

MEMORANDUM

DATE: May 15, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0133-X – Appeal Period Expired

The appeal period for the above-referenced case expired on May 14, 2018. 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

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
(911 Shawan Road) *
8th Election District * OFFICE OF
3rd Council District *
St. Mary's Orthodox Catholic Church * ADMINISTRATIVE HEARINGS
Legal Owner *
Petitioner * FOR BALTIMORE COUNTY
* Case No. 2018-0133-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of St. Mary's Orthodox Catholic Church, legal owner ("Petitioner"). The petition was filed pursuant to the Baltimore County Zoning Regulations ("BCZR") to use the property for a cemetery with a shared use parking plan for church and cemetery use.

Craig Rodgers, Walter Tegeler and Father Issa appeared in support of the petition. Michael Tanczyn Esq. represented the Petitioner. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Department of Environmental Protection and Sustainability (DEPS). Neither agency opposed the requests.

The subject property is approximately two (2) acres in size and is zoned RC-5. The property is improved with a small chapel (St. George's Chapel) which is used in conjunction with the St. Mary's Church on the adjacent parcel. Petitioner proposes to construct in two phases a cemetery on the lot known as 911 Shawan Road. The site plan shows the location of the proposed cemetery, which would be situated near the existing chapel. A cemetery is permitted in the RC-5 zone by special exception.

ORDER RECEIVED FOR FILING

Date 4/13/18

By Sen

Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

In this case, Mr. Rodgers opined the proposal satisfied all requirements set forth in BCZR §502.1 governing special exceptions. Father Issa testified funerals would not be held on Sundays when regular church services are held, which will prevent any traffic congestion or parking problems which could arise if those activities overlapped. In addition, no lighting is proposed for the cemetery and Father Issa testified only flat grave markers (rather than upright headstones or mausoleums) would be permitted. In these circumstances I believe Petitioner is entitled to the special exception.

Petitioner also presented a document (Ex. No. 5) containing calculations pertinent to the request for a shared parking arrangement between the church and cemetery. As noted above, funeral services would not be held on Sundays when the Church holds regularly scheduled services. The parking lot is paved, well-lighted and the spaces are adjacent to both the church and proposed cemetery. Also, both the church and proposed cemetery would be owned by Petitioner, as required by BCZR §409.6.B.3. Accordingly, I believe the shared parking arrangement proposed is reasonable and will not have a detrimental impact upon the community.

ORDER RECEIVED FOR FILING

Date 4/13/18
By Den

One resident expressed concern about the potential for groundwater contamination caused by the proposed cemetery. She explained she lives immediately adjacent to the church and that on several occasions contractors have informed her that water can be seen just a few feet beneath the cap covering her well. She noted the USGS collected data from a well at Oregon Ridge Park which showed natural fluctuations in the water table, including a report from May 2014 when the water table was only 10.79 feet below the surface of the ground.

While these are legitimate concerns, I cannot deny the special exception based on speculation. There appear to be no county or state regulations concerning the potential for groundwater contamination from cemeteries, and thus there are no objective standards to evaluate this issue. Though there is a dearth of research on the issue in the United States, I was able to locate a guidance document issued by the Environment Agency in the United Kingdom, from March 2017. <https://www.gov.uk/guidance/cemeteries-and-burials-prevent-groundwater-pollution>. That agency requires burial sites to be at least 250 meters from any well supplying water for human consumption. The report also stated all graves must "have at least 1 meter clearance between the base of the grave and the top of the water table."

A February 1992 study by the Ontario Ministry of the Environment (MOE) (<https://archive.org/details/cemeteriesground00chanuoft>) investigated the potential for groundwater contamination at six (6) wells down gradient of six (6) cemeteries. The study indicated that MOE regulations require burial sites to be at least 0.5 meters above the highest water table and a minimum of 3 meters from a well. The study concluded that "cemeteries are not a significant source of groundwater contamination by formaldehyde."

It is difficult to determine without an environmental or hydrogeological background whether or not these are reliable studies. In any event, perhaps DEPS will take this information

ORDER RECEIVED FOR FILING

Date

4/13/18

By

sen

into consideration when deciding whether to impose any conditions or restrictions upon burial practices at the site.

THEREFORE, IT IS ORDERED this 13th day of **April, 2018**, by this Administrative Law Judge, that the Petition for Special Exception to use the property for a cemetery with a shared use parking plan for church and cemetery use, 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. No crematorium shall be permitted on the subject property.
3. Funeral services and/or interments may not be held on Sundays.
4. No lighting shall be permitted within the cemetery boundaries.
5. Only flat grave markers shall be permitted within the cemetery.
6. Prior to issuance of permits Petitioner must comply with the DEPS ZAC comment, a copy of which is attached hereto and incorporated herein.

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/sln

ORDER RECEIVED FOR FILING

Date 4/13/18

By sln



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 901 SHAWAN RD COCKEYSVILLE MD 21030 which is presently zoned RC 5
Deed References: 28535 / 490 10 Digit Tax Account # 0806035402
Property Owner(s) Printed Name(s) ST. MARY'S ORTHODOX CATHOLIC CHURCH

(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. **X** a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for A CEMETERY PER BCZR 1A04.2.B.3. WITH A SHARED USE PARKING PLAN FOR CHURCH AND CEMETERY USE PER BCZR 409.6B.3.

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

Legal Owners (Petitioners):

ST. MARY'S ORTHODOX CATHOLIC CHURCH

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

909 SHAWAN RD COCKEYSVILLE MD

Mailing Address

City

State

21030 / 410 783-0909

Zip Code

Telephone #

FRAMASKINGS@OUTLOOK.COM

Email Address

Attorney for Petitioner:

Michael P. Tanczyk, Esq

Name- Type or Print

Signature

9 OLD BOXWOOD LANE WITHERVILLE MD

Mailing Address

City

State

21093 / 410 303 3463

Zip Code

Telephone #

MICHAEL.TANCZYK@GMAIL.COM

Email Address

Representative to be contacted:

CRAIG RODGERS / CRAIG CONSULTING, LLC

Name - Type or Print

Signature

7024 GREENBANK RD BALTIMORE MD

Mailing Address

City

State

21220 / 443 677 2007

Zip Code

Telephone #

CRAIG.RODGERS200@GMAIL.COM

Email Address

CASE NUMBER

2018-0133-X

Filing Date

11/13/17

Do Not Schedule Dates:

Reviewer

AT

THE UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

WYOMING
SHERIDAN DISTRICT
LAND OFFICE

TO THE SECRETARY OF THE INTERIOR
WASHINGTON, D. C.
FROM THE LAND OFFICE
SHERIDAN, WYOMING
SUBJECT: [illegible]

RE: [illegible]
[illegible]
[illegible]

7A 1818-1133-8102

INFORMATION TO ASSIST DIRECTOR, PAI IN CALCULATING % OF PARKING SPACES FOR SHARED USE BY ST MARY'S ORTHODOX CATHOLIC CHURCH per BCZR S 409.6

- 1) Funerals are not scheduled to conflict with regularly scheduled worship services
- 2) Funeral services will be scheduled either in the Main Church or the smaller St George's Chapel depending upon Family wishes.
- 3) Funerals are scheduled for morning hours Monday through Saturday customarily before noon.
- 4) Presently, Services listed below draw the average number of cars shown adjacent to the service:

Sunday-Matins 8:45am 10 cars Divine Liturgy 10am-75 cars

Weds- Paraklesis 6:30PM -10cars

Thursday-Bible Study -10 cars

Saturday -Vespers 5PM- 25 cars

Confessions- after Saturday Vespers or by appointment- same as Vespers count.

Cemetery Use-

Parking requirements will utilize the existing parking spaces all of which are within 500 feet of either the main Church or St George's Chapel.

Times for funerals will be in the morning hours for the most part between 8am to early afternoon Mon through Saturday.

3. Shared parking adjustment. Two or more uses shall be permitted to share their off-street parking spaces in a common parking facility if the hours or days of peak parking for the uses are so different that a lower total will provide adequately for all uses served by the facility, without conflict or encroachment. To assure that no conflict or encroachment occur, shared parking spaces for such uses shall be provided according to the following table.

[Bill Nos. 5-1989; 49-2016]

	Weekday		Weekend		
	Daytime (6:00 a.m. to 6:00 p.m.)	Evening (6:00 p.m. to midnight)	Daytime (6:00 a.m. to 6:00 p.m.)	Evening (6:00 p.m. to midnight)	Nighttime (Midnight to 6:00 a.m.)
Church, house of worship or place of religious assembly	Church Office 6:00am - 6:00pm 8AM-2PM	Weds 10cars Thurs 10cars	Sat 25 cars Sun 10am-75cars Sat 8AM-2PM	0	0

* The Director of Permits, Approvals and Inspections shall determine the percentage of parking spaces required for each of the five time periods on a case-by-case basis, depending on the existing and planned weekday and weekend activities.

a. Method of calculation.

Step I — For each of the five time periods, multiply the minimum number of parking spaces required for each use (including any transit or ride-sharing adjustments) by the corresponding percentage in the table.

Step II — Add the results of each column. The required number of parking spaces shall equal the highest column total.

b. Conditions for approval.

2018-0133-X

ZONING DESCRIPTION OF 911 SHAWAN ROAD

Beginning at a point in the center of Shawan Road which has an ultimate right-of-way width of seventy feet at a distance of 2357.43 feet east of the centerline of Beaver Dam Road which is 50 feet wide; Thence the following courses and distances, 1.) continuing on the centerline of Shawan Road S62°37'09"E 256.97', thence leaving the centerline of said road; 2.) S26°39'00"W 336.44', thence 3.) N63°21'00"W 256.95', thence N26°39'00"E 339.72' back to the point of beginning as recorded in Deed Liber 28535, Folio 490, containing 1.9943 acres. Located in the Eighth Election District and Third Council District.

2018-0133-X



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 5513777

Sold To:

Michael Tanczyn - CU00217807
9 Old Boxwood Ln
Lutherville Timonium, MD 21093

Bill To:

Michael Tanczyn - CU00217807
9 Old Boxwood Ln
Lutherville Timonium, MD 21093

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

Mar 20, 2018

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: 2018-0133-X
911 Shawan Road
S/s Shawan Road, west of Weil
Mandel Way
8th Election District – 3ld
Councilmanic District
Legal Owners: St. Mary's
Orthodox Catholic Church

Special Exception for a cemetery
with a shared use parking plan for
church and cemetery use.

Hearing: Monday, April 9, 2018 at
1:30 p.m. in Room 205,
Jefferson Building,
105 West Chesapeake Avenue,
Towson 21204

/s/ Arnold Jablon
Director of Permits, Approvals and
Inspections for Baltimore County

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

Bruce E. Doak Consulting, LL

801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

March 18, 2018

Re:
Zoning Case No. 2018-0133-X
Legal Owner: St. Mary's Orthodox Catholic Church
Hearing date: March 19, 2018

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **911 Shawan Road**.

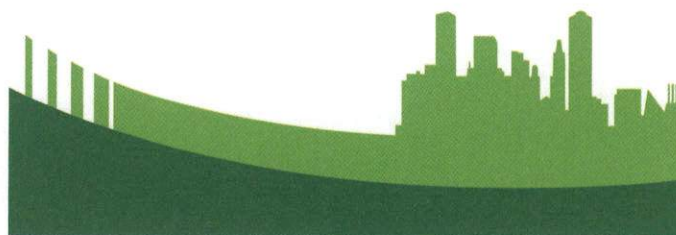
The sign was posted on **March 16, 2018**.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2018-0133-X

911 Shawan Road

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Monday April 9, 2018 1:30 PM

**SPECIAL EXCEPTION FOR A CEMETERY WITH A
SHARED USE PARKING PLAN FOR CHURCH AND
CEMETERY USE.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**

ZONING NOTICE

CASE NO. 2018-0133-X
911 Shawan Road

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND
PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Monday April 9, 2018 1:30 PM

**SPECIAL EXCEPTION FOR A CEMETERY WITH A
SHARED USE PARKING PLAN FOR CHURCH AND
CEMETERY USE.**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM THE HEARING CALL 410-597-3391.
DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW
THE HEARING IS HANDICAPPED ACCESSIBLE



KEVIN KAMENETZ
County Executive

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

March 15, 2018

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: 2018-0133-X

911 Shawan Road
S/s Shawan Road, west of Weil Mandel Way
8th Election District – 3rd Councilmanic District
Legal Owners: St. Mary's Orthodox Catholic Church

Special Exception for a cemetery with a shared use parking plan for church and cemetery use.

Hearing: Monday, April 9, 2018 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: Michael Tanczyn, 9 Old Boxwood Lane, Lutherville 21093
St. Mary's, 909 Shawan Road, Cockeysville 21030
Craig Rodgers, 7024 Greenbank Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 20, 2018.**
- (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, March 20, 2018 Issue - Jeffersonian

Please forward billing to:
Michael Tanczyn
9 Old Boxwood Lane
Lutherville, MD 21093

410-303-3663

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:

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Hearing: Monday, April 9, 2018 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 EXCEPTION * BEFORE THE OFFICE
911 Shawan Road; S/S Shawan Road, 1460ft *
W of c/line of Weil Mandel Way * OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): St. Mary's Orthodox *
Catholic Church *
Petitioner(s) * BALTIMORE COUNTY
* 2018-133-X

* * * * *

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

NOV 21 2017

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 November, 2017, a copy of the foregoing Entry of Appearance was mailed to Craig Rodgers, Craig Consultants, LLC, 7024 Greenbank Road, Baltimore, Maryland 21220 and Michael Tanczyn, Esquire, 9 Old Boxwood Lane, Lutherville, Maryland 21093, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 twenty (20) 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: 2018-0133-X

Property Address: 911 SHAWAN RD GACKEYSVILLE Md 21030

Property Description: _____

Legal Owners (Petitioners): ST MARY'S ORTHODOX CATHOLIC CHURCH

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael P. TANCZYK ESQ

Company/Firm (if applicable): _____

Address: 9 OLD BOXWOOD LANE
LUTHERVILLE Md 21093

Telephone Number: 410 303 3663

Revised 7/9/2015

CONFIDENTIAL - SECURITY INFORMATION

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№ 160532

Date:

Rev	Sub
Source/	Rev/

[illegible]

Total:

For:

DISTRIBUTION

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRM
----------	--------	------	-----

11/13/2017 11/13/2017 10:05:30 3

REG US03 WALKIN CAM

>>RECEIPT # 752733 11/13/2017 OFLN

Dept 5 528 ZONING VERIFICATION

CS NO. 140532

Receipt Tot \$500.00

\$500.00 OK \$.00 OK

Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 4, 2018

St Mary's Orthodox Catholic Church
909 Shawan Road
Cockeysville MD 21030

RE: Case Number: 2018-0133 X, Address: 911 Shawan Road .

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 November 13, 2017. 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.", is written over a circular stamp that contains the same text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Michael P Tanczyn, Esquire, 9 Old Boxwood Lane, Lutherville MD 21093
Craig Rodgers, Rodgers Consulting LLC, 7024 Greenbank Road, Baltimore MD 21220

Date: 11/21/17

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

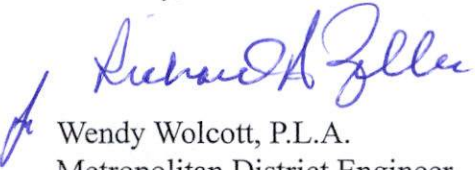
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2018-0133-X -

*Special Exception
St. Mary's Orthodox Catholic Church
911 Shawan Road*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 26 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 26, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0133-X
Address 911 Shawan Road
(St. Mary's Orthodox Catholic
Church Property)

Zoning Advisory Committee Meeting of **November 27, 2017**.

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

X Development of this 2-acre property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

X Development activities on the remainder of the church property must comply with both the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code) and the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Michael S. Kulis,
Environmental Impact Review

4-9

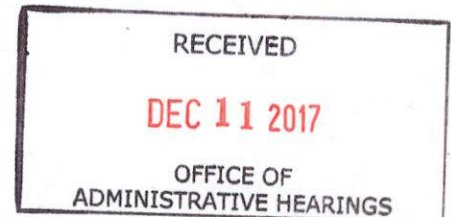
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 12/7/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-133



INFORMATION:

Property Address: 911 Shawan Road
Petitioner: St. Mary's Orthodox Catholic Church
Zoning: RC 4, RC 5
Requested Action: Special Exception

The Department of Planning has reviewed the petition for special exception to use the property for a cemetery.

A site visit was conducted on December 1, 2017. Shawan Road is a Baltimore County Scenic Route and also a part of the "Horses and Hounds" Maryland SHA State Scenic Route. The site lies approximately 300 feet north of the floodplain to the Oregon Branch which is a tributary to the Loch Raven Reservoir. The parcel was the subject of 2012 CZMP Issue # 3-057 wherein the property was rezoned from R.C. 4 to R.C.5., however, separating the adjacent Church upon which the shared parking in support of the cemetery is proposed from said cemetery is a strip of land that remains R.C. 4.

The Department has no objection to granting the petitioned zoning relief based upon the following condition.

- No signage or new structures are proposed by this plan. If in the future petitioners propose new signage or improvements, petitioners must submit plans to the contact person listed below for review against the Comprehensive Manual of Design Policies guidelines for scenic routes.

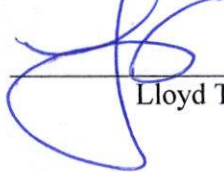
The above recommendation notwithstanding, the Department will concur with the Department of Environmental Protection and Sustainability as to the appropriateness of the proposed use in such close proximity to R.C. 4 Watershed Protection zoned lands.

Please be advised, petitioners should demonstrate to the satisfaction of the Administrative Law Judge that the requirements of § 102.6.A.3 of the Zoning Commissioners Policy Manual are being met, if determined to be applicable by the Office of Zoning Review.

Date: 12/7/2017
Subject: ZAC #18-133
Page 2

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

Prepared by:



Lloyd T. Moxley

AVA/KS/LTM/ka

c: Wally Lippincott
Craig Rodgers, Craig Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

Deputy Director:



Jeff Mayhew

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: December 12, 2017

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2017
Item No. 2018-0132-A, 0133-X, 0135-A, 0136-A, 0137-SPHA

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

* * * * *

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/7/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-133

INFORMATION:

Property Address: 911 Shawan Road
Petitioner: St. Mary's Orthodox Catholic Church
Zoning: RC 4, RC 5
Requested Action: Special Exception

The Department of Planning has reviewed the petition for special exception to use the property for a cemetery.

A site visit was conducted on December 1, 2017. Shawan Road is a Baltimore County Scenic Route and also a part of the "Horses and Hounds" Maryland SHA State Scenic Route. The site lies approximately 300 feet north of the floodplain to the Oregon Branch which is a tributary to the Loch Raven Reservoir. The parcel was the subject of 2012 CZMP Issue # 3-057 wherein the property was rezoned from R.C. 4 to R.C.5., however, separating the adjacent Church upon which the shared parking in support of the cemetery is proposed from said cemetery is a strip of land that remains R.C. 4.

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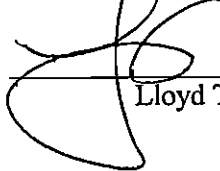
The above recommendation notwithstanding, the Department will concur with the Department of Environmental Protection and Sustainability as to the appropriateness of the proposed use in such close proximity to R.C. 4 Watershed Protection zoned lands.

Please be advised, petitioners should demonstrate to the satisfaction of the Administrative Law Judge that the requirements of § 102.6.A.3 of the Zoning Commissioners Policy Manual are being met, if determined to be applicable by the Office of Zoning Review.

Date: 12/7/2017
Subject: ZAC #18-133
Page 2

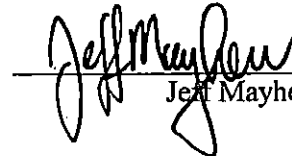
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Wally Lippincott
Craig Rodgers, Craig Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 26, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0133-X
Address 911 Shawan Road
(St. Mary's Orthodox Catholic
Church Property)

Zoning Advisory Committee Meeting of **November 27, 2017**.

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

 X Development of this 2-acre property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

 X Development activities on the remainder of the church property must comply with both the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code) and the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Michael S. Kulis,
Environmental Impact Review

میں نے

CASE NAME ST. MARY'S ORTHODOX CATHOLIC
CASE NUMBER 2518-133X CHDOX
DATE April 9, 2018

PETITIONER'S SIGN-IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER

DATE _____

2018-133-X

4-9-2018

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NO. 2018- 0133-X

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

12/12

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

NO COMMENT

12/26

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

Comment

12/7

FIRE DEPARTMENT

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

NO OBJ.
w/condition

1/21/17

STATE HIGHWAY ADMINISTRATION

NO Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 3/20/18

SIGN POSTING Date: 3/16/18 by DOCK

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 08 Account Number - 0806035400							
Owner Information										
Owner Name:		ST MARYS ORTHODOX CATHOLIC CHURCH			Use:		EXEMPT COMMERCIAL			
Mailing Address:		909 SHAWAN RD COCKEYSVILLE MD 21030-1308			Principal Residence:		NO			
					Deed Reference:		/28535/ 00490			
Location & Structure Information										
Premises Address:		911 SHAWAN RD COCKEYSVILLE 21030-1308			Legal Description:		2.0 AC SS SHAWAN RD 911 SHAWAN RD CHURCH EX 2200 E BEAVER DAM RD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0042	0013	0052		0000				2017	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
		720 SF				2.0000 AC		01		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
		CHURCH	BRICK							
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018		
Land:		195,000		195,000						
Improvements		162,300		169,300						
Total:		357,300		364,300		359,633		361,967		
Preferential Land:		0						0		
Transfer Information										
Seller: GARCIA NAPOLEON				Date: 08/18/2009		Price: \$280,000				
Type: ARMS LENGTH IMPROVED				Deed1: /28535/ 00490		Deed2:				
Seller: BRICKNER JOHN G,3RD				Date: 01/05/1993		Price: \$175,000				
Type: ARMS LENGTH IMPROVED				Deed1: /09536/ 00339		Deed2:				
Seller: FLACCUS GEORGE B				Date: 08/04/1980		Price: \$65,000				
Type: ARMS LENGTH IMPROVED				Deed1: /06190/ 00404		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
County:		700		359,633.00		361,967.00				
State:		700		359,633.00		361,967.00				
Municipal:		700		0.00 0.00		0.00 0.00				
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

Pet 1.3

INFORMATION TO ASSIST DIRECTOR, PAI IN CALCULATING % OF PARKING SPACES FOR SHARED USE BY ST MARY'S ORTHODOX CATHOLIC CHURCH per BCZR S 409.6

- 1) Funerals are not scheduled to conflict with regularly scheduled worship services
- 2) Funeral services will be scheduled either in the Main Church or the smaller St George's Chapel depending upon Family wishes.
- 3) Funerals are scheduled for morning hours Monday through Saturday customarily before noon.
- 4) Presently, Services listed below draw the average number of cars shown adjacent to the service:

Sunday-Matins 8:45am 10 cars Divine Liturgy 10am-75 cars

Weds- Paraklesis 6:30PM -10cars

Thursday-Bible Study -10 cars

Saturday -Vespers 5PM- 25 cars

Confessions- after Saturday Vespers or by appointment- same as Vespers count.

Cemetery Use-

Parking requirements will utilize the existing parking spaces all of which are within 500 feet of either the main Church or St George's Chapel.

Times for funerals will be in the morning hours for the most part between 8am to early afternoon Mon through Saturday.

3. Shared parking adjustment. Two or more uses shall be permitted to share their off-street parking spaces in a common parking facility if the hours or days of peak parking for the uses are so different that a lower total will provide adequately for all uses served by the facility, without conflict or encroachment. To assure that no conflict or encroachment occur, shared parking spaces for such uses shall be provided according to the following table.

[Bill Nos. 5-1989; 49-2016]

	Weekday		Weekend		Nighttime (Midnight to 6:00 a.m.)
	Daytime (6:00 a.m. to 6:00 p.m.)	Evening (6:00 p.m. to midnight)	Daytime (6:00 a.m. to 6:00 p.m.)	Evening (6:00 p.m. to midnight)	
Church, house of worship or place of religious assembly*	8AM-2PM Church Office 6:00am-10:00am Weds 10:00am-12:00pm Thurs 10:00am-12:00pm	0	Sat 25 cars Sun 10AM-12PM 75 cars Sat 8AM-2PM	0	0

* The Director of Permits, Approvals and Inspections shall determine the percentage of parking spaces required for each of the five time periods on a case-by-case basis, depending on the existing and planned weekday and weekend activities.

a. Method of calculation.

Step I — For each of the five time periods, multiply the minimum number of parking spaces required for each use (including any transit or ride-sharing adjustments) by the corresponding percentage in the table.

Step II — Add the results of each column. The required number of parking spaces shall equal the highest column total.

b. Conditions for approval.

PET No. 5

INFORMATION TO ASSIST DIRECTOR, PAI IN CALCULATING % OF PARKING
SPACES FOR SHARED USE BY ST MARY'S ORTHODOX CATHOLIC CHURCH per BCZR
S 409.6

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Case No.: 2018-0133-X - 911 Shawan Rd.

4/9
1:30
PM

Exhibit Sheet

Petitioner/Developer

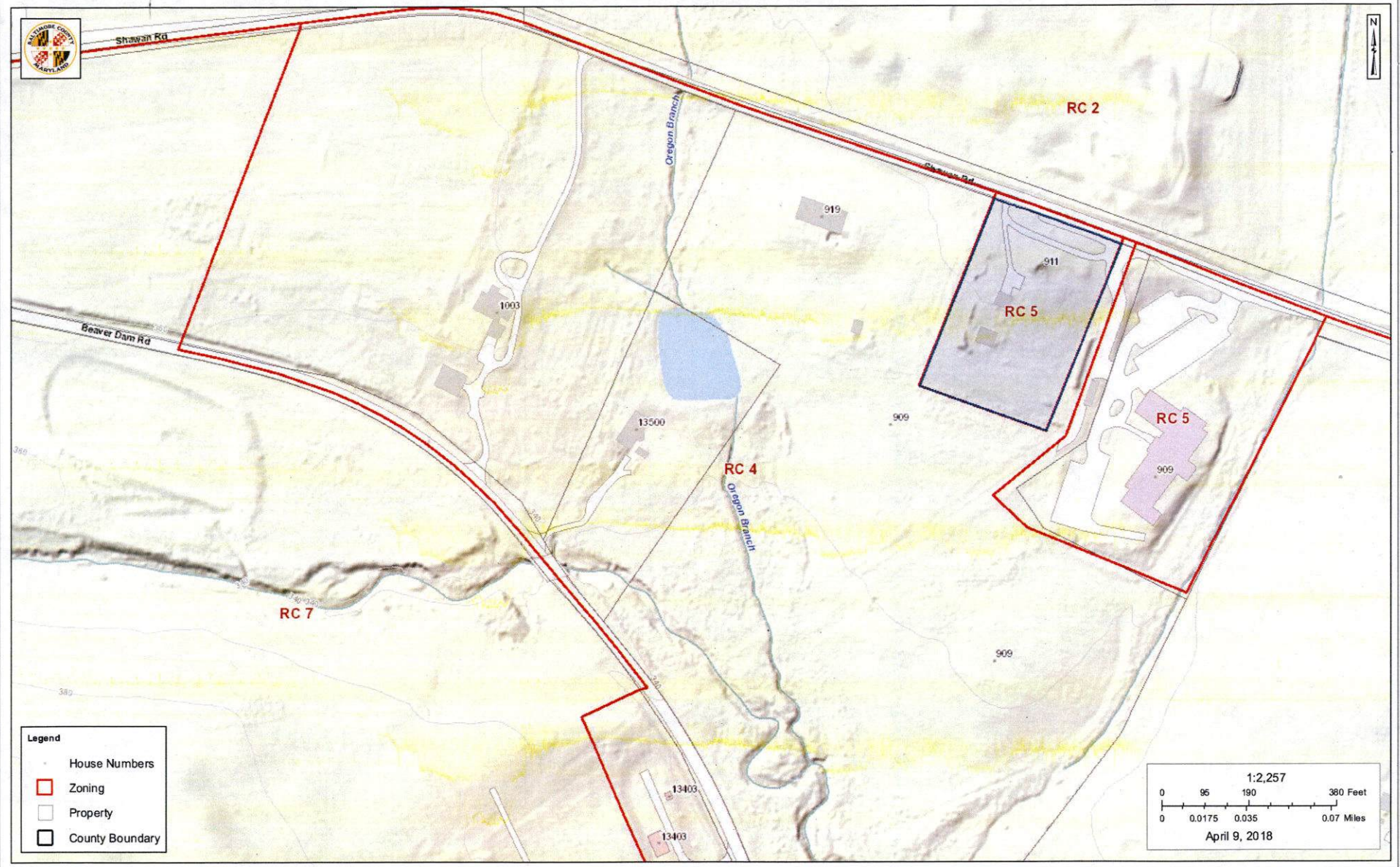
10/5-5-18

Protestants

SEP
4/13/18

No. 1	Plan	
No. 2	Zoning Map	
No. 3	Photos A-T	
No. 4	Church Bulletin	
No. 5	Parking calculation sheet	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Baltimore County - My Neighborhood



At 2

Pt 43

A



B





C

PX 643



D

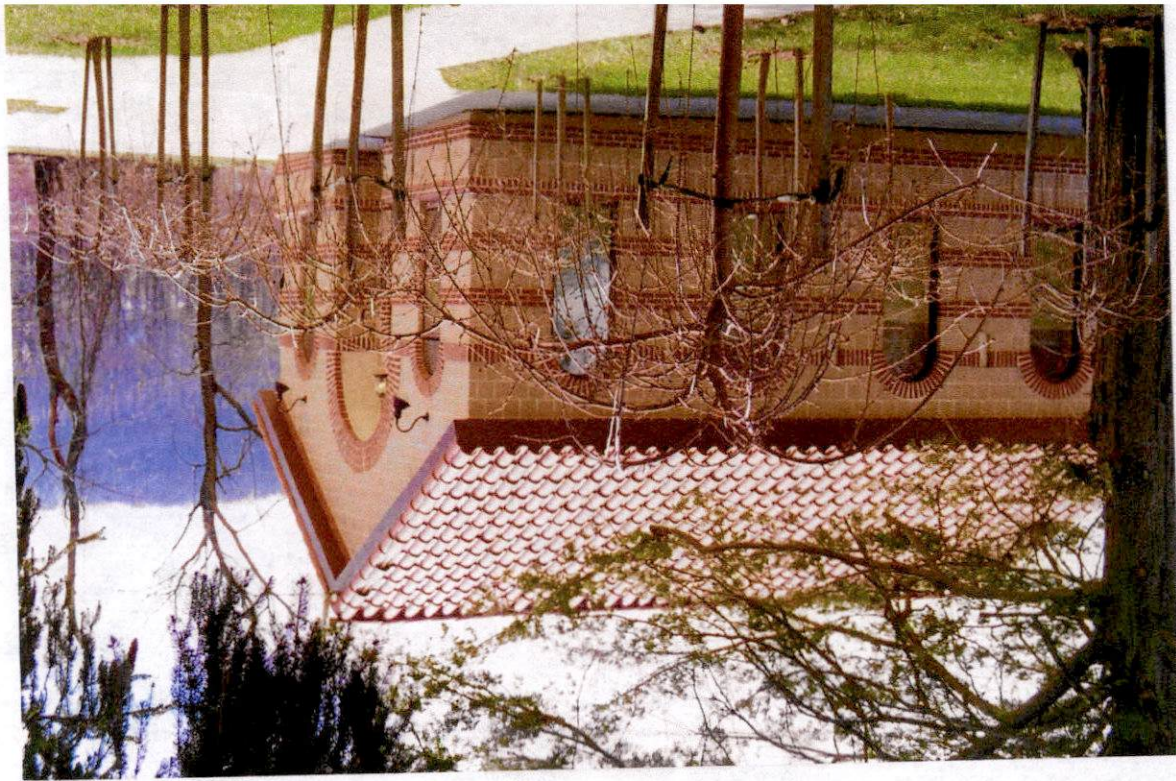


11

Box 3

11





H

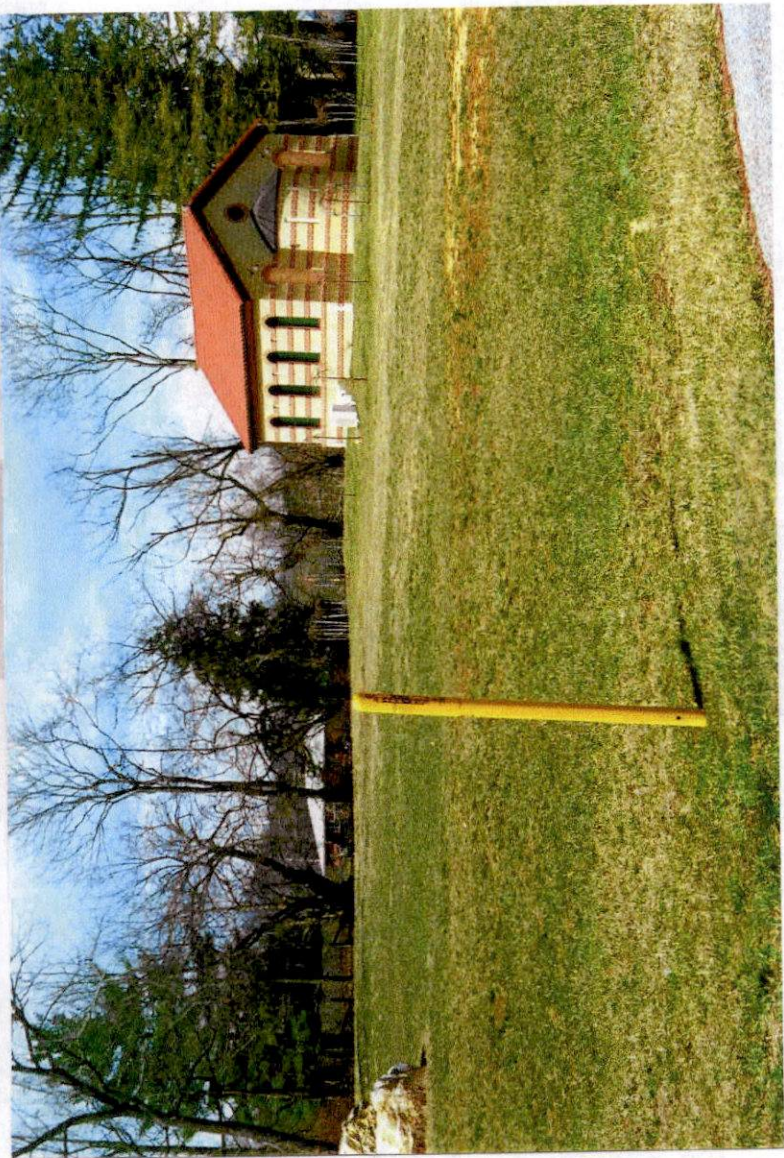


Pl 243

G

Platex 3

H



u





2

Pl 3

1

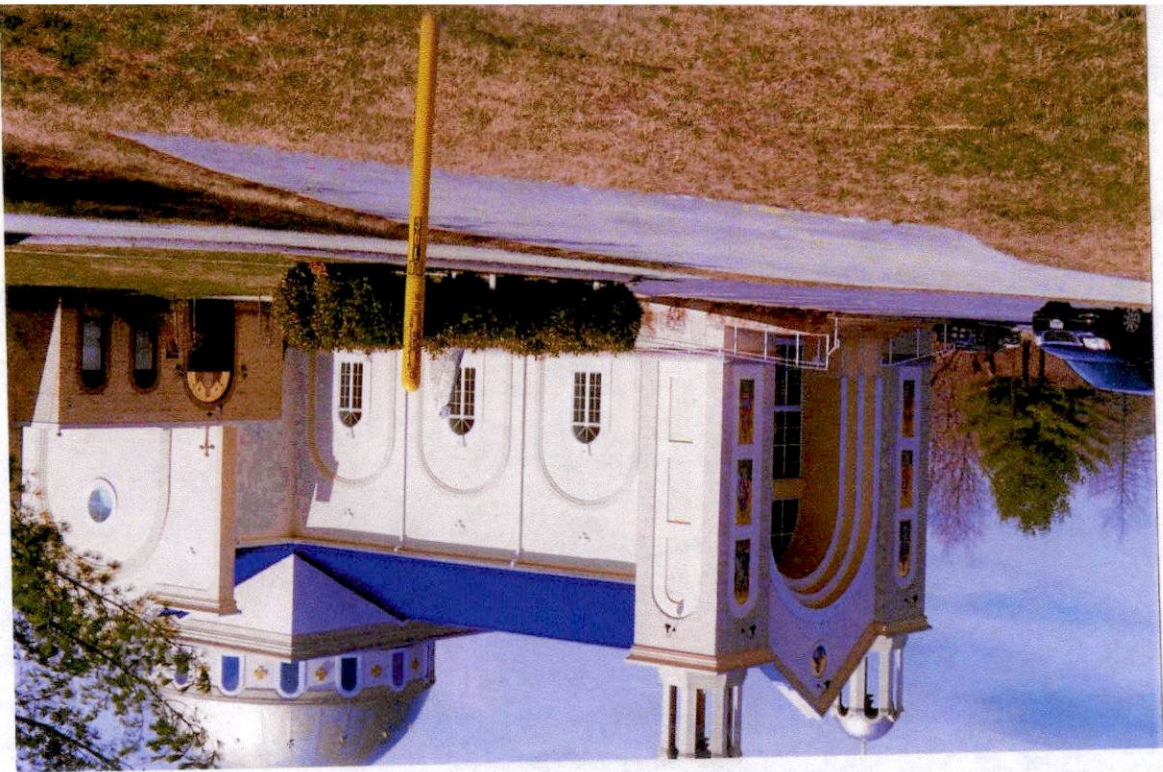


Pt 3 & 3

3



2



2



3

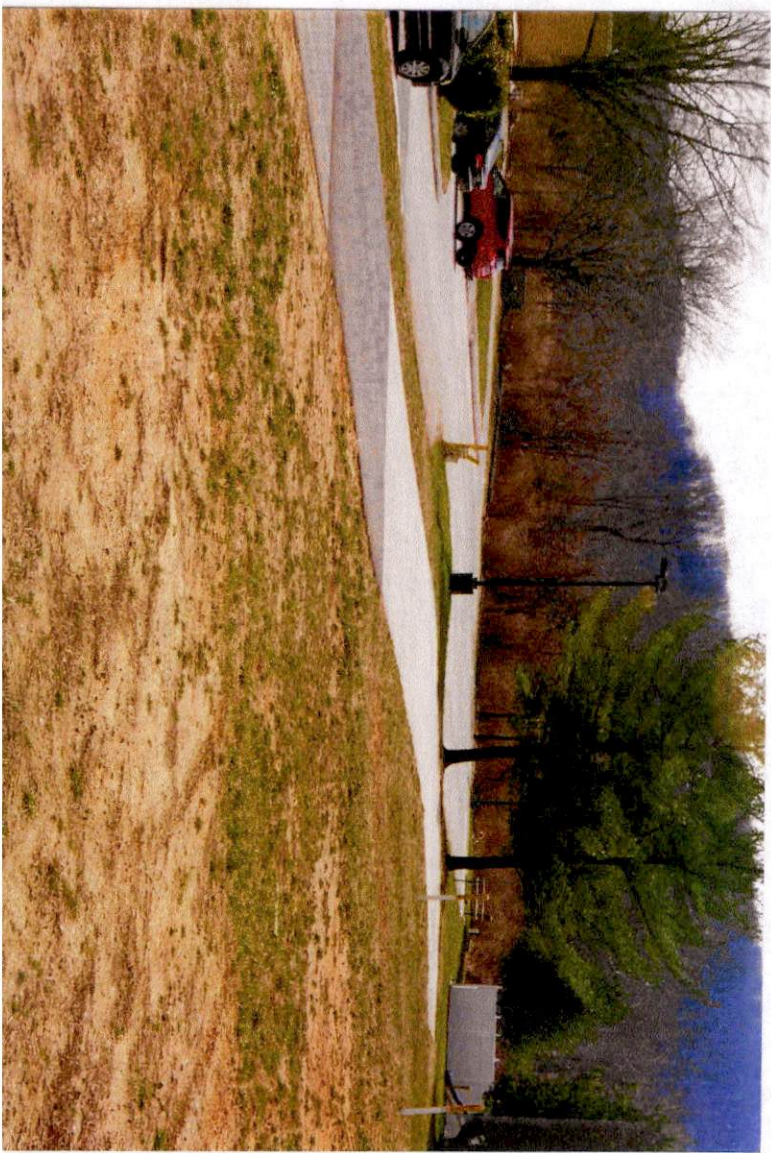
2x3



Q

Pt Ex 3

R

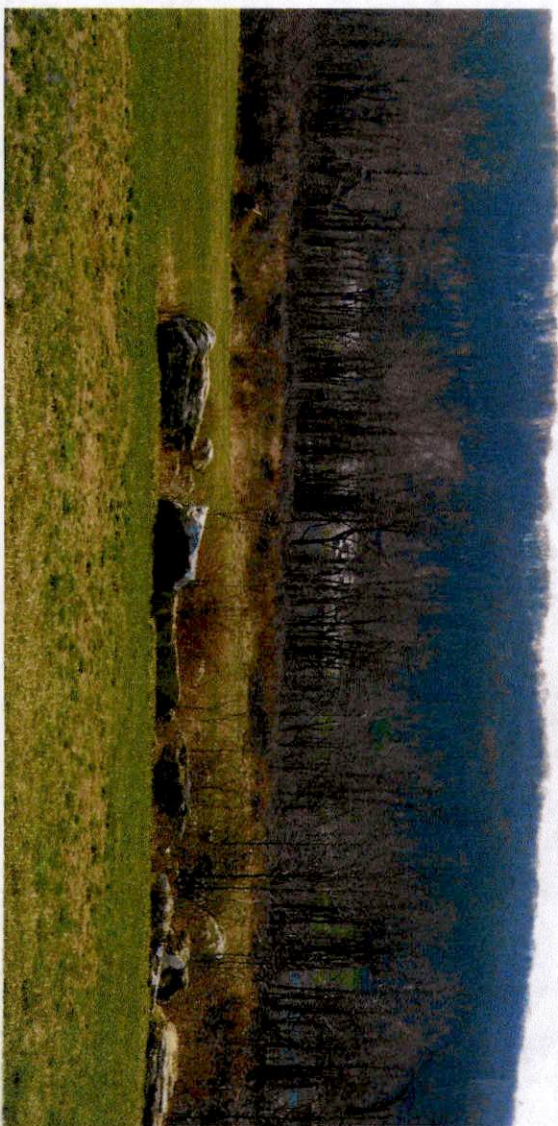




S

Pat Ex 3

T



Case Number: 2018-0133-X

Special Exception to use property for a cemetery with a shared use parking plan for church and cemetery use.

St. Mary's Orthodox Catholic Church, 911 Shawan Road

Response from Erin Stamper

1003 Shawan Road (neighbor from adjacent property)

Concerns regarding cemetery placement:

- There are no specific county regulations regarding the placement of traditional cemeteries in either Baltimore County or Maryland, but the county does have conditions for a conservation burial ground (COBAR 01.03). Given conservation burial grounds are intended to have less of an impact to the environment, we would contend that the standards for traditional cemeteries be as stringent as, if not more so, that conservation burial grounds.
- While there is limited research, studies that have been carried out demonstrate that cemeteries adversely affect underground water, as a result of decomposition products, as well as chemicals such as arsenic, mercury, and formaldehyde (J. Żychowski, 2012), (Harris, 2013), (Rodrigues and Pacheco, 2003), (A. Pacheco et.al, 1991).
- The World Health Organization (WHO) compiled a briefing of a number of studies assessing the impact of cemeteries on groundwater contamination. One of the primary findings is that the thickness of the unsaturated zone beneath the cemetery is an important factor (Usick & Rushbrook, 1998).
- We live immediately adjacent to the property owned by St. Mary's Church and are concerned about the effect a cemetery would have on our drinking water and that of others also nearby. In addition to anecdotal evidence that we lie close to the water table, we have a natural spring on the property that feeds the pond (figure 1).
- Data has been collected by the USGS from the Oregon Ridge Park (Figure 2), monitoring the water table over the last 11 years (Figure 3) showing natural seasonal fluctuations in the water table.
 - The date of the highest level, in which the water table was closest to the surface of the ground, was May 14, 2014, at 10.79 feet.
 - The lowest is this past January 29, 2018 at 29 feet. However, this measurement was taken during a period of in which our region was in a moderate to severe drought (Figure 4).
- The raw data (Appendix) indicates an average water table depth of 18 feet, with a standard deviation of ± 6 feet.
- The well is located approximately 21 feet higher in altitude than the property requesting the special exception. Unless there is similar data monitoring the exact depth of the water table in the proposed location, it is not unreasonable assumption that the both the seasonal fluctuations and shallow depth correlate to the proposed location. We believe the water table is, in fact, shallower in the proposed location.
- Other considerations: the location is near 100-year floodplain, feeds into the Loch Raven Reservoir, contaminants could make their way into larger public water supplies.

Sources:

Code of Baltimore County Regulations

USGS Groundwater Watch

Pacheco, A., Mendes, J., Hassuda, S., & Kimmelman, A. (1991). Cemeteries - A Potential Risk to Groundwater. *Water Science and Technology*, 24(11), 97-104.

Rodrigues, L., & PACHECO, A. (2003). Groundwater contamination from cemeteries cases of study. *Environmental 2010: Situation and Perspectives for the European Union*.

Ucisik, Ahmet S, Rushbrook, Philip & World Health Organization. Regional Office for Europe. (1998). The impact of cemeteries on the environment and public health: an introductory briefing / prepared by Ahmet S. Ucisik and Philip Rushbrook. Copenhagen : WHO Regional Office for Europe

Żychowski, J. (2012). Impact of cemeteries on groundwater chemistry: A review. *Catena*, 93, 29-37.
doi:10.1016/j.catena.2012.01.009

Figure 1: Map of the area indicating the natural spring from 1003 Shawan Road (A)

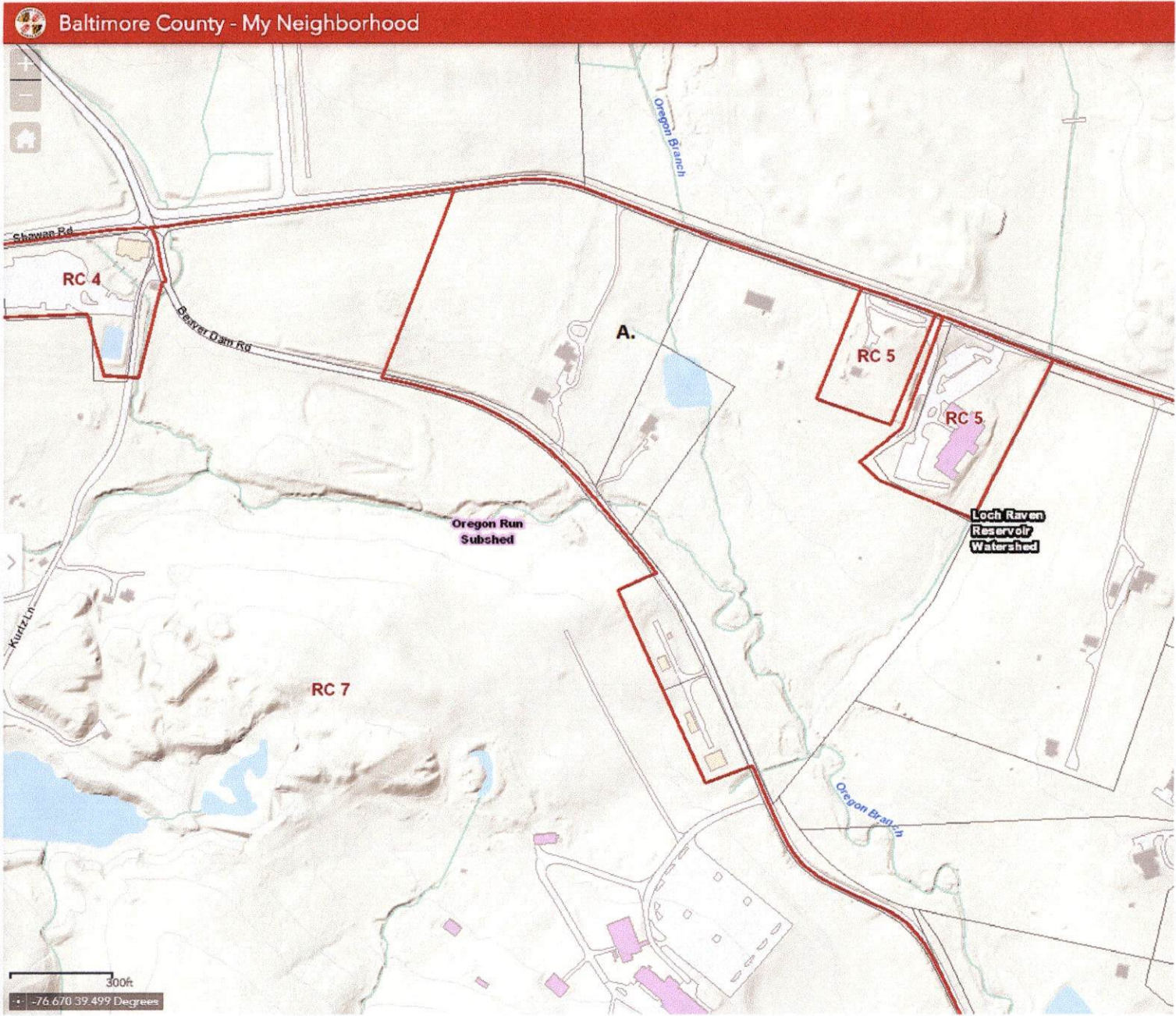


Figure 2: Location of groundwater measurements by USGS

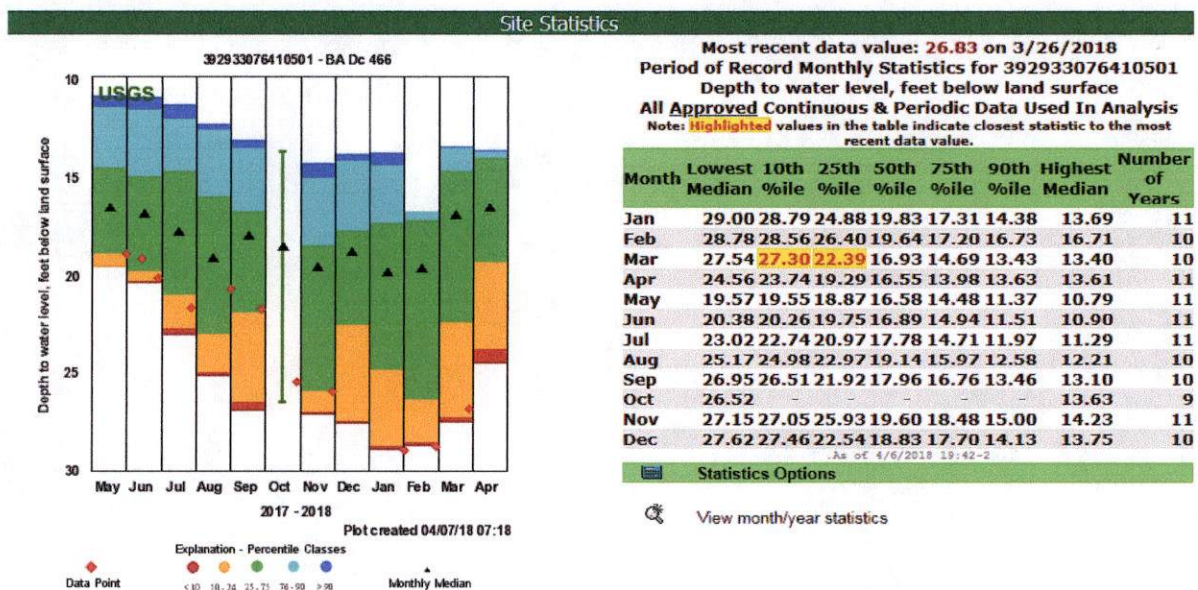
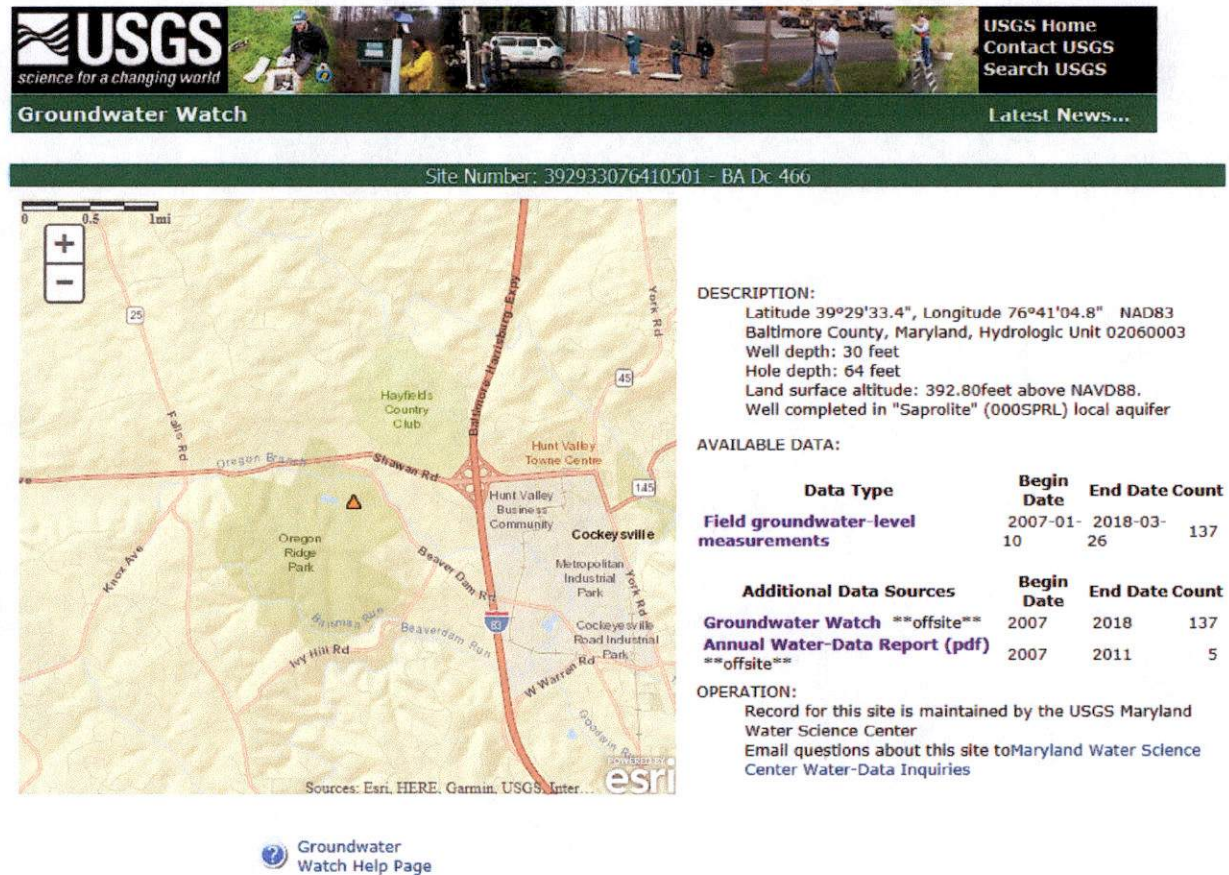
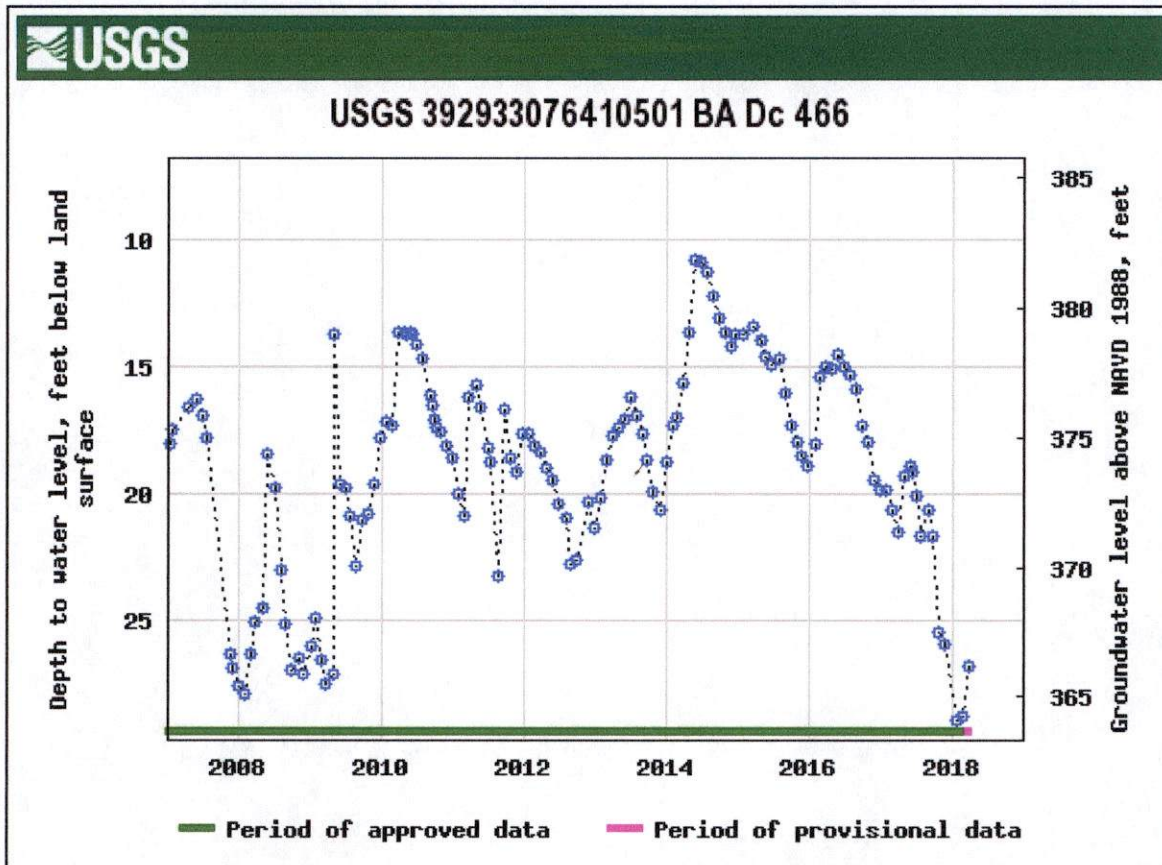


Figure 3: USGS Graph of water table measurements



Summary for Period of Record Periodic Water Levels

Depth to water level, feet below land surface

Approved Periodic Water Level Values

Begin Date	End Date	Number of Values
------------	----------	------------------

01/10/07

03/26/18

137

Highest WL	Date of Highest WL	Lowest WL	Date of Lowest WL
------------	--------------------	-----------	-------------------

10.79

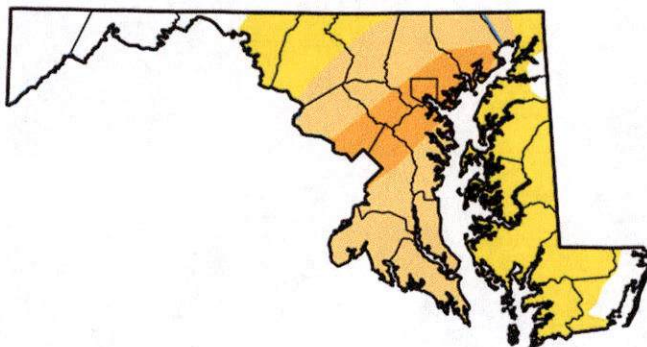
05/27/14

29

01/29/18

Figure 4: US Drought Monitor

U.S. Drought Monitor Maryland



January 30, 2018

(Released Thursday, Feb. 1, 2018)

Valid 7 a.m. EST

Drought Conditions (Percent Area)

	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	16.42	83.58	44.78	11.37	0.00	0.00
Last Week 01-23-2018	16.42	83.58	44.31	0.00	0.00	0.00
3 Months Ago 10-31-2017	61.15	38.85	0.00	0.00	0.00	0.00
Start of Calendar Year 01-02-2018	16.44	83.56	44.31	0.00	0.00	0.00
Start of Water Year 09-26-2017	100.00	0.00	0.00	0.00	0.00	0.00
One Year Ago 01-31-2017	26.48	73.52	31.02	0.00	0.00	0.00

Intensity:

 D0 Abnormally Dry	 D1 Moderate Drought	 D2 Severe Drought	 D3 Extreme Drought	 D4 Exceptional Drought
---	---	---	---	---

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. See accompanying text summary for forecast statements.

Author:

Richard Heim
NCEI/NOAA



<http://droughtmonitor.unl.edu/>

Appendix

```
# -----
#
# U.S. Department of the Interior
# U.S. Geological Survey
# Retrieved: 4/8/2018 3:46:13 PM
#
# ----- WARNING -----
#
# Some of the data you have obtained from
# this automated
# U.S. Geological Survey database have
# not received
# Director's approval and as such are
# provisional
# and subject to revision. The data are
# released
# on the condition that neither the USGS
# nor the
# United States Government may be held
# liable for
# any damages resulting from its use.
#
# This file consists of space delimited
# columns of data,
# which include the following fields:
#
# column          column definition
# -----
#
# 1. agency_cd    Agency collecting or
# maintaining the site
# 2. site_no      USGS site
# identification number
# 3. parm_code    Parameter code
# 4. lev_dt       Date
# 5. lev_va       Depth to water level,
# feet below land surface (Missing value
# indicated by '-----')
# 6. sl_lev_va    Altitude of Water
# Level, in Feet Above Sea Level (Missing
# value indicated by '-----')
# 7. lev_status_cd Water level status
# code, defined
# at: http://waterdata.usgs.gov/nwis/gwlevels/?help
# 8. lev_acy_cd   Water-level accuracy
# 9. lev_age_cd   Water-level approval
# status: A = approved, P = provisional
#
#
# Note: '*' in the status field indicates
# a partial date.
#
```

```
# Values in black have been approved by
# the Director.
# Values in red are provisional and have
# not been approved by the Director
# ----- Agency Code: US GEOLOGICAL
# SURVEY
# ----- Station ID: 392933076410501,
# Station Name: BA Dc 466
# ----- Start of Data
USGS 392933076410501 72019 01/10/2007
18.05 ----- - 2 A
USGS 392933076410501 72019 01/19/2007
17.44 ----- - 2 A
USGS 392933076410501 72019 04/17/2007
16.55 ----- - 2 A
USGS 392933076410501 72019 05/24/2007
16.26 ----- - 2 A
USGS 392933076410501 72019 06/21/2007
16.89 ----- - 2 A
USGS 392933076410501 72019 07/19/2007
17.78 ----- - 2 A
USGS 392933076410501 ----- 10/16/2007 -
----- D A
USGS 392933076410501 72019 11/16/2007
26.36 ----- - 2 A
USGS 392933076410501 72019 11/29/2007
26.92 ----- - 2 A
USGS 392933076410501 72019 12/27/2007
27.62 ----- - 2 A
USGS 392933076410501 72019 01/28/2008
27.97 ----- - 2 A
USGS 392933076410501 72019 02/28/2008
26.34 ----- - 2 A
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USGS 392933076410501 72019 12/29/2008
26.03 ----- - 2 A
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 USGS 392933076410501 72019 08/19/2009
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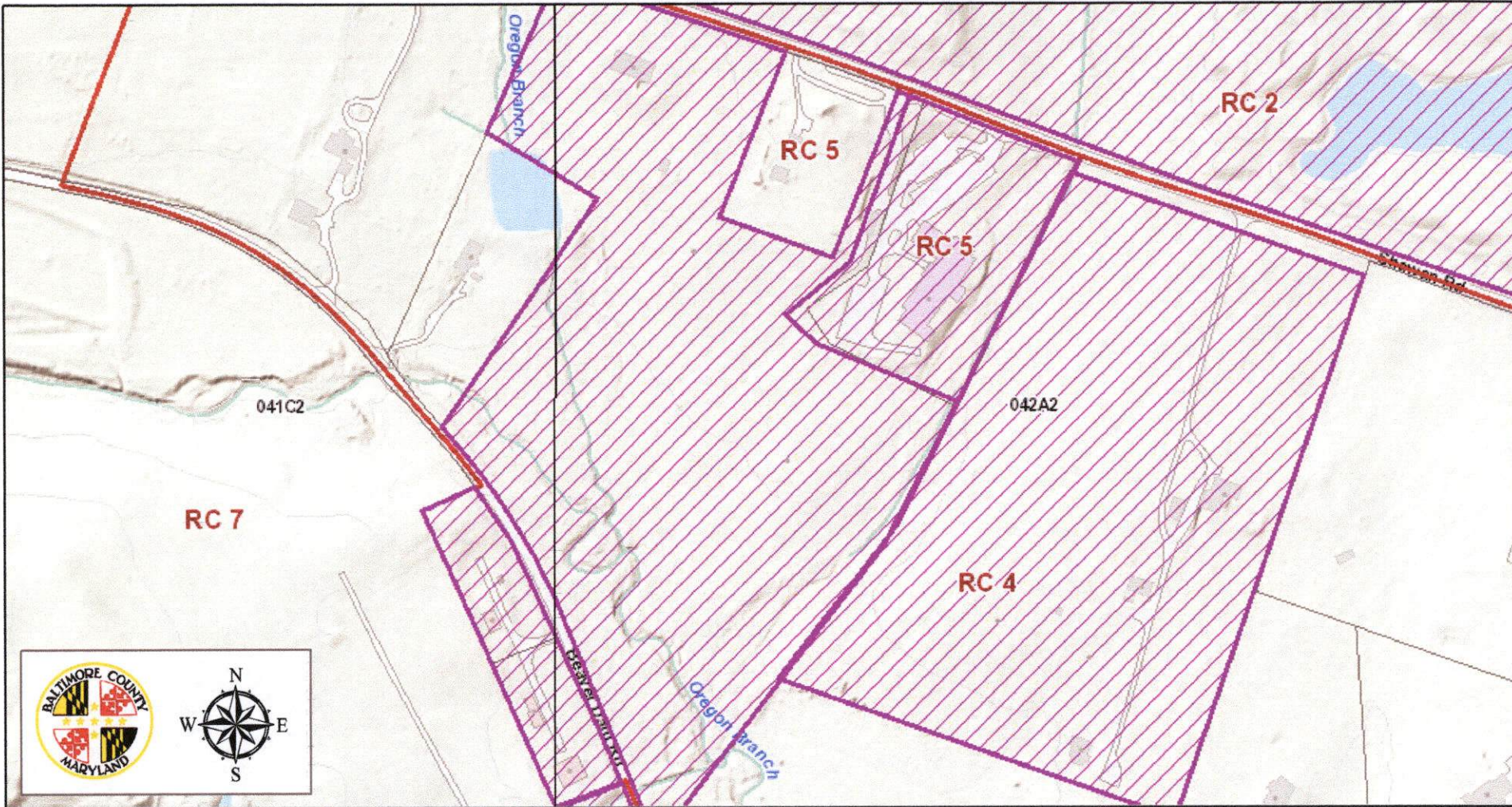
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Baltimore County - My Neighborhood



September 20, 2017

Legend

-  200 Scale Grid
-  House Numbers
-  Zoning History Cases
-  Zoning
-  Property
-  County Boundary

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Miles
1 inch = 376 feet

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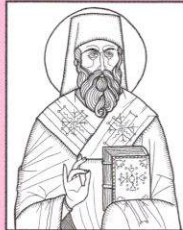
A SAINT OF RECENT TIMES

Early Christians, who openly declared their faith, faced a host of hazards. Such heroism helped earn them the title "Saint." They were men and women of every age and culture who, though different in many respects, had one thing in common – their faith in Jesus Christ and their dedication to Him.

Our bulletin bears an icon of ST. NEKTARIOS, an ascetic of Aegina, bishop of the Church, who lived in recent times. Born in 1846 in what is now Turkey, he went to Constantinople as a young man and there distinguished himself in theological studies. Then he joined a monastic community on the island of Chios. He also studied in Athens and after a career

as a bishop under the Patriarchate of Alexandria, he returned to Greece and headed a theological institution there.

He is noted for establishing a convent for nuns on the island of Aegina. It was there that he retired after a lifetime of dedicated service to the Lord. People from near and far sought him out, seeking his spiritual guidance and blessing. When he died in 1920, he was laid to rest in a chapel of the convent. The place has become a center for pilgrimage and prayer, especially since the proclamation of sainthood in 1961. The veneration of St. Nektarios has spread throughout the Christian world, and it is not unusual to find his icon in American churches.



The Orthodox Weekly Bulletin Vestal, Cliffwood, New Jersey Litho in U.S.A.



OUR MISSION: "We, St Mary's Orthodox Christian Church, invite you to join in Christ with us.
We provide the Greater Baltimore area with Fellowship, Service, Worship and Community.
Come and See!"

WELCOME to St. Mary Antiochian Orthodox Christian Church

November 5th, 2017

909 Shawan Road,
Hunt Valley, MD 21030
Tel: 410-785-0909

www.NativityOfTheTheotokos.org

Facebook: Saint Mary Antiochian
Orthodox Church

Pastor: Rev. Fr. Damaskinos Issa

frdamaskinos@outlook.com

Cell: 857-615-9762

Dn Luke Toumi
Luke.toumi@hotmail.com
Cell: 610-844-2583

Sunday Services

Matins/Orthros @ 8:45 am
Divine Liturgy @ 10:00 am

Wednesdays

Paraklesis @ 6:30 pm (St George
Chapel)

Thursdays

Bible Study @ 7:00 pm

Saturday Service

Great Vespers @ 5:00 pm

Confessions

Saturday after vespers or by
appointment

TWENTY-SECOND SUNDAY AFTER PENTECOST & FIFTH SUNDAY OF LUKE

APOSTLES HERMAS, LINUS, GAIUS, PATROBAS AND
PHILOLOGOS OF THE SEVENTY; JONAH THE
WONDERWORKER, ARCHBISHOP OF NOVGOROD

Bulletin Announcements and Holy Bread

Offerings are recorded by Irina Khadra and the info
must be emailed by Tuesday night to

sikhadra@gmail.com in order to make it in the
Sunday bulletin

Young Adults Meeting: every Third Wednesday of
the month.

Teen SOYO Education Fellowship: every Third
Saturday of the month.

We welcome any guests and visitors worshipping
with us at the Divine Liturgy. Please know that Holy
Communion is offered to Orthodox Christians, with
the understanding that they prepare themselves
through prayer and fasting.

Non-Orthodox visitors are welcome to receive
blessed bread at the veneration of the cross,
following Divine Liturgy.

The text of the Divine Liturgy can be found in the burgundy service books. The Doxology
begins on page 75 and the Divine Liturgy on page 92.

الحقيقة المعلنة لنا أنّ الإنسان يقربه الله إليه وأنه هو أيضاً يقترب إلى الله بالطاعة، فيرى الإنسان نفسه محبباً لله ويرى الله محبباً له، وكلّ القضية محبة. فمن أحبّ يتجذب إلى وجه الله، ومن لا يحبّ يتبعد عن وجه الله ويبقى في ظلامه. ليس أنّ الله يطرح أحداً في الظلمة البرائية. ليس أنّ الله خلق الجحيم، الله لم يخلق جحيماً. الإنسان خلق جحيماً لنفسه فهو يعذب نفسه في خطايا، وليس من خطيئة إلاّ وتحمل عقابها.

الله لا يعاقب، الإنسان يكره والكراهية ذاتها تعذيب. الإنسان لا يطرح في الجحيم عبثاً وتعسفاً لكنّه يأتي بالجحيم إليه. هي تُطرح فيه ولا يُطرح هو فيها. الإنسان يجعل نفسه في ظلام لأنّه لا يحبّ، لأنّه لا يتطهر، وإذا أحبّ يجعل السماء في ذاته. الإنسان لا يذهب ولا يأتي، لا يصعد ولا ينزل. الإنسان هنا في هذا القلب البشري، يأتي بالله إلى قلبه أو يبتلأ قلبه بالشور. يفرح بالفضيلة وهي ترفعه وتحمله.

القلب البشري إذا سكنه الله، أي إذا سكنته الفضيلة فهو سماء. وإذا فهمنا أنّ القلب البشري إذا سكنته الخطيئة فمرقتة وصار جحيماً نكون قد فهمنا كلّ شيء. ليس في الدنيا إلاّ الله. فإذا أنت أحببت فأنّت معه وأنت فيه وهو فيك. وإذا أنت أحببت شهوتك وخطيئتك وكرهت الناس فأنّت في الجحيم والجحيم فيك، وأنت مع الشيطان والشيطان يلزمك، وأنت بعيد عن وجه الله لأنك ترتجف منه ولأنك تبغضه بأعمالك.

لا تظنّوا أنّ الإنسان يحبّ الله لأنّه يتكلّم عليه ولأنّه يصلي، هذا ليس بمحبك. المحك أنّ الإنسان يحبّ الله إن أطاع وصاياه وأطاع الإخوة. وما الصلاة والأسرار المقدسة والأصوام والجهادات الروحية كلّها إلاّ وسائل ضرورية حتى نصل إلى الجمال الروحي فينا الذي هو سكّنى الله.

نجتمع في القدّاس الإلهي لإيماننا بأنّ المحبة الإلهية التي انسكبت على الصليب تنسكب في القدّاس الإلهي، الذي هو احتفال بالصليب الذي تمّ على الجلجلة واحتفال بالقيامة.

جاورجيوس مطران جبيل والبترون وما يليهما (جبيل لبنان)

Thought for the Day

He who does not know the truth cannot truly have faith; for by nature knowledge precedes faith. What is said in Scripture is said not solely for us to understand, but also for us to act upon.

St. Hesychios the Priest

The Seen and the Unseen

The limits of human reason, and the knowledge of God

There is the seen, and there is the unseen, the material and the immaterial. That which is material can be scientifically examined and experienced, the immaterial can only be seen and experienced spiritually. These are two worlds that are only seemingly at odds with one another. If you attempt to examine that which is of a spiritual nature using a science that is by its very nature meant to explore the material realm, you will fail.

The things that are of God are far beyond the capabilities of our finite mind to comprehend. The divine can only be known through the nous, that place in the heart that is our true center. It, unlike the brain, is capable of knowledge that is beyond human comprehension, coming as it does from noetic knowledge.

When we try to apply words to the noetic form, we fail. We can no more explain God than we can explain quantum physics, since both are unseen. God is outside the realm of human intellectual understanding. The Eastern Church approaches things of God as holy mysteries, since God can only be known in His divine energies, not in His essence. If a scientist can believe in quantum physics, the unseen, why can he not believe in God Whom he has not seen? If we can believe in the concept of infinity, something that goes on and on without end, why can we not believe in God?

The science of the soul is noetic and can be examined and experience only through the activation of the nous. The nous in Orthodox Christian theology is the "eye of the heart or soul", the mind of the heart. God created us with the nous because the human intellect is not capable of knowing Him without it. The intellect alone cannot know God, for human reasoning is limited to the things that are of a material nature. God is unknowable without His divine revelation, and only the nous can perceive this knowledge. God's essence remains inaccessible without noetic knowledge. Science has its place, but only the heart can know God.

Love in Christ,
Abbot Tryphon

Lives of the Saints

Galaktion & his wife Episteme, the Martyrs of Emesa - November 5

Saint Galaktion was from Emesa, the son of Cleitophon and Leucippe, pagans who had been instructed in piety by a certain Christian named Onuphrius and received holy Baptism. Saint Episteme, born of unbelieving parents, was baptized before she was wedded to Galaktion. After their marriage they remained in virginity and lived in separate monastic houses. Betrayed as Christians, they suffered martyrdom during the reign of Decius, about the year 250

Ioannicius the Great - November 4

Saint Ioannicius was born in Bithynia about the year 740. His father was named Myritrikes and his mother Anastaso. When he had reached maturity, he excelled in soldiery and was counted worthy of royal honours for his bravery. He had been brought up an iconoclast, but while yet a soldier, he was converted to Orthodoxy by a certain holy elder. He later forsook all things and departed for Mount Olympus, where he spent the remainder of his life in asceticism. Becoming great in virtue, he reposed in the Lord in the year 834, having lived some ninety-four years. To this Saint is ascribed the brief prayer, "My hope is the Father"

RESURRECTIONAL APOLYTIKION IN TONE FIVE

Let us believers praise and worship the Word; coeternal with the Father and the Spirit, born of the Virgin for our salvation. For, He took pleasure in ascending the Cross in the flesh to suffer death; and to raise the dead by His glorious Resurrection.

KONTAKION FOR ORDINARY SUNDAYS IN TONE TWO

O protection of Christians that cannot be put to shame, mediation unto the Creator most constant, O despise not the suppliant voices of those who have sinned; but be thou quick, O good one, to come unto our aid, who in faith cry unto thee: Hasten to intercession, and speed thou to make supplication, thou who dost ever protect, O Theotokos, them that honor thee.

Holy Bread and Coffee Hour are offered by Zeina Estefan for the one year memorial of her late husband Yakoub Estefan and for the health of Josef, Elaine and Nicolas.

Tuesday, November 7th: Great Vespers and divine liturgy for the **Archangels @ 6:00 pm.**

Stewardship Sunday November 12th.

Tuesday, November 14th, Christian Women Today @ 7:00 pm.

Nativity Fast Starts November 15th.

Saturday, November 18th: Nativity Retreat w/Fr. Paul Abernathy @ St Mary's

Thursday November 23rd, St. Mary 2nd Annual Thanksgiving Dinner: Starts with Akathist @ 5:00 at the church and then Thanksgiving Dinner at the Hall: Kids under 5, Free; Kids 6-12: \$10; Adults 13+: \$25; Register with IPTISAM. **PLEASE RSVP by Nov 16th.**

Saturday, December 9th (snow date Dec, 16th) – St. Mary's Annual Cookie Walk & Christmas Bazaar – Please start thinking about homemade cookies/treats to donate. More details to follow.

For anyone interested in participating in the **2018 Bible Bowl competition**, an informational meeting will be held on **Sunday, November 12th after Liturgy**. This year's competition is on the Acts of the Apostles. Anyone ages 10 and up is encouraged to participate! If you are unable to participate but would like to help or if you have any questions, please contact Mary Rizkallah at maryriz93@yahoo.com.

*Thou, O Lord, shalt preserve us and keep us from this generation.
Save me, O Lord, for the godly man hath disappeared*

The Reading from the Epistle of St. Paul to the Galatians. (6:11-18)

Brethren, see with what large letters I am writing to you with my own hand. It is those who want to make a good showing in the flesh that would compel you to be circumcised and only in order that they may not be persecuted for the cross of Christ. For even those who receive circumcision do not themselves keep the Law, but they desire to have you circumcised that they may glory in your flesh. But far be it from me to glory except in the cross of our Lord Jesus Christ, by which the world has been crucified to me and I to the world. For neither circumcision counts for anything, nor uncircumcision, but a new creation. Peace and mercy be upon all, who walk by this rule, upon the Israel of God. Henceforth let no man trouble me; for I bear on my body the marks of Jesus. The grace of our Lord Jesus Christ be with your spirit, brethren. Amen.

The Reading is from the Holy Gospel according to St. Luke. (16:19-31)

The Lord said, "There was a rich man, who was clothed in purple and fine linen and who feasted sumptuously every day. And at his gate lay a poor man named Lazarus, full of sores, who desired to be fed with what fell from the rich man's table; moreover, the dogs came and licked his sores. The poor man died and was carried by the angels to Abraham's bosom. The rich man also died and was buried; and in Hades, being in torment, he lifted up his eyes, and saw Abraham far off and Lazarus in his bosom. And he called out, 'Father Abraham, have mercy upon me, and send Lazarus to dip the end of his finger in water and cool my tongue; for I am in anguish in this flame.' But Abraham said, 'Son, remember that you in your lifetime received your good things, and Lazarus in like manner evil things; but now he is comforted here, and you are in anguish. And besides all this, between us and you a great chasm has been fixed, in order that those who would pass from here to you may not be able, and none may cross from there to us.' And he said, 'Then I beg you, father, to send him to my father's house, for I have five brothers, so that he may warn them, lest they also come into this place of torment.' But Abraham said, 'They have Moses and the prophets; let them hear them.' And he said, 'No, father Abraham; but if someone goes to them from the dead, they will repent.' He said to him, 'If they do not hear Moses and the prophets, neither will they be convinced if someone should rise from the dead.'"

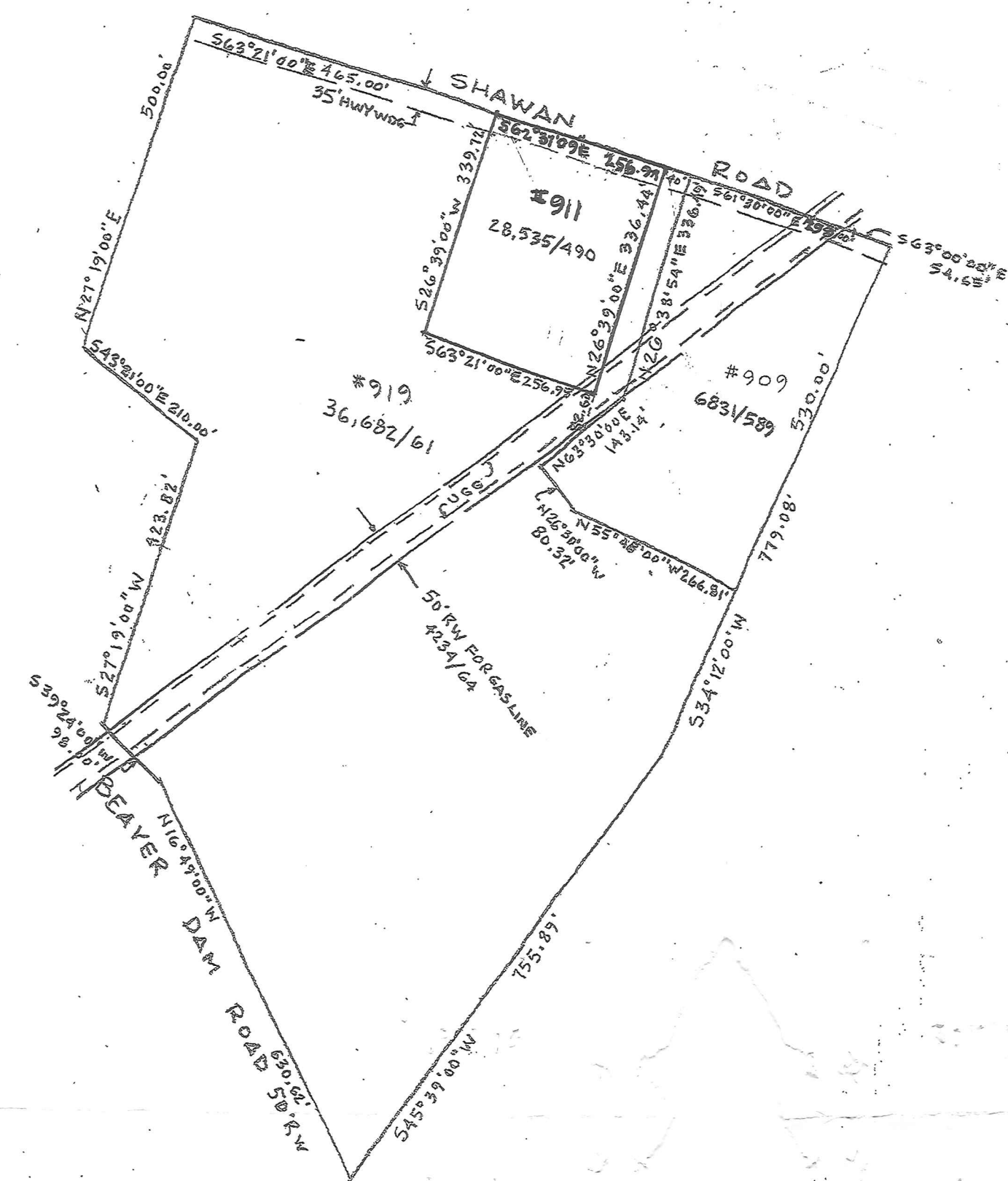
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فصل من رسالة القديس بولس الرسول الأولى إلى أهل غلاطية

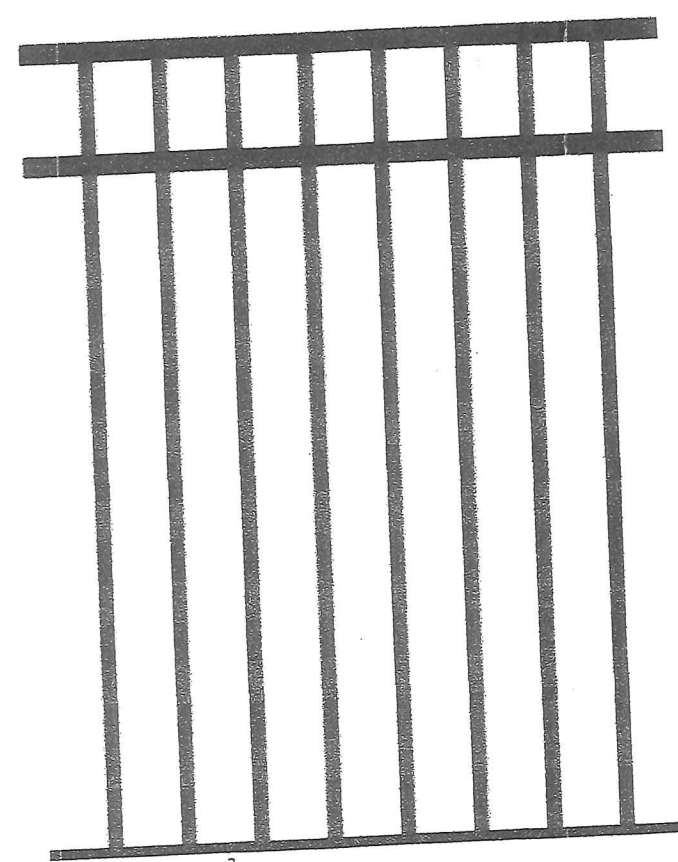
يا إخوة، انظروا، ما أَكْثَرَ الْأَحْرَافِ الَّتِي كَتَبْتُهَا إِلَيْكُمْ بِيَدَيَّ أَجْمِيعِ الَّذِينَ يُرِيدُونَ أَنْ يَعْمَلُوا مَنْظَرًا حَسَنًا فِي الْجَسَدِ، هَؤُلَاءِ يُلْمِزُونَكُمْ أَنْ تُخْتَبِتُوا، لِئَلَّا يُضْطَهَدُوا لِأَجْلِ صَلَيبِ الْمَسِيحِ فَقَطْ. لِأَنَّ الَّذِينَ يُخْتَبِتُونَ هُمْ لَا يَحْفَظُونَ التَّامُونَ، بَلْ يُرِيدُونَ أَنْ تُخْتَبِتُوا أَنْتُمْ لِكَيْ يَفْتَخِرُوا فِي جَسَدِكُمْ. وَأَنَا مِنْ جِهَتِي، فَحَاشَا لِي أَنْ أَفْتَخِرَ إِلَّا بِصَلِيبِ رَبَّنَا يَسُوعَ الْمَسِيحِ، الَّذِي بِهِ قَدْ صُلِبَ الْعَالَمُ لِي وَأَنَا لِلْعَالَمِ. لِأَنَّهُ فِي الْمَسِيحِ يَسُوعَ لَيْسَ الْخِثَانُ يُنْفَعُ شَيْئًا وَلَا الْغُرْلَةُ، بَلِ الْخَلِيقَةُ الْجَدِيدَةُ. فَكُلُّ الَّذِينَ يَسْأَلُونَ بِحَسَبِ هَذَا الْقَانُونِ عَلَيْهِمْ سَلَامٌ وَرَحْمَةٌ، وَعَلَى إِسْرَائِيلَ اللَّهِ. فِي مَا بَعْدُ لَا يَجِلِبُ أَحَدٌ عَلَيَّ أَتْعَابًا، لِأَنِّي خَامِلٌ فِي جَسَدِي بَعَثَ الرَّبِّ يَسُوعَ. نِعْمَةُ رَبَّنَا يَسُوعَ الْمَسِيحِ مَعَ رُوحِكُمْ أَتَيْهَا الْإِخْوَةَ. آمِينَ.

فصل من بشارة القديس لوقا الإنجيلي البشير والتلميذ الطاهر

قال الرب كَانَ إِنْسَانٌ غَنِيٌّ وَكَانَ يَلْبَسُ الْأَرْجُوَانِ وَالذَّيْرَ وَهُوَ يَتَنَعَّمُ كُلَّ يَوْمٍ مُتَرَفِّهًا. وَكَانَ مَسْكِينٌ اسْمُهُ لِعَازَرُ، الَّذِي طُرِحَ عِنْدَ بَابِهِ مَضْرُوبًا بِالْقُرُوحِ، وَيَشْتَهِي أَنْ يَشْبَعَ مِنَ الْقُتَابِ السَّاقِطِ مِنْ مَائِدَةِ الْغَنِيِّ، بَلْ كَانَتْ الْكِلَابُ تَأْتِي وَتَلْحَسُ قُرُوحَهُ. فَمَاتَ الْمَسْكِينُ وَحَمَلَتْهُ الْمَلَائِكَةُ إِلَى حِضْنِ إِبْرَاهِيمَ. وَمَاتَ الْغَنِيُّ أَيْضًا وَدُفِنَ فَرَفَعَ عَيْنَيْهِ فِي الْجَحِيمِ وَهُوَ فِي الْعَذَابِ، وَرَأَى إِبْرَاهِيمَ مِنْ بَعِيدٍ وَلِعَازَرَ فِي حِضْنِهِ، فَتَدَاوَى وَقَالَ: يَا أَبِي إِبْرَاهِيمَ، الرَّحْمَنِي، وَأُرْسِلْ لِعَازَرَ لِيَبْسُلَ طَرَفَ إَصْبَعِي مَاءً وَيَبْرِدَ لِسَانِي، لِأَنِّي مُعَذَّبٌ فِي هَذَا اللَّهَبِ. فَقَالَ إِبْرَاهِيمُ: يَا ابْنِي، أَذْكُرُ أَنَّكَ اسْتَوْفَيْتَ خَيْرَاتِكَ فِي حَيَاتِكَ، وَكَذَلِكَ لِعَازَرَ الْبَلَايَا. وَالْآنَ هُوَ يَتَعَزَّى وَأَنْتَ تَتَعَذَّبُ. وَفَوْقَ هَذَا كُلِّهِ، بَيْنَنَا وَبَيْنَكُمْ هُوَّةٌ عَظِيمَةٌ قَدْ أُثْبِتَتْ، حَتَّى إِنْ الَّذِينَ يُرِيدُونَ الْعُبُورَ مِنْ هَهُنَا إِلَيْكُمْ لَا يَقْدِرُونَ، وَلَا الَّذِينَ مِنْ هُنَاكَ يَخْتَارُونَ إِلَيْنَا. فَقَالَ: أَسْأَلُكَ إِذَا، يَا أَبَتِ، أَنْ تُرْسِلَهُ إِلَى بَيْتِ أَبِي، لِأَنَّ لِي خَمْسَةَ إِخْوَةٍ، حَتَّى يَشْهَدَ لَهُمْ لِكَيْلَا يَأْتُوا هُمْ أَيْضًا إِلَى مَوْضِعِ الْعَذَابِ هَذَا. قَالَ لَهُ إِبْرَاهِيمُ: عِنْدَهُمْ مُوسَى وَالْأَنْبِيَاءُ. لِيَسْمَعُوا مِنْهُمْ. فَقَالَ: لَا، يَا أَبِي إِبْرَاهِيمَ، بَلْ إِذَا مَضَى إِلَيْهِمْ وَاحِدٌ مِنَ الْأَمْوَاتِ يُتُوبُونَ. فَقَالَ لَهُ: إِنْ كَانُوا لَا يَسْمَعُونَ مِنْ مُوسَى وَالْأَنْبِيَاءِ وَلَا إِنْ قَامَ وَاحِدٌ مِنَ الْأَمْوَاتِ يُصَدِّقُونَ.



LAND OF ST. MARY'S ORTHODOX CHURCH
SCALE: 1" = 200'



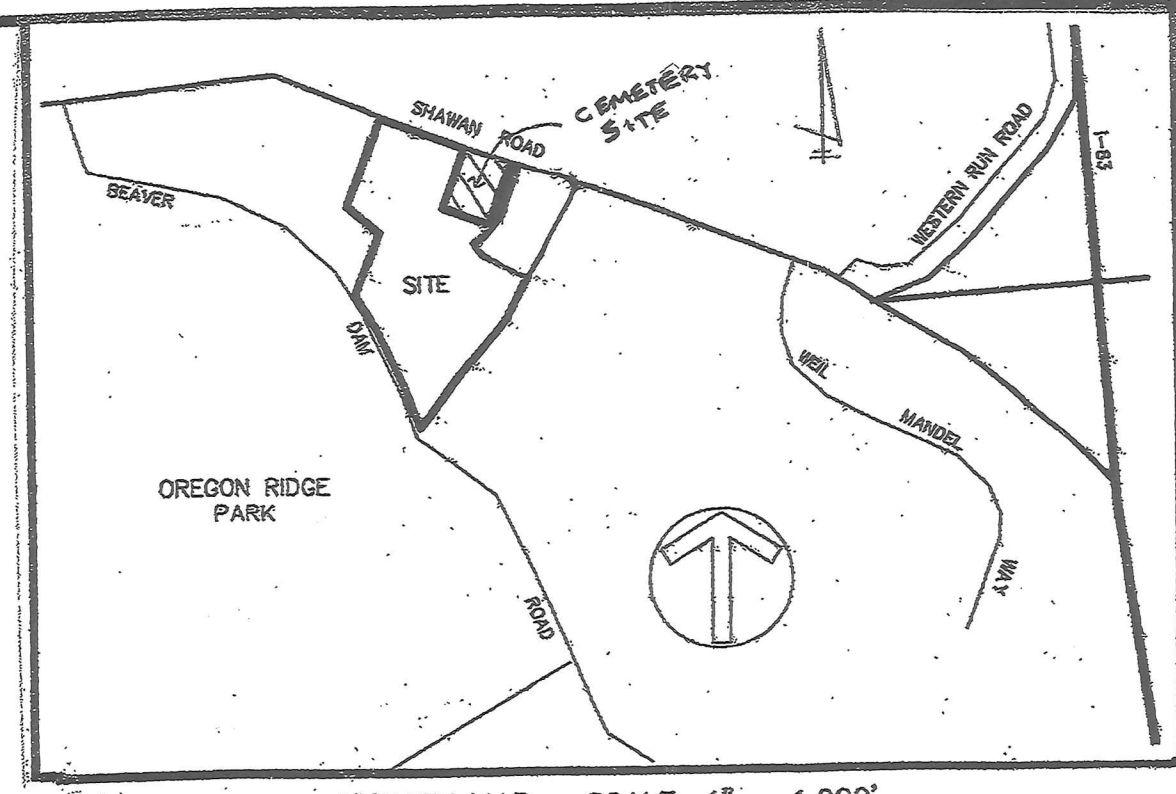
42" H. Black Aluminum Fence
NOT TO SCALE

MARYLAND STATE COORDINATE
SYSTEM (NAD83/NA2011 EPOCH 2010)

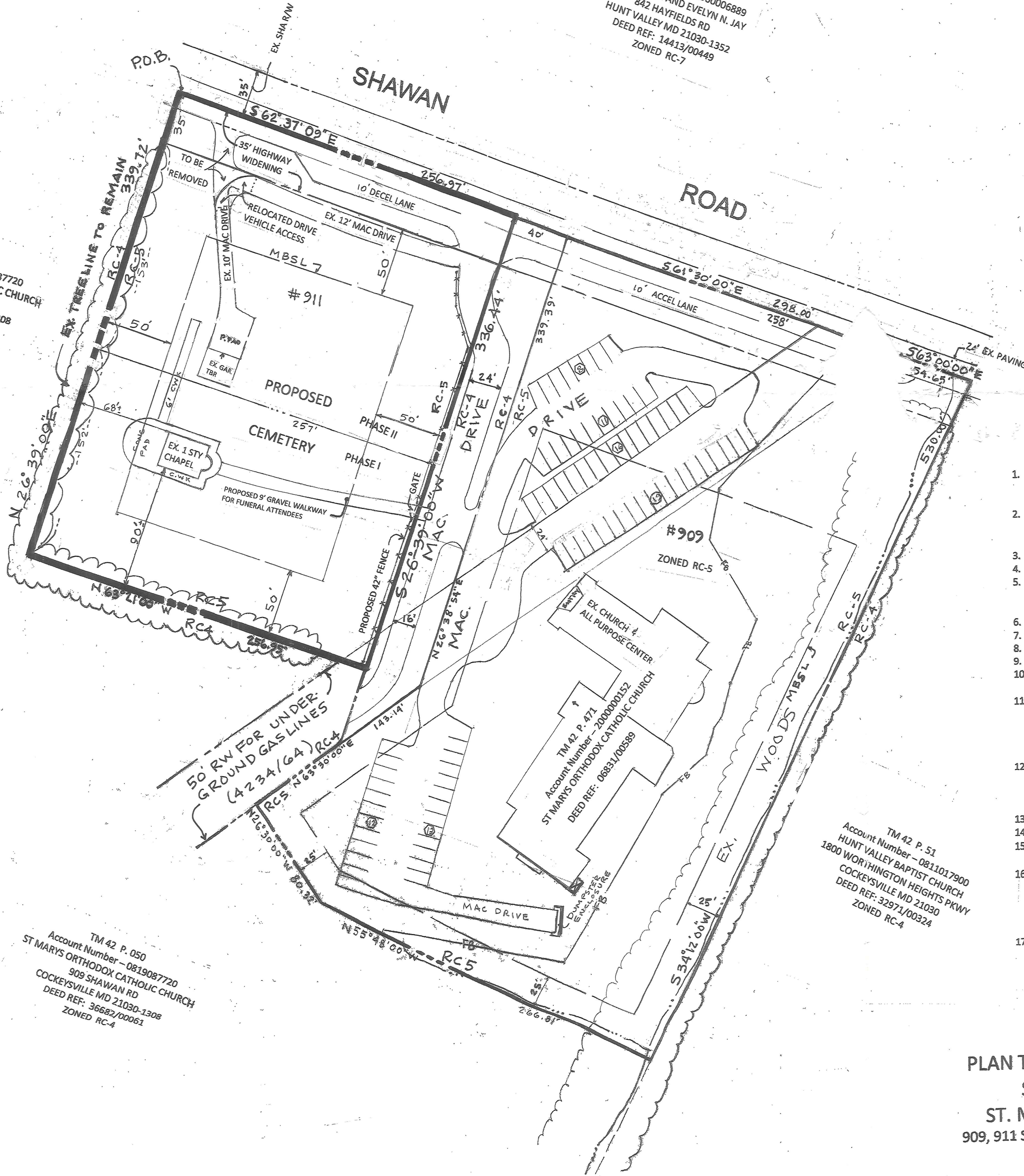
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Account Number - 0819087720
ST MARY'S ORTHODOX CATHOLIC CHURCH
909 SHAWAN RD
COCKEYSVILLE MD 21030-1308
DEED REF: 36682/00061
ZONED RC-4

TM 42 P. 050
Account Number - 0819087720
ST MARY'S ORTHODOX CATHOLIC CHURCH
909 SHAWAN RD
COCKEYSVILLE MD 21030-1308
DEED REF: 36682/00061
ZONED RC-4

TM 42 P. 542
Account Number - 2300006889
JOHN J JAY JR AND EVELYN N. JAY
842 HAYFIELDS RD
HUNT VALLEY MD 21030-1352
DEED REF: 14413/00449
ZONED RC-7



VICINITY MAP SCALE: 1" = 1,000'



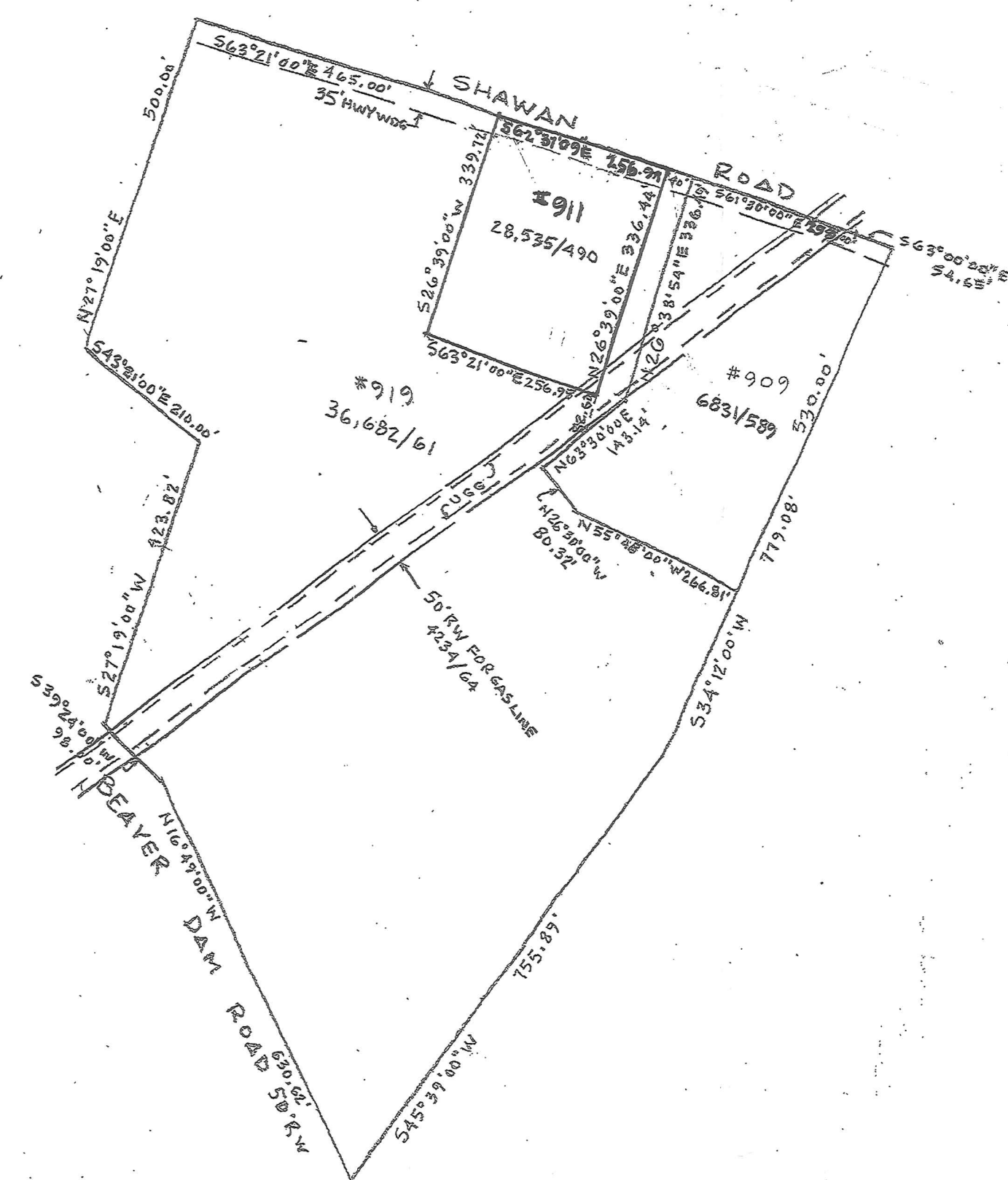
- SITE DATA FOR 911 SHAWAN ROAD**
- OWNER: ST. MARY'S ORTHODOX CATHOLIC CHURCH
909 SHAWAN RD.
COCKEYSVILLE, MD 21030
 - PREPARED BY: CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220
 - TAX MAP: 42
 - PARCEL: P. 52
 - DEED REF: 28535/00490 - 911 Shawan Rd.
 - PROPERTY TAX I.D.#: 0806035400 - 911 Shawan Rd.
 - GROSS SITE AREA: 1.9943 AC +/-
 - NET AREA: 1.7878 AC +/-
 - ZONING: RC-5
 - ELECTION DISTRICT: EIGHTH
 - COUNCILMANIC DISTRICT: THIRD
 - PER BC2R S409.6 SHARED PARKING ADJUSTMENT TO BE DETERMINED BY PAI DIRECTOR FOR PERCENTAGE OF PARKING SPACES REQUIRED FOR CHURCH AND CEMETERY USES FOR EACH USE DEPENDING ON EXISTING AND PLANNED WEEKDAY AND WEEKEND ACTIVITIES AS SHOWN ON THE PRESCRIBED SCHEDULE.
 - PARKING CALCULATION FOR 909 (EX. CHURCH AND CHURCH OFFICES):
EXISTING SPACES: 79 SPACES
PARKING REQUIRED: 1 SPACE PER 4 SEATS
MAXIMUM NUMBER OF SEATS ALLOWED: 316 SEATS
 - PROPOSED CEMETARY TO BE DONE IN TWO PHASES.
 - NO CREMATION FACILITIES PROPOSED AT THIS TIME.
 - CEMETARY LOTS TO BE PURCHASED BY GREEK ORTHODOX PARISHONERS ONLY
 - PRIOR ZONING CASES FOR 909/911:
ZONING CASE #84-130-X - SPECIAL EXCEPTION GRANTED FOR A CHURCH.
ZONING CASE #92-281-SPHX - SPECIAL HEARING TO AMEND S.E. AND DISMISSED VARIANCES.
ZONING CASE #95-354-X TO PERMIT A CHURCH IN A RC-4 ZONE
 - DRC NUMBER 040907H: DIST. 8C3 (LETTER DATED 4-19-07), LIMITED EXEMPTION UNDER SECTION 32-4-106(a)(1)(VI).

PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR
ST. MARY'S ORTHODOX CHURCH
909, 911 SHAWAN ROAD, COCKEYSVILLE, MD 21030
ELECTION DISTRICT 8C3
BALTIMORE COUNTY, MD

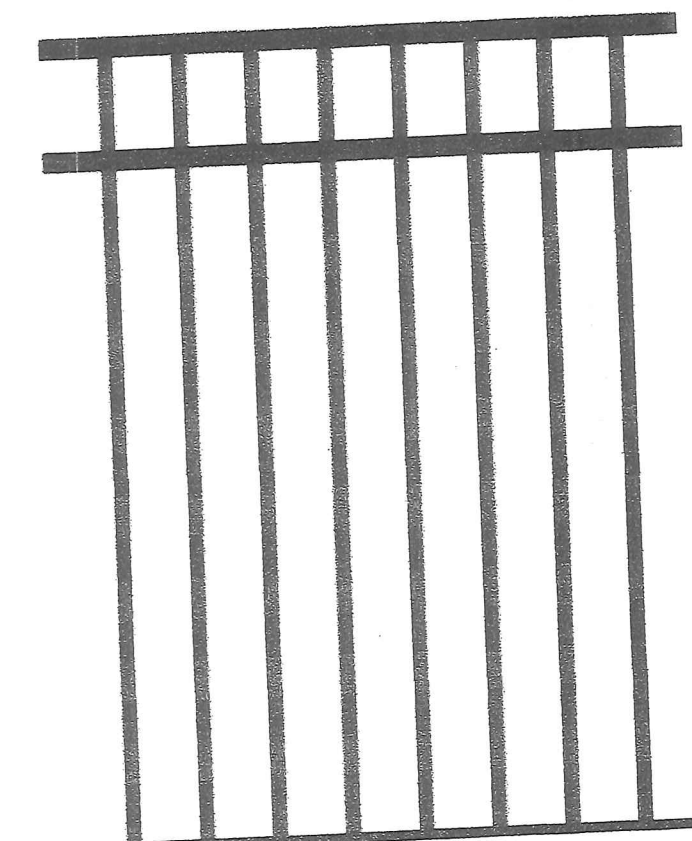
SCALE: 1"=50' DATE: OCTOBER 27, 2017

P.T. No. 1

2018-0133-X



LAND OF ST. MARY'S ORTHODOX CHURCH
SCALE: 1" = 200'



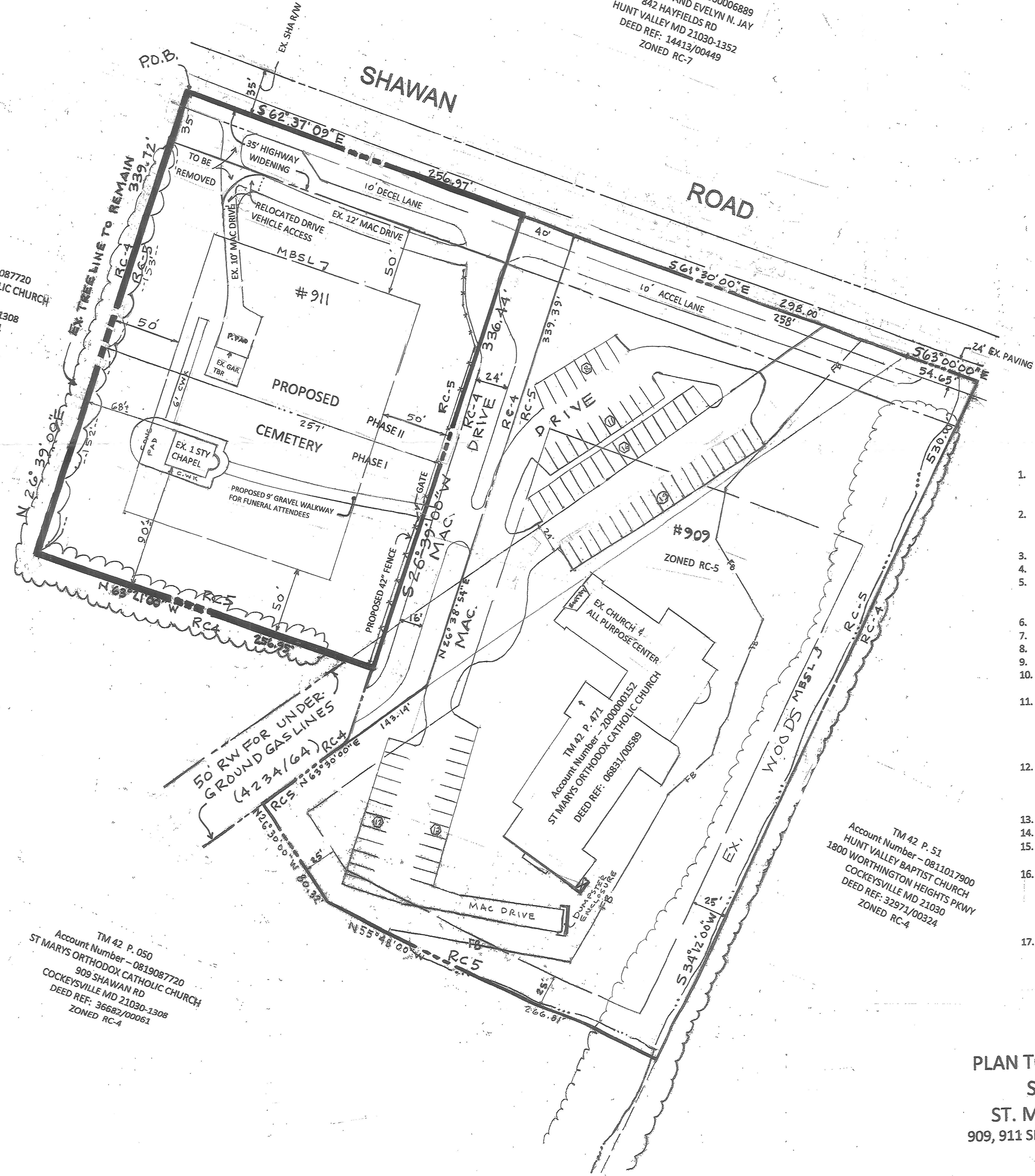
42" H. Black Aluminum Fence
NOT TO SCALE

#919
TM 42 P. 050
Account Number - 0819087720
ST MARYS ORTHODOX CATHOLIC CHURCH
909 SHAWAN RD
COCKEYSVILLE MD 21030-1308
DEED REF: 36682/00061
ZONED RC-4

TM 42 P. 050
Account Number - 0819087720
ST MARYS ORTHODOX CATHOLIC CHURCH
909 SHAWAN RD
COCKEYSVILLE MD 21030-1308
DEED REF: 36682/00061
ZONED RC-4

TM 42 P. 542
Account Number - 2300006889
JOHN J JAY JR AND EVELYN N. JAY
842 HAYFIELDS RD
HUNT VALLEY MD 21030-1352
DEED REF: 14413/00449
ZONED RC-7

TM 42 P. 51
Account Number - 0811017800
HUNT VALLEY BAPTIST CHURCH
1800 WORTHINGTON HEIGHTS PKWY
COCKEYSVILLE MD 21030
DEED REF: 32971/00324
ZONED RC-4



- SITE DATA FOR 911 SHAWAN ROAD**
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909 SHAWAN RD.
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 - PREPARED BY: CRAIG CONSULTING, LLC
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PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR
ST. MARY'S ORTHODOX CHURCH
909, 911 SHAWAN ROAD, COCKEYSVILLE, MD 21030
ELECTION DISTRICT 8C3
BALTIMORE COUNTY, MD

SCALE: 1"=50' DATE: OCTOBER 27, 2017

2018-0133-X