MEMORANDUM

DATE: April 20, 2018

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2018-0166-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on April 19, 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: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

BEFORE THE

(605 Westminster Pike)

OFFICE OF

4th Election District
4th Council District

ADMINISTRATIVE HEARINGS

Owings Mills Harvest Church of God, Inc. Legal Owner FOR BALTIMORE COUNTY

Legal Owner
Petitioner

Case No. 2018-0166-SPHA

* * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Owings Mills Harvest Church of God, Inc., legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to amend the previously approved special exception and site plan granted in Case Nos. 1989-0552-X and 1992-0438-A to allow an 1,860 sq. ft. addition to an existing church/daycare building to be used for additional daycare. A petition for variance seeks to allow an impermeable surface area of 12% in lieu of the permitted 10% for the subject property.

A site plan was marked and accepted into evidence as Petitioner's Exhibit 1. The property is approximately 9.77 acres in size and zoned RC-4. A church and day care center have operated at the site for many years. The church has had increased demand for child care and proposes to construct an addition to accommodate additional children.

Rev. L. Darrin Pendley and Dave Billingsley appeared in support of the requests. Timothy M. Kotroco, Esq. represented the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC)

ORDER RECEIVED FOR FILING

Date 3-00-18

By _______

comments were received from the Department of Planning ("DOP") and the Department of Environmental Protection and Sustainability ("DEPS").

SPECIAL HEARING

The special hearing merely seeks to amend prior zoning approvals and plans to reflect the relief granted herein. As such the petition will be granted.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property has an irregular shape and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct the proposed addition. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED this <u>20th</u> day of March, 2018, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to amend the previously approved special exception and site plan granted in Case Nos. 1989-0552-X and 1992-0438-A to allow an 1,860 sq. ft. addition to an existing church/daycare building to be used for additional daycare, be and is hereby GRANTED.

Date 3-20-18

By Slove String

IT IS FURTHER ORDERED that the Petition for Variance to allow an impermeable surface area of 12% in lieu of the permitted 10% for the subject property, 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. Prior to issuance of permits Petitioner must submit to Baltimore County a revised site plan showing the relocation of the dumpster to the area shown on the plan and a designated drop-off and pick-up area for children.

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

JOHNE. BEVERUNGEN Administrative Law Judge for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 3-20-18

By ______



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

Address		inster Pike		presently zoned Ro	
	ferences: 32287/0 Owner(s) Printed Nan		10 Digit Tax Accounts Mills Harvest Church of Goo	t # <u>0403020025</u>	
(SELECT THE H	EARING(S) BY MARKING	AT THE APPROP	RIATE SELECTION AND PRINT O	R TYPE THE PETITION	REQUEST)
The undersigned I			Baltimore County and which de a part hereof, hereby peti		description
	earing under Section Commissioner should		ng Regulations of Baltimore	County, to determine	whether
		SEE ATTACHED			
2 a Special Ex	ception under the Zo	ning Regulations	of Baltimore County to use	the herein described	property for
	S	SEE ATTACHED			
3X_ a Variance f	rom Section(s)				
	S	SEE ATTACHED			
					4. 4. 1
I, or we, agree to pay exp and restrictions of Baltimo	ore County adopted pursual tion: I / we do so solemnly	advertising, posting, nt to the zoning law fo	etc. and further agree to and are to		
Contract Purchase	r/Lessee:		Legal Owners (Petition	ers):	
			Owings Mills Harvest Ch Pastor L. Darrin Pendley		
Name- Type or Print			Name #1 - Type or Print	Name #2 – Type	or Print
Signature			Signature #1	Signature # 2	
			605 Westminster Pike,	Reisterstown	MD
Mailing Address	City	State	Mailing Address	City	State
Zip Code Teler	phone # Email	Address	21136 / 410-259-993 Zip Code Telephor		0200@aol.com
		, ludi 600			101000
Attorney for Petitio			Representative to be co	ontacted:	
Timothy M. Ko	посо		Same As Attorney for Peti	tioner FILIT	
Name- Type or Print Why Why	CO		Same As Attorney for Peti Name – Type or Print Signature Mailton Address	FOIL	
Signature	va Suita 502 Tayran	Marriand	Signature RECT O	10	
305 Washington Avent Mailing Address	City	Maryland State	Mailing Address	City	State
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		oco@gmail.com Address	Zip Code Telephor	ne # Email Ad	idress
			av		
CASE NUMBER 26	8.0166-80HAII	ng Date ()	Do Not Schedule Dates:		Reviewer_ S

REV. 10/4/11

ATTACHMENT TO SPECIAL HEARING AND VARIANCE PETITION

SPECIAL HEARING RELIEF:

1. Special Hearing to amend the previously approved Special Exception and site plan granted in Case Nos. 1989-0552-X and 1992-0438-A to allow an 1,860 sq. ft. addition to an existing church/daycare building to be used for additional daycare; and

VARIANCE RELIEF:

2. From section 1A03.4.B.3 of the BCZR to allow an impermeable surface area of 12% in lieu of the permitted 10% for the subject property; and

For such other and further relief as the nature of this cause may require

ZONING DESCRIPTION605 WESTMINSTER PIKE

Beginning at a point on the south side of Westminster Pike (Maryland Route 140) which has a variable right of way width, at the distance of 520 feet east of the centerline of Nob Hill Park Drive which is 50 feet wide, thence the following courses and distances 1.) S66°33'19"E 5.47 feet, thence 2.) S22°53'23"E 9.87 feet, thence 3.) S60°45'20"E 103.36, thence 4.) S64°51'44"E 250.10 feet, thence 5.) S65°31'21"E 285.16 feet; thence 6.) S28°03'33"W 550.53 feet thence leaving Westminster Pike 7.) N72°36'18"W 412.68 feet; thence 8.) N14°01'51"W 155.11 feet; thence 9.) N14°03'03"W 141.32 feet; thence 10.) N62°27'49"W 51.55 feet; thence 11.) N28°48'15"E 384.81 feet back to the point of beginning, recorded in Deed Liber 32287, Folio 001,

Containing 349,449 square feet or 8.02 Acres, more or less.

Located in Election District 4 and Council District 4.



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 5476211

Sold To:

Timothy Kotroco Esq. - CU00421252 305 Washington Avenue #502 Towson,MD 21204

Bill To:

Timothy Kotroco Esq. - CU00421252 305 Washington Avenue #502 Towson,MD 21204

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

Feb 27, 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: # 2018-0166-SPHA
605 Westminster Pike, east of Nob Hill Park Drive
4th Election District - 4th Councilmanic District
Legal Owner(s) Owings Mills Harvest Church of God, Inc.
Special Hearing to amend the previously approved Special
Exception and a site plan granted in Case no. 1989-0552-X
and 1992-0438-A to allow an 1,860 sq. ft. addition to an
existing church/daycare building to be used for additional
daycare. Variance to allow an impermeable surface area of
12% in lieu of the permitted 10% for the subject property;
and for such other and further relief as the nature of this
cause may require.
Hearing: Monday, March 19, 2018 at 10:00 a.m. in Room
205, Jefferson Building, 105 West Chesapeake Avenue,
Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND
INSPECTIONS FOR BALTIMORE COUNTY
NOTES: (1) Hearings are Handicapped Accessible; for
special 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.

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising



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 5442793

Sold To:

Timothy Kotroco Esq. - CU00421252 305 Washington Avenue #502 Towson, MD 21204

Bill To:

Timothy Kotroco Esq. - CU00421252 305 Washington Avenue #502 Towson, MD 21204

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

Feb 08, 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: # 2018-0166-SPHA

Case: # 2018-0166-SPHA
605 Westminster Pike
S/s Westminster Pike, east of Nob Hill Park Drive
4th Election District - 4th Councilmanic District
Legal Owner(s)-Owings Mills Harvest Church of God, Inc.
Special Hearing to amend the previously approved Special
Exception and a site plan granted in Case no. 1989-0552-X
and 1992-0438-A to allow an 1,860 sq. ft. addition to an
existing church/daycare building to be used for additional
daycare. Variance to allow an impermeable surface area of
12% in lieu of the permitted 10% for the subject property;
and for such other and further relief as the nature of this
cause may require.
Hearing: Thursday, March 1, 2018 at 10:00 a.m. in Roon

Hearing: Thursday, March 1, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zonling Review Office at (410) 887-3391.

2/073 February 8

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

Date: FEBRUARY 28, 2018

RE:	Project Name:	605 WESTMINSTER PIKE	
	Case Number /PAI Number:	2018-0166-SPHA	
	Petitioner/Developer:	OWINGS MILLS HARVEST CHURCH OF GOD, INC.	
	Date of Hearing/Closing:	MARCH 19, 2018	
were		enalties of perjury that the necessary sign(s) recovery located at _605 WESTMINSTER PI	5
	The sign(s) were posted on _	FEBRUARY 27, 2018 (Month, Day, Year)	



Javed Bellingsly
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY

Thursday, February 8, 2018 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco 305 Washington Avenue, Ste. 502 Towson, MD 21204 410-299-2943

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: 2018-0166-SPHA

605 Westminster Pike
S/s Westminster Pike, east of Nob Hill Park Drive
4th Election District — 4th Councilmanic District
Legal Owners: Owings Mills Harvest Church of God, Inc.

Special Hearing to amend the previously approved Special Exception and a site plan granted in Case no. 1989-0552-X and 1992-0438-A to allow an 1,860 sq. ft. addition to an existing church/daycare building to be used for additional daycare. Variance to allow an impermeable surface area of 12% in lieu of the permitted 10% for the subject property; and for such other and further relief as the nature of this cause may require.

Hearing: Thursday, March 1, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

BUSIN

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

January 30, 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: 2018-0166-SPHA

605 Westminster Pike
S/s Westminster Pike, east of Nob Hill Park Drive
4th Election District — 4th Councilmanic District
Legal Owners: Owings Mills Harvest Church of God, Inc.

Special Hearing to amend the previously approved Special Exception and a site plan granted in Case no. 1989-0552-X and 1992-0438-A to allow an 1,860 sq. ft. addition to an existing church/daycare building to be used for additional daycare. Variance to allow an impermeable surface area of 12% in lieu of the permitted 10% for the subject property; and for such other and further relief as the nature of this cause may require.

Hearing: Thursday, March 1, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold-Jablon Director

AJ:ki

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204 Pastor Darrin Pendley, 605 Westminster Pike, Reisterstown 21136

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 9, 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.



KEVIN KAMENETZ County Executive ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

February 22, 2018

NEW 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: 2018-0166-SPHA

605 Westminster Pike

S/s Westminster Pike, east of Nob Hill Park Drive 4th Election District – 4th Councilmanic District

Legal Owners: Owings Mills Harvest Church of God, Inc.

Special Hearing to amend the previously approved Special Exception and a site plan granted in Case no. 1989-0552-X and 1992-0438-A to allow an 1,860 sq. ft. addition to an existing church/daycare building to be used for additional daycare. Variance to allow an impermeable surface area of 12% in lieu of the permitted 10% for the subject property; and for such other and further relief as the nature of this cause may require.

Hearing: Monday, March 19, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon Director

AJ:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204 Pastor Darrin Pendley, 605 Westminster Pike, Reisterstown 21136

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 27, 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, February 27, 2018 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco 305 Washington Avenue, Ste. 502 Towson, MD 21204 410-299-2943

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: 2018-0166-SPHA

605 Westminster Pike S/s Westminster Pike, east of Nob Hill Park Drive 4th Election District – 4th Councilmanic District Legal Owners: Owings Mills Harvest Church of God, Inc.

Special Hearing to amend the previously approved Special Exception and a site plan granted in Case no. 1989-0552-X and 1992-0438-A to allow an 1,860 sq. ft. addition to an existing church/daycare building to be used for additional daycare. Variance to allow an impermeable surface area of 12% in lieu of the permitted 10% for the subject property; and for such other and further relief as the nature of this cause may require.

Hearing: Monday, March 19, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

selfa-

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 AND VARIANCE

605 Westminster Pike; S/S Westminster Pike, *
E 520' to c/line of Nob Hill Park Drive
4th Election & 4th Councilmanic Districts *
Legal Owner(s): Owings Mills Harvest Church

of God, Inc by Pastor L. Darrin Pendley
Petitioner(s)

BEFORE THE OFFICE

OF ADMINSTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

2018-166-SPHA

ENTRY OF APPEARANCE

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

Peter Max Zummerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

DEC 03 2018

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 3rd day of January, 2018, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zummerman

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 <u>Baltimore County Zoning Regulations</u> (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 Adver	tising:
Case Number: 201	8-01660SPHA
Property Address:	05 WESTMINSTER PIKE
Property Description: _	
	,
Legal Owners (Petition	ers): OWINGS MILLS HARVEST CHURCHOFGOD
Contract Purchaser/Les	ssee:
PLEASE FORWARD A	DVERTISING BILL TO:
Name:	TIM KOTROCO
Company/Firm (if applied	cable):
	305 WASHINGTON AVE, STE- 502
	TOWSON MP ZIZOA
Telephone Number:	410-299-2943

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KEVIN KAMENETZ County Executive ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 14, 2018

Owings Mills Harvest Church of God, Inc. Pastor L. Darrin Pendley 605 Westminster Pike Reisterstown MD 21136

RE: Case Number: 2018-0166 SPHA, Address: 605 Westminster Pike

Dear Pastor Pendley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 15, 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204





ADMINISTRATION



Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 1/3/18

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 1/2/18. A field inspection and internal review reveals that an entrance onto 1/4/0 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for pecial Hearing, Variance Case Number 2018-0166-5P-1A.

Owings Mills Harvest Church of God Finc. Pastor L. Darnin Pendley 605 Westminder Piko.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 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

DATE: 1/26/2018

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO:

Arnold Jablon

Deputy Administrative Officer and

Director of Permits, Approvals and Inspections

FROM:

Andrea Van Arsdale

Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case Number: 18-166

INFORMATION:

Property Address:

605 Westminster Pike

Petitioner:

Pastor L. Darrin Pendley, Owings Mills Harvest Church of God, Inc.

Zoning:

RC 4

Requested Action:

Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should amend the previously approved special exception and site plan granted in Case Nos. 1989-0552-X and 1992-0438-A to allow an 1,860 square foot addition to an existing church/daycare building to be used for additional daycare and the petition for variance to allow an impermeable surface area of 12% in lieu of the permitted 10% for the subject property.

A site visit was conducted on January 2, 2018. Westminster Pike is a Baltimore County Scenic Route. Staff field observations indicate the proposed addition will not be visible from said scenic route.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- Petitioners must indicate on the plan a safe location for a designated children's pick-up and dropoff area.
- The existing dumpster should be physically re-located to its designated location per the submitted site plan.

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

Prepared by:

T. Moxley

AVA/KS/LTM/ka

c: Keeve Brine

Timothy M. Kotroco

Office of the Administrative Hearings

People's Counsel for Baltimore County

Deputy Director:

s:\planning\dev rev\zac\zacs 2018\18-166.docx

BALTIMORE COUNTY, MARYLAND







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 28, 2017

SUBJECT:

DEPS Comment for Zoning Item

2018-0166-SPHA

Address

605 Westminster Pike

(Owings Mills Harvest Church of

God, Inc. Property)

Zoning Advisory Committee Meeting of January 1, 2018.

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

1. Ground Water Management will have to review any proposed building permits for a church addition, since it's served by well and septic.

Reviewer:

Dan Esser





BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: January 10, 2018

Department of Permits, Approvals

And Inspections

FROM:

Vishnu Desai, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 01, 2017

Item No. 2018-0166-SPHA, 0167-A and 0169-A

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

VKD: cen cc: file



TO: Arnold Jablon

DATE: 1/26/2018

Deputy Director:

Deputy Administrative Officer and

Director of Permits, Approvals and Inspections

FROM:

Andrea Van Arsdale

Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case Number: 18-166

INFORMATION:

Property Address: 605 Westminster Pike

Petitioner: Pastor L. Darrin Pendley, Owings Mills Harvest Church of God, Inc.

Zoning: RC 4

Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should amend the previously approved special exception and site plan granted in Case Nos. 1989-0552-X and 1992-0438-A to allow an 1,860 square foot addition to an existing church/daycare building to be used for additional daycare and the petition for variance to allow an impermeable surface area of 12% in lieu of the permitted 10% for the subject property.

A site visit was conducted on January 2, 2018. Westminster Pike is a Baltimore County Scenic Route. Staff field observations indicate the proposed addition will not be visible from said scenic route.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

 Petitioners must indicate on the plan a safe location for a designated children's pick-up and dropoff area.

• The existing dumpster should be physically re-located to its designated location per the submitted site plan.

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

Prepared by:

Lloyd T. Moxley

AVA/KS/LTM/ka

c: Keeve Brine

Timothy M. Kotroco

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 28, 2017

SUBJECT:

DEPS Comment for Zoning Item

2018-0166-SPHA

Address

605 Westminster Pike

(Owings Mills Harvest Church of

God, Inc. Property)

Zoning Advisory Committee Meeting of January 1, 2018.

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

1. Ground Water Management will have to review any proposed building permits for a church addition, since it's served by well and septic.

Reviewer:

Dan Esser

PLEASE PRINT CLEARLY

CASE NAME 605 automostor Pole CASE NUMBER 2018 - 2018 0166 DATE 3/19/18 SHA

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	T 1111		
Simothy M. Kotroco	305 Washington Avenue, Suite 502	Towson, MD 21204	E- MAIL Tkotroco@gmail.com		
el Canot ones	605 Cupstminuter Rike	Persterstown MD 21136	The same of the sa		
Dave Billingsley	GOI CHARWOOD CT	ENGEWOOD MD 21040	duborage yahoo. can		
	·				
	 				
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CHECKLIST

Comment Received	<u>Department</u>	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
12/28	DEPS (if not received, date e-mail sent)	Comment
-	FIRE DEPARTMENT	mahler Hin
1/24/18	PLANNING (if not received, date e-mail sent)	anoit brazilie
113/18	STATE HIGHWAY ADMINISTRATION	no Objection
	TRAFFIC ENGINEERING	0
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLA	TION (Case No	
PRIOR ZONING	(Case No	
NEWSPAPER AI	DATE: Date: 2/27/18 Date: 2/27/18	by Bulingslee
	NSEL APPEARANCE Yes No D	

Real Property Data Search

Search Result for BALTIMORE COUNTY

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Homestead Application Status: No Application

Homeowners' Tax	Credit Application Information	
Homeowners' Tax Credit Application Status: No Application	Date:	

Kristen L Lewis

From: Timothy M. Kotroco <tkotroco@gmail.com>

Sent: Thursday, February 15, 2018 11:23 AM

To: June Wisnom; Kristen L Lewis

Cc: Craig Rodgers

Subject: Case No. 2018-0166-SPHA

Kristen,

Craig Rodgers and I are working on this case, which has been set in for a hearing on March 1, 2018. Craig stopped in and found out about the hearing date the other day. We never received notification of the hearing date from your office. The time for posting has already passed.

Please reset this case for a new hearing date sometime in the middle of March, if possible. Please let me know and I will arrange to have the property posted. Thank you.

Regards,

Tim K. Timothy M. Kotroco, Esquire 305 Washington Ave., Suite 502 Towson, Maryland 21204 410-299-2943

This communication, including attachments, is confidential, may be subject to legal privileges, and is intended for the sole use of the addressee. Any use, duplication, disclosure or dissemination of this communication, other than by the addressee, is prohibited. If you have received this communication in error, please notify the sender immediately and delete or destroy this communication and all copies.

Case No.: 2018 -0166-5PHA Westminster

Exhibit Sheet

Petitioner/Developer

Protestants

Protestants



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Zoning Orden 3A)	
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PINELEGS OF FINT AND CONCLUSIONS OF LAN

This matter comes before the Deputy loning Commissioner as a Petition for Zoning Variance filed by the legal owner of the subject property, Relateratown Sible Church, Inc., by and through Donald Solmen, Pastor, in which the Petitioner requests relief from Section 413.1.b of the Saltimore County Zoning Esquistions (B.C.Z.S.) to permit a freestending, double-faced, internally illuminated 94 eq.ft. sign (including 22 eq.ft. of support columns) in lies of the assistant permitted 32 sq.ft., as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Putitioner were Donald Holman, Pentor and David J. Mebber, Trustee. There were no Protestants.

Testimony indicated that the subject property, known as 605 Vestminuter Pike, consists of 9.33 acres, more or less, goned R.C. 4 and is the site of the Meisterstown Bible Church. Said property was the subject of previous Came No. 89-552-X in which a special exception for the subject church was granted on July 31, 1909 by them Zoning Commissioner J. bert Majoes. Construction of the church was completed in October, 1991. Petitioner is now desirous of execting a sign identifying the location of the church, the hours of strukip, and the day care services offered by the church as depicted on Pelitioner's Eablibit 1. Testianny indicated hat the speed limit along Westminster Pibs is 50 mph. The Petitioner

performed a traffic study to determine the appropriate size for the lettering of the proposed sign in order to be legible by motorists passing by at that rate of speed. The Petitioner also determined that a two-sided elem was necessary in that traffic proceeds along Mestalizater File in both directions. Based on these studies, the Petitioner decided that the sign depicted on Petitioner's Exhibit 1 is the size and design which beet mults

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The Bureau of Traffic Engineering requested that the existing 20-foot wide driveway should be widened to 24 feet to setlefy traffic meeds for the subject site. Testimony indicated that while the site plan shows a driveway width of 20 fost, the actual width of the pured driveway is 22.7 feet at its narrowest point. The Petitioner conducted a traffic study on this driveway which proved that while one vehicle is purked on the edge of the driveway, two other weblales are able to adequately peem by one another I therefore find that the existing driveway satisfies the traffic meeds for the subject site and that the Petitioner will not need to widen the driveway any further.

Another comment submitted by the Developer's Engineering Division cated that the subject site does not comply with the proviously approved landscape plan. Peator Bolass and Mr. Webber assured se that the morty is in full compliance with the landscape plan and that they had unicated with Avery Harden, Landscape Planner for Builimore County, natisfied ony and all concerns be may have had with the site. At the time of the hearing, it was determined that the property in question has time of the hearing, it was determined that the pr satisfied the requirements of the landscape plan.

The comments submitted by the Office of Planning recommend denial of the Petitioner's request. This denial is based on the fact that the Planning Office considers the area in which the subject property is located to be rural in mature and that a sign of the dimension proposed is not in keeping with other signs in the area. However, the Petitioner informed we that there are many signs along Westminster Pike that are larger than the one proposed on the subject property. In particular, reference was made to the Duron Paint sign located in close proximity to the proposed site for the subject sion. Testimory indicated that the Duron sion is also illuminated. Purther, the Petitioner informed me that the proposed location for the sign is immediately adjacent to the Tom Mitchell's Golf and Driving Range. Testimony indicated that that particular property stays illuminated well into the evening hours and is highly commercial, particularly in the warmer souths of the year. I find that the proposed sign would not have any adverse effects upon the accrounding community over and above that which currently exists at the Tom Mitchell's Golf and Driving Range. Therefore, I have no reservation in granting the Petitioner's request for the proposed sign and its illumination. It should also be noted that the nearby community, known as Enob Hill, had no objections to the size or illumination of the proposed sign.

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An area variance may be granted where strict application of the ng regulations would cause practical difficulty to the Patitioner and property. Scienc v. Solsy, 270 Md. 208 (1973). To prove practical culty for an area variance, the Petitioner must must the following:

Anderson v. M. of Aspenia, from of Chesapania Brach, 22 86. App. 20 It is clear from the testimony that if the verience is granted

such use, as proposed, will not be contrary to the spirit of the S.C.I.S. and will not result in any injury to the public good. After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result

if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in arrier harmony with the spirit and intent of the

Pursuant to the advertisement, posting of the property, and ablic hearing on this Petition held, and for the reasons given above, the riance requested should be granted.

THEREFORE, IT IS CHEEKED by the Deputy Toning Commissioner for re County this 1 day of July, 1992 that the Petition for Soning nce requesting relief from Section 413.1.b of the Baltimore Cognity

RESPECT: Petition for Veriance to the Joning Commissioner of Baltimore County, Permit for New Relateratown Sible Church Sign

Supposed as the second section 413.16 - Bigme (B.C.Z.E., 1993) to the second second section represents on 11 minuted sinps to replace the second second section second second second second second second second second sec

The Baltimore County sign ordinance limits the size of signs for therefore, schools and collapse to a total of 20 square second 20 square feet. Therefore, only a sign seasoring 3'x5' of 2'x5' for some other combination totalling 15 square feet per si can be used, unless a special variance is granted.

2. The apsend of traffic along Mestainster Pike (MC Route \$140 erteem 50-55 mph. This dictates that a minimum of \$6-inch tail indice a sign that can be meltly read unite possing the church in directions (i.m., east and uset) along Mestainster Pike. A literation sign is not fresslike for this location Message of the literation along is not fresslike for this location Message of the literation of the second sign would be such asfer as each panel and the second sign would be such asfer as each panel.

4. Several designs have been tested for readshility and cleanness in design. A sign commisting of 3 panels is top panel foot vide supporting column is proposed. The vide column is the foot vide supporting column is proposed. The vide column is presented on the attached sheet along vide a specifications sheet in presented on the attached sheet along vide a specifications sheet Section 1. The section of the state of the section of the s

92-438-A

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Zoning Regulations (B.C.2.E.) to permit a freestanding, double-faced, intermally illuminated 94 sq.ft. sign (including 22 sq.ft. support columns) in lies of the maximum permitted 32 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby CHANTED, subject to the following restrictions:

.

THOUSE M. SOTTHOCO DEPUTY SORING COMMISSIONER FOR Baltimore County

Suite 113 Courthouse 400 Washington Aven Towson, MD 21204

(410) 887-4386

Pastor Donald Holmen Reisterstown Bible Church, Inc. 605 Westainster Pike "Listerstown, Maryland 21136

RE: PETITION FOR MONING VARIANCE S/S Westmington Pike, 67' W of Mitchell's Drive (605 Nectainster Pike) th Election District - 3rd Councilmanic District Deisterstown Dible Church, Inc. - Petitioner Case So. 52-438-8

In the event may party finds the decision rendered is unfavo-able, any party may file an appeal to the County Board of Appeals with thirty (30) days of the date of this order. For further information themse contact So. Charlotte Endcliffs at 867-3391.

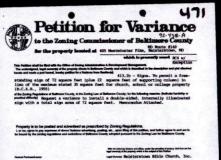
Justy Ketrow

ec: Mr. David J. Webber 430 Highmendow Road, Balaterstown, Md. 21136

People's Counsel

PETITIONER'S

EXHIBIT NO.



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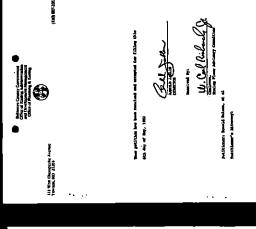


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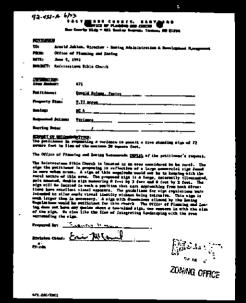


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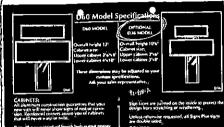
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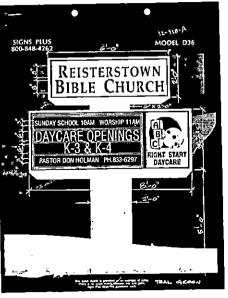
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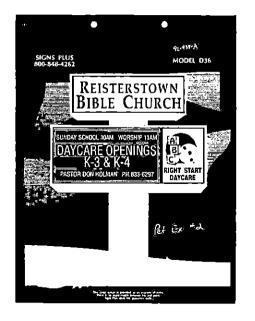
Petition Filed: May 12, 1992

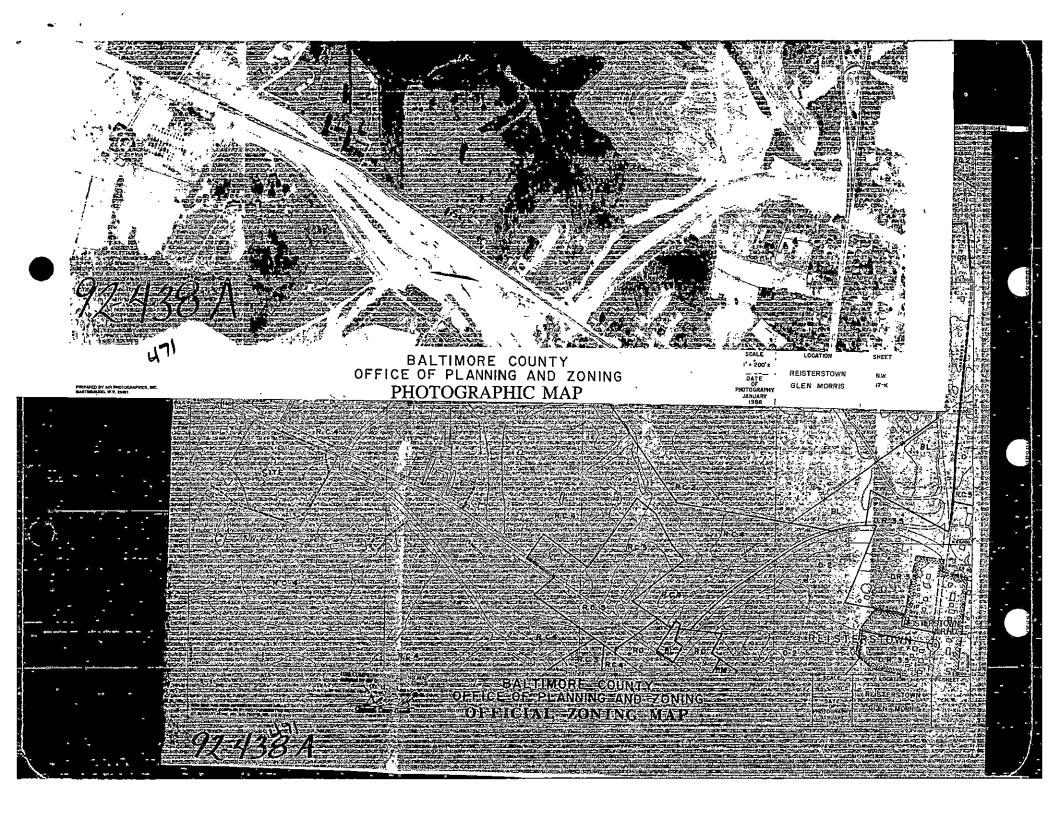
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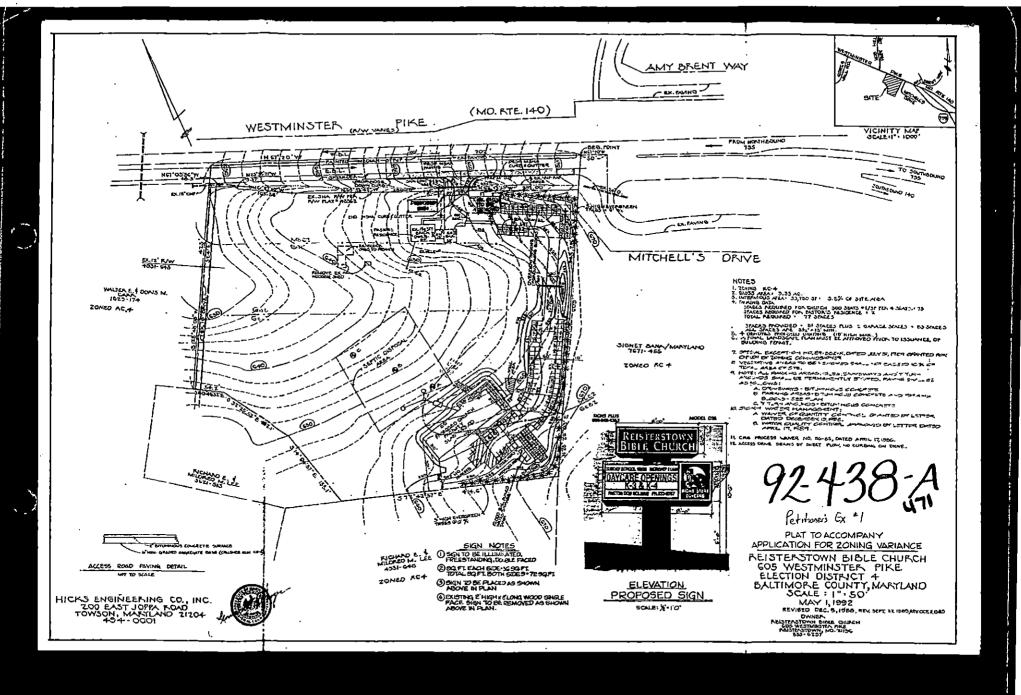
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MES OF PACTS AND CONCLUSIONS OF LAW equating rowal of a Special Exception for a church, pursuant to Section 180s.3.8.38, as more particularly described The Petitioner, by Jerry L. Stretcker, appeared and testified. Also appearing on behalf of the Petitioner were the Hoverend Doe Notman, Pesses. Donald E. Hicks and David M. Hillingslay, both professional regimers. Tionthy J. Sipes, a certified sychitect, Larry

JM/S Mestminater Pike, 50" * ZONING COMMISSIONER NW c/l of Mitchell's Drive (50% Mestminater Pike) * OF BALTIMORO - TRITY

chell's Drive der Pike) • OF BALTIMORD --District unic District • CASE #09-552-X

IN AS: PRITITION POR SPECIAL

M. Hoyormon and Ms. Jeanne Dewey. There were no Protestanto. Testimony indicated that the subject property known 605 Socialister Pike is sound R.C.4, consists of 9.33 acros */-, and is improved with a 1-1/2 story brick dwesting with attached garage, as oriuting block whol, and two wooden sheds which the Putitioner intends

Trut isony and evidence produced also indicated that, pursuant to the filling of a Patition for Special Exception, the Petitioner receives approval on July 8, 1986 for the construction of the proposed church on the subject site. However, the Detitioner never commenced the construction and the Order granting the Special Exception relief expired in July of 1950. The Politiceer now areks its second Special Exception regarding the subject site for the construction of the church

Testimony indicated that the proposed church will account approximately 300 people and is substantially similar to the facility originally proposed by the Petitioner at its first bearing of this matter in July of 1986

Mr. Hicks testified that the Church will be located in the stern corner of the property. He also testified that the site has been approved by the Saltimore County Fire Department, specifically the 10,000 gallos underground storage tank. Mr. Wicks also stated that ingress and egrees to the facility, as well as site distances, have approved by the Baltimore County Bureau of Traffic Engineering Mr. Micks further testified that, in his opinion, the proposed church will have no adverse impact on the health, safety or general welfare of the community, and that the conditions and requirements delineated in Section 502.1 are otherwise satisfied.

It is clear that the S.C.Z.R. permits the use proposed in an R.C.4 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses I the vicinity. Therefore, it must be determined whether the conditions as dolineated by Section 502.1 are satisfied by the Petitioner.

The Potitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements sot forth in Section 502.1. In fact, the Petitioner has them that the proposed use smild be conducted without real detriment to the neighborhood and would not adversely affect the public use at the particular location described by Petitioner's Exhibit 1

ated with such a opecial exception use, irrespective of its

stent with the spirit and intent of the h.c.E.R.

The proposal set forth by the Petitioner is fundamentally onsistent with the relief granted in zoning case No. 87-3-E. The Petitioners in suming case No. 87-3-X wore the same as those that ared on behalf of the request herein. In neither case, were there any Protestants and the rollef is clearly consistent with the spirit

are that the special exception should be granted, with certain restrictions as more fully described below.

County, Maryland, this 31 day of kelly 1993 that the Patition for Special Exception for a church, pursuant to Section 1803.3.8.38, in accordance with Petitioner's Embloit 1, be and in heraby CHARTED,

PETITION FOR SPECIAL EXCEPTION TO THE BOXING COMMISSIONER OF BALTIMORE COUNTY: 89-552-X

The undersigned, legal ewear(x) of the property situate in Ballimore County and which is called in the description and plat satisabed herato and made a part hereof, beyong publish for a size Exception under the Ressing Law and Zealing Regulations of Bullimore County, to use the

herein described property for A church gurnunnt to Section 1803.3.8.34 May NW/70

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would have any adverse impact above and beyond that inherently location within the zone. Scholtz v. Pritts, 432 A2d 1319 (1981).

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create conquestion in roads, streets, or alleys therein, nor be inconsistent with the perposes of the property's soning classification, nor in any other way

and intent of the Special Exception requirement of the S.C.2.8.

After reviewing all of the testimony and swidence presented, it

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the

THEREFORE, IT IS ORDERED, by the Zoning Commissioner of Ballimore

July 28, 1989



n Bible Church, Petitioner

cc: Mr. Donald E. Hicks, Nr. David W. Sillingsley, 200 E. Joppa Ecod, Towcon, Maryland 21204

Reverond Don Holman, 232 Homewale Hoad, Reinterstown, Md. 21126 Mr. Timothy J. Sipes, A.I.A., 4 Fair bridge Court, Owings Mills, ad. 21117

Mr. Larry M. * jorson, 41 Greenview Avenue, Relateratown, Md. 21136

Hz. Jeanne Dewsy, 409 Wash_ngton Avenue, Towson, Maryland 21204

89-552X

NAME	ACCRESS
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Timothe J. Sipes, AIA.	4 Facourse Cr. Come Note 40 211
sluvin Devices	4/ Greenver A. Rosella -

XX 2.F Property is to be posted and advertised as prescribed by Zoning Regulations 1000 EF I, or we, agree to pay expenses of above Special Exception advertising, p of this petition, and further agree to and see to be bound by the stelling region of Ruitimane Country administ necessary to the Tacking Law for Ruitimane Country Legal Owner(s): Contract Purchases Reisterstown Bible Church Jerry L. Streicher . (Type or Print Name) City and State attorney for Petitions 605 Westminster Pike (301) 833-629 (Type or Print Hames) Reisterstown, NO 21136 City and State user of Bultimore County, this ______ day

of Many 1907, that the subject matter of this petition be advertised, as required by the Tanding Law of Bullimes County, in two acceptants of general circulation through-out Bullimes County, that peoperly be possed, and that the public baseling to be As federe the Stoney Commissioner of Bullimes County in Record 100, County Otto Enthling in Terms, Bullimes County on the Assessment of States County in Record 100, County Commissioner County in the Assessment States and County in the Assessment S J. Robert House

PETITIONER'S

32B EXHIBIT NO.



uct Mr. Jerry L. Streicher, 3 Mouden Bridge Court, Recuteraress, Hd. 3136

Mr. Donald E. Hicks. Mr. David M. Billingsley, 200 E. Jopes Head, Towner. Marviand 21304

Severend Don Holson, 232 Musevale Road, Noisterstown, 8d. 2114 Mr. Yimothy J. Sipen, A.T.A., 4 Pair bridge Court, Cwines Hista, 86, 21117

Mr. Larry M. Mayorgoo, 41 Greenview Avenur, Heisterstein, Ml. 21136

No. Income Deserv. 10% Washington Avenue, Younge, Naryland 21/04

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DESCRIPTION TO ACCOMPANY APPLICATION REISTENSTOWN BIBLE CHURCH 405 WESTHINSTER PINE

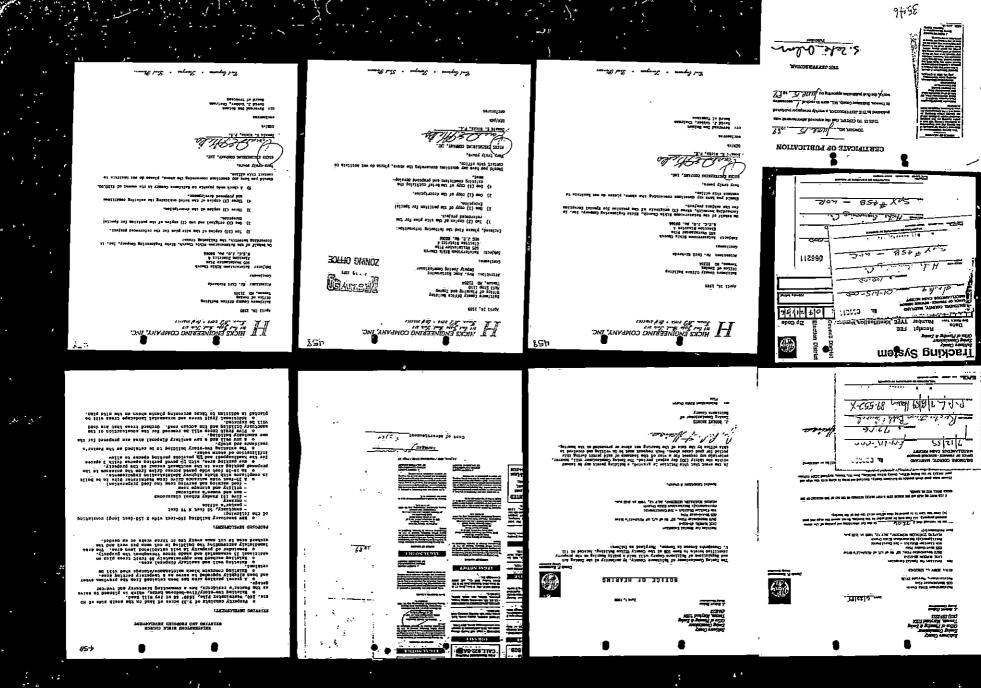
Reginning for the same at a point in the center of Wastein ster Pike (Md. Rte 140), said point being distant Worth 67 egrees 20 minutes West 50 feet from the intersection formed by the centerline of said Westminster Pike with the centerline of Mitchell's Drive, thence along the centerline of said Nestminuter Pike North 67 degrees 20 minutes West 702 feet, thence South 28 degrees 43 minutes 03 seconds West 42' feet, thence South 60 degrees 46 minutes 57 seconds East 54.2 feet, thence South 32 degrees 25 minutes 57 seconds East 152.1 feet, thence South 14 degrees 04 minutes 57 seconds East 155.1 feet, thence South 72 degrees 42 minutes 57 seconds tast 414.6 feet, thence North 28 degrees 26 minutes 0) seconds East 409 (set to the place of beginning.

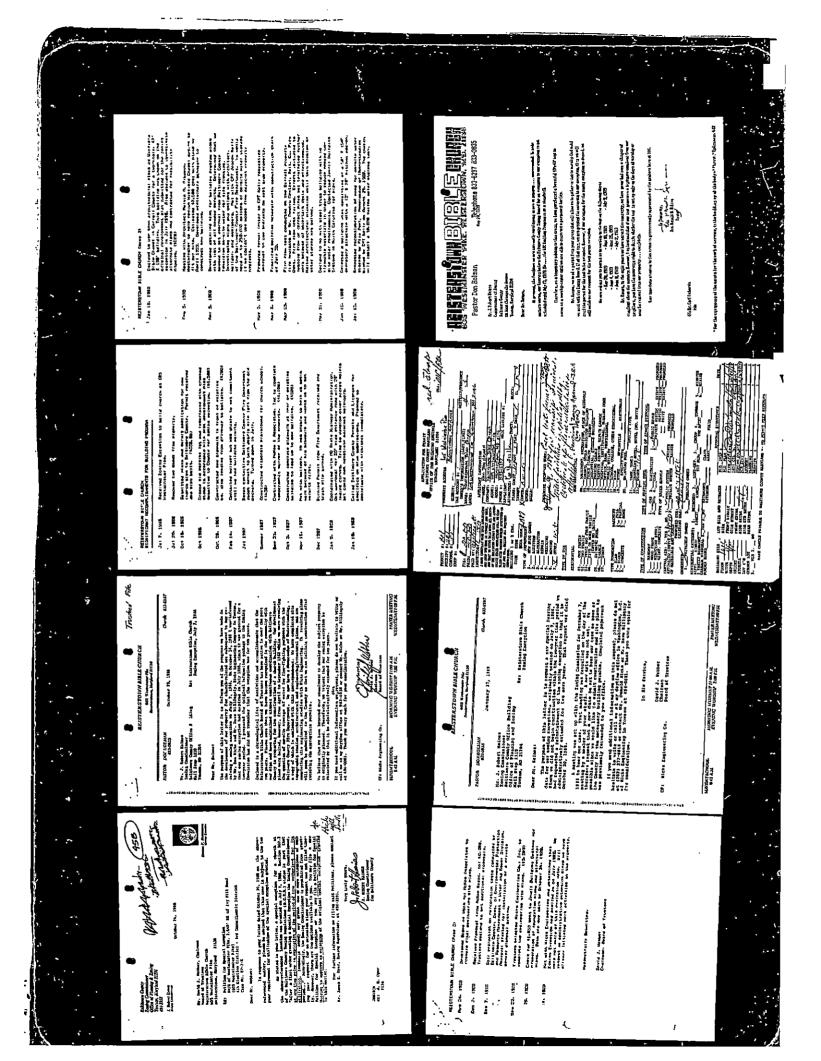
Containing 9.33 Acres of land, more or less, and being located in the Fourth Election District of Balrimore County, Maryland.



59-552-X CENTIFICATE OF POSTING

7-18	Tourse, Maryland
times 4 che	Executions Date of Passing June 11 1958.
5-/5	Exemplicate Church of the f. Milchell's writer of Milchell's writer of the f. Milchell's writer fells.
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ZONING OFFICE NUMBER OF TOWNS Menally Will ved by a granter of Tooling Times Advisory Committee Access bender a frees Rippay Adabiteration etrons presit may be applied for vib. The poeting of a bod of latter of credit to governette conscrettion of all work within frees flightly fedulateitism right of the This after his an objection to the trapped worth succeeding the repurposal worth succeeding to expension that the third object despite the wash that it is competible with a gentradiction remaining particularly become it will be highly withinking. A matery from GPS restrictives spate of by the Franchs, bearfork with 11st this to the evil a mean as of the plan man, be valuated for the past depends. The approved produce plan duald suddent to the approved gas plan and the flood bears are plan. He bills has personnik tranced a profit myryclin for a them's la Jaco he. Elbir. Liter testerior the schooltest of a Special Exception for a cineral the plan ecceptable with the following comment: If you have any questions, plesse contact jerry fromts no. 135-135. The first title plans changed when the Local (no. of except ye disserted on the fact.) the Perfectioner populate a spormal extension (no a charch. In Professories to this property staff defeats the bulbocket conserted a leading age store but by subsited for approved pater to the fin-basising projects. a detail of the person parting blocks about the stockhol on the final plan. very train Pours. 193-1330 by Calendar at 2011 253-5250 The Property Colon of the Calendar of the Calenda County Office Building 111 M. Cheshoske Avenue Transce, Maryland 21204 BUTTARE UITH, MISS STATE HELDS JANUARY CONTINUE LANGES INTER-CIFIC CARTING fight has fulled. Report Meeting against a Aming ect Micha Englassring Co., Int. for politicistica fibre chart Atta: Mr. James Dyer Mr. J. Robert Hilper Enting Combinious? County Office Reliated Touses, Haryland 31208 Dear Mr. Retness . nual to your request, the referenced grouperty has been markeyed by - Bernau m.S. has commercate below are applicable and requised to be settled as incomposited into the final plane for the property. estiven (Att. Joseph Life S. f. of here and Left (M) (Att. f.).
Special through a propertion desired the period of desired the desired the period of desired the d The site shall be sade to comply with all applicable parts of the the Percention Code prior to acceptance of belianing of operation, kirst for fire probestion hall be provided in accordance with Uthan Callot for fire Ferrestion and Master Flamming. belidings and structure saidting at proposed in the missing which all applicable requirements of the Rational First fettion Association Exaderd No. 191 Tife Existy Code", 1989 tion puter to accupancy. Location: 45/3 Percentator Piles, 50° 40° of centralise of Ritchell's Diffe (440) Verteinster 714s) feeling Agender Eay 2, 1949 The besoloper is responsible for the full must of all highesy and store death overteeting. The entrance locations are solven to approved by the Borne of Staffic o proposed private utilities and reads that is on the confined that and final foliate Owery Standards for the, majoriths and chaile, and chaile be remained to the borne of Poblic of the review and required. Westining Flue in State Mood, All Loursements, intermetions, statement and supplements and construction attaches being fight of very are motivate to the Remarks, specifications and seprent of the marginal State Mighung administration is saddition to them of settlement county. The Developer shall be responsible for demogra to the County's destilled, species as water setter, meshalms, sacte and others and abbest sittle his suddivisation. Company benefits will be suitable said in the demogra bene near corrected. The Reming place for the red et itse has been exclosed by the Developer's Explanering Developer's explanering the comment as follows: BACTIMORE COUNTY, MARILAND id, Property Owner, Inforestone Hills Goard Mennal SURECY ENGLESSION LIBITORIES - Bening then send ZONILAS OFFICE - 1 BITTH-OFFICE COMMEN Paterns andle Beletaret a libbs Chards J. Bobert Galbes Soiles Comissations Office of Planeths and toning Baltieves County Office Duilding Tornes, FD 21204 Jonny Advisory Committee Philips Printer, W. Berling, P.E. 605 Pertutater Pibe Hm Be.: 454 Howat parents a ten 1 MI sain adden Comitte mila of May 2, 1952.

11 Denie Linghaffer Bold Chert And The Comittee of the Com (1) Fried to benalf of a light point in the contract, assessed to well point to all of schools for the design of the contract and the contract THE AMERICA WAS NO WILL AS EAST OF THE CONTRIBUTION OF THE CONTRIB | In This is company openal, by probability of the war many and at well take by calletting at the nature.
| If which and the way and the company of the war many and at well take by calletting way and the company of the warm as a probability of the company of th Menter in address that "perry, the news or weaken still be required to comply at hit the address."
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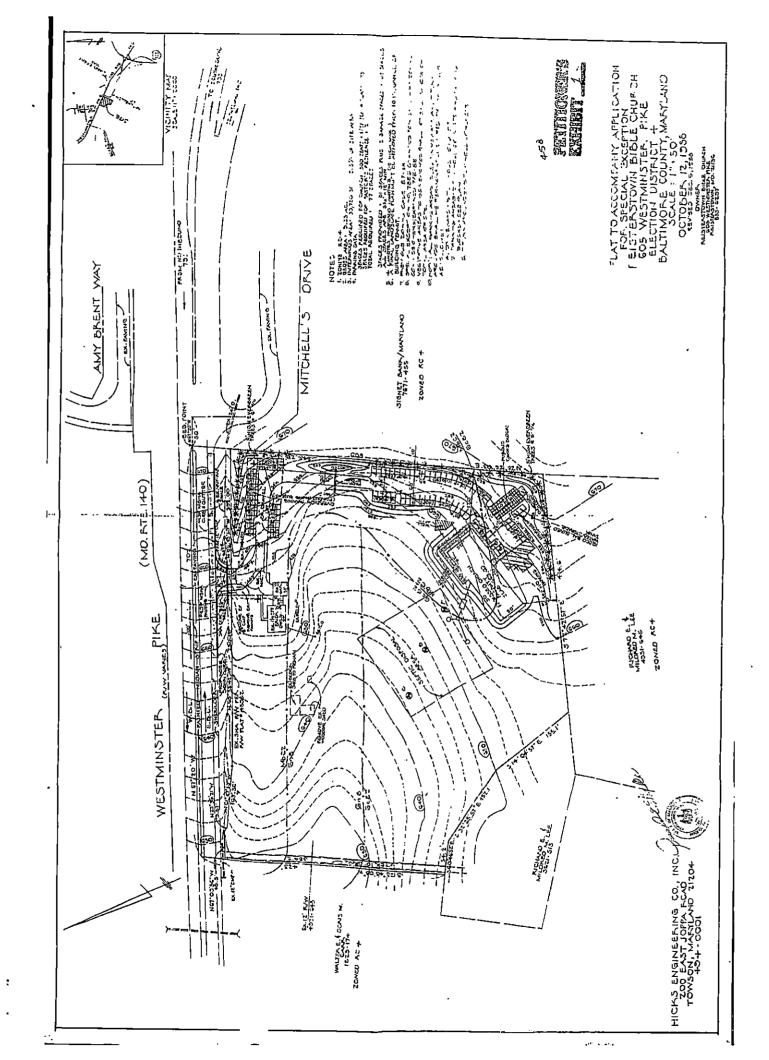
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87—3-X #301	SW/S of Westminster Pike, 1640' SE of Ivy Mill Rd. 4th Elec. Dist.
6/2/86	Special Exception - filing fee - \$100.00 - Reisterstown Bible Church, et al
6/2/86	Hearing set for 7/7/86, at 10:30 a.m.
7/7/86	Advertising and Posting - \$62.62
7/8/86	Ordered by the Zoning Commissioner that the Petition for Special Exception for a church is GRANTED with conditions.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this Sthomatology day of July, 1986, that the Petition for Special Exception for a church be and is hereby GRANTED, from and after the date of this Order, subject to the following:

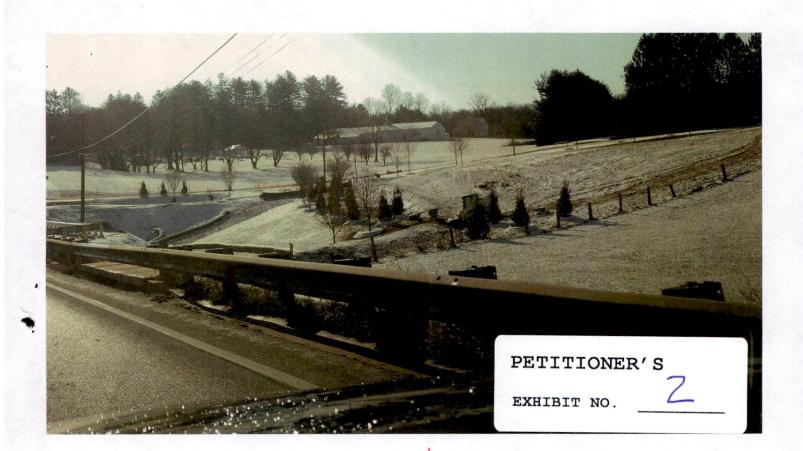
1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

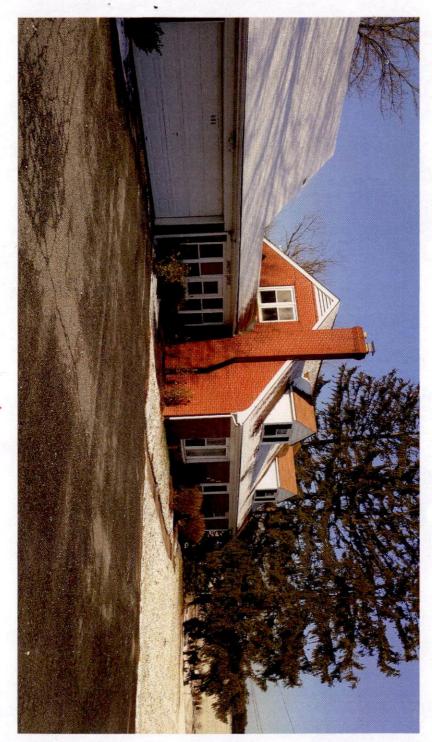
Coning Commissioner of Bartimore County

AJ/srl

cc: Mr. David J. Webber

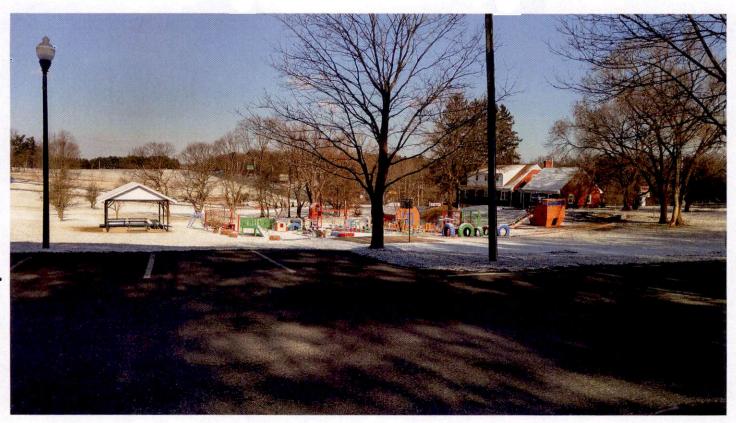
People's Counsel

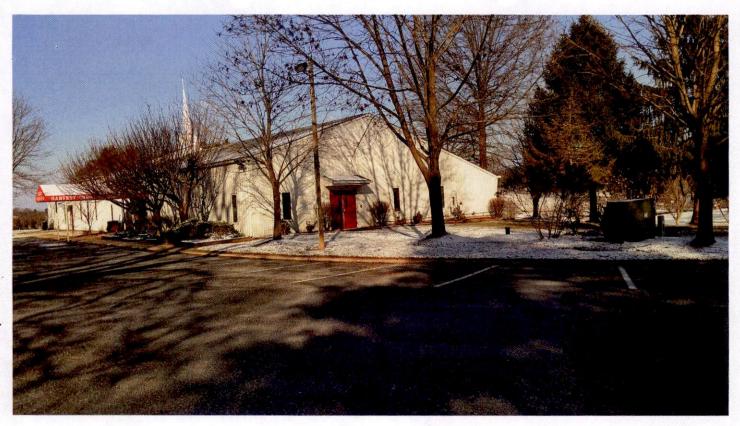


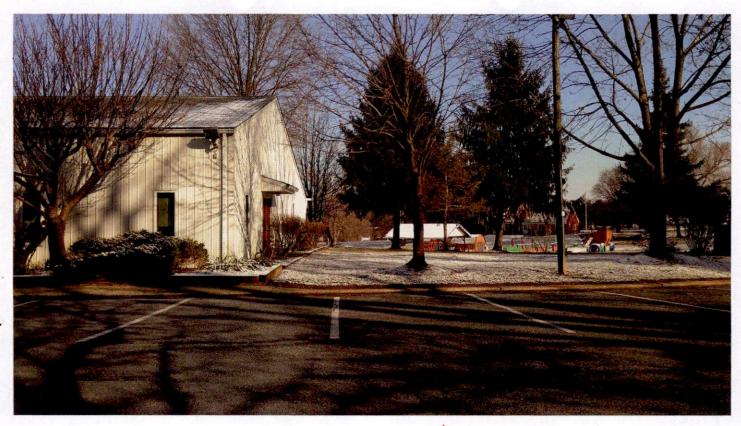


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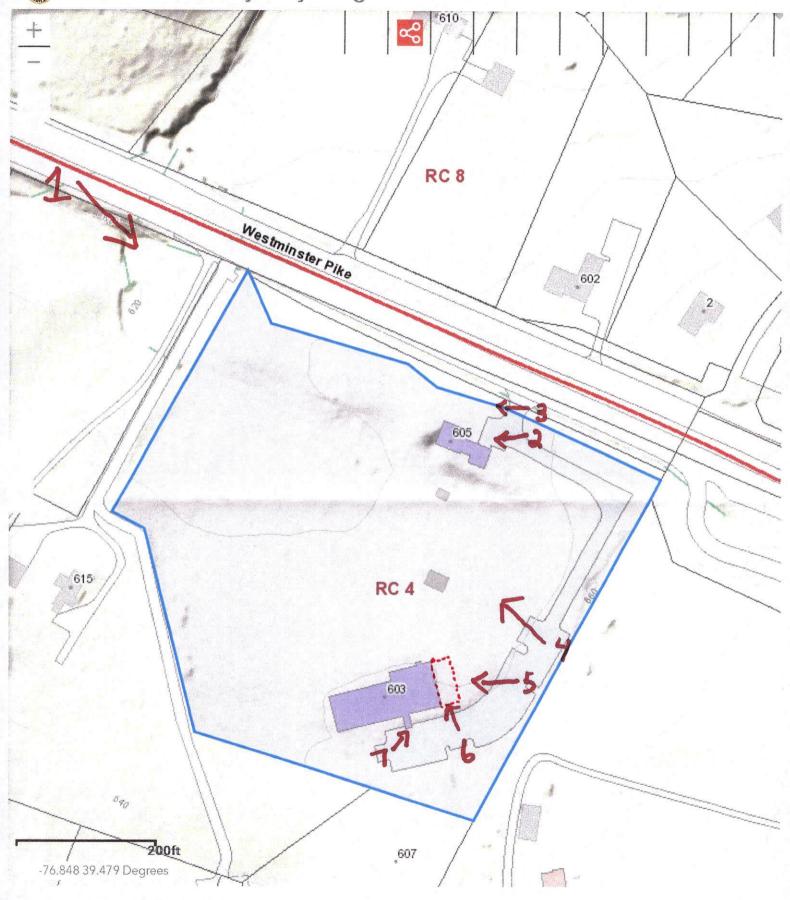


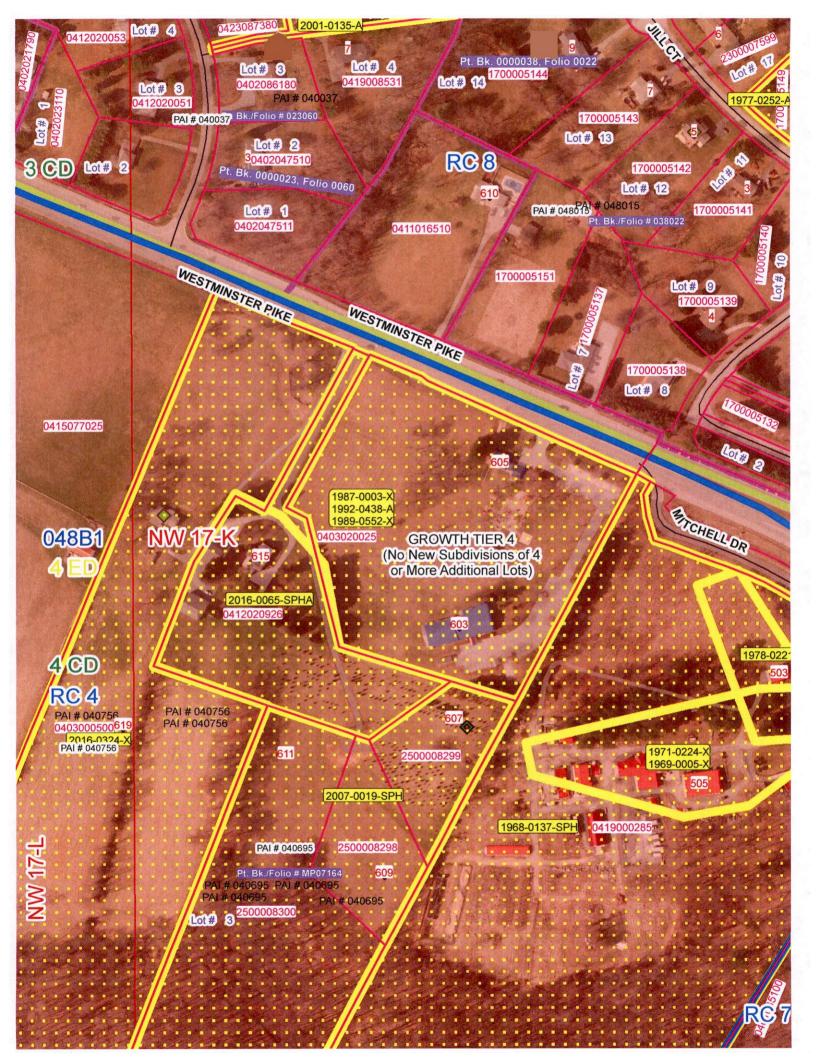


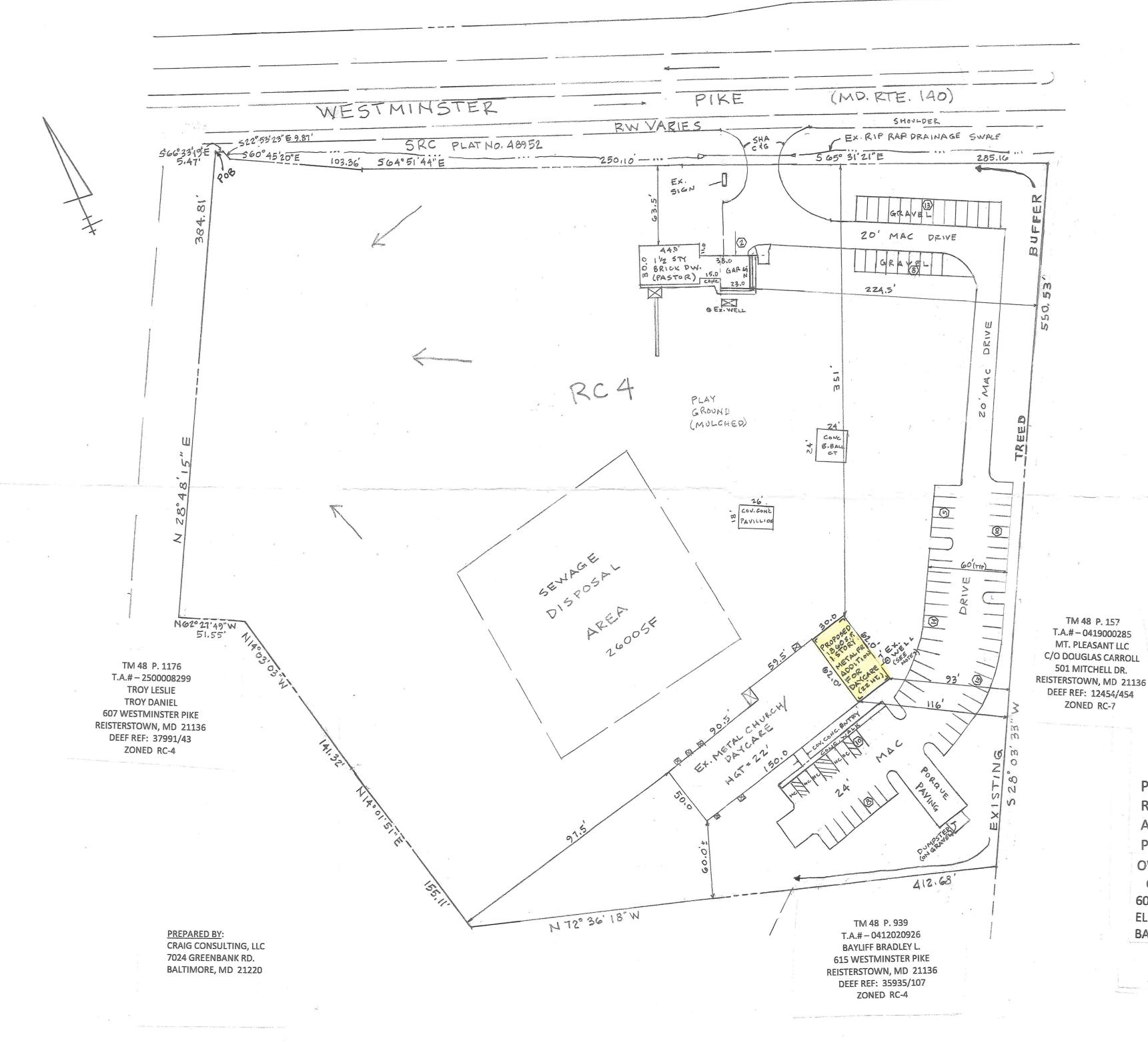


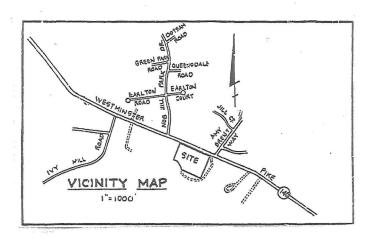


Baltimore County - My Neighborhood









GENERAL NOTES

1. OWNER: OWINGS MILLS HARVEST CHURCH OF GOD INC.

OWINGS MILLS, MD 21117 T.A.# 0403020025 QEED REF: 32287/00001

- ELECTION DISTRICT 4 3. COUNCILMANIC DISTRICT 4
- 4. ZONING MAP NO. 048B1
- ZONING RC4
- 6. GROSS AREA 425,915 s.f. 9.7777 ac 42,592 s.f. (10%) 0.9778 ac IMPERVIOUS ALLOWED **EX. IMPERVIOUS** 48,792 s.f. 1.1201 ac PROPOSED IMPERVIOUS 1,860 s.f. 0.0427 ac 50,652 s.f. (12%) **TOTAL IMPERVIOUS** 1.1628 ac **OVERAGE** 0.1850 ac

7. PRIVATE SEWER & WATER (NO TERMITICIDES TO BE USED WITHIN 30' OF WELL WHICH IS 7' FROM PROPOSED ADDITIONS. OWNER TO HOLD COUNTY HARMLESS FOR ANY WELL ISSUES

- THAT MAY ARISE. 8. CHESAPEAKE BAY CRITICAL AREA - NO
- 9. 100 YEAR FLOOD PLAIN NO
- 10. HISTORICAL PROPERTY/BUILDING NO
- 11. PRIOR ZONING CASES CASE NO. 1987-0003-X SPECIAL EXCEPTION FOR CHURCH GRANTED. CASE NO. 1989-0552-X SPECIAL EXCEPTION FOR CHURCH GRANTED. CASE NO. 1992-0438-A VARIANCE FOR SIGN GRANTED
- 12. PARKING

PARKING SPACES (P.S.) REQUIRED EX. CHURCH/DAYCARE 300 SEATS @ 1 P.S./4 SEATS = 75 **EX. PASTOR RESIDENCE** DAYCARE - 1 PER EMPLOYER/VOLUNTEER TOTAL PARKING SPACES REQUIRED = 82

PARKING SPACES PROVIDED: 85

ALL PARKING SPACES A MINIMUM OF 8.5' X 18', ALL PARKING SPACES & DRIVES PAVED & STRIPED EXCEPT AS NOTED

- 13. LANDSCAPING TO BE APPROVED BY THE DEPT. OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. /
- 14. NO VEGETATIVE COVER TO BE REMOVED.
- 15. ALL DRAINAGE IS SHEET FLOW.

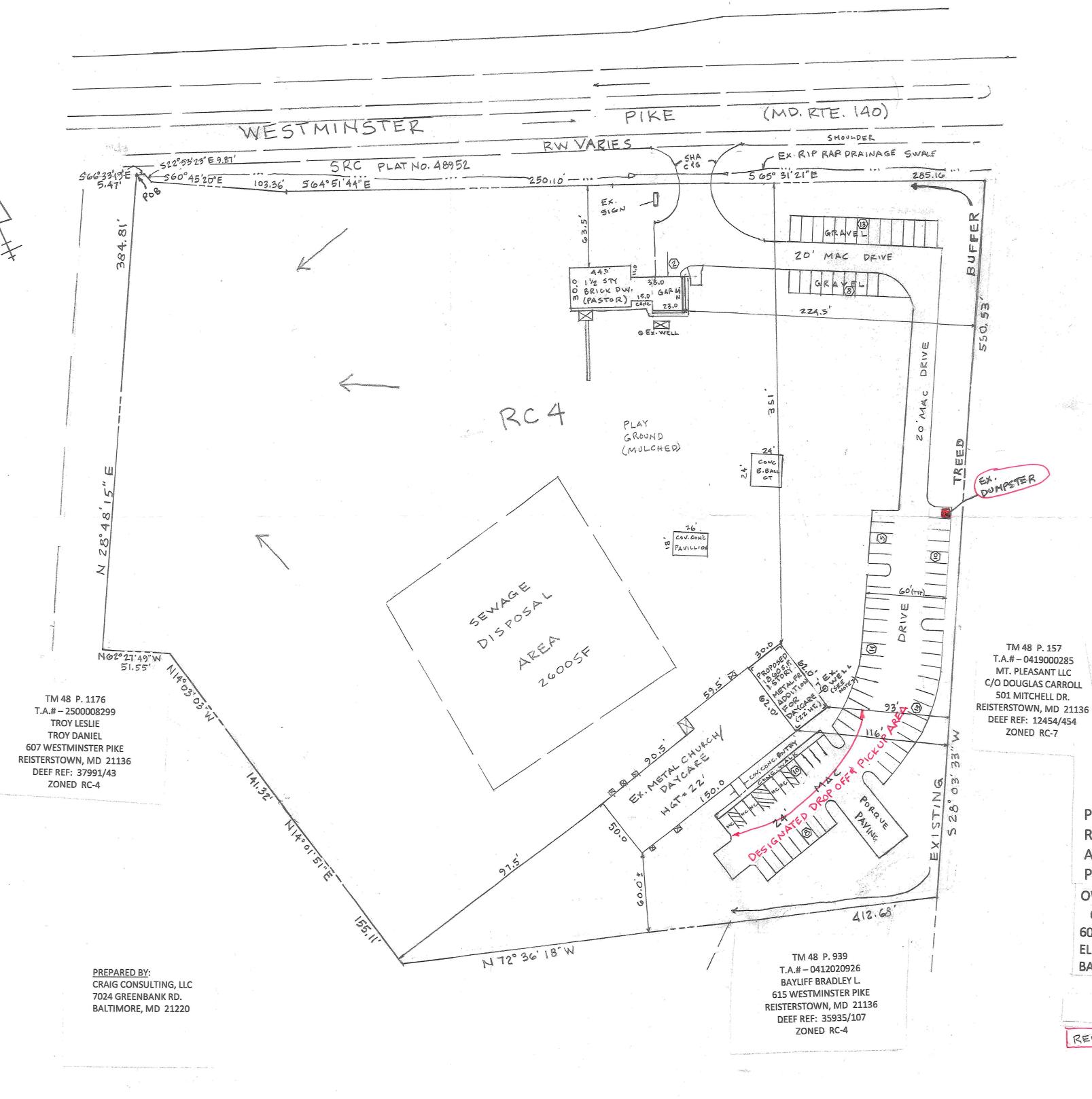
PETITIONER'S

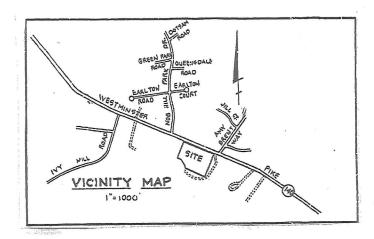
EXHIBIT NO.

PLAN TO ACCOMPANY VARIANCE FOR RC-4 LOT COVERAGE (1A03.4.B.3) AND AMENDMENT OF PREVIOUS CASE AND PLAN FOR 2 OWINGS MILLS HARVEST CHURCH OF GOD INC. 605 WESTMINSTER PIKE **ELECTION DISTRICT 4C4**

SCALE: 1"=50' DATE: DECEMBER , 2017

BALTIMORE COUNTY, MD





GENERAL NOTES

- OWNER: OWINGS MILLS HARVEST CHURCH OF GOD INC. PO BOX 585 OWINGS MILLS, MD 21117 T.A.# 0403020025
- DEED REF: 32287/00001
 2. ELECTION DISTRICT 4
- 3. COUNCILMANIC DISTRICT 4
- 4. ZONING MAP NO. 048B1
- 5. ZONING RC4
- 6. GROSS AREA 425,915 s.f. 0.9778 ac **IMPERVIOUS ALLOWED** 42,592 s.f. (10%) 1.1201 ac **EX. IMPERVIOUS** 48,792 s.f. 0.0427 ac PROPOSED IMPERVIOUS 1,860 s.f. 50,652 s.f. (12%) 1.1628 ac TOTAL IMPERVIOUS 0.1850 ac **OVERAGE** 8,060 s.f.
- 7. PRIVATE SEWER & WATER
 (NO TERMITICIDES TO BE USED WITHIN 30' OF WELL
 WHICH IS 7' FROM PROPOSED ADDITIONS. OWNER TO
 HOLD COUNTY HARMLESS FOR ANY WELL ISSUES
 THAT MAY ARISE.
- 8. CHESAPEAKE BAY CRITICAL AREA NO
- 9. 100 YEAR FLOOD PLAIN NO
- 10. HISTORICAL PROPERTY/BUILDING NO
- 11. PRIOR ZONING CASES

 CASE NO. 1987-0003-X SPECIAL EXCEPTION FOR CHURCH GRANTED.

 CASE NO. 1989-0552-X SPECIAL EXCEPTION FOR CHURCH GRANTED.

 CASE NO. 1992-0438-A VARIANCE FOR SIGN GRANTED
- 12. PARKING
 PARKING SPACES (P.S.) REQUIRED
 EX. CHURCH/DAYCARE 300 SEATS @ 1 P.S./4 SEATS = 75
 EX. PASTOR RESIDENCE = 2
 DAYCARE 1 PER EMPLOYER/VOLUNTEER = 5

TOTAL PARKING SPACES REQUIRED PARKING SPACES PROVIDED: 85

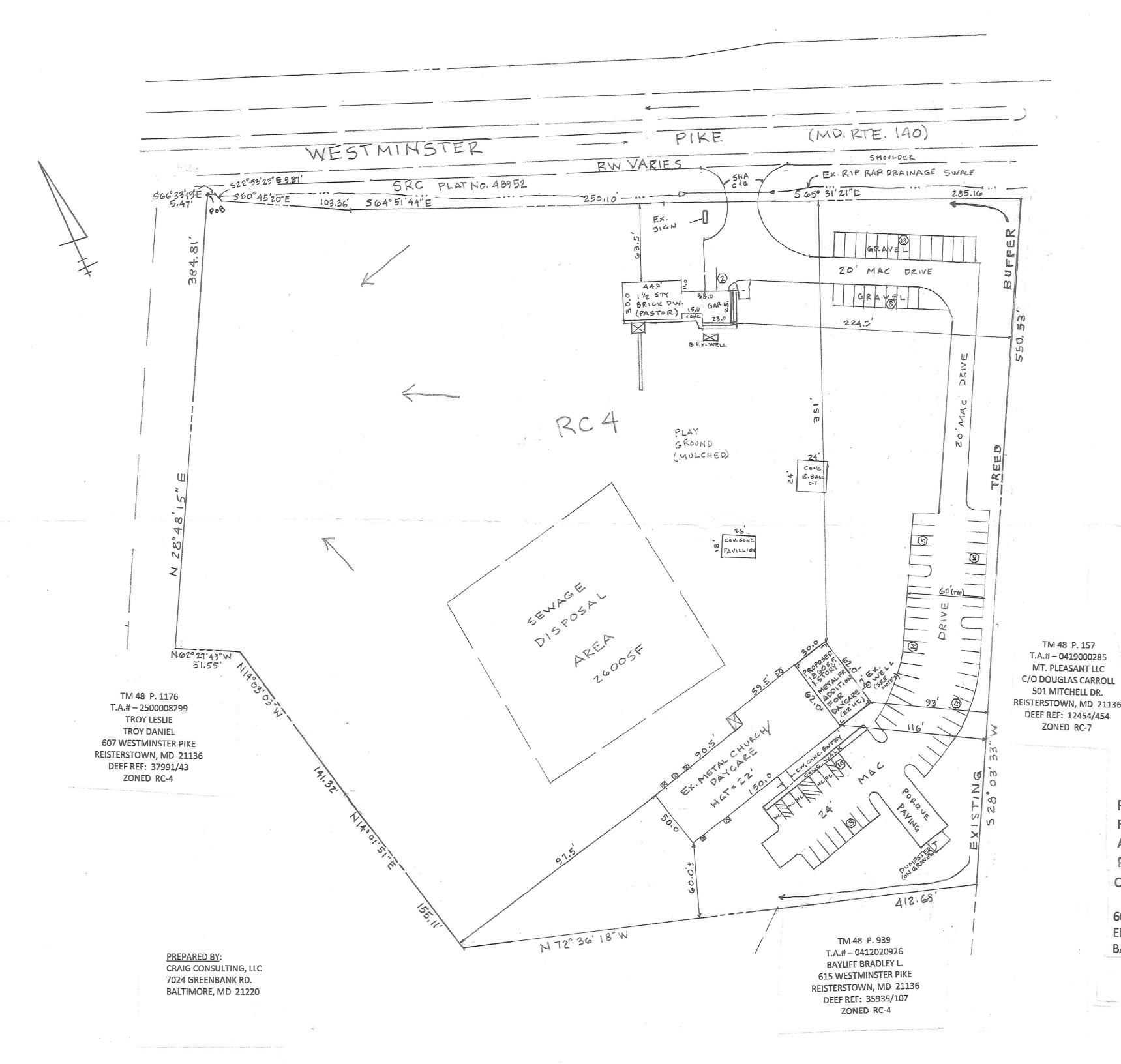
- ALL PARKING SPACES A MINIMUM OF 8.5' X 18', ALL PARKING SPACES & DRIVES PAVED & STRIPED EXCEPT AS NOTED
- 13. LANDSCAPING TO BE APPROVED BY THE DEPT. OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. 2.14. NO VEGETATIVE COVER TO BE REMOVED.
- 15. ALL DRAINAGE IS SHEET FLOW.

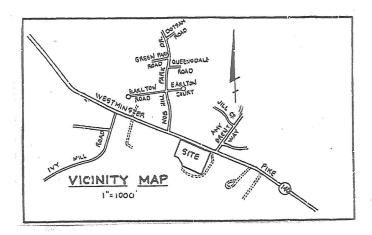
PLAN TO ACCOMPANY VARIANCE FOR RC-4 LOT COVERAGE (1A03.4.B.3)
AND AMENDMENT OF PREVIOUS CASE AND PLAN FOR :

OWINGS MILLS HARVEST CHURCH
OF GOD INC.
605 WESTMINSTER PIKE
ELECTION DISTRICT 4C4
BALTIMORE COUNTY, MD

SCALE: 1"=50' DATE: DECEMBER , 2017

REVISED 3/23/18-SHOW DUMPSTER LOCATION 3/23/18-SHOW DROPOFF & PICKUP AREA





GENERAL NOTES

 OWNER: OWINGS MILLS HARVEST CHURCH OF GOD INC. OWINGS MILLS, MD 21117 T.A.# 0403020025 QEED REF: 32287/00001

ELECTION DISTRICT 4 COUNCILMANIC DISTRICT 4

4. ZONING MAP NO. 048B1

ZONING RC4

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12. PARKING

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TOTAL PARKING SPACES REQUIRED PARKING SPACES PROVIDED: 85

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SCALE: 1"=50' DATE: DECEMBER , 2017