JOHN A. OLSZEWSKI, JR.
County Executive

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

BALTIMORE COUNTY
OFFICE OF ADMINISTRATIVE HEARINGS
YOU ARE IN THE VIRTUAL HEARING ROOM
FOR:

Case Number: 2021-0105-SPHXA
Property Address: 2907 DUNLEER RD.
Location: North of East Mornington Road on East side of Dunleer Road
Election District: 12 Council District: 7
Legal Owner: St. Rita's Roman Catholic Congregation Inc.
Contract Purchaser: Family Crisis Center of Baltimore County
SPECIAL HEARING: From the Baltimore County Zoning Regulations ("BCZR") § 500.7 to confirm that the proposed building addition is outside the Residential Transition Area ("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 kitchen 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 ft. for the Church in lieu of the required 40 ft. From BCZR § 1B01.2.C.1.a to permit a street corner side yard setback of 20 ft. for the Church in lieu of the required 35 ft. From BCZR § 1B01.2.C.1.a to permit a front yard setback of 38 ft. for the Rectory in lieu of the required 40 ft. From BCZR § 1B01.2.C.1.a to permit a street corner side yard setback of 27 ft. in lieu of the required 35 ft. 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 ft. from the right-of-way line in lieu of the required 10 ft. 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 ft. in lieu of the required 40 ft. From BCZR § 1B01.2.C.1.a to permit a street corner side yard setback of 19 ft. in lieu of the required 35 ft. From BCZR § 1B01.2.C.1.a to permit a rear yard setback from Dunleer Road of 28 ft. in lieu of the required 30 ft. From BCZR § 409.8.A.4 for a parking setback of 0 ft. from right-of-way line in lieu of the required 10 ft. 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.

Webex Hearing: Thursday - 06/10/2021 @ 01:30 PM

THE HEARING IS SCHEDULED TO START AT 1:30 PM