

M E M O R A N D U M

DATE: February 16, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0160-SPHX – Appeal Period Expired

The appeal period for the above-referenced cases expired on February 11, 2021. 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: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION**

(1400 Frederick Road) *

1st Election District *

1st Council District *

Catonsville Presbyterian Church *

Legal Owner

Petitioner

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

Case No. 2020-0160-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of Catonsville Presbyterian Church, legal owner (“Petitioner”) for the property located at 1400 Frederick Rd. in Catonsville (the “Property”). The Special Hearing was filed under Baltimore County Zoning Regulations (“BCZR”) §500.7 to permit an outdoor columbarium within church grounds as a permitted accessory use to a church. The Special Exception under BCZR, §502.1 was filed to permit a columbarium in the DR 2 zone.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. David Hutton and Jeanne Mueller appeared on behalf of the Petitioner along with Zacharia Y. Fish, P.E. of FSH Associates, LLC (Pet. Ex. 1) who prepared and sealed the site plan (the “Site Plan”). (Pet. Exs. 2A and 2B). Jennifer Busse, Esquire and Whiteford, Taylor and Preston represented the Petitioner. There were no Protestants in attendance.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and from the Department of Environmental Protection and Sustainability

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Date

1/12/21

By

[Signature]

Development Coordination ("DEPS") which comments did not oppose the requested relief, subject to proposed conditions.

FACTS AND EVIDENCE

Evidence was provided by way of proffer and witness testimony. The Property is approximately 5.740 acres (250,049 sf) and zoned in DR 2. It is improved with a 15,600 sf +/- Church, a 2,300 sf +/- 2-story office building, a 580 sf +/- shed, a 215 sf +/- shed, 2 access driveways and 2 parking lots.

Petitioner proposes to construct an outdoor columbarium consisting of a brick wall with 4 brick architectural columns designed to mirror the columns on the Church. Within the confines of the wall is a patio area measuring 340 sf upon which 45-55 people can gather. The columbarium will be 25-26 ft. in length and 5 ft. 3 inches to the top of the wall (6 ft. 1 inch to the top of the architectural columns).

The columbarium will be constructed on the east side of the Property facing Beechwood Road as shown on the Site Plan. (Pet. Exs.2A and 2B). Mr. Fische testified that it will be 19 ft. from the sidewalk of Beechwood Rd. and 2 ½ ft. from the Property line. Mr. Fisch opined that this proposed spot is handicap accessible for wheel chairs and walkers. Additionally, while there is adequate parking on the Property, this location has proximity to parking along Beechwood Rd. in front of the columbarium.

As shown on the Site Plan, the side of the columbarium fronting Beechwood Rd. will be screened with 4 - 3 ft. evergreen trees. On the side facing the Church will be 6 - 5 ft. evergreen trees. Additional deciduous seasonal shrubs measuring 3-4 ft. in height will be planted between/among the evergreens. There are 3 existing trees in front of the columbarium along Beechwood Rd. which will remain. One ash tree measuring 15 inches will be removed. (Pet. Exs.

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Date

1/12/21

2

By

D. Mignon

2A and 2B). Neighboring property owners wrote letters in support of the Petition. (Pet. Ex. 4).

SPECIAL HEARING

Based on the testimony and exhibits adduced at the hearing, I find that the requested Special Hearing relief should be granted as the proposed columbarium meets the definition of 'accessory structure' in BCZR, §101.1:

ACCESSORY USE OR STRUCTURE — A use or structure which: (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience or necessity of occupants, business or industry in the principal use or structure served; except that, where specifically provided in the applicable regulations, accessory off-street parking need not be located on the same lot. An accessory building, as defined above, shall be considered an accessory structure. A trailer may be an accessory use or structure if hereinafter so specified. An ancillary use shall be considered as an accessory use; however, a use of such a nature or extent as to be permitted as a "use in combination" (with a service station) shall be considered a principal use.

As applied here, the columbarium is customarily incident to and serves the Church. It measures 340 sf which is subordinate in area and extent to the 15,600 sf Church, and it is contained within the Church grounds. It will not only be located on the same Property, it will also be incorporated within the walkways and landscaping of the Church. Finally, it contributes to the comfort and convenience of the Church members who wish to pay their respects to members who have died. Accordingly, the Special Hearing relief will be granted.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272, (2017), where the Court of

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Date 11/2/21

By D. Mignon

Appeals discussed the nature of the evidentiary presumption in special exception cases. The Court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Based on the evidence presented and specifically the lack of opposition, I find that the proposed columbarium will not be detrimental to the health safety or general welfare of the Catonsville area. There was no evidence presented that there were any adverse impacts associated with this benign structure located on Church grounds for the use of Church members, their families and friends. This columbarium will not create congestion in the roadways, will not create a hazard from fire, panic or other danger, will not overcrowd the land, will not interfere with public improvements, will not interfere with light or air and will not adversely impact environmental resources. While a columbarium is not specifically listed in the BCZR as a use permitted by Special Exception, it is similar to a funeral establishment, and is therefore consistent with DR 2 zoning classification. Accordingly, the Petition for Special Exception will be granted.

THEREFORE, IT IS ORDERED this 12th day of **January, 2021**, by this Administrative Law Judge, that the Petition for Special Hearing filed under BCZR § 500.7 to permit an outdoor columbarium within church grounds as a permitted accessory use to a church is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception seeking relief to permit a columbarium in the DR-2 Zone 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

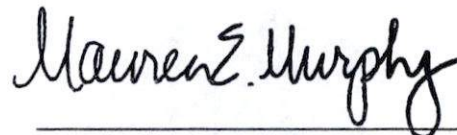
ORDER RECEIVED FOR FILING

Date 1/12/21
By D Mignon

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, Petitioners must comply with ZAC comments submitted by DOP, a copy of which is attached hereto and made a part hereof.

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



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm

ORDER RECEIVED FOR FILING

Date

1/12/21

By

Dmignon



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 1400 Frederick Road which is presently zoned DR2

Deed References: 00904/00281 10 Digit Tax Account # 1700005480

Property Owner(s) Printed Name(s) Catonsville Presbyterian 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

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

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:

N/A

Name - Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204

410-832-2077

jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Catonsville Presbyterian Church

DAVID HUTTON

Name #1 - Type or Print

David Hutton

Signature #1

1400 Frederick Road, Catonsville, MD

Mailing Address

City

State

21228

410-747-6180

Zip Code

Telephone #

Email Address

Jeanne Mueller

Name #2 - Type or Print

Jeanne C. Mueller

Signature # 2

Representative to be contacted:

Jennifer R. Busse, Esquire

Name - Type or Print

J Busse

Signature

1 W. Pennsylvania Avenue, Suite 300, Towson, MD

Mailing Address

City

State

21204

410-832-2077

jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0160-SPAY Filing Date 7 / 13 / 2020

Do Not Schedule Dates: _____

Reviewer gh

Attachment to Zoning Petition

1400 Frederick Road

Catonsville Presbyterian Church

Petition for Special Exception to permit a columbarium in the DR 2 zone.

Petition for Special Hearing to permit an outdoor columbarium within church grounds as a permitted accessory use to a church.

**ZONING PROPERTY DESCRIPTION FOR THE
PROPERTY OF
CATONSVILLE PREBYTERIAN CHURCH
TAX MAP 101, GRID 7, PARCELS 171 AND 172
FIRST ELECTION DISTRICT
BALTIMORE COUNTY
MARYLAND**

BEING part of the properties which were granted and conveyed to Catonsville Presbyterian Church by a deed dated June 19, 1919 and recorded among the Land Records of Baltimore County, Maryland in Libber 509 at folio 413 and by a deed dated September 26, 1949 and recorded among the same Land Records in Liber 1780 at folio 422, and being combined together and described as follows;

BEGINNING for the same at the corner formed by the northwesterly line of Frederick Road, 68 foot right-of-way and the southwesterly line of Beechwood Avenue, 40 foot right-of-way, thence running along said northwesterly line of Frederick Road for the following three (3) courses and distances

1. South 73 degrees 52 minutes 00 seconds West, 167.40 feet to a point, thence
2. South 73 degrees 52 minutes 00 seconds West, 202.80 feet to a point, thence
3. South 74 degrees 42 minutes 00 seconds West, 90.00 feet to a point, thence leaving said northwesterly line of Frederick Road
4. North 34 degrees 44 minutes 00 seconds West, 428.30 feet to a point, thence
5. North 34 degrees 21 minutes 30 seconds West, 235.00 feet to a point, thence
6. North 57 degrees 56 minutes 00 seconds East, 90.90 feet to a point, thence
7. North 33 degrees 43 minutes 00 seconds West, 59.32 feet to a point, thence
8. North 66 degrees 31 minutes 30 seconds East, 15.25 feet to a point, thence
9. North 32 degrees 20 minutes 09 seconds West, 177.41 feet to a point on the southeasterly line of Summit Avenue, variable width right-of-way, thence running along said southeasterly line of Summit Avenue
10. North 69 degrees 20 minutes 04 seconds East, 80.00 feet to a point, thence leaving said southeasterly line of Summit Avenue
11. South 32 degrees 35 minutes 43 seconds East, 173.41 feet to a point, thence
12. North 66 degrees 27 minutes 49 seconds East, 122.15 feet to a point, thence
13. South 33 degrees 15 minutes 48 seconds East, 169.36 feet to a point, thence
14. South 64 degrees 33 minutes 15 seconds West, 151.46 feet to a point, thence
15. South 33 degrees 17 minutes 37 seconds East, 250.00 feet to a point, thence
16. North 64 degrees 41 minutes 00 seconds East, 141.30 feet to a point, thence
17. North 64 degrees 41 minutes 00 seconds East, 160.80 feet to a point on the abovementioned southwesterly line of Beechwood Avenue, thence running along said southwesterly line of Beechwood Avenue
18. South 33 degrees 23 minutes 25 seconds East, 380.08 feet to the point of beginning, containing 250,049 square feet or 5.740 acre of land, more or less.



2020-0160-SPTX

[Signature]
06/15/2020



CERTIFICATE OF POSTI

CASE NO. 2020-0160-X

PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING

December 30, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1400 Frederick Road

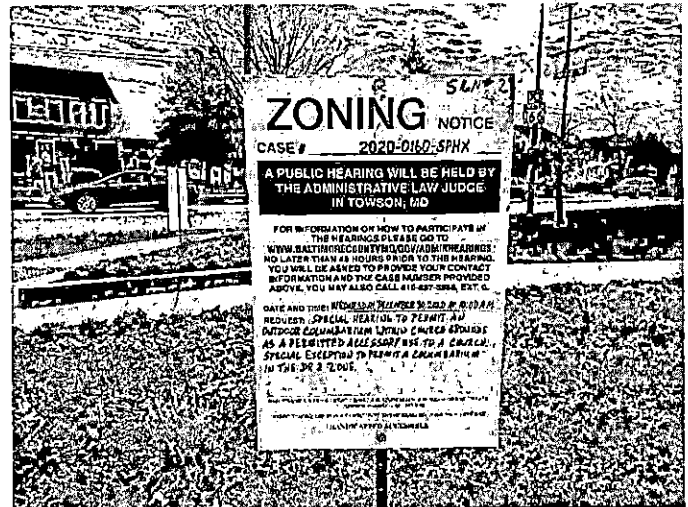
SIGN 2

THE SIGN(S) POSTED ON December 9, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411



11-9-20
10 AM



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 14, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0160-SPHX

1400 Frederick Road
South corner of Beechwood Avenue and Frederick Road
1st Election District – 1st Councilmanic District
Legal Owners: Catonsville Presbyterian Church

12/30
10:00

Special Hearing to permit an outdoor columbarium within church grounds as a permitted accessory use to a church. Special Exception to permit a columbarium in the DR 2 zone.

Hearing: Monday, November 9, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Catonsville Presbyterian Church, 1400 Frederick Road, Catonsville 21228

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 20, 2020

Donna Mignon

From: Kristen L Lewis
Sent: Thursday, October 15, 2020 11:25 AM
To: Debra Wiley; Donna Mignon
Subject: Webex
Attachments: 20201015112155478.pdf

Good morning,

I have attached the information for new webex events. I have a few more to follow. Thank you.

Kristen Lewis
PAI – Zoning Review
410-887-3391

Kristen L Lewis

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Tuesday, October 13, 2020 1:28 PM
To: Kristen L Lewis
Subject: Case 2020-160-SPHX

CAUTION: This message from prvs=9555a3e6fc=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Kristen – here is the list of emails for attendees for the hearing –

✓ Robert Shumaker - rshumaker@FSHERI.COM

✓ Jeanne Mueller - jeannemueller@comcast.net

Zach Fisch - zfisch@eriexperts.com

DAVID HUTTON - dhutton1@verizon.net

Mixed 12-10



Whiteford Taylor Preston[®]

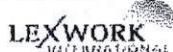
Jennifer R. Busse | *Partner*

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 11942660
Case #:
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0160-SPHX

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:

12/10/2020



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 virtual hearing on the property identified herein as follows: CASE NUMBER: 2020-0160-SPHX 1400 Frederick Road South corner of Beechwood Avenue and Frederick Road 1st Election District-1st Councilmanic District Legal Owners: Catonsville Presbyterian Church Special Hearing to permit an outdoor columbarium within church grounds as a permitted accessory use to a church. Special Exception to permit a columbarium in the DR 2 zone. Hearing: Wednesday, December 30, 2020 at 10:00 a.m. For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-587-3863, ext. 0. Michael Mallinoff Director of Permits, Approvals and Inspections for Baltimore County d10
--

CERTIFICATE OF POSTING

CASE NO. 2020-0160-X

PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING

December 30, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

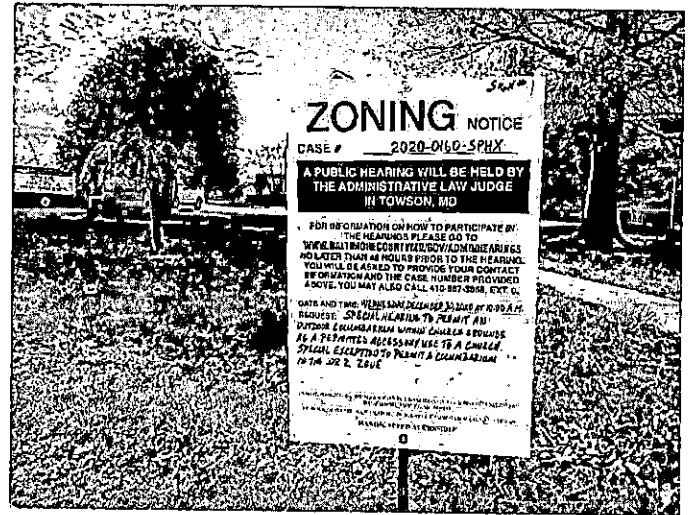
ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1400 Frederick Road

SIGN 1



THE SIGN(S) POSTED ON December 9, 2020

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0160-X

PETITIONER/DEVELOPER

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Jennifer Busse

DATE OF HEARING/CLOSING

December 30, 2020

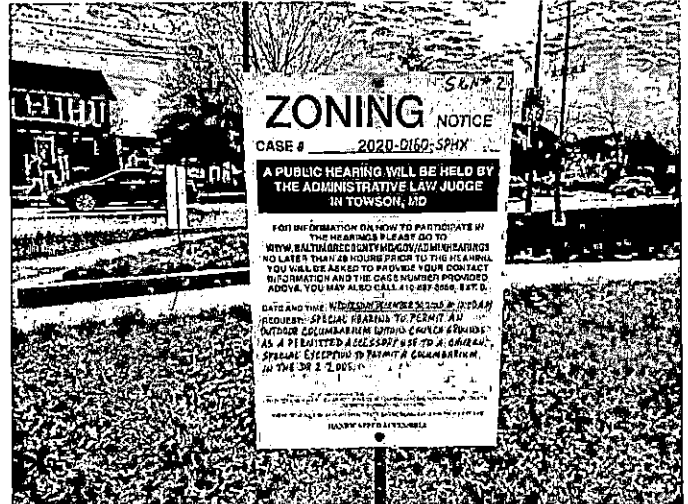
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COUNTY OFFICE BUILDING ROOM 111
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1400 Frederick Road

SIGN 2



THE SIGN(S) POSTED ON December 9, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

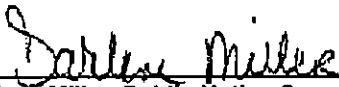
Order #: 11928013
Case #:
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0160-SPHX

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:

10/20/2020



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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CASE NUMBER: 2020-0160-SPHX

1400 Frederick Road

South corner of Beechwood Avenue and Frederick Road

1st Election District-1st Councilmanic District

Legal Owners: Catonsville Presbyterian Church

Special Hearing to permit an outdoor columbarium within church grounds as a permitted accessory use to a church. Special Exception to permit a columbarium in the DR 2 zone.

Hearing: Monday, November 9, 2020 at 10:00 a.m.

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

o20



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 14, 2020

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Michael Mallinoff
Director

MM:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Catonsville Presbyterian Church, 1400 Frederick Road, Catonsville 21228

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 20, 2020

TO: THE DAILY RECORD
Tuesday, October 20, 2020 - Issue

Please forward billing to:

David Hutton
Jeanne Mueller
1400 Frederick Road
Catonsville, MD 21228

410-747-6180

NOTICE OF ZONING HEARING

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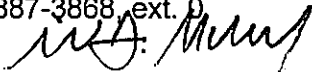
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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

Kristen L Lewis

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Tuesday, October 13, 2020 1:28 PM
To: Kristen L Lewis
Subject: Case 2020-160-SPHX

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Hi Kristen – here is the list of emails for attendees for the hearing –

Robert Shumaker - rshumaker@FSHERI.COM

Jeanne Mueller - jeannemueller@comcast.net

Zach Fisch - zfisch@eriexperts.com

DAVID HUTTON - dhutton1@verizon.net



Whiteford | Taylor | Preston™

Jennifer R. Busse | *Partner*

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND SPECIAL EXCEPTION		
1400 Frederick Road; S corner of Beechwood	*	OF ADMINSTRATIVE
Avenue & Frederick Road		
1 st Election & 1 st Councilmanic Districts	*	HEARINGS FOR
Legal Owner: Catonsville Presbyterian Church		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2020-160-SPHX

* * * * *

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

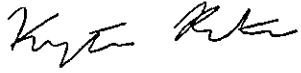
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of July, 2020, a copy of the foregoing Entry of Appearance was emailed to Jennifer Busse, Esquire, 1 West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, jbusse@wtplaw.com, Attorney for Petitioner(s).

Peter Max Zimmerman

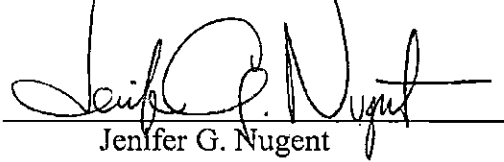
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Prepared by:



Krystle Patchak

Division Chief:


Jenifer G. Nugent

CPG/JGN/kma/

c: Josephine Selvakumar
Jennifer R. Busse, Esquire
Office of the Administrative Hearings
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/neighbor 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: 2020-0160-SP4X

Property Address: 1400 Frederick Road

Property Description:

Legal Owners (Petitioners): Catonsville Presbyterian Church

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Hutton Jeanne Mueller

Company/Firm (if applicable):

Address: 1400 Frederick Road
Catonsville, MD 21228

Telephone Number: 410-747-6180



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 22, 2020

Jennifer R. Busse,
1 W. Pennsylvania Ave Ste 300
Towson MD 21204

RE: Case Number: 2020-160-SPHX, 1400 Frederick 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 July 13, 2020. 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, appearing to read "W. Carl Richards, Jr.", is written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/4/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-160

INFORMATION:

Property Address: 1400 Frederick Road
Petitioner: David Hutton, Jeanne Mueller
Zoning: DR 2
Requested Action: Special Exception, Special Hearing

The Department of Planning has reviewed the petition for:

1. Special Hearing under Baltimore County Zoning Regulations (BCZR) Section 500.7 to determine whether the zoning commissioner should approve an outdoor columbarium within church grounds as a permitted accessory use to a church.
2. Special Exception to permit a columbarium in the DR 2 zone.

There is an existing Presbyterian Church to the west of Beechwood Avenue and Frederick Road. The applicant is proposing the columbarium along Beechwood Avenue within the church property. The property is subject to prior zoning variances (1967-0210-X and 1997-0579-XA) not pertaining to the current requests.

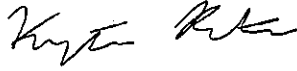
A site visit was conducted on July 24, 2020. The site is subject to the Patapsco Heritage Area Management Plan, Southwest Baltimore County Revitalization Strategy and Western Baltimore County Pedestrian and Bicycle Access Plan.

The Department of Planning has no objections to granting the petitioned zoning relief pending the following issues are addressed:

1. The columbarium shall be incorporated within walls, walks and/or landscaping within the church grounds and should comply with BCZR Section 401 for setback and screening of cemeteries.
2. No monuments are permitted
3. The columbarium is not a public facility, but is available primarily to members of the congregation and their immediate families.

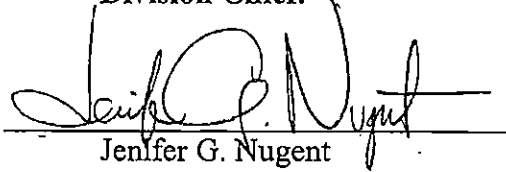
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Josephine Selvakumar
Jennifer R. Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0160-SPHX
Address 1400 Frederick Road
(Catonsville Presbyterian Church
Property)

Zoning Advisory Committee Meeting of July 27, 2020.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

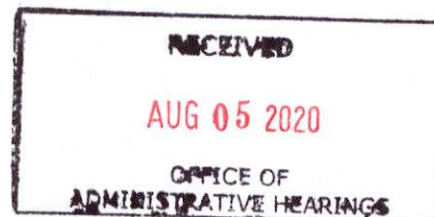
DATE: 8/4/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-160

INFORMATION:

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Petitioner: David Hutton, Jeanne Mueller
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Requested Action: Special Exception, Special Hearing



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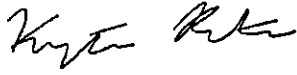
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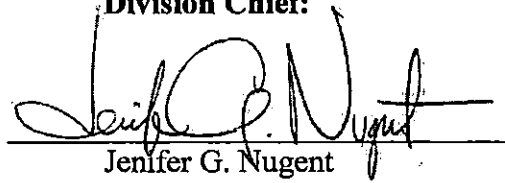
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:

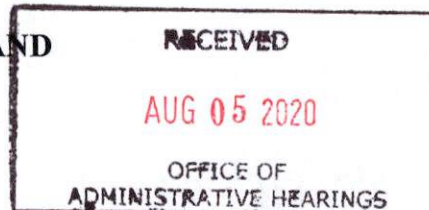

Jenifer G. Nugent

CPG/JGN/kma/

c: Josephine Selvakumar
Jennifer R. Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

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

DATE: July 31, 2020

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(Catonsville Presbyterian Church
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Zoning Advisory Committee Meeting of **July 27, 2020**.

X The Department of Environmental Protection and Sustainability has no
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Reviewer: Steve Ford

PCL XL error

Warning: IllegalMediaSource

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 31 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: July 31, 2020

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BALTIMORE COUNTY, MARYLAND

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

DATE: 8/4/2020

FROM: C. Pete Gutwald
Director, Department of Planning

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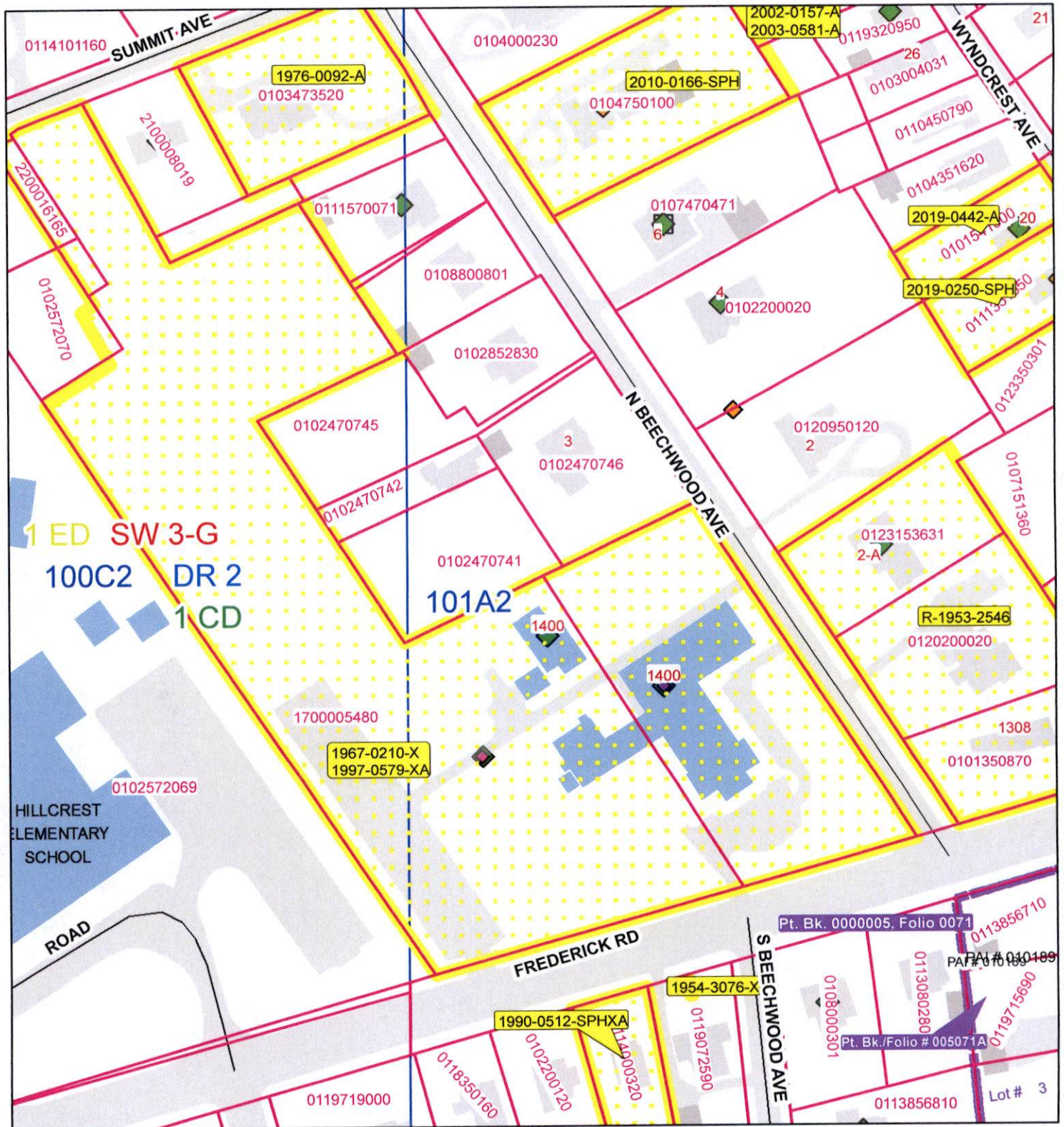
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1400 Frederick Road



Publication Date: 7/13/2020

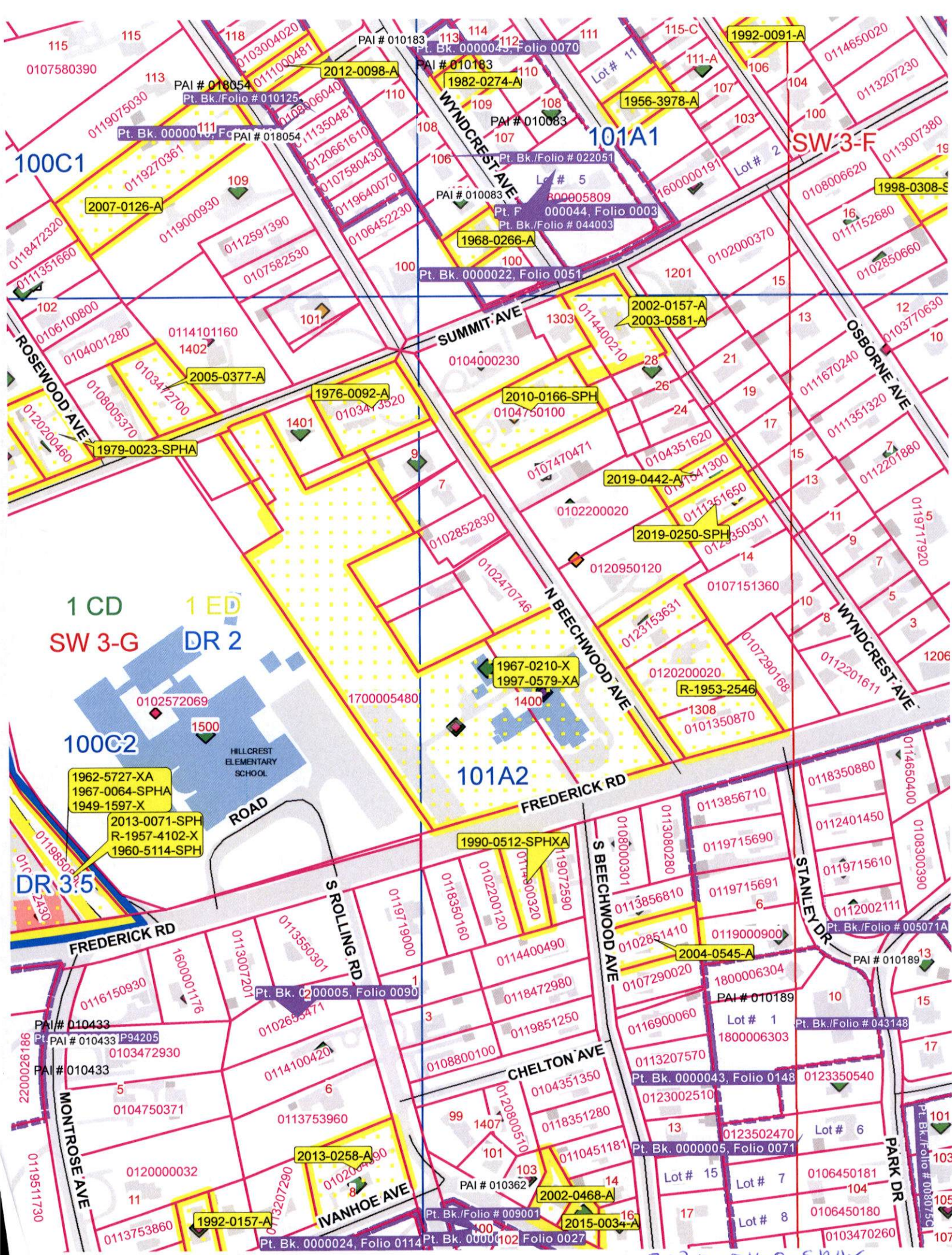


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 130 feet

2020-0160-SPHX



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

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ORDER RECEIVED FOR FILING

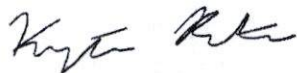
Date

By

1/12/21

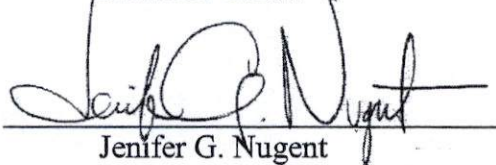
J. Mignon

Prepared by:



Krystle Patchak

Division Chief:


Jenifer G. Nugent

CPG/JGN/kma/

c: Josephine Selvakumar
Jennifer R. Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

1/12/21
J. Nugent

Debra Wiley

From: Kristen L Lewis
Sent: Thursday, December 10, 2020 9:48 AM
To: Debra Wiley; Donna Mignon
Subject: 2020-0160-SPHX

Good morning,

Below is the names and emails of the participants for this case. The new hearing date is 12/30/20 at 10 a.m. for 2 hrs.

Kristen Lewis
PAI – Zoning Review
410-887-3391

-----Original Message-----

From: Busse, Jennifer R. [mailto:jbusse@wtplaw.com]
Sent: Tuesday, December 08, 2020 11:33 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: #160

CAUTION: This message from prvs=16118ae573=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Cool. Thanks again!

Here are names and emails for hearing

Jennifer Busse - jbusse@wtplaw.com

Zacharia Y. Fisch PE - zfisch@erixperts.com David Hutton - dhutton1@verizon.net

Jennifer R. Busse | Partner

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | Bio | vCard | www.wtplaw.com

-----Original Message-----

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Tuesday, December 8, 2020 10:50 AM
To: Busse, Jennifer R. <jbusse@wtplaw.com>
Subject: [EXTERNAL] RE: #160

Ok that's good. To make it faster, since only the date and time has changed, you can just have the sign poster use the same information. You will get a new link sent tomorrow with webex information, and the Daily Record will be

contacting Mr. Hutton for payment to have the advertisement run again. Also, do you have a list of participants that need to receive the webex invite?

Kristen Lewis
PAI – Zoning Review
410-887-3391

-----Original Message-----

From: Busse, Jennifer R. [mailto:jbusse@wtplaw.com]
Sent: Tuesday, December 08, 2020 10:47 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: #160

CAUTION: This message from prvs=16118ae573=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thank you!!!!
Yes we will have the sign up.
Will you be issuing a notice or should I just tell poster it is same info except new date/time?

Jennifer R. Busse | Partner
Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025
t: 410.832.2077 | f: 410.339.4027
jbusse@wtplaw.com | Bio | vCard | www.wtplaw.com

-----Original Message-----

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Tuesday, December 8, 2020 10:24 AM
To: Busse, Jennifer R. <jbusse@wtplaw.com>
Subject: [EXTERNAL] RE: #160

Good morning,

If you have your sign posting done by this Friday, December 10th, I can set this case for December 30th at 10 a.m. Please confirm and I will be able to send the required notification to the Daily Record for publishing. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391

-----Original Message-----

From: Busse, Jennifer R. [mailto:jbusse@wtplaw.com]
Sent: Thursday, December 03, 2020 9:51 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: #160

CAUTION: This message from prvs:1006204e1c=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Kristin - you may recall this is the case where the poster forgot to post on time and so I need a new date? How's it looking?

Thanks

Jennifer Busse

This transmission contains information from the law firm of Whiteford, Taylor & Preston LLP which may be confidential and/or privileged. The information is intended to be for the exclusive use of the planned recipient. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately.

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<https://urldefense.proofpoint.com/v2/url?u=https-3A__www.baltimorecountymd.gov_news_coronavirus.html&d=DwlGaQ&c=AoSfobXmUE4ycnJgctWiYA&r=iil9yg5uM2SeMWwCVqPgX85g1tpRN88a9VuLihlFnTM&m=KHMpLFKto10TLPB6FaiEj7r6mVpX8Hcm2t8JUjoD2Rc&s=-2ge1Go69D-bFYkqGualik9F6WECNbUNuf_HkTkK6Qk&e= >

<https://urldefense.proofpoint.com/v2/url?u=http-3A__www.baltimorecountymd.gov&d=DwlGaQ&c=AoSfobXmUE4ycnJgctWiYA&r=iil9yg5uM2SeMWwCVqPgX85g1tpRN88a9VuLihlFnTM&m=KHMpLFKto10TLPB6FaiEj7r6mVpX8Hcm2t8JUjoD2Rc&s=ggjdGoyXpJC9D_cPWxUVjc1GgqG0xs96SdF1t-jrsVM&e= >

Connect with Baltimore County

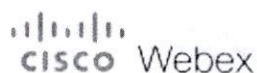
[https://urldefense.proofpoint.com/v2/url?u=http-3A__www.baltimorecountymd.gov_sebin_x_g_social-2Dicon-2Dfacebook.png&d=DwlGaQ&c=AoSfobXmUE4ycnJgctWiYA&r=iil9yg5uM2SeMWwCVqPgX85g1tpRN88a9VuLihlFnTM&m=KHMpLFKto10TLPB6FaiEj7r6mVpX8Hcm2t8JUjoD2Rc&s=qvVB1bFto5PLibZ2hU9la7y3OuWvEs-zKUQFNcKr3IE&e=]
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<https://urldefense.proofpoint.com/v2/url?u=https-3A__twitter.com_BaltCoGov&d=DwlGaQ&c=AoSfobXmUE4ycnJgctWiYA&r=iil9yg5uM2SeMWwCVqPgX85g1tpRN88a9VuLihlFnTM&m=KHMpLFKto10TLPB6FaiEj7r6mVpX8Hcm2t8JUjoD2Rc&s=Znx9OWyeLeYuNXUDJwCvXERuNbJD9Loq16nvFXlt9XE&e= > [https://urldefense.proofpoint.com/v2/url?u=http-3A__www.baltimorecountymd.gov_sebin_z_n_social-2Dicon-2Dnews.png&d=DwlGaQ&c=AoSfobXmUE4ycnJgctWiYA&r=iil9yg5uM2SeMWwCVqPgX85g1tpRN88a9VuLihlFnTM&m=KHMpLFKto10TLPB6FaiEj7r6mVpX8Hcm2t8JUjoD2Rc&s=CjwL-EXth9zo7WqG-Eah1VYIM47izlA6GgTAV-GJc3c&e=]
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Debra Wiley

From: messenger@webex.com
Sent: Thursday, December 10, 2020 10:17 AM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - Case No. 2020-0160-SPHX - 1400 Frederick Rd. - Catonsville Presbyterian Church

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Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 6

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

Debra Wiley

Subject: Web seminar scheduled: Zoning Hearing - Case No. 2020-0160-SPHX - 1400 Frederick Rd. - Catonsville Presbyterian Church
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eb8902615beafb6020c33c99cba2048ac>
Start: Wed 12/30/2020 10:00 AM
End: Wed 12/30/2020 12:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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When it's time, start the Webex event here.

Host: Debra Wiley (dwiley@baltimorecountymd.gov)
Event number (access code): 180 955 6624

Wednesday, December 30, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eb8902615beafb6020c33c99cba2>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e2138ddf1742a4005dd796eb5156>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1809556624@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 447372

If you are a host, click here to view host information:

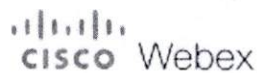
<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ecf7e0ff1145633261b5579bbad755c6c>

Need help? Go to <http://help.webex.com>

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



Webex sent the email message "Invitation for Alternate Host" for your event.

Number of email addresses the message was sent to successfully: 3

Number of email addresses the message could not be sent to: 0

Need help? Go to <http://help.webex.com>

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Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
David Hutton	dhutton1@verizon.net	1-	New York Time	English	U.S.
Jeanne Mueller	jeannemueller@comcast.net	1-	New York Time	English	U.S.
Jennifer Busse	jbusse@wtplaw.com	1-	New York Time	English	U.S.
Lawrence M. Stahl	lstahl@baltimorecountymd.gov	1-	New York Time	English	U.S.
Robert Shumaker	rshumaker@fsheri.com	1-	New York Time	English	U.S.
Zacharia Y. Fisch PE	zfisch@erexperts.com	1-	New York Time	English	U.S.

*Invited 12-10-20
10:18 Am*

Debra Wiley

From: Debra Wiley
Sent: Thursday, December 10, 2020 9:41 AM
To: Kristen L Lewis; Donna Mignon
Subject: RE: 2020-0160-SPHX

Kristen,

Is this one that you were going to send for us to create a WebEx event?

Thanks.

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Tuesday, December 8, 2020 10:58 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: 2020-0160-SPHX

Good morning,

The above case was postponed because Jennifer Busse indicated that the sign was not posted. I have reset the hearing to Dec. 30th at 10 a.m. for Judge Murphy (possibly will need 2 hrs). I am having difficulties sending over the info for an updated link to be sent out. I will be in the office tomorrow to scan over the information also, I am waiting to get the list of participants from Mrs. Busse for you as well. Thank you.

Kristen Lewis
PAI – Zoning Review
410-887-3391

Donna Mignon

From: Kristen L Lewis
Sent: Tuesday, December 8, 2020 10:58 AM
To: Debra Wiley; Donna Mignon
Subject: 2020-0160-SPHX

Good morning,

The above case was postponed because Jennifer Busse indicated that the sign was not posted. I have reset the hearing to Dec. 30th at 10 a.m. for Judge Murphy (possibly will need 2 hrs). I am having difficulties sending over the info for an updated link to be sent out. I will be in the office tomorrow to scan over the information also, I am waiting to get the list of participants from Mrs. Busse for you as well. Thank you.

Kristen Lewis
PAI – Zoning Review
410-887-3391

2020-01-06 09:41

Baltimore County - My Neighborhood

Properties with multiple lots can affect the results of the map. My Neighborhood should only be used as a reference. Any information should be verified with the appropriate agency.

1400 FREDERICK RD
Tax/Account Number: 1700055480
Owner Name: CATONSVILLE PRESBYTERIAN CHURCH
Premise Address: 1400 FREDERICK RD
Tax Map: 0101
Parcel: 0171
Real Property Report: [More info](#)
StreetView: [Click for StreetView](#)
Permit Review: [Permit Review Tool URL](#)

ZONING INFORMATION

Zoning: DR 2

SCHOOL DISTRICTS

Elementary School District: [Hickory ES](#)
Middle School District: [Catonville MS](#)
High School District: [Catonville HS](#)

CIVIC - GOVERNMENT

Police Precinct: [Williams](#)
Councilmatic District: 1
Congressional District: 2
Legislative District: 12
Blection District: 1
Voting Precinct: 01-015

ECONOMIC

Commercial: No Feature Found
Revitalization District: No Feature Found
Enterprise Zone: No Feature Found
Economic Park Center Name: No Feature Found
Economic Park Center Type: No Feature Found

ENVIRONMENTAL

Watershed Name: [Patapsco River](#)
River Basin Name: [Patapsco River](#)
Subbasin Name: [Patapsco River](#)
Soil Name: Chillum-Urban land complex, 0 to 5 percent slopes

HISTORIC

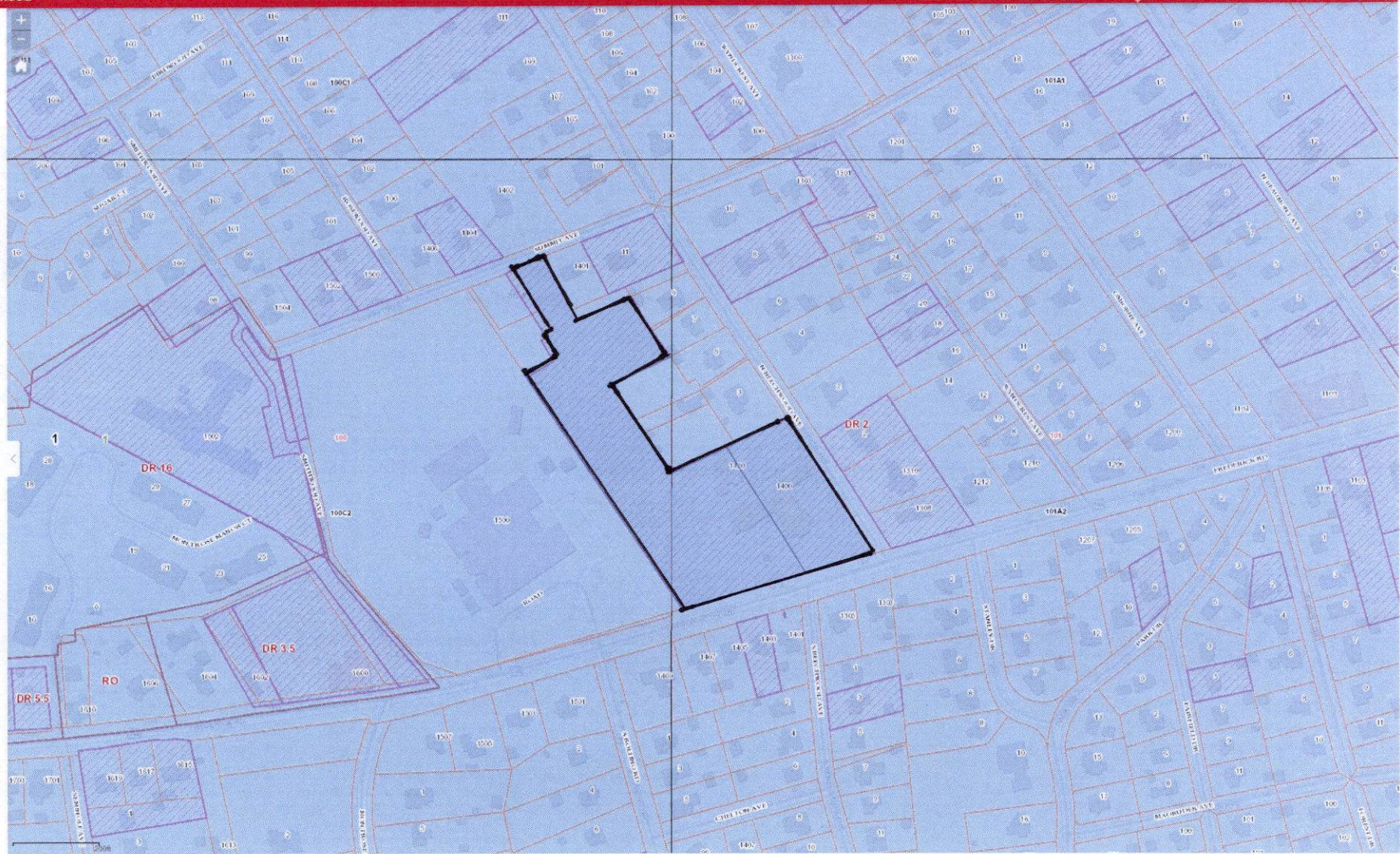
National Register: OLD CATONSVILLE
Historic District: No Feature Found
Baltimore County Historic District: No Feature Found
Landmark Name: No Feature Found
Mile Number: No Feature Found

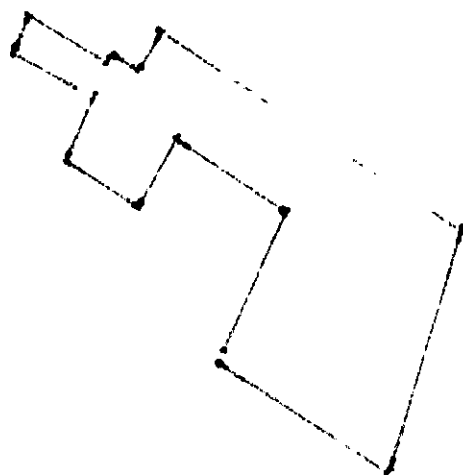
LAND MANAGEMENT

URDL Land Type: Urban
Growth Tier: Served by public sewer and inside URDL
Development: No Feature Found

ZONING CASE HISTORY

Zoning History Case Number: 1567-0210-0
Zoning History Case Number: 1597-0475-0A





CASE NO. 2020-

01600-SPHX

CHECKLIST

✓ Order
✓ tr

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

DEVELOPMENT PLANS REVIEW

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

DEPS

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

FIRE DEPARTMENT

PLANNING

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 97-579 XA - See File)

NEWSPAPER ADVERTISEMENT

Date: 12/10/20

SIGN POSTING (1st)

Date: 12/9/20 by M Ogle

SIGN POSTING (2nd)

Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE

Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☒

Comments, if any:

Letters from community

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Administrator

October 14, 2020

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 the petition for Special Exception Variance on the subject of the Case number referenced below, which was received on October 9, 2020. A field inspection and internal review reveals that an entrance onto MD 144 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Administrative Variance, Case Number 2020-0160-SPHX.

Catonsville Presbyterian Church
1400 Frederick Rd.

Should you have any questions regarding this matter, please contact Mr. Steven Autry at 410-229-2335 by using our toll-free number in Maryland only at 1-800-735-2258 (X2335) or via email at (sautry@mdot.maryland.gov).

Sincerely,



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

WW/RAZ

CERTIFICATE OF POSTING

CASE NO. 2020-0160-X

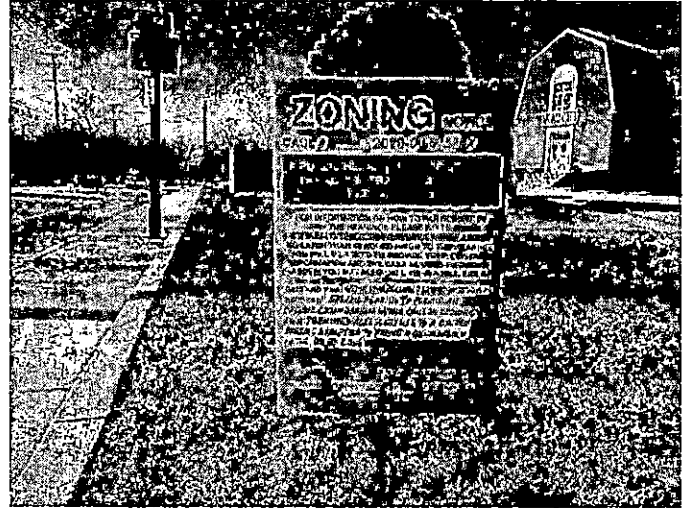
PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING

December 30, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1400 Frederick Road

SIGN 1

THE SIGN(S) POSTED ON December 9, 2020 December 27, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSSESSION

CASE NO. 2020-0160-X

PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING

December 30, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1400 Frederick Road

SIGN 2

THE SIGN(S) POSTED ON December 9, 2020 December 27, 2020

(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

Donna Mignon

From: Marty Ogle <mert1114@aol.com>
Sent: Tuesday, December 22, 2020 11:33 AM
To: Donna Mignon
Subject: Re: 1400 Frederick Road

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sure will thank you happy holidays

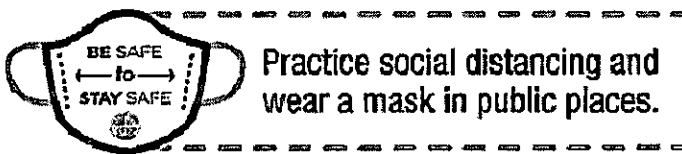
Sent from my iPhone

On Dec 22, 2020, at 11:08 AM, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Hi Mr. Ogle,
Please email the recertifications of the sign posting to our office.
Please email them at administrativehearings@baltimorecountymd.gov

Thank you. Have a great Holiday.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



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Honorable Paul Mayhew
Managing Administrative Law Judge
c/o Donna Mignon



December 21, 2020

Dear Honorable Paul Mayhew,

My family and I reside at 1303 Frederick Road, across the street from Catonsville Presbyterian Church and immediately in front of the entrance to North Beechwood Avenue. In fact, the office my husband and I share has windows facing the proposed site for the columbarium and we look at this area multiple times a day to rest our eyes when we look up from our computers. We both agree that constructing this memorial would make wonderful use of the space and would be a lovely addition to the church grounds.

We have no objections in the least to the zoning request the church is putting forth and selfishly look forward to the addition of another contemplative space in our neighborhood.

Sincerely,

Jen Lockard (and Bill Dugan)

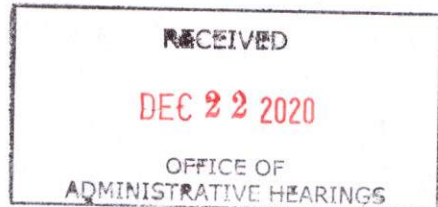
To: The Honorable Paul Mayhew
Re: Proposed Columbarium at Catonsville Presbyterian Church

Dear Judge Hayhew:

We reside at 110 N. Beechwood Ave., near the Catonsville Presbyterian Church. We have been informed of the church's plans and we do not object to the proposed construction of a Columbarium on the church property.

Thank you,

Ann Quinn
Steven Ocone



IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE.
NW/C Frederick Road & Beechwood * ZONING COMMISSIONER
Avenue
1400 Frederick Road * OF BALTIMORE COUNTY
1st Election District
1st Councilmanic District * Case No. 97-579-XA
Legal Owner: Catonsville Presby-
terian Church *
Lessee: Bell Atlantic Nynex Mobile
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Exception and Variance, for the property located at 1400 Frederick Road in the Catonsville community of western Baltimore County. The Petitions were filed by the property owner, Catonsville Presbyterian Church, and Contract Lessee, Bell Atlantic Nynex Mobile. Special Exception approval is requested to permit a wireless transmitting and receiving facility pursuant to Sections 1B01.1.C.20 and 502 of the Baltimore County Zoning Regulations (BCZR) in a D.R.2 zone; and to allow the 5 acre minimum lot area requirement for a wireless transmitting and receiving facility to be combined with the Church use. Four variances are requested. They are:

1. A variance from Section 502.7.C.2 of the BCZR to allow a transmitting and receiving facility setback of 84 ft. in lieu of the required 136 ft.
2. A variance from Section 1B01.1.B.1.e of the BCZR to allow a 0 ft. buffer in lieu of the required 50 ft.
3. A variance from Section 1B01.1.2C.1 of the BCZR to permit a modular equipment building as close as 0 ft. to existing Church in lieu of the 50 ft. side yard setback requirement; and
4. A variance from Section 502.7.C.4 of the BCZR to waive the fence requirement.

All of the subject property and the requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Peti-

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Date

By

8/18/97
M. York

tions for Special Exception and Variance.

Appearing at the requisite public hearing held for this case were Maurice Thompson II and Anjana Nagarajan-Butaney, on behalf of Bell Atlantic Nynex Mobile. Also present was Tim Madden, a landscape architect with Morris, Ritchie and Associates. Also appearing in support of the Petition were Antonio Ancona and W. Ailyn Harden. Eugene L. Shaver, a neighbor who resides less than one mile from the subject site, appeared in opposition to the request. The Petitioners were represented by Robert A Hoffman, Esquire.

This is another in a series of cases brought by Bell Atlantic Nynex Mobile and competitor companies related to the installation of wireless transmitting and receiving facilities in Baltimore County. Bell Atlantic Nynex Mobile is engaged in the business of providing wireless communication services to the public, including mobile telephones, fax and data transmission. As is the case with other companies, Bell Atlantic Nynex Mobile is installing a series of wireless transmitting and receiving facilities throughout Baltimore County. These facilities are installed so as to provide a continuous network to the company's customers, so that a mobile user is handed off from one facility to the next. Frequently, the company installs its equipment on its own monopoles or freestanding towers. However, as a preferable option, the company seeks to locate its equipment on existing buildings and other structures. Location on existing structures lessens the company's expense, is more esthetically pleasing and is consistent with the aims and goals of the Baltimore County Zoning Regulations which govern this use.

In this case, the company proposes installing its equipment on the subject property owned by the Catonsville Presbyterian Church. The subject property is approximately 6.25 acres in area, zoned D.R.2. The property is

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Date

By

an irregularly shaped lot, with frontage on Frederick Road and Beechwood Avenue in Catonsville. The site is improved with an existing church building, several smaller outbuildings, and a large parking area. The property is in active use as a place of religious worship for the congregation of the Catonsville Presbyterian Church.

The Petitioner, Bell Atlantic Nynex Mobile proposes installing 9 antennas within the steeple of the church building. As shown on the site plan, the antennas will be located behind an opaque fiber glass window approximately 86 ft. above ground. The antennas will increase Bell Atlantic's coverage and capacity for its communications network in the area. It was indicated that the antennas would nearly be invisible to anyone from the ground, in view of their location behind the opaque fiberglass windows and height. The subject property and proposed location of Bell Atlantic's equipment are all particularly shown on the site plan (Petitioner's Exhibit No.1) and the elevation drawings (Petitioner's Exhibit No.2).

Mr. Hoffman, on behalf of the Petitioner, presented a lengthy proffer regarding the proposed use and compatibility with the surrounding locale. He indicated that the proposal is appropriate, in that the company could use the existing church structure as opposed to erecting a monopole tower in the area. He also explained that a small equipment shed building would be located immediately adjacent to the base of the church building. Due to the construction features of the church building, the equipment will not be visible from adjoining properties or public roadways. Moreover, the facility will be a locked, unmanned facility, but for routine maintenance calls.

Mr. Shaver testified in opposition to the request. He succinctly stated that his opposition is based upon his belief that the proposed use is incompatible with the residential zoning of this property and the residential community which is adjacent thereto. Although there is no doubt

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Date

By

8/18/97
M. Ford

that this use is commercial in nature, it is permitted by special exception in the residential zone by the BCZR. Thus, there is no inherent incompatibility, for so long as the use does not cause any detriment to the health, safety or general welfare of the community.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Exception. The proposal is entirely consistent with the spirit and intent of the regulations. Rather than erecting a monopole within a residential neighborhood, the Petitioner has undertaken the appropriate approach of installing its equipment on an existing structure. This is far more esthetically pleasing and will not cause detriment to the surrounding locale. To the contrary, the use will be nearly invisible from adjacent properties or roadways. I find that the Petitioner has satisfied the standards set forth in Sections 502.1 and 502.7 of the BCZR, and that the Petition for Special Exception should be granted.

Variance relief is also sought. Most of the variances relate to setbacks for the existing church building. As noted above, the equipment will be installed on the church building, itself, thus the setbacks are measured accordingly. The uniqueness of the property is found in its unusual shape and configuration, as well as the existence and location of the existing improvements thereon. I am also satisfied that the Petitioner will suffer practical difficulty if the relief which is requested is denied. Moreover, as set forth above, there will be no detrimental impact to the surrounding locale. In my judgment, the Petitioner has presented facts sufficient to meet the test for variance relief as set forth in Section 307 of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of August 1997 that a Petition for Special Exception for approval of a wireless transmitting and receiving facility, pursuant to Sections 1B01.1.C.20 and 502 of the Baltimore County Zoning Regulations (BCZR), in an D.R.2 zone; and to allow the 5 acre minimum lot area requirement for a wireless transmitting and receiving facility to be combined with the Church use, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 502.7.C.2 of the BCZR to allow a transmitting and receiving facility setback of 84 ft. in lieu of the required 136 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B01.1.B.1.e of the BCZR to allow a 0 ft. buffer in lieu of the required 50 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B01.1.2C.1 of the BCZR to permit a modular equipment building as close as 0 ft. to existing Church in lieu of the 50 ft. side yard setback requirement, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 502.7.C.4 of the BCZR to waive the fence requirement, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

Donna Mignon

From: Donna Mignon
Sent: Monday, December 21, 2020 2:27 PM
To: 'Busse, Jennifer R.'
Subject: RE: Case No: 2020-0160-SPHX 1400 Frederick Road

Hi Jen,

Yes it does. Please email the exhibits to : administrativehearings@baltimorecountymd.gov

I will be on vacation that week and I want to make sure that Deb gets them and saves them. Thank you so much.

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Monday, December 21, 2020 2:25 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: Case No: 2020-0160-SPHX 1400 Frederick Road

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Hi Donna!

I am going to get you exhibits both emailed and dropped off by 9:00 a.m. Monday 1/28.

Is that ok / does it satisfy the 2 business day requirement?



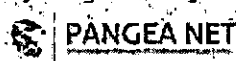
Jennifer R. Busse | Partner

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Monday, December 21, 2020 11:56 AM
To: Busse, Jennifer R. <jbusse@wtplaw.com>
Subject: [EXTERNAL] Case No: 2020-0160-SPHX 1400 Frederick Road

Good Afternoon,

As you are aware, a virtual webex hearing has been scheduled for December 30, 2020 at 10:00 a.m. You should have received an invitation in an email that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least **two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



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wear a mask in public places.

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www.baltimorecountymd.gov [\[baltimorecountymd.gov\]](http://baltimorecountymd.gov)

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Donna Mignon

From: Donna Mignon
Sent: Monday, December 21, 2020 11:56 AM
To: 'Busse, Jennifer R.'
Subject: Case No: 2020-0160-SPHX 1400 Frederick Road

Good Afternoon,

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If you have any questions or concerns, please feel free to contact our office.

Thank you so much.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Monday, December 14, 2020 12:38 PM
To: Kristen L Lewis; Donna Mignon
Subject: Posting Certs for 1400 Frederick Rd.
Attachments: 1400 Frederick 1.docx; 1400 Frederick 2.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Ladies – should I make these exhibits or is sending these here sufficient?



Whiteford | Taylor | Preston^{LLP}

Jennifer R. Busse | Partner

Towson Commons, Ste. 300 | One West Pennsylvania Avenue | Towson, MD | 21204-5025

t: 410.832.2077 | f: 410.339.4027

jbusse@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

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PANGAEA NET
International network of law firms

From: mert1114@aol.com <mert1114@aol.com>
Sent: Sunday, December 13, 2020 7:30 PM
To: Busse, Jennifer R. <jbusse@wtplaw.com>
Subject: [EXTERNAL] 1400 Frederick Rd.

Certificates of Posting . You will not be getting an invoice for this , unless you need one showing a zero charge thank you Marty . have a great holiday and stay safe.

Sent from Mail [go.microsoft.com] for Windows 10
Martin Ogle

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CERTIFICATE OF POST

CASE NO. 2020-0160-X

PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING

December 30, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1400 Frederick Road

SIGN 1

THE SIGN(S) POSTED ON December 9, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

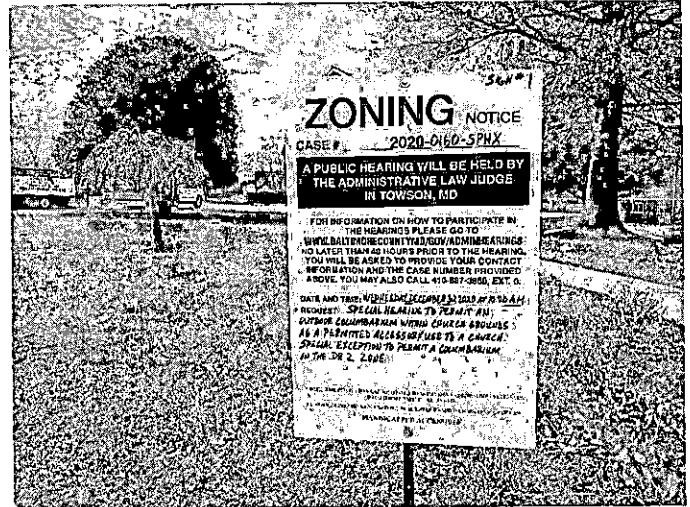
MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411



Donna Mignon

From: Donna Mignon
Sent: Thursday, October 15, 2020 11:38 AM
To: Kristen L. Lewis
Cc: Debra Wiley
Subject: Link

Event Information

Event: Zoning Hearing - 1400 Frederick Road - Case No: 2020-0160-SPHX
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e35>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed2>
Date and time: Monday, November 9, 2020 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Address: 1400 Frederick Road
Case No: 2020-0160-SPHX
Owners: Catonsville Presbyterian Church
Event number: 172 223 2000
Event password: 1234
Host key: 760418
Alternate Host: Deb Wiley, Henry Ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 516317
Video Address: 1722232000@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 223 2000
Maximum number of registrants: 10000
Destination address after event:
Host image:

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
David Hutton	dhutton1@verizon.net	1-	New York Time	English	U.S.
Jeanne Mueller	jeannemueller@comcast.net	1-	New York Time	English	U.S.
Jennifer Busse	jbusse@wtplaw.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Robert Shumaker	rshumaker@fsheri.com	1-	New York Time	English	U.S.
Zach Fisch	zfisch@eriexperts.com	1-	New York Time	English	U.S.

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 1400 Frederick Road - Case No: 2020-0160-SPHX
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e07b2a9c7efcf948023607d869b8fa448>
Start: Mon 11/9/2020 10:00 AM
End: Mon 11/9/2020 11:00 AM
Show Time As: Tentative
Recurrence: (none)
Organizer: webex

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When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 172 223 2000

Monday, November 9, 2020 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e07b2a9c7efcf948023607d869b8fa448>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e07b2a9c7efcf948023607d869b8fa448>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1722232000@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 516317

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=efd8d3959e0815ab5c9983c51dfd618df>

Need help? Go to <http://help.webex.com>

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 01 Account Number - 1700005480		
Owner Information		
Owner Name:	CATONSVILLE PRESBYTERIAN CHURCH	Use: COMMERCIAL
Mailing Address:	1400 FREDERICK RD CATONSVILLE MD 21228-5017	Principal Residence: NO Deed Reference: /00904/ 00281
Location & Structure Information		
Premises Address:	1400 FREDERICK RD CATONSVILLE 21228-5017	Legal Description: 6.25 AC PAR EX NS FREDERICK RD NW COR BEECHWOOD AV
Map:	Grid:	Parcel:
0101	0007	0171
Neighborhood:	Subdivision:	Section:
30000.04	0000	
Block:	Lot:	Assessment Year:
		2021
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1944	14,670 SF	
Property Land Area	County Use	
6.2500 AC	06	
Stories	Basement	Type
		CHURCH
Exterior	Quality	Full/Half Bath
/	C4	
Garage	Last Notice of Major Improvements	
	2000	
Value Information		
	Base Value	Value
		As of
		01/01/2018
Land:	1,802,500	1,802,500
Improvements	2,751,300	2,751,300
Total:	4,553,800	4,553,800
Preferential Land:	0	
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
Transfer Information		
Seller: COBLENTZ OSCAR B	Date: 12/06/1932	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00904/ 00281	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	700	07/01/2020
State:	700	4,313,800.00
Municipal:	700	4,313,800.00
		0.00
		0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0160-SPHX **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL EXCEPTION, SPECIAL HEARING
Legal Owner: Catonsville Presbyterian Church
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 1400 FREDERICK RD
Location: South corner of N Beechwood Ave and Frederick Road.

Existing Zoning: DR 2 **Area:** 5.740 AC

Proposed Zoning:
SPECIAL EXCEPTION:
To permit a columbarium in the DR Zone.

SPECIAL HEARING:
To permit an outdoor columbarium within church grounds as a permitted accessory use to a church.

Attorney: Jennifer R. Busse
Prior Zoning Cases: 1967-0210-X; 1997-0579-XA
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Donna Mignon

From: Donna Mignon
Sent: Wednesday, November 4, 2020 11:41 AM
To: 'Busse, Jennifer R.'
Subject: Case No: 2020-0160-SPHX-1400 Frederick Road

Good Morning,

Just a friendly reminder, a webex hearing is scheduled for Monday, November 9, 2020 at 10:00 a.m.

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Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Wednesday, November 4, 2020 11:58 AM
To: Donna Mignon; Kristen L Lewis
Subject: Re: Case No: 2020-0160-SPHX-1400 Frederick Road

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Hi Donna - unfortunately the sign poster failed to post. Very upsetting.
So I presumed the hearing is cancelled?
I let Kristen know when I found out - which was last Thursday.
Apologies I should have let you know as well. I've been focused on waiting to hear when we can get back in the queue for a new hearing.
If Judge Mayhew thinks there's a way around this, I can get the property posted today.

Jennifer Busse

On Nov 4, 2020, at 11:40 AM, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Good Morning,
Just a friendly reminder, a webex hearing is scheduled for Monday, November 9, 2020 at 10:00 a.m.
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www.baltimorecountymd.gov [\[baltimorecountymd.gov\]](http://baltimorecountymd.gov)

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Donna Mignon

From: Donna Mignon
Sent: Wednesday, November 4, 2020 12:00 PM
To: 'Busse, Jennifer R.'
Subject: RE: Case No: 2020-0160-SPHX-1400 Frederick Road

Hi Jen,
Yes the hearing will be postponed.
I am sorry.
Thank you for letting me know.

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Wednesday, November 4, 2020 11:58 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Re: Case No: 2020-0160-SPHX-1400 Frederick Road

CAUTION: This message from prvs=05773fa5da=jbusse@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

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Debra Wiley

12-30-20

10-12 pm

2020-0160-SPHX

From: Debra Wiley
Sent: Thursday, December 10, 2020 10:18 AM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link - Case No. 2020-0160-SPHX - 1400 Frederick Road

Event Information

Event: Zoning Hearing - Case No. 2020-0160-SPHX - 1400 Frederick Rd. - Catonsville Presby
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e15346>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed51a6>
Date and time: Wednesday, December 30, 2020 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 2 hours
Description: Zoning Hearing
Case No. 2020-0160-SPHX
1400 Frederick Road
Catonsville Presbyterian Church
Event number: 180 955 6624
Event password: 1234
Host key: 185606
Alternate Host: Donna Mignon, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 447372
Video Address: 1809556624@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 180 955 6624

Case 2020-160-SPHX

Exhibit List

Petitioner's Exhibits:

1. Zach Fisch C.V.
2. Site plan (2 sheets — marked Ex, 2A and 2B)
3. Exhibit showing use of property
4. Letters of support (emailed to Judge already by neighbors directly as well)
5. Planning Comment dated 8/4/20

1/14/21
Dm

kw
2-16-21

**Zacharia Y. Fisch,
P.E.**

10863 Beech Creek Drive
Columbia, MD 21113
410-740-0197

PROFESSIONAL EXPERIENCE:

HOWARD LANE INVESTMENTS, LLC, Elkridge, MD

Member, August 2005 - Present

- Board member functions.

FSH ASSOCIATES, LLC, Elkridge, MD

Member, May 2000- Present

- Consult and provide civil engineering design services for private residential and commercial land development projects in the Baltimore Washington metropolitan area. Supervise and support the design of final construction, site development, grading, storm water management, storm drains, water and sewer septic and sediment control plans. Supervise and support Hydrology and Hydraulic analysis and 100-year floodplain studies. Provide professional expert witness testimony before governmental boards associated with zoning and special exception hearings .
Provide civil engineering expert support and testimony as an expert witness in land condemnation cases.

ECO DYNAMICS CORPORATION, Elkridge, MD

Secretary/Board Member, January 2004 - Present

- Board member functions.

EXPLORATION RESEARCH OF MARYLAND, INC., Elkridge, MD

Vice President/Director of Engineering, January 2004 - Present

- Provide client services for utility and public projects at the direction of the firm's president in the following areas :
Civil engineering tasks such as Site development, grading and sediment control plans. Storm drain and culvert design, 100-year floodplain analysis, hydrology and hydraulics for stream restoration / stabilization projects. Provide professional expert witness testimony for zoning and special exception and condemnation cases.

INDUSTRY REGISTRATIONS:

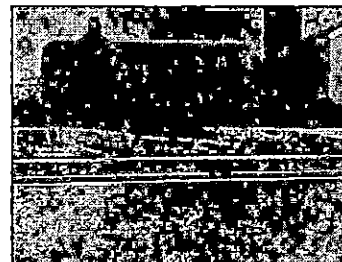
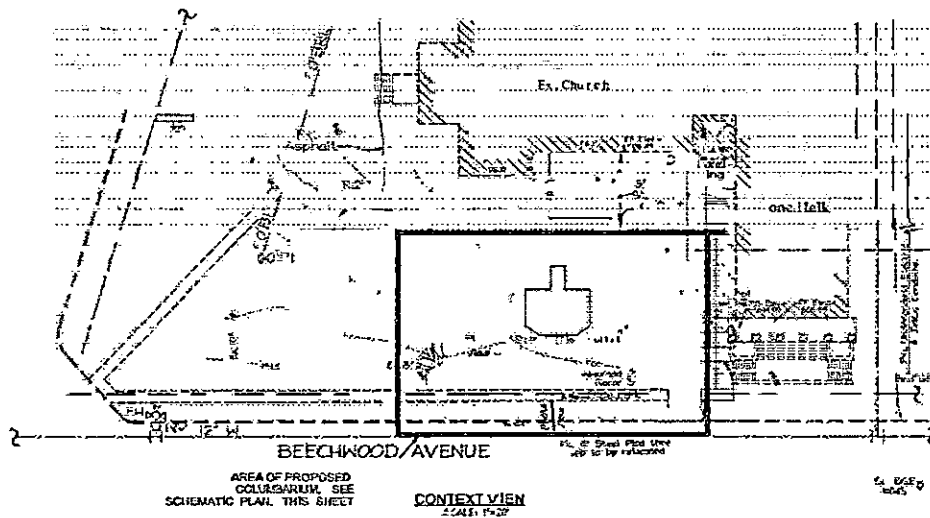
Professional Engineer (P.E.), #22418 (1997); Maryland Department of Labor, Licensing, and Regulation

EDUCATION:

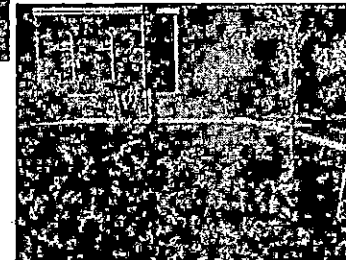
Bachelor of Science in Civil Engineering (1994); Johns Hopkins University, Baltimore, MD

EXHIBIT

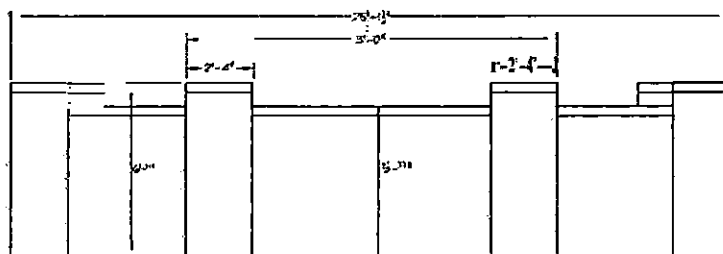
1



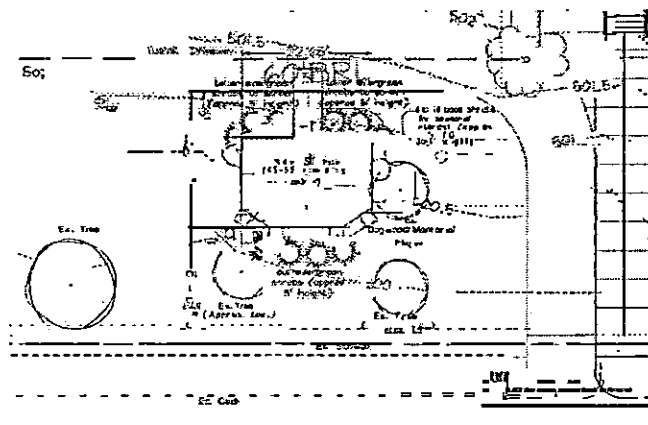
EXISTING VIEW 1



EXISTING VIEW 2



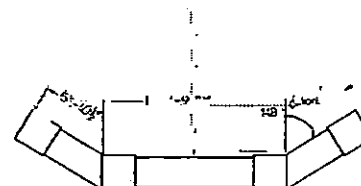
SCHEMATIC SECTION - PHASE I



EXISTING WALL ON CHURCH SITE - TO MATCH FOR STREET SIDE OF PROPOSED WALL



WALL EXAMPLE - PATIO SIDE

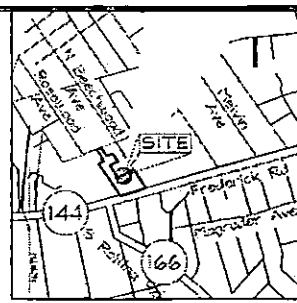
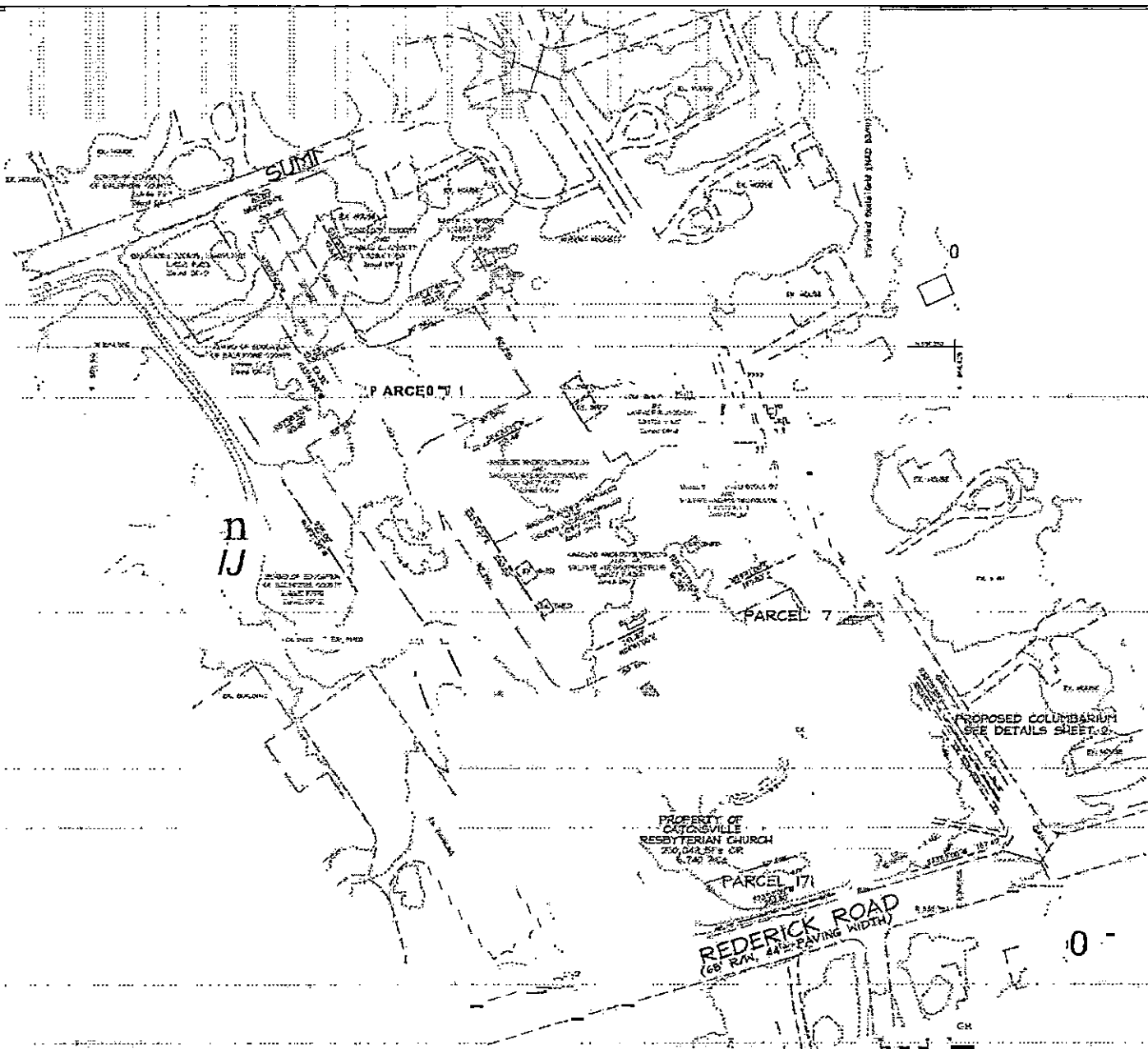


WALL PLAN DETAIL SCALE: 3/4"=1'

OWNER

11111 - 11111 Transfer on Death
11111-11111-11111
11111-11111-11111-11111
11111-11111-11111-11111
11111-11111-11111-11111

PLAN TO ACCOMPANY ZONING PETITION CATONSVILLE PRESBYTERIAN CHURCH (DEED REF. 609/413)	
ZONING DIST. 11111-11111-11111-11111 11111-11111-11111-11111	11111-11111-11111-11111 11111-11111-11111-11111 11111-11111-11111-11111
FSH Associates Engineers Planners Surveyors 11111-11111-11111-11111 11111-11111-11111-11111 11111-11111-11111-11111	11111-11111-11111-11111 11111-11111-11111-11111 11111-11111-11111-11111



VICINITY MAP
SCALE 1" = 100'
NAD 83 UTM 18Q

DESCRIPTION

DESCRIPTION	NO. OF ACRES	NO. OF LOTS	NO. OF UNITS
RESIDENTIAL	12.17	12	12
COMMERCIAL	1.45	1	1
TOTAL	13.62	13	13

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

OWNER
CATONSVILLE PRESBYTERIAN CHURCH
CATONSVILLE, MD 21041
(410) 291-1100
CATONSVILLE@GMAIL.COM

PLAN TO ACCOMPANY ZONING PETITION
CATONSVILLE PRESBYTERIAN CHURCH
(DEED REF. 509/413/904/251)

TAX MAP ID: 0807 **ZONING DISTRICT: R-1** **PARCEL 17**

FSH Associates
Engineers Planners Surveyors
8330 Mount Lee Circle, MD 21041
Tel: 410-291-1100
Email: fsh@fsh.com

DATE: 10/1/2010
SCALE: 1" = 100'
CAD: 10/1/2010
FILE: 10/1/2010

Honorable Paul Mayhew
Managing Administrative Law Judge
c/o Donna Mignon

December 21, 2020

Dear Honorable Paul Mayhew,

My family and I reside at 1303 Frederick Road, across the street from Catonsville Presbyterian Church and immediately in front of the entrance to North Beechwood Avenue. In fact, the office my husband and I share has windows facing the proposed site for the columbarium and we look at this area multiple times a day to rest our eyes when we look up from our computers. We both agree that constructing this memorial would make wonderful use of the space and would be a lovely addition to the church grounds.

We have no objections in the least to the zoning request the church is putting forth and selfishly look forward to the addition of another contemplative space in our neighborhood.

Sincerely,

Jen Lockard (and Bill Dugan)



To: The Honorable Paul Mayhew
Re: Proposed Columbarium at Catonsville Presbyterian Church

Dear Judge Hayhew:

We reside at 110 N. Beechwood Ave., near the Catonsville Presbyterian Church. We have been informed of the church's plans and we do not object to the proposed construction of a Columbarium on the church property.

Thank you,

Ann Quinn
Steven Ocone

December 10, 2020

To Whom it May Concern,

I am writing in regards to the proposed building of a columbarium on the property of Catonsville Presbyterian Church. I live in the neighborhood, approximately 1 block away from the church grounds, at 1300 Summit Ave, and reside in apartment BW. I have seen the proposed plans, and see no reason why this structure should not be built. I am in favor of the construction of the columbarium, and urge you to go ahead with the building as planned.

Sincerely,
Hollie Einolf
1300 Summit Ave
Apt BW
Catonsville, MD, 21228
heinolf524@yahoo.com
410-963-4271

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/4/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-160

INFORMATION:

Property Address: 1400 Frederick Road
Petitioner: David Hutton, Jeanne Mueller
Zoning: DR2
Requested Action: Special Exception, Special Hearing

The Department of Planning has reviewed the petition for:

- I. Special Hearing under Baltimore County Zoning Regulations (BCZR) Section 500.7 to determine whether the zoning commissioner should approve an outdoor columbarium within church grounds as a permitted accessory use to a church.
2. Special Exception to permit a columbarium in the DR 2 zone.

There is an existing Presbyterian Church to the west of Beechwood Avenue and Frederick Road. The applicant is proposing the columbarium along Beechwood Avenue within the church property. The property is subject to prior zoning variances (1967-0210-X and 1997-0579-XA) not pertaining to the current requests.

A site visit was conducted on July 24, 2020. The site is subject to the Patapsco Heritage Area Management Plan, Southwest Baltimore County Revitalization Strategy and Western Baltimore County Pedestrian and Bicycle Access Plan.

The Department of Planning has no objections to granting the petitioned zoning relief pending the following issues are addressed:

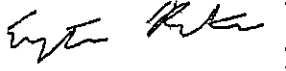
1. The columbarium shall be incorporated within walls, walks and/or landscaping within the church grounds and should comply with BCZR Section 401 for setback and screening of cemeteries.
2. No monuments are permitted
3. The columbarium is not a public facility, but is available primarily to members of the congregation and their immediate families.

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



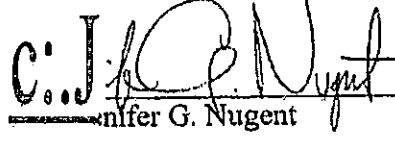
Date: 8/4/2020
Subject: ZAC # 20-160
Page 2

Prepared by:



Krystle Patchak

Division Chief:


Jennifer G. Nugent

CPG/JGN/kma/

c: Josephine Selvakumar
Jennifer R. Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
DIRECT LINE (410) 832-2077
DIRECT FAX (410) 339-4027
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

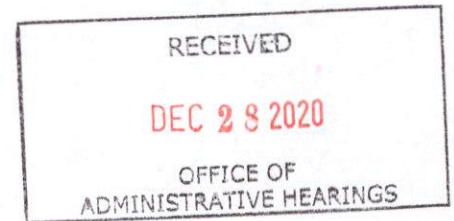
DELAWARE*
DISTRICT OF COLUMBIA
KENTUCKY
MARYLAND
MICHIGAN
NEW YORK
PENNSYLVANIA
VIRGINIA

WWW.WTPLAW.COM
(800) 987-8705

December 28, 2020

VIA HAND DELIVERY

Honorable Paul M. Mayhew, Administrative Law Judge
Office of Administrative Hearings
Jefferson Building, Suite 103
105 W. Chesapeake Avenue
Towson, Maryland 21204



Re: **Catonsville Presbyterian Church**
Case No. 2020-160-SPHX

Dear Judge Mayhew:

Enclosed are the Exhibits, along with an Exhibit list, for the hearing set to be heard on December 30, 2020. I have emailed these over as well.

Thank you, and please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in dark ink, appearing to read "J Busse".

Jennifer R. Busse

JRB:tdm
Enclosures
11614973

Case 2020-160-SPHX

Exhibit List

Petitioner's Exhibits:

1. Zach Fisch C.V.
2. Site plan (2 sheets – marked Ex. 2A and 2B)
3. Exhibit showing use of property
4. Letters of support (emailed to Judge already by neighbors directly as well)
5. Planning Comment dated 8/4/20

Zacharia Y. Fisch, P.E.

10863 Beech Creek Drive
Columbia, MD 21113
410-740-0197
zfisch@eriexperts.com

PROFESSIONAL EXPERIENCE:

HOWARD LANE INVESTMENTS, LLC, Elkridge, MD

Member, August 2005 – Present

- Board member functions.

FSH ASSOCIATES, LLC, Elkridge, MD

Member, May 2000– Present

- Consult and provide civil engineering design services for private residential and commercial land development projects in the Baltimore Washington metropolitan area. Supervise and support the design of final construction, site development, grading, stormwater management, storm drains, water and sewer septic and sediment control plans. Supervise and support Hydrology and Hydraulic analysis and 100-year floodplain studies. Provide professional expert witness testimony before governmental boards associated with zoning and special exception hearings.
Provide civil engineering expert support and testimony as an expert witness in land condemnation cases.

ECO DYNAMICS CORPORATION, Elkridge, MD

Secretary/Board Member, January 2004 – Present

- Board member functions.

EXPLORATION RESEARCH OF MARYLAND, INC., Elkridge, MD

Vice President/Director of Engineering, January 2004 – Present

- Provide client services for utility and public projects at the direction of the firm's president in the following areas:
Civil engineering tasks such as Site development, grading and sediment control plans. Storm drain and culvert design, 100-year floodplain analysis, hydrology and hydraulics for stream restoration / stabilization projects. Provide professional expert witness testimony for zoning and special exception and condemnation cases.

INDUSTRY REGISTRATIONS:

Professional Engineer (P.E.), #22418 (1997); Maryland Department of Labor, Licensing, and Regulation

EDUCATION:

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Managing Administrative Law Judge
c/o Donna Mignon

December 21, 2020

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Steven Ocone

December 10, 2020

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Sincerely,
Hollie Einolf
1300 Summit Ave
Apt BW
Catonsville, MD, 21228
heinolf524@yahoo.com
410-963-4271

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/4/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-160

INFORMATION:

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Petitioner: David Hutton, Jeanne Mueller
Zoning: DR 2
Requested Action: Special Exception, Special Hearing

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A site visit was conducted on July 24, 2020. The site is subject to the Patapsco Heritage Area Management Plan, Southwest Baltimore County Revitalization Strategy and Western Baltimore County Pedestrian and Bicycle Access Plan.

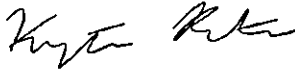
The Department of Planning has no objections to granting the petitioned zoning relief pending the following issues are addressed:

1. The columbarium shall be incorporated within walls, walks and/or landscaping within the church grounds and should comply with BCZR Section 401 for setback and screening of cemeteries.
2. No monuments are permitted
3. The columbarium is not a public facility, but is available primarily to members of the congregation and their immediate families.

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

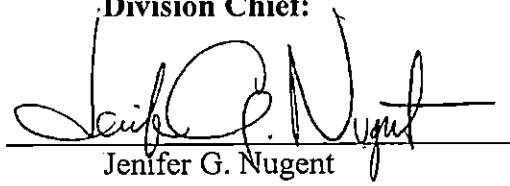


Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Josephine Selvakumar
Jennifer R. Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

Debra Wiley

12-30-2020
10 am
2020-0160-SPHX

From: Debra Wiley
Sent: Monday, December 28, 2020 1:28 PM
To: Maureen E Murphy
Subject: FW: 2nd set of certificates 2020-0160-sphx
Attachments: 1400 Frederick 1A.docx; 1400 Frederick 2A.docx

Hi Maureen,

Here's the 2nd set of certificates for Wednesday's case (2020-0160-SPHX).

Thanks.

From: mert1114@aol.com <mert1114@aol.com>
Sent: Sunday, December 27, 2020 7:36 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: 2nd set of certificates 2020-0160-sphx

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good morning , Happy New Year let's have a better one this year.

Sent from Mail for Windows 10
Martin Ogle

Debra Wiley

From: mert1114@aol.com
Sent: Sunday, December 27, 2020 7:36 PM
To: Debra Wiley
Subject: 2nd set of certificates 2020-0160-sphx
Attachments: 1400 Frederick 1A.docx; 1400 Frederick 2A.docx

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from mert1114@aol.com originated from a non-Baltimore County Government or non-BCPL email system.
Hover over any links before clicking and use caution opening attachments.

Good morning , Happy New Year let's have a better one this year.

Sent from Mail for Windows 10
Martin Ogle

CERTIFICATE OF POSTING

CASE NO. 2020-0160-X

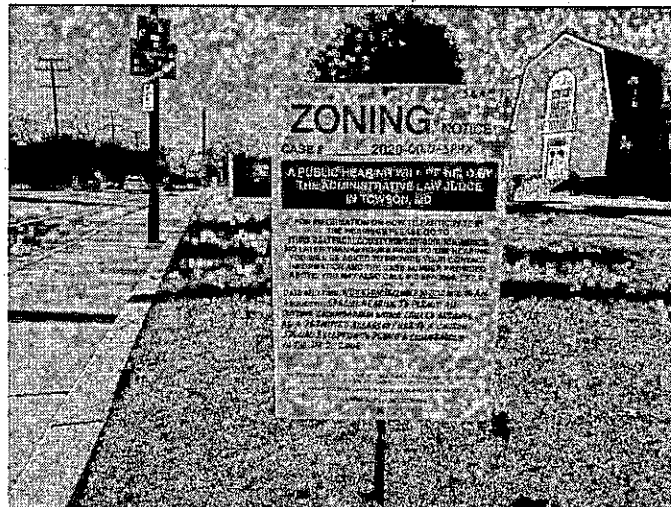
PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING

December 30, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1400 Frederick Road

SIGN 1

THE SIGN(S) POSTED ON December 9, 2020 December 27, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0160-X

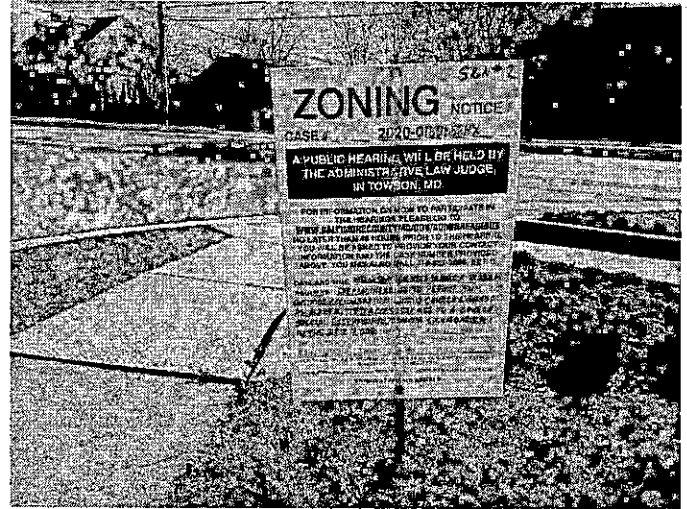
PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP.

Jennifer Busse

DATE OF HEARING/CLOSING

December 30, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1400 Frederick Road

SIGN 2

THE SIGN(S) POSTED ON December 9, 2020 December 27, 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

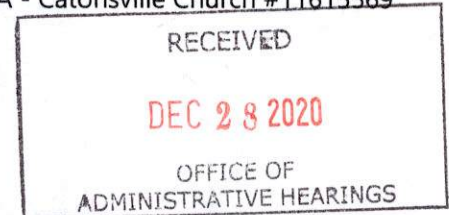
443-629-3411

Debra Wiley

MM 12-30-20
@10 Am
2020-0160-SPHX

From: Martin, Tammy <TMartin@wtplaw.com>
Sent: Thursday, December 24, 2020 12:49 PM
To: Administrative Hearings
Cc: Busse, Jennifer R.
Subject: Hearing Exhibits - Catonsville Presbyterian Church - December 30, 2020
Attachments: CopitrakScan.PDF; Exhibit 3 - Catonsville Church #11615572 v1.PDF; Exhibit 2B - Catonsville Church #11615570 v1.PDF; Exhibit 2A - Catonsville Church #11615569 v1.PDF

Follow Up Flag: Follow up
Flag Status: Flagged



CAUTION: This message from prvs=1627120d3a=tmartin@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sending on behalf of Jennifer Busse:

Attached are the exhibits for the Hearing for Catonsville Church (Case No. 2020-160-SPHX) to be held on December 30, 2020. Please note that I have marked Exhibit 2A, 2B and 3 in the title of the document, but was not able to use an exhibit tab on them since they were received electronically.

We are also having these hand-delivered to you on Monday.

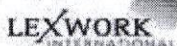
Please acknowledge receipt and let me know if you have any questions or need anything else. Thanks so much.



Whiteford Taylor Preston^{LLP}

Tammy D. Martin, Legal Administrative Assistant to
George S. Lawler, Esq.
John B. Gontrum, Esq.
Jennifer R. Busse, Esq.
Brenda Price, Paralegal
Whiteford, Taylor & Preston LLP
One W. Pennsylvania Avenue, Suite 300
Towson, MD 21204
Direct Dial - 410-832-2122
Direct Fax - 410-339-4016
tmartin@wtplaw.com

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PANGAEA NET

This transmission contains information from the law firm of Whiteford, Taylor & Preston LLP which may be confidential and/or privileged. The information is intended to be for the exclusive use of the planned recipient. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately.

12-30-20
@ 10:40m

Case 2020-160-SPHX

Exhibit List

Petitioner's Exhibits:

1. Zach Fisch C.V.
2. Site plan (2 sheets – marked Ex. 2A and 2B)
3. Exhibit showing use of property
4. Letters of support (emailed to Judge already by neighbors directly as well)
5. Planning Comment dated 8/4/20

Zacharia Y. Fisch, P.E.

10863 Beech Creek Drive
Columbia, MD 21113
410-740-0197
zfisch@eriexperts.com

PROFESSIONAL EXPERIENCE:

HOWARD LANE INVESTMENTS, LLC, Elkridge, MD

Member, August 2005 – Present

- Board member functions.

FSH ASSOCIATES, LLC, Elkridge, MD

Member, May 2000– Present

- Consult and provide civil engineering design services for private residential and commercial land development projects in the Baltimore Washington metropolitan area. Supervise and support the design of final construction, site development, grading, stormwater management, storm drains, water and sewer septic and sediment control plans. Supervise and support Hydrology and Hydraulic analysis and 100-year floodplain studies. Provide professional expert witness testimony before governmental boards associated with zoning and special exception hearings. Provide civil engineering expert support and testimony as an expert witness in land condemnation cases.

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Secretary/Board Member, January 2004 – Present

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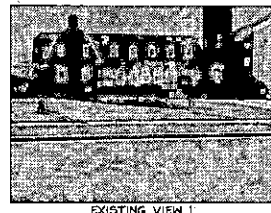
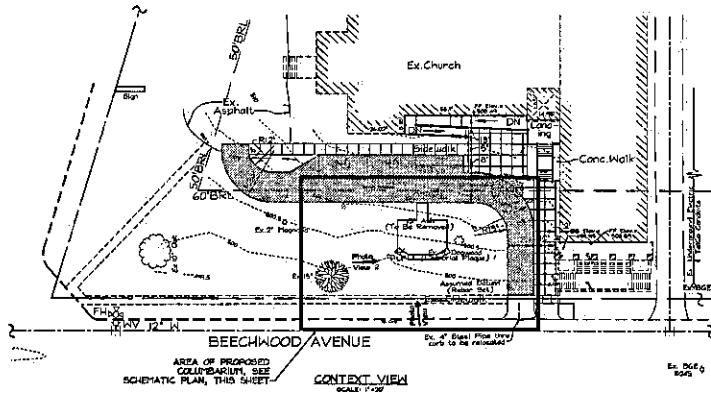
INDUSTRY REGISTRATIONS:

Professional Engineer (P.E.), #22418 (1997); Maryland Department of Labor, Licensing, and Regulation

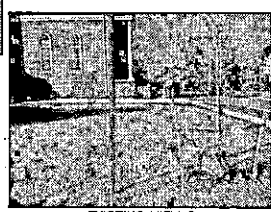
EDUCATION:

Bachelor of Science in Civil Engineering (1994); Johns Hopkins University, Baltimore, MD

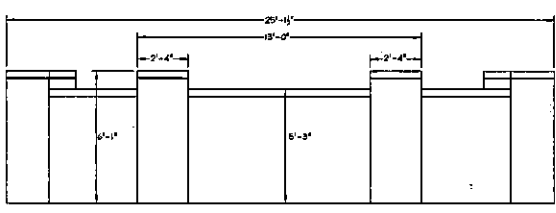




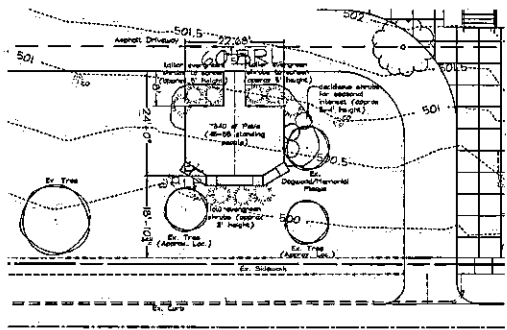
EXISTING VIEW 1



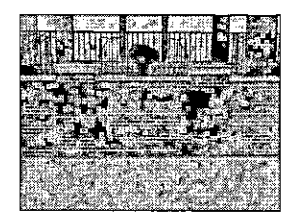
EXISTING VIEW 2



SCHEMATIC SECTION - PHASE 1



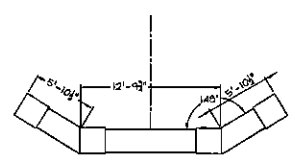
BEECHWOOD AVENUE
SCHEMATIC PLAN
SCALE: 1/8"=1'-0"



EXISTING WALL ON CHURCH SITE - TO MATCH FOR STREET SIDE OF PROPOSED WALL



WALL EXAMPLE - PATIO SIDE



WALL PLAN DETAIL
SCALE: 1/8"=1'-0"

OWNER
Catonville Presbyterian Church
1400 Frederick St.
Catonville, MD 21228
(410) 747-8800
www.catonville.org

PLAN TO ACCOMPANY ZONING PETITION
CATONVILLE PRESBYTERIAN CHURCH
(DEED REF. 509/413)

TAX MAP 103 GRID 7
FIRST ELECTION DISTRICT

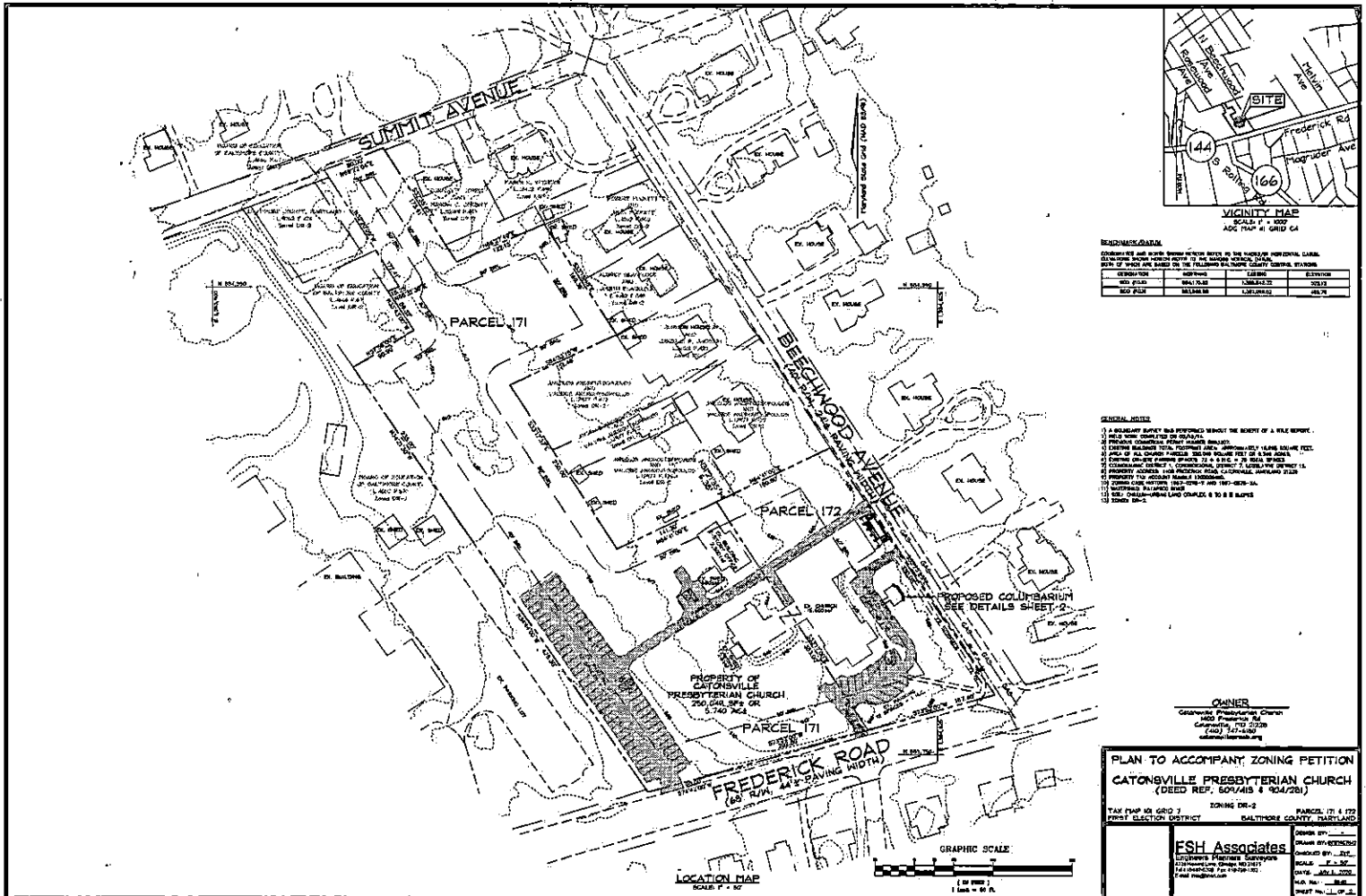
ZONING DR-3
BALTIMORE COUNTY, MARYLAND

PARCEL: 103-4-170

FSH Associates
1400 Frederick St.
Catonville, MD 21228
(410) 747-8800
www.fshassociates.org

DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8"=1'-0"
DATE: 10/11/2011
103-4-170
SHEET NO. 2 OF 3

2A



LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING BUILDING
(Symbol)	PROPOSED BUILDING
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING PARKING LOT
(Symbol)	PROPOSED PARKING LOT
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY

- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 16. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2B

FSH Associates
 1000 FREDERICK RD.
 BALTIMORE, MD 21201
 PHONE (410) 524-1100
 FAX (410) 524-1101
 E-MAIL: FSH@FSH.AS

PLAN TO ACCOMPANY ZONING PETITION
CATONSVILLE PRESBYTERIAN CHURCH
 (DEED REF. 509/415, 1904/281)
 PARCELS 171 & 172
 BALTIMORE COUNTY, MARYLAND
 ZONING MAP 100-2
 ZONING DISTRICT 100-2

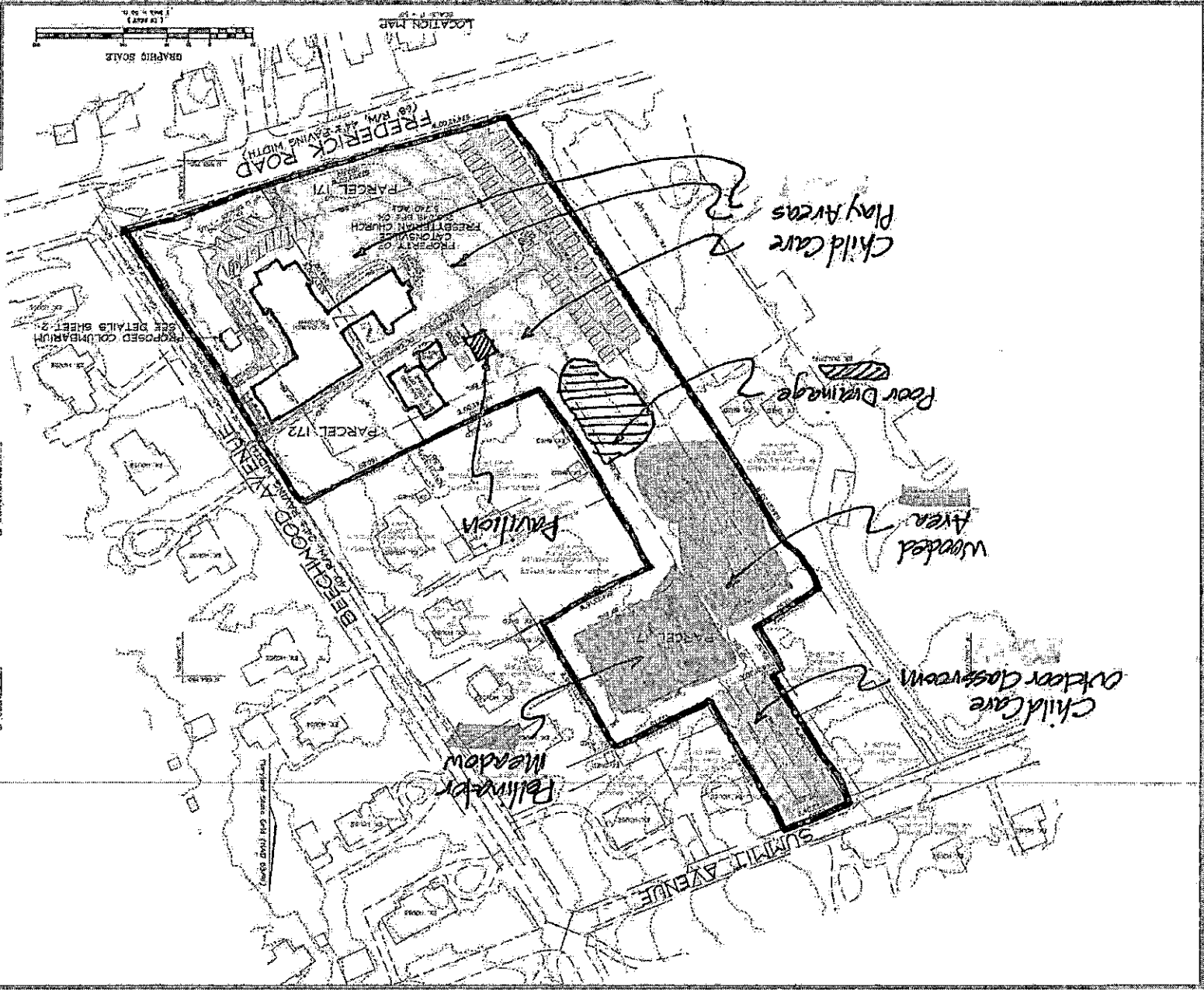
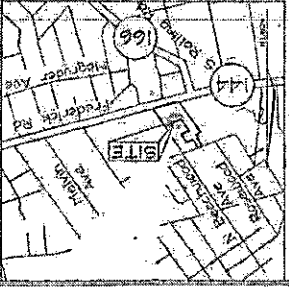
OWNER
 Catonsville Presbyterian Church
 1000 Frederick Rd.
 Catonsville, MD 21201
 (410) 771-1100
 (410) 771-1101
 FSH Associates, Inc.

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE PROPOSED CHURCH BUILDING IS SHOWN ON THE ZONING MAP AS A 100-2 BUILDING.
3. THE PROPOSED CHURCH BUILDING IS SHOWN ON THE ZONING MAP AS A 100-2 BUILDING.
4. THE PROPOSED CHURCH BUILDING IS SHOWN ON THE ZONING MAP AS A 100-2 BUILDING.
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9. THE PROPOSED CHURCH BUILDING IS SHOWN ON THE ZONING MAP AS A 100-2 BUILDING.
10. THE PROPOSED CHURCH BUILDING IS SHOWN ON THE ZONING MAP AS A 100-2 BUILDING.

NO.	DESCRIPTION	DATE	BY
1	PREPARED	1/20/93	FSH
2	REVISION	1/20/93	FSH
3	REVISION	1/20/93	FSH
4	REVISION	1/20/93	FSH
5	REVISION	1/20/93	FSH
6	REVISION	1/20/93	FSH
7	REVISION	1/20/93	FSH
8	REVISION	1/20/93	FSH
9	REVISION	1/20/93	FSH
10	REVISION	1/20/93	FSH

VICINITY MAP
 ZONING MAP 100-2
 100-2



Honorable Paul Mayhew
Managing Administrative Law Judge
c/o Donna Mignon

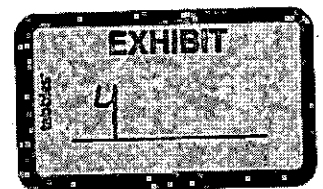
December 21, 2020

Dear Honorable Paul Mayhew,

My family and I reside at 1303 Frederick Road, across the street from Catonsville Presbyterian Church and immediately in front of the entrance to North Beechwood Avenue. In fact, the office my husband and I share has windows facing the proposed site for the columbarium and we look at this area multiple times a day to rest our eyes when we look up from our computers. We both agree that constructing this memorial would make wonderful use of the space and would be a lovely addition to the church grounds.

We have no objections in the least to the zoning request the church is putting forth and selfishly look forward to the addition of another contemplative space in our neighborhood.

Sincerely,
Jen Lockard (and Bill Dugan)



To: The Honorable Paul Mayhew
Re: Proposed Columbarium at Catonsville Presbyterian Church

Dear Judge Hayhew:

We reside at 110 N. Beechwood Ave., near the Catonsville Presbyterian Church. We have been informed of the church's plans and we do not object to the proposed construction of a Columbarium on the church property.

Thank you,

Ann Quinn
Steven Ocone

December 10, 2020

To Whom it May Concern,

I am writing in regards to the proposed building of a columbarium on the property of Catonsville Presbyterian Church. I live in the neighborhood, approximately 1 block away from the church grounds, at 1300 Summit Ave, and reside in apartment BW. I have seen the proposed plans, and see no reason why this structure should not be built. I am in favor of the construction of the columbarium, and urge you to go ahead with the building as planned.

Sincerely,
Hollie Einolf
1300 Summit Ave
Apt BW
Catonsville, MD, 21228
heinolf524@yahoo.com
410-963-4271

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/4/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-160

INFORMATION:

Property Address: 1400 Frederick Road
Petitioner: David Hutton, Jeanne Mueller
Zoning: DR 2
Requested Action: Special Exception, Special Hearing

The Department of Planning has reviewed the petition for:

1. Special Hearing under Baltimore County Zoning Regulations (BCZR) Section 500.7 to determine whether the zoning commissioner should approve an outdoor columbarium within church grounds as a permitted accessory use to a church.
2. Special Exception to permit a columbarium in the DR 2 zone.

There is an existing Presbyterian Church to the west of Beechwood Avenue and Frederick Road. The applicant is proposing the columbarium along Beechwood Avenue within the church property. The property is subject to prior zoning variances (1967-0210-X and 1997-0579-XA) not pertaining to the current requests.

A site visit was conducted on July 24, 2020. The site is subject to the Patapsco Heritage Area Management Plan, Southwest Baltimore County Revitalization Strategy and Western Baltimore County Pedestrian and Bicycle Access Plan.

The Department of Planning has no objections to granting the petitioned zoning relief pending the following issues are addressed:

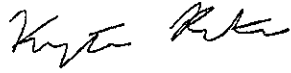
1. The columbarium shall be incorporated within walls, walks and/or landscaping within the church grounds and should comply with BCZR Section 401 for setback and screening of cemeteries.
2. No monuments are permitted
3. The columbarium is not a public facility, but is available primarily to members of the congregation and their immediate families.

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



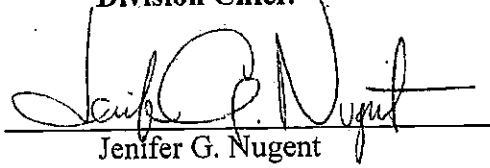
Date: 8/4/2020
Subject: ZAC # 20-160
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Josephine Selvakumar
Jennifer R. Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

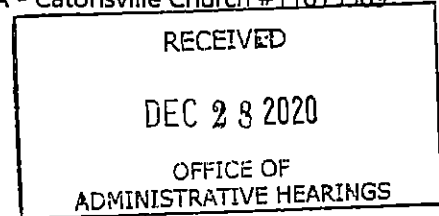
Debra Wiley

MM 12-30-20
@10 Am

2020-0160-SPHX

From: Martin, Tammy <TMartin@wtplaw.com>
Sent: Thursday, December 24, 2020 12:49 PM
To: Administrative Hearings
Cc: Busse, Jennifer R.
Subject: Hearing Exhibits - Catonsville Presbyterian Church - December 30, 2020
Attachments: CopitrakScan.PDF; Exhibit 3 - Catonsville Church #11615572 v1.PDF; Exhibit 2B - Catonsville Church #11615570 v1.PDF; Exhibit 2A - Catonsville Church #11615569 v1.PDF

Follow Up Flag: Follow up
Flag Status: Flagged



CAUTION: This message from pvs=1627120d3a=tmartin@wtplaw.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sending on behalf of Jennifer Busse:

Attached are the exhibits for the Hearing for Catonsville Church (Case No. 2020-160-SPHX) to be held on December 30, 2020. Please note that I have marked Exhibit 2A, 2B and 3 in the title of the document, but was not able to use an exhibit tab on them since they were received electronically.

We are also having these hand-delivered to you on Monday.

Please acknowledge receipt and let me know if you have any questions or need anything else. Thanks so much.



Whiteford Taylor & Preston^{LLP}

Tammy D. Martin, Legal Administrative Assistant to
George S. Lawler, Esq.
John B. Gontrum, Esq.
Jennifer R. Busse, Esq.
Brenda Price, Paralegal
Whiteford, Taylor & Preston LLP
One W. Pennsylvania Avenue, Suite 300
Towson, MD 21204
Direct Dial - 410-832-2122
Direct Fax - 410-339-4016
tmartin@wtplaw.com

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PANGEA NET

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4 master's copies
12-30 @
10 Xhr

Case 2020-160-SPHX

Exhibit List

Petitioner's Exhibits:

1. Zach Fisch C.V.
2. Site plan (2 sheets – marked Ex. 2A and 2B)
3. Exhibit showing use of property
4. Letters of support (emailed to Judge already by neighbors directly as well)
5. Planning Comment dated 8/4/20

Zacharia Y. Fisch, P.E.

10863 Beech Creek Drive
Columbia, MD 21113
410-740-0197
zfisch@eriexperts.com

PROFESSIONAL EXPERIENCE:

HOWARD LANE INVESTMENTS, LLC, Elkridge, MD

Member, August 2005 – Present

- Board member functions.

FSH ASSOCIATES, LLC, Elkridge, MD

Member, May 2000– Present

- Consult and provide civil engineering design services for private residential and commercial land development projects in the Baltimore Washington metropolitan area. Supervise and support the design of final construction, site development, grading, stormwater management, storm drains, water and sewer septic and sediment control plans. Supervise and support Hydrology and Hydraulic analysis and 100-year floodplain studies. Provide professional expert witness testimony before governmental boards associated with zoning and special exception hearings. Provide civil engineering expert support and testimony as an expert witness in land condemnation cases.

ECO DYNAMICS CORPORATION, Elkridge, MD

Secretary/Board Member, January 2004 – Present

- Board member functions.

EXPLORATION RESEARCH OF MARYLAND, INC., Elkridge, MD

Vice President/Director of Engineering, January 2004 – Present

- Provide client services for utility and public projects at the direction of the firm's president in the following areas:
Civil engineering tasks such as Site development, grading and sediment control plans. Storm drain and culvert design, 100-year floodplain analysis, hydrology and hydraulics for stream restoration / stabilization projects. Provide professional expert witness testimony for zoning and special exception and condemnation cases.

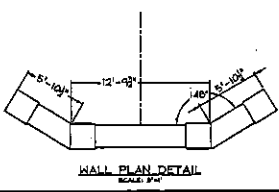
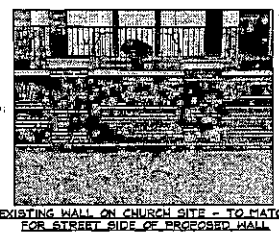
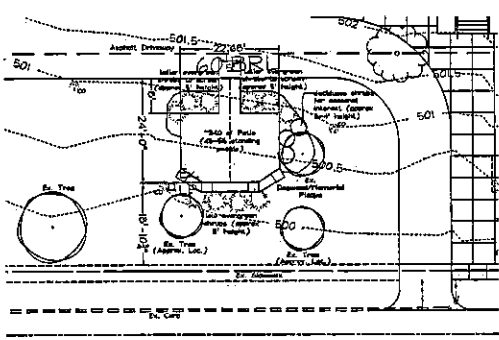
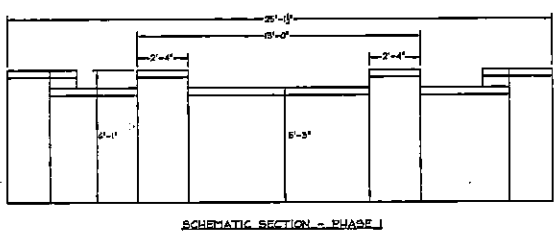
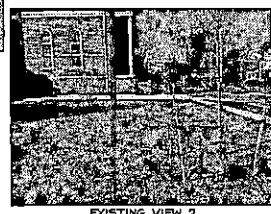
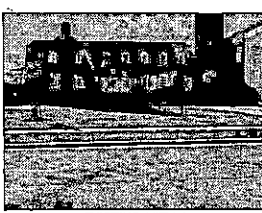
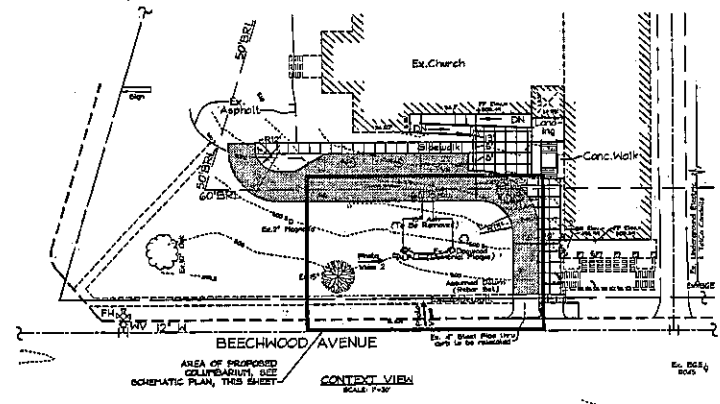
INDUSTRY REGISTRATIONS:

Professional Engineer (P.E.), #22418 (1997); Maryland Department of Labor, Licensing, and Regulation

EDUCATION:

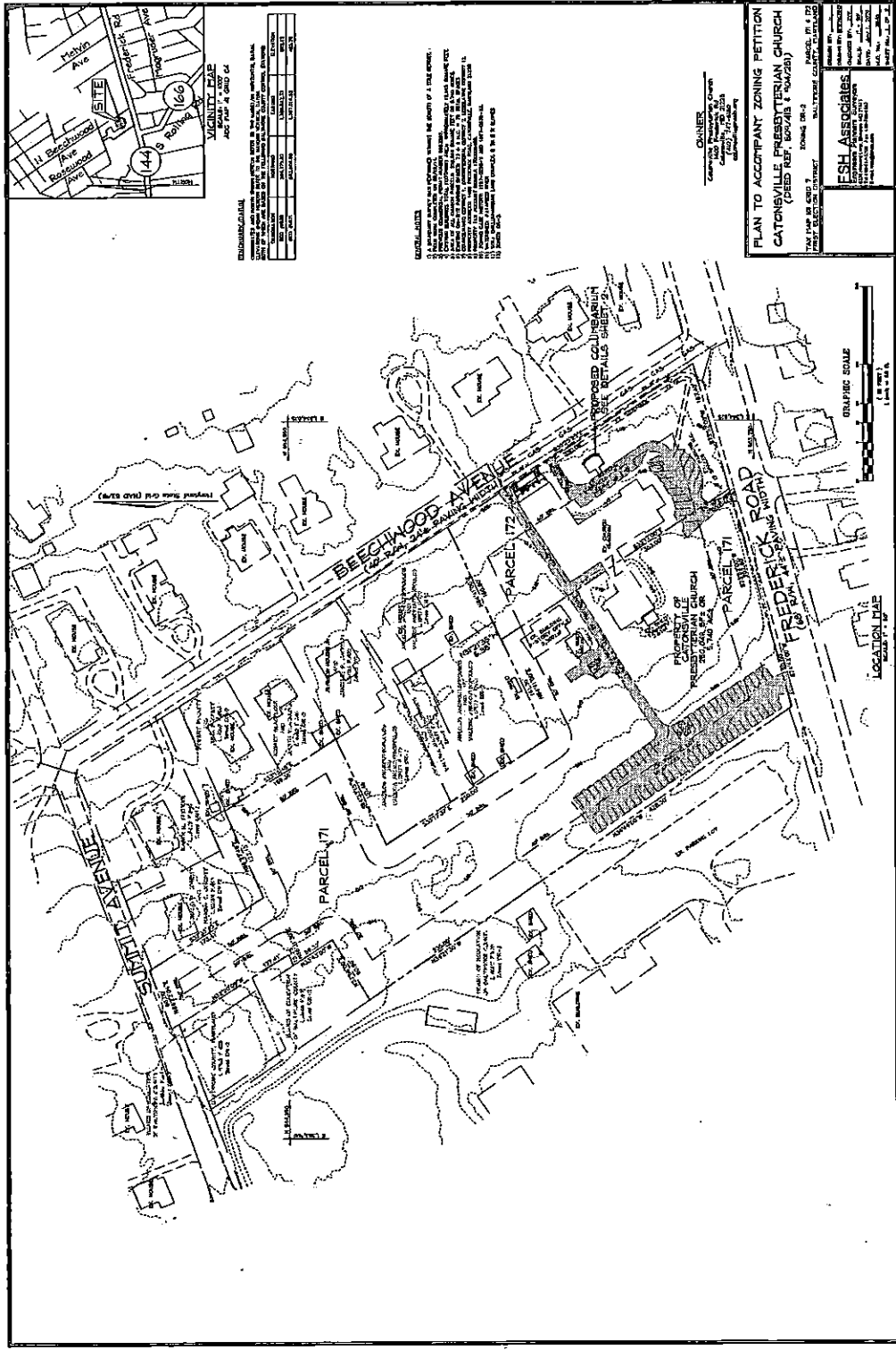
Bachelor of Science in Civil Engineering (1994); Johns Hopkins University, Baltimore, MD





OWNER Catonville Presbyterian Church 1400 Parkview Rd. Baltimore, MD 21208 (410) 747-1400 baltimore@psch.org	
PLAN TO ACCOMPANY ZONING PETITION CATONVILLE PRESBYTERIAN CHURCH (DEED REF. E04/413)	
TAX MAP NO. G10 9 FIRST ELECTION DISTRICT	ZONING DR-2 BALTIMORE COUNTY, MARYLAND
PAGE 1 OF 1	
FSH Associates CONSULTING ENGINEERS AND ARCHITECTS 1400 Parkview Rd. Baltimore, MD 21208 (410) 747-1400 fsh@fsa.net	
DESIGNED BY: FSH	DRAWN BY: FSH
SCALE: 1"=10'	DATE: 03/11/10
W.D. NO. 1	SHEET NO. 1 OF 1

2A



3

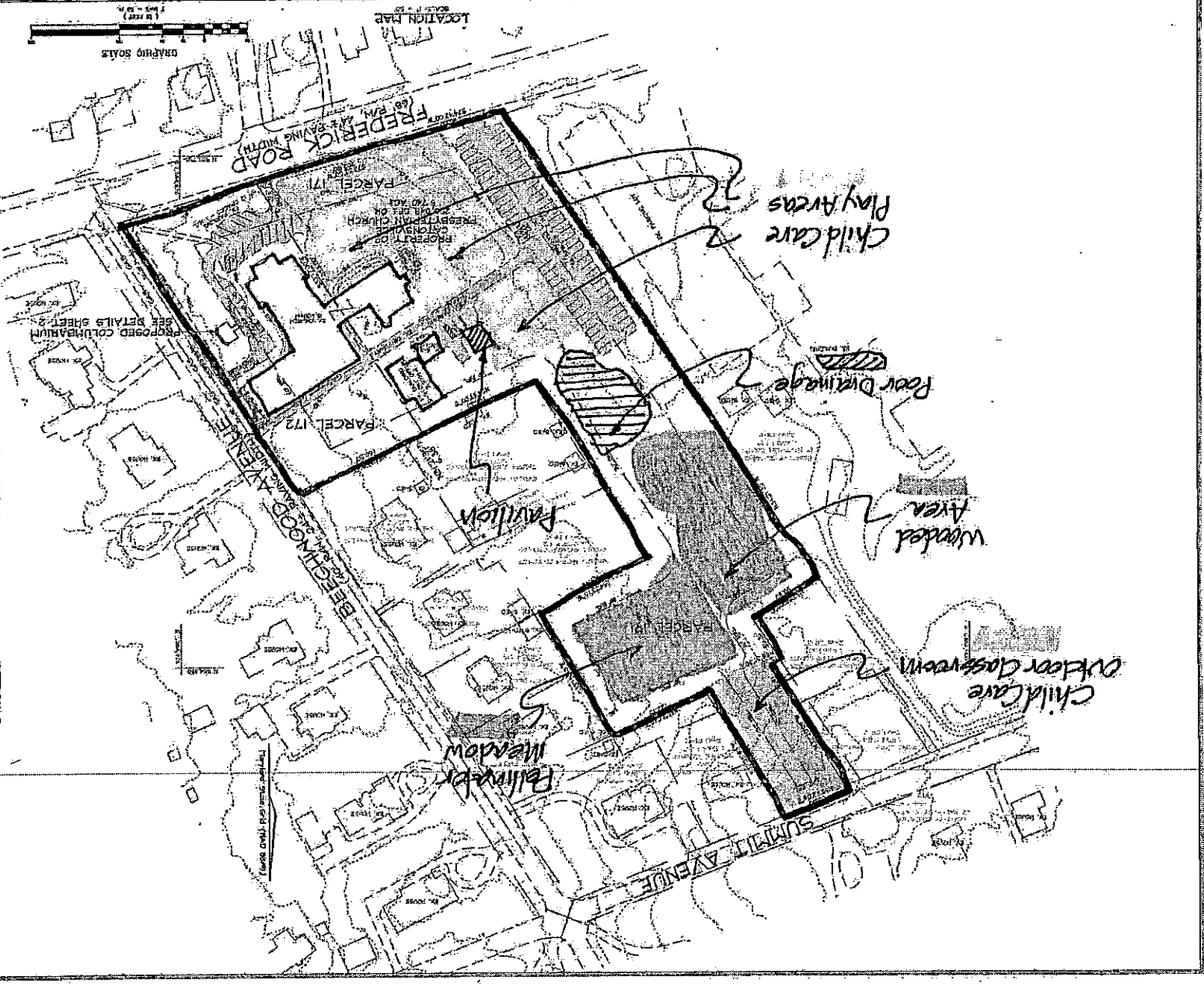
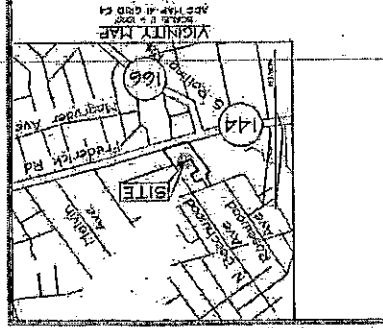
FSH Associates
 1000 Franklin Rd.
 Suite 100
 Catonsville, MD 21049
 Phone: (410) 291-1100
 Fax: (410) 291-1101
 E-mail: fsh@fshe.com

PLAN TO ACCOMPANY ZONING PETITION
CATONSVILLE PRESBYTERIAN CHURCH
 (DEED REF. 004/418, 1/24/2011)
 PARCEL 171 & 172
 FIRST ELECTION DISTRICT
 TOWN OF CATONSVILLE

OWNER
 Catonsville Presbyterian Church
 1000 Franklin Rd.
 Suite 100
 Catonsville, MD 21049
 Phone: (410) 291-1100
 Fax: (410) 291-1101
 E-mail: fsh@fshe.com

NOTES:
 1. A preliminary plat for the proposed subdivision was filed with the County Department of Planning and Zoning on 10/24/2011.
 2. The proposed subdivision consists of two parcels, Parcel 171 and Parcel 172, which are currently zoned R-1.
 3. The proposed subdivision is located on the east side of Frederick Road, between Summit Avenue and Beechmont Avenue.
 4. The proposed subdivision is bounded by Frederick Road to the north, Beechmont Avenue to the west, and Summit Avenue to the south.
 5. The proposed subdivision is bounded by the Catonsville Presbyterian Church property to the east.
 6. The proposed subdivision is bounded by the Catonsville Presbyterian Church property to the south.
 7. The proposed subdivision is bounded by the Catonsville Presbyterian Church property to the east.
 8. The proposed subdivision is bounded by the Catonsville Presbyterian Church property to the south.
 9. The proposed subdivision is bounded by the Catonsville Presbyterian Church property to the east.
 10. The proposed subdivision is bounded by the Catonsville Presbyterian Church property to the south.

NO.	DATE	DESCRIPTION	BY	FOR
1	10/24/2011	PRELIMINARY PLAT	FSH	FSH
2	10/24/2011	PRELIMINARY PLAT	FSH	FSH
3	10/24/2011	PRELIMINARY PLAT	FSH	FSH
4	10/24/2011	PRELIMINARY PLAT	FSH	FSH
5	10/24/2011	PRELIMINARY PLAT	FSH	FSH
6	10/24/2011	PRELIMINARY PLAT	FSH	FSH
7	10/24/2011	PRELIMINARY PLAT	FSH	FSH
8	10/24/2011	PRELIMINARY PLAT	FSH	FSH
9	10/24/2011	PRELIMINARY PLAT	FSH	FSH
10	10/24/2011	PRELIMINARY PLAT	FSH	FSH



Honorable Paul Mayhew
Managing Administrative Law Judge
c/o Donna Mignon

December 21, 2020

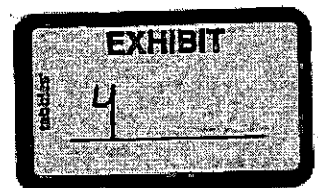
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Sincerely,

Jen Lockard (and Bill Dugan)



To: The Honorable Paul Mayhew

Re: Proposed Columbarium at Catonsville Presbyterian Church

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Thank you,

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Steven Ocone

December 10, 2020

To Whom it May Concern,

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Sincerely,
Hollie Einolf
1300 Summit Ave
Apt BW
Catonsville, MD, 21228
heinolf524@yahoo.com
410-963-4271

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/4/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-160

INFORMATION:

Property Address: 1400 Frederick Road
Petitioner: David Hutton, Jeanne Mueller
Zoning: DR 2
Requested Action: Special Exception, Special Hearing

The Department of Planning has reviewed the petition for:

1. Special Hearing under Baltimore County Zoning Regulations (BCZR) Section 500.7 to determine whether the zoning commissioner should approve an outdoor columbarium within church grounds as a permitted accessory use to a church.
2. Special Exception to permit a columbarium in the DR 2 zone.

There is an existing Presbyterian Church to the west of Beechwood Avenue and Frederick Road. The applicant is proposing the columbarium along Beechwood Avenue within the church property. The property is subject to prior zoning variances (1967-0210-X and 1997-0579-XA) not pertaining to the current requests.

A site visit was conducted on July 24, 2020. The site is subject to the Patapsco Heritage Area Management Plan, Southwest Baltimore County Revitalization Strategy and Western Baltimore County Pedestrian and Bicycle Access Plan.

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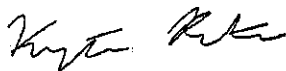
1. The columbarium shall be incorporated within walls, walks and/or landscaping within the church grounds and should comply with BCZR Section 401 for setback and screening of cemeteries.
2. No monuments are permitted
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For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.



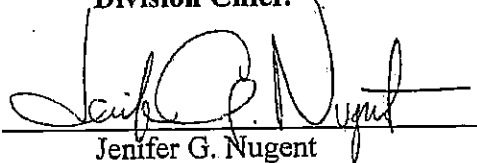
Date: 8/4/2020
Subject: ZAC # 20-160
Page 2

Prepared by:



Krystle Patchak

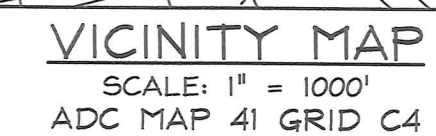
Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Josephine Selvakumar
Jennifer R. Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County



COORDINATES AND NORTH SHOWN HEREON REFER TO THE NAD83/91 HORIZONTAL DATUM.
ELEVATIONS SHOWN HEREON REFER TO THE NAVD88 VERTICAL DATUM.
BOTH OF WHICH ARE BASED ON THE FOLLOWING BALTIMORE COUNTY CONTROL STATIONS:

DESIGNATION	NORTHING	EASTING	ELEVATION
BCO #1030	584,175.82	1,386,842.32	502.12
BCO #1031	583,506.86	1,387,019.52	485.76

- 1) A BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2) FIELD WORK COMPLETED ON 05/15/14.
- 3) PREVIOUS COMMERCIAL PERMIT NUMBER 8933027.
- 4) EXISTING BUILDINGS TOTAL FOOTPRINT AREA: APPROXIMATELY 18,895 SQUARE FEET.
- 5) EXISTING PAVED ALL CHURCH PARKING: APPROXIMATELY 5,740 SQUARE FEET OR 5.740 ACRES.
- 6) EXISTING ON-SITE PARKING SPACES: 73 + 6 H.C. = 79 TOTAL SPACES
- 7) COUNCILMAN/DISTRICT 1, CONGRESSIONAL DISTRICT 7, LEGISLATIVE DISTRICT 12.
- 8) ADDRESS: 400 WEST 14TH STREET, CATONSVILLE, MARYLAND 21228
- 9) PROPERTY TAX ACCOUNT NUMBER 170000458
- 10) ZONING CASE HISTORY: 1967-0210-0 AND 1987-0579-XA.
- 11) WATERSHED: PATAPUSCO RIVER
- 12) SOIL: CHILLUM-URBAN LAND COMPLEX, 0 TO 5 % SLOPES
- 13) ZONED: DR-2.

Catonsville Presbyterian Church
1400 Frederick Rd
Catonsville, MD 21228
(410) 747-6180
catonsvillepresb.org

PLAN TO ACCOMPANY ZONING PETITION
CATONSVILLE PRESBYTERIAN CHURCH
(DEED REF. 509/413 & 904/281)

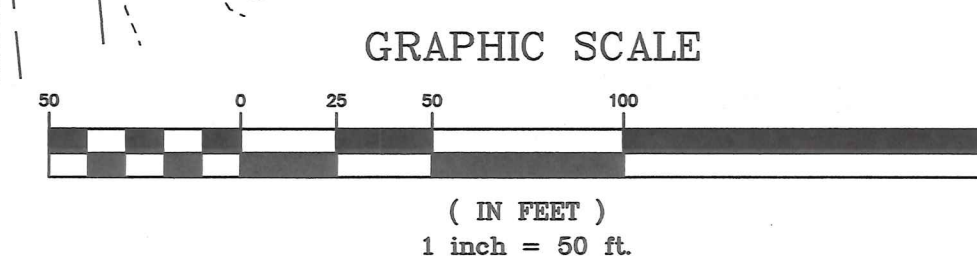
TAX MAP 101 GRID 7
FIRST ELECTION DISTRICT

ZONING DR-2

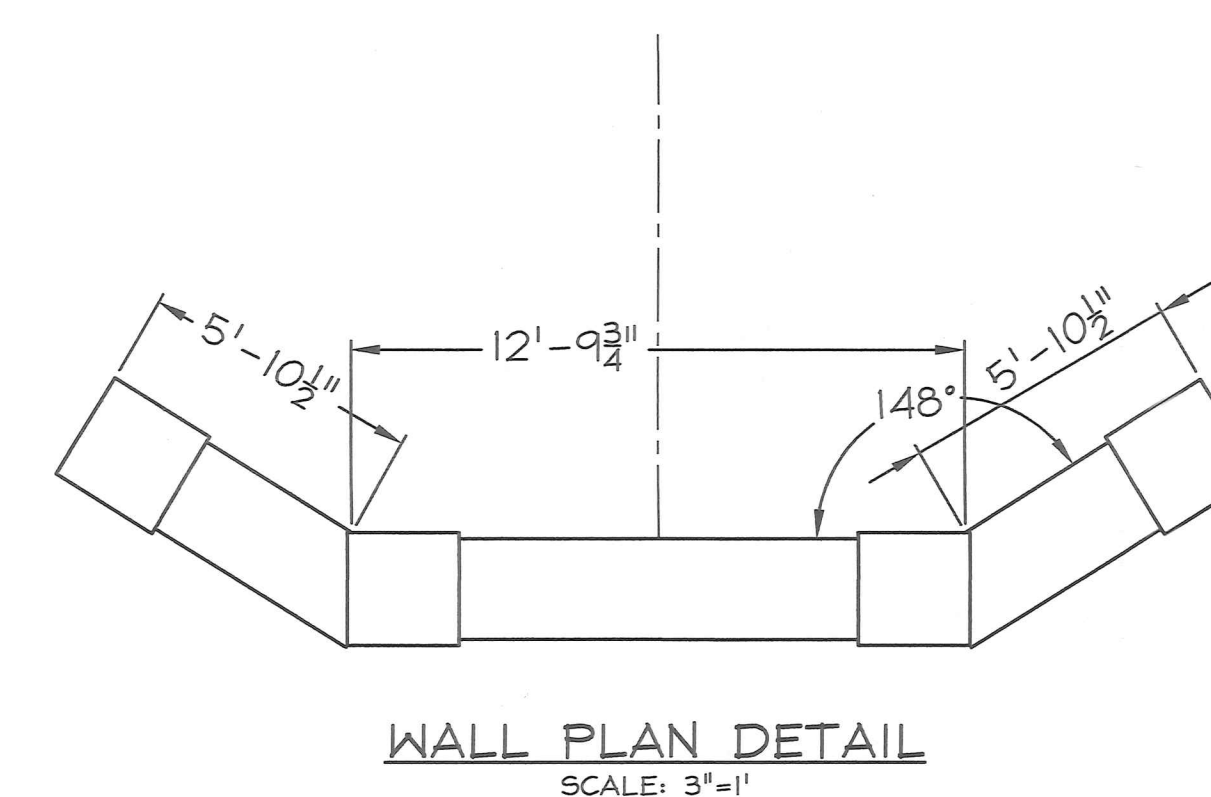
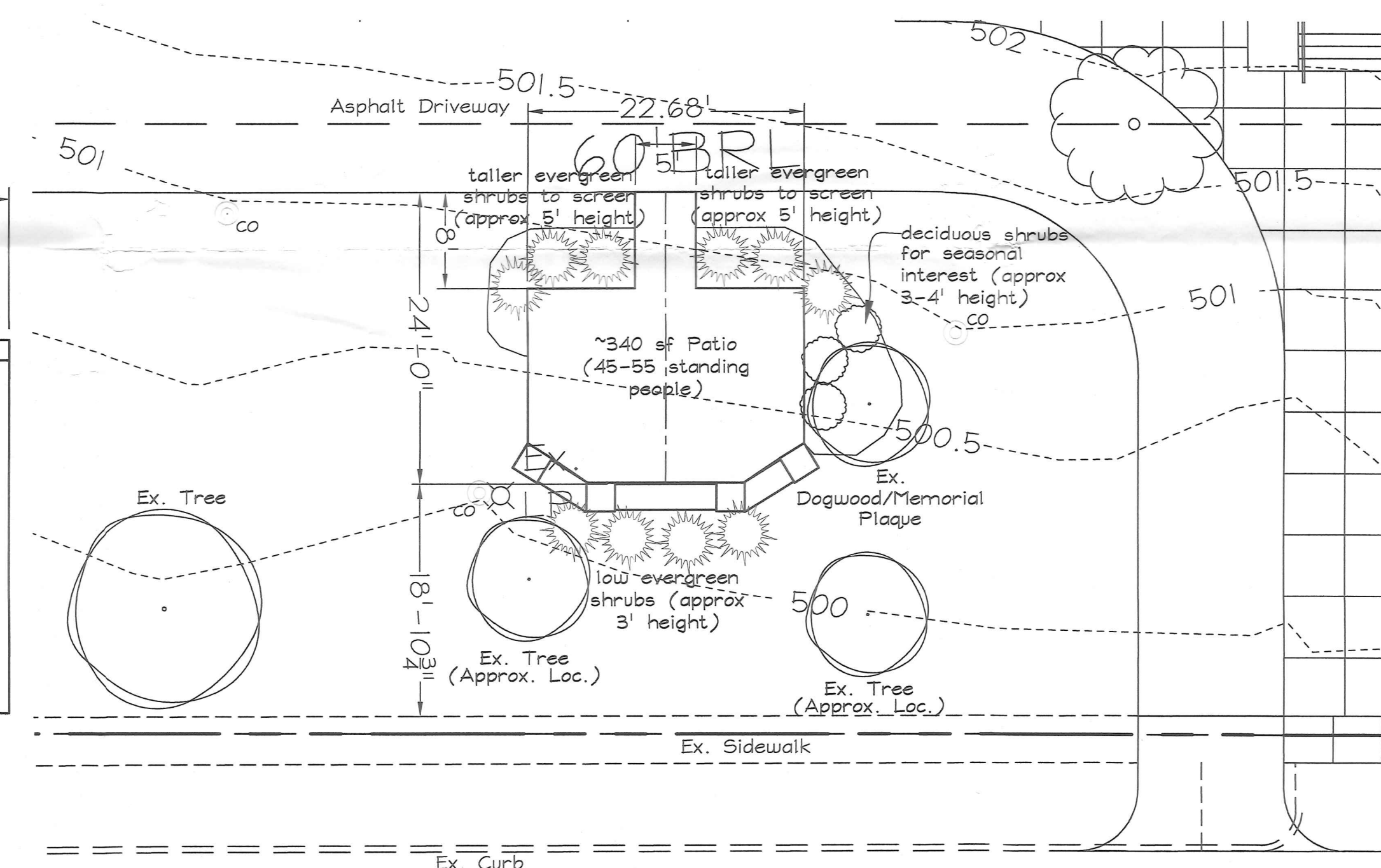
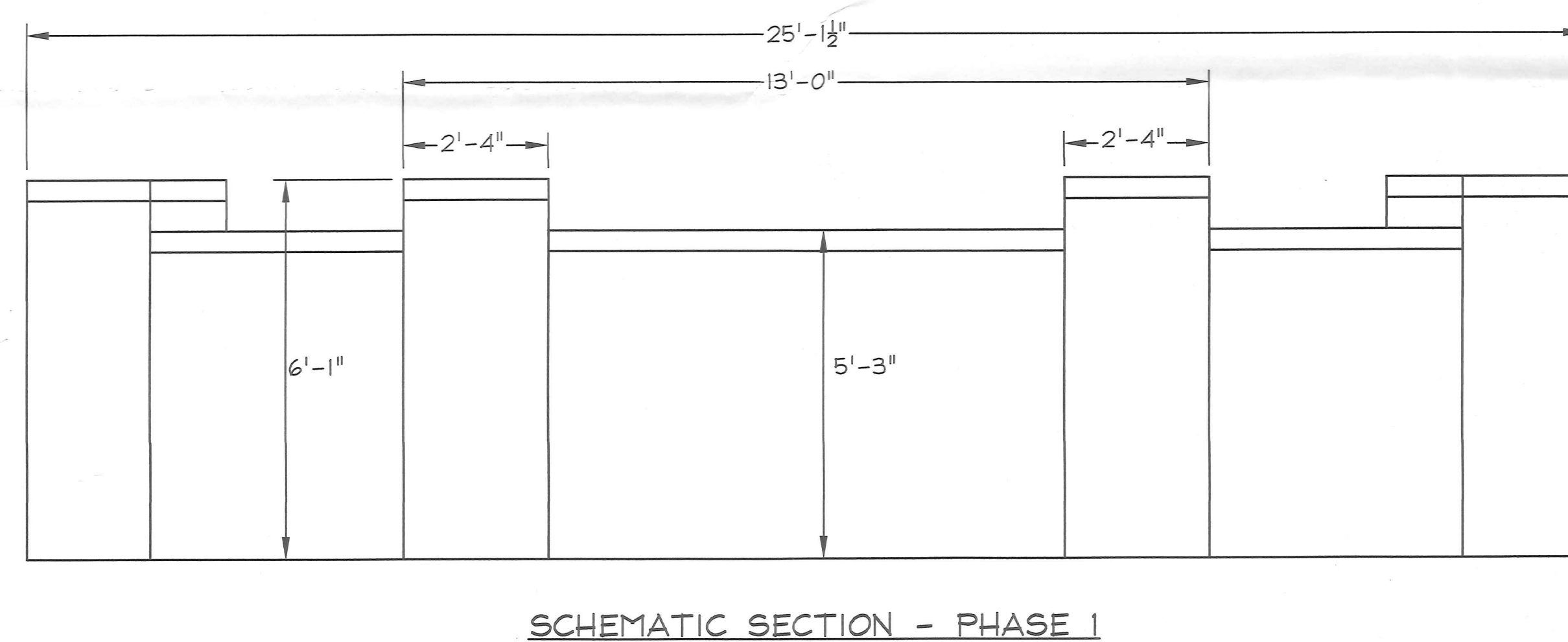
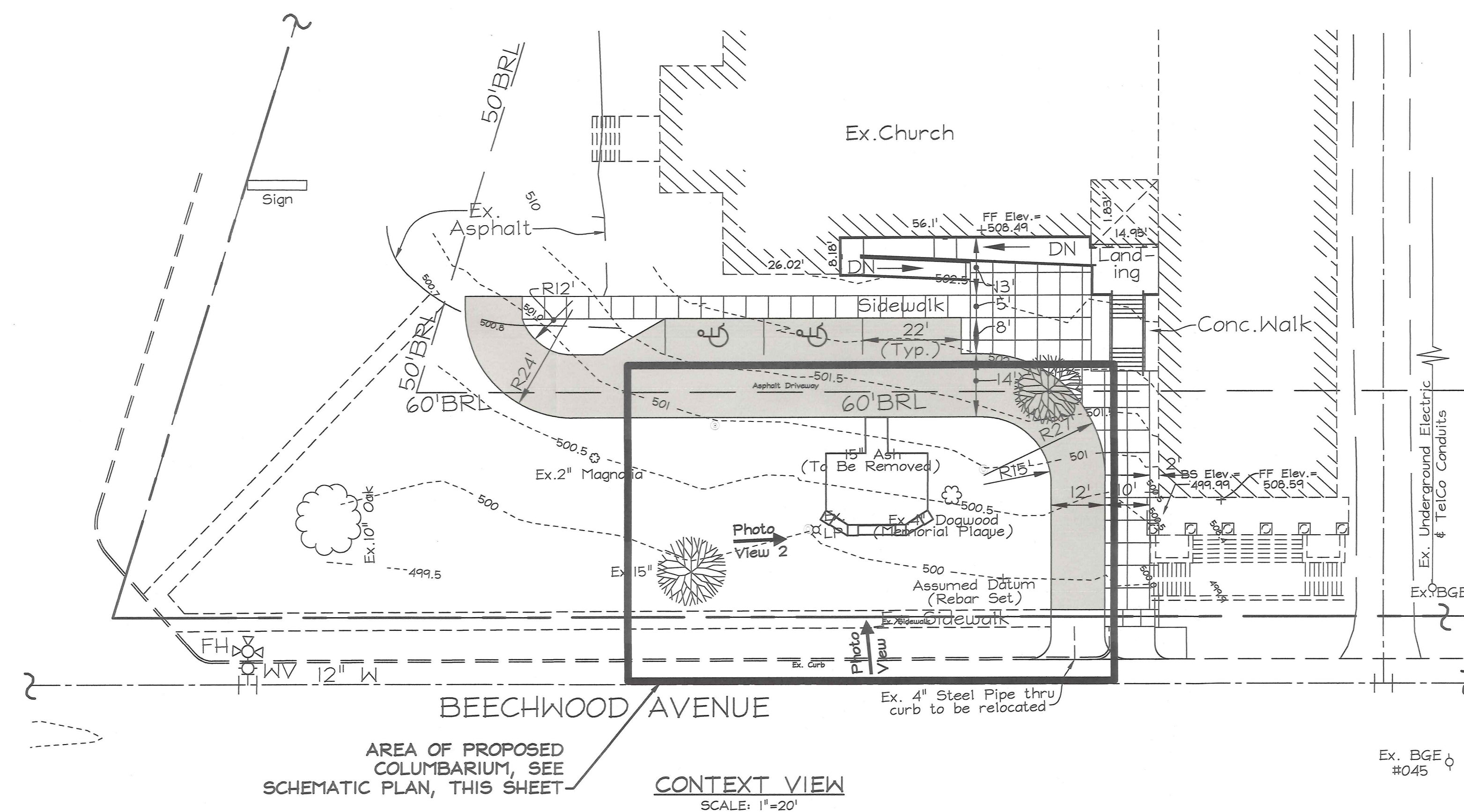
PARCEL 171 & 172
BALTIMORE COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsheri.com

DESIGN BY: _____
DRAWN BY: SMH#CRH2
CHECKED BY: ZYF
SCALE: 1" = 50'
DATE: July 1, 2020
W.O. No.: 3540
SHEET No.: 1 OF 2



LOCATION MAP
SCALE: 1" = 50'



OWNER
Catonsville Presbyterian Church
1400 Frederick Rd
Catonsville, MD 21228
(410) 747-6180
catonsvillepresb.org

PLAN TO ACCOMPANY ZONING PETITION
CATONSVILLE PRESBYTERIAN CHURCH
(DEED REF. 509/413)

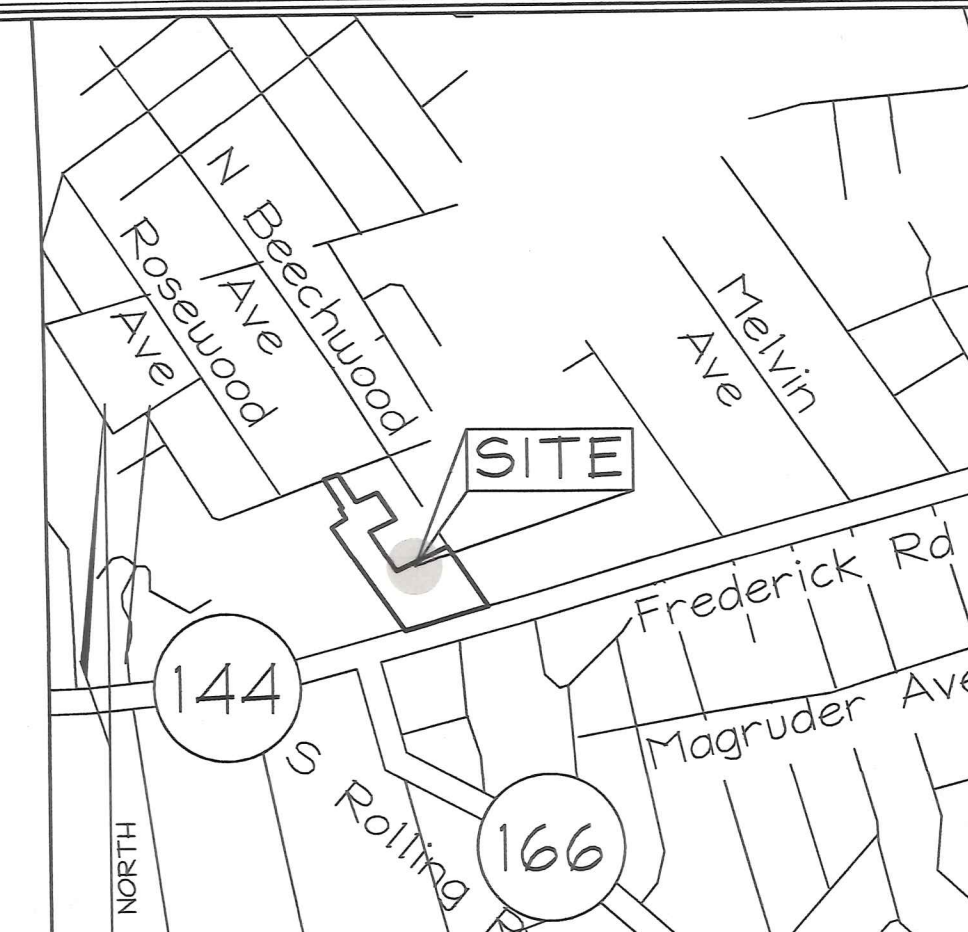
TAX MAP 101 GRID 7
FIRST ELECTION DISTRICT

ZONING DR-2

PARCEL 171 & 172
BALTIMORE COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsheri.com

DESIGN BY: _____
DRAWN BY: SMM&CRH2
CHECKED BY: ZYF
SCALE: A_s Shown
DATE: July 1, 2020
W.O. No.: 3540
SHEET No.: 2 OF 2



VICINITY MAP
SCALE: 1" = 1000'
ADC MAP 41 GRID C4

BENCHMARK/DATUM

COORDINATES AND NORTH SHOWN HEREON REFER TO THE NAD83/91 HORIZONTAL DATUM.
ELEVATIONS SHOWN HEREON REFER TO THE NAVD83 VERTICAL DATUM.
BOTH OF WHICH ARE BASED ON THE FOLLOWING BALTIMORE COUNTY CONTROL STATIONS:

DESIGNATION	NORTHING	EASTING	ELEVATION
BCO #1030	584,175.82	1,386,842.32	502.12
BCO #1031	583,506.86	1,387,019.52	485.76

- GENERAL NOTES**
- 1) A BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - 2) FIELD WORK COMPLETED ON 05/15/14.
 - 3) PREVIOUS COMMERCIAL PERMIT NUMBER B693207.
 - 4) EXISTING BUILDINGS TOTAL FOOTPRINT AREA: APPROXIMATELY 18,695 SQUARE FEET.
 - 5) AREA OF ALL CHURCH PARCELS: 250,049 SQUARE FEET OR 5.740 ACRES.
 - 6) EXISTING ON-SITE PARKING SPACES: 73 + 6 H.C. = 79 TOTAL SPACES.
 - 7) COUNCILMANIC DISTRICT 1, CONGRESSIONAL DISTRICT 7, LEGISLATIVE DISTRICT 12.
 - 8) PROPERTY ADDRESS: 1400 FREDERICK ROAD, CATONSVILLE, MARYLAND 21228
 - 9) PROPERTY TAX ACCOUNT NUMBER 1700005480.
 - 10) ZONING CASE HISTORY: 1967-0210-X AND 1997-0579-XA.
 - 11) WATERSHED: PATAPSCO RIVER
 - 12) SOIL: CHILLUM-URBAN LAND COMPLEX, 0 TO 5 % SLOPES
 - 13) ZONED: DR-2.

EXHIBIT
2A

OWNER
Catonville Presbyterian Church
1400 Frederick Rd
Catonville, MD 21228
(410) 747-6180
catonvillepresb.org

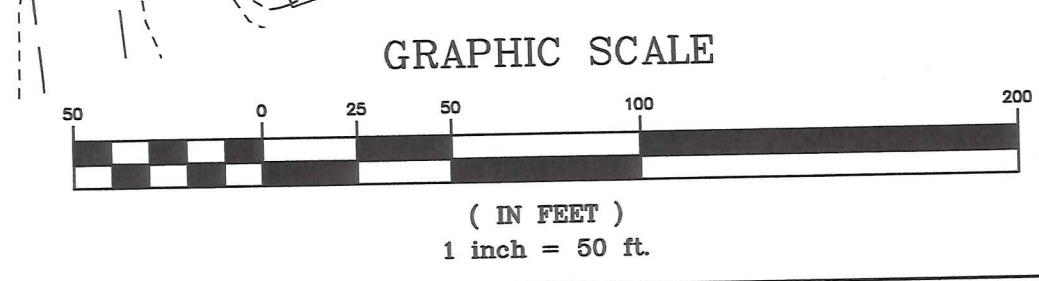
PLAN TO ACCOMPANY ZONING PETITION
CATONVILLE PRESBYTERIAN CHURCH
(DEED REF. 509/413 & 904/281)

ZONING DR-2
TAX MAP 101 GRID 7
FIRST ELECTION DISTRICT

PARCEL 171 & 172
BALTIMORE COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-798-1562
E-mail: info@fsheerl.com

DESIGN BY: SHIMMER
CHECKED BY: ZYF
SCALE: 1" = 50'
DATE: July 1, 2020
W.O. No.: 3540
SHEET No.: 1 OF 2



LOCATION MAP
SCALE: 1" = 50'

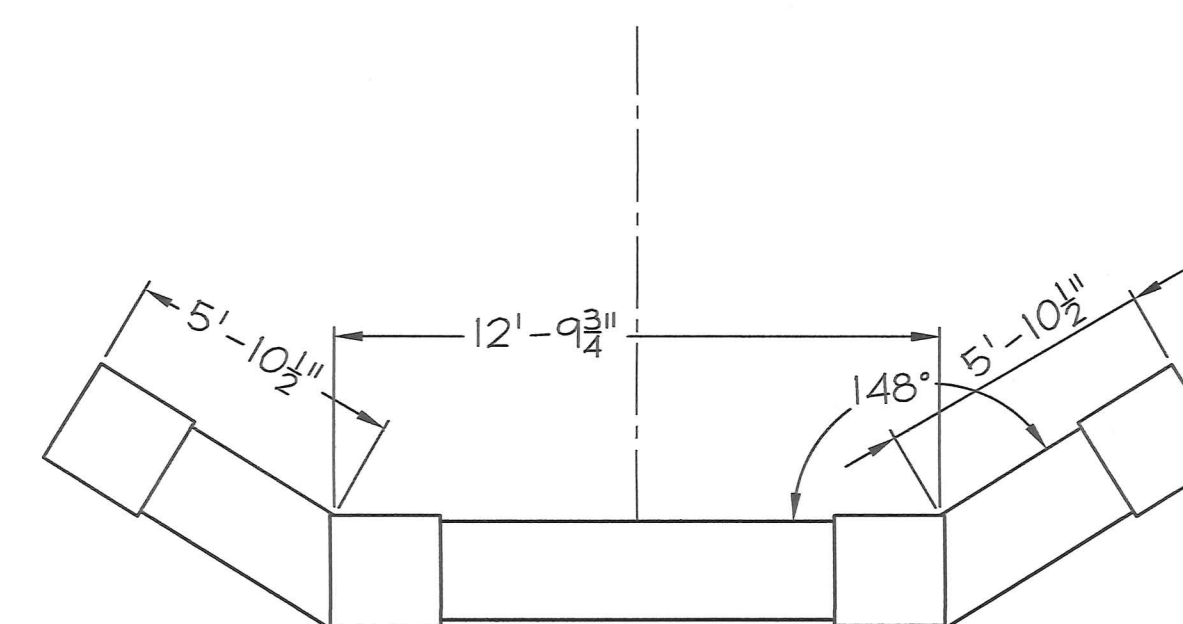
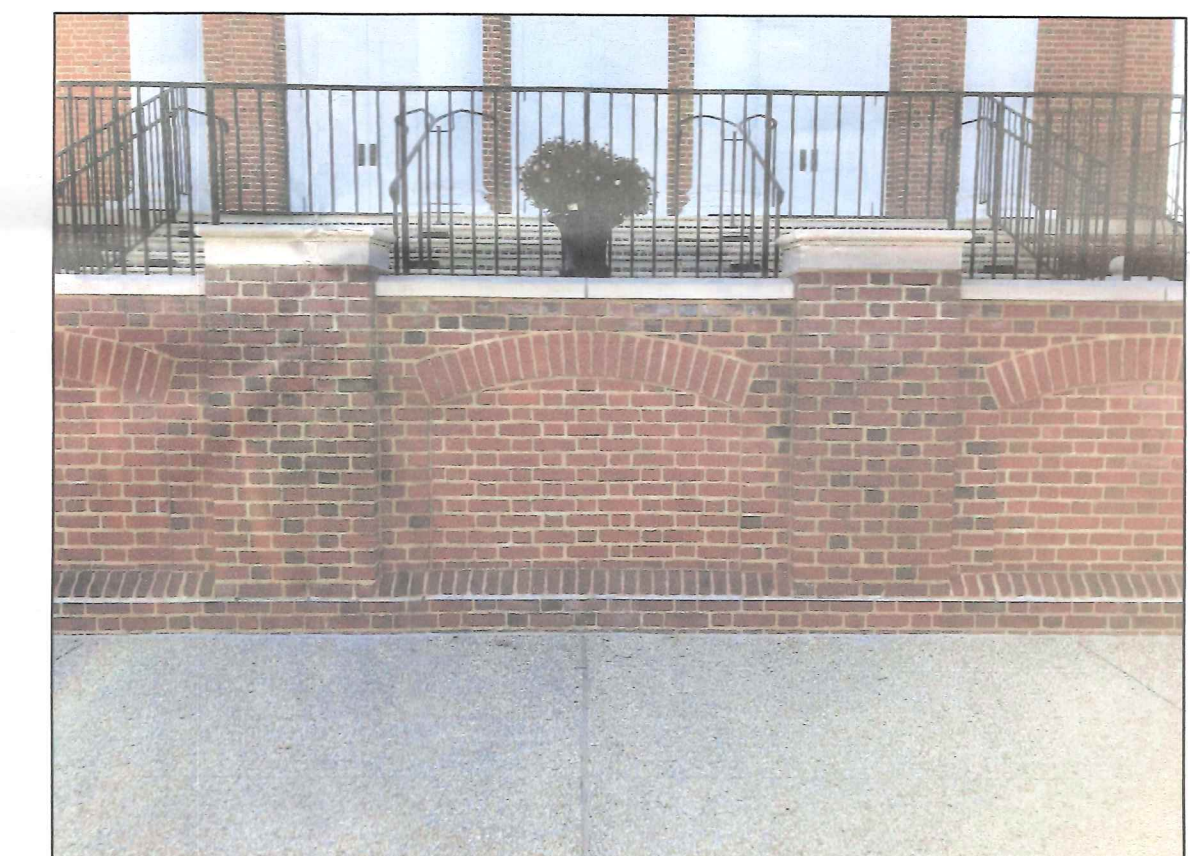
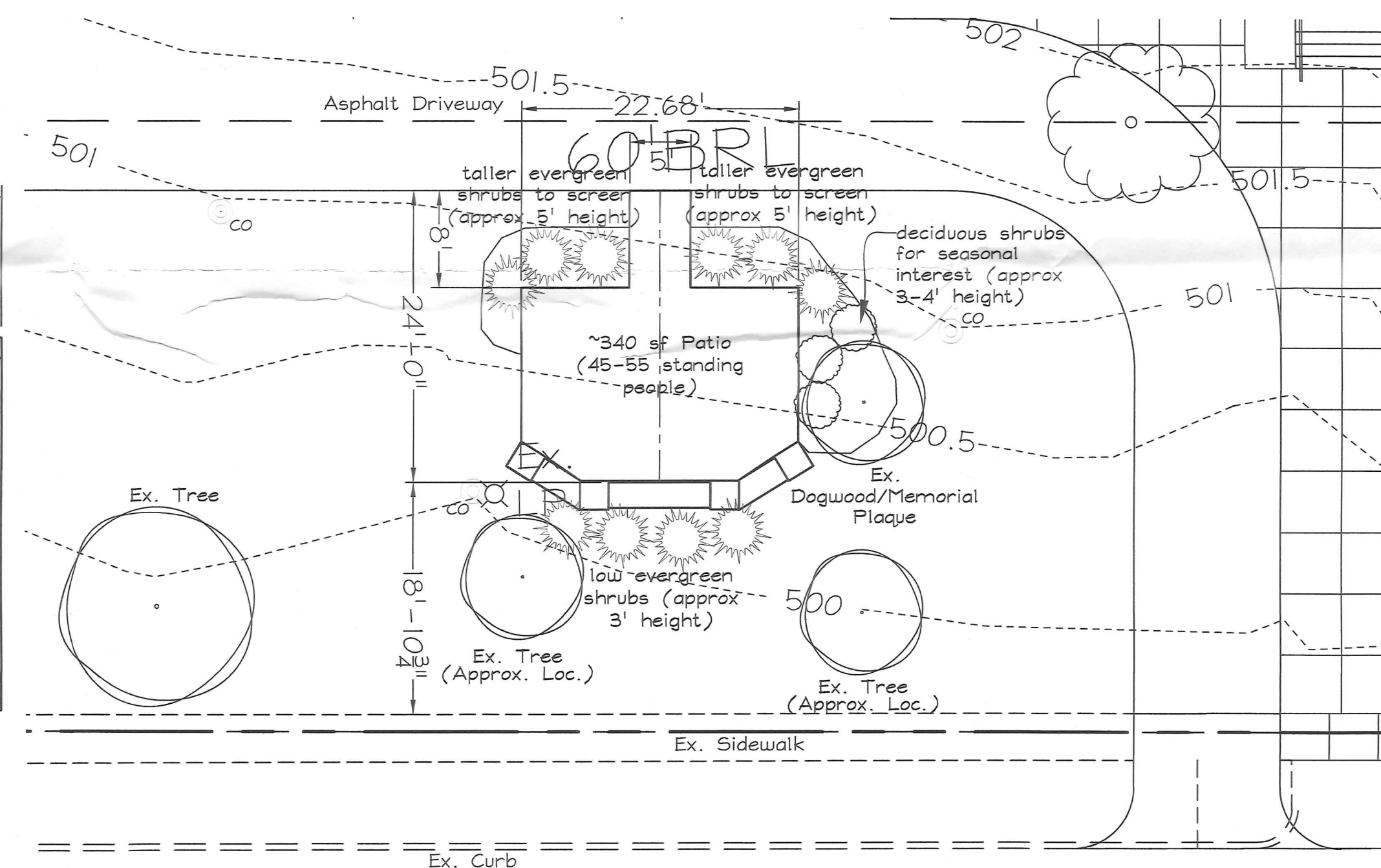
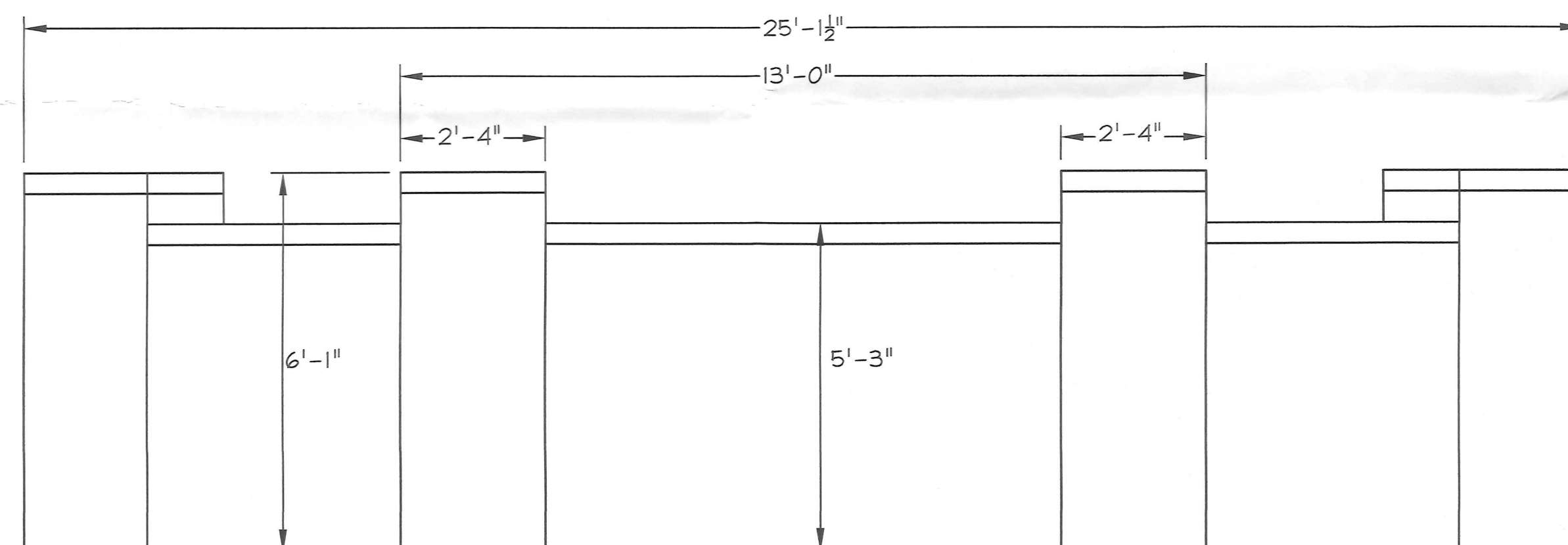
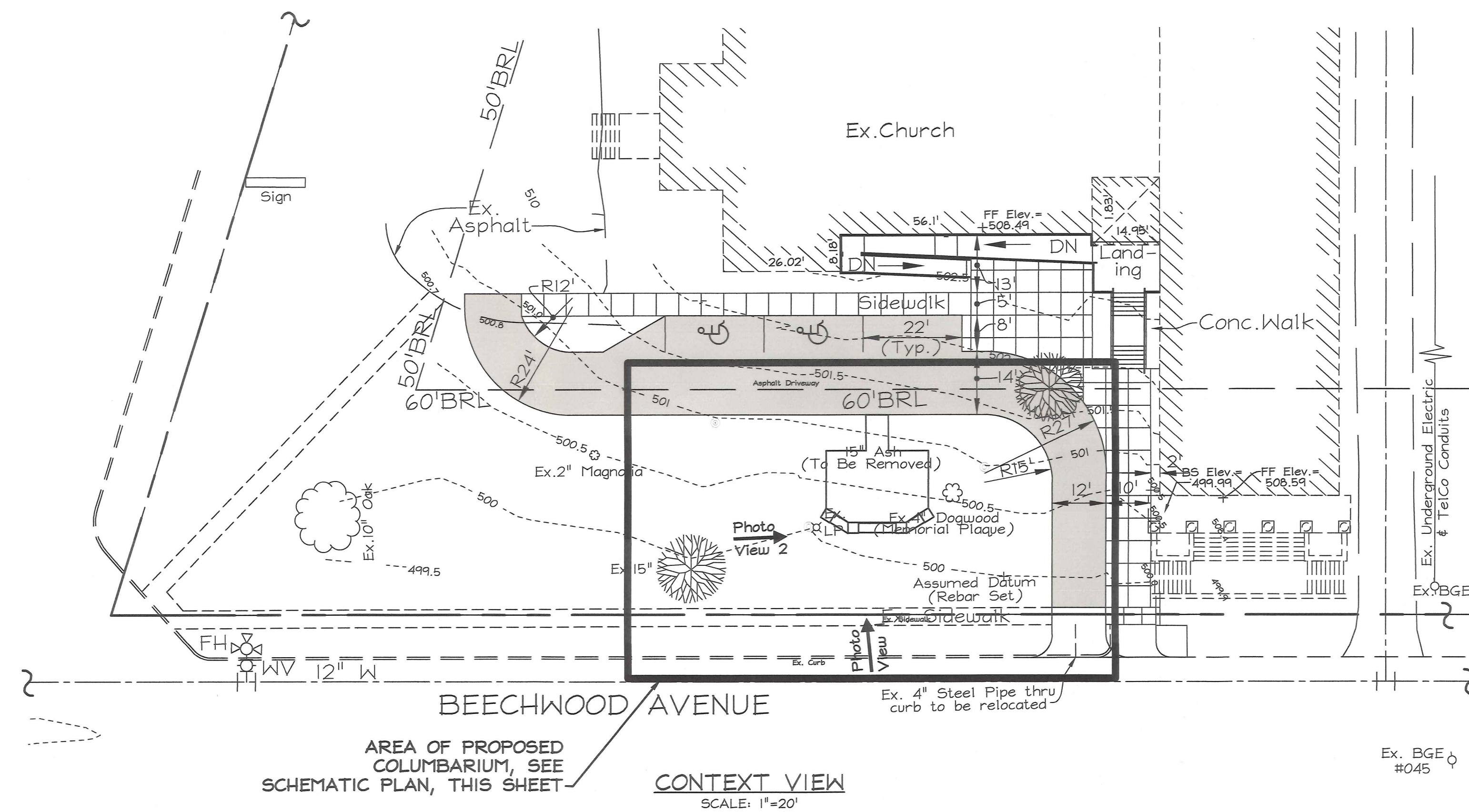


EXHIBIT
2B

OWNER
Catonsville Presbyterian Church
1400 Frederick Rd
Catonsville, MD 21228
(410) 747-6180
catonsvillepresb.org

PLAN TO ACCOMPANY ZONING PETITION
CATONSVILLE PRESBYTERIAN CHURCH
(DEED REF. 509/413)

TAX MAP 101 GRID 7
FIRST ELECTION DISTRICT

ZONING DR-2

PARCEL 171 & 172
BALTIMORE COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsheri.com

DESIGN BY: _____
DRAWN BY: SMM&CRH2
CHECKED BY: ZYF
SCALE: As Shown
DATE: July 1, 2020
W.O. No.: 3540
SHEET No.: 2 OF 2

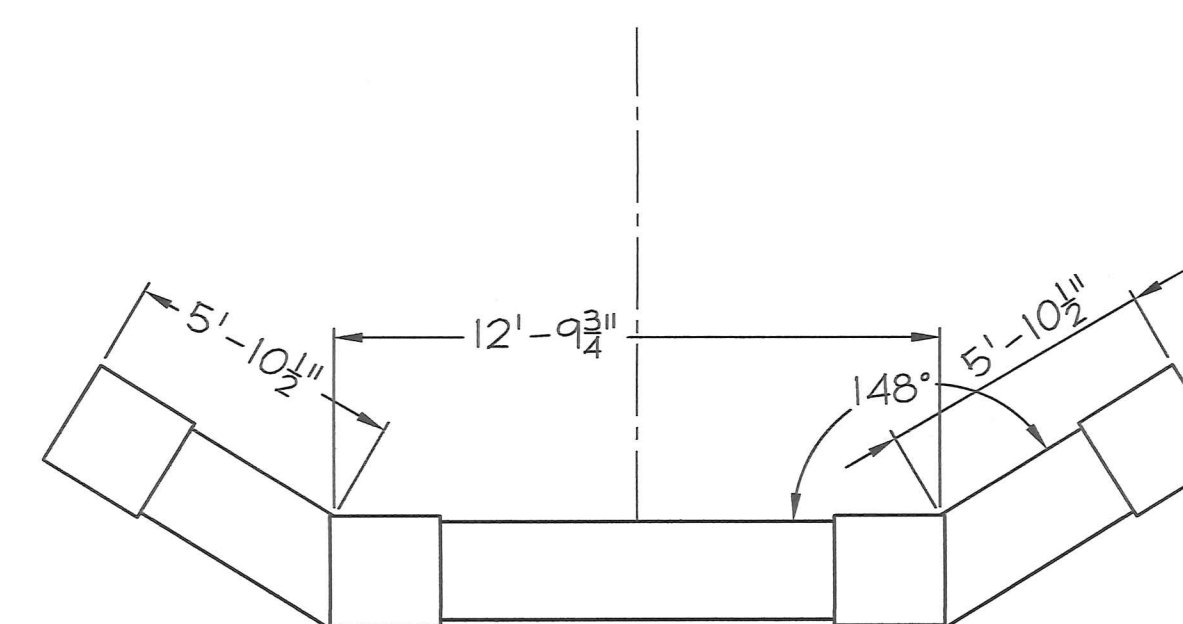
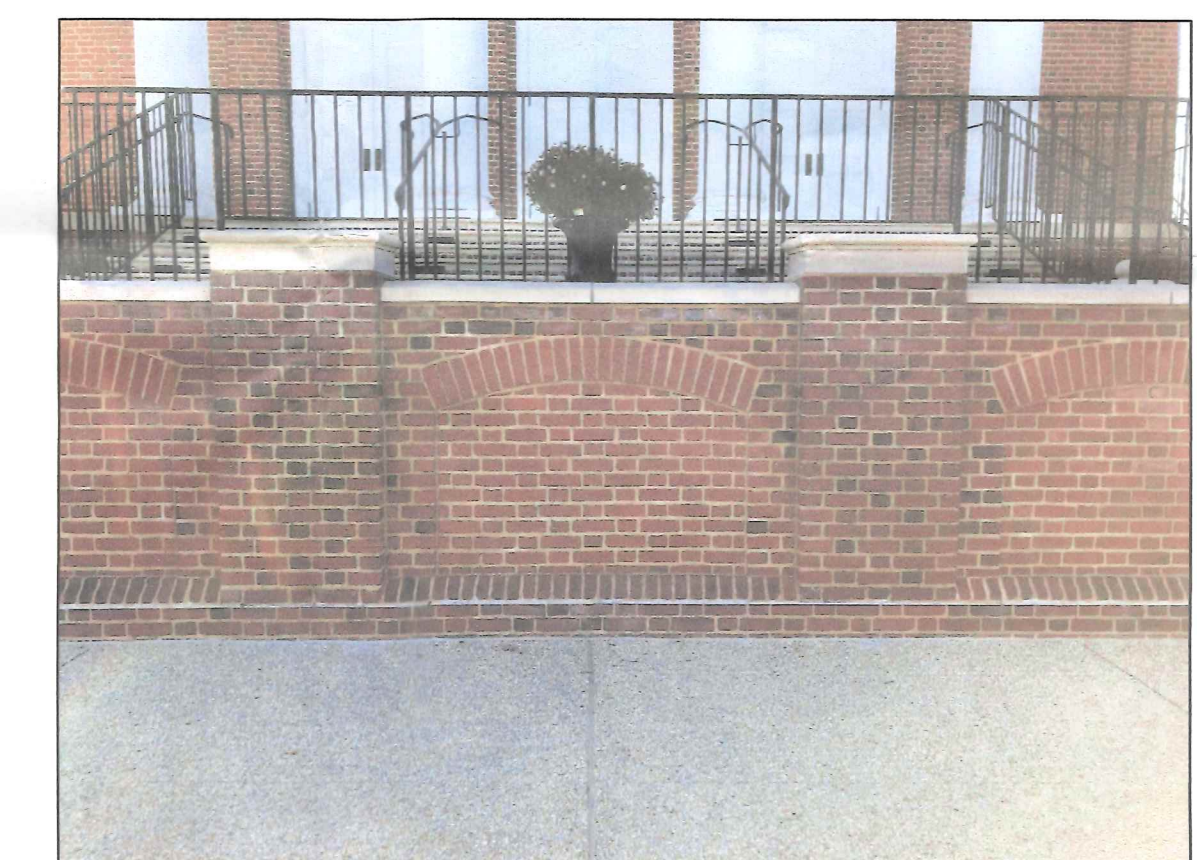
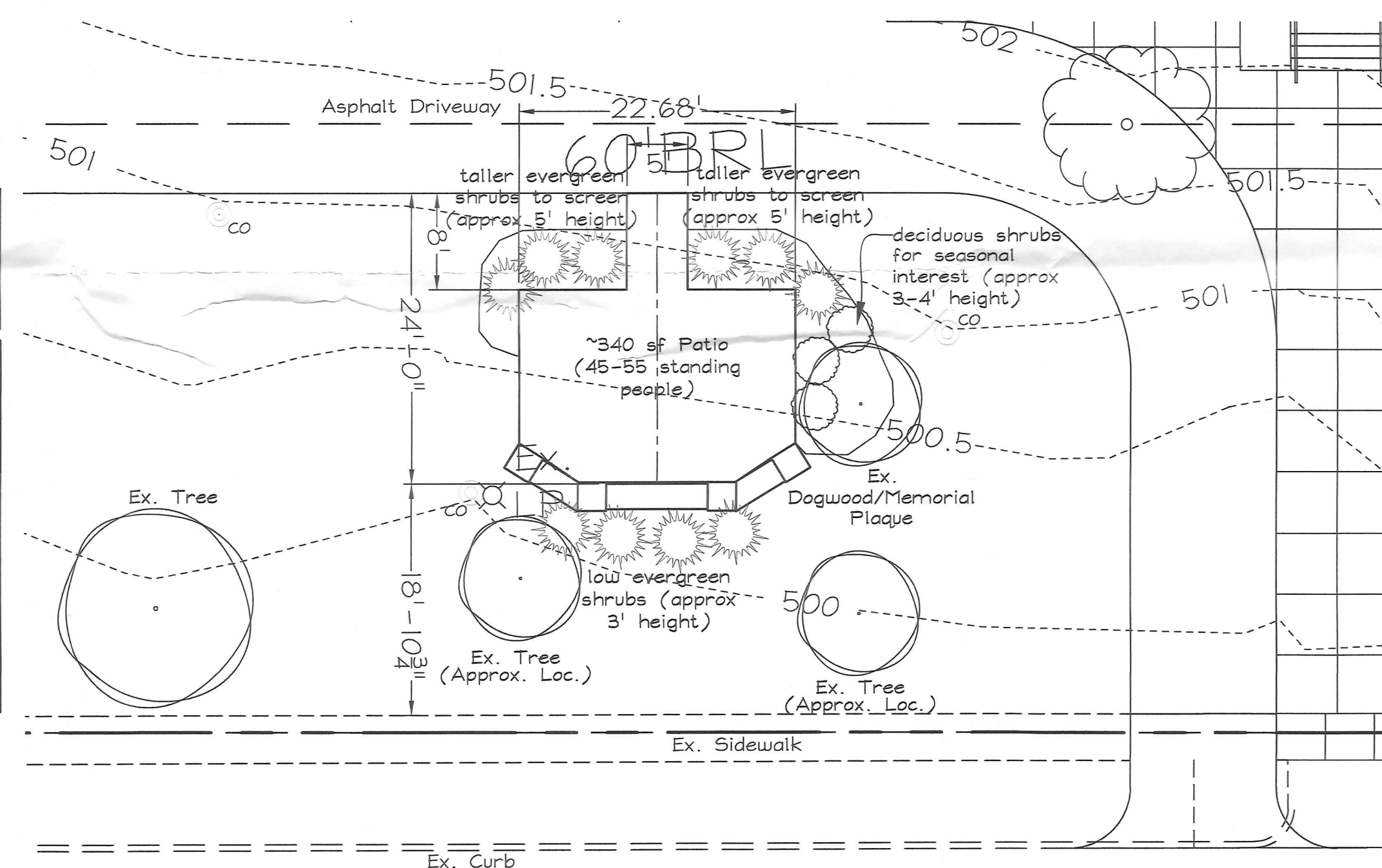
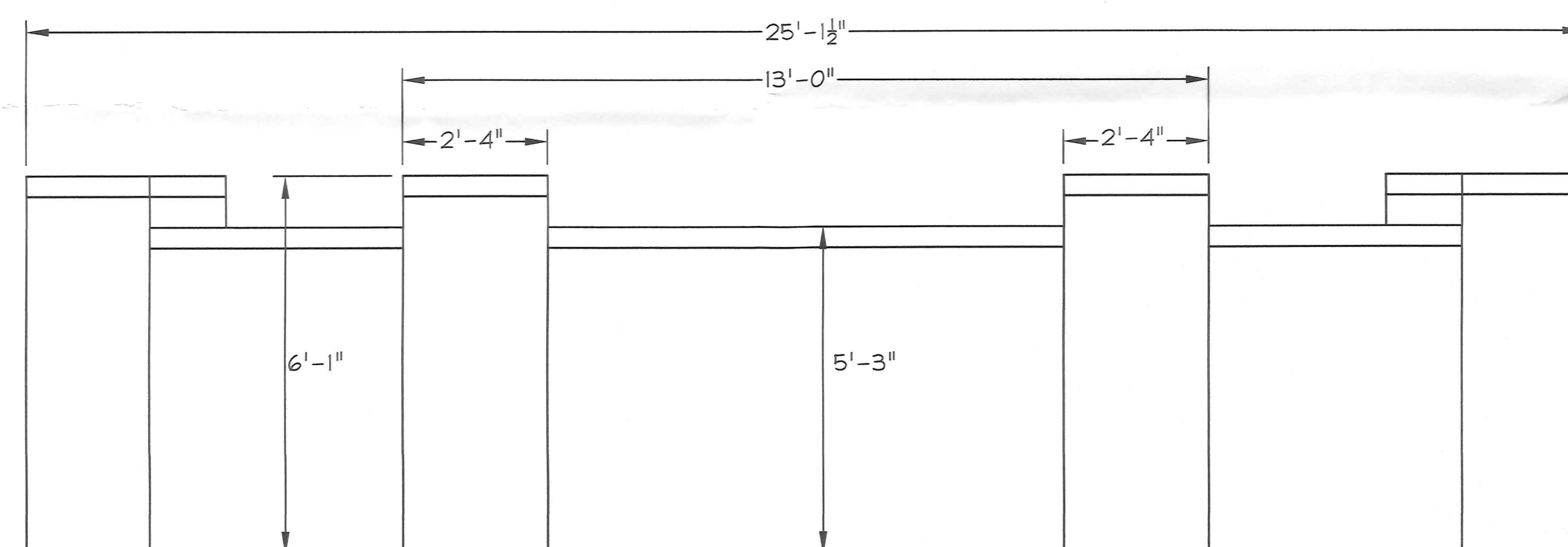
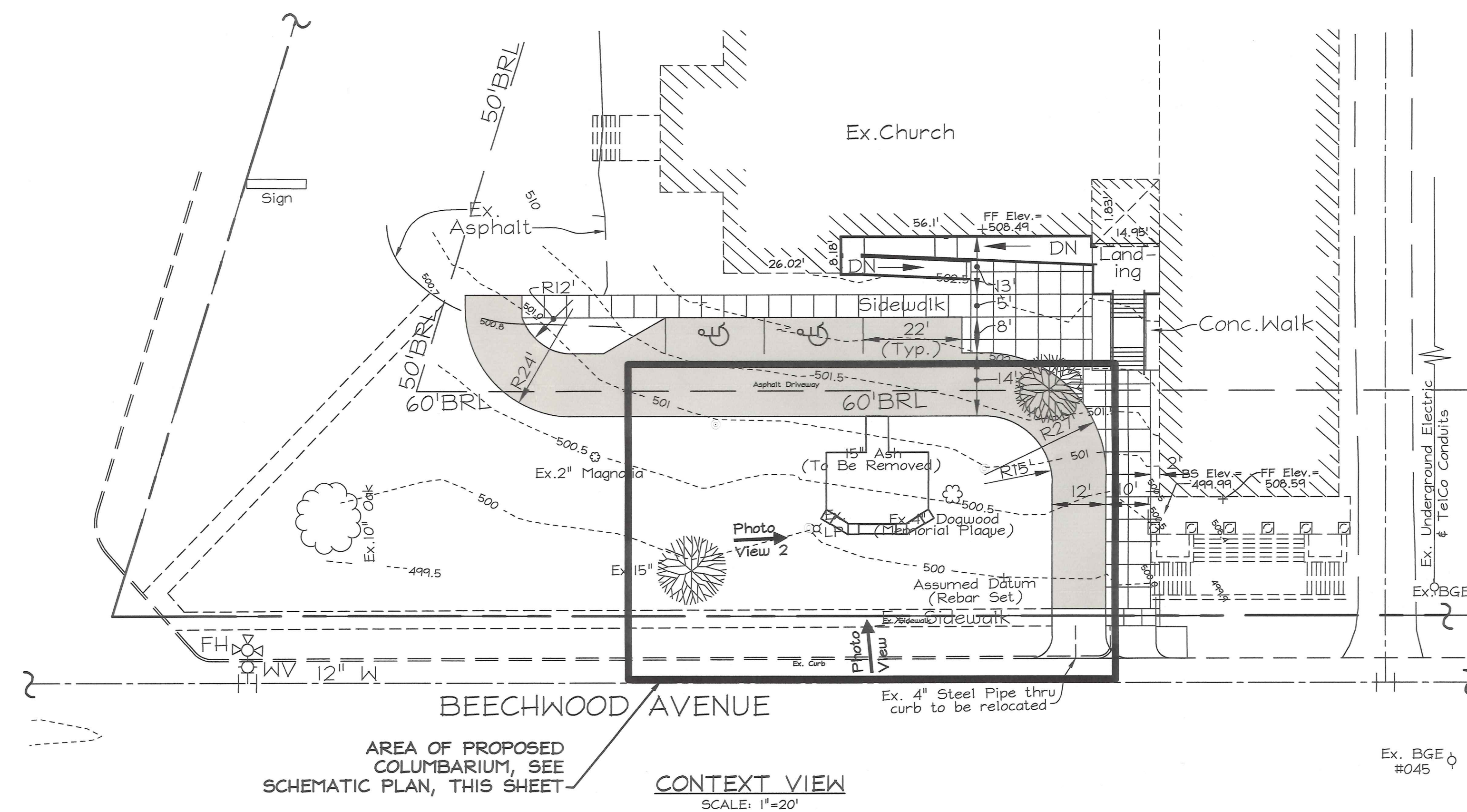


EXHIBIT
2B

OWNER
 Catonsville Presbyterian Church
 1400 Frederick Rd
 Catonsville, MD 21228
 (410) 747-6180
catonsvillepresb.org

PLAN TO ACCOMPANY ZONING PETITION
CATONSVILLE PRESBYTERIAN CHURCH
(DEED REF. 509/413)

TAX MAP 101 GRID 7 ZONING DR-2 PARCEL 171 & 172
FIRST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsheri.com

DESIGN BY: _____
DRAWN BY: SMM14CRH2
CHECKED BY: ZYF
SCALE: As Shown
DATE: July 1, 2020
W.O. No.: 3540
SHEET No.: 2 OF 2

Child Care
Outdoor Classroom

Wooded
Area

Poor Drainage

Child Care
Play Areas

Pollinator
Meadow

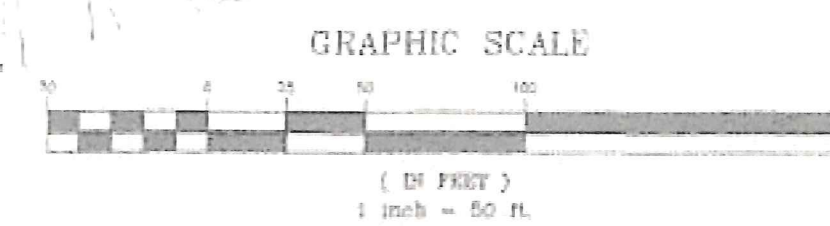
Pavilion

PROPOSED COLUMBARIUM
SEE DETAILS SHEET 2

PROPERTY OF
CATONSVILLE
PRESBYTERIAN CHURCH
255,048 SF ± OR
5.740 AC ±

PARCEL 171
57,353 SQ. FT.
1.31 AC ±
FREDERICK ROAD
(68' R/W, 44' ± PAVING WIDTH)

LOCATION MAP
SCALE: 1" = 50'



BENCHMARK/CATUM

COORDINATES AND NORTH SHOWN HEREON REFER TO THE NAD83/81 HORIZONTAL DATUM.
ELEVATIONS SHOWN HEREON REFER TO THE NAVD83 VERTICAL DATUM.
BOTH OF WHICH ARE BASED ON THE FOLLOWING BALTIMORE COUNTY CONTROL STATIONS.

DESIGNATION	NORTHING	EASTING	ELEVATION
BCD #1030	581,775.82	1,286,842.32	502.12
BCD #1031	583,506.80	1,287,019.52	483.76

GENERAL NOTES

- 1) A BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2) FIELD WORK COMPLETED ON 05/05/24.
- 3) PREVIOUS COMMERCIAL PERMIT NUMBER DEK3207.
- 4) EXISTING BUILDINGS TOTAL FOOTPRINT AREA: APPROXIMATELY 18,905 SQUARE FEET.
- 5) AREA OF ALL "COURT" PARCELS: 255,048 SQUARE FEET OR 5.740 ACRES.
- 6) EXISTING ON-SITE PARKING SPACES: 73 ± & R.O.C. = 79 TOTAL SPACES.
- 7) COUNDEMATIC DISTRICT 1, CONGRESSIONAL DISTRICT 7, LEGISLATIVE DISTRICT 12.
- 8) PROPERTY ADDRESS: 1400 FREDERICK ROAD, CATONSVILLE, MARYLAND 21228.
- 9) PROPERTY TAX ACCOUNT NUMBER 1700025481.
- 10) ZONING CASE HISTORY: 1987-0210-3 AND 1997-0579-3A.
- 11) WATERSHED: PATAPSCO RIVER.
- 12) SOIL: CHILLUM-URBAN LAND COMPLEX, 0 TO 5 % SLOPES.
- 13) ZONED: DR-2.

EXHIBIT
3

OWNER
Catonville Presbyterian Church
1400 Frederick Rd.
Catonville, MD 21228
(410) 747-6180
catonvillepres.org

PLAN TO ACCOMPANY ZONING PETITION
CATONSVILLE PRESBYTERIAN CHURCH
(DEED REF. 509/413 & 904/281)

ZONING DR-2
TAX MAP 101 GRID 7
FIRST ELECTION DISTRICT
PARCEL 171 & 172
BALTIMORE COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
4129 Reisterstown Road, Suite 200
Baltimore, MD 21205
Tel: 410-552-0200 Fax: 410-552-1282
Email: info@fsh.com

DESIGN BY: _____
DRAWN BY: 06/06/24
CHECKED BY: JTF
SCALE: 1" = 50'
DATE: July 1, 2024
P.C. No.: 3540
SHEET NO. 1 OF 2