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 2907 Dunleer Road **which is presently zoned** DR 5.5

Deed References: 30704/367 10 Digit Tax Account # 1219000950

Property Owner(s) Printed Name(s) St. Rita's Roman Catholic Congregation, Inc.

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

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

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

SEE ATTACHED

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

FOR A COMMUNITY CARE CENTER PURSUANT TO 1B01.1.C.5 OR ALTERNATIVELY A ROOMING OR BOARDING HOUSE AND A COMMUNITY BUILDING 1.B01.1.C.4

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

SEE ATTACHED

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

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

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:

Family Crisis Center of Baltimore County

Name – Type or Print

Signature

P.O. Box 3909 Dundalk, MD

Mailing Address City State

21222 410-458-4483 amie@familycrisiscenter.net

Zip Code Telephone # Email Address

Attorney for Petitioner:

John B. Gontrum, Esquire

Name – Type or Print

Signature Whiteford, Taylor & Preston

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

Mailing Address City State

21204 410-832-2055 jgontrum@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

St. Rita's Roman Catholic Congregation, Inc.

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

320 Cathedral Street Baltimore MD

Mailing Address City State

21201 410-547-5367 john.macsherry@archbalt.org

Zip Code Telephone # Email Address

410-952-1185 (c)

Representative to be contacted:

Name — Type or Print

Signature Whiteford, Taylor & Preston

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date

By

CASE NUMBER 2021-0105-SPHXA **Filing Date** 4/2/21 **Do Not Schedule Dates:** _____ **Reviewer** RJ

REV. 10/4/11

ZONING SPECIAL HEARING

Pursuant to Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to determine whether or not the Administrative Law Judge should approve:

1. Residential Transition Area (RTA)

a. To confirm that the proposed building addition is outside the RTA and that the RTA regulations do not apply to the proposed addition, existing buildings or modified parking on the site.

b. 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).

c. To permit the existing rectory within the RTA buffer and setback as a non-conforming use.

2. 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.

3. Parking Determination: (Lot 1)

Request for a determination that the non-conforming joint use parking is adequate for the existing church and rectory

4. 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.

5. Additional Relief

For such other and further relief as the nature of the development may require.

2021-0105-SPHXA

ZONING SPECIAL EXCEPTION:

Lot No. 2

Zoning 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.

ZONING VARIANCES:

Lot No. 1: Church and Rectory

1. From BCZR §1B01.2.C.1.a to permit a front yard setback of 19' for the Church in lieu of the required 40'

2. 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'

3. From BCZR §1B01.2.C.1.a to permit a front yard setback of 38' for the Rectory in lieu of the required 40'

4. From BCZR §1B01.2.C.1.a to permit a street corner side yard setback of 27' in lieu of the required 35'

5. 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

6. From BCZR §409.8.A.4 for a parking setback of 0' from the right of way line in lieu of the required 10'

7. From BCZR §1B01.1.B.1.c to allow reconfigured parking within the RTA buffer and setback

Lot No. 2: Community Care Center

1. From BCZR §1B01.2.C.1.a to permit a front yard setback from Dunglow Road of 2' in lieu of the required 40'

2. From BCZR §1B01.2.C.1.a to permit a street corner side yard setback of 19' in lieu of the required 35'

3. From BCZR §1B01.2.C.1.a to permit a rear yard setback from Dunleer Road of 28' in lieu of the required 30'

4. From BCZR §409.8.A.4 for a parking setback of 0' from right of way line in lieu of the required 10'

5. From BCZR §1B01.1.B.1.c to allow reconfigured parking within the RTA buffer and setback

6. From BCZR §1B01.1.B.c to allow repurposed hall and school buildings within the RTA, buffer and setback

KCW ENGINEERING TECHNOLOGIES
A Certified Women-Owned Business

ZONING PROPERTY DESCRIPTION
2907 DUNLEER ROAD (TOTAL TRACT)

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF DUNMANWAY (80' WIDE R/W) AND DUNLEER ROAD (40' WIDE R/W), THENCE THE FOLLOWING COURSES AND DISTANCES:

1. N 69 DEG. 25' 07" E 200.00 FT.
2. S 20 DEG. 34' 53" E 420.00 FT.
3. S 69 DEG. 25' 07" W 200.00 FT.
4. N 20 DEG. 34' 53" W 420.00 FT. BACK TO THE POINT OF BEGINNING.

CONTAINING 84,000 SQ. FT., OR 1.93 ACRES +/-.
LOCATED IN THE 12TH ELECTION DISTRICT AND 7TH COUNCIL DISTRICT.
BEING ALL THAT LAND DESCRIBED IN DEED LIBER JLE 30704, FOLIO 367, AS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.

STATE OF MARYLAND
KEVIN CHARLES ANDERSON JR
No. 27016
PROFESSIONAL ENGINEER

3/18/21

2021-0105-SPHXA

KCW Engineering Technologies, Inc.
808 Landmark Drive, Suite 217 • Glen Burnie, MD 21061 • **Phone:** 410-768-7700 • www.kcw-et.com
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ZONING PROPERTY DESCRIPTION
2901 DUNLEER ROAD (LOT No. 1)

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF DUNMANWAY (80' WIDE R/W) AND DUNLEER ROAD (40' WIDE R/W), THENCE THE FOLLOWING COURSES AND DISTANCES:

1. N 69 DEG. 25' 07" E 200.00 FT.
2. S 20 DEG. 34' 53" E 187.00 FT.
3. S 69 DEG. 25' 07" W 200.00 FT.
4. N 20 DEG. 34' 53" W 187.00 FT. BACK TO THE POINT OF BEGINNING.

CONTAINING 37,400 SQ. FT., OR 0.86 ACRES +/-.
LOCATED IN THE 12TH ELECTION DISTRICT AND 7TH COUNCIL DISTRICT.
BEING PART OF THAT LAND DESCRIBED IN DEED LIBER JLE 30704, FOLIO 367, AS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.

STATE OF MARYLAND
KEVIN CHARLES ANDERSON JR.
No. 27016
PROFESSIONAL ENGINEER

3/18/21

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ZONING PROPERTY DESCRIPTION
2907 DUNLEER ROAD (LOT No. 2)

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF MORNINGTON ROAD (40' WIDE R/W) AND DUNLEER ROAD (40' WIDE R/W), THENCE THE FOLLOWING COURSES AND DISTANCES:

1. N 20 DEG. 34' 53" W 233.00 FT.
2. N 69 DEG. 25' 07" E 200.00 FT.
3. S 20 DEG. 34' 53" E 233.00 FT.
4. S 69 DEG. 25' 07" W 200.00 FT. BACK TO THE POINT OF BEGINNING.

CONTAINING 46,600 SQ. FT., OR 1.07 ACRES +/-.
LOCATED IN THE 12TH ELECTION DISTRICT AND 7TH COUNCIL DISTRICT.
BEING PART OF THAT LAND DESCRIBED IN DEED LIBER JLE 30704, FOLIO 367, AS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.

STATE OF MARYLAND
KEVIN CHARLES ANDERSON JR.
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3/18/21

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