JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

August 24, 2021

RECEIVED
AUG 24 2021
BALTIMORE COUNTY
BOARD OF APPEALS

John B. Gontrum, Esq. – jgontrum@wtplaw.com
Whiteford, Taylor & Preston, LLLP
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, MD 21204-5332

RE: **APPEAL TO BOARD OF APPEALS**
Petitions for Special Hearing. Special Exception and Variance
Case No. 2021-0105-SPHXA
Property: 2907 Dunleer Road

Dear Mr. Gontrum:

Please be advised that an appeal of the above-referenced case was filed in this Office on August 24, 2021. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Baltimore County Board of Appeals
People's Counsel

St. Rita's Roman Catholic Congressional, Inc. – john.macsherry@archbalt.org
Amie Post - Family Crisis of Baltimore County – amie@familycrisiscenter.net
Barbara Kenney – marykdilegge@gmail.com
Ellen Marsheck – emarsheck@hotmail.com
James Cawthern – cawjim20@yahoo.com
James Shea – jshea@rmmr.com
Joseph Guido – forguido@yahoo.com
Kevin Anderson – kevinanderson@kcw-et.com
Rachel Michael – rachel.michael715@gmail.com
Tracey Mummert – westfieldmom2000@yahoo.com
William Perry – wcperry28@gmail.com
James L. Shea, Jr. – jshea@rmmr.com

APPEAL

Petitions for Special Hearing, Special Exception and Variance
Case No.: 2021-0105-SPHXA
St. Rita's Roman Catholic Congregation, Inc., Legal Owner
Family Crisis Center of Baltimore County, Contract Purchaser
2907 Dunleer Road
12th Election District, 7th Council District

Petitions for Special Hearing, Special Exception and Variance – April 2, 2021

Zoning Description of Property

Notice of Zoning Hearing (Webex) – May 18, 2021

Certification of Publication – (Daily Record) May 21, 2021

Certification of Posting by Martin Ogle – May 21 & June 6, 2021

Entry of Appearance by People's Counsel – April 13, 2021

Attendance Report (8 pgs.)

Zoning Advisory Committee Comments: 8 pgs.

Petitioner's Exhibits:
1. C.V. of Kevin Anderson
2. Site Plan (A-E)
3. Aerials (A-B)
4. Photos (A-N)
5. Architectural Floor Layout – 3 sheets (A-C)
6. State Certification (A-B)
7. Letters of Support (A-C)
8. Service Organization Support (A-B)
9. Community Individual Support (A-B)

Protestant's Exhibits: None

Miscellaneous:

Memorandum in Lieu of Closing Argument: John B. Gontrum, Esq. – June 21, 2021, and
– James L. Shea, Jr. – June 21, 2021

Email, Cover Letter and Administrative Law Judge Murphy's Order Decision – August 2, 2021 – DENIED – 23 pgs.

Notice of Appeal, Check # 160205 for $1,000) & Cashier's Receipt Copy # 203902 – Received on 8/24/21 – John B. Gontrum, Esq.

Exhibits and Memos sent to BOA Shared Folder on August 24, 2021

Donna Mignon

From: Administrative Hearings
Sent: Monday, June 7, 2021 9:24 AM
To: Gontrum, John; Administrative Hearings; Mary DiLegge
Cc: Peter Max Zimmerman
Subject: RE: Case No. 2021-105-SPH, St. Rita's Church

Good Morning Mr. Gontrum,
We did receive a copy from Mr. Ogle indicating a third set was placed. Thank you. Have a great day.

From: Gontrum, John <JGontrum@wtplaw.com>
Sent: Monday, June 7, 2021 9:09 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; Mary DiLegge <marykdilegge@gmail.com>
Cc: Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>
Subject: RE: Case No. 2021-105-SPH, St. Rita's Church

CAUTION: This message from prvs=7792a8c3c3=jgontrum@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.

At the request of Ms. Dilegge we placed a third set of signs on the property. I was told by our authorized sign poster Martin Ogle that a set had been removed by unknown persons to another location on the site at the corner of Dunglow and Mornington, so we added a third set on Friday.

John Gontrum

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Friday, June 04, 2021 12:30 PM
To: Mary DiLegge <marykdilegge@gmail.com>; Administrative Hearings <administrativehearings@baltimorecountymd.gov>; Gontrum, John <JGontrum@wtplaw.com>
Cc: Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>
Subject: [EXTERNAL] RE: Case No. 2021-105-SPH, St. Rita's Church

Good Afternoon,

This is to acknowledge receipt of your email which will be placed in the case file for the judge's review.

Thank you.

From: Mary DiLegge <marykdilegge@gmail.com>
Sent: Friday, June 4, 2021 12:13 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; John Gontrum <jgontrum@wtplaw.com>
Cc: Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>
Subject: Case No. 2021-105-SPH, St. Rita's Church

CAUTION: This message from marykdilegge@gmail.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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There is virtually no vehicular or foot traffic on that block of Dunleer Road. Most vehicles traveling up Dunleer turn left on Mornington Road to get to Dundalk Avenue and would never see the signs. Also, St. Rita's church goers enter the parking lot from the Dunglow Road side of the property. There is no posting on Dunglow Road, which I believe would be the most conspicuous place for both vehicular and foot traffic to view it. The realtor involved in the sale of the property conspicuously posted the For Sale sign on Dunglow Road. The Dunglow Road side of the property is very much affected by this project, since that is where the main entrance to the Community Care Center is planned & the petitioner is asking for front yard setback of 2' in lieu of the required 40'.

Your consideration of this matter would be appreciated.

Mary DiLegge
Markydilegge@gmail.com
443-695-7681

Sent from my iPhone

For Pride & Progress

[baltimorecountymd.gov]

Register for your COVID-19 vaccine today. [baltimorecountymd.gov]

CONNECT WITH BALTIMORE COUNTY

[facebook.com][twitter.com][baltimorecountymd.gov][youtube.com][flickr.com][linkedin.com]
www.baltimorecountymd.gov [baltimorecountymd.gov]

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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Mary DiLegge
Markydilegge@gmail.com
443-695-7681

Sent from my iPhone

[baltimorecountymd.gov]

Register for your COVID-19 vaccine today. [baltimorecountymd.gov]

CONNECT WITH BALTIMORE COUNTY

[facebook.com][twitter.com][baltimorecountymd.gov][youtube.com][flickr.com][linkedin.com]
www.baltimorecountymd.gov [baltimorecountymd.gov]

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Donna Mignon

From:	kl <mert1114@aol.com>
Sent:	Sunday, June 6, 2021 7:48 PM
To:	Donna Mignon
Subject:	2nd set of certificates
Attachments:	WTP Dunleer Rd1A.docx; WTP Dunleer Rd2 A.docx; WTP Dunleer Rd 3.docx

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.

We needed to add a 3rd sign to the property located at the corner of Dunglow and Morningstar , if you have any questions please call me at 443-629-3411
Thanks Marty.

2021-
0105-SPHXA

CERTIFICATE OF POSTING

CASE NO. 2021-0105-SPHXA

PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP

John Gontrum

DATE OF HEARING/CLOSING

June 10 , 2021

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

2907 Dunleer SIGN 1

THE SIGN(S) POSTED ON May 21, 2021 June 6, 2021
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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

CERTIFICATE OF POSTING

CASE NO. 2021-0105-SPHXA

PETITIONER/DEVELOPER

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2907 Dunleer SIGN 2

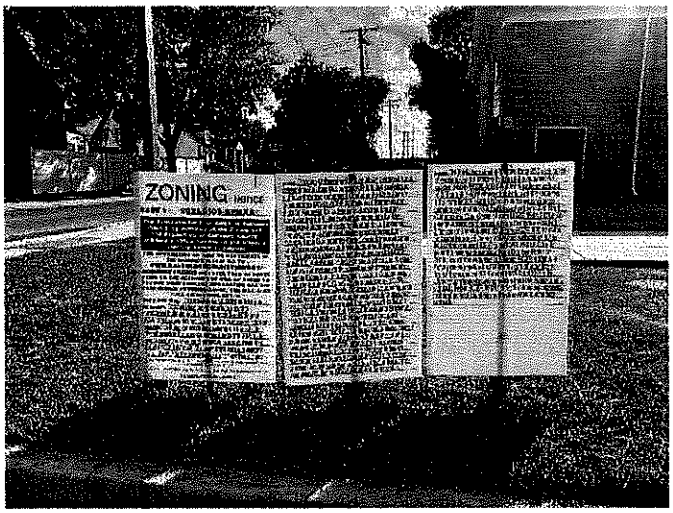
THE SIGN(S) POSTED ON May 21, 2021 June 5 ,2021
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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

CERTIFICATE OF POSTING



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Whiteford Taylor Preston LLP

John Gontrum

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Dunglow and Morningstar SIGN 3

Posted this per Zoning Office request

THE SIGN(S) POSTED ON June 5, 2021 June 5, 2021
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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

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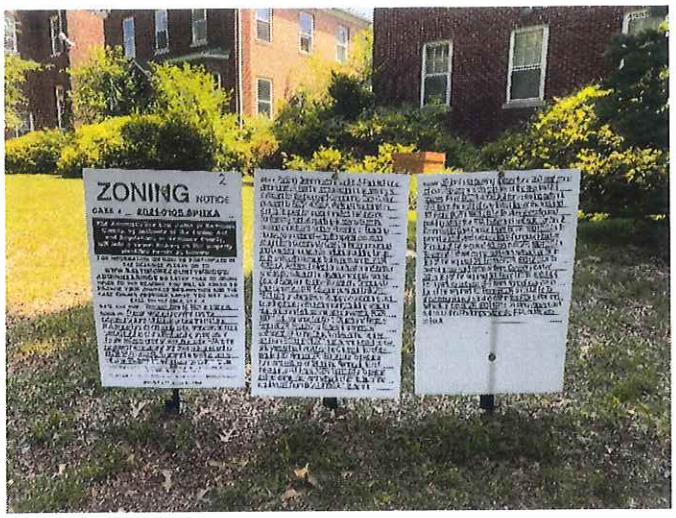

CASE NO. 2021-0105-SPHXA

PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP

John Gontrum

DATE OF HEARING/CLOSING

June 10 , 2021

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2907 Dunleer SIGN 2

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SINCERLEY ,

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443-629-3411

Debra Wiley

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Sent: Friday, June 4, 2021 12:13 PM
To: Administrative Hearings; John Gontrum
Cc: Peter Max Zimmerman
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Mary DiLegge
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Sent from my iPhone

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PETITIONER/DEVELOPER

Whiteford Taylor Preston LLP

John Gontrum

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Dunglow and Morningstar SIGN 3

Posted this per Zoning Office request

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SINCERLEY ,

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PETITIONER/DEVELOPER

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John Gontrum

DATE OF HEARING/CLOSING

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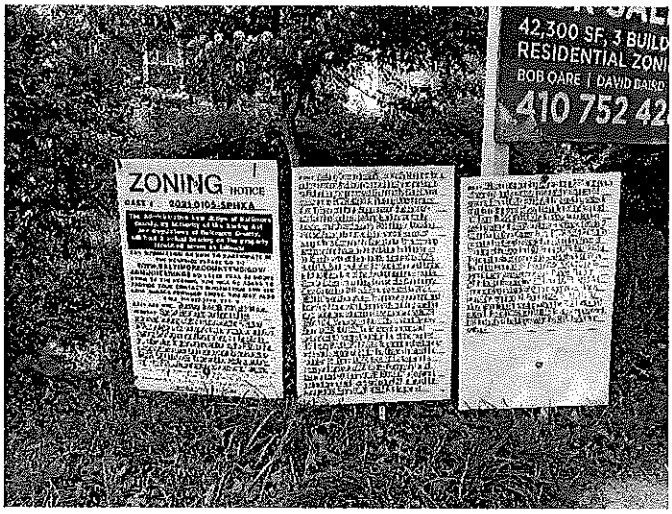

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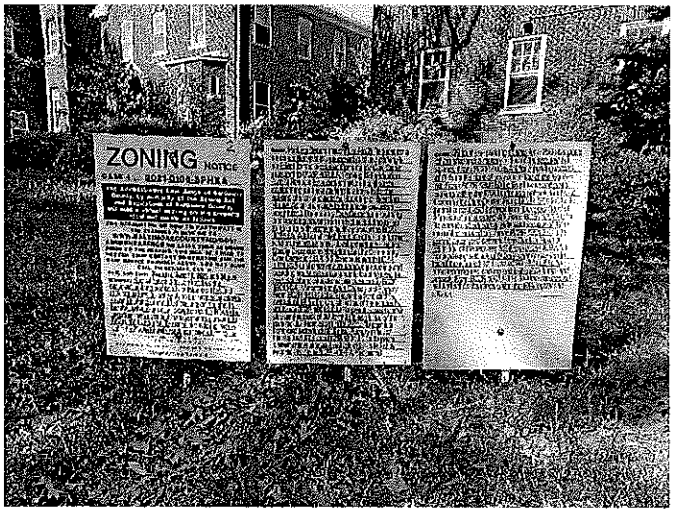

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MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411

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

Order #: 12002431
Case #:
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2021-0105-SPHXA

PUBLISHER'S AFFIDAVIT

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

5/21/2021

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2021-0105-SPHXA
2907 Dunleer Road
Northeast of East Mornington Road on east side Dunleer Road
12th Election District - 7th Councilmanic District
Legal Owners: St. Rita's Roman Catholic Church Congregation, Inc.
Contract Purchaser/Lessee: Family Crisis Center of Baltimore County

Special Hearing to confirm that the proposed building addition is outside the RTA and RTA regulations do not apply to the proposed addition, existing building or modified parking on the site. In the alternative to grant an exception to the RTA to the proposed new uses and improvements pursuant to BCZR 1B01.1.B.1.g.(9). To permit the existing rectory within the RTA buffer and setback as a non-conforming use. Parking Determination:(Lot No.2) Request for a determination that the proposed joint use parking is sufficient for the proposed Community Care Center pursuant to BCZR 409.6.A. Parking Determination (Lot 1) Request for a determination that the non-conforming joint use parking is adequate for the existing church and rectory. Rooming or Boarding House: As an alternative to the special exception sought for a Community Care Center for a rooming and boarding house in an individual building for up to 15 units with kitchens facility pursuant to BCZR 408B.1.A. Additional relief For such other and further relief as the nature of the development may require. Special Exception to allow the use of a Community Care Center in a D.R. 5.5 Zone pursuant to BCZR 1B01.1.C.5 or alternatively. To approve a rooming and boarding house with a community building used for civic, social and educational use pursuant to BCZR 1B01.1.C.4. Variance Lot No 1: Church and Rectory: From BCZR 1B01.2.C.1.a To permit a front yard setback of 19' for the Church in lieu of the required 40'. From BCZR 1B01.2.C.1.a To permit a street corner side yard setback of 20' for the Church in lieu of the required 35'. From BCZR 1B01.2.C.1.a To permit a front yard setback of 38' for the Rectory in lieu of the required 40'. From BCZR 1B01.2.C.1.a To permit a street corner side yard setback of 27' in lieu of the required 35'. From BCZR 409.6.A.4 To permit 39 joint use parking spaces for a 250 seat place of worship and a rectory in lieu of the required 63 spaces. From BCZR 409.6.A.4 for a parking setback of 0' from the right of way line in lieu of the required 10'. From BCZR 1B01.1.B.1.c To allow reconfigured parking within the RTA buffer and setback. Lot No. 2: Community Care Center: From BCZR 1B01.2.C.1.a .To permit a front yard setback from Dunglow Road of 2' in lieu of the required 40'. From BCZR 1B01.2.C.1.a To permit a street corner side yard setback of 19' in lieu of the required 35'. From BCZR 1B01.2.C.1.a To permit a rear yard setback from Dunleer Road of 28' in lieu of the required 30'. From BCZR 409.8.A.4 For a parking setback of 0' from right of way line in lieu of the required 10'. From BCZR 1B01.1.B.1.c To allow reconfigured parking within the RTA buffer and setback. From BCZR 1B01.1.B.1.c To allow repurposed hall and school buildings within the RTA, buffer and setback.

Hearing: Thursday, June 10, 2021 at 1:30 p.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.

Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

my21

Kristen L Lewis

From: Gontrum, John <JGontrum@wtplaw.com>
Sent: Friday, May 14, 2021 12:03 PM
To: Kristen L Lewis
Subject: RE: Setting in Hearing on St. Rita's 2021-0105-SPHXA

CAUTION: This message from prvs=67681032ad=jgontrum@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.

Kristen,

The unavailable dates are June 7, June 14, and June 24-30.

John

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Friday, May 14, 2021 9:49 AM
To: Gontrum, John <JGontrum@wtplaw.com>
Subject: [EXTERNAL] RE: Setting in Hearing on St. Rita's 2021-0105-SPHXA

Good morning,

If you would be able to provide me with unavailable dates for the rest of June, than I will be able to narrow it down to a few options for you to be able to get this in before the end of the month.

Kristen Lewis-Coles
PAI – Zoning Review

From: Gontrum, John <JGontrum@wtplaw.com>
Sent: Thursday, May 13, 2021 3:00 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Setting in Hearing on St. Rita's 2021-0105-SPHXA

CAUTION: This message from prvs=6767c7a4d4=jgontrum@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.

Kristen,

Unfortunately, our engineer cannot attend on June 7 due to his son's graduation ceremonies. We will have to use another date.

Thank you so much for your efforts in scheduling.

John

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.

RE: PETITION FOR SPECIAL HEARING SPECIAL EXCEPTION AND VARIANCE 2907 Dunleer Road; North of East Mornington Road on East side of Dunleer Road. 12th Election & 7th Councilmanic Districts Legal Owner(s): St. Rita's Roman Catholic Congregation Inc, Contract Purchaser(s): Family Crisis Center of Baltimore County Petitioner(s)	* * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2021-105-SPHXA

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

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/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio/rmw
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Suite 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of April, 2021, a copy of the foregoing Entry of Appearance was mailed to John Gontrum, Esquire, 1 West Pennsylvania Avenue, Towson, Maryland 21204, jgontrum@wtplaw.com, , Attorney for Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ZAC AGENDA

Case Number: 2021-0104-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Emmanual K. Holmes & Laren Holmes
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 2817 SPARROWS POINT RD
Location: Southern corner of intersection of Sparrows Point Road (30') and Orth Road (20').

Existing Zoning: DR 5.5 **Area:** 5,946 SQ FT
Proposed Zoning:
VARIANCE:
Section 1B02.3.C.1 To allow a side street setback of 15' in lieu of the required 25' (street corner side yard), and a front yard setback of 8' in lieu of the required 14'average front street setback.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2021-0105-SPHXA **Reviewer:** Rosalie Johnson
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING, SPECIAL EXCEPTION, VARIANCE
Legal Owner: St. Rita's Roman Catholic Congregation Inc,
Contract Purchaser: Family Crisis Center of Baltimore County

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 2907 DUNLEER RD
Location: North of East Mornington Road on East side of Dunleer Road.

Existing Zoning: DR 5.5 **Area:** 84,000 SQ FT
Proposed Zoning:
SPECIAL HEARING:
Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to confirm that the proposed building addition is outside the RTA and RTA regulations do not apply to the proposed addition, existing building or modified parking on the site.
In the alternative to grant an exception to the RTA to the proposed new uses and improvements pursuant to BCZR 1B01.1.B.1.g.(9).
To permit the existing rectory within the RTA buffer and setback as a non-conforming use.
Parking Determination:(Lot No.2) Request for a determination that the proposed joint use parking is sufficient for the proposed Community Care Center pursuant to BCZR 409.6.A.
Parking Determination (Lot 1)
Request for a determination that the non-conforming joint use parking is adequate for the existing church and rectory.
Rooming or Boarding House:

As an alternative to the special exception sought for a Community Care Center for a rooming and boarding house in an individual building for up to 15 units with kitchens facility pursuant to BCZR 408B.1.A.
Additional relief:
For such other and further relief as the nature of the development may require.

SPECIAL EXCEPTION:
To allow the use of a Community Care Center in a D.R. 5.5 Zone pursuant to BCZR 1B01.1.C.5 or alternatively.
To approve a rooming and boarding house with a community building used for civic, social and educational use pursuant to BCZR 1B01.1.C.4.

VARIANCE:
Lot No 1: Church and Rectory:
From BCZR 1B01.2.C.1.a To permit a front yard setback of 19' for the Church in lieu of the required 40'.
From BCZR 1B01.2.C.1.a To permit a street corner side yard setback of 20' for the Church in lieu of the required 35'.
From BCZR 1B01.2.C.1.a To permit a front yard setback of 38' for the Rectory in lieu of the required 40'.
From BCZR 1B01.2.C.1.a To permit a street corner side yard setback of 27' in lieu of the required 35'.
From BCZR 409.6.A.4 To permit 39 joint use parking spaces for a 250 seat place of worship and a rectory in lieu of the required 63 spaces.
From BCZR 409.6.A.4 for a parking setback of 0' from the right of way line in lieu of the required 10'.
From BCZR 1B01.1.B.1.c To allow reconfigured parking within the RTA buffer and setback.
Lot No. 2: Community Care Center:
From BCZR 1B01.2.C.1.a To permit a front yard setback from Dunglow Road of 2' in lieu of the required 40'.
From BCZR 1B01.2.C.1.a To permit a street corner side yard setback of 19' in lieu of the required 35'.
From BCZR 1B01.2.C.1.a To permit a rear yard setback from Dunleer Road of 28' in lieu of the required 30'.
From BCZR 409.8.A.4 For a parking setback of 0' from right of way line in lieu of the required 10'.
From BCZR 1B01.1.B.1.c To allow reconfigured parking within the RTA buffer and setback.
From BCZR 1B01.1.B.1.c To allow repurposed hall and school buildings within the RTA, buffer and setback.
Attorney: John B. Gontrum
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 12 **Account Number -** 1219000950

Owner Information

Owner Name:	ST RITA'S ROMAN CATHOLIC CONGREGATION INCORP	**Use:**	EXEMPT COMMERCIAL
		Principal Residence:	NO
Mailing Address:	6736 YOUNGSTOWN AVE BALTIMORE MD 21222-1025	**Deed Reference:**	/30704/ 00367

Location & Structure Information

Premises Address:	2907 DUNLEER RD 0-0000	**Legal Description:**	LT ES DUNLEER RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0103	0022	0501	30000.04	0000				2021	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1926	39,148 SF		84,000 SF	01

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		CHURCH	/	C5			

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
Land:	157,500	157,500		
Improvements	3,531,700	3,727,400		
Total:	3,689,200	3,884,900	3,689,200	3,754,433
Preferential Land:	0	0		

Transfer Information

Seller:	**Date:** 04/11/2011	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /30704/ 00367	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	700	3,689,200.00	3,754,433.00
State:	700	3,689,200.00	3,754,433.00
Municipal:	700	0.00|0.00	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:**

RS
21-561

WHITEFORD, TAYLOR & PRESTON L.L.P.

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

JOHN B. GONTRUM
DIRECT LINE (410) 832-2055
DIRECT FAX (410) 339-4058
JGontrum@wtplaw.com

March 23, 2021

VIA HAND DELIVERY
Mr. Jeffrey Perlow
Chief Zoning Review Supervisor
Baltimore County Zoning Office
111 W. Chesapeake Avenue
Room 111
Towson, Maryland 21204

Re: Petition for Special Hearing/ Special Exception/Variance
2907 Dunleer Road

Dear Mr. Perlow:

On behalf of my client, Family Crisis Center of Baltimore County, attached hereto are the executed petitions, plans, architectural plans, legal descriptions, advertising form, and my firm's check in the amount of $1,200 reflecting payment for the filing fee.

Please do not hesitate to contact me with any questions or concerns. Thank you for your attention to this matter.

Very truly yours,

John B. Gontrum

JBG:tdm
Enclosures

2021-0105-SPHXA

*Whiteford, Taylor & Preston L.L.P. is a limited liability partnership. Our Delaware offices are operated under a separate Delaware limited liability company, Whiteford, Taylor & Preston L.L.C.