

IN RE: PETITION FOR SPECIAL HEARING *

(1600 Whitehead Ct.) *

1st Election District *

4th Council District *

Morning Star Baptist Church of *

Baltimore County *

Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0286-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Morning Star Baptist Church of Baltimore County (the "Church"), legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."): (1) "to approve the use of an existing 31,439 square foot building for a community building to be used for youth/senior center with meeting, classroom, family life and counseling services, child daycare uses, and a fellowship/catering facility as a principal use"; and (2) to abandon a previously-granted special exception (Case No. 1979-0138-X) for a service garage.

Emerson L. Dorsey, Esq. represented the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). The DPR noted that landscape and lighting plans were required, while the DOP expressed concern with parking at the site. The DOP also questioned whether a catering facility as a principal use was permitted in the M.L.-I.M. zone.

ORDER RECEIVED FOR FILING

Date 8/5/15

By Sen

The subject property is 4.5 acres and zoned M.L.-I.M. and B.M. The site is improved with a large (31,439 sq.ft.) building constructed in 1971, which was previously used as a service garage for Fox Chevrolet. The Church proposes to operate in the structure a "community building" in which it would offer a variety of services as noted above. The Church also owns a contiguous parcel (known as 1512 Woodlawn Drive) on which it plans to construct a new sanctuary for its growing membership. The site plan reflects that there will be pedestrian and vehicular access between the parcels, and counsel noted that the community building will in large part function as an adjunct to the church/sanctuary.

The zoning office suggested Petitioner file a petition for special hearing as it was not clear whether the proposed uses would be permitted in the M.L. zone. The principal use would be a "community building," which is defined as a "building used for recreational, social, educational or cultural activities which is open to the public or a designated part of the public and is operated by a public or noncommercial organization." B.C.Z.R. §450.3. The Church (a noncommercial organization) will provide child day care, counseling, family life instruction and other services in the building. As such, I believe the use is properly characterized as a "community building."

Section 253 of the B.C.Z.R., which contains the use regulations for the M.L. zone, is silent as to whether a community building is permitted in the zone by right or special exception. Even so, another section of the Regulations provides that a "community building" is a permitted use in the B.L. zone. B.C.Z.R. §270. While the drafters of the Regulations (in footnote 18 to B.C.Z.R. §270) noted an "apparent[] conflict" between B.C.Z.R. §§253 & 270, the County Council has chosen not to address this issue, which was first identified nearly thirty years ago in the 1987 Regulations when the drafters noted that Section 270 "conflicts in some degree with Section 253." B.C.Z.R. (1987 ed.) §270, footnote 17.

ORDER RECEIVED FOR FILING

Date

8/5/15

2 By

Sen

In these circumstances, I believe the Church is entitled to the benefit of the doubt with respect to this issue. The zoning file does not contain any letters of opposition from the community, and the DOP noted that the Southwest Baltimore County Revitalization Strategy recommends adaptive reuse of "antiquated" industrial buildings. The community building and proposed sanctuary on the adjacent parcel will function as a campus of sorts, and I believe it is an appropriate use in the M.L. zone.

The sole remaining issue concerns the "catering facility as a principal use," as sought in the zoning Petition. As explained at the hearing, I agree with the DOP that this use is not permitted in the M.L. zone as a principal use. In addition, the principal use of the property will be the "community building," and it would be improper for two principal uses to be identified in a single building on a parcel.

In reality, as noted by counsel at the hearing, the Church is not in fact seeking to operate a catering facility on the property. The Regulations define a "catering hall" as "a facility or part of a facility used regularly for serving beverages and food to groups which reserve the facility for banquets or gatherings before the day of the event. A catering hall is not a standard restaurant." B.C.Z.R. §101.1. The Church does not propose to use the community building to cater political fundraisers or other events attended by the community at large. Instead, counsel stated that the banquet facilities would be used only for church functions (i.e., weddings, funerals) and by church members and their families. Counsel stated that the banquet facilities would generate less than 50% of the revenue and/or activity at the site, and that the day care, youth/senior center, classroom and counseling services would be the primary uses in the building. In these circumstances, I believe the banquet facility constitutes an appropriate accessory use of the property.

ORDER RECEIVED FOR FILING

Date

8/5/15

By

Sen

THEREFORE, IT IS ORDERED this 5th day of August, 2015 by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7: (1) to approve the use of an existing 31,439 sq. ft. building for a "community building" to be used for youth/senior center with meeting, classroom, family life, counseling services and child daycare uses, and a banquet facility/hall as an accessory use in the community building; and (2) to abandon a previously-granted special exception (Case No. 1979-0138-X) for a service garage, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

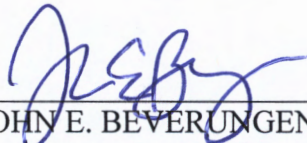
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must submit for approval by Baltimore County landscape and lighting plans for the site.
3. The banquet facility accessory use permitted on the property shall be used only in connection with Church functions and activities or by Church members and their families.
4. The banquet facility shall not be in operation during Church services on Sundays.

ORDER RECEIVED FOR FILING

Date 8/5/15
By Sen

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

JEB:slh



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 8/5/15
By slh



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 1600 Whitehead Court which is presently zoned ML-1M and BM
 Deed References: JLE 31548/256 10 Digit Tax Account # 0 1 0 6 3 5 0 8 7 0
 Property Owner(s) Printed Name(s) Morning Star Baptist Church of Baltimore County

(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. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve **the use of an existing 31,439 square foot building for a community building to be used for youth/senior center with meeting, classroom, family life and counseling services, child daycare uses, and a fellowship/catering facility.**
and to abandon special exception for service garage.

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

3. _____ a Variance from Section(s)

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)

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 City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Emerson L. Dorsey, Jr.

Name- Type or Print

Signature

100 E. Pratt St., 26th Fl., Baltimore, MD

Mailing Address City State

21202 410-752-9723 edorsey@tydingslaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

MORNING STAR BAPTIST CHURCH OF BALTIMORE COUNTY

By: Bernadette Rheubottom By: James Jones

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

154 Winters Lane, Catonsville, MD

Mailing Address City State

21228 410-747-3417

Zip Code Telephone # rbrown@msbministries.org

Representative to be contacted:

Robbin Brown

Name - Type or Print

Signature

154 Winters Lane, Catonsville, MD

Mailing Address City State

21228 410-747-3417 rbrown@msbministries.org

Zip Code Telephone # Email Address

CASE NUMBER 2015-0286-SPH Filing Date 6/9/2015

ORDER RECEIVED FOR FILING

Do Not Schedule Dates: 8/5/15 Reviewer W

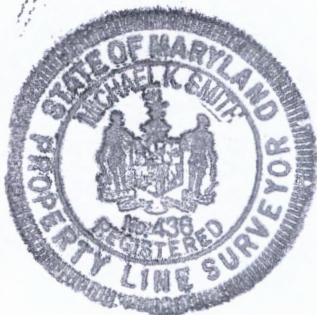
Date 8/5/15 REV. 10/4/11

By Sen

zoning description whitehead

ZONING PROPERTY DESCRIPTION FOR 1600 WHITEHEAD COURT

Beginning at a point on the south side of Whitehead Court, which is 1,100 feet east of the centerline of Security Boulevard which is 120 feet wide. Thence the following courses and distances: 1.) by a curve to the north with a radius of 186.11' for a distance of 114.47' (the chord of the arc being S. 89° 23' 57" E. 114.47'), 2.) N. 88° 51' 04" E. 54.55', 3.) thence by a curve to the north with a radius of 75.00' (the chord of the arc being N. 27° 13' 06" E. 128.44'), 4.) N. 60° 56' 36" E. 179.14', 5.) N. 82° 19' 46" E. 150.00', 6.) S. 62° 13' 29" E. 139.36', 7.) S. 27° 46' 31" W. 225.87', 8.) S. 42° 29' 36" W. 113.39', 9.) S. 63° 38' 34" W. 526.38', 10.) N. 00° 26' 32" W. 360.97' to the point of beginning as recorded in Deed Liber 31548, folio 256, containing 4.5005 acres of land. Located in Election District 1 and Council District 4.



Michael K. Smith

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

No. **127349**

Date: **6/9/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/09/2015 6/09/2015 09:43:34 5

REG MS05 WALKIN RB05 LRB
>> RECEIPT # 799037 6/09/2015 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500.00

Dept 5 528 ZONING VERIFICATION
LN NO. 127349

Recpt Tot \$500.00
\$500.00 CK \$1.00 CA
Baltimore County, Maryland

Total: **500.00**

Rec From: **Morning Star Baptist Church**

For: **1600 Whitehead Ct**

2015-0286-SPH

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0286-SPH

Property Address: 1600 Whitehead Court

Property Description: _____

Legal Owners (Petitioners): Morning Star Baptist Church of Baltimore County

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Emerson L. Dorsey, Jr.

Company/Firm (if applicable): Tydings & Rosenberg LLP

Address: 100 East Pratt Street, 26th Floor
Baltimore, MD 21202

Telephone Number: 410-752-9723

Revised 5/20/2014

CERTIFICATE OF POSTING

RE: Case No. 2015-0286-SPH

Petitioner: c/o Emerson Dorsey, attorney

Hearing / Closing Date: 8/3/15

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

1600 Whitehead Court

on

7/14/15

Sincerely,

 7/14/15

Richard E. Hoffman

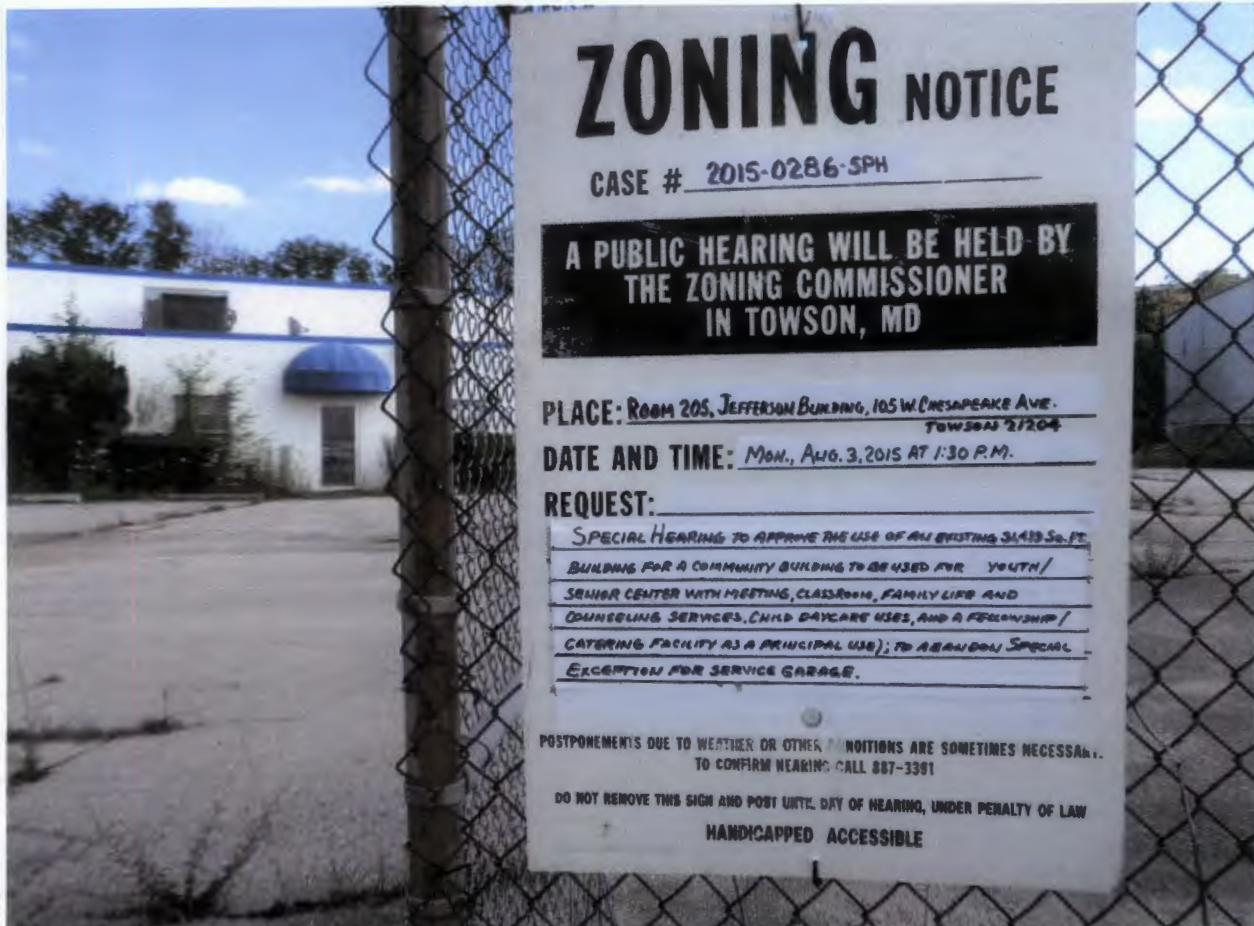
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2015-0286-SPH



1600 Whitehead Court

(Posted 7/14/15)

Richard E. Hoffman 7/14/15

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3421142

Sold To:

TYDINGS & ROSENBERG LLP - CU00169088
100 E Pratt St Fl 26
Baltimore, MD 21202-1062

Bill To:

TYDINGS & ROSENBERG LLP - CU00169088
100 E Pratt St Fl 26
Baltimore, MD 21202-1062

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jul 14, 2015

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

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: # 2015-0286-SPH
1600 Whitehead Court
SE/s Whitehead Court, 1100 ft. +/- east of Security Boulevard
1st Election District - 4th Councilmanic District
Legal Owner(s) Morning Star Baptist Church of Baltimore County

Special Hearing: to approve the use of an existing 31,439 sq. ft. building for a community building to be used for youth/senior center with meeting, classroom, family life and counseling services, child daycare uses, and a fellowship/catering facility as a principal use); to abandon Special Exception for service garage.

Hearing: Monday, August 3, 2015 at 1:30 p.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 accommodations 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.

JT 7/693 July 14 3421142



KEVIN KAMENETZ
County Executive

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

June 22, 2015

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: 2015-0286-SPH

1600 Whitehead Court
SE/s Whitehead Court, 1100 ft. +/- east of Security Boulevard
1st Election District – 4th Councilmanic District
Legal Owners: Morning Star Baptist Church of Baltimore County

Special Hearing to approve the use of an existing 31,439 sq. ft. building for a community building to be used for youth/senior center with meeting, classroom, family life and counseling services, child daycare uses, and a fellowship/catering facility as a principal use); to abandon Special Exception for service garage.

Hearing: Monday, August 3, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Bernadette Rhebottom, James Jones, 154 Winters Lane, Catonsville 21228
Emerson Dorsey, 100 E. Pratt St., 26th Fl., Baltimore 21202
Robbin Brown, 154 Winters Lane, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 14, 2015**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 14, 2015 Issue - Jeffersonian

Please forward billing to:

Emerson Dorsey, Jr.
Tydings & Rosenberg
100 E. Pratt Street, 26th Floor
Baltimore, MD 21202

410-752-9723

NOTICE OF ZONING HEARING

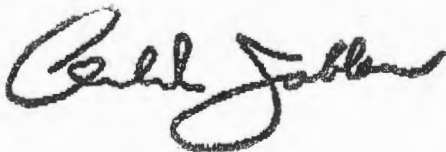
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0286-SPH

1600 Whitehead Court
SE/s Whitehead Court, 1100 ft. +/- east of Security Boulevard
1st Election District – 4th Councilmanic District
Legal Owners: Morning Star Baptist Church of Baltimore County

Special Hearing to approve the use of an existing 31,439 sq. ft. building for a community building to be used for youth/senior center with meeting, classroom, family life and counseling services, child daycare uses, and a fellowship/catering facility as a principal use); to abandon Special Exception for service garage.

Hearing: Monday, August 3, 2015 at 1:30 p.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.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
1600 Whitehead Court; SE/S of Whitehead	*	
Court, 1100' E of c/line Security Blvd	*	OF ADMINSTRATIVE
1 st Election & 4 th Councilmanic Districts	*	
Legal Owner(s): Morning Star Baptist Church	*	HEARINGS FOR
Of Baltimore County	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-286-SPH

* * * * *

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

JUN 22 2015

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 22nd day of June, 2015, a copy of the foregoing Entry of Appearance was mailed to Robbin Brown, 154 Winters Lane, Catonsville, Maryland 21228 and Emerson L. Dorsey, Jr, Esquire, 100 E. Pratt Street 26th Floor, Baltimore, Maryland 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: September 8, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0286-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on September 4, 2015. 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 Morning Star Baptist Church
CASE NUMBER 2015-286
DATE August 3, 2015

[illegible]

CASE NO. 2015- 0286-SPH

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

6/17

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

G

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

7/15

PLANNING
(if not received, date e-mail sent _____)

G

4/15

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

7/14/15

SIGN POSTING

Date:

7/14/15

by Hoffman

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 01 Account Number - 0106350870							
Owner Information									
Owner Name:		MORNING STAR BAPTIST CHURCH OF BALTIMORE COUNTY				Use: Principal Residence:		EXEMPT COMMERCIAL NO	
Mailing Address:		154 WINTERS LN BALTIMORE MD 21228-				Deed Reference: /31548/ 00256			
Location & Structure Information									
Premises Address:		1600 WHITEHEAD RD 0-0000				Legal Description:		4.5005 AC PT LT 3 CHURCH EXEMPTION S SECURITY BLVD MEADOWS IND PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0095	0001	0310		0000				2015	Plat Ref: 0031/0134
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built 1971		Above Grade Enclosed Area 31439		Finished Basement Area		Property Land Area 4.5000 AC		County Use 01	
Stories	Basement	Type SERVICE GARAGE		Exterior	Full/Half Bath	Garage	Last Major Renovation		
Value Information									
			Base Value		Value As of 01/01/2015		Phase-In Assessments As of 07/01/2014		
Land:			1,350,000		1,350,000		As of 07/01/2015		
Improvements			683,600		745,800				
Total:			2,033,600		2,095,800		2,033,600		2,054,333
Preferential Land:			0						0
Transfer Information									
Seller: FOX CHEVROLET INC Type: ARMS LENGTH IMPROVED				Date: 12/29/2011 Deed1: /31548/ 00256			Price: \$1,700,000 Deed2:		
Seller: FLYNN & EMRICH C O Type: ARMS LENGTH IMPROVED				Date: 01/07/1983 Deed1: /06475/ 00440			Price: \$825,000 Deed2:		
Seller: Type:				Date: Deed1:			Price: Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class				07/01/2014		07/01/2015	
County:		700				2,033,600.00		2,054,333.00	
State:		700				2,033,600.00		2,054,333.00	
Municipal:		700				0.00 0.00		0.00 0.00	
Tax Exempt: Exempt Class:				Special Tax Recapture: NONE					
Homestead Application Information									
Homestead Application Status: No Application									

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

A hand-drawn map of a residential area with various lots labeled with 'P' and numbers. The map includes a street labeled '122' and another labeled 'DRIVE'. A large area is labeled 'P 28'. Other labels include 'P 410', 'P 426', 'P 338', 'P 436', 'P 457', 'P 474', 'P 307', 'P 261', 'P 253', 'P 229', 'P 309', 'P 310', 'P 350', 'P 330', 'P 423', 'P 424', 'P 456', 'P/O P.18', 'A05 SEC', and 'USA'. A legend in the top left corner shows a box with a '+' sign and a box with a '-' sign.

Order the **TAX MAP** [click here...](#)

(<http://imsweb05.mdp.state.md.us/website/mosp/>)

 Loading... Please Wait. Loading... Please Wait. -->



KEVIN KAMENETZ
County Executive

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

July 30, 2015

Morning Star Baptist Church of Baltimore County
Bernadette Rheubottom
James Jones
154 Winters Lane
Catonsville MD 21228

RE: Case Number: 2015-0286 SPH, Address: 1600 Whitehead Court

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 9, 2015. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Emerson L. Morsey Jr., Esquire, 100 E Pratt Street, 26th Floor, Baltimore MD 21202
Robbin Brown, 154 Winters Lane, Catonsville MD 21228

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: June 15, 2015

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

RE: Baltimore County
Item No

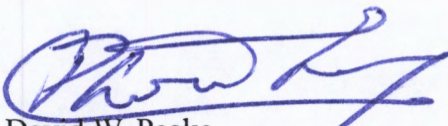
2015-0286-SPH
Special Hearing
Morning Star Baptist
Church
1600 White Head Ct.

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. 2015-0286-SPH

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,


David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 15, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1600 Whitehead Court

INFORMATION:

RECEIVED

Item Number: 15-286

JUL 24 2015

Petitioner: Bernadette Rheubottom

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: ML- IM, BM

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether or not the Administrative Law Judge should approve the property for a community building with a catering facility as a principal use and to abandon the previously granted special exception use of the property for a service garage.

The Department cannot recommend the granting of an approval at this time for the petitioned relief for the following reasons.

The property is the subject of the prior approved "Development Plan for the Morning Star Baptist Church of Baltimore County", PAI # 10-0579. The current zoning proposal does not address how the proposed principal use (catering facility) can be conducted in combination with the approved institutional use (church) now on site. Of particular concern is the impact on the existing church parking and if additional parking and or landscaping will be required.

The Southwest Baltimore County Revitalization Strategy recognizes that some industrial buildings in the Meadows Business Park have "become antiquated for modern industrial use" and that other non-industrial uses may be appropriate for them. Upon successfully addressing any potential parking or use issues, the Department has no objection to the establishment of those proposed uses listed on the petition at this site. That notwithstanding, the Department cannot identify the regulation by which a catering facility as a principal use can be approved in the ML-IM zone.

For further information concerning the matters stated herein, please contact Troy Leftwich at 410-887-3480.

Division Chief:

Kathy Schlabach

AVA/KS

C: Troy Leftwich

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 22, 2015
Item No. 2015-0286

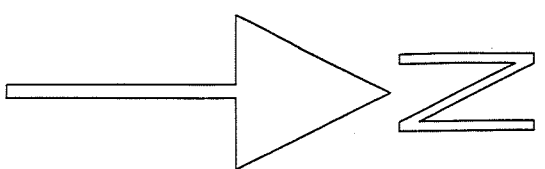
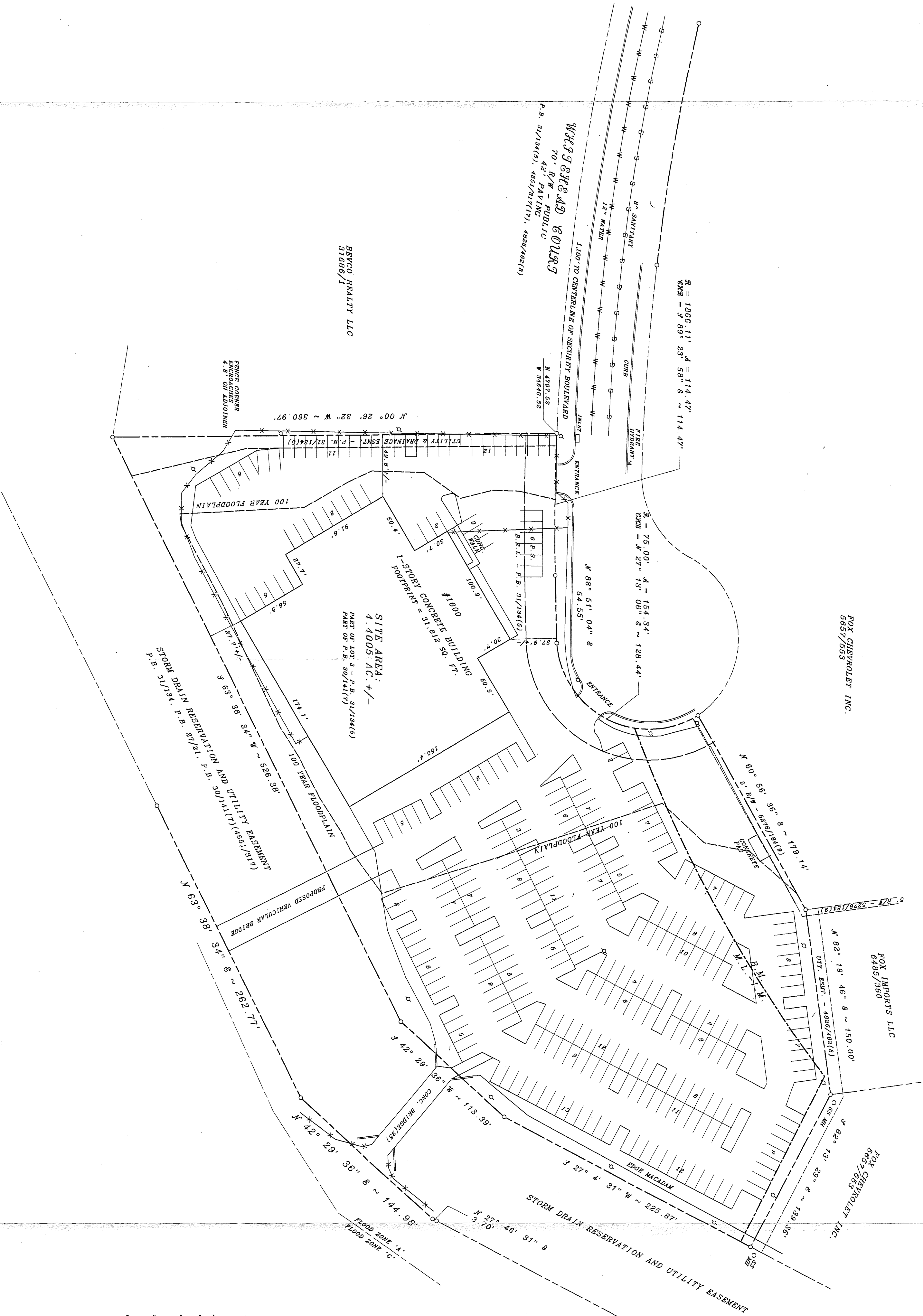
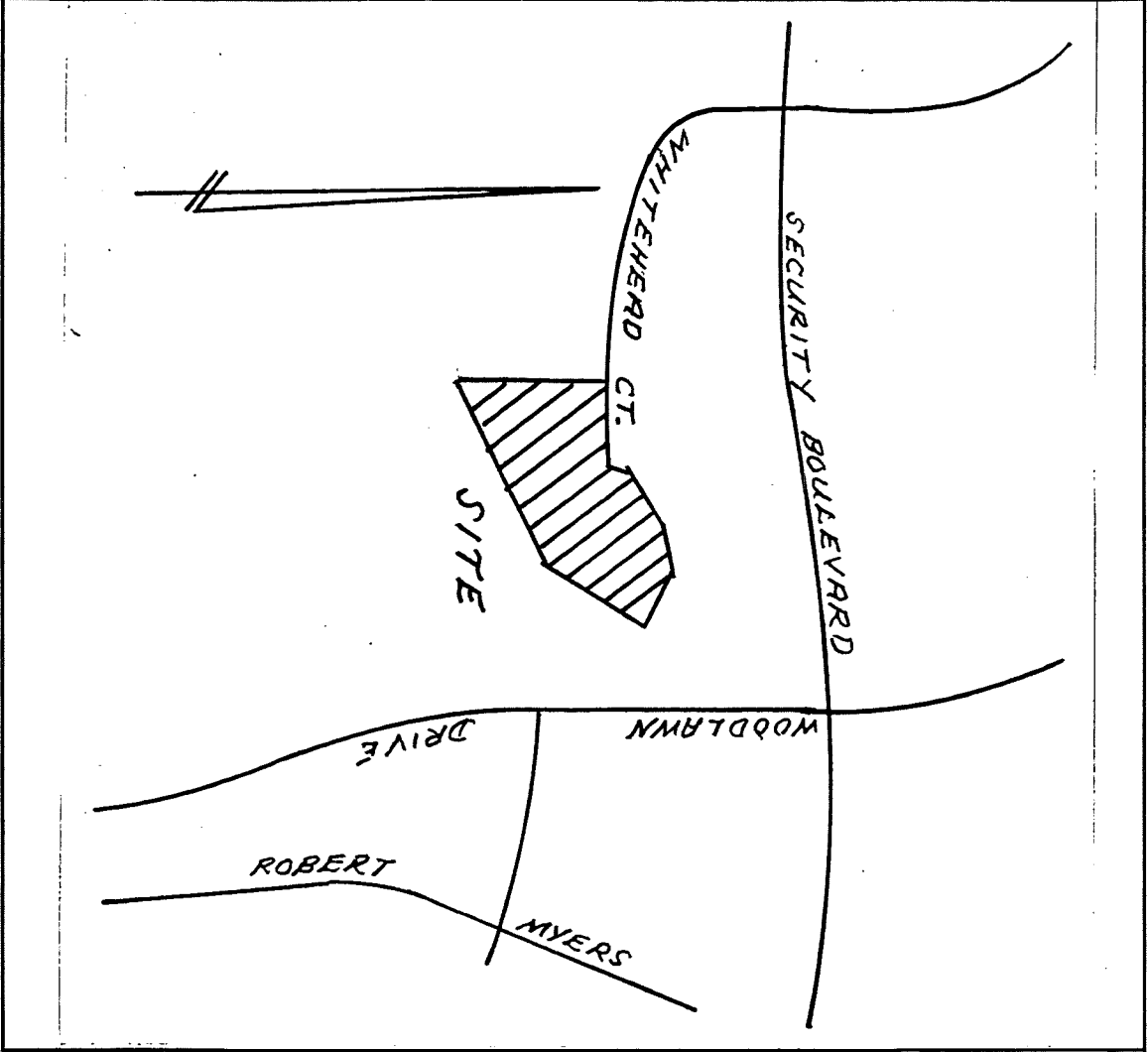
DATE: June 17, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Approved Landscape and Photometric Plans with required security are required.

* * * * *

DAK:CEN
cc:file

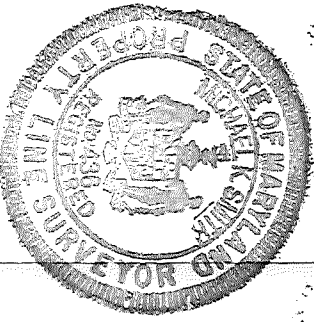


BALTIMORE COUNTY GRID NORTH

- GENERAL NOTES
- OWNER: MORNING STAR BAPTIST CHURCH OF BALTIMORE COUNTY
154 WYIERS LANE
BALTIMORE, MARYLAND 21228
 - SITE AREA: 4.5003 ACRES
 - BUILDING AREA: 31,912 SQUARE FEET
BUILT AND CONSTRUCTED IN 1972
 - UTILITIES:
PUBLIC WATER
PUBLIC SEWER
 - SUBJECT SITE DOES NOT LIE IN A FLOOD HAZARD AREA AS DETERMINED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND STREETS, 24101-02-00-05, DATED SEPTEMBER 28, 2008.
 - PARKING CALCULATIONS: 1 PER BUILDING
REQUIRED: 9000 S.F. / 620' = 14.35 SPACES
PROPOSED: 20 CARS / 10' = 20 SPACES
PROPOSED: 0 VEHICLES / 10' = 0 SPACES
TOTAL REQUIRED: 14.35 + 0 = 14.35 SPACES
BANKET HALL REQUIRED: 20 PER 1000 S.F. OF GROSS FLOOR AREA
PROPOSED: 9000 S.F. / 1000 = 9 SPACES
TOTAL REQUIRED: 14.35 + 9 = 23.35 SPACES
PROPOSED: 20 + 0 = 20 SPACES
REQUIRED HANDICAP SPACES: 6 SPACES PER 150-200 SPACES
PROPOSED: 2 HANDICAP SPACES
TOTAL REQUIRED: 23.35 + 6 = 29.35 SPACES
PROPOSED: 20 + 2 = 22 SPACES
 - SETBACKS: REQUIRED
FRONT: 50'
SIDE: 30'
REAR: 30'
 - HEIGHT OF STRUCTURE: 60'
MAXIMUM PERMITTED: 60'
 - DEED REFERENCE: 31240/256
 - TAX ACCOUNT NUMBER: 0106350070
 - ELECTION DISTRICT: 1
 - COUNCILMANIC DISTRICT: 4
 - REGIONAL PLANNING DISTRICT: 3239
 - CENSUS TRACT: 4011.02
 - TAX MAP No. 95, PARCEL No. 310
 - 2016 ZONING: ML 1M PER ZONING OFFICE PUBLICATION DATED 12/20/2013.
 - PREVIOUS ZONING: 2006 ZONING OFFICE PUBLICATION FOR SERVICE GARAGE APPROVED 2013-07-05-SH. FLOOD PLAIN WAIVER GRANTED.
 - NEAREST FIRE HYDRANT ACROSS WHITEHEAD COURT FROM SITE ENTRANCE.
 - SUBJECT SITE IS NOT IN ANY PAID BASIC SERVICES MAP AREA.
 - Subject site is not in any paid basic services map area.
 - Subject site is not in any paid basic services map area.

Case No. 2015-0286-SBH

SEBON SURVEYS
Land Surveyors
P. O. Box 514
Baltimore, Maryland 21210
410-435-0800



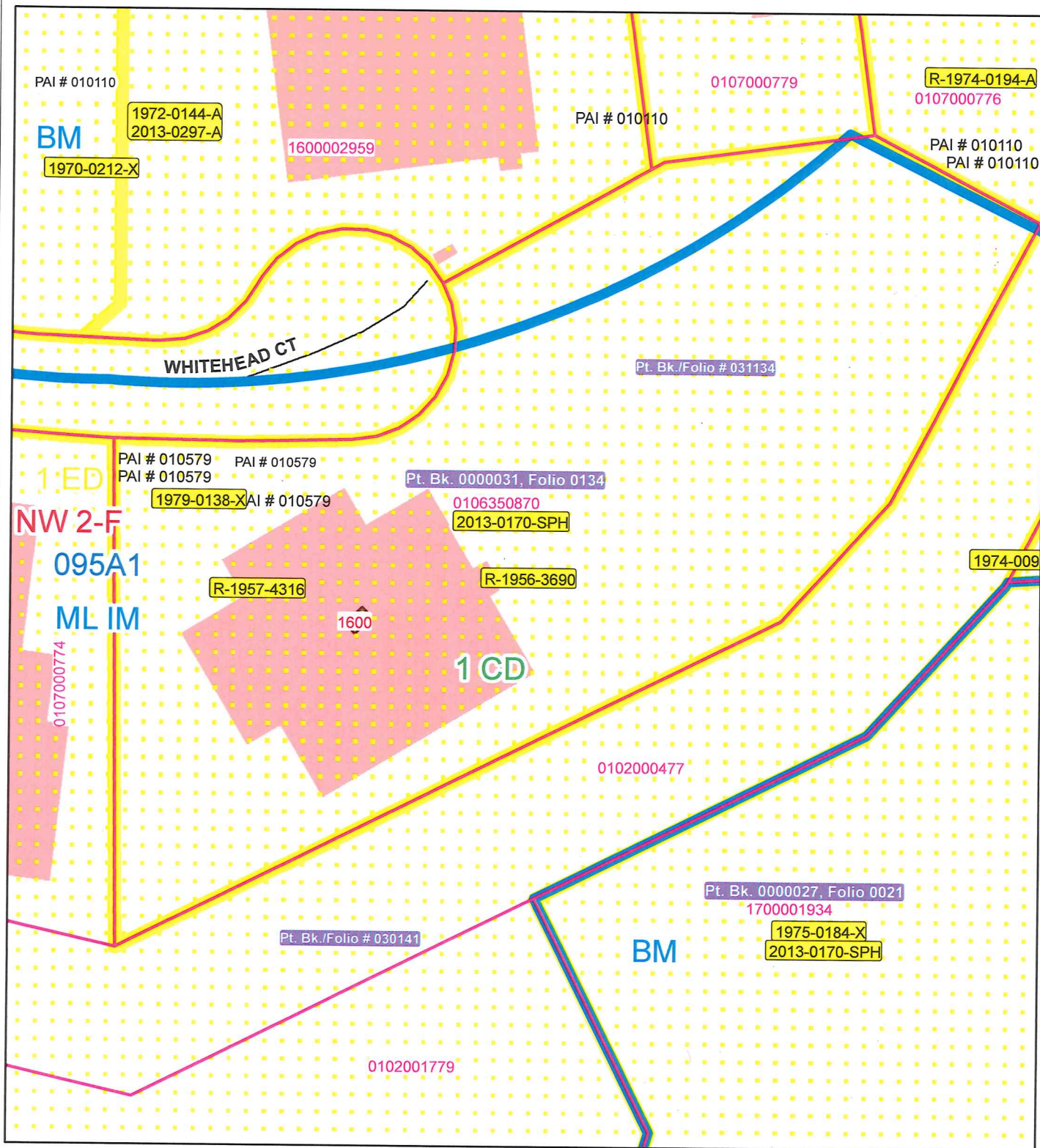
SCALE: 1" = 50'
DATE: DECEMBER 30, 2013

PLAN TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION

DEED REFERENCE:
LIBER No. 31548, FOLIO 256

PLAT OF
LAND OF
MORNING STAR BAPTIST CHURCH OF BALTIMORE COUNTY
KNOWN AS
1600 WHITEHEAD COURT
PARCEL 310 MAP 95
BALTIMORE COUNTY
MARYLAND

1600 Whitehead Court 2015-0286-SPH



Publication Date: 6/9/2015

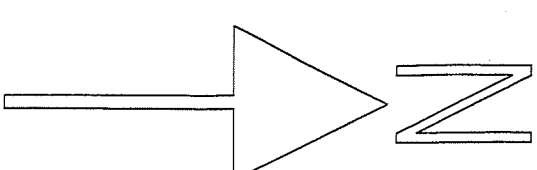
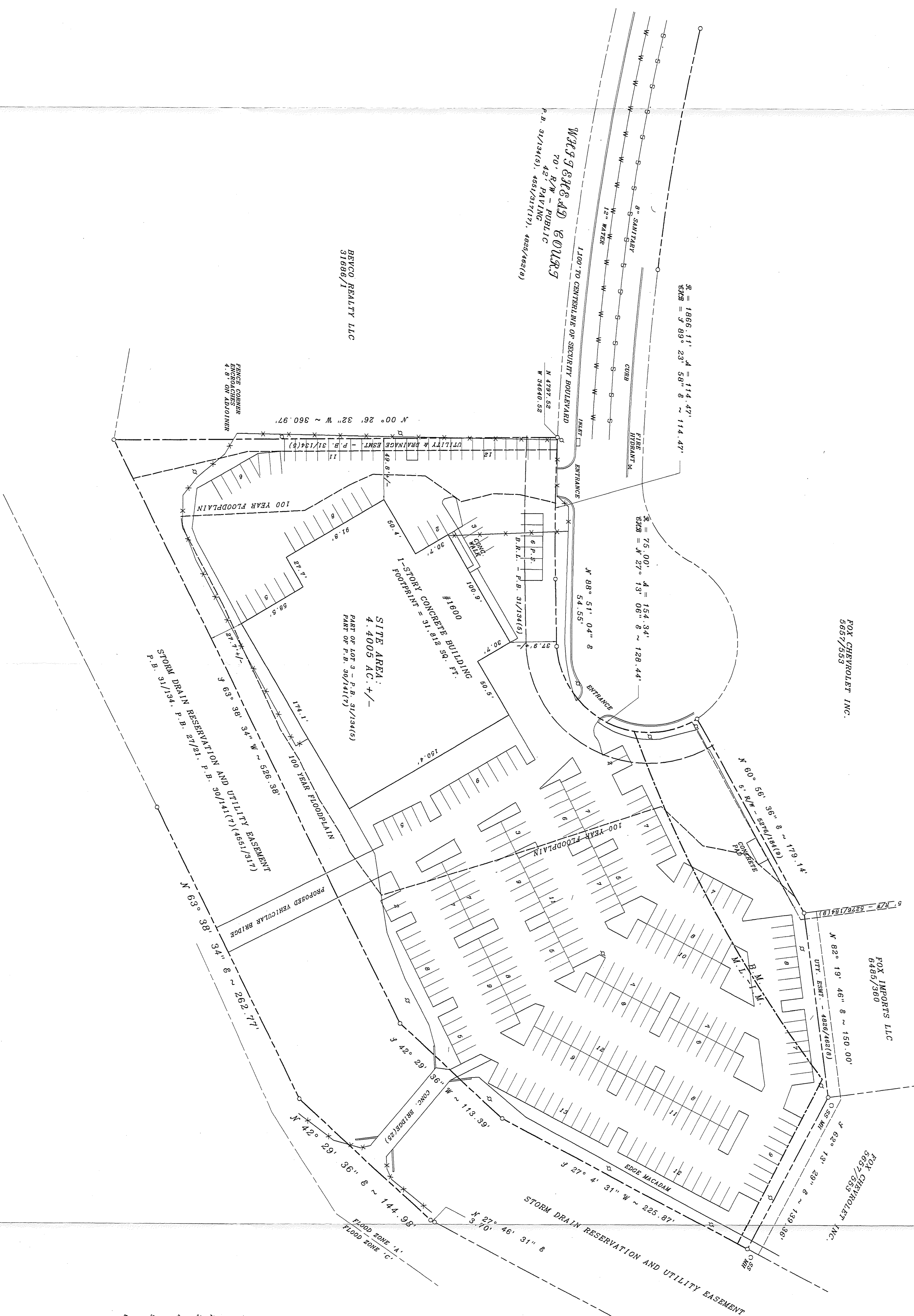
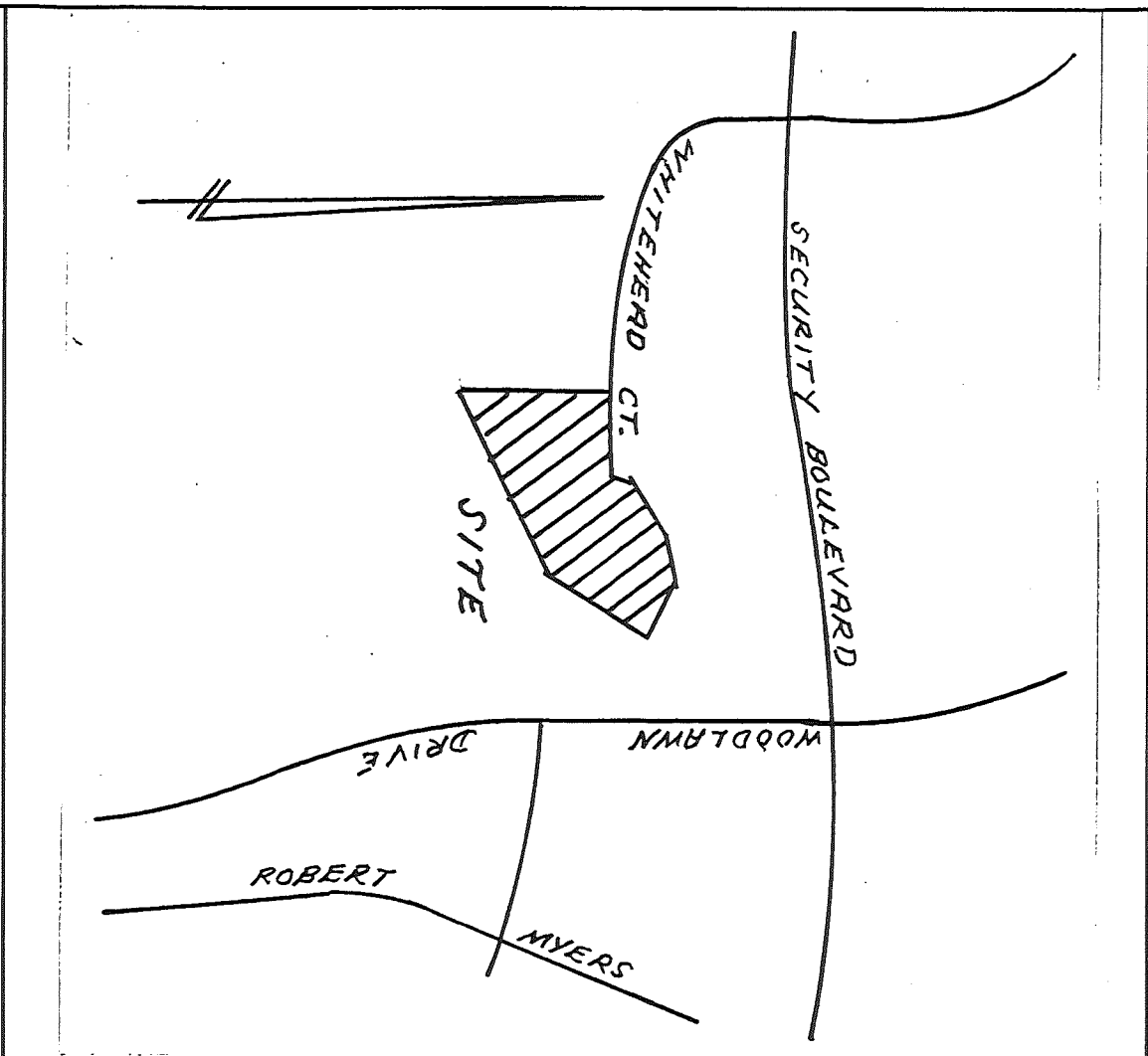


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200
Feet

1 inch = 100 feet



BALTIMORE COUNTY GRID NORTH

- GENERAL NOTES
- OWNER: BALTIMORE CITY AND BAPTIST CHURCH OF BALTIMORE COUNTY
1415 WINTER AVE.
BALTIMORE, MARYLAND 21208
 - SITE AREA: 4,800 ACRES
 - EXISTING BUILDING: 10,000 S.F.
 - UTILITIES: WATER
PUBLIC SEWER
 - SUBJECT SITE DOES NOT LIE IN A FLOOD HAZARD AREA AS DATED SEPTEMBER 28, 2008
FLOOD MAP NO. 330010-0360-F
 - PARKING CALCULATIONS:
CLASSROOM PROVIDED: 14 PER STUDENT
MANUWET HALL REQUIRED: 20 PER 1000 S.F. OF GROSS FLOOR AREA
REQUIRED: 6000 S.F. 20 X 300 X 10
REQUIREMENT: 20 STUDENT/1000 S.F. OF GROSS FLOOR AREA
PROPOSED: PROVIDED 20 STUDENT/1000 S.F. OF GROSS FLOOR AREA
PROPOSED: CLASSROOM AND 2000 SEATING TIME OF MANUWET USE
 - FOOT, MANUWET PARKING SPACES = 130 SPACES
REQUIRED HANDICAP SPACES: 6 VAN ACCESSIBLE, 14 REGULAR
2 VAN ACCESSIBLE, 14 REGULAR
2 VAN ACCESSIBLE, 14 REGULAR
 - SEWAGES: REQUIRED
PROPOSED PROVIDED
FOOT 50' 50'
SEWER 30' 30'
 - HEIGHT OF STRUCTURE:
EXISTING: 30' 40'
NEW: 30' 30'
 - DEED REFERENCE: 3144/256
10 TAX ACCOUNT NUMBER: 010630970
11 ELECTION DISTRICT: 1
12 CONGRESSIONAL DISTRICT: 4
13 REGIONAL PLANNING DISTRICT: 323B
14 CENSUS TRACT: 4011.02
15 TAX MAP NO. 95, PARCEL NO. 310
16 ZONING: M-1 PER ZONING OFFICE PUBLICATION DATED 12/29/2013
17 PREVIOUS ZONING CASES ON FILE: PER SERVICE CHARGE APPROVED
303-9170-291 FLOOD PLAIN M-1 PER QUANTITY
 - NEAREST FIRE HYDRANT APPROXIMATELY 1/4 MILE AWAY.
19 SUBJECT SITE IS NOT IN ANY FULLED BASE SERVICES MAP AREA.
20 NOT A FLOOD HAZARD AREA AS DATED SEPTEMBER 28, 2008

Case No. 2015-0286-SPH

ALBION JURY

Land Surveyors
P.O. Box 514
Baltimore, Maryland
410-435-0800 *21210*



SCALE: 1" = 50

DATE: DECEMBER 30, 2013

PLAN TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION

DEED REFERENCE:
LIBER No. 31548, FOLIO 256

PLAT OF
LAND OF
MORNING STAR BAPTIST CHURCH OF BALTIMORE COUNTY
KNOWN AS
1600 WHITEHEAD COURT
PARCEL 310 MAP 95
BALTIMORE COUNTY
MARYLAND