) North 73 degrees 12 minutes 04 seconds West 29.20 feet 4) North 21 degrees 53 minutes 06 seconds West 19.62 feet 5) North 09 degrees 04 minutes 32 seconds West 92.70 feet 6) South 80 degrees 55 minutes 28 seconds West 84.19 feet 7) North 09 degrees 31 minutes 21 seconds West 221.36 feet and 8) North 49 degrees 43 minutes East 407.61 feet to a point in or near said center of Falls Road thence running in or near said center of Falls Road the three following courses and distances : 9) South 05 degrees 24 minutes West 51.12 feet 10) South 02 degrees 03 minutes West 197.83 feet and 11) South 00 degrees 44 minutes East 364.13 feet to the place of beginning.

BEING a part of Parcels 50 and 51 (P.2) tax map 50. Recorded in Liber 2646 folio 453 and Libber 2335 folio 99 (parcel 2) respectively.

CONTAINING 121,217 square feet of land, more or less or **2.78** acres of land, more or less.

ALSO known as part of # **1804 RIDGE ROAD** and located in the 8TH Election District 2ND Councilmanic District.

Note: above description is based on existing deeds and is for zoning purposes only.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **39299**

Date: **7/13/09**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
00111	806	0000		650					\$ 650.00

Total: **\$ 650.00**

Rec'd From: James Emery

For: Special Hearing, Var. ans

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DWM
7/15/2009 7/13/2009 10:36:20 5
NO 0503 WALTON RPOS LRP
RECEIPT # 404310 7/13/2009 OFLJ
Dept 5 520 ZONING VERIFICATION
NO. 039299
Recpt Tot \$650.00
\$650.00 02 \$1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

Item # 0016

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: #2010-0016-SPHA

1804 Ridge Road

N/West corner of Falls and Ridge Road

8th Election District — 2nd Councilmanic District

Legal Owner(s): Mays Chapel United Methodist Church,
James Emerick, Trustee Chairman

Special Hearing: to confirm that the existing cemetery is a non-conforming use and to approve a non-density transfer pursuant to DRC approval of a lot line adjustment between parcel #50, 51 and 52 up to a maximum total of 1.5 acres.

Variance: to allow setbacks of 46 feet, 12 feet, 49 feet, 47 feet, 21 feet and 11 feet as shown on the variance plat in lieu of the required 80 feet minimum.

Hearing: Wednesday, September 16, 2009 at 10:00 a.m.
In Room 104, Jefferson Building, 105 West 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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/6/11 Sept. 1

210264

CERTIFICATE OF PUBLICATION

9/3/ 2009

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 9/1/ 2009.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/29/09

Case Number: 2010-0016-SPHA

Petitioner / Developer: JAMES EMERICK~J. SCOTT DALLAS, INC.

Date of Hearing (Closing): SEPTEMBER 1, 2009

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:
1804 RIDGE ROAD

The sign(s) were posted on: AUGUST 29, 2009



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 1, 2009 Issue - Jeffersonian

Please forward billing to:

James Emerick
Mays Chapel United Methodist Church
19111 Jennifer Road
Timonium, MD 21093

410-982-9533

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: 2010-0016-SPHA

1804 Ridge Road

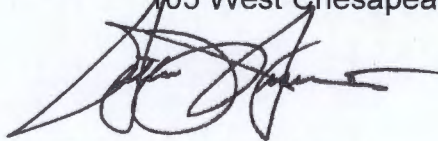
N/west corner of Falls and Ridge Road

8th Election District – 2nd Councilmanic District

Legal Owners: Mays Chapel United Methodist Church, James Emerick, Trustee Chairman

Special Hearing to confirm that the existing cemetery is a non-conforming use and to approve a non-density transfer pursuant to DRC approval of a lot line adjustment between parcels #50, 51 and 52 up to a maximum total of 1.5 acres. Variance to allow setbacks of 46 feet, 12 feet, 49 feet, 47 feet, 21 feet and 11 feet as shown on the variance plat in lieu of the required 50 feet minimum.

Hearing: Wednesday, September 16, 2009 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, 2009
August 11, 2009
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: 2010-0016-SPHA

1804 Ridge Road

N/west corner of Falls and Ridge Road

8th Election District – 2nd Councilmanic District

Legal Owners: Mays Chapel United Methodist Church, James Emerick, Trustee Chairman

Special Hearing to confirm that the existing cemetery is a non-conforming use and to approve a non-density transfer pursuant to DRC approval of a lot line adjustment between parcels #50, 51 and 52 up to a maximum total of 1.5 acres. Variance to allow setbacks of 46 feet, 12 feet, 49 feet, 47 feet, 21 feet and 11 feet as shown on the variance plat in lieu of the required 50 feet minimum.

Hearing: Wednesday, September 16, 2009 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: James Emerick, 11911 Jennifer Road, Timonium 21093
J Scott Dallas, P.O. Box 26, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 1, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 2010-0016-SPHA
Petitioner: Mays Chapel United Methodist Church
Address or Location: 1804 Ridge Road
Reisterstown, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. James Emerick, Trustee Chairman
Address: MAYS CHAPEL UMC Cell - 410 982 9533
11911 JENIFER RD
HUNTERDOWNS 21043
Telephone Number: 410-560-3173



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 10, 2009

Mays Chapel United Methodist Church
11911 Jenifer Rd.
Timonium, MD 21093

Dear: Mays Chapel United Methodist Church

RE: Case Number 2010-0016-SPHA, 1804 Ridge Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 13, 2009. 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
J Scott Dallas; P.O. Box 26; Baldwin, MD 21013

BW
9-16-09

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 09 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 9, 2009

SUBJECT: Zoning Item # 10-016-SPHA
Address 1804 Ridge Road
(Mays Chapel United Methodist Church)

Zoning Advisory Committee Meeting of July 20, 2009

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

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

Additional Comments:

Reviewer: Michael S. Kulis
Environmental Impact Review

Date: August 24, 2009

BW
9/16
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 4, 2009

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

RECEIVED

SUBJECT: 1804 Ridge Road

AUG 05 2009

INFORMATION:

ZONING COMMISSIONER

Item Number: 10-016

Petitioner: Mays Chapel United Methodist Church

Zoning: RC 5

Requested Action: Special Hearing

The Mays Chapel United Methodist Church purchased the historic Grace Methodist Church. The church is currently leased to Chinese Bible Church.

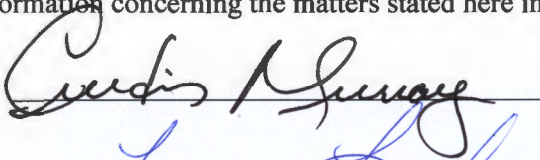
The petitioner seeks to reconfigure the existing parcels in order to have one parcel for the existing church and social hall, and a separate parcel for the existing cemetery. This will allow for the future sale of the church, parsonage and the cemetery as separate entities.

SUMMARY OF RECOMMENDATIONS:

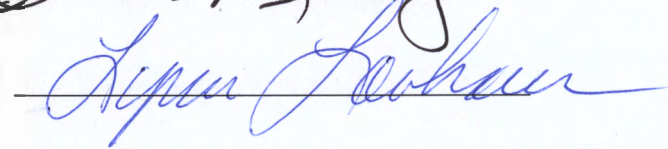
The site plan should be revised to show gross acreages. The proposed area of revised Parcel 50 is shown as 1.47 acres, which according to Scott Dallas, Property Line Surveyor is net acres. Any new RC5 lot must be 1.5 acres or greater.

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

Prepared by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

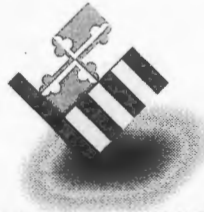
DATE: July 27, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For July 27, 2009
Item Nos. 2010-001, 003, 004, 005, 006,
007, 008, 009, 010, 011, 013, 016, 017,
018 and 019

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

DAK:CEN:hta
cc: File
ZAC-072709-NO COMMENTS



BALTIMORE COUNTY
MARYLAND

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

July 24, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 20.2009

ItemNumbers:0001,0002,0003,0004,0005,0007,0008,0009,0010,0013,0014,0016,0017,0019

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



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

State Highway
Administration

Beverley K. Swaim-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JULY 23, 2009

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

RE: Baltimore County
Item No 2010-0016-SPHA
1804 RIDGE ROAD
MAYS CHAPEL UNITED METHODIST
CHURCH
SPECIAL HEARING -
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. 2010-0016-SPHA.

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,

FOR¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
1804 Ridge Rd; NW cor of Falls & Ridge Rds * ZONING COMMISSIONER
8th Election & 2nd Councilmanic Districts *
Legal Owner(s): Mays Chapel United * FOR
Methodist Church *
Petitioner(s) * BALTIMORE COUNTY
* 2010-016-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

JUL 28 2009

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of July, 2009, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, P.O. Box 26, Baldwin, MD 21013, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
1804 Ridge Road	*	ZONING COMMISSIONER
NW Corner of Falls & Ridge Roads		
8 th Election District	*	OF
2 nd Councilmanic District		
	*	BALTIMORE COUNTY
Legal Owner(s): Mays Chapel United		
Methodist Church	*	Case No.: 2010-0016-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Michael R. McCann as counsel for Falls Road Community Association and Martha Lessens 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.



Michael R. McCann
Michael R. McCann, P.A.
118 W. Pennsylvania Avenue
Towson, Maryland 21204
410-825-2150

Attorneys for Falls Road Community Association
And Martha Lessens

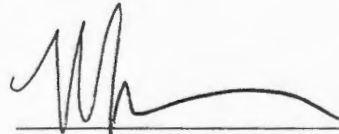
Dated: September 16, 2009

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 16th of September 2009, a copy of the foregoing Entry of Appearance was hand-delivered to:

J. Scott Dallas
Representative of Petitioner
PO Box 26
Baldwin, Maryland 21013

Peter Zimmerman, Esq.
Carole Demilio, Esq.
People's Counsel of Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, Maryland 21204

A handwritten signature in black ink, appearing to read 'Michael R. McCann', written over a horizontal line.

Michael R. McCann



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1d)

Go Back
View Map
New Search

Account Identifier: District - 08 Account Number - 1600013805

Owner Information

Owner Name: LESSNER DENNIS WILLIAM
 LESSNER MARTHA BURNS
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 13024 HEIL MANOR DR
 REISTERSTOWN MD 21136-5722
Deed Reference: 1) / 6196/ 799
 2)

Location & Structure Information

Premises Address 13024 HEIL MANOR DR
Legal Description 1754 NW SHAWAN VALLEY DR
 SHAWAN VALLEY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
41	21	108			2		67	2	Plat Ref: 37/ 57

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1982	4,128 SF	2.72 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	196,350	280,500		
Improvements:	307,080	414,780		
Total:	503,430	695,280	631,330	695,280
Preferential Land:	0	0	0	0

Transfer Information

Seller: KNOTT HENRY J, JR	Date: 08/21/1980	Price: \$36,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6196/ 799	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

9-16-09
 2:08 p.m.

Per Mr. McCann, Mrs. Lessner is
 adjoining neighbor hood,
 not property



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 - 0803023150

Owner Information

Owner Name: MAYS CHAPEL UNITED METHODIST CHURCH INC Use: EXEMPT COMMERCIAL
 Principal Residence: NO
 Mailing Address: 11911 JENIFER RD Deed Reference: 1)
 TIMONIUM MD 21093-7473 2)

Location & Structure Information

Premises Address Legal Description
 1804 RIDGE RD 2 AC
 RIDGE RD
 AT FALLS RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
50	4	50						2	Plat Ref:

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		2.00 AC	01

Stories	Basement	Type	Exterior
		RENTAL	

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2008	07/01/2009	07/01/2010
Land	180,000	400,000		
Improvements:	82,500	90,700		
Total:	262,500	490,700	414,632	490,700
Preferential Land:	0	0	0	0

Transfer Information

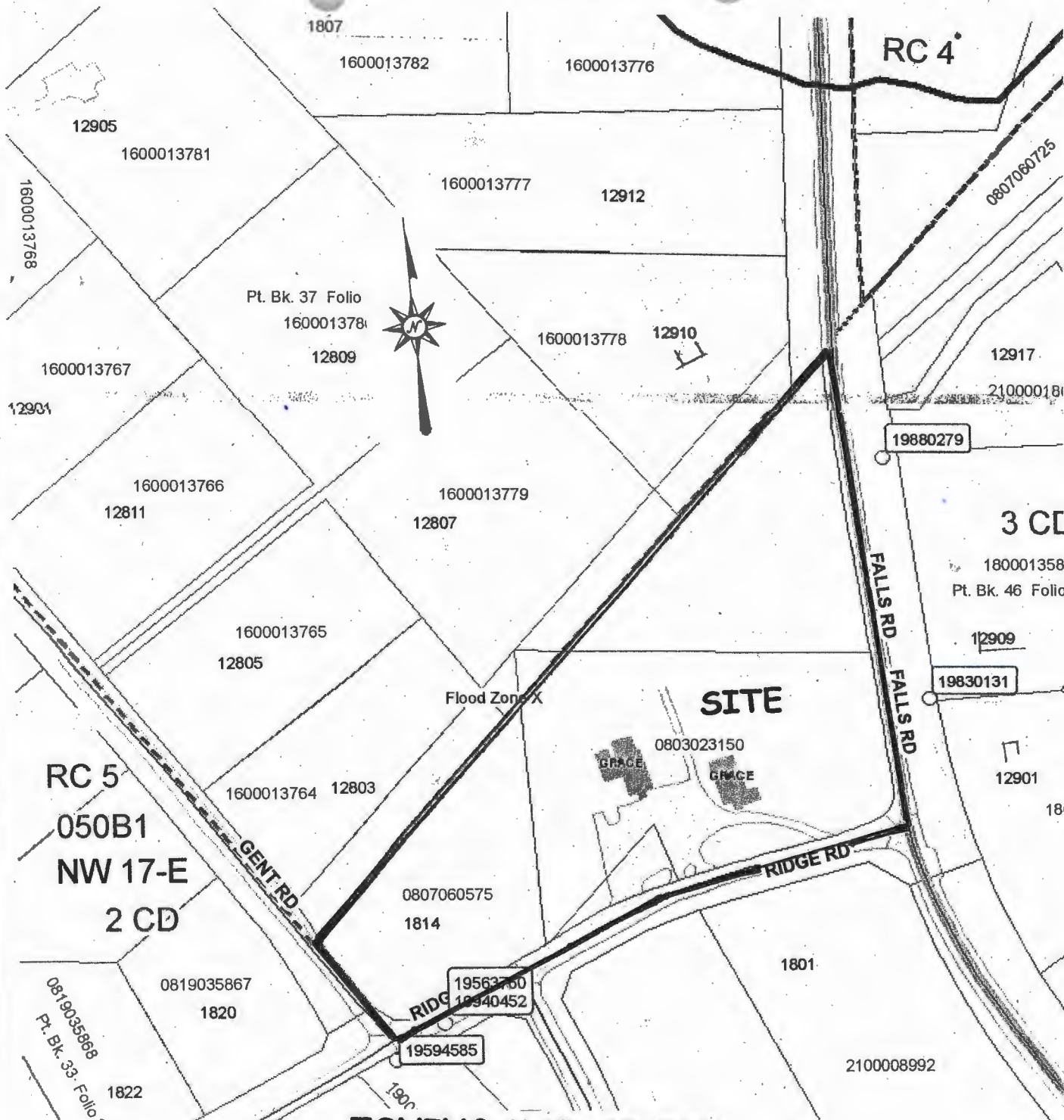
Seller:	Date:	Price:
GRACE METHODIST CHURCH	07/21/2009	\$0
Type: NOT ARMS-LENGTH	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
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 *



ZONING MAP 1"=200'
(B.C.O.P.Z. MAP NO. 050B1)

GRACE METHODIST CHURCH
8TH ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' JOB.NO. 09-1241

J. S. DALLAS, INC.

SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MARYLAND, 21013
(410) 817-4600
FAX: (410) 817-4602

September 18, 2009
Re: Grace Methodist
Church
1804 Ridge Road
2010-0016-SPHA

MR. WILLIAM WISEMAN, ZONING COMMISSIONER
105 W. CHESAPEAKE AVENUE
#103
TOWSON, MD 21204
HAND DELIVER

☒ We are submitting
☐ We are forwarding

☒ Herewith

☐ Under separate cover

No.	Description
2	COPIES EACH OF REVISED PLAN REFLECTING GROSS
	ACREAGES AND AND DRC NUMBER
2	COPIES OF DESCRIPTIONS AND REVISED COUNTER STAFF PETITION DETAILS
	CORRECTING AND FURTHER DEFINING VARIANCE REQUESTS
1	COPY OF CORPORATION DOCUMENTS FOR CEMETERY

ADDITIONAL PHOTOGRAPHS ARE AVAILABLE FROM MR. EMERICK, MAYS CHAPEL COMMITTEE CHAIRMAN, IF NEEDED.

☒ In accordance with your request

☐ For your use

☐ For your review

☐ For processing

☐ Approval requested

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

Very truly yours,



J. Scott Dallas, P.L.S.
President

Encl.

Cc: Mr. Michael McCann
118 W. Pennsylvania Ave.
Towson, MD 21204
Mr. Emerick

To confirm that the existing cemetery is a non-conforming use and to approve a non-density transfer pending DRC review and approval of lot line adjustments between parcels #50, 51, 51-2 and 52 up to a maximum total of 1.5 acres.

	Existing acreage	Proposed acreage	Change in acreage
P50	2.66	1.47 (1.57 GROSS)	-1.19
P51-1	1.57	1.64 (1.69 GROSS)	+0.07
P51-2	1.37	2.78 (2.80 GROSS)	+1.41
P52	0.32	0.07 (0.10 GROSS)	-0.25

REVISED 9-18-09

Variance to allow setback of 46' (SW HALL SIDE), 42' (SW HALL SIDE), 49' (W HALL SIDE), 47' (E. HALL SIDE), 21' (N. CHURCH REAR) AND 11' (E. CHURCH SIDE) IN LIEU OF REQUIRED 50 FEET MINIMUM.

BW 9/16
10am

J. S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MARYLAND, 21013
PHONE (410) 817-4600
FAX: (410) 817-4602

FACSIMILE TRANSMITTAL COVER SHEET

Date: October 5, 2009

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

NAME/FAX NO.:

Mr. William Wiseman
Zoning Commisloner/410-887-3468

Mr. Michael McCann/410-825-2149

Mr. James Emerlck/410-252-6811

Falls Road Community Assocation(BY MAIL)

FRCA, Inc.
PO Box 555
Brooklandville, MD 21022

TOTAL NUMBER OF PAGES (INCLUDING THIS COVER SHEET): 2

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL BACK AS SOON
AS POSSIBLE AT 410-817-4600

MATERIAL TRANSMITTED: **LETTER FROM BALTIMORE CHINESE BAPTIST CHURCH**
AS REQUESTED BY MR. MCCANN.

Thank you for your kind consideration,



J. Scott Dallas, Sr., P.L.S.
President

BALTIMORE CHINESE BAPTIST CHURCH



1804 RIDGE RD
REISTERSTOWN, MD 21136

410-252-4544(O)

To:

Mr. Michael McCann
118 W. Pennsylvania Ave., Towson, MD 21204

And

Falls Road Community Association
P.O. Box 555, Brooklandville, MD 21022

And

Mr. William Wiseman
Zoning Commissioner
The Jefferson Building
105 W. Chesapeake Ave., Towson, MD 21204

We hereby state that there are no current plans for expansion of church buildings. We will notify Mr. McCann's office and the Falls Rd. Community Association prior to any planned expansion.

Best regards,

Rev. Richard Shang
Baltimore Chinese Baptist Church

10/05/09

CASE NAME Imarys Chapel United
CASE NUMBER 2010-0016-SPHA
DATE 9-16-09

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Richard Shang	118 Longdale Rd	Timonium, MD 21093	rashang@yahoo.com
Jm Emerick	122 Westbury Rd	" "	JEMERICK@AOL.COM
Chia-Ling Chien	6 Clipping Tree Lane	Cockeysville MD 21030	clc@pha.jhu.edu
Doug Hays	7214 Calm Sunset	Columbia MD 21046	dougjhays@hotmail.com
Committee Chairman			
* Trustee Chairman			
Pastor Marys Angel			
Baltimore Chinese Baptist Church			

CASE NAME Frays Chapel Trash Ch.
CASE NUMBER 2010-0016-SPHM
DATE 9-16-09

[illegible]

Case No.: 2010-0016-SPHA1804 RIDGE RD.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	AMENDED SITE PLAN	
No. 2	PHOTO'S OF CEMETARY in relation to Church Property	
No. 3	Ancient grave SITES AND Markers	
No. 4	Petition - 33 Signature from Surrounding Community	
No. 5	Grace Falls Road Cemetery Corp Articles of Incorporation	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

MAYS CHAPEL UNITED METHODIST CHURCH

RE: Case #2010-0016 SPHA Zoning Hearing
Grace Falls Road Church and Cemetery Property.

Sept. 16, 2009 Special Hearing and Variance to designate the existing cemetery non-conforming use lot line adjustment to separate the cemetery from the Church campus allowing setbacks in lieu of 50 feet minimum.

COMMUNITY INPUT:

I have seen the plan and I support the proposed sightline adjustment to designate the existing active cemetery located at Falls and Ridge Road. I am in favor of keeping the balance of the Grace property as an active Church Campus.

Date	Name	Address	Comment
9-12-2009	Loa Ellen Griffin	12923 Falls Rd.	Very much in favor of
11	LeRoy O. Alderton	117 Northwood Dr.	Timonium Md 21093
	LeRoy Alderton	117 Northwood Dr.	Timonium Md. 21093
	Jack + Virginia Thompson	12116 Bayville Rd	Cockeysville Md 21030
	Rose Larmore	1 Elphin Ct. -202	Timonium, MD 21093
	Jean Alins	400 Plumbridge Ct.	Timonium MD 21093 In favor
	Vince Alins	400 Plumbridge Ct. #102	Timonium, Md 21093 In favor
	Charles Powell	9617 Labrador Lane	Cockeysville 21030
	Ruth Powell	9617 Labrador Lane	Cockeysville Md 21030
	Eunie Halricht	1 Milligan Ct.	Timonium, Md 21093
	Lihly C. Bayne	12712 Dover Rd	Leis 21136
	Guy Sharkey Brook	Greenspring O.M.	2117
	Dot Sharkey Brook	Greenspring O.M.	2117

PETITIONER'S

EXHIBIT NO.

4

Date	Name	Address	Comment
9-13-09	Nancy Haywood	611 Lavenham Ct	Timonium 21093
9-13-09	Greg W. Haywood	611 Lavenham Court	Timonium 21093
9-13-09	John H. Suter	3 Firwood Ct.	Cockeysville 21030
9-13-09	Elaine Suter	3 Firwood Ct.	Cockeysville 21030
9/13/09	Lisa J. Huby	12120 Cullane Ct	Timonium 21093
9-13-09	WILLIAM STICKNEY	12120 Cullane Ct	Timonium
9-13-09	St W. RS	20 Dellwood Court	Cockeysville 21030
9-13-09	Ausa Pock	20 Dellwood Court	Cockeysville 21030
9-13-09	Joan Porter	20 Dellwood Ct	Cockeysville 21030
9-14-09	Frances S. Maesherry	12921 Falls Rd	Cockeysville 21030
9-14-09	Alan H. Maesherry	12921 Falls Rd	Cockeysville 21030
9-14-09	Robert Moores	1920 Knox Ave	Reisterstown 21136
9-14-09	Marlene Moores	1920 Knox Ave	Reisterstown 21136
9-14-09	Roland Pearce	12206 Happy Hollow Rd	Cockeysville 21030
9-14-09	David Pearce	12206 Happy Hollow Rd	Cockeysville 21030
9-14-09	Vody Hurley	12214 Dover Rd	Reisterstown 21136
9-14-09	Tom Hurley	12214 Dover Rd	Reisterstown 21136
9-14-09	Ray Lichty	10 Hickory Meadow Rd	Cockeysville 21030
9-14-09	Judy Lichty	10 Hickory Meadow Rd	Cockeysville 21030



CHURCH

1890 -

1954 - RENOVATION

PETITIONER'S

EXHIBIT NO. 2



WUST.

BORN

OCT. 8, 1816.

DIED

OCT. 3, 1894.

Gone but not forgotten

PETITIONER'S

EXHIBIT NO. 3

JOHN H. KEMPER

BORN

MARCH 22 1848

DIED

DEC 30 1920

GILL

WIFE OF

BY
TIN

SAVED

NEWTON J.W. JR.

SON OF

C. VIRGINIA —

NEWTON J.W. LLOYD

JUNE 2, 1935

JAN. 31, 1939

*Budded on earth to bloom
in heaven.*



HARR



J. GEORGE

1860 — 1924

JOHN J.

1887 — 1906

KATE D.

1861 — 1925

MILDRED M.

1906 — 1906

FOR CASE # 2010-0016 SPH
9-16-09
JIM EMERICK

MAYS CHAPEL U.M.C.**March 2008**

A Grace Falls Road Cemetery Committee was established and provided with an endowment for care. The committee prepared Articles of Incorporation to establish the Grace Falls Road Cemetery Corporation. Pastor Gail Button of Grace Falls Road Church and Lane Tracey and daughter Tanya, of H & L Backhoe Burial Service served as consultants. Patrick D. Hanley of Hanley and Hanley, LLC was secured to prepare the document.

Grace Falls Road Church was closed on June 30, 2008 by the United Methodist Conference and the congregation was merged with Mays Chapel UMC at 11911 Jennifer Road. The Grace property was assigned to Mays Chapel UMC for disposition. The Grace Falls Road Cemetery would incorporate under the auspices of Mays Chapel UMC. subsequently to filing for a Cemetery Sight Line approval to separate the Cemetery from the Grace Church campus.

PETITIONER' S**EXHIBIT NO. 5**

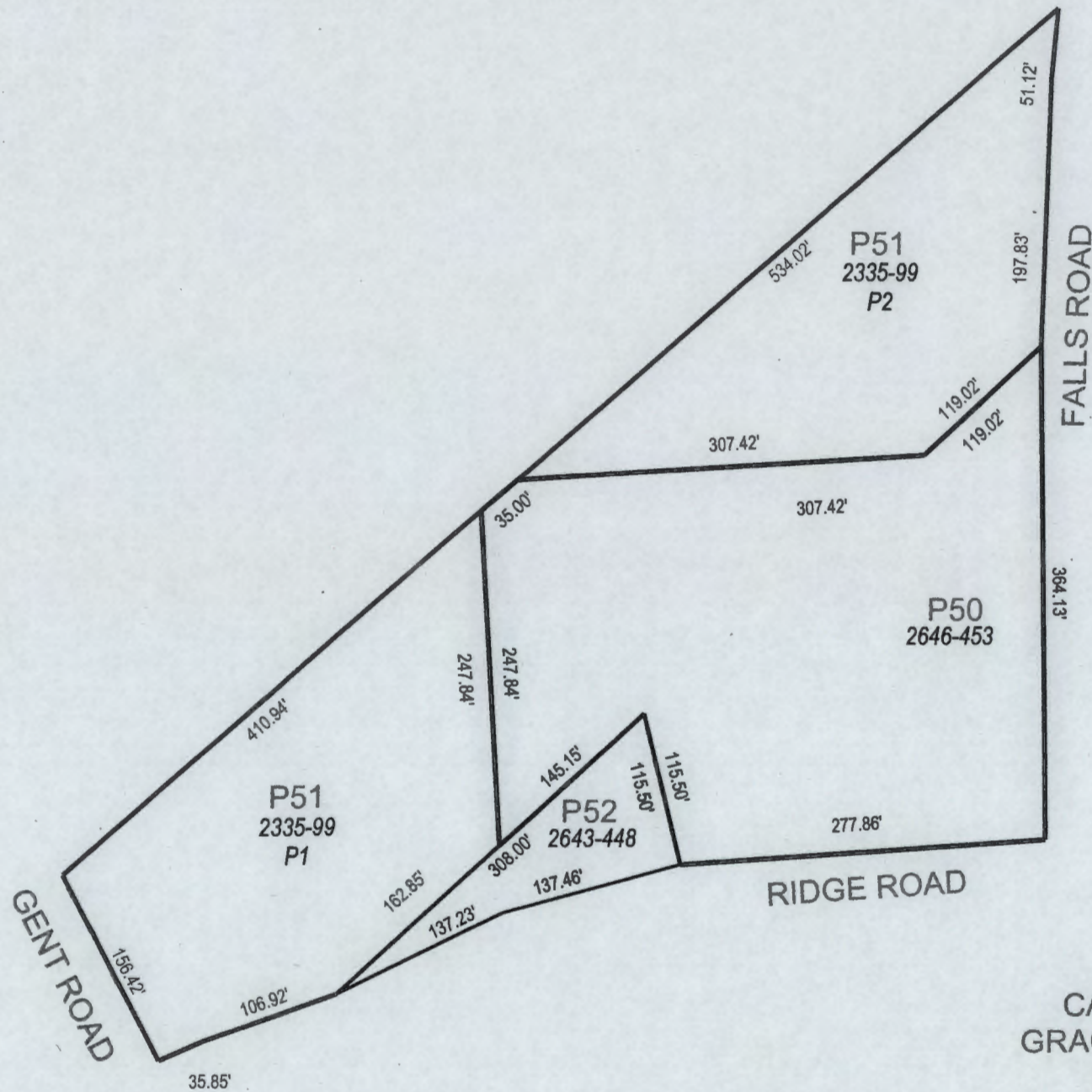
RESIDENCE
410-472-4604

PATRICK D. HANLEY

HANLEY AND HANLEY, LLC**ATTORNEYS AT LAW**

117 LAKE FRONT DRIVE
HUNT VALLEY, MD. 21030

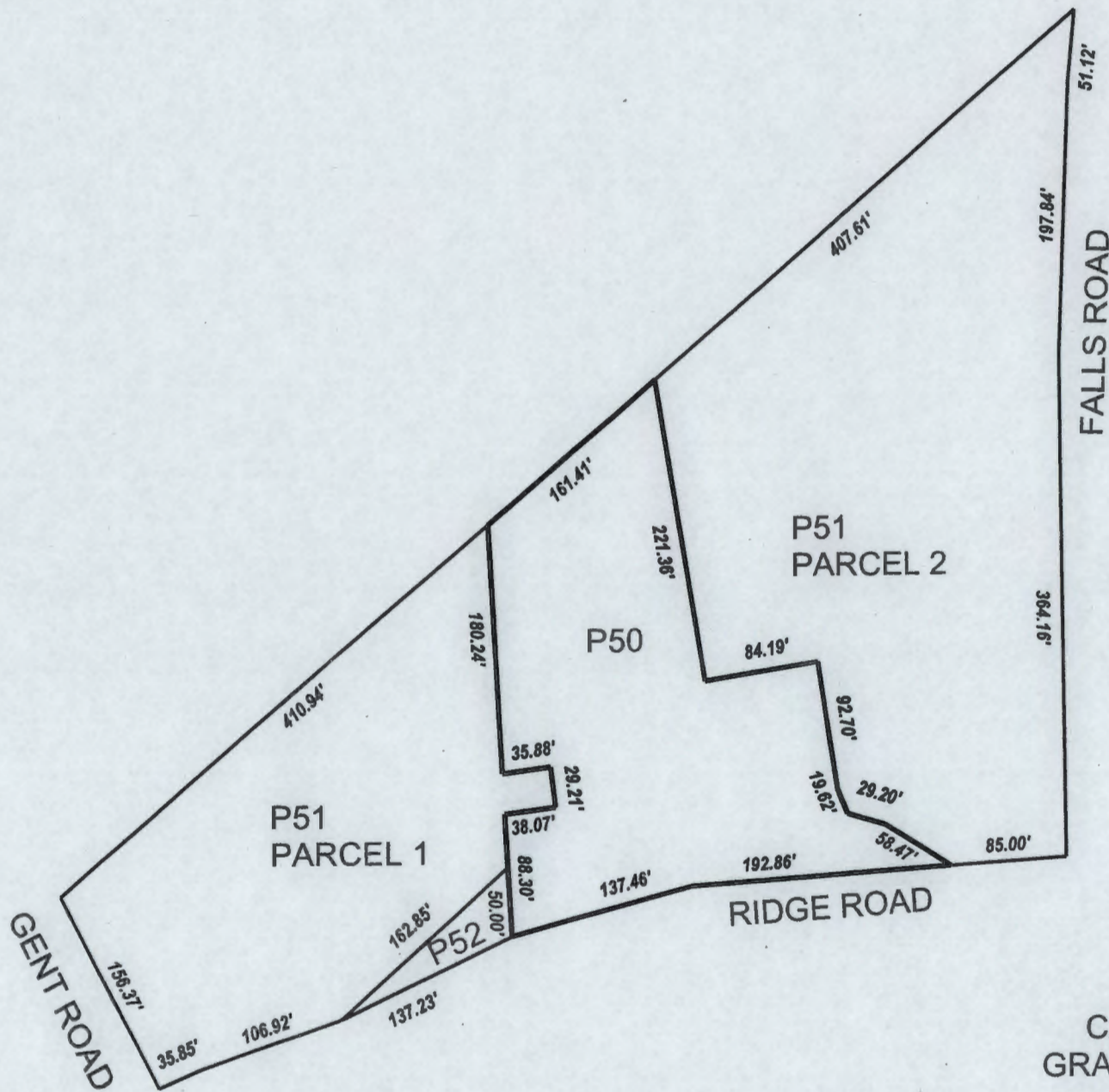
OFFICE 410-320-0773
FACSIMILE 410-320-1922
E-MAIL: pat@hanleyllc.com



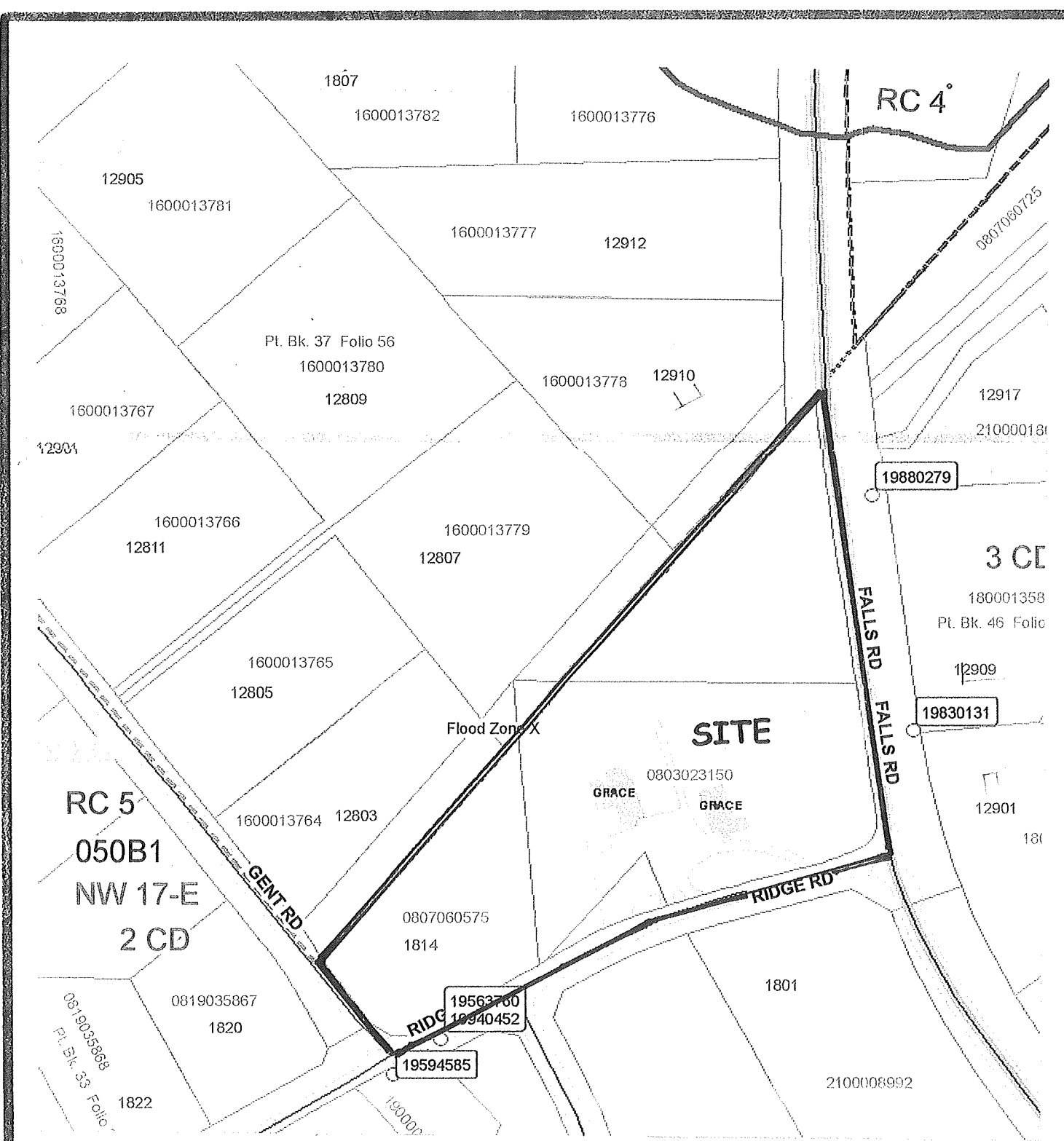
CASE # 2010-0016-SPHA
GRACE METHODIST CHURCH
#1804 RIDGE ROAD
EXISTING PARCELS

1"= 120'

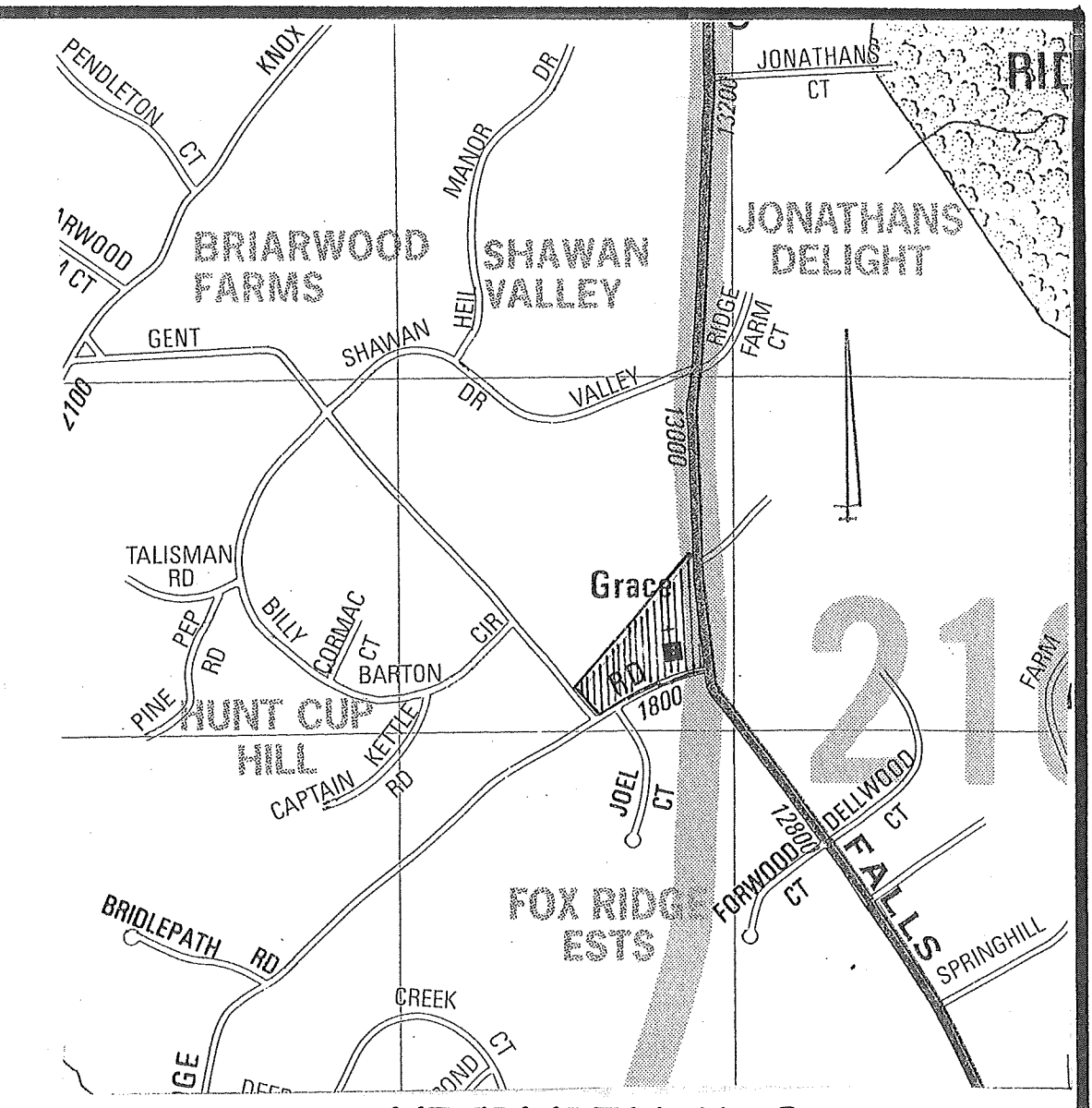
7-13-09



CASE # 2010-0016-SPHA
GRACE METHODIST CHURCH
#1804 RIDGE ROAD
PROPOSED PARCELS
1"= 120' 7-13-09



ZONING MAP 1"=200'
(B.C.O.P.Z. MAP NO. 050B1)

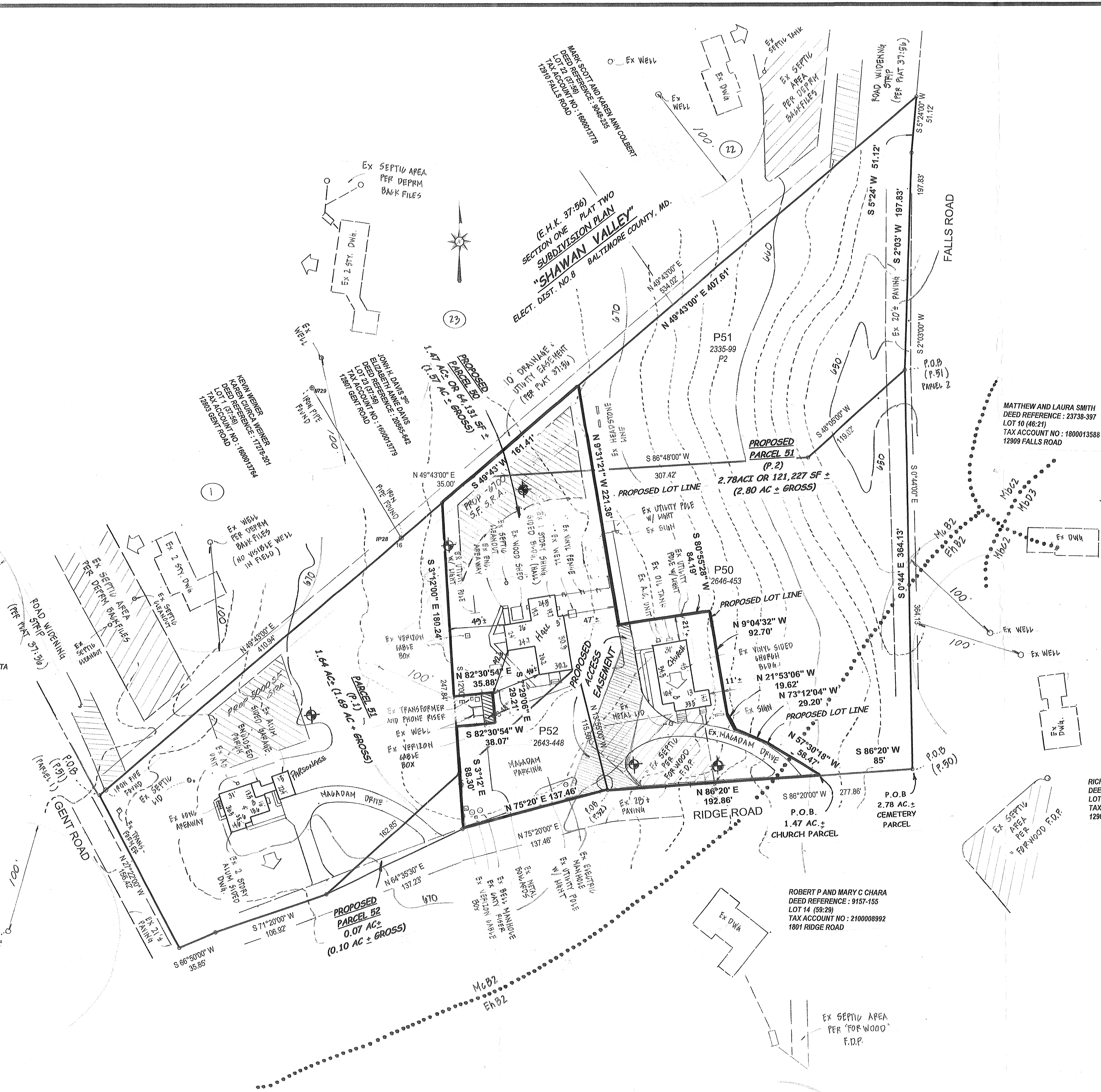


VICINITY MAP
1"=1000'

- NOTES:**
- OWNERSHIP:**
GRACE METHODIST CHURCH INC.
1804 RIDGE ROAD
REISTERSTOWN, MD 21136
PHONE (410) 591-4002 C/O JOHN CLAY
 - PROPERTY INFORMATION:**
TAX MAP 50 GRID 4 PARCELS 50, 51 AND 52
TAX ACCOUNT NO. 0803023150 (PARCEL 50)
0807060575 (PARCEL 51)
0807060576 (PARCEL 52)
 - DEED REFERENCE:** 2646-453 (P.50) 2.66 AC ±
2335-099 (P.51) 1.57 AC ± (P.1)
2643-488 (P.52) 0.32 AC ±
2643-488 (P.52) 0.32 AC ±
 - PROPOSED AREA OF SUBJECT PROPERTIES:**
(P.50) 1.47 AC ± (1.57 AC ± GROSS)
(P.51) 1.64 AC ± (P.1) (1.69 AC ± GROSS)
2.78 AC ± (P.2) (2.80 AC ± GROSS)
(P.52) 0.07 AC ± (0.10 AC ± GROSS)
 - WELLS AND SEPTIC SHOWN HEREON PER FIELD LOCATION AND D.E.P.R.M. BACKFILES.**
 - SITE LIES IN FLOOD ZONE X PER F.I.R.M. 2400100230F.**
 - SOILS SHOWN HEREON PER U.S.D.A. SOILS MAP NO. 21**
 - EXISTING ZONING OF SITE RC5 (NO KNOWN ZONING HISTORY) (FILE ID 050B1)**
 - MHT INVENTORY PROPERTY- #BA2315. REVIEW NOT NEEDED BY THE LPC FOR ADDITIONS AND/OR EXTERIOR ALTERATIONS.**
 - SITE DOES NOT LIE IN C.B.C.A.**
 - TOPOGRAPHY SHOWN HEREON PER BALTIMORE COUNTY & I.S. TOPO MAP NO. 050B1**
 - DRC NO. 050409A TABLED FOR ZONING HEARING**

WILLIAM G. JR AND KAREN C. KALISTA
DEED REFERENCE: 5293-380
LOT 16 BLOCK A (33.34)
TAX ACCOUNT NO.: 0819035867
12802 GENT ROAD

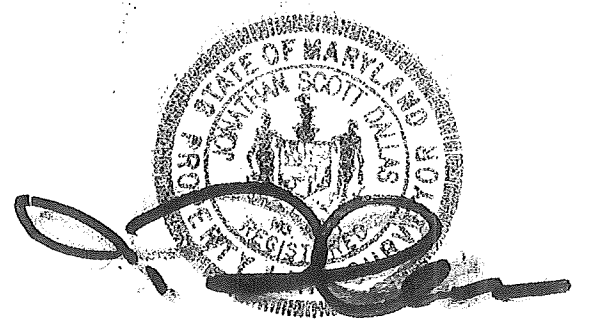
RONALD P AND ROSEMARY HANLEY
DEED REFERENCE: 8058-411
LOT 1 BLOCK A (33.34)
TAX ACCOUNT NO.: 0819035867
1820 RIDGE ROAD



RICHARD A AND ANASTASIA A SCHEPER
DEED REFERENCE: 14719-344
LOT 18 (46.21)
TAX ACCOUNT NO.: 1800013587
12901 FALLS ROAD

ROBERT P AND MARY C CHARA
DEED REFERENCE: 9157-155
LOT 14 (58.29)
TAX ACCOUNT NO.: 2100008992
1801 RIDGE ROAD

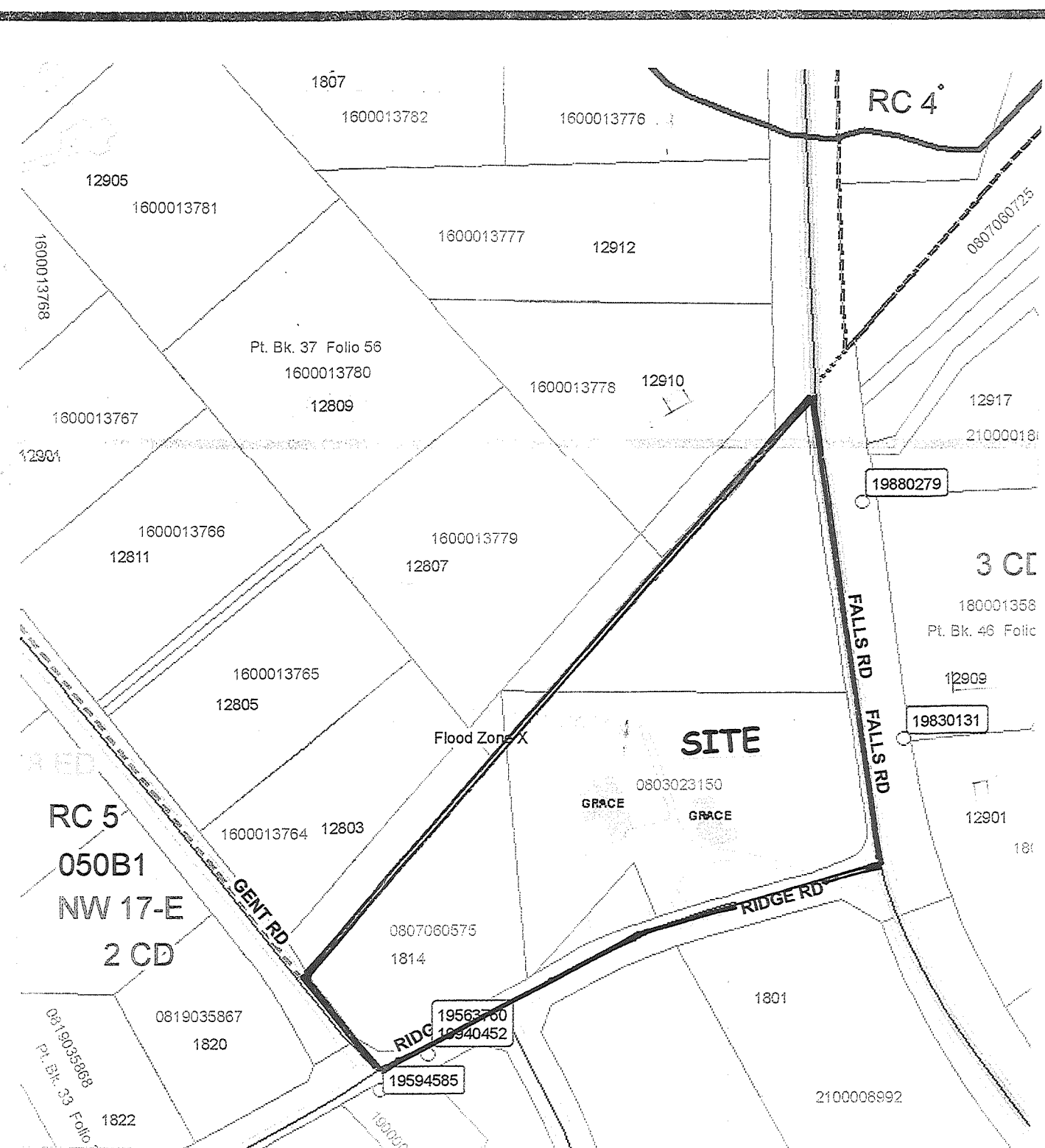
J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



⊙ DENOTES FIELD LOCATED
PERCOLATION TESTS 7-0-01

REVISED PLAN
PETITIONER'S
EXHIBIT NO. 1

**SITE PLAN TO ACCOMPANY PETITION FOR SPECIAL
HEARING AND ZONING VARIANCE**
GRACE METHODIST CHURCH
8TH ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' JOB NO. 09-1241
JULY 2ND 2009 9-14-09
9-18-09



ZONING MAP 1"=200'
(B.C.O.P.Z. MAP NO. 050B1)

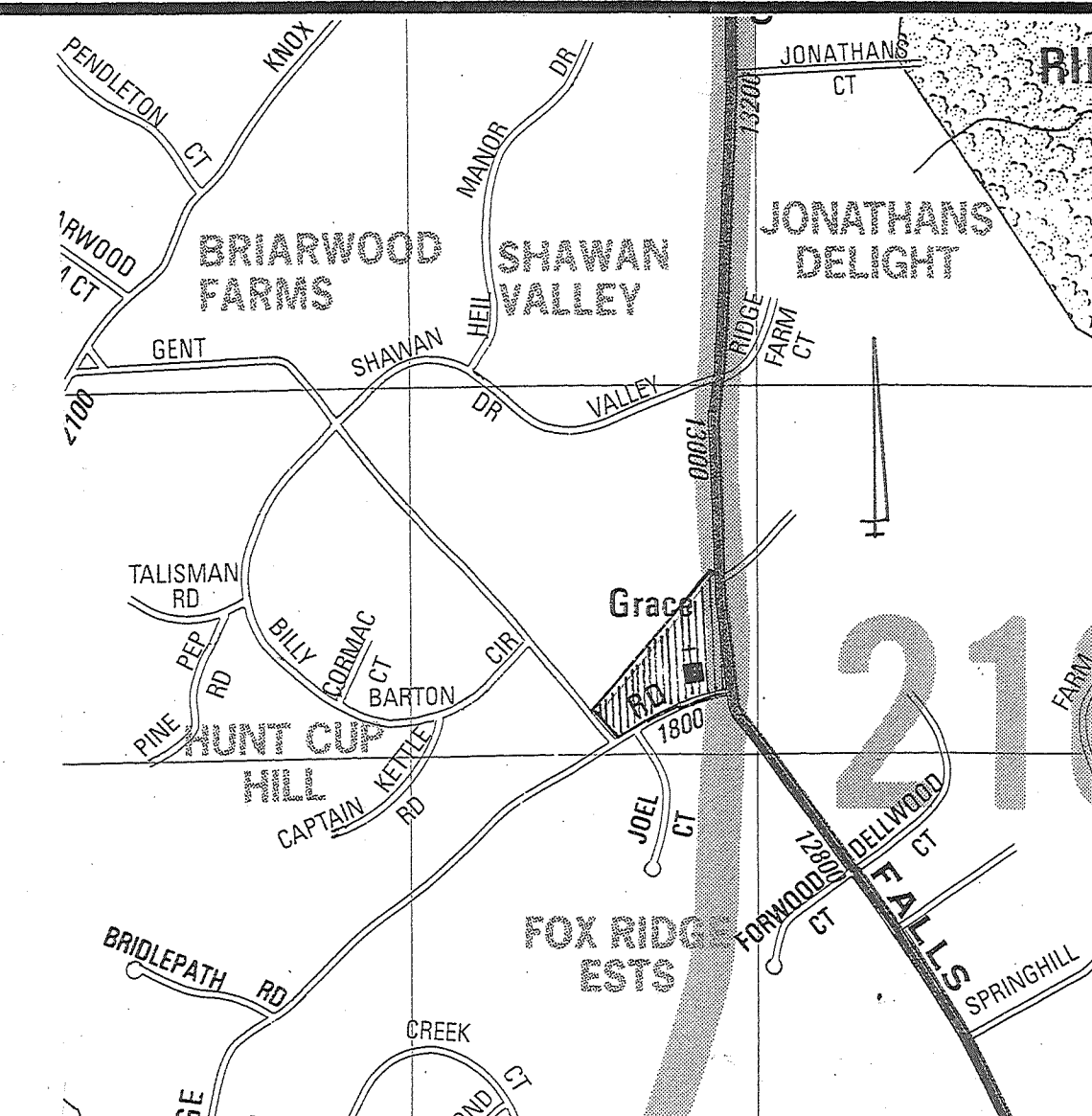
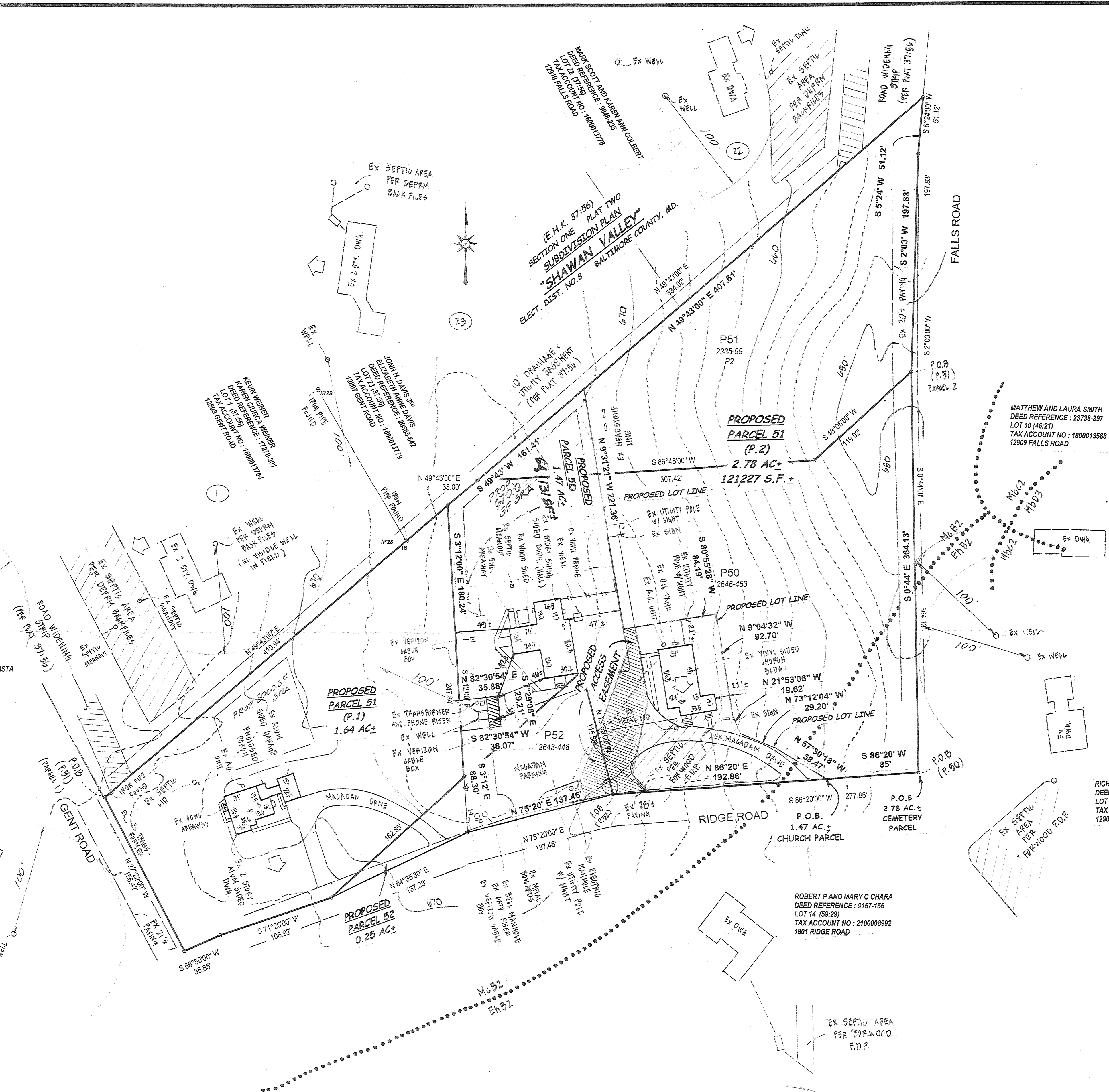
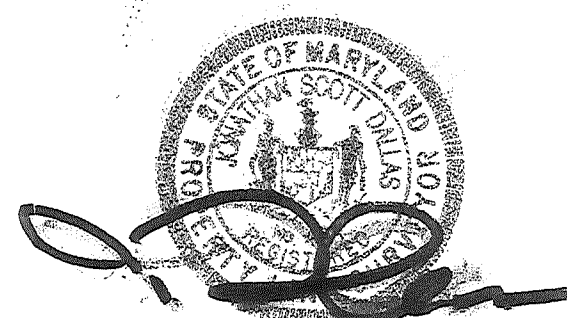
NOTES:

1. **OWNERSHIP:**
GRACE METHODIST CHURCH INC.
1804 RIDGE ROAD
REISTERSTOWN, MD 21136
PHONE (410) 591-4002 C/O JOHN CLAY
2. **PROPERTY INFORMATION:**
TAX MAP 50 GRID 4 PARCELS 50, 51 AND 52
TAX ACCOUNT NO. 0803023150 (PARCEL 50)
0807060575 (PARCEL 51)
0807060576 (PARCEL 52)
3. **DEED REFERENCE:** 2646-453 (P.50) 2.66 AC;
2335-099 (P.51) 1.57 AC; (P.1)
1.37 AC; (P.2)
2643-488 (P.52) 0.32 AC;
4. **PROPOSED AREA OF SUBJECT PROPERTIES:**
(P.50) 1.47 AC;
(P.51) (P.1) 1.64 AC;
2.78 AC; (P.2)
(P.52) 0.25 AC;
5. **WELLS AND SEPTIC SHOWN HEREON PER FIELD LOCATION AND D.E.P.R.M. BACKFILES.**
6. **SITE LIES IN FLOOD ZONE X PER F.I.R.M. 2400100230F.**
7. **SOILS SHOWN HEREON PER U.S.D.A. SOILS MAP NO. 21**
8. **EXISTING ZONING OF SITE RGS (NO KNOWN ZONING HISTORY) (TITLE ID 050B1)**
9. **MHT INVENTORY PROPERTY- #BA2315. REVIEW NOT NEEDED BY THE LPC FOR ADDITIONS AND/OR EXTERIOR ALTERATIONS.**
10. **SITE DOES NOT LIE IN C.B.C.A.**
11. **TOPOGRAPHY SHOWN HEREON PER BALTIMORE COUNTY 6.I.S.TOPO MAP NO. 050B1**

RONALD P AND ROSEMARY HANLEY
DEED REFERENCE: 8059-411
LOT 1 BLOCK A (33-34)
TAX ACCOUNT NO: 0819035887
1820 RIDGE ROAD

WILLIAM G. JR AND KAREN C KALISTA
DEED REFERENCE: 5293-380
LOT 16 BLOCK A (33-34)
TAX ACCOUNT NO: 0819035882
12802 GENT ROAD

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



VICINITY MAP
1"=1000'

MATTHEW AND LAURA SMITH
DEED REFERENCE: 2378-397
LOT 10 (46-21)
TAX ACCOUNT NO: 1800013588
12909 FALLS ROAD

RICHARD A AND ANASTASIA A SCHEPER
DEED REFERENCE: 14719-344
LOT 18 (46-21)
TAX ACCOUNT NO: 1800013587
12901 FALLS ROAD

ROBERT P AND MARY C CHARA
DEED REFERENCE: 9157-155
LOT 14 (59-29)
TAX ACCOUNT NO: 2100008892
1801 RIDGE ROAD

SITE PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND ZONING VARIANCE
GRACE METHODIST CHURCH
8TH ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT
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SCALE: 1"=50' JOB NO. 09-1241
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