MEMORANDUM

DATE: July 24, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0301-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on July 22, 2019. 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.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: **PETITION FOR SPECIAL HEARING**	*	BEFORE THE
(1320 Providence Road)		
9th Election District	*	OFFICE OF
3rd Council District		
Trustees of Providence Meth. Episcopal Church	*	ADMINISTRATIVE HEARINGS
Legal Owner	*	FOR BALTIMORE COUNTY
Petitioner		
	*	**Case No. 2019-0301-SPH**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of the Trustees of Providence Meth. Episcopal Church, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") for a finding that the Church Hall and Day Care will comply to the extent possible with Residential Transition Area ("RTA") requirements, pursuant to BCZR Section 1B01.B.1.g.(6). A site plan was marked and admitted as Petitioner's Exhibit 1.

Aaron Reuner and Ben Gary appeared in support of the petition. Melvin Kudenski, Esq., represented Petitioner. Several neighbors and members of the church attended and expressed support for the request. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (ZAC) comments were received from any County agencies.

The subject property is 3.48 acres in size and is zoned DR 3.5. The Providence Methodist Church- - which has been in existence for 150 years - - is located on this property. In addition to the church there is a dwelling on the property which was for many years used as a parsonage. Membership at the church has declined and a parsonage is no longer required. As such, the church

proposes to subdivide the property into two lots: one with the church building and the other with the parsonage. Mr. Reuner is under contract to purchase the parsonage from the church, and after completing certain improvements and renovations his family will use the building as a single-family dwelling.

The Office of Zoning Review determined that upon subdivision of the property the RTA regulations would be applicable to the church. I believe there is some question as to whether those regulations apply in the first instance, since they refer to a "new church or other building for religious worship." BCZR §1B01.B.1(g). In any event, the existing church building complies with the 50' and 75' RTA buffer and setback, but the 100' RTA boundary bisects the building.

As such Petitioners seek a finding they comply to the extent possible with RTA use requirements. In the above circumstances I believe it is obvious the church has satisfied this requirement. No "proposed improvements are planned" to the church and the existing structures have been in their present location for many years. *Id.* As such, by definition I believe Petitioners have complied to the extent possible with the RTA regulations. Indeed, further compliance would require them to raze and relocate the church, which is clearly not required. *Ware v. People's Counsel,* 223 Md. App. 669 (2015).

Mr. Gary stated at the hearing that the Bureau of DPR indicated a landscape plan might be required for this project. But that agency stated in a ZAC memorandum dated May 14, 2019 it had no comment regarding the zoning request. Moreover, members of the church stated the property has an abundance of mature vegetation, and thus I do not believe Petitioner should be required to provide a landscape plan in this case, especially since no new dwellings or structures are proposed.

ORDER RECEIVED FOR FILING
Date 6/21/19
By Sln

THEREFORE, IT IS ORDERED this **21st** day of **June, 2019** by this Administrative Law Judge, that the Petition for Special Hearing seeking a determination that the church hall and day care will comply to the extent possible with RTA use requirements be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 6/21/19

By sln

PL..TION 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 1320 Providence Rd **which is presently zoned** DR 3.5

Deed References: 201/373 10 Digit Tax Account # 0920660460

Property Owner(s) Printed Name(s) Trustees of Providence Meth Episcopal Church

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

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

1. 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 A church, church Hall And Daycare will comply to the Full extent possible with RTA use requirements, pursuant to Sec. 1B01.B1.g(6) BCZR

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

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

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

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

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

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

Contract Purchaser/Lessee:

AARON P. REUWER
Name- Type or Print

Signature

PO Box 42354 Towson MD
Mailing Address City State

21286 | 443.625.0689 | AREUWER@gmail
Zip Code Telephone # Email Address

Legal Owners (Petitioners): Robert A. Hartley Thomas E. Johnson

Trustees of Providence Meth Episcopal Church
Name #1 – Type or Print Name #2 – Type or Print

Robert A. Hartley Thomas E. Johnson
Signature #1 Signature # 2

1316-1320 Providence Rd Baltimore MD
Mailing Address City State

21286 | 410-365-1502 | TOMED.JOHNSON@Gmail.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Melvin J Kudenski
Name- Type or Print

Signature

320 N Charles St Balto Md
Mailing Address City State

21201 | 410-685-5110 | melvinjkudenski@hotmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

John Mellema Surveyors
Name – Type or Print

Signature

5409 East Dr. Baltimore MD
Mailing Address City State

21227 | 410.247.7480 | JCMLS@verizon.net
Zip Code Telephone # Email Address

CASE NUMBER 2019-0301-SPH **Filing Date** 4/16/2019 **Do Not Schedule Dates:** **Reviewer** SNP

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 6/21/19

By SEN

John C. Mellema Sr. Inc.
5409 East Drive
Baltimore MD 21227
LAND SURVEYORS
Phone- 410-247-7488
January 30, 2019

ZONING DESCRIPTION FOR 1320 PROVIDENCE ROAD

Beginning at a point on the west side of Providence Road , which is 60 feet wide at a distance of 55 feet from the centerline of Seminary Avenue . Thence the following courses and distances: (1) South 47'03'56" West , 68.80 feet (2) South 06'19'04" East, 68.76 feet (3) With a curve to the left and a radius of 430.00 feet and a distance of 177.43 feet (4) With a curve to the right and a radius of 495.46 feet and a length of 49.29 feet (5) South 06'56'18" West, 586.75 feet (6) North 03'35'26" East, 310.64 feet (7) North 53'21'26" East, 442.55 feet (8) South 36'18'08" East 77.41 feet to the place of beginning as recorded in Deed Liber 201 Folio 373 , containing 4.01 acres of land.

Located in the 9th Election District and 3rd Council manic District.

2019-0301-SPH

JB 6-20-19
11 AM

Debra Wiley

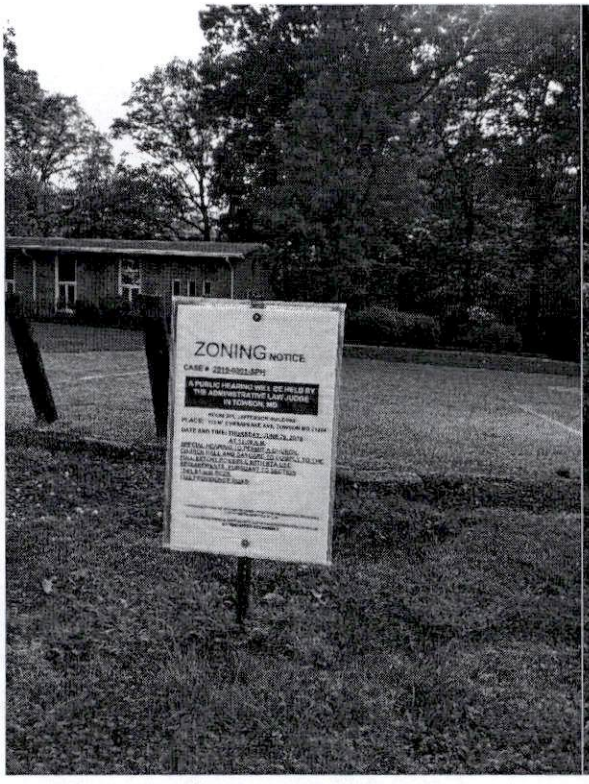
From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Tuesday, June 18, 2019 9:49 PM
To: Administrative Hearings
Subject: 2nd Certification Case # 2019-0301-SPH PROVIDENCE RD.
Attachments: Providence Rd. Cert. .jpeg; Providence Rd.Photos .docx

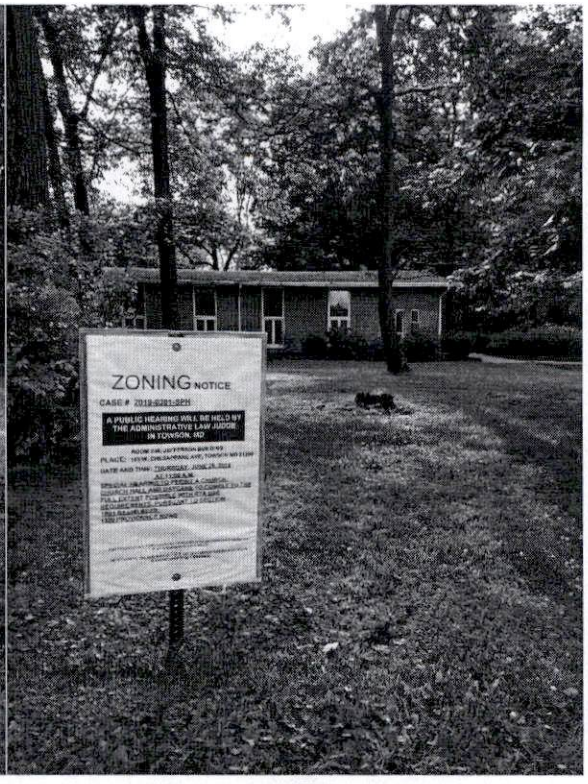
Hi Debbie,

I am attaching the 2nd Certification for your records of Case # 2019-0301-SPH @ 1320 Providence Rd.
Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com





Background Photo 1st Sign Background Photo 2nd Sign

1320 Providence Road ~ 6/18/2019

CASE # 2019-0301-SPH

The Daily Record
11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
http://www.thedailyrecord.com

Order #: 11748442
Case #: 2019-0301-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0301-SPH

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

5/31/2019

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0301-SPH
1320 Providence Road
W/s Providence Road at the corner of Seminary Avenue
9th Election District - 3rd Councilmanic District
Legal Owners: Trustees of Providence Meth Episcopal Church
Contract Purchaser/Lessee: Aaron Reuwer

Special Hearing to permit a church, church hall and daycare to comply to the full extent possible with RTA use requirements, pursuant to section 1B01.B1.g(6) BCZR

Hearing: Thursday, June 20, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
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.

my31

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 5/31/2019
Case Number: 2019-0301-SPH
Petitioner / Developer: MELVIN KODENSKI, ESQ. ~ JOHN MELLEMA ~ AARON REUWER ~ ROBERT HARTLEY
Date of Hearing: JUNE 20, 2019

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:
1320 PROVIDENCE ROAD

The sign(s) were posted on: MAY 31, 2019

ZONING NOTICE

CASE # 2019-0301-SPH

A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE IN TOWSON, MD

PLACE: ROOM 205, JEFFERSON BUILDING
105 W. CHESAPEAKE AVE. TOWSON MD 21204

DATE AND TIME: THURSDAY, JUNE 20, 2019
AT 11:00 A.M.

SPECIAL HEARING TO PERMIT A CHURCH, CHURCH HALL AND DAYCARE TO COMPLY TO THE FULL EXTENT POSSIBLE WITH RTA USE REQUIREMENTS, PURSUANT TO SECTION 1B01.B1.g(6) BCZR.
1320 PROVIDENCE ROAD

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

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

Linda O'Keefe
(Signature of Sign Poster)

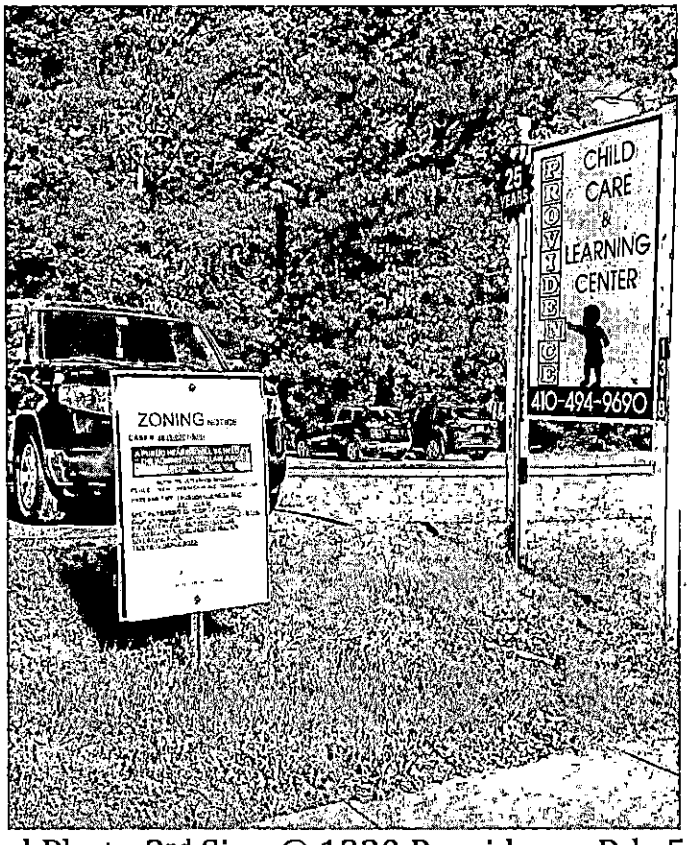
Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)

Background Photo 1st Sign @ 1320 Providence Rd. 5/31/2019



Background Photo 2nd Sign @ 1320 Providence Rd. 5/31/2019

CASE # 2019-0301-SPH

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

May 21, 2019

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: 2019-0301-SPH
1320 Providence Road
W/s Providence Road at the corner of Seminary Avenue
9th Election District – 3rd Councilmanic District
Legal Owners: Trustees of Providence Meth Episcopal Church
Contract Purchaser/Lessee: Aaron Reuwer

Special Hearing to permit a church, church hall and daycare to comply to the full extent possible with RTA use requirements, pursuant to section 1B01.B1.g(6) BCZR.

Hearing: Thursday, June 20, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

C: Melvin Kodenski, 320 N. Charles Street, Baltimore 21201
John Mellema, 5409 East Drive, Baltimore 21227
Aaron Reuwer, P.O. Box 42354, Towson 21286
Robert Hartley, Thomas Johnson, 1316-1320 Providence Road, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 31, 2019.**
(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: THE DAILY RECORD
Friday, May 31, 2019 - Issue

Please forward billing to:
Aaron Reuwer
P.O. Box 42354
Towson, MD 21286

443-695-0689

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: 2019-0301-SPH
1320 Providence Road
W/s Providence Road at the corner of Seminary Avenue
9th Election District – 3rd Councilmanic District
Legal Owners: Trustees of Providence Meth Episcopal Church
Contract Purchaser/Lessee: Aaron Reuwer

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Michael Mallinoff
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 18323 York Road; E/S of York Road, 349' N of Middletown Road 7th Election & 3rd Councilmanic Districts Legal Owner(s): Trustees of Providence Meth Episcopal Church Contract Purchaser(s): Aaron Reuuer Petitioner(s)	* * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2019-301-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

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 23rd day of April, 2019, a copy of the foregoing Entry of Appearance was mailed to John Mellema Surveyors, 5409 East Drive, Baltimore, Maryland 21227 and Melvin Kodenski, Esquire, 320 North Charles Street, Baltimore, Maryland 21201, 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: 2019-0301-SPH

Property Address: 1320 Providence Road

Property Description: W/S of Providence Road @ Corner of Seminary Avenue

Legal Owners (Petitioners): Trustees of Providence Methodist Episcopal Church

Contract Purchaser/Lessee: Aaron P. Renner

PLEASE FORWARD ADVERTISING BILL TO:

Name: Aaron Rever

Company/Firm (if applicable):

Address: P.O Box 42354 Towson MD 21286

Telephone Number: 443-695-0689

Revised 7/9/2015

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

No: 181916

Date: 4/16/2019

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

Rec From: RE Properties

For: Special Hearing - 1330 Providence Road
2019-0301-SPH (Trustees of Providence Meth. Episcopal Church)

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

PAID RECEIPT

BUSINESS DATE	ACTUAL	TIME	DRW
4/17/2019	4/16/2019	12:31:26	3

REG WS03 WALKIN CAH
>>RECEIPT # 004238 4/16/2019 OFLN
Dept 5 528 ZONING VERIFICATION
Amount 181916
Rec Tot $ 500.00
500.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

June 12, 2019

Melvin Kodenski
320 N. Charles Street
Baltimore, MD 21201

RE: Case Number: 2019-0301-SPHA, 1320 Providence Road

To whom it may concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 16, 2019. 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/kl

Enclosures

c: People's Counsel
Aaron Reuwer, P.O. Box 42354, Towson 21286
Robert Hartley, Thomas Johnson, 1316-1320 Providence Road, Baltimore 21286
John Mellema Surveyors, 5409 East Drive, Baltimore 21227

6-20

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 5/21/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-301

INFORMATION:
Property Address: 1320 Providence Road
Petitioner: Robert A. Hartley, Thomas E. Johnson
Zoning: DR 3.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge (ALJ) should find a church, church hall, and daycare will comply to the full extent possible with the RTA requirements, pursuant to section 1B01.B1.g(6), BCZR.

The Department understands there are no physical changes to the property proposed.

The Department of Planning will concur with the decision of the ALJ subsequent to the public hearing.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

CPG/JGN/LTM/

c: Kaylee Justice
John Mellema Surveyors
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2019\19-301.docx

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 5/21/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-301

INFORMATION:
Property Address: 1320 Providence Road
Petitioner: Robert A. Hartley, Thomas E. Johnson
Zoning: DR 3.5
Requested Action: Special Hearing

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Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

CPG/JGN/LTM/

c: Kaylee Justice
John Mellema Surveyors
Office of the Administrative Hearings
People's Counsel for Baltimore County

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Director
Department of Permits, Approvals

DATE: May 14, 2019

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 29, 2019
Item No. 2019-0296-A, 0297-A, 0298-SPH, 0299-A, 0301-SPH & 0302-A

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

* * * * *

VKD: cen
cc: file

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 4-25-2019

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0301-SPH
Special Hearing
Trustees of Providence Meth Episcopal Church
1320 Providence Road.

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

Sincerely,

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

WW/RAZ

From: Jeffrey N Perlow
Sent: Wednesday, June 05, 2019 1:38 PM
To: 'swoobs@me.com'
Cc: Ryan Fried; Carl Richards Jr; Sanders, Julie (jsanders@baltimorecountymd.gov); Michael Mallinoff; County Council District 3
Subject: Zoning Case # 2019-0301-SPH (1320 Providence Road)

Mr. Wahbe:

Your email to the County Council regarding the above referenced zoning case was forwarded to me for reply. The existing church is proposing a new 1 story brick building to be used as a church hall and day care center. Since the proposed building was unable to meet all of the Residential Transition Area (RTA) setback and buffer requirements, a Special Hearing petition was filed requesting that the church comply with RTA requirements to the extent possible. If you have additional questions regarding this case, I can be reached at 410-887-3391.

Jeff Perlow, Planner II
Zoning Review Office, PAI

Carl Richards Jr

From: Michael Mallinoff
Sent: Wednesday, June 05, 2019 10:44 AM
To: County Council District 3
Cc: Sam Wahbe; Carl Richards Jr; Julie Sanders
Subject: RE: Below signage

2019-0301 SPA

Ryan:

Will do. I am copying Carl Richards, Jr. of the department to advise. I am copying Julie of this office as we are now keeping a excell spreadsheet on Council queries.

Thanks,

Michael

From: County Council District 3 <council3@baltimorecountymd.gov>
Sent: Wednesday, June 5, 2019 10:38 AM
To: Michael Mallinoff <mmallinoff@baltimorecountymd.gov>
Cc: Sam Wahbe <swoobs@me.com>
Subject: FW: Below signage

Hi Michael,

Could you have someone from the zoning office look into what this Church is proposing to do that requires a special hearing and get back to us?

Thank you so much for your help.

Ryan Fried
Senior Policy Advisor
Councilman Wade Kach
Baltimore County Council
District 3

From: Sam Wahbe <swoobs@me.com>
Sent: Wednesday, June 5, 2019 9:39 AM
To: County Council District 3 <council3@baltimorecountymd.gov>
Subject: Below signage

CAUTION: This message from swoobs@me.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Dear Councilman, do you know what exactly this is about? This church has been here for a long time. What are they planning on doing? Thank you, Sam Wahbe

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 2019-0301 SPH
DATE 6/20/19

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Aaron Reuwer	Box 42354	Towson, MD 21286	AREUWER@GMAIL.COM
Melvin J Kudenski	300 N Charles Street	Balto MD 21202	Melvin J Kudenski@ not MA
Ben Gaby	5409 East Dr	Arbutus MD 21227	JCMLS@verizon.net
Tom Johnson	1507 Providence Rd	Towson MD 21286	tomedjohnson48@gmail.com
Robert Hartley	1201 Robin Hood Circle	Towson MD 21204	hartley444@verizon.net
Tim Davis	917 E. Seminary Ave	Towson, MD 21286	tdavisfam@aol.com
MICHAEL BRAZERL	939 STARBIT ROAD	BALTIMORE MD 21218	MIKEB939@VERIZON.NET

CASE NO. 2019-0301-SPH

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	
5/14	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
5/21	PLANNING (if not received, date e-mail sent _____)	Comment
4/25	STATE HIGHWAY ADMINISTRATION	NO OBJECTION
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 5/31/19

SIGN POSTING (1st) Date: 5/31/19 by O'Keefe

SIGN POSTING (2nd) Date: 6/18/19 by O'Keefe

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

Tax Exempt:		**Special Tax Recapture:**	
Exempt Class:		NONE	
Account Identifier:	**District** - 09 **Account Number** - 0920660460		

Owner Information

Owner Name:	TRUSTEES OF PROVIDENCE METH EPISCOPAL CHURCH	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	ATTN GEORGE HACK,TREASR 1320 PROVIDENCE RD BALTIMORE MD 21286-1562	**Deed Reference:**	

Location & Structure Information

Premises Address:	1320 PROVIDENCE RD BALTIMORE MD 21286-1562	**Legal Description:**	1 & PT AC SWS PARTIAL EXEMPT SW PROVIDENCE RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0061	0023	0383		0000				2017	Plat Ref:

Special Tax Areas:		**Town:**	NONE
		Ad Valorem:	
		Tax Class:	

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1976	4772		3.4800 AC	06

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	SPLIT LEVEL		1 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	870,000	870,000		
Improvements	543,800	549,300		
Total:	1,413,800	1,419,300	1,417,467	1,419,300
Preferential Land:	0			0

Transfer Information

Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	700	1,245,300.00	1,244,100.00
State:	700	1,245,300.00	1,244,100.00
Municipal:	700	0.00|0.00	0.00|0.00

Tax Exempt:	**Special Tax Recapture:**

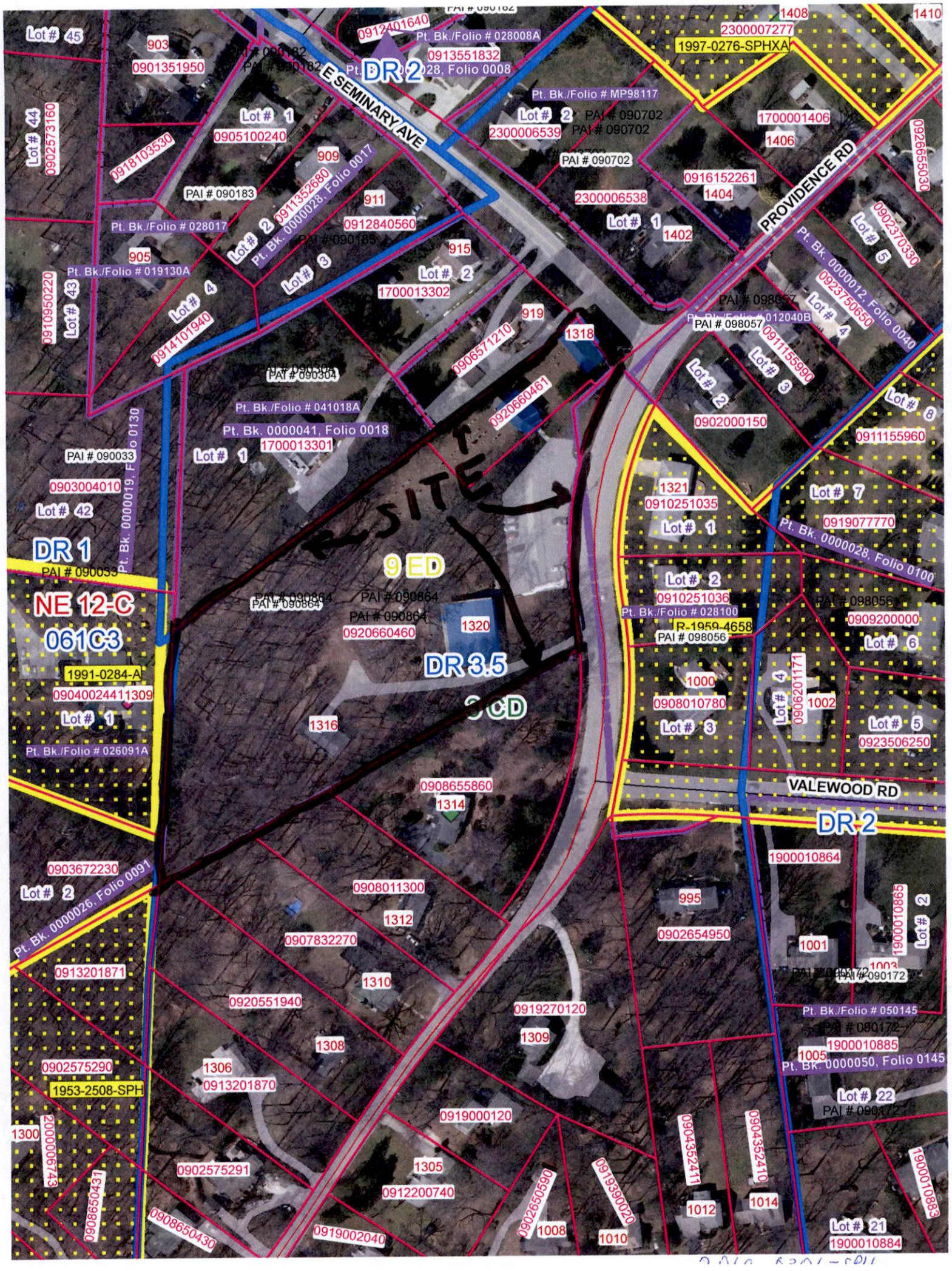
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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


E SEMINARY AVE
PROVIDENCE RD
VALEWOOD RD
DR 2
DR 1
DR 3.5
DR-2
NE 12-C
061C3
9 ED
SITE
1997-0276-SPHXA
1991-0284-A
1953-2508-SPH
Pt. Bk./Folio # 028008A
Pt. Bk./Folio # MP98117
Pt. Bk./Folio # 028017
Pt. Bk./Folio # 019130A
Pt. Bk./Folio # 041018A
Pt. Bk. 0000041, Folio 0018
Pt. Bk./Folio # 028100
Pt. Bk./Folio # 026091A
Pt. Bk./Folio # 050145
Pt. Bk. 0000050, Folio 0145
Pt. Bk. 0000012, Folio 0040
Pt. Bk. 0000028, Folio 0100
Pt. Bk. 0000026, Folio 0091
Pt. Bk. 0000019, Folio 0130
Pt. Bk. 0000028, Folio 0017
PAI # 090702
PAI # 090183
PAI # 090185
PAI # 098057
PAI # 090304
PAI # 090033
PAI # 090864
PAI # 098056
PAI # 090172
R-1959-4658
Lot # 45
Lot # 44
Lot # 43
Lot # 42
Lot # 1
Lot # 2
Lot # 3
Lot # 4
Lot # 5
Lot # 6
Lot # 7
Lot # 8
Lot # 21
Lot # 22
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0905100240
0918103530
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0911352680
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0914101940
0910950220
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0908650431
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0919000120
0919270120
0907832270
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0908655860
0920660461
0916152261
2300006538
2300006539
2300007277
1700001406
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0910251035
0910251036
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0906201171
0908010780
0923506250
0902654950
1900010864
1900010865
1900010885
1900010883
1900010884
0904352411
0904352410
0919390020
0902650590
1900010883
2019-D301-SPH

PLAN TO ACCOMPANY SPECIAL HEARING

COORDINATE TABLE		
POINT	NORTHING	EASTING
1	639113.0280	1434767.4788
2	638828.0137	1434254.6045
3	639138.0467	1434274.0592
4	639190.7805	1434343.7706
5	639454.9029	1434698.8562
6	639515.5777	1434766.1117
7	639453.1966	1434811.9391
8	639406.3319	1434761.5672
9	639337.9941	1434769.1331
10	639161.9705	1434761.8221

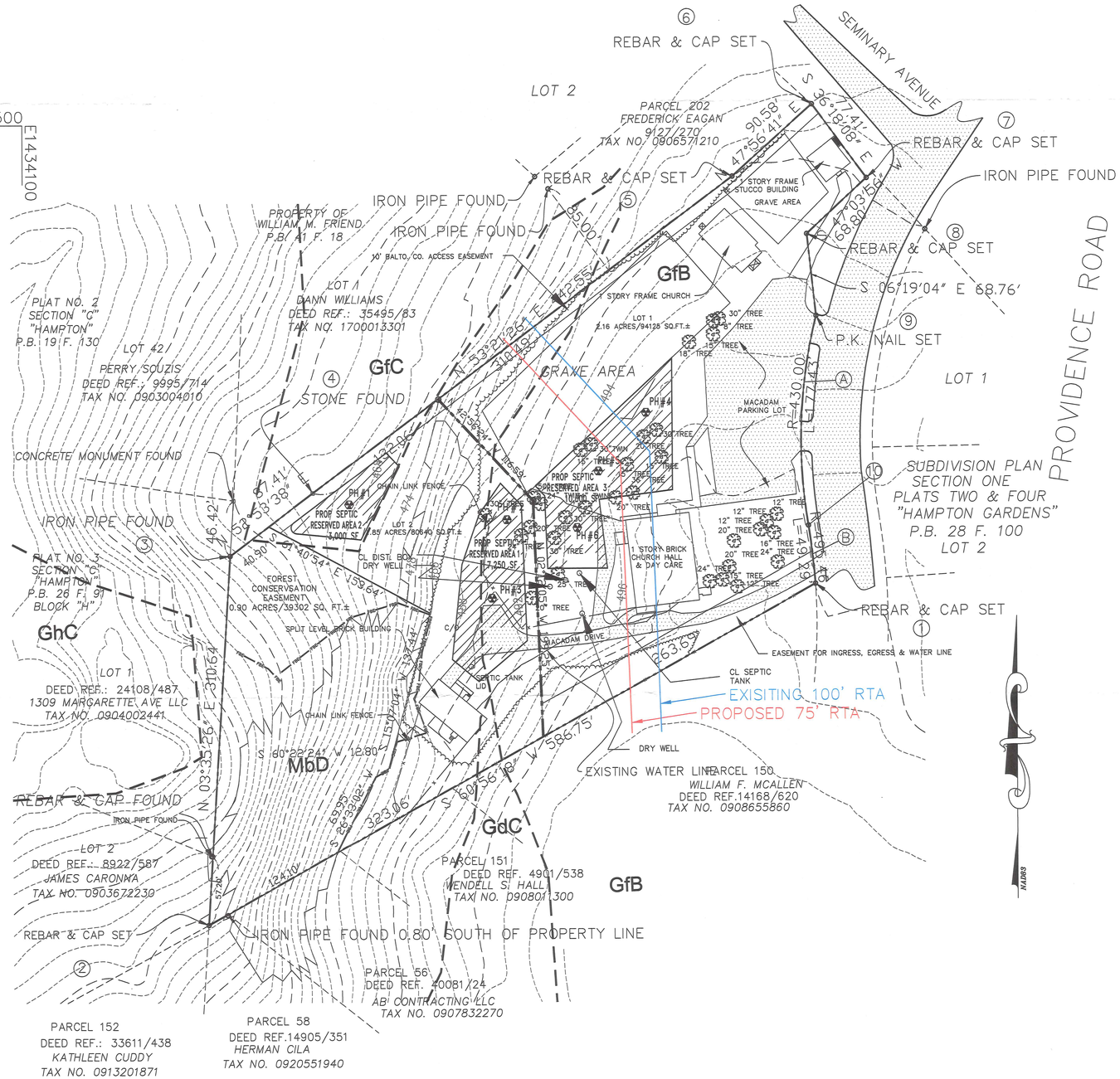
NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM NAD83 (2007), BASED ON THE FOLLOWING TRAVERSE STATIONS.

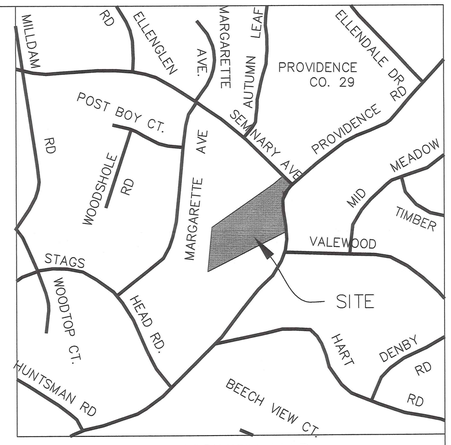
STA. GIS 27 N638883.12 E1445266.18 ELEV.=315.49

STA. GIS 167 N638956.08 E1434922.18 ELEV.=501.00

CURVE TABLE				
POINT	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
A	430.00	177.43	S 02°22'42" W	176.18'
B	495.46	49.29	S 06°35'35" E	49.27'

GENERAL NOTES CONTINUED





VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

1.) THE EXISTING PROPERTY IS 1 SINGLE FAMILY DWELLING AND CHURCH AND THE PROPOSED USE IS 1 SINGLE FAMILY DWELLING AND CHURCH
2.) NO PRIOR ZONING CASES ON THIS SITE
3.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND PRIVATE SEWER
4.) B.R.L. DENOTES BUILDING RESTRICTION LINE.
5.) COURSES AND COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE GRID SYSTEM
6.)ZONING D.R 3.5 SEE MAP 061C3
7.)WATERSHED: LOCH RAVEN RESERVOIR
8.)SUB-SEWERSHED: N/A
9.)TAX ACCOUNT NUMBER : 0920660460
10.)DEED REFERENCE : 201/373
11.) SOIL TYPE: CoD
12.)SCHOOL DISTRICT : ELEMENTARY: HAMPTON ES
MIDDLE: RIDGLEY MS
HIGH: LOCH RAVEN HS

REVISIONS

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

MINOR SUBDIVISION
#1320 PROVIDENCE ROAD
BALTIMORE COUNTY MARYLAND
TAX MAP 61 GRID 23 PARCEL 383
DEED REFERENCE: 201/373
ZONING: D.R.3.5 MINOR NO.
ELECTION DISTRICT: 9 COUNCILMANIC DIST.: 3
CENSUS TRACT: 4902 R.P. DIST.: 308
SCALE 1"=50' NOVEMBER 20187

2019-0301-SPH

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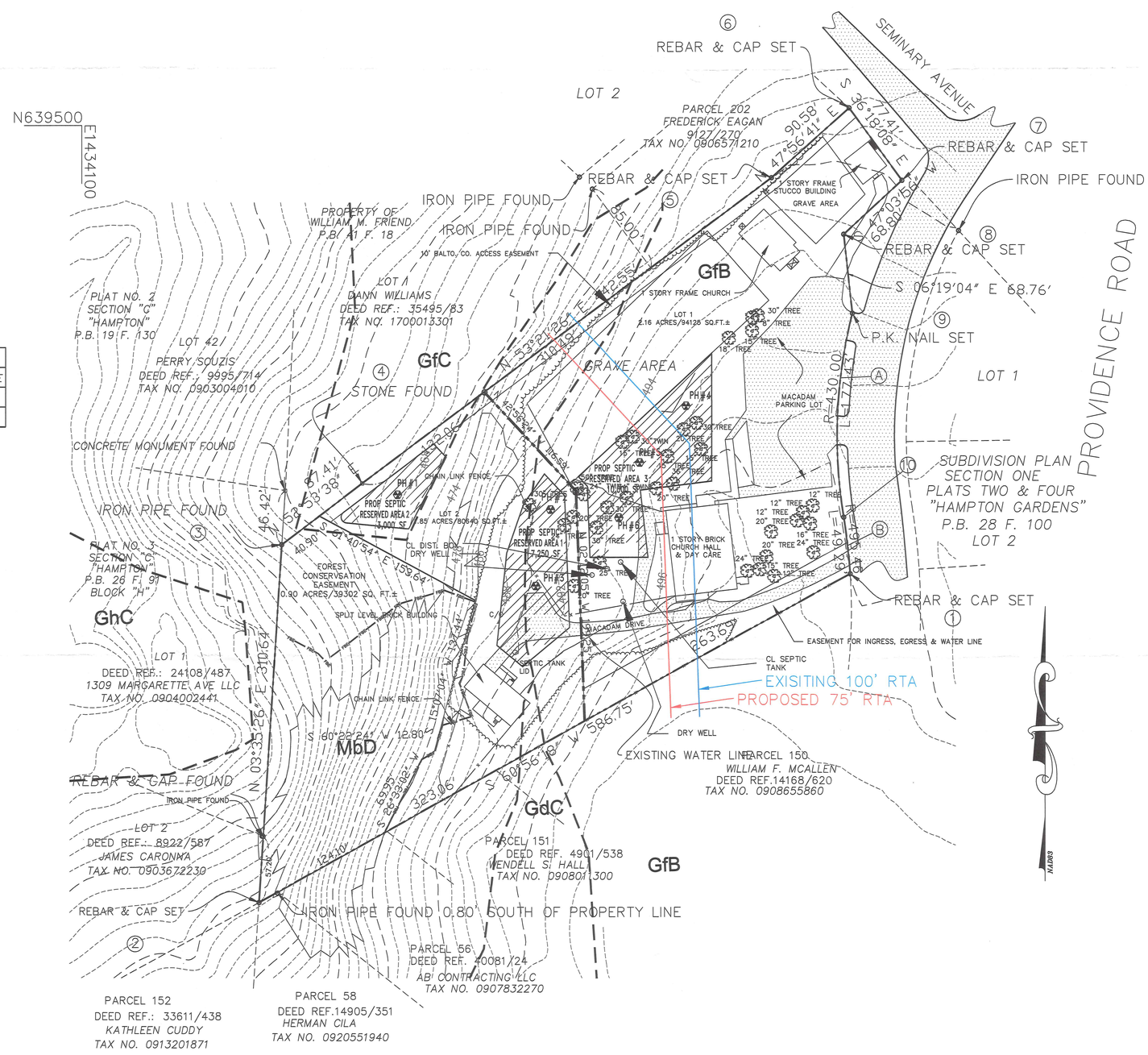

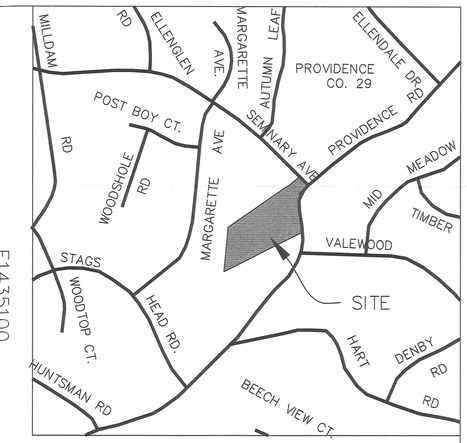

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PET-1 2019-0301-SPH