

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

(605 Westminster Pike) *

4th Election District *

4th Council District *

Owings Mills Harvest Church of God, Inc. *

Legal Owner

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

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 3-20-18

By SEN

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 20th 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.

ORDER RECEIVED FOR FILING

Date 3-20-18

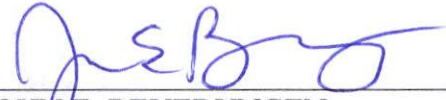
2 By Sen

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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 3-20-18

By sen



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 605 Westminster Pike which is presently zoned RC-4
Deed References: 32287/00001 10 Digit Tax Account # 0403020025
Property Owner(s) Printed Name(s) Owings Mills Harvest Church of God, Inc.

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

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

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

SEE ATTACHED

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

SEE ATTACHED

3. **X** a **Variance** from Section(s)

SEE ATTACHED

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

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Timothy M. Kotroco

Name- Type or Print

Signature

305 Washington Avenue, Suite 502, Towson, Maryland

Mailing Address City State

21204 / 410-299-2943 / TKotroco@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Owings Mills Harvest Church of God, Inc., By:

Pastor L. Darrin Pendley /

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

605 Westminster Pike, Reisterstown MD

Mailing Address City State

21136 / 410-259-9935 / dpnd10200@aol.com

Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner

Name - Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

CASE NUMBER 2018-0166-ANA Filing Date 12/15/17

Do Not Schedule Dates: Reviewer gh

**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

2018-0166-SPHA

ZONING DESCRIPTION 605 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.

2018-0166-SPHA



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
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: 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.

JT 2/755: February 27 5476211

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
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 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.

2/073 February 8 5442793

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

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 605 WESTMINSTER PIKE

The sign(s) were posted on FEBRUARY 27, 2018
(Month, Day, Year)



David Billingsley
(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



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

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

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 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

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

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

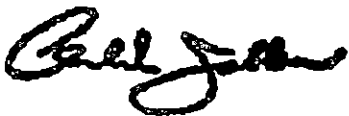
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0166-SPHA

605 Westminster Pike
S/s Westminster Pike, east of Nob Hill Park Drive
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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 ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
605 Westminster Pike; S/S Westminster Pike, * OF ADMINISTRATIVE
E 520' to c/line of Nob Hill Park Drive *
4th Election & 4th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Owings Mills Harvest Church * BALTIMORE COUNTY
of God, Inc by Pastor L. Darrin Pendley *
Petitioner(s) *
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.

RECEIVED

DEC 03 2018

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 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 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: 2018-01660 SPHA

Property Address: 605 WESTMINSTER PIKE

Property Description: _____

Legal Owners (Petitioners): OWINGS MILLS HARVEST CHURCH OF GOD

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: TIM KOTROGO

Company/Firm (if applicable): _____

Address: 305 WASHINGTON AVE, STE- 502

TOWSON, MD 21204

Telephone Number: ~~410~~ 410-299-2943

Revised 7/9/2015

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

NO 161166

Date: 12/15/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept Obj	BS Acct	Amount
				Source/	Rev/			
02	0000	0000		0150				1000.00

Total: 1000.00

Rec From: Timothy Katoen

For: 2018-0166-SP11A
Heured Church of God

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME MM
 12/15/2017 12/15/2017 11:15:28 1
 REG 1001 MARKIN 13P
 RECEIPT N 767090 12/15/2017 0FLP
 Dept 5 528 TOWING PERM HATION
 CR NO. 161166
 Dept Tot 11,000.00
 1,000.00 CR 1.00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "W" and a cursive "J" at the end.

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

 MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
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

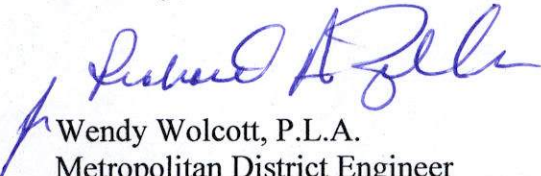
Dear Ms. Lewis:

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 MD140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing, Variance Case Number 2018-0166-SPHA.

Owings Mills Harvest Church of God, Inc.
Pastor L. Darnin Pendley
605 Westminster Pike.
MD 140

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

3-1918

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.

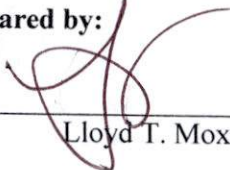
A site visit was conducted on January 2, 2018. Westminster Pike is a Baltimore County Scenic Route. Staff field observations indicate the proposed addition will not be visible from said scenic route.

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

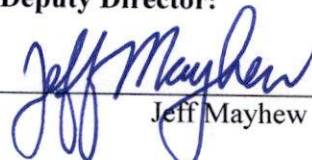
For further information concerning the matters stated herein, please contact Keeve Brine at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

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.**

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
Department of Permits, Approvals
And Inspections

DATE: January 10, 2018

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

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 1/26/2018

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.

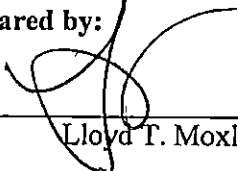
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The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

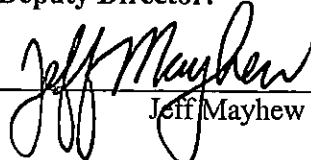
- Petitioners must indicate on the plan a safe location for a designated children's pick-up and drop-off area.
- The existing dumpster should be physically re-located to its designated location per the submitted site plan.

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

Prepared by:


Lloyd T. Moxley

Deputy Director:


Jeff Mayhew

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
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DATE: December 28, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0166-SPHA
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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

CASE NAME 605 Automotive Pile
CASE NUMBER 2018-~~0166~~ 0166
DATE 3/19/18 SHA

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>12/28</u>	DEPS (if not received, date e-mail sent _____)	<u>Comment</u>
_____	FIRE DEPARTMENT	_____
<u>1/26/18</u>	PLANNING (if not received, date e-mail sent _____)	<u>no objection subconditions</u>
<u>1/31/18</u>	STATE HIGHWAY ADMINISTRATION	<u>no objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>2/27/18</u>	
SIGN POSTING	Date: <u>2/27/18</u> by <u>Bellingsley</u>	
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 - 04 Account Number - 0403020025								
Owner Information										
Owner Name:		OWINGS MILLS HARVEST CHURCH OF GOD INC			Use: Principal Residence:		EXEMPT COMMERCIAL NO			
Mailing Address:		P O BOX 585 OWINGS MILLS MD 21117-			Deed Reference:		/32287/ 00001			
Location & Structure Information										
Premises Address:		WESTMINSTER RD REISTERSTOWN MD 21136-0000			Legal Description:		8.182 AC SWS CHURCH EXEMPTION WESTMINSTER RD PAR EXE 5280 NW REISTERSTOWN RD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:	
0048	0003	0927		0000				2016		
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
		8600				8.1800 AC		01		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
		CHURCH								
Value Information										
			Base Value	Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2016		07/01/2017		07/01/2018		
Land:			317,900	317,900						
Improvements			663,800	710,600						
Total:			981,700	1,028,500		1,012,900		1,028,500		
Preferential Land:			0					0		
Transfer Information										
Seller: REISTERSTOWN BIBLE CHURCH				Date: 07/09/2012		Price: \$1,400,000				
Type: ARMS LENGTH IMPROVED				Deed1: /32287/ 00001		Deed2:				
Seller: CECIL VERNON N				Date: 12/05/1985		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /07048/ 00586		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
County:		700		1,012,900.00		1,028,500.00				
State:		700		1,012,900.00		1,028,500.00				
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:

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-SPHA ⁶⁰⁵ Westmunster
Pike

Exhibit Sheet

Petitioner/Developer

ED
4-20-18

Protestants

3-20-18
slh

No. 1	Plan	
No. 2	Photos PHOTOS	
No. 3	Prior Zoning Orders 3A) 3B)	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

111 West Chesapeake Avenue
Baltimore, MD 21204

RECEIVED
BALTIMORE COUNTY COMMISSIONERS
OFFICE OF PLANNING & ZONING
MAY 15 1992

RECEIVED
BALTIMORE COUNTY COMMISSIONERS
OFFICE OF PLANNING & ZONING
MAY 15 1992

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OFFICE OF PLANNING & ZONING
MAY 15 1992

6072-92
6/22/92

Ballenger County Commission
Planning Department
700 East Joyce Road, Suite 201
Towson, MD 21204-4700

JULY 22, 1992

6072-92

Arnold Jablon
Director
Planning Administration and
Development Management
Ballenger County Office Building
Towson, MD 21204

RE: Property Owner: REISTERSTOWN BIBLE CHURCH, INC.
Location: 1403 WESTMINSTER PIKE
From Ballenger County Zoning Board: MAY 18, 1992

REVIEWED: *[Signature]* Initial and
Approved: *[Signature]* Fire Prevention Bureau
Special Inspection Division

RECEIVED
JUL 22 1992
ZONING OFFICE

Project Name	Meeting Number	Zoning Issue	Meeting Date
1/1 Joseph P. and Gloria D. Connors	467	2-18-92	NO COMMENTS
2/1 Killmerick Associates	468	3-18-92	NO COMMENTS
3/1 Autostar, Inc.	469	4-18-92	NO COMMENTS
4/1 Douglas and Mary Hirschmiller	470	5-18-92	IN PROCESS
5/1 Reisterstown Bible Church	471	6-18-92	NO COMMENTS
6/1 Pineville Partnership	472	7-18-92	IN PROCESS
7/1 Baltimore Gas and Electric Company	473	8-18-92	IN PROCESS
8/1 Charles H. Corral	474	9-18-92	IN PROCESS
9/1 Alonzo B. and Virginia B. Becker	475	10-18-92	IN PROCESS
10/1	476	11-18-92	IN PROCESS
COUNT 12			
Huntington Development Corporation (Hunting Town Drive)	477	12-18-92	IN PROCESS
COUNT 1			
FINAL TOTALS			
COUNT 21			

6187-92
6/22/92

Mr. Arnold Jablon, Director
Office of Planning Administration
and Development Management
DATE: May 22, 1992

The proposed 70 ft. interval driveway needs to be 24 ft. wide.

Relief Fund
Traffic Engineer II

RECEIVED
JUL 22 1992
ZONING OFFICE

92-438-A 6/23
1992
OFFICE OF PLANNING AND ZONING
New Church 1403 - 1405 Baltimore Avenue, Towson, MD 21204

TO: Arnold Jablon, Director - Planning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: June 4, 1992
SUBJECT: Reisterstown Bible Church

RECEIVED
JUL 22 1992
ZONING OFFICE

RECEIVED
JUL 22 1992
ZONING OFFICE

Project Name	Meeting Number	Zoning Issue	Meeting Date
1/1 Phillip and Carol Paulson/Connors	461	7-18-92	NO COMMENTS
2/1 August J. and Eileen W. Bosters	462	8-18-92	NO COMMENTS
3/1 Francis G. and Suzanne L. Bouie	463	9-18-92	NO COMMENTS
4/1 Mark H. and Jean M. Dreese	464	10-18-92	NO COMMENTS
5/1 Joseph P. and Gloria D. Connors	467	11-18-92	NO COMMENTS
6/1 Killmerick Associates	468	12-18-92	NO COMMENTS
7/1 Autostar, Inc.	469	1-18-93	NO COMMENTS
8/1 Douglas and Mary Hirschmiller	470	2-18-93	NO COMMENTS
9/1 Reisterstown Bible Church	471	3-18-93	NO COMMENTS
10/1 Pineville Partnership	472	4-18-93	NO COMMENTS
11/1 Baltimore Gas and Electric Company	473	5-18-93	NO COMMENTS
12/1 Charles H. Corral	474	6-18-93	NO COMMENTS
13/1	475	7-18-93	NO COMMENTS

Project Name	Meeting Number	Zoning Issue	Meeting Date
1/1 David J. Weidner	465	7-18-92	NO COMMENTS
2/1 David J. Weidner	466	8-18-92	NO COMMENTS
3/1	467	9-18-92	NO COMMENTS
4/1	468	10-18-92	NO COMMENTS
5/1	469	11-18-92	NO COMMENTS
6/1	470	12-18-92	NO COMMENTS
7/1	471	1-18-93	NO COMMENTS
8/1	472	2-18-93	NO COMMENTS
9/1	473	3-18-93	NO COMMENTS
10/1	474	4-18-93	NO COMMENTS
11/1	475	5-18-93	NO COMMENTS
12/1	476	6-18-93	NO COMMENTS

Reisterstown Bible Church
111 West Chesapeake Ave.
Towson, Maryland 21204

May 12, 1992

92-438-A

Dear Mr. Jablon:

The purpose of this letter is to request waiving the requirement that we obtain an attorney to represent us in the hearing relative to our request for variance. The variance is for the installation of a two-sided sign measuring 72 square feet (36 square feet per side) located on the 38 square feet cited in Section 12.12 (S.C.R.D., 1993).

Our church was incorporated in 1979 and we completed our new sanctuary and fellowship hall on October 14, 1979. The additional requirement of obtaining an attorney would significantly add to the cost that we have already incurred in preparing for this variance.

Thank you for your consideration to this matter. We accept the responsibility of our possible position that may be incurred by seeking a hearing without an attorney.

[Signature]
David J. Weidner
Treasurer

Enclosed: Check for \$48.00

Petition Filed: May 12, 1992

RECEIVED
JUL 22 1992
ZONING OFFICE

VOID
140
1000 1400 00500006150

Check returned 6/4/92. The request for waiver of attorney representation is not a "WAIVER" in the development/joining process as we see the term "WAIVER", it does not entail a fee.

D60 Model Specifications

THE MODEL

Overall height 12'
Cabinet top
Upper cabinet 2'6"x8"
Lower cabinet 4'x10"

These dimensions may be adjusted to your
custom specifications.
Ask your sales representative.

92-158-A

**OPTIONAL
D36 MODEL**

Overall height 10'6"
Cabinet top
Upper cabinet 2'6"x8"
Lower cabinet 3'x8"

92-158-B

CABINETS:
All aluminum construction guarantees that your new sign will never show signs of rust or corrosion. Reinforced corners assure you of cabinets that will never warp or twist.

Signs Plus uses standard strength high output energy efficient fluorescent lamps for all lighting, even illumination and low cost replacement.

The cabinets are painted with premium quality paints for a beautiful, long lasting finish.

MESSAGE CENTER:
For those who prefer a changeable copy message center, Signs Plus includes a minimum of 320 space saving letters. And you have choices!
Choose either Helvetica Condensed or Garamond Condensed letter styles, whichever you prefer.

Choose between a commercial or non-commercial letter size font. Our commercial fonts include the popular signs, cars signs, and miscellaneous signs for business needs.

Don't forget them, choose a non-commercial font. We include more 7 1/2" and 1 1/2" x 3 1/2" size commonly used letters. You can never have too many of them.

All letters are silk screened on the front of clear plastic blanks to reduce scratching when placed against the sign surface.

FACES:
Signs Plus uses only polycarbonate plastic faces for all of our internally illuminated signage. Polycarbonate is used for professional, trouble-free, bulletproof, flame-retardant, almost everywhere a virtually unbreakable surface is required.

Signs Plus

SIGNS PLUS
800-848-4262

12-158-A
MODEL D36

REISTERSTOWN
BIBLE CHURCH

SUNDAY SCHOOL 10AM WORSHIP 11AM
DAYCARE OPENINGS
K-3 & K-4
PASTOR DON HOLMAN PH. 833-6297

RIGHT START
DAYCARE

92-158-A

92-158-B

92-158-C

92-158-D

92-158-E

92-158-F

92-158-G

92-158-H

92-158-I

92-158-J

92-158-K

92-158-L

92-158-M

92-158-N

92-158-O

92-158-P

92-158-Q

92-158-R

92-158-S

92-158-T

92-158-U

92-158-V

92-158-W

92-158-X

92-158-Y

92-158-Z

92-158-AA

92-158-AB

92-158-AC

92-158-AD

92-158-AE

92-158-AF

92-158-AG

92-158-AH

92-158-AI

92-158-AJ

92-158-AL

92-158-AM

92-158-AN

92-158-AO

92-158-AP

92-158-AQ

92-158-AR

92-158-AS

92-158-AT

92-158-AU

92-158-AV

92-158-AW

92-158-AX

92-158-AY

92-158-AZ

92-158-BA

92-158-BB

92-158-BC

92-158-BD

92-158-BE

92-158-BF

92-158-BG

92-158-BH

92-158-BI

92-158-BJ

92-158-BL

92-158-BM

92-158-BN

92-158-BO

92-158-BP

92-158-BQ

92-158-BR

92-158-BS

92-158-BT

92-158-BU

92-158-BV

92-158-BW

92-158-BX

92-158-BY

92-158-BZ

92-158-CA

92-158-CB

92-158-CC

92-158-CD

92-158-CE

92-158-CF

92-158-CG

92-158-CH

92-158-CI

92-158-CJ

92-158-CL

92-158-CM

92-158-CN

92-158-CO

92-158-CP

92-158-CQ

92-158-CR

92-158-CS

92-158-CT

92-158-CU

92-158-CV

92-158-CW

92-158-CX

92-158-CY

92-158-CZ

92-158-DA

92-158-DB

92-158-DC

92-158-DD

92-158-DE

92-158-DF

92-158-DG

92-158-DH

92-158-DI

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92-158-DN

92-158-DO

92-158-DP

92-158-DQ

92-158-DR

92-158-DS

92-158-DT

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92-158-DV

92-158-DW

92-158-DX

92-158-DY

92-158-DZ

92-158-EA

92-158-EB

92-158-EC

92-158-ED

92-158-EE

92-158-EF

92-158-EG

92-158-EH

92-158-EI

92-158-EJ

92-158-EL

92-158-EM

92-158-EN

92-158-EO

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92-158-FG

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92-158-FL

92-158-FM

92-158-FN

92-158-FO

92-158-FP

92-158-FQ

92-158-FR

92-158-FS

92-158-FT

92-158-FU

92-158-FV

92-158-FW

92-158-FX

92-158-FY

92-158-FZ

92-158-GA

92-158-GB

92-158-GC

92-158-GD

92-158-GE

92-158-GF

92-158-GG

92-158-GH

92-158-GI

92-158-GJ

92-158-GL

92-158-GM

92-158-GN

92-158-GO

92-158-GP

92-158-GQ

92-158-GR

92-158-GS

92-158-GT

92-158-GU

92-158-GV

92-158-GW

92-158-GX

92-158-GY

92-158-GZ

92-158-HA

92-158-HB

92-158-HC

92-158-HD

92-158-HE

92-158-HF

92-158-HG

92-158-HH

92-158-HI

92-158-HJ

92-158-HL

92-158-HM

92-158-HN

92-158-HO

92-158-HP

92-158-HQ

92-158-HR

92-158-HS

92-158-HT

92-158-HU

92-158-HV

92-158-HW

92-158-HX

92-158-HY

92-158-HZ

92-158-IA

92-158-IB

92-158-IC

92-158-ID

92-158-IE

92-158-IF

92-158-IG

92-158-IH

92-158-II

92-158-IJ

92-158-IL

92-158-IM

92-158-IN

92-158-IO

92-158-IP

92-158-IQ

92-158-IR

92-158-IS

92-158-IT

92-158-IU

92-158-IV

92-158-IW

92-158-IX

92-158-IY

92-158-IZ

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92-158-JI

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92-158-JN

92-158-JO

92-158-JP

92-158-JQ

92-158-JR

92-158-JS

92-158-JT

92-158-JU

92-158-JV

92-158-JW

92-158-JX

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92-158-JZ

92-158-KA

92-158-KB

92-158-KC

92-158-KD

92-158-KE

92-158-KF

92-158-KG

92-158-KH

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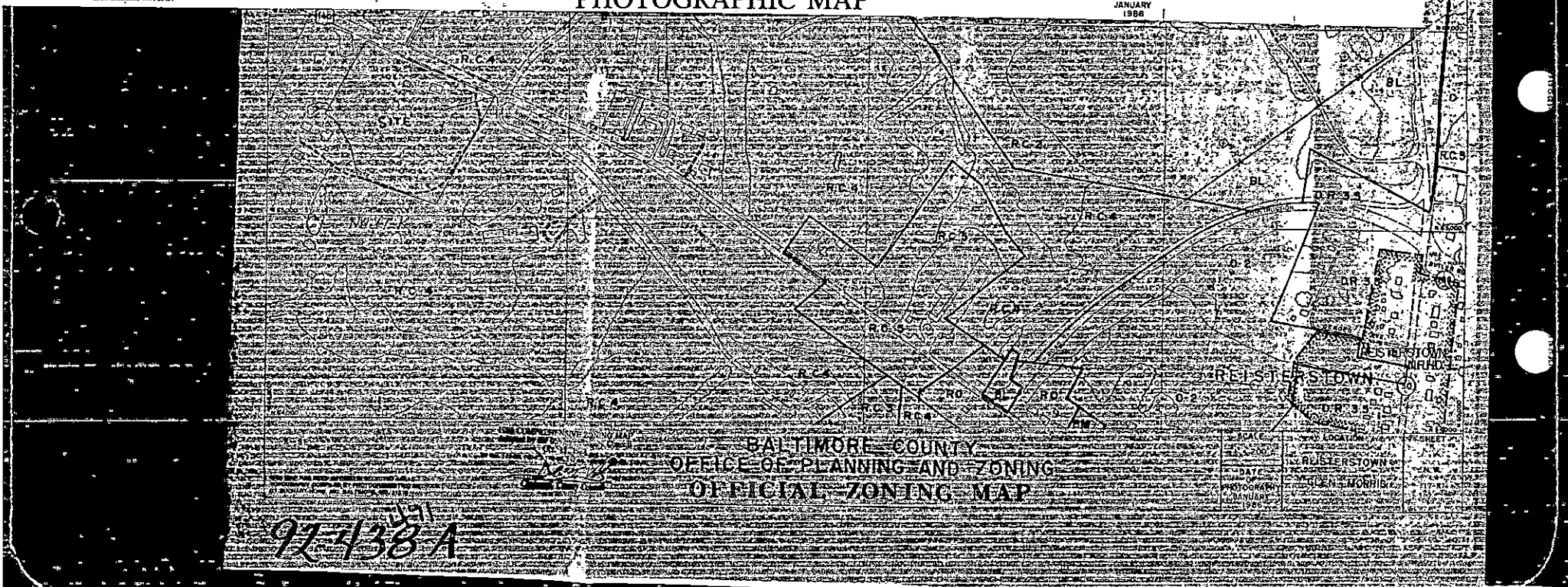
92-158-FW</



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

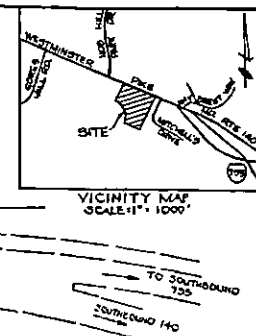
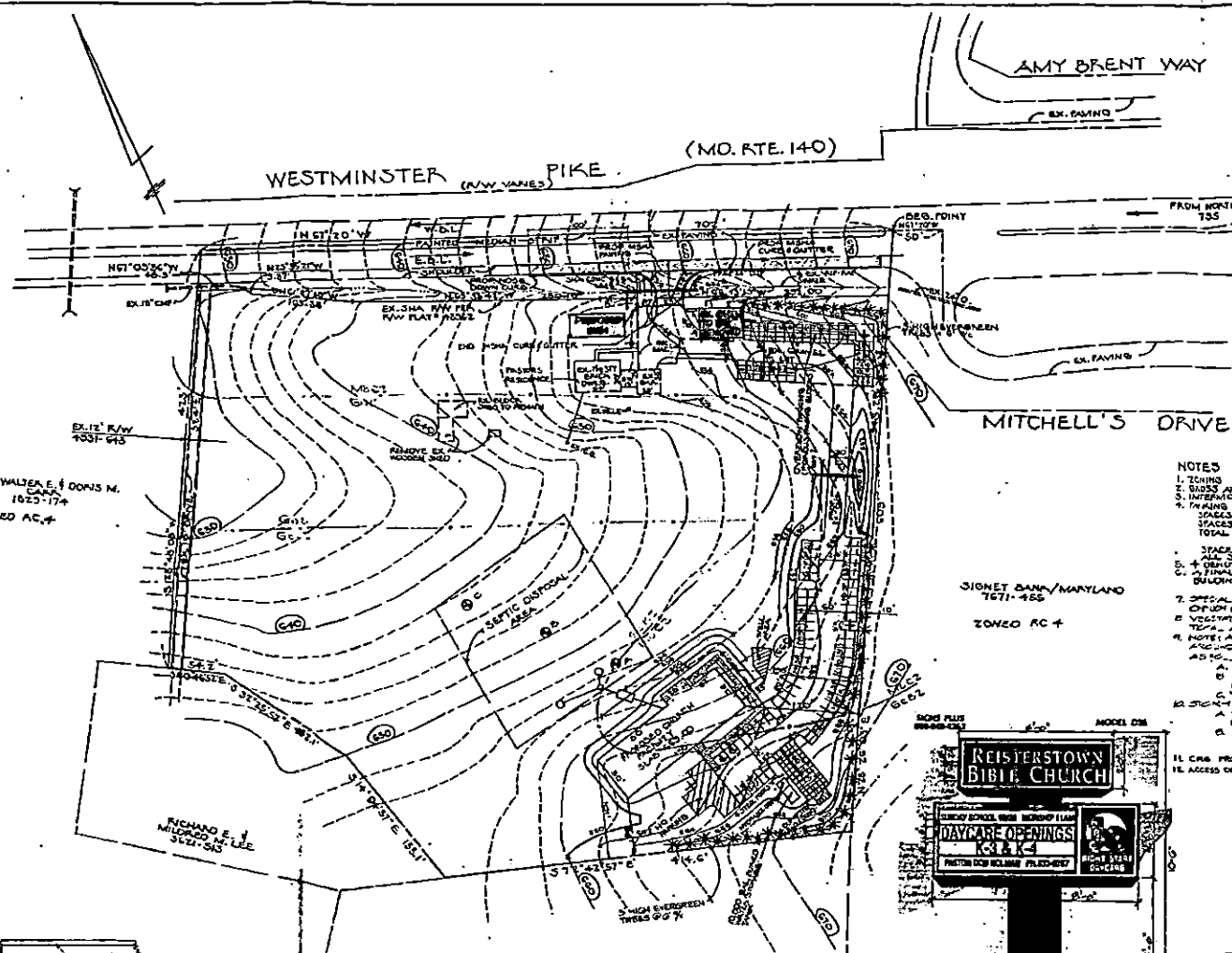
SCALE	LOCATION	SHEET
1" = 200'	REISTERSTOWN	NW
DATE OF PHOTOGRAPHY	GLEN MORRIS	17-K
JANUARY 1988		

PREPARED BY AHS PHOTOGRAPHICS, INC.
BARTMANSBURG, W.V. 25801



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	REISTERSTOWN	NW
DATE OF PHOTOGRAPHY	GLEN MORRIS	17-K
JANUARY 1988		



NOTES

1. ZONING RC-4
2. GROSS AREA 3.35 AC.
3. IMPERVED AREA 33,780 SF - 0.6% OF SITE AREA
4. PARKING DATA
SPACES REQUIRED FOR CHURCH 300 SEATS @ 11/21 FT PER SEAT = 3375
SPACES REQUIRED FOR PASTOR'S RESIDENCE 13
TOTAL REQUIRED = 3388 SPACES
5. SPACES PROVIDED = 31 SPACES PLUS 2 GARAGE SPACES = 33 SPACES
ALL SPACES ARE 32' x 12' MIN.
6. 4 GARAGES PROVIDED (10' HIGH MAX.)
7. FINAL LANDSCAPE PLAN MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
8. SPECIAL EXCEPTION NO. 24 DATED JULY 31, 1979 GRANTED BY OFFICE OF ZONING COMMISSIONER
9. VEGETATIVE AREAS TO BE MAINTAINED SHALL NOT EXCEED 10% OF TOTAL AREA OF SITE.
10. NOTE: ALL PARKING AREAS, ISLES, DRIVEWAYS AND TURN AREAS SHALL BE PERMANENTLY STIMULATED, PAVING SHALL BE AS FOLLOWS:
A. DRIVEWAYS - BITUMINOUS CONCRETE
B. PARKING AREAS - PORTLAND CEMENT CONCRETE AND MARKED 8' x 8' - SEE PLAN
C. TURN AREAS AND ISLES - PORTLAND CEMENT CONCRETE
11. SIGN - WHITE BACKGROUND
A. WAIVER OF QUANTITY CONTROL GRANTED BY LETTER DATED DECEMBER 10, 1986.
B. WATER QUALITY CONTROL APPROVED BY LETTER DATED APRIL 17, 1989.
11. CUB PROCESS WAIVER NO. 26-85, DATED APRIL 17, 1986.
12. ACCESS DRIVE DRAINS BY SLOPE PLAN, NO CURBING ON DRIVE.



ELEVATION
PROPOSED SIGN
SCALE: 1/8" = 10"

SIGN NOTES

1. SIGN TO BE ILLUMINATED, FREESTANDING, DOUBLE FACED
2. 80 FT EACH SIDE - 160 SQ FT TOTAL - 80 FT BOTH SIDES - 160 SQ FT
3. SIGN TO BE PLACED AS SHOWN ABOVE IN PLAN
4. EXISTING 2' HIGH x 1' LONG WOOD SINGLE FACE SIGN TO BE REMOVED AS SHOWN ABOVE IN PLAN.

RICHARD E. & MILDRED M. LEE
4331-646
ZONED RC-4

WALTER E. & DONNA M. LEE
1825-174
ZONED AC-4

RICHARD E. & MILDRED M. LEE
3421-515

ACCESS ROAD PAVING DETAIL
NOT TO SCALE

HICKS ENGINEERING CO., INC.
200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
434-0001



92-438-A
471

Petitioner's Ex #1
PLAT TO ACCOMPANY
APPLICATION FOR ZONING VARIANCE
REISTERSTOWN BIBLE CHURCH
605 WESTMINSTER PIKE
ELECTION DISTRICT 4
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'

MAY 1, 1992
REVISED DEC. 9, 1988, REV. SEPT. 11, 1989 BY CEC/EDD
OWNER
REISTERSTOWN BIBLE CHURCH
605 WESTMINSTER PIKE
REISTERSTOWN, MD. 21206
533-5727

3546

5.24.04

THIS IS TO CERTIFY that the enclosed advertisement was published in the JEFFERSON COUNTY, MISSOURI, on June 15, 1918.

CERTIFICATE OF PUBLICATION

Tracking System

DATE: 7/15/18

TIME: 10:00 AM

LOCATION: 458

STATUS: 458

REMARKS: 458

458

NOTICE OF HEARING

DATE: 7/15/18

TIME: 10:00 AM

LOCATION: 458

STATUS: 458

REMARKS: 458

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TIME: 10:00 AM

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REMARKS: 458

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NOTICE OF HEARING

DATE: 7/15/18

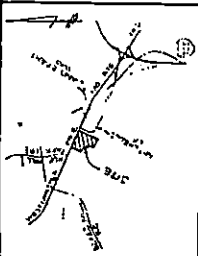
TIME: 10:00 AM

LOCATION: 458

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REMARKS: 458

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AMY BRENT WAY
EXTENDING

(MD. RTE. 140)

WESTMINSTER PIKE
(AMY VAMES)

PROPOSED HIGHWAY

CED. POINT

SAVING

MITCHELL'S DRIVE

NOTES:
1. 2.00 AC.
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98. 1.00 AC.
99. 1.00 AC.
100. 1.00 AC.

SIGNET BANK/MARYLAND
7871-455

ZONED RC +

RICHARD E. LEE
MILFORD M. LEE
4031-646

ZONED RC +

RICHARD E. LEE
MILFORD M. LEE
4031-646

WALTER E. LEE
MILFORD M. LEE
4031-646

ZONED RC +



HICKS ENGINEERING CO., INC.
200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
4304-0001

458

PETITION
EXHIBIT 1

PLAT TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
FOR EQUESTRIAN BIBLE CHURCH
605 WESTMINSTER PIKE
ELECTION DISTRICT #4
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
OCTOBER 12, 1986
REVISED 5-12-86

OWNER:
NEUSTADTER BIBLE CHURCH
605 WESTMINSTER PIKE
BALTIMORE, MD. 21204
800-6657

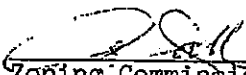
87-3-X #301	SW/S of Westminster Pike, 1640' SE of Ivy <u>Mill Rd.</u>	4th Elec. Dist.
6/2/86	Special Exception - filing fee - \$100.00 - Reisterstown Bible Church, et al	
6/2/86	Hearing set for 7/7/86, at 10:30 a.m.	
7/7/86	Advertising and Posting - \$62.62	
7/8/86	Ordered by the Zoning Commissioner that the Petition for Special Exception for a church is GRANTED with conditions.	

1987-0003-X

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 8th 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.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. David J. Webber

People's Counsel



PETITIONER'S

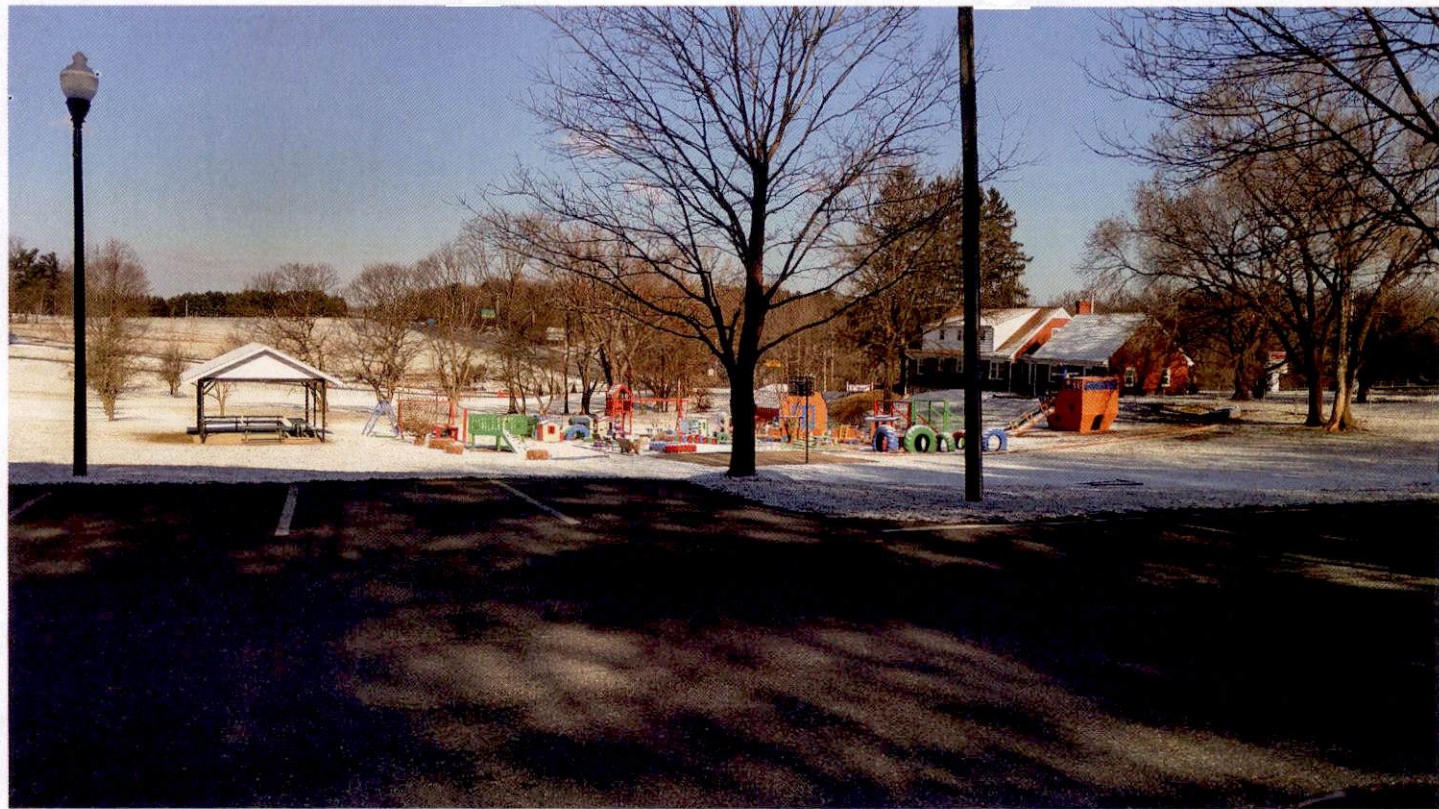
EXHIBIT NO.

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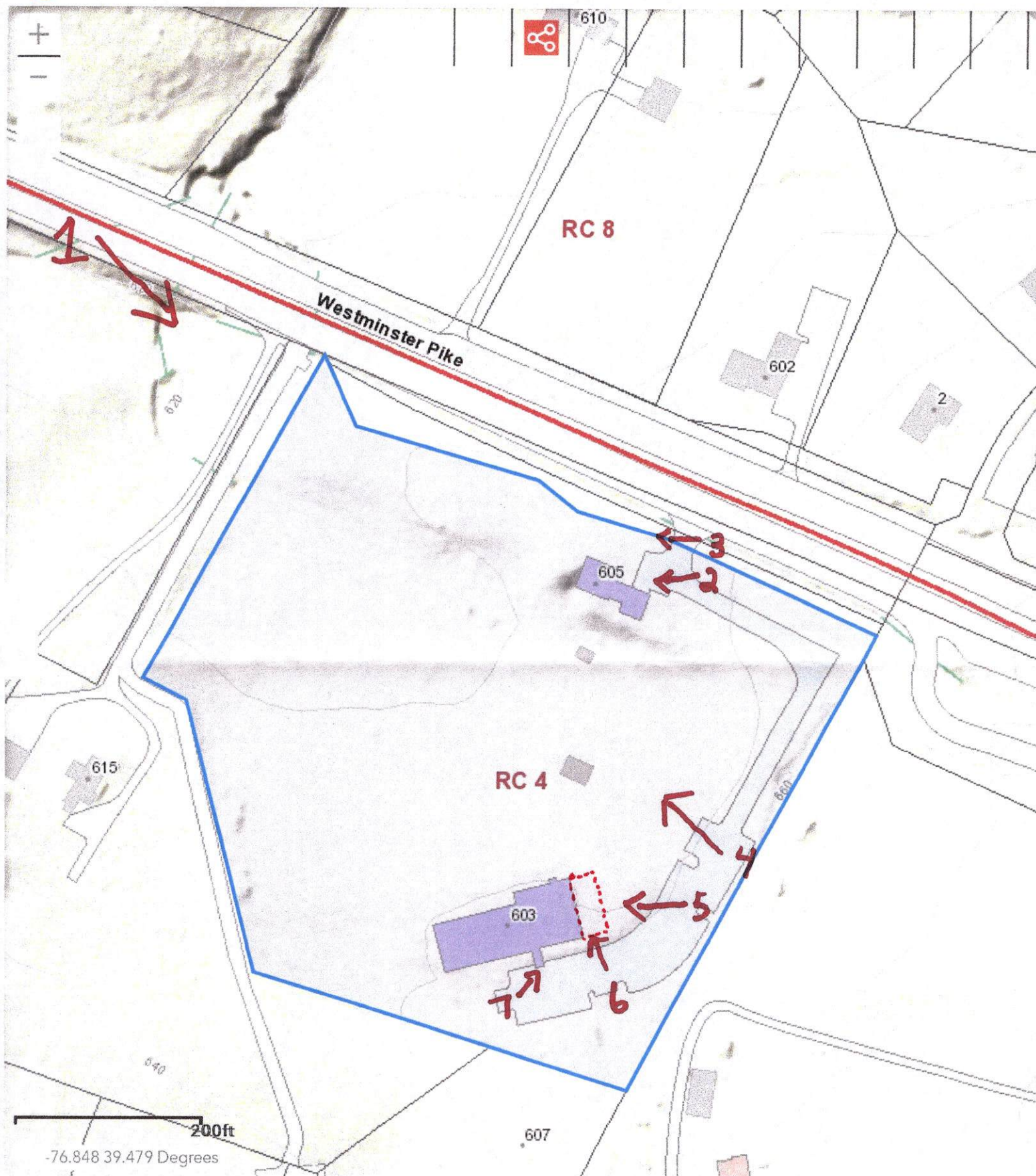
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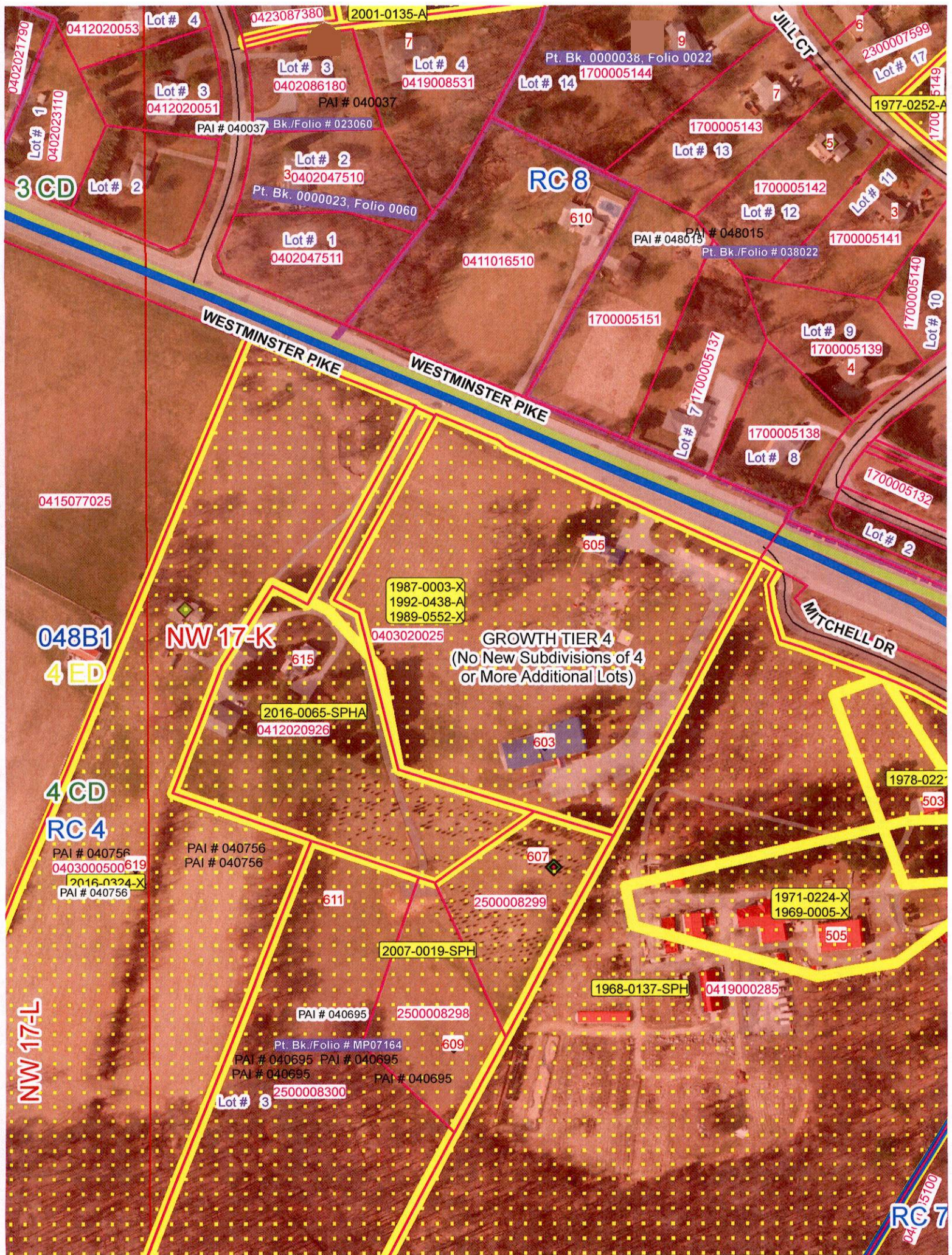


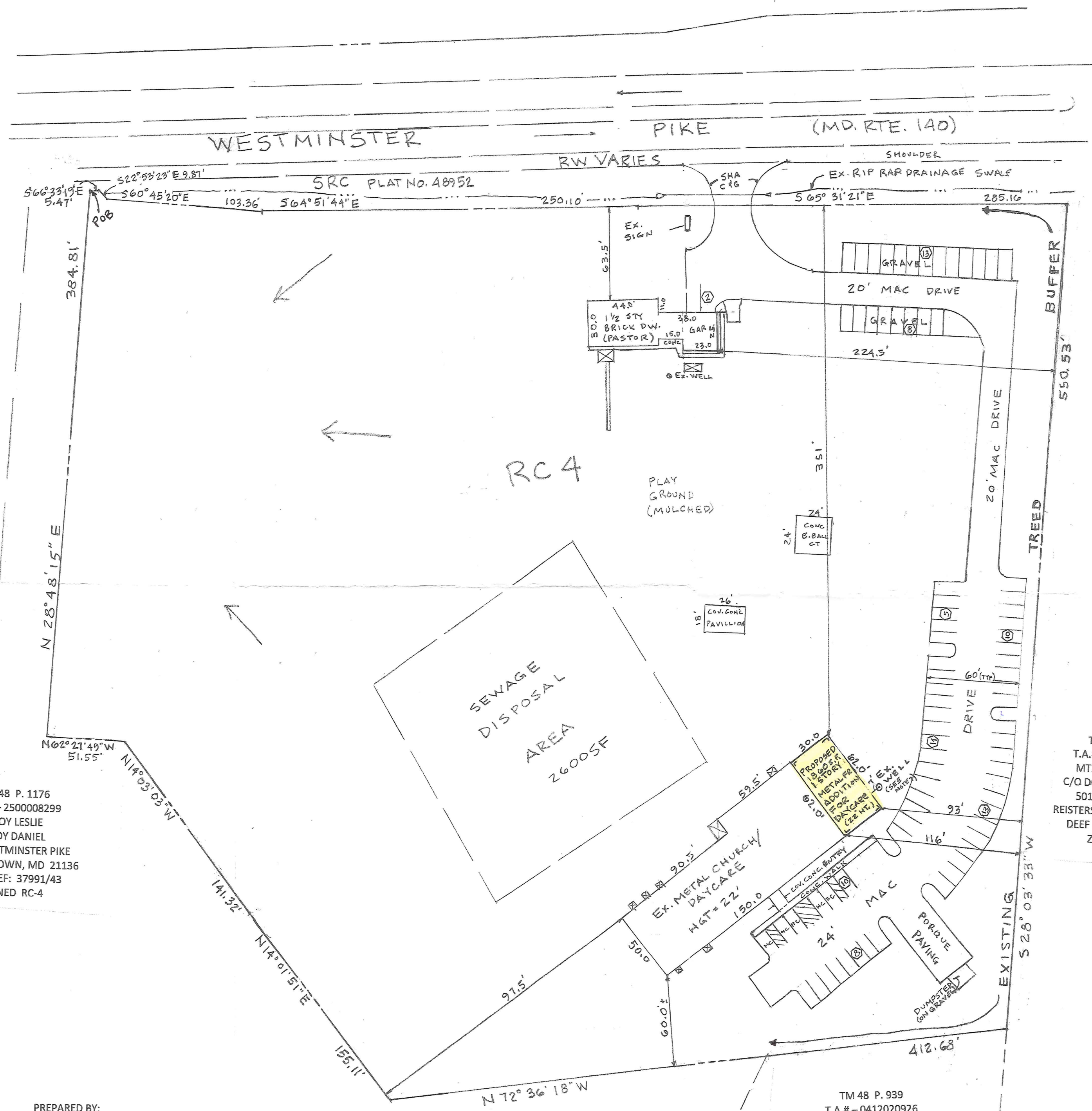
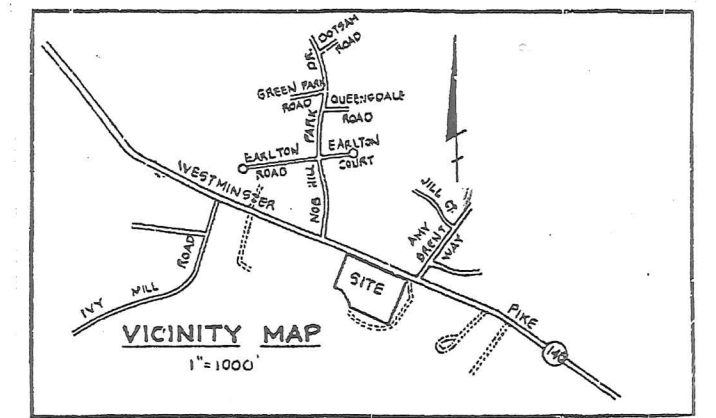
7



Baltimore County - My Neighborhood







GENERAL NOTES

- OWNER: OWINGS MILLS HARVEST CHURCH OF GOD INC.
PO BOX 585
OWINGS MILLS, MD 21117
T.A.# 0403020025
DEED REF: 32287/00001
- ELECTION DISTRICT 4
- COUNCILMANIC DISTRICT 4
- ZONING MAP NO. 048B1
- ZONING RC4
- GROSS AREA 425,915 s.f. 9.7777 ac
IMPERVIOUS ALLOWED 42,592 s.f. (10%) 0.9778 ac
EX. IMPERVIOUS 48,792 s.f. 1.1201 ac
PROPOSED IMPERVIOUS 1,860 s.f. 0.0427 ac
TOTAL IMPERVIOUS 50,652 s.f. (12%) 1.1628 ac
OVERAGE 8,060 s.f. 0.1850 ac
- 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.
- CHESAPEAKE BAY CRITICAL AREA - NO
- 100 YEAR FLOOD PLAIN - NO
- HISTORICAL PROPERTY/BUILDING - NO
- PRIOR ZONING CASES
CASE NO. 1987-0003-X SPECIAL EXCEPTION FOR CHURCH GRANTED.
CASE NO. 1989-0552-X SPECIAL EXCEPTION FOR CHURCH GRANTED.
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- 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 = 82
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PETITIONER'S

EXHIBIT NO. 1

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

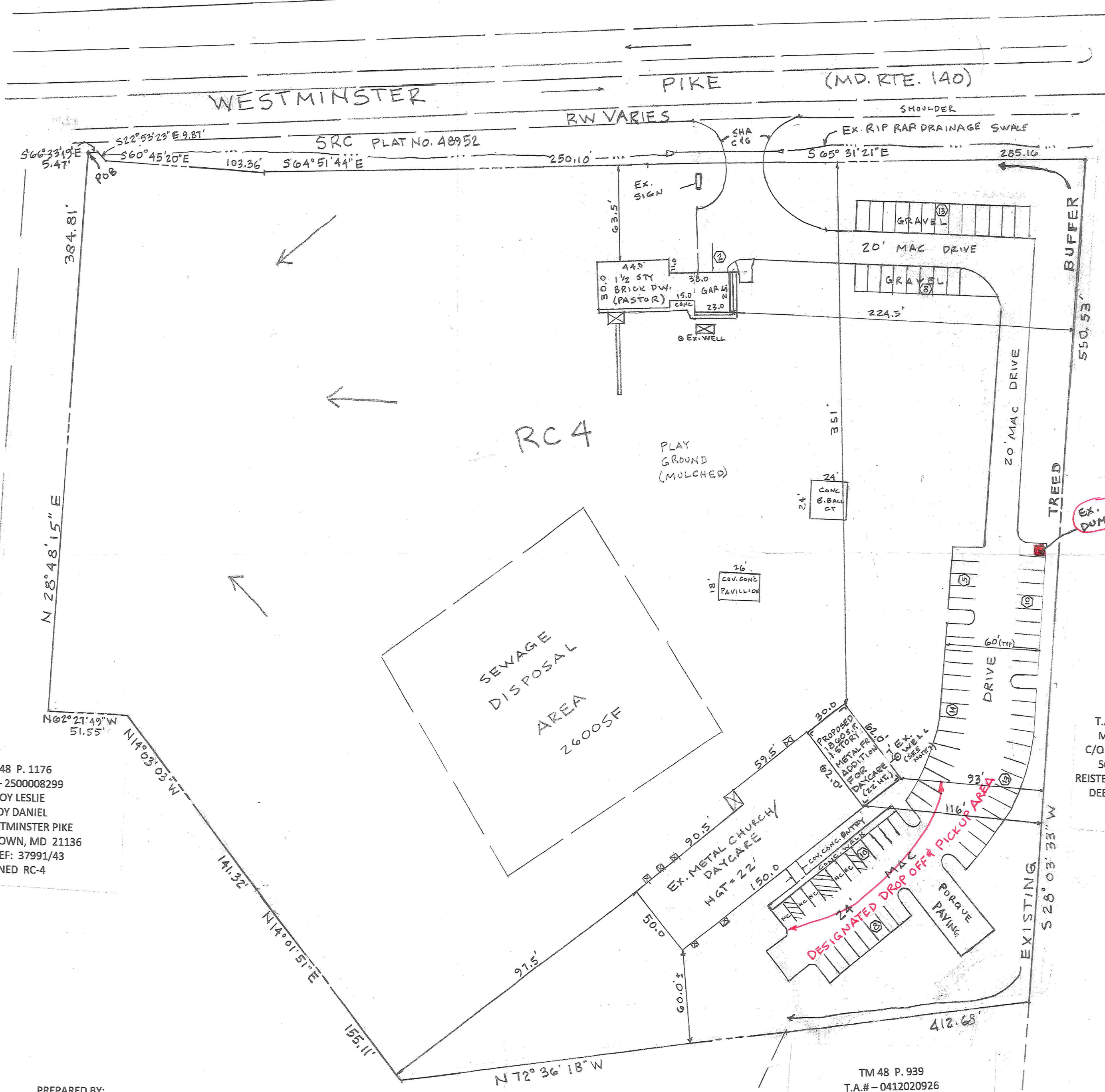
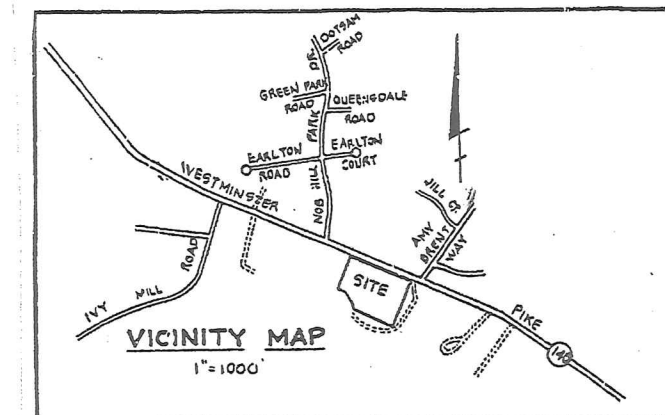
SCALE: 1"=50' DATE: DECEMBER , 2017

TM 48 P. 1176
T.A.# - 2500008299
TROY LESLIE
TROY DANIEL
607 WESTMINSTER PIKE
REISTERSTOWN, MD 21136
DEED REF: 37991/43
ZONED RC-4

PREPARED BY:
CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220

TM 48 P. 939
T.A.# - 0412020926
BAYLIFF BRADLEY L.
615 WESTMINSTER PIKE
REISTERSTOWN, MD 21136
DEED REF: 35935/107
ZONED RC-4

TM 48 P. 157
T.A.# - 0419000285
MT. PLEASANT LLC
C/O DOUGLAS CARROLL
501 MITCHELL DR.
REISTERSTOWN, MD 21136
DEED REF: 12454/454
ZONED RC-7



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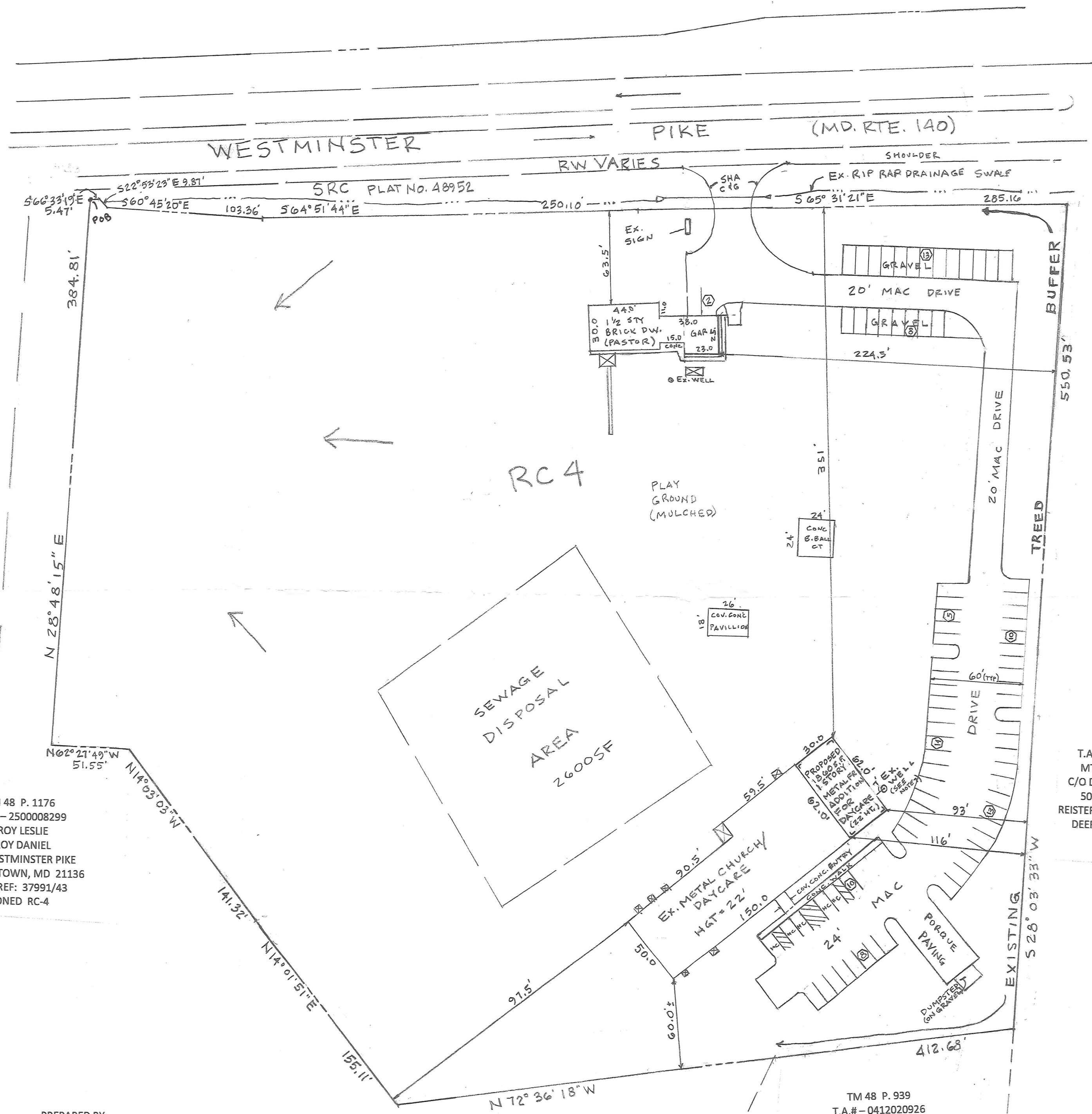
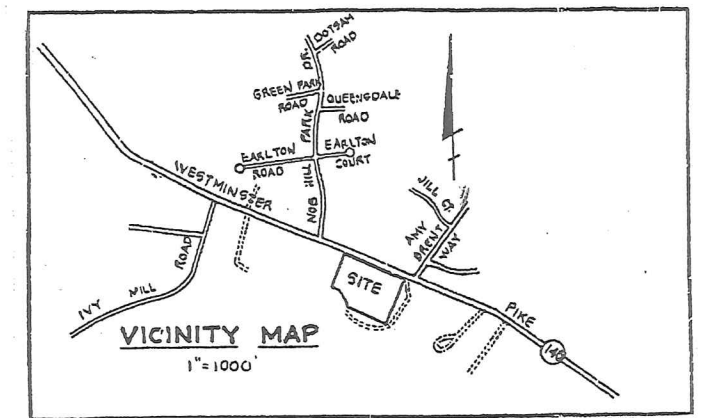
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- GENERAL NOTES**
- OWNER: OWINGS MILLS HARVEST CHURCH OF GOD INC.
PO BOX 585
OWINGS MILLS, MD 21117
T.A.# 0403020025
DEED REF: 32287/00001
 - ELECTION DISTRICT 4
 - COUNCILMANIC DISTRICT 4
 - ZONING MAP NO. 048B1
 - ZONING RC4
 - GROSS AREA 425,915 s.f. 9.7777 ac
IMPERVIOUS ALLOWED 42,592 s.f. (10%) 0.9778 ac
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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 DROP OFF & PICKUP AREA



GENERAL NOTES

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T.A.# 0403020025
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2018-0166-ADAM