

IN RE: PETITION FOR VARIANCE

S side of Bond Avenue, 266.87'

E of New Avenue

4th Election District

2nd Council District

(58 and 60 Bond Avenue)

Jacob Smith, Trustee of
Reisterstown St. Luke's Methodist
Episcopal Church
Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

CASE NO. 2012-0278-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Variance filed by Roni B. Young, Esquire, on behalf of the legal owner, Jacob Smith, Trustee of Reisterstown St. Luke's Methodist Episcopal Church. The Petitioner is requesting Variance relief from Section 1B01.2.C.1.a. of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows:

- To permit a front yard setback of 26' in lieu of the required 50' setback for a non-residential principal building in a DR 3.5 zone;
- To permit a side yard setback of 12' in lieu of the required 20' setback for a non-residential principal building in a DR 3.5 zone, and
- To permit a rear yard setback of 16' in lieu of the required 30' setback for a non-residential principal building in a DR 3.5 zone.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibits 1 and 2.

Appearing at the public hearing in support of the variance request were Joseph J. Smith, Daniel and Jacqueline Ward, Arlena and Jacob Smith, Frances Dutton, Sharon McKoy, Gladman

ORDER RECEIVED FOR FILING

Date 6-22-12

By pm

Kapafumuuti, and Brent Petersen with George William Stephens, Jr. and Associates, Inc., who prepared the site plan. Roni B. Young, Esquire appeared and represented the Petitioner.

The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R.

Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. A ZAC comment was received from the Department of Planning on June 5, 2012, indicating their support provided architectural elevations are submitted for review and approval prior to the issuance of any building permits.

Testimony and evidence revealed that the subject property is 1.187 acres and is zoned DR 3.5. The property is improved with a small church that has been in existence since 1880. The church, which was started by slaves, has never had indoor bathroom facilities. In or about 1941, the church acquired an adjacent parcel on which was constructed a small structure known as the "green building." See Exhibit 3. This "green building" is where parishioners have had to use restroom facilities, and the pastor testified as to the difficulties this posed in inclement weather, and for children or disabled individuals. The Petitioner proposes to construct a modest one story addition (1,450 square feet) onto the west side of the existing church, which will contain a hallway and bathroom facilities.

Based upon the testimony and evidence presented, I am persuaded to deny the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md 53, 80 (2008).

Petitioner has met this test.

ORDER RECEIVED FOR FILING

Date 6-22-12 2

By mm

As noted by Petitioner's Counsel, the property contains an historic church building and is situated immediately adjacent to a cemetery used by the church, which the pastor described as "full." These site constraints not only render the property unique, they also dictated where the Petitioner could construct this addition to provide restroom facilities. If relief were denied, the Petitioner would clearly suffer a hardship in that church members would need to continue leaving the building to use the bathroom. Finally, the grant of relief will not have a detrimental impact upon the community's health and welfare. To the contrary, the construction of the restrooms will not only be a convenience for church members, it will also positively impact the community's safety and well being.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and after considering the testimony and evidence offered by the Petitioner, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 22 day of June, 2012, by this Administrative Law Judge, that Petitioner's Variance request from Section 1B01.2.C.1.a. of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows:

- To permit a front yard setback of 26' in lieu of the required 50' setback for a non-residential principal building in a DR 3.5 zone;
- To permit a side yard setback of 12' in lieu of the required 20' setback for a non-residential principal building in a DR 3.5 zone, and
- To permit a rear yard setback of 16' in lieu of the required 30' setback for a non-residential principal building in a DR 3.5 zone,

be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 6-22-12 3

By [Signature]

The relief granted herein shall be subject to the following:

1. The Petitioner may apply for a building permit and may be granted same upon receipt of this Order. However the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioner will be required to return and be responsible for returning said property to its original condition.
2. Compliance with the ZAC comments made by the Department of Planning dated May 31, 2012, a copy of which is attached hereto and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

ORDER RECEIVED FOR FILING

Date 6-22-12 4

By pm

JTB
6-22-12
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 31, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 58 and 60 Bond Avenue

INFORMATION:

Item Number: 12-278

Petitioner: Trustee of Reisterstown ME Church c/o St. Lukes

Zoning: DR 3.5

Requested Action: Variance

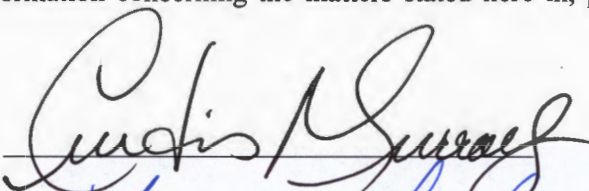
RECEIVED
JUN 05 2012
OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

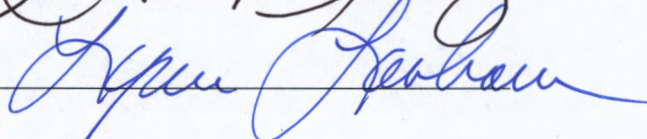
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning supports the petitioners variance request provided architectural elevations are submitted for review and approval prior to the issuance of any building permits.

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

Prepared by:



Division Chief:
AVA/LL: CM



ORDER RECEIVED FOR FILING

Date 6-22-12

By pm



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

June 22, 2012

RONI B. YOUNG, ESQUIRE
6 WOODWARD COURT
REISTERSTOWN MD 21136

RE: Petition for Variance
Case No.: 2012-0278-A
Property: 58 and 60 Bond Avenue

Dear Ms. Young:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 60 Bond Avenue, 58 Bond Avenue

which is presently zoned DR 3.5

Deed References: 123/585, 174/889

10 Digit Tax Account # 0420066400,0419000076

Property Owner(s) Printed Name(s) Trustee of Reisterstown ME Church c/o St Lukes

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) 1B01.2C.1.a (see attached)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

This is the best design to provide bathrooms for the first time to this historic church built in the 1800's.
The church is using 58 Bond Ave. for facilities that are inconvenient and not handicap accessible.

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

By

Telephone #

Email Address

Attorney for Petitioner:

Roni B. Young Esq.

Name- Type or Print

Signature

6 Woodward Ct Reisterstown Md

Mailing Address City State

21136 , 410 526-1339 , rbyoung22@hotmail.

Zip Code Telephone # Email Address com

Legal Owners (Petitioners):

Trustee of Reisterstown M.E.
Church c/o Trustees St Lukes

Jacob Smith

Name #1 - Type or Print

Name #2 - Type or Print

Board President

Signature #1 JACOB SMITH

Signature #2

60 Bond Ave

Reisterstown

Md

Mailing Address

City

State

21136

410 526-5044

Zip Code

Telephone #

Email Address

Representative to be contacted:

Eric Moraya

Name - Type or Print

Signature

60 Bond Ave

Reisterstown

Md

Mailing Address

City

State

21136

443 854-9778

kingmechanical@ver.

Zip Code

Telephone #

Email Address

net

CASE NUMBER 2012-0278-A Filing Date 5/3/2012 Do Not Schedule Dates: _____

Reviewer JNP

PETITION FOR ZONING HEARING(S)

Attachment

60 Bond Ave/58 Bond Ave

3. a Variance from Section 1B01.2C.1a namely:

-Variance to permit a front yard setback of 26 feet in lieu of the required 50 foot setback for a non-residential principal building in a DR 3.5 zone

-Variance to permit a side yard setback of 12 feet in lieu of the required 20 foot setback for a non-residential principal building in a DR 3.5 zone

-Variance to permit a rear yard setback of 16 feet in lieu of the required 30 foot setback for a non-residential principal building in a DR 3.5 zone

2012-0278-A

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
2205-C COMMERCE ROAD, FOREST HILL, MARYLAND 21050

April 27, 2012

ZONING DESCRIPTION

60 Bond Avenue & 58 Bond Avenue

Beginning at a point on the southerly right-of-way line of Bond Avenue which is of varying width, said point being South 87 degrees 47 minutes 52.31 seconds East 266.87 feet more or less, from a point formed by the intersection of the centerlines of Bond Avenue and New Avenue, thence leaving said point of beginning, along the following 8 courses:

1. Running thence and binding on the southerly right-of-way of Bond Avenue along a curve to the left with a radius of 4,312 feet and a distance of 171.10 feet, thence
2. leaving said southerly right-of-way of Bond Avenue South 2 degrees 13 minutes 16 seconds East 217.46 feet, running thence
3. South 84 degrees 44 minutes 32 seconds West 231.00 feet, running thence
4. North 12 degrees 38 minutes 50 seconds East 115.90 feet, running thence
5. South 89 degrees 35 minutes 15 seconds West 40.00 feet, running thence
6. North 12 degrees 38 minutes 50 seconds East 111.60 feet, to a point on the southerly right-of-way of Bond Avenue running thence and binding on said right-of-way
7. North 89 degrees 35 minutes 15 seconds East 40.00 feet, running thence binding on said right-of-way
8. North 12 degrees 38 minutes 50 seconds East 5.01 feet to the point of beginning.

Being those parcels of land recorded in Deed Liber E.H.A. 61, folio 83, Liber J.W.S. 152, folio 314 and Liber S.M. 15603, folio 670 as recorded in the Baltimore County Land Records, containing 1.111 Acres of land more or less. Also known as #60 Bond Avenue being parcel 302 of Baltimore County tax map 48 and #58 Bond Avenue being part of lot 1 of Plat W.P.C. 7/79, as recorded in the Baltimore County Land Records and located in Election District #4 and Councilmanic District #2.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
2205-C COMMERCE ROAD, FOREST HILL, MARYLAND 21050

April 27, 2012

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7. North 89 degrees 35 minutes 15 seconds East 40.00 feet, running thence binding on said right-of-way
8. North 12 degrees 38 minutes 50 seconds East 5.01 feet to the point of beginning.

Being those parcels of land recorded in Deed Liber E.H.A. 61, folio 83, Liber J.W.S. 152, folio 314 and Liber S.M. 15603, folio 670 as recorded in the Baltimore County Land Records, containing 1.111 Acres of land more or less. Also known as #60 Bond Avenue being parcel 302 of Baltimore County tax map 48 and #58 Bond Avenue being part of lot 11 of Plat W.P.C. 7/79, as recorded in the Baltimore County Land Records and located in Election District #4 and Councilmanic District #2.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.

410-297-2340 • FAX 410-297-2345
www.gwstephens.com



2012-0278-A

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

No. **83444**

Date: **5/3/2012**

PAID RECEIPT

BUSINESS ACTUAL TIME INH
 5/04/2012 5/03/2012 10:42:53 6
 REG 0509 WALKIN SHIL SAN
 > RECEIPT N° 528433 5/03/2012 OFLA
 Dept 5 528 ZONING VERIFICATION
 CR NO. 083444

Recpt Tot \$385.00
 \$385.00 CR \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					385.00

Total: **385.00**

Rec From: **St. Lukes United Methodist Church**
 For: **Variance - 58 E 60 Bond Avenue**
2012-0278-A (Trustee of Reisterstown M.E. Church c/o
Trustees St. Lukes)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

RE: PETITION FOR VARIANCE
58 & 60 Bond Avenue; S/S Bond Avenue,
266.87' E of New Avenue
4Th & 2nd Councilmanic Districts
Legal Owner: Trustee of Reisterstown ME Church*
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-278-A

* * * * *

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.

RECEIVED

MAY 21 2012

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 21st day of May, 2012, a copy of the foregoing Entry of Appearance was mailed to Eric Moraya 60 Bond Avenue, Reisterstown, MD 21136 and Roni B. Young, Esquire, 6 Woodward Court, Reisterstown, Maryland 21136, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2012-0278-A
Petitioner: Trustee of Reisterstown M.E. Church c/o Trustees St. Lukes
Address or Location: 58/60 BOND AVENUE, REISTERSTOWN MD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ST. LUKES UNITED METHODIST CHURCH
Address: 60 BOND AVENUE
REISTERSTOWN, MARYLAND
21136
Telephone Number: 410-526-5044

TO: The Daily Record
Friday, June 1, 2012 Issue

Please forward billing to:

St. Lukes United Methodist Church
60 Bond Avenue
Reisterstown, MD 21136

410-526-5044

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2012-0278-A

60 Bond Avenue, 58 Bond Avenue

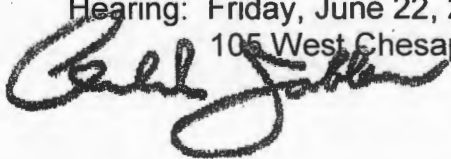
S/s Bond Avenue, 266.87 ft. E/of New Avenue

4th Election District – 2nd Councilmanic District

Legal Owners: Trustee of Reisterstown, M.E., Church of Trustees St. Lukes

Variance to permit a front yard setback of 26 feet in lieu of the required 50 ft. setback for a non-residential principal building in a DR 3.5 zone; to permit a side yard setback of 12 ft. in lieu of the required 20 ft. setback for a non-residential principal building in a DR 3.5 zone; to permit a rear yard setback of 16 ft. in lieu of the required 30 ft. setback for a non-residential principal building in a DR 3.5 zone.

Hearing: Friday, June 22, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

May 24, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0278-A

60 Bond Avenue, 58 Bond Avenue

S/s Bond Avenue, 266.87 ft. E/of New Avenue

4th Election District – 2nd Councilmanic District

Legal Owners: Trustee of Reisterstown, M.E., Church of Trustees St. Lukes

Variance to permit a front yard setback of 26 feet in lieu of the required 50 ft. setback for a non-residential principal building in a DR 3.5 zone; to permit a side yard setback of 12 ft. in lieu of the required 20 ft. setback for a non-residential principal building in a DR 3.5 zone; to permit a rear yard setback of 16 ft. in lieu of the required 30 ft. setback for a non-residential principal building in a DR 3.5 zone.

Hearing: Friday, June 22, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a circular stamp.

Arnold Jablon
Director

AJ:kl

C: Roni Young, 6 Woodward Court, Reisterstown 21136
Trustee of Reisterstown, M.E., Eric Moraya, 60 Bond Avenue, Reisterstown 21136

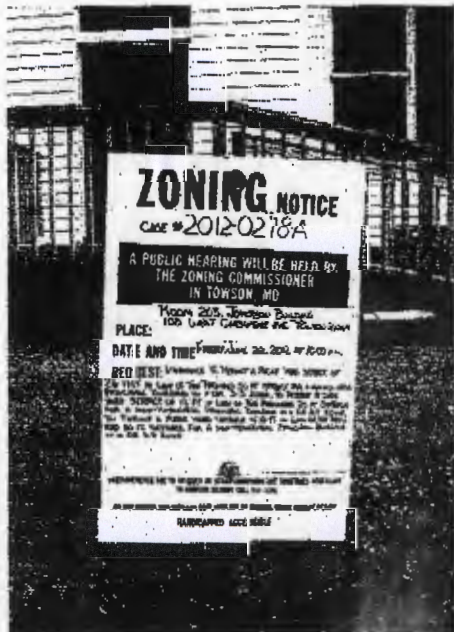
- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 2, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

CERTIFICATE OF POSTING**PETITIONER' S****2012-0278-A****EXHIBIT NO.**4**RE: Case No.:****Petitioner/Developer:****Trustee of Reisterstown, M.E., Church of Trusstees St. Lukes****June 22, 2012****Date of Hearing/Closing:**

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

Attn: Kristen Lewis:**Ladies and Gentlemen:**

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

60 Bond Ave, 58 Bond Ave**June 2, 2012****The sign(s) were posted on****(Month, Day, Year)****Sincerely,****Jun 2, 2012****(Signature of Sign Poster)****(Date)****SSG Robert Black****(Print Name)****1508 Leslie Road****(Address)****Dundalk, Maryland 21222****(City, State, Zip Code)****(410) 282-7940****(Telephone Number)**

JB 6/22
10AM

Case No.: 2012-0278-A

Exhibit Sheet

DW
1-25-12

6/25/12
Pj

Petitioner/Developer

Protestant

No. 1	Site Plan (sheet 1)	
No. 2	Site Plan (sheet 2)	
No. 3	Sheet of 9 photos	
No. 4	Posting Notice	
No. 5	Petersen CV	
No. 6	ZAC Comments	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
2205-C COMMERCE ROAD, FOREST HILLS, MARYLAND 21050

CURRICULA VITAE

Bernt C. Petersen, R.L.A.

**Director of Land Planning / Landscape Architecture
George William Stephens, Jr. & Associates**

Professional Registration: Registered Landscape Architect - Maryland - No. 1095

Education:

State University of New York, College of Environmental Science and Forestry at
Syracuse – Bachelor of Landscape Architecture -1977,
Bachelor of Science, Environmental Studies -1976

Professional Affiliations: American Society of Landscape Architects,
Maryland Chapter, No. 1108847

Professional practice includes 30 years of experience in land planning, landscape architecture, comprehensive zoning, PUD master planning, site planning, and testimony regarding land use and zoning issues. Mr. Petersen has been practicing in the Greater Baltimore Metropolitan region since 1988 and has expertise in land planning, site planning, and zoning cases in Anne Arundel County, Baltimore County and Howard County, Maryland.

Principal duties for G. W. Stephens, Jr. & Assoc. include: supervision of site development and land planning; zoning interpretation; Community Input Meetings; Development Plan preparation and Hearing Officer's Hearings; Special Hearings and Special Exception petitions; variance request petitions and landscape plan preparation. Prior to his relocation to Maryland, Mr. Petersen practiced site design and land planning in New York and Massachusetts.

Significant local projects include: Powell Property, Forge Landing, Cedar Lane Farms P.U.D., 1400 Taylor Avenue P.U.D., Westwicke, Beachwood Estates, The Sanctuary, Kimbrook, Kopp Property, Green Spring Station, Home Depot of Owings Mills, Bel Air and Timonium, Ashland Market Place, Baker Property, Greenfields at White Marsh and The Clusters. A significant project of regional impact is Luther's Forest, a comprehensive mixed use development in Saratoga County, NY.

Mr. Petersen has prepared comprehensive-zoning petitions in Baltimore County during the 1996, 2000, 2004 & 2008 CZMP processes and has an understanding of the principles of Euclidean zoning and their application throughout the Baltimore Metro region. He has thorough experience dealing with the Baltimore County's development regulations.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: May 17, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2012
Item Nos. 2012-0243, 0278, 0279, 0280, 0281, 0282, 0283
And 0288

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05282012-NO COMMENTS.doc

#6

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 5-15-12

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

RE: Baltimore County
Item No. 2012-0278-A
Variance
Jacob Smith
6058 Bond Avenue.

Dear Ms. Lewis:

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. 2012-0278-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

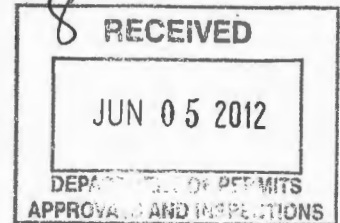
SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 31, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 58 and 60 Bond Avenue

INFORMATION:

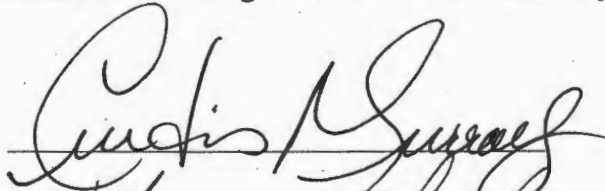
Item Number: 12-278
Petitioner: Trustee of Reisterstown ME Church c/o St. Lukes
Zoning: DR 3.5
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

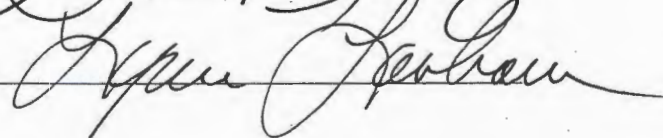
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning supports the petitioners variance request provided architectural elevations are submitted for review and approval prior to the issuance of any building permits.

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

Prepared by:



Division Chief:
AVA/LL: CM



M E M O R A N D U M

DATE: July 25, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0278-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 23, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NAME Bond Ave.
CASE NUMBER 2012-0278-A
DATE 6-22-12

[illegible]

Debra Wiley - Case No. 2012-0278-A

From: Debra Wiley
To: Fisher, June; Lewis, Kristen; Zook, Patricia
Date: 6/13/2012 2:38 PM
Subject: Case No. 2012-0278-A

Hi,

The newspaper advertisement for the above-noted scheduled for next Friday, June 22nd is missing from the case file.

As I'm scheduled off tomorrow and Friday, please be sure to get it to Patti in my absence.

Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

JB 6-22
10am

CASE NO. 2012- 0278-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>6-5</u>	PLANNING (if not received, date e-mail sent _____)	<u>S w/ cond.</u>
<u>5-15</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	<u>Missing 6/13</u> Date: _____	
SIGN POSTING	Date: <u>6-2-12</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

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

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[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 04 Account Number - 0419000076

Owner Information

Owner Name: ST LUKES M E CHURCH OF REISTERSTOWN
Mailing Address: P.O BOX 983 REISTERSTOWN MD 21136-0983
Use: EXEMPT
Principal Residence: NO
Deed Reference: 1) /00000/ 00000
2)

Location & Structure Information

Premises Address 58 BOND AVE 0-0000
Legal Description PT LT 11
JACOB W WOLFE PLAT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0048	0017	0519		0000			11	1	Plat Ref: 0007/0079

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		4,480 SF	01

Stories Basement Type Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
<u>Land</u>	87,500	87,500		
<u>Improvements:</u>	24,990	24,900		
<u>Total:</u>	112,490	112,400	112,400	112,400
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u> GRAND UNITED BRO THERS OF THE ODD	<u>Date:</u>	<u>Price:</u> \$0
<u>Type:</u> NON-ARMS LENGTH OTHER	<u>Deed1:</u> /00000/ 00000	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
<u>County</u>	700	112,400.00	112,400.00
<u>State</u>	700	112,400.00	112,400.00
<u>Municipal</u>	700	0.00	0.00

Tax Exempt: Exempt Class: CHURCHES, SYNAGOGUES, & PARSONAGES
Special Tax Recapture: NONE

Homestead Application Information

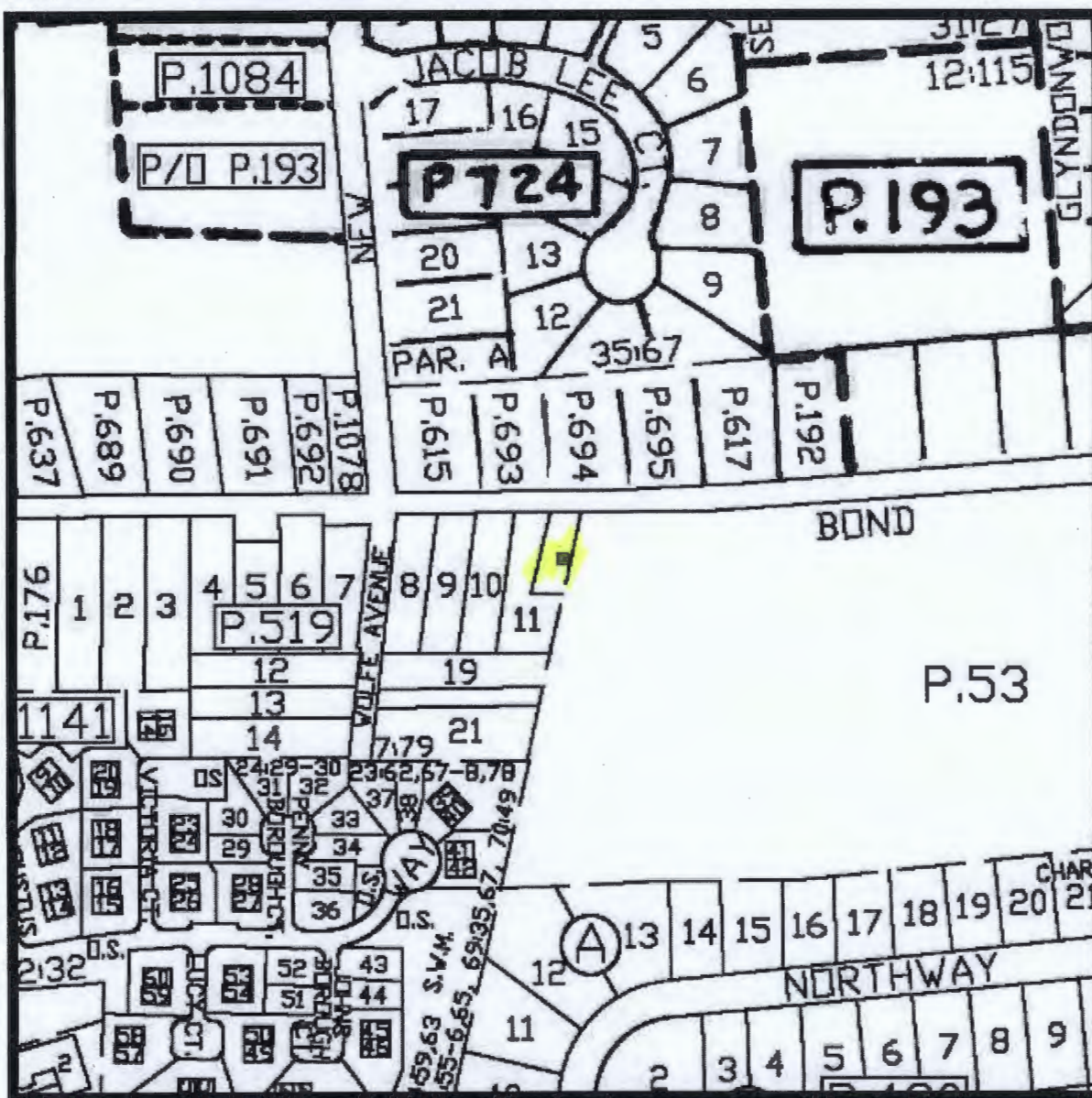
Homestead Application Status: No Application



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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[View Map](#)
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District - 04 Account Number - 0419000076



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

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

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[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 04 Account Number - 0420066400

Owner Information

Owner Name: TRUSTEE OF REISTERSTOWN ME CHURCH
C/O TRUSTEES ST LUKES
Use: EXEMPT COMMERCIAL
Mailing Address: P.O BOX 983
REISTERSTOWN MD 21136-0983
Principal Residence: NO
Deed Reference: 1)
2)

Location & Structure Information

Premises Address

60 BOND AVE
0-0000

Legal Description

SS BOND AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0048	0017	0302		0000				1	Plat Ref:

Town NONE

Special Tax Areas

Ad Valorem

Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
	4093	30,977 SF	01

Stories	Basement	Type	Exterior
		CHURCH	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
<u>Land</u>	174,200	174,200		
<u>Improvements:</u>	154,400	173,300		
<u>Total:</u>	328,600	347,500	341,200	347,500
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
<u>County</u>	700	341,200.00	347,500.00
<u>State</u>	700	341,200.00	347,500.00
<u>Municipal</u>	700	0.00	0.00

<u>Tax Exempt:</u>	<u>Special Tax Recapture:</u>
<u>Exempt Class:</u> CHURCHES, SYNAGOGUES, & PARSONAGES	NONE

Homestead Application Information

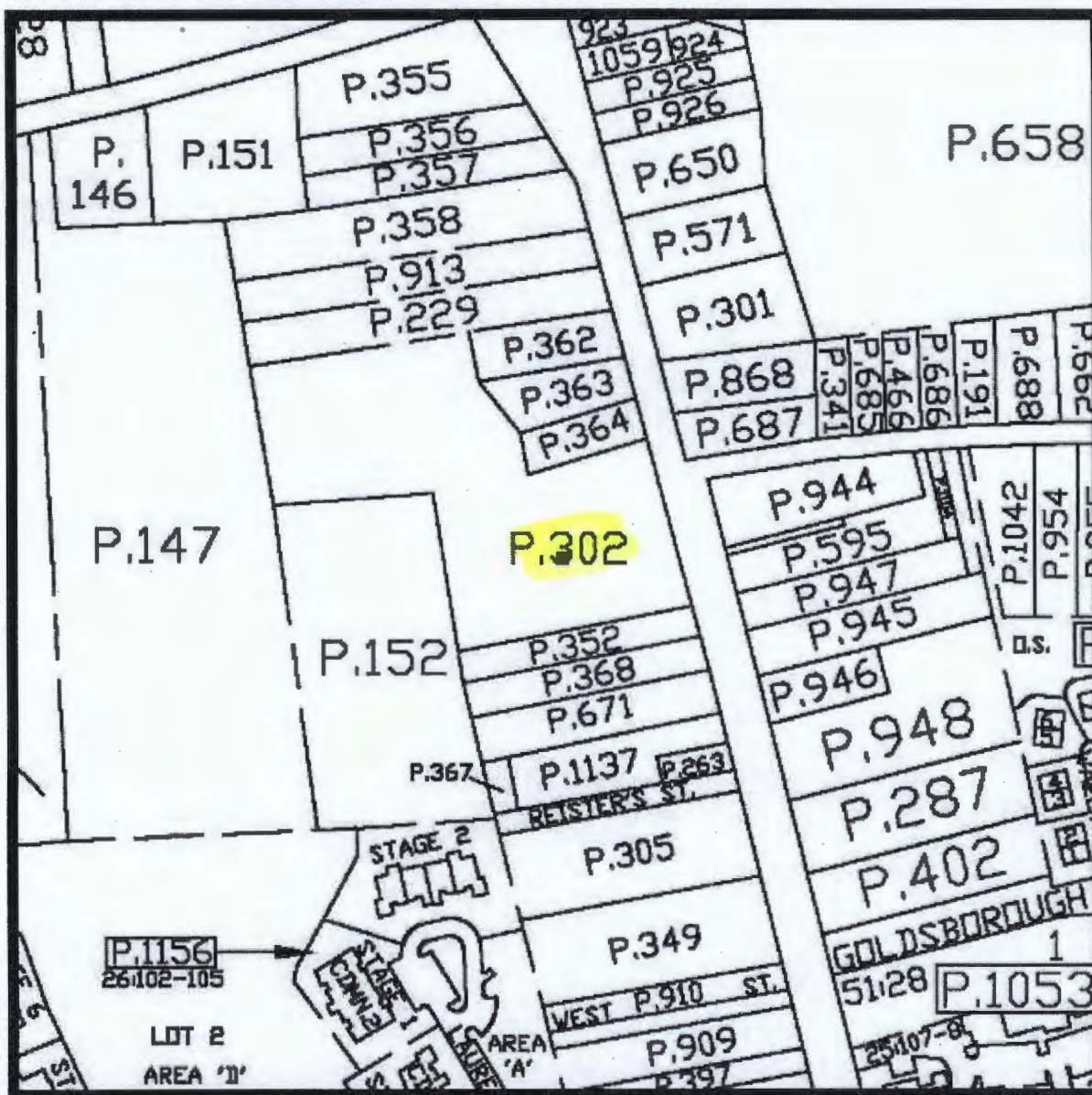
Homestead Application Status: No Application



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 04 Account Number - 0420066400



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Property maps provided courtesy of the Maryland Department of Planning ©2010. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Debra Wiley - ZAC Comments - Distribution Mtg. of May 14th

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 5/21/2012 12:56 PM
Subject: ZAC Comments - Distribution Mtg. of May 14th

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0243-A - 6600 Baltimore National Pike
Hearing Date: 6/14 @ 10 AM

2012-0278-A - 60/58 Bond Avenue
No hearing date assigned in data base as of today

2012-0279-A - 3732 Parkfield Road
Administrative Variance - Closing Date: 5/28

2012-0280-A - 1703 Middleborough Rd.
No hearing date assigned in data base as of today

2012-0281-A - 5325 Campbell Blvd.
No hearing date assigned in data base as of today

2012-0282-A - 4105 Pine Hill Rd.
Administrative Variance - Closing Date: No date in data base

2012-0283-A - 180 Clinton Sq.
No hearing date assigned in data base as of today

2012-0287-A - 3822 New Section Rd.
Administrative Variance - Closing Date: 6/4

2012-0288-A - 5600, 5601, 5603 & 5605 Country Farm Rd.
No hearing date assigned in data base as of today

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

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

June 13, 2012

Jacob Smith, Board President
Trustee of Reisterstown M.E.
60 Bond Avenue
Reisterstown MD 21136

RE: Case Number: 2012-0278-A, Address: 60 Bond Avenue, 58 Bond Avenue, 21136

Dear Mr. Smith:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 3, 2012. 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 that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Eric Moraya, 60 Bond Avenue, Reisterstown, MD 21136
Roni B. Young, 6 Woodward Court, Reisterstown, MD 21136

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 5-15-12

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

RE: Baltimore County
Item No. 2012-0278-A
Variance
Jacob Smith
6058 Bond Avenue.

Dear Ms. Lewis:

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. 2012-0278-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: May 17, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2012
Item Nos. 2012-0243, 0278, 0279, 0280, 0281, 0282, 0283
And 0288

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

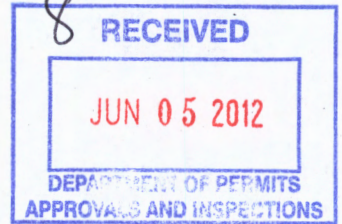
DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05282012-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 31, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 58 and 60 Bond Avenue

INFORMATION:

Item Number: 12-278

Petitioner: Trustee of Reisterstown ME Church c/o St. Lukes

Zoning: DR 3.5

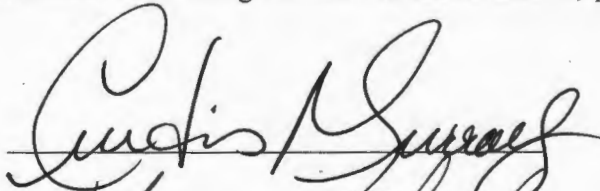
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

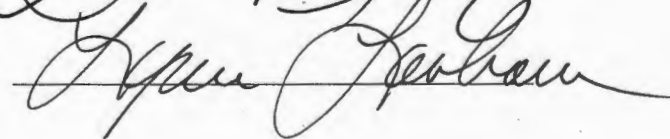
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning supports the petitioners variance request provided architectural elevations are submitted for review and approval prior to the issuance of any building permits.

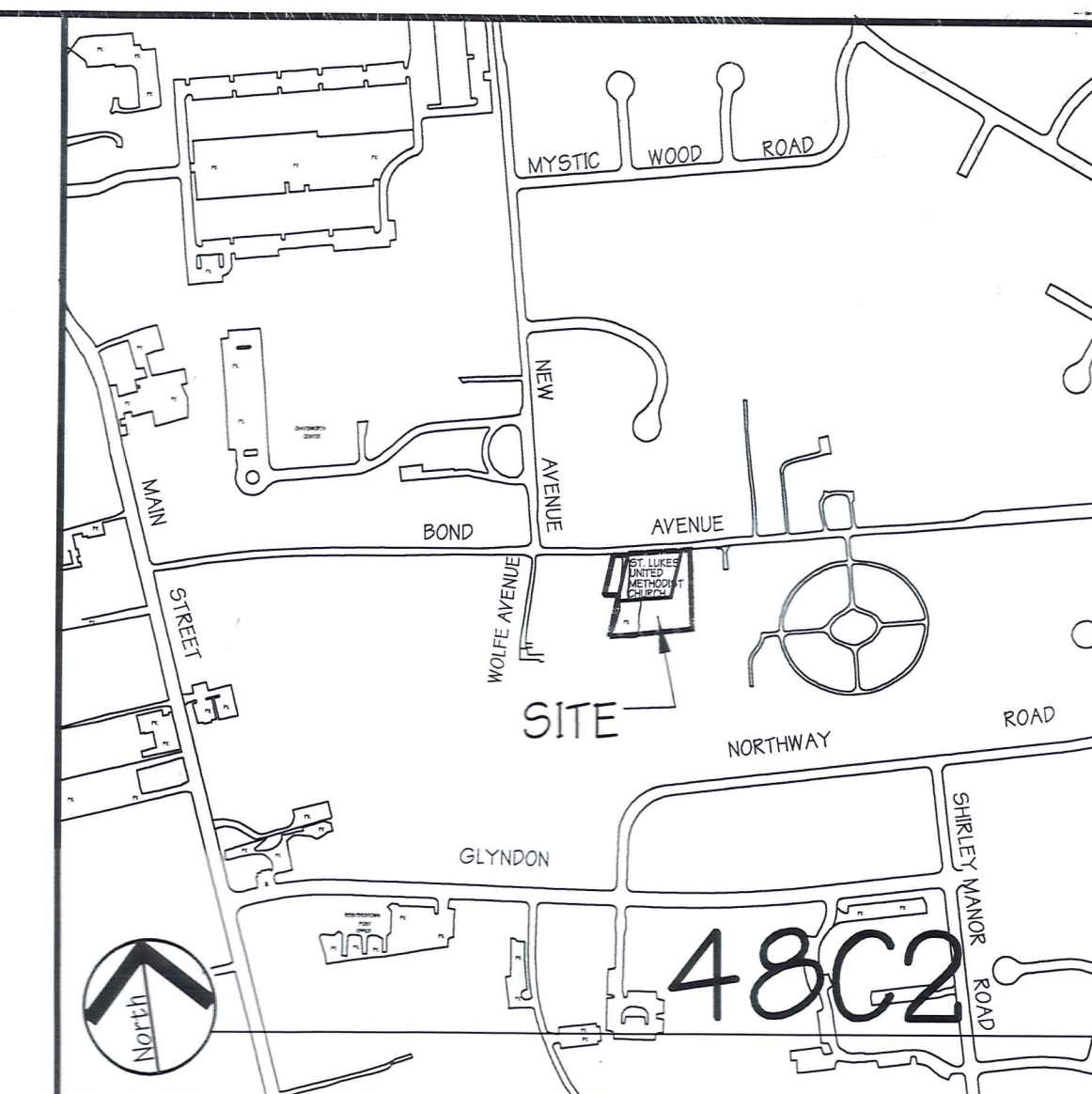
For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared by:



Division Chief:
AVA/LL: CM





VICINITY MAP
SCALE: 1" = 500'

LEGEND

PROPERTY BOUNDARY
EXIST. ADJACENT LOT OR PARCEL LINE
EXISTING RIGHT-OF-WAY LINE

EXISTING TREELINES
BUILDING SETBACK LINE
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
EXISTING GRAVE SITES

SITE NOTES:

1. PROJECT NAME: SAINT LUKES METHODIST EPISCOPAL CHURCH
CHURCH BUILDING ADDITION
 2. OWNER: 60 BOND AVENUE
TRUSTEE OF REISTERSTOWN ME CHURCH
C/O TRUSTEES ST. LUKES
P.O. BOX 983
REISTERSTOWN, MD 21136-0983
 3. PLAN PREPARER: G.W. STEPHENS, JR. & ASSOCIATES
2205-C COMMERCE ROAD
FOREST HILL, MARYLAND 21050
(410) 297-2340
 4. GROSS SITE ACREAGE: 51705.66 S.F. = 1.187 AC +/- (0.076 AC +/- R/W)
NET SITE ACREAGE: 48400.39 S.F. = 1.111 AC +/-
(60 BOND AVE. = 0.432 AC +/-, 0.579 AC +/-, 58 BOND AVE. = 0.111 AC +/-)
 5. EXISTING ZONING: DC-3.5, ZONING MAP N.W. 15 - J, GIS LITE 04BC2
 6. ELECTION DISTRICT - 4
 7. COUNCILMANICAM DISTRICT - 2
 8. TAX MAP NUMBER: 4-6 - PARCEL 302, PARCEL 519 - P/O LOT 11
 9. TAX ACCOUNT NUMBERS: 60 BOND AVE. - 0420066400, 58 BOND AVE. - 0419000076
 10. DEED REFERENCES - 60 BOND AVE. - E.H.A. 6193, J.W.S.152/3/4, 58 BOND AVE. - S.M.156/5/5/6/7
 11. PROPOSED USE - CHURCH
 12. PROPOSED USE - CHURCH
 13. REGIONAL PLANNING DISTRICT - 306A
 14. CENSUS TRACT - 40445
 15. WATERSHED - GWYNN FALLS
 16. SEWERSHED - # 67
 17. BUILDING HEIGHT
MAX BLDG HEIGHT PERMITTED - 50'. EXISTING HEIGHT 35'.
SECTION 300.2, B.C.R.
 18. PROPOSED HEIGHT OF ADDITION = 14'
 19. PARKING REQUIRED:
REQUIRED : 106 SEATS @ 1 PARKING SPACE PER 4 SEATS
106/4 = 27 PARKING SPACES REQUIRED
PROVIDED : 28 PARKING SPACES (INCL 1 HCP)
 19. ADC MAP NO. 16, GRID A-B
 20. LOT OF DISTURBED AREA FOR THIS DEVELOPMENT = 5000 +/- S.F. (0.115 AC)
 21. PLAT REFERENCE - W.P.C. 7779
 22. EXISTING SIGNAGE COMPLIES WITH SECTIONS 450, BC2R
 23. ILLUMINATION FOR THE OFF-SITE PARKING AREA WILL NOT REFLECT INTO RESIDENTIAL LOTS OR PUBLIC STREETS
 24. ACCORDING TO SECTION 1601B.1(4) (4) THE PROPOSED USE IS EXEMPT FROM THE RTA
 25. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
 26. THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
 27. ZONING HISTORY - GRC # 07403B, LIMITED EXEMPTION GRANTED PER 26-17(B)(9),
- DEVELOPMENT PLAN APPROVED AS A LIMITED EXEMPTION PLAN
APPROVAL - 12/15/05, EXEMPT FROM SECTIONS 26-202 & 26-206
PROJECT NO. 04-642 / 07403 B
 28. THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2012 BASIC SERVICES MAP.
 29. THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2012 BASIC SERVICES MAP.
 - BOUNDARY SURVEY: G.W. STEPHENS, JR. & ASSOC. INC.
TOPOGRAPHY: G.W. STEPHENS, JR. & ASSOC. INC.
- NOTE: 1. RESIDENTIAL TRANSITION AREA (RTA) IS NOT APPLICABLE TO THIS DEVELOPMENT PROPOSAL.
2. HIGHLY TRAFFICATED HIGHWAY HEREON ARE NOT SUBJECT TO THE PROVISIONS OF BALTIMORE COUNTY HISTORIC PRESERVATION REGULATIONS AS DETERMINED BY THE BALTIMORE COUNTY OFFICE OF LAW.

ZONING REQUESTS *

1. VARIANCE TO PERMIT A FRONT YARD SETBACK OF 26 FEET IN LIEU OF THE REQUIRED 50 FOOT SETBACK FOR A NON-RESIDENTIAL PRINCIPAL BUILDING IN A DR-3.5 ZONE, PER B.C.Z.R. SECTION 18012C1.a.
2. VARIANCE TO PERMIT A SIDE YARD SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 20 FOOT SETBACK FOR A NON-RESIDENTIAL PRINCIPAL BUILDING IN A DR-3.5 ZONE, PER B.C.Z.R. SECTION 18012C1.a.
3. VARIANCE TO PERMIT A REAR YARD SETBACK OF 16 FEET IN LIEU OF THE REQUIRED 30 FOOT SETBACK FOR A NON-RESIDENTIAL PRINCIPAL BUILDING IN A DR-3.5 ZONE, PER B.C.Z.R. SECTION 18012C1.a.

SCALE:	1" = 20'
DATE:	4/27/12
JOB #:	2011351
DES:	BCP
DRN:	BCP
CHK:	BCP
FILE:	113512mnpf\p1.a01
DRAWING NUMBER:	Z-1
SHEET	1 OF 1

JIFER FERGUSON
2ND AVE
- 2100003275
36/513

NEW AVENUE

D.R. 3.5
BOND

POINT OF
BEGINNING
N 654,096
E 1,362,221

AVENUE

ST. LUKES UNITED
METHODIST CHURCH
52 BOND AVENUE
TAYLOR, MO. 64686

EX. C/W ST. LUKES UNITED
METHODIST CHURCH
114 BOND AVENUE

Diagram illustrating a wheel and axle system. A wheel of radius R is attached to an axle of radius r . A force P is applied tangentially to the rim of the wheel. The wheel and axle rotate together about a common axis.

REMOVE EX.

□ □

189.26

-704-

BACK LINE

AVENUE

WOLFF

REISTERSTOWN
NATIONAL REGISTER
HISTORIC DISTRICT
BA-2212

-EXISTING CEMETERY

D.R. 3.5

PLAN

SCALE: 1" = 20'

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

2205-C COMMERCE ROAD
FOREST HILL, MARYLAND 21050
(410) 297-2340



Owner

TRUSTEE OF REISTERSTOWN METHODIST EPISCOPAL CHURCH
C/O TRUSTEES ST. LUKES
& ST. LUKES METHODIST EPISCOPAL CHURCH OF REISTERSTOWN
P.O. BOX 983
REISTERSTOWN, MARYLAND 21136-0983
CONTACT: ERIC MAROYA

[illegible]

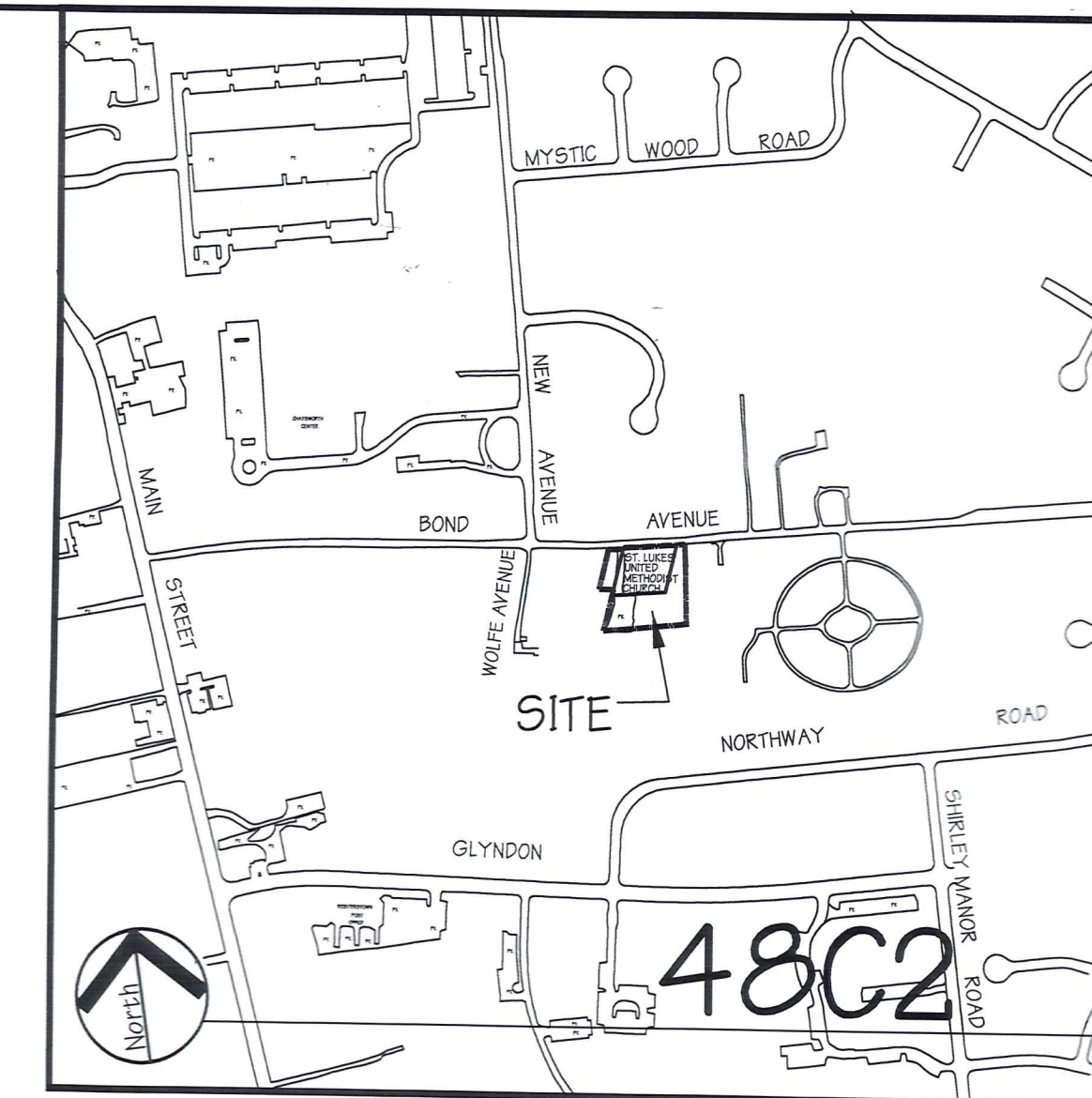
ST. LUKE'S METHODIST EPISCOPAL CHURCH
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES

60 BOND AVENUE, 58 BOND AVENUE, REISTERSTOWN
TAX MAP 48, PARCEL 302
ELECTION DISTRICT # 4 / PRECINCT 04-008
BALTIMORE COUNTY, MARYLAND

PETITIONER'S
EXHIBIT NO. 1



PART OF BALTIMORE COUNTY ZONING MAP NW 15-J, TILE 048C2
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 500'

LEGEND

PROPERTY BOUNDARY

SITE NOTES:

- PROJECT NAME: SAINT LUKE'S METHODIST EPISCOPAL CHURCH CHURCH BUILDING ADDITION
- OWNER: 60 BOND AVENUE TRUSTEE OF REISTERSTOWN ME CHURCH C/O TRUSTEES ST. LUKES P.O. BOX 983 REISTERSTOWN, MD 21136-0983
- PLAN PREPARED BY: G.W. STEPHENS, JR. & ASSOCIATES 2205-C COMMERCE ROAD FOREST HILL, MARYLAND 21050 (410) 297-2340
- GROSS SITE AREA: 51,056.6 S.F. (1.167 AC +/-) (0.076 AC +/- R/W) NET SITE AREA: 48,400.26 S.F. (1.111 AC +/-) (60 BOND AVE - 0.432 AC +/-, 0.579 AC +/-, 58 BOND AVE - 0.111 AC +/-)
- EXISTING ZONING: DR 3.5, ZONING MAP NW 15-J, GIS TILE 048C2
- ELECTION DISTRICT: 4
- COUNCILMAN'S DISTRICT: 2
- TAX MAP NUMBER: 48 - PARCEL 302, PARCEL 519 - P/O LOT 11
- TAX ACCOUNT NUMBERS: 60 BOND AVE - 0420066400, 58 BOND AVE - 0419000076
- DEED REFERENCES: 60 BOND AVE - E.H.A. 61/63, J.W.S. 152/314, 58 BOND AVE - S.M. 156/315/670
- EXISTING USE: CHURCH
- PROPOSED USE: CHURCH
- REGIONAL PLANNING DISTRICT: 306A
- CENSUS TRACT: 4045
- WATERSHED: GWYNN FALLS
- SEWERAGE: # 67
- BUILDING HEIGHT: MAX BLDG HEIGHT PERMITTED - 50'. EXISTING HEIGHT 35'. SECTION 3002 B.C.Z.R. PROPOSED HEIGHT OF ADDITION = 14'
- PARKING REQUIRED: REQUIRED: 106 SEATS @ 1 PARKING SPACE PER 4 SEATS 106/4 = 27 PARKING SPACES REQUIRED PROVIDED: 29 PARKING SPACES (INCL. 1 HCP)
- ADC MAP NO. 16, GRID A-8
- LIMIT OF DISTURBED AREA FOR THIS DEVELOPMENT = 5000 +/- S.F. (0.115 AC)
- PLAT REFERENCE: W.P.C. 7173
- EXISTING SIGNAGE: COMPLIES WITH SECTIONS 450, B.C.Z.R.
- ILLUMINATION FOR THE OFF-SITE PARKING AREA WILL NOT REFLECT INTO RESIDENTIAL LOTS OR PUBLIC STREETS
- ACCORDING TO SECTION 1801B.1.G. (4) THE PROPOSED USE IS EXEMPT FROM THE RTA
- BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
- ZONING HISTORY - DRG # 071403B, LIMITED EXEMPTION GRANTED PER 26-171(B)(9) - DEVELOPMENT PLAN APPROVED AS A LIMITED EXEMPTION PLAN APPROVAL - 12/13/05, EXEMPT FROM SECTIONS 26-202 & 26-206 PROJECT NO. 04-642 / 071403 B
- THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2012 BASIC SERVICES MAP.
- THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2012 BASIC SERVICES MAP.
- BOUNDARY SURVEY: G.W. STEPHENS, JR. & ASSOC., INC.
- TOPOGRAPHY: G.W. STEPHENS, JR. & ASSOC., INC.

NOTE: 1. RESIDENTIAL TRANSITION AREA (RTA) IS NOT APPLICABLE TO THIS DEVELOPMENT PROPOSAL
2. HISTORIC STRUCTURES SHOWN HEREON ARE NOT SUBJECT TO THE PROVISIONS OF BALTIMORE COUNTY HISTORIC PRESERVATION REGULATIONS AS DETERMINED BY THE BALTIMORE COUNTY OFFICE OF LAW.

ZONING REQUESTS *

- VARIANCE TO PERMIT A FRONT YARD SETBACK OF 26 FEET IN LIEU OF THE REQUIRED 50 FOOT SETBACK FOR A NON-RESIDENTIAL PRINCIPAL BUILDING IN A DR-3.5 ZONE, PER B.C.Z.R. SECTION 1801C.1.a.
- VARIANCE TO PERMIT A SIDE YARD SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 20 FOOT SETBACK FOR A NON-RESIDENTIAL PRINCIPAL BUILDING IN A DR-3.5 ZONE, PER B.C.Z.R. SECTION 1801C.1.a.
- VARIANCE TO PERMIT A REAR YARD SETBACK OF 16 FEET IN LIEU OF THE REQUIRED 30 FOOT SETBACK FOR A NON-RESIDENTIAL PRINCIPAL BUILDING IN A DR-3.5 ZONE, PER B.C.Z.R. SECTION 1801C.1.a.



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2205-C COMMERCE ROAD
FOREST HILL, MARYLAND 21050
(410) 297-2340



Owner
TRUSTEE OF REISTERSTOWN METHODIST EPISCOPAL CHURCH
C/O TRUSTEES ST. LUKES
& ST. LUKES METHODIST EPISCOPAL CHURCH OF REISTERSTOWN
P.O. BOX 983
REISTERSTOWN, MARYLAND 21136-0983
CONTACT: ERIC MAROYA

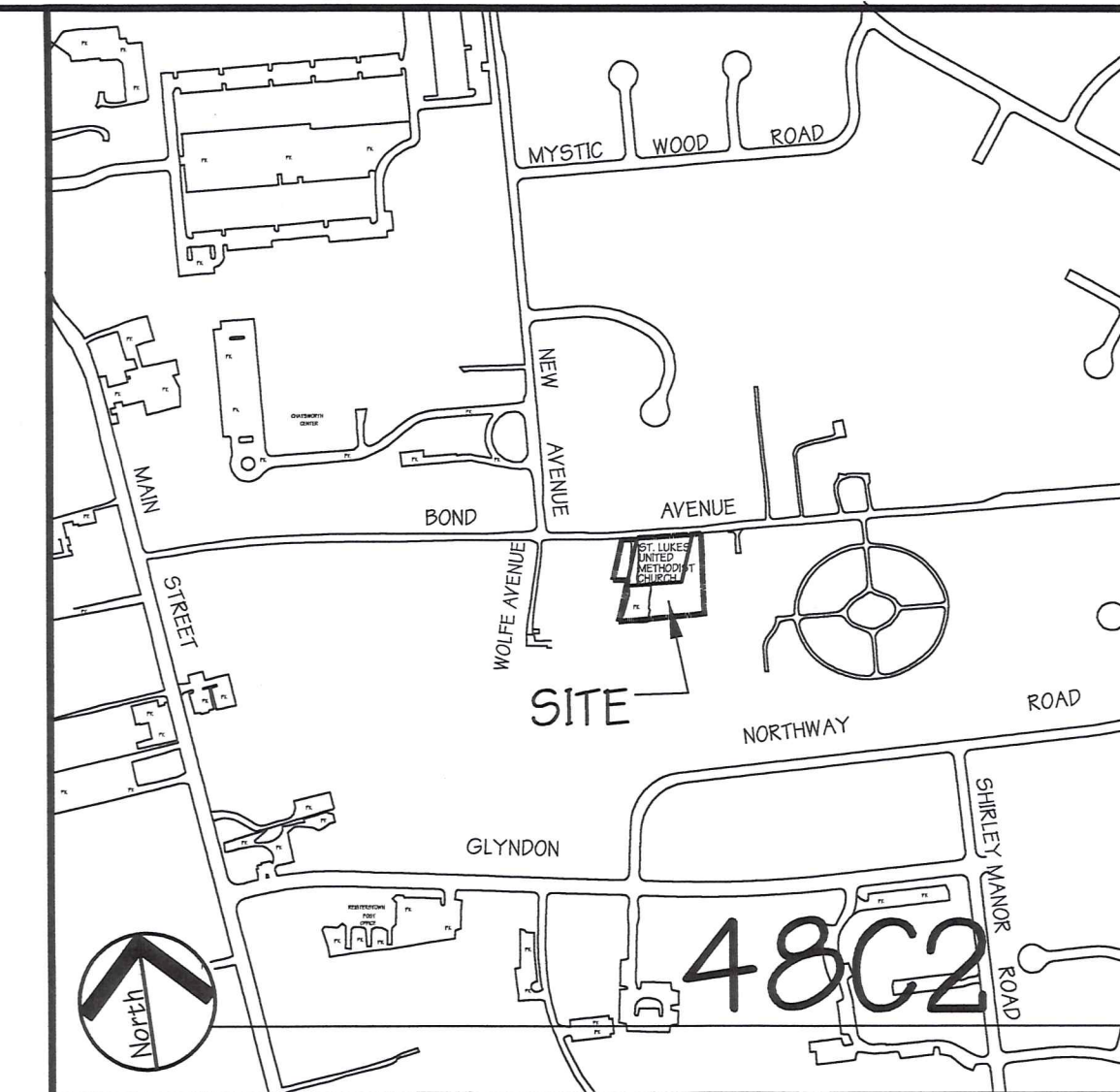
NO.	DATE	REVISIONS	BY

ST. LUKE'S METHODIST EPISCOPAL CHURCH
ZONING MAP

60 BOND AVENUE, 58 BOND AVENUE, REISTERSTOWN
TAX MAP 48, PARCEL 302
ELECTION DISTRICT # 4 / PRECINCT 04-008
BALTIMORE COUNTY, MARYLAND

PETITIONER'S
EXHIBIT NO. 2

SCALE: as shown
DATE: 4/30/12
JOB #: 2012041
DES: BCP
DIN: BCP
CHK: BCP
FILE: 048C2-048C2
DRAWING NUMBER:
Z-2
SHEET 1 OF 1



VICINITY MAP
SCALE: 1" = 500'

LEGEND

PROPERTY BOUNDARY

SITE NOTES:

- PROJECT NAME: SAINT LUKE'S METHODIST EPISCOPAL CHURCH
CHURCH BUILDING ADDITION
 - OWNER: 60 BOND AVENUE
TRUSTEE OF REISTERSTOWN ME CHURCH
C/O TRUSTEES ST. LUKES
P.O. BOX 983
REISTERSTOWN, MD 21136-0983
 - PLAN PREPARER: G.W. STEPHENS, JR. & ASSOCIATES
2205-C COMMERCE ROAD
FOREST HILL, MARYLAND 21050
(410) 297-2340
 - GROSS SITE AREA: 51,705.6 S.F. = 1.187 AC +/- (0.076 AC +/- R/W)
NET SITE AREA: 48,400.59 S.F. = 1.111 AC +/-
60 BOND AVE. - 0.432 AC +/-, 0.579 AC +/-, 58 BOND AVE. - 0.111 AC +/-
 - EXISTING ZONING - DR 3.5, ZONING MAP N.W. 15 - J, GIS TILE 048C2
 - ELECTION DISTRICT - 4
 - COUNCILMANIC DISTRICT - 2
 - TAX MAP NUMBER: 48 - PARCEL 302, PARCEL 519 - P/O LOT 11
 - TAX ACCOUNT NUMBERS: 60 BOND AVE. - 0420066400, 58 BOND AVE. - 0419000076
 - DEED REFERENCES - 60 BOND AVE. - E.H.A. 61/83, J.W.S. 152/314, 58 BOND AVE. - S.M. 15603/670
 - EXISTING USE - CHURCH
 - PROPOSED USE - CHURCH
 - REGIONAL PLANNING DISTRICT - 306A
 - CENSUS TRACT - 4045
 - WATERSHED - GWYNN FALLS
 - SEWER SHED - # 67
 - BUILDING HEIGHT
MAX BLDG HEIGHT PERMITTED - 50'. EXISTING HEIGHT 35'.
SECTION 3002, B.C.Z.R.
PROPOSED HEIGHT OF ADDITION = 14'
 - PARKING REQUIRED:
REQUIRED: 106 SEATS @ 1 PARKING SPACE PER 4 SEATS
106/4 = 27 PARKING SPACES REQUIRED
PROVIDED: 28 PARKING SPACES (INCL 1 HCP)
 - ADC MAP NO: 16, GRID A-B
 - LIMIT OF DISTURBED AREA FOR THIS DEVELOPMENT = 5000 +/- S.F. (0.115 AC)
 - PLAT REFERENCE - W.P.C. 7/79
 - EXISTING SIGNAGE COMPLIES WITH SECTIONS 450, BCZR
 - ILLUMINATION FOR THE OFF-SITE PARKING AREA WILL NOT REFLECT INTO RESIDENTIAL LOTS OR PUBLIC STREETS
 - ACCORDING TO SECTION 1801B.1.G. (4) THE PROPOSED USE IS EXEMPT FROM THE RTA
 - BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA
 - THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE
 - ZONING HISTORY - DRC # 071403B, LIMITED EXEMPTION GRANTED PER 26-17(B)(9), - DEVELOPMENT PLAN APPROVED AS A LIMITED EXEMPTION PLAN APPROVAL - 12/13/05, EXEMPT FROM SECTIONS 26-202 & 26-206 PROJECT NO. 04-642 / 071403 B
 - THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2012 BASIC SERVICES MAP.
 - THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2012 BASIC SERVICES MAP.
 - BOUNDARY SURVEY: G.W. STEPHENS, JR. & ASSOC., INC.
TOPOGRAPHY: G.W. STEPHENS, JR. & ASSOC., INC.
- NOTE: 1. RESIDENTIAL TRANSITION AREA (RTA) IS NOT APPLICABLE TO THIS DEVELOPMENT PROPOSAL.
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ZONING REQUESTS *

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- VARIANCE TO PERMIT A SIDE YARD SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 20 FOOT SETBACK FOR A NON-RESIDENTIAL PRINCIPAL BUILDING IN A DR-3.5 ZONE, PER B.C.Z.R. SECTION 18012C.1.a.
- VARIANCE TO PERMIT A REAR YARD SETBACK OF 16 FEET IN LIEU OF THE REQUIRED 30 FOOT SETBACK FOR A NON-RESIDENTIAL PRINCIPAL BUILDING IN A DR-3.5 ZONE, PER B.C.Z.R. SECTION 18012C.1.a.

PART OF BALTIMORE COUNTY ZONING MAP NW 15-J, TILE 048C2

NOT TO SCALE



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

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Owner

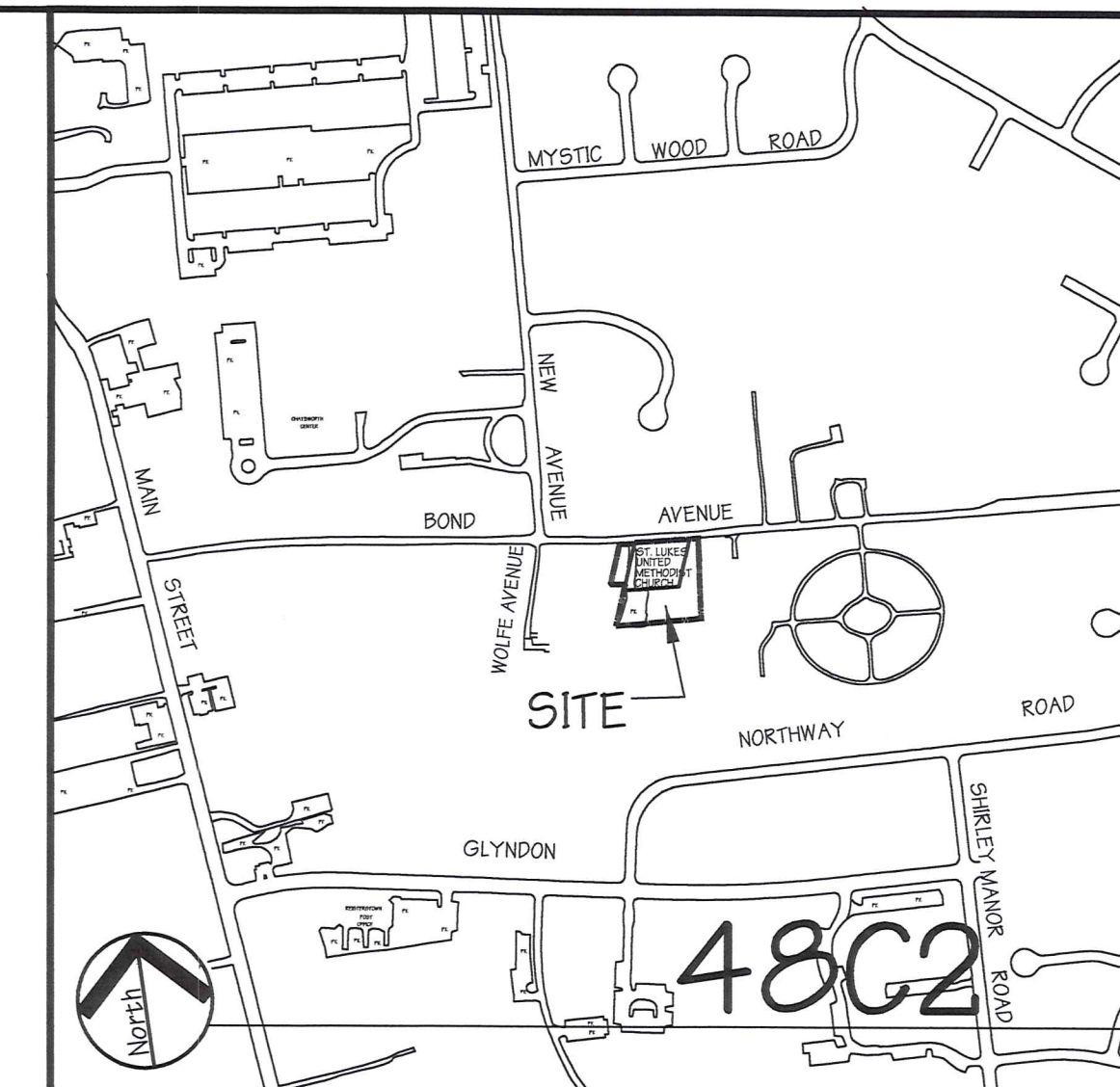
TRUSTEE OF REISTERSTOWN METHODIST EPISCOPAL CHURCH
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ST. LUKE'S METHODIST EPISCOPAL CHURCH ZONING MAP

60 BOND AVENUE, 58 BOND AVENUE, REISTERSTOWN
TAX MAP 48, PARCEL 302
ELECTION DISTRICT # 4 / PRECINCT 04-008
BALTIMORE COUNTY, MARYLAND

SCALE: AS SHOWN
DATE: 4/30/12
JOB #: 2011361
DES: BCP
DRN: BCP
CHK: BCP
FILE: 120512mmPar002
DRAWING NUMBER:
Z-2
SHEET 1 OF 1

2012-0278-A



SCALE:	1" = 20'
DATE:	4/27/12
JOB #:	2011351
DES:	BCP
DRN:	BCP
CHK:	BCP
FILE:	113512online\113512.dwg
DRAWING NUMBER:	Z-1
SHEET	1 OF 1