

AMENDED PETITION FOR ZONING VARIANCE Case No. 86-309-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2b in order to permit 30 parking spaces in lieu of the required 63 parking spaces.

[This Amended Petition supplements the original Petition which is incorporated herein.] of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.) 1. The configuration of this site coupled with the limitations imposed by the proposed accessory building severely limits the ability of this long standing church to provide the requisite number of parking spaces. 2. In addition to other reasons which may be shown at the hearing, there would be unreasonable hardship and practical difficulty due to the lack of any present or projected parking problems.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I, or we, 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 Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State Attorney for Petitioner: (Type or Print Name) Signature Address City and State

Legal Owner(s): (Type or Print Name) Signature Address City and State

Stephen J. Nolan, and Nolan, Plunhoff & (Type or Print Name) Williams, Chartered, 116 Ashland Road, Cockeysville, MD 21030

204 West Pennsylvania Avenue, Towson, Maryland 21204

Attorney's Telephone No.: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this day of April, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the day of April, 1986, at o'clock.

Zoning Commissioner of Baltimore County.

(over)

AMENDED PETITION FOR SPECIAL EXCEPTION Case No. 86-309-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a church in an R.C.4 zone.

[This Amended Petition supplements the original Petition which is incorporated herein.]

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, or we, 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 Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State Attorney for Petitioner: (Type or Print Name) Signature Address City and State

Stephen J. Nolan, and Nolan, Plunhoff & (Type or Print Name) Williams, Chartered, 116 Ashland Road, Cockeysville, Maryland 21030

204 West Pennsylvania Avenue, Towson, Maryland 21204

Attorney's Telephone No.: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this day of April, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the day of April, 1986, at o'clock.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE Case No. 86-309-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 A.01.4-B.4 to allow a principal building within 57 feet of the centerline of a street in lieu of the required 100 feet, and to allow 30 parking spaces in lieu of the required 63 parking spaces.

[This Amended Petition supplements the original Petition which is incorporated herein.]

The variances to allow a principal building within 57 feet of the centerline of a street and to allow a 22 foot rear yard are requested to bring the existing buildings into conformance with the present zoning regulations. The variances to allow 30 parking spaces in lieu of the required 63 parking spaces are requested to allow construction of new building to be used as offices for the church and day care facilities.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I, or we, 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 Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State Attorney for Petitioner: (Type or Print Name) Signature Address City and State

Stephen J. Nolan, and Nolan, Plunhoff & (Type or Print Name) Williams, Chartered, 116 Ashland Road, Cockeysville, Maryland 21030

204 West Pennsylvania Avenue, Towson, Maryland 21204

Attorney's Telephone No.: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this day of April, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the day of April, 1986, at o'clock.

Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCE * BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY * Case No. 86-309-A * Trustees of the Presbyterian Congregation at Ashland, Inc. * Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a church in an R.C.4 Zone and variances to permit a principal building within 57 feet of the centerline of a street instead of the required 100 feet, 24 feet between principal buildings instead of the required 100 feet, a rear yard setback of 22 feet instead of the required 50 feet, impermeable surface of 37% instead of the permitted 10%, and 30 parking spaces instead of the required 63 spaces, as more particularly described on petitioner's Exhibits 1 and 5.

This matter first came before the Zoning Commissioner on February 19, 1986, at which time the Petitioner, by Ronald L. Baldwin, a Trustee, appeared and testified and was represented by Counsel. Also testifying on behalf of the Petitioner were the Reverend Fred Stashkevitch, pastor of the Church, Dave Billingsley, an expert draftsman and designer, and William Francik, a member of the church and a nearby property owner. Peter M. Zimmerman, Deputy People's Counsel, appeared in opposition to the request for a variance to the impermeable surface requirement. There were no other Protestants.

Testimony indicated that the subject property, zoned R.C.4 and containing 1.74 acres, is located on Ashland Road, approximately 1,800 feet east of York Road. It is surrounded on three sides by the Loch Raven Reservoir and a

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of April, 1986, that the Petition for Special Exception for a church in an R.C.4 Zone and, additionally, variances to permit a principal building within 57 feet of the centerline of a street instead of the required 100 feet, 24 feet between principal buildings instead of the required 100 feet, a rear yard setback of 22 feet instead of the required 50 feet for the annex, and 30 parking spaces instead of the required 63 spaces be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from

townhouse development is proposed across the road. A 2,270 square foot church building has existed on the site since the 1860's with a 1,125 square foot two-story dwelling which has been razed. In the 1950's, a 3,349 square foot one-story annex was constructed 22 feet from the rear property line. This building has been used as the education building for the church's day care and nursery programs. The Petitioner proposes to construct a 8,035 square foot one-story building adjacent to the church and 24 feet from the existing annex to house its day care and nursery programs. The annex will then be converted to a storage area and used for church gatherings. The new building will also have office space for the pastor and classrooms. It is expected that the present day care program will be expanded to include a staff of nine full-time employees during the week and to have a total enrollment of 200 children, with approximately 120 children present at any one time. The hours of operation will be from 7:15 a.m. to 5:15 p.m. each day, with the children arriving between 7:15 a.m. and 9:00 a.m. and departing between 3:30 p.m. and 5:15 p.m. Testimony indicated that the arrival and departure of the children has always been done in an orderly fashion, pursuant to rules promulgated by the Church, and that no problem is anticipated in the future.

Approximately 25 to 30 vehicles are on the site on Sundays. Indeed, about 45 families, approximately 125 adults, are members of the church. Thirty parking spaces can be provided on the site, and there is a parking lot containing 24 spaces with immediate access to Ashland Road adjacent to the site on the reservoir property. The City has not objected to its use, and in fact, the church has constructed lighting for the lot with the City's knowledge and implicit consent.

Mr. Zimmerman presented the position of the People's Counsel that the 10% impermeable surface requirement is inviolable and not subject to a variance.

At the initial hearing, it was determined that the proposed expansion would more than double the existing ground floor area of the church, a nonconforming use, and that the site would need to be brought up to current standards. Therefore, the hearing was continued to enable the Petitioner to file amended Petitions to request a special exception for a church and a parking variance.

The matter then came before the Zoning Commissioner on March 31, 1986 to be concluded. At that hearing, it was announced that an agreement had been reached by and between People's Counsel and the Petitioner regarding the requested variance to the 10% impermeable surface requirement. Petitioner's Exhibits 5 and 6, a revised site plan and a deed of easement which included a location map and a metes and bounds description of the easement, were submitted to the Zoning Commissioner. Sufficient acreage has been provided by a third party to satisfy People's Counsel's concern. This easement will reserve acreage for the purpose of guaranteeing the 10% limitation in perpetuity, subject to further order by the Zoning Commissioner. Therefore, this variance is not necessary and shall be dismissed.

The Petitioner seeks relief from Section 1A03.3.B.3A, pursuant to Section 502.1, and from Sections 409.2.b and 1A03.4.B.4, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permits the use requested by the Petitioner in an R.C.4 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 29 (1974).

page two

Speaking for our building committee and as a trustee for Ashland Presbyterian Church, I would like to request that a hearing date be set for this matter as soon as possible, preferably by late February. Please give this matter your most generous consideration. I will look forward to hearing from you.

Sincerely yours,

Ronald L. Baldwin
Ronald L. Baldwin, Trustee and
Building Committee Chairperson

PETITION FOR ZONING VARIANCES
Beg. @ W/S of Ashland Road
approximately 1800' NE
of the c/l of York Road
(116 Ashland Road)
Ashland Presbyterian Church
Petitioner
* * * * *
* * * * *
* * * * *

NOTICE TO ENTER APPEARANCE

Please enter the appearance of STEPHEN J. NOLAN and NOLAN, PLUMHOFF & WILLIAMS, Chartered as counsel for the Petitioner in the above-entitled case, ASHLAND PRESBYTERIAN CHURCH, with regard to the pending Petition for Zoning Variance.

We intend to be present at the hearing on Wednesday, February 19, 1986.

Stephen J. Nolan
STEPHEN J. NOLAN, Esquire
Nolan, Plumhoff & Williams
NOLAN, PLUMHOFF & WILLIAMS, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204
(301) 823-7800
Attorneys for Petitioner

Certificate of Service

I HEREBY CERTIFY that on this 18th day of February, 1986, a copy of the foregoing Notice to Enter Appearance was hand delivered to Phyllis Friedman, People's Counsel for Baltimore County and Peter Max Zimmerman, Deputy People's Counsel, Court House, Towson, Maryland 21204.

Stephen J. Nolan
STEPHEN J. NOLAN, Esquire

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS,
CHARTERED

Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PHYLIS COLE FRIEDMAN
People's Counsel

February 14, 1986

Arnold Jablon, Esquire
Zoning Commissioner of
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Ashland Presbyterian Church, Petitioner
Zoning Case No. 86-309-A

Dear Mr. Jablon:

Upon review of the above case, we note that a variance is requested to the regulations limiting impervious surface coverage on property zoned R.C. 4 (watershed protection). Please note that this office has taken the consistent position that under Section 1A03.434 and 502.1g and 502.1h of the Baltimore County Zoning Regulations, such a variance is not permitted.

To our knowledge, a variance has never been granted under these sections. In prior cases, property owners have resolved the problem by acquiring or designating additional property, in the form of easements, so that the coverage can be within the permitted 10%. In this connection, I refer to Pleasant Hill Chapel, Inc., Case No. 82-98-A, and Baltimore Gas and Electric Co., Case No. 85-87-XA.

I would also refer you to the position this office took in its letter dated September 26, 1984 in reference to the Baltimore Gas and Electric Co. case as well as the case of Haussner Family Limited Partnership, Case No. 85-83-SPHA (which is currently pending before the County Board of Appeals). A copy of that letter is enclosed for your reference.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: Ronald L. Baldwin, Trustee
Ashland Presbyterian Church

Hudkins Associates, Inc.
Norman E. Gerber

PMZ:sh

BALTIMORE COUNTY, MARYLAND

PEOPLE'S COUNSEL
OLD COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PHYLIS COLE FRIEDMAN
PEOPLE'S COUNSEL

PETER MAX ZIMMERMAN
DEPUTY PEOPLE'S COUNSEL

September 26, 1984

The Honorable
Arnold Jablon
Zoning Commissioner

The Honorable
Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Haussner Family Ltd. Partnership, Petitioner
Zoning Case No. 85-83-SPHA (Item 127);
Baltimore Gas & Electric Co., Petitioner
Zoning Case No. 85-87-XA (Item 27)

Hearings were held in the above cases, respectively, on September 24 and 25, 1984. In both cases, the parties have tentatively agreed that the variance request pertinent to Section 1A03.435 may be mooted and the proposed development approved, subject to the working out and documentation of satisfactory land restrictions and/or agreements.

In the Haussner case, the Petitioner is to draft restrictive covenants. In the Baltimore Gas & Electric Co. case, Petitioner is to seek an agreement from Baltimore County never to improve its property overlying specified pipeline easements.

To facilitate working toward this goal, I am enclosing the following:

1. Copy of the Opinion in Pleasant Hill Chapel, Inc., Case No. 82-98-A;
2. Copy of letter dated October 8, 1982 from J. Carroll Holzer, Esquire, to Keith Franz, Chairman, County Board of Appeals;
3. Easement Agreement dated September 15, 1982;
4. Plat accompanying County Board of Appeals Order dated November 16, 1982.

Please note the language in the Order, plat, and easement conditioning the approval upon the perpetual maintenance of the specified terms, conditions and restrictions without limitation; the provision that the grant is effective

- 2 -

September 26, 1984

The Honorable
Arnold Jablon
Zoning Commissioner

The Honorable
Jean M. H. Jung
Deputy Zoning Commissioner

only so long as the easement is not limited or restricted in any manner, or until extinguished in part or in whole by a later Order of the County Board of Appeals; the references to the purposes of the arrangement, and the agreement of the parties to the easement that no modification of the agreement or alienation of the property shall occur without further Order of approval of the Board; the provision that the agreement may be enforced by duly authorized public officials and/or interested parties; and the reference in the body of the Easement Agreement to the zoning case; and the clause that the conditions of the easement shall not be amended or abandoned by the parties or their successors until further Order of the County Board of Appeals.

Any restrictive covenant, revised plat, or other agreement worked out in the above cases should at least contain language similar to that included in the resolution in the Pleasant Hill Chapel case, and we would oppose any approval based on any agreement or Order which does not substantially include these provisions. Furthermore, in the Baltimore Gas & Electric Co. case, because Baltimore County, Maryland may be a party, we would require a written Opinion of the County Office of Law that it has the authority to make a perpetual grant or commitment of the property overlying the subject pipeline easements, and that the easements themselves are proper.

I trust that, because of the complexity of the proposed resolution toward which we are working, the above will clarify some of the details which we believe are necessary for an effective land use restriction.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: John B. Howard, Esquire
Dennis Sutton
Malcolm P. Spicer, Jr., Esquire
Malcolm S. Aldrich
Paul J. Solomon
James G. Roswell
Eugene A. Bobor

Enclosures

PMZ:sh

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

OF COUNSEL
RALPH E. DETZ
9026 LIVERY ROAD
RANALSTOWN, MARYLAND 21133
(301) 922-2121
RUSSELL J. WHITE

February 21, 1986

Honorable Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Hand Delivery

Re: Case No. 86-309A
Petitioner: Ashland Presbyterian Church
116 Ashland Road
Ashland Presbyterian Church
Amended Petition for Special Exception
Amended Petition for Zoning Variance

Dear Commissioner Jablon:

In accordance with our discussions with Peter Max Zimmerman, Deputy People's Counsel, yesterday, February 20, 1986, I am filing herewith the following amended petitions with regard to the above-entitled case:

1. Amended Petition for Special Exception;
2. Amended Petition for Zoning Variance (for parking); and
3. Ten (10) revised site plans from Hudkins & Associates.

These petitions supplement the Petition for Zoning Variance previously filed herein and on which the hearing commenced on February 19, 1986.

We greatly appreciate your assistance and the assistance of Mr. Dyer and his staff in scheduling the continuation of the hearing at the earliest possible date in view of the extremely tight schedule with the the Church is confronting.

In the interim, we will be proceeding to attempt to finalize an offsite easement satisfactory to the People's Counsel to meet the coverage requirements.

Honorable Arnold Jablon
February 21, 1986
Page Two

Thanking you for your assistance, I am

Very truly yours,

Stephen J. Nolan
Stephen J. Nolan

SJN/pme
Enclosure

cc: Mr. James E. Dyer, Zoning Supervisor
Peter Max Zimmerman, Esquire
Deputy People's Counsel
Reverend Fred Skaskevitch, Jr.
Mr. Ronald L. Baldwin
Mr. David Billingsley

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
494-2188

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JANUARY 24, 1986

Re: Zoning Advisory Meeting of JANUARY 14, 1986
Item # 240 ASHLAND PRESBYTERIAN
Location: CHURCH
116 W/S ASHLAND RD. 1800' NE YORK RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger parcel therefore it is defined as a subdivision. The plan must show the entire tract, to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and under the provisions of Section 22-28 of the development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/14/86.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlling by a top level intersection as defined by Bill 178-79, and as conditions change the existing traffic may become more limited. The traffic services areas are:
- ☒ A VARIANCE OF CRG Plan (W-86-162 k/a ASHLAND PRESBYTERIAN CHURCH) WAS GRANTED BY THE PLANNING BOARD 11/21/85

cc: James Howard

Eugene A. Bobor
Chief, Current Planning and Development



January 16, 1986

Item No. 24D	-ZAC-	Meeting of January 14, 1986
Property Owner:		Ashland Presbyterian Church
Location:		NW/S As. and Road, 1800' NE York Road
Existing Zoning:		R.C. 4
Proposed Zoning:		Variance to allow a principal building within 57' of the centerline of a street in lieu of the required 100'; and to allow 37% coverage imper- meable surface in lieu of the allowed 10%; and to allow 24' between principal building in lieu of the required 100' and to allow a 22' rear yard in lieu of the required 50'
Acres:		1.74
District:		8th

This Department of Traffic Engineering has reviewed the site plan and has the following comments.

1. There is a slight distance problem along the frontage of the site caused by the vertical curve of the road in front of the church, a line of trees, and a high bank.
2. Parking calculations have not been provided. The petitioners should not anticipated using Ashland Road for parking.
3. All entrances must meet State Highway Administration's standards.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/blc

MSF/bld
2/19 26-309A



January 10, 1986

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Item No.: 240 *Zoning Agenda; Meeting of 1-14-86*

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* 1-13-86
Planning Group
Special Inspection Division

/mb

to the impermeable surface coverage limits and regulations as applied to Ashland Presbyterian Church are more fully set forth on the attached plat. The parties to this easement agreement, and the People's Counsel for Baltimore County, intend that this easement preserve the property described herein as permeable surface until further Order of the Zoning Commission of Baltimore County. The parties to this agreement acknowledge and agree that no violation of this easement agreement or alienation of the property shall occur without further Order and approval of the Zoning Commissioner of Baltimore County. The provisions of this agreement may be enforced by duly authorized public officials and/or interested persons.

NOW THEREFORE.

IN CONSIDERATION of a gift, the said Grantor grants and assigns unto Grantee, its successors and assigns, an easement to use the hereinafter described parcel for all legitimate church purposes, reserving however unto the Grantor, the right to use said parcel for general farming or open space purposes so as not to interfere with church uses in the following parcel, provided however neither the Grantor nor Grantee will at any time cover any of said parcel with any hard or substantially impervious surface;

BEGINNING for the same at a pipe heretofore set, at the beginning of the 58th or North 21° 36' 28.2" East 97.39 foot line of that first parcel of land described in Exhibit A of a Deed in Liquidation of the Baltimore and Annapolis Roadway Nurseries, Inc., dated and recorded on the 11th day of January, 1937, recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 625 folio 758, said place of beginning also being on the outline of the 58th line of the above described parcel of land, binding on said Loch Raven Watershed property and binding on all said 58th line and part of the 59th line of said first parcel, 1) North 21° 36' 28.2" East 97.39 foot line of that first parcel of land heretofore set and 2) North 32° 53' 49" west 798.51 feet to intersect the eastern side of a 10-foot Drainage and Utility Easement, shown on Baltimore County Map of Land Acquisition Plat No. 84-191-6, running thence South 84° 19' 16" East 100.00 feet to 50' 31" East 56.01 feet to intersect the Zoning Line

2



February 11, 1986

Dear Mr. Jablon:

Comments on Item # 240 Zoning Advisory Committee Meeting are as follows:

Property Owner: Ashland Presbyterian Church

Location: NW/S Ashland Road, 1800' NE York Road

District: 6th.

APPLICABLE ITEMS ARE CIRCLED

- ① All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #1786, the Maryland Code for the Handicapped and Amd. (Annotated) #12-13 - 1980, and other applicable Code and Standards.
- ② A building and other miscellaneous permits shall be required before the start of any construction.
- A zoning permit is required.
- ③ Residential: Three sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is/is not required on plans and technical data.
- ④ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved seals are not acceptable.
- ⑤ All the Use Groups except B-1 Single Family Detached Dwelling require a minimum of 1 hour fire rating for their 3'-0" to 10' exterior lot lines. No to an interior lot line. B-2 The Groups require a one hour fire rating for their 3'-0" to 10' exterior lot lines. Any wall built on the exterior lot line shall be a minimum of 1 hour fire rating. Section 107, Section 107.9, Section 106.2 and Table 106.2. No openings are permitted in or partly exterior wall within 3'-0" of an exterior lot line.
- ⑥ The structures does not appear to comply with Table 505 for permeable hardscape/area. Refer to the requested variance by this office. It will be considered on the temporary data pertaining to hardscape/area. This information type is provided. See Tables 101 and 505 and have your Architect/Engineer contact this department.
- ⑦ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ⑧ When filing for a required Change of Use/Accessory Permit, an alternative permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Baltimore County Building Code. Maryland Architectural or Engineer seals are usually required. The change of the Groups are from _____ to _____ or to mixed Use _____ See Section 312 of the Building Code.
- ⑨ The proposed project appears to be located in a Flood Plain, Tidal/Intertidal. Please see the attached elevation above sea level for the lot and the Flood Plain, Tidal/Intertidal. Plans shall show the correct elevations above sea level for the lot and the Flood Plain, Tidal/Intertidal.
- ⑩ Comments: Show handicapped access to buildings, ramps, curb cuts, signs, etc. as per State Handicapped Code.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 121 S. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. BARNES, Chief
Building Plans Exam.

2/19
DL-307-A

THIS DEED OF EASEMENT made this _____ day of _____, 1986, by and between SECURITY MANAGEMENT CORP., a Maryland corporation, hereinafter referred to as Grantor, and The Trustees of the Presbyterian Congregation at Ashland, a religious corporation incorporated under the laws of the State of Maryland, hereinafter referred to as Grantee.

RECITALS

The Grantor and Grantee are nearly property owners in the Eighth Election District of Baltimore County. The Grantor desires to grant and assign unto Grantee an easement, or right of use, in a 3.087² parcel owned by Grantor and proximate to Grantee's property; and Grantee is willing to accept such parcel for a variety of reasons more fully set forth herein. The Grantee, The Trustees of the Presbyterial Congregation at Ashland, (sometimes hereinafter also called "Ashland Presbyterian Church") has applied, among other things, to the Planning and Zoning Commission of the Baltimore County Zoning Regulations pertinent to the required impermeable surface coverage in an R.C. 4 zone in connection with the proposed addition of an educational facility to the existing church, located at a vacant lot at the intersection of Ashland, Petitioner, Zoning Case No. 86-309-NC. A hearing was held on February 19, 1986 before the Zoning Commissioner of Baltimore County and it continued on March 31, 1986. Following the initial hearing, the Presbyterial Congregation at Ashland's Counsel for Baltimore County participants in the aforesaid case, considered it appropriate to resolve said case by agreement, subject to the approval of the Zoning Commissioner. As part of this agreement, Ashland Presbyterian Church has agreed that there are an impermeable surface and/or sufficient land for the purpose of preserving permeable surface or sufficient land to assure compliance of the proposed building plan with the pertinent provisions of BCZC 1403.4B5. It has been determined that the proposed 3.087² parcel will suffice to assure that the proposed addition meets the 10% maximum limit of impermeable surface coverage required by Law. The location and description of the Ashland Presbyterian Church property, together with the location and description of the proposed addition, are described in the plat(s) attached hereto. The calculations pertinent

TO HAVE AND TO HOLD the aforesaid easement above described and mentioned and hereby intended to be granted together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of The Trustees of the Presbyterian Congregation at Ashland, its successors or assigns for use as church and educational purposes. reserving unto the Grantor the right to use said premises for general farming or open space purposes so as not to interfere with church uses, provided however that said parcel will not be improved by an impervious surface.

AND the said party of the first part hereby covenants that it has not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed except as hereinabove stated.

Should the Grantee acquire any additional and/or adjoining property in fee simple, that will satisfy the requirements of EC2R10434R5, it is the intention of the Grantor and the Grantee that the easement granted herein shall be extinguished, but subject to the Order of the Zoning Commissioner of Baltimore County as hereinafter agreed.

Should the Grantee cease to operate the Ashland Presbyterian Church facility hereinbefore described for church or educational purposes, or transfer the facility to another religious denomination or organization, then it is the intent of the parties hereto that the easement granted herein shall be extinguished, but subject to the Order of Zoning Commissioner of Baltimore County hereinafter agreed.

Nothing contained herein shall be construed to permit Grantee to construct or locate any improvements in the above-described easement parcel.

between the R.C. 4 and D.R. 3.5 zones, running, turning binding on said Zoning Line, 4) South 86° 09' 56" East 371.73 feet to intersect the 53rd line of said first parcel and to intersect the western side of said 53rd line, 5) South 86° 09' 56" East (shown as Baltimore County Bureau of Rights of Way plat SHW 54-111, running thence binding on the western side of said Paper Mill Road, shown on said plat and shown as Baltimore County Bureau of Rights of Way plat SHW 54-111, running thence binding on the western side of said 53rd line, all of the 54th, 55th, and 56th lines of said first parcel, the four following courses, viz: 5) southwesterly by a curve to the left having a radius of 117.11 feet for a distance of 17.11 feet, said curve bearing about 117° 11' 11" East 12.88' 48" 07' 6" West a distance of, 6) southwesterly by a curve to the left having a radius of 302.22 feet for a distance of 302.56 feet, said curve bearing about 117° 11' 11" East 8° 39' 29" 22" East 297.74 feet, 7) South 26° 34' 41" 7" East 19.09 feet, 8) southeasterly by a curve to the right having a radius of 545.01 feet for a distance of 290.13 feet, said curve bearing about 117° 11' 11" East chording bearing South 10° 58' 58" East 290.13 feet (said curve being erroneously described in said first parcel, as having a distance of 294.10 feet and bearing about 117° 11' 11" East 10° 58' 58" East 290.54 feet), thence leaving said Paper Mill Road, binding on the 57th line (erroneously described in said first parcel, as South 35° 34' 100.45" West 99.22 feet, said curve bearing about 117° 11' 11" East to the place of beginning.

Containing 3,087 acres of land more or less.

Being a part of that first parcel of land described in Exhibit A of a Deed in Liquidation dated May 25, 1979, between Towson Nurseries, Inc. et al and Universal Housing and Development Company, recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6025 folio 758.

For title see Certificate of Articles of Merger, dated February 10, 1984, between Universal Housing and Development Company and Security Management Corp., recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6773 folio 464

TOGETHER with the buildings and improvements thereupon erected made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anyways appertaining.

AUG 27 1968

AND the parties to this agreement do hereby covenant that the conditions of this easement shall not be amended or abandoned by them or their successors until further Order of the Zoning Commissioner of Baltimore County.

The Grantee joins herein to acknowledge its agreement and consent to the terms and conditions herein stated.

AS WITNESS the hand and seal of said Grantor and Grantee.

ATTEST:

SECURITY MANAGEMENT CORP.

By: _____ (SEAL)
Grantor

ATTEST:

THE TRUSTEES OF THE PRESBY-
TERIAN CONGREGATION AT ASHLAND

By: _____ (SEAL)
DAVID L. COLE, President

STATE OF MARYLAND

COUNTY OF _____

I HEREBY CERTIFY that on this _____ day of _____, 1986, before the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared _____, an officer of Grantor, who made and acknowledged the foregoing grant of easement to be his act and at the same time also appeared David L. Cole, President of the Grantee and by virtue of the

5

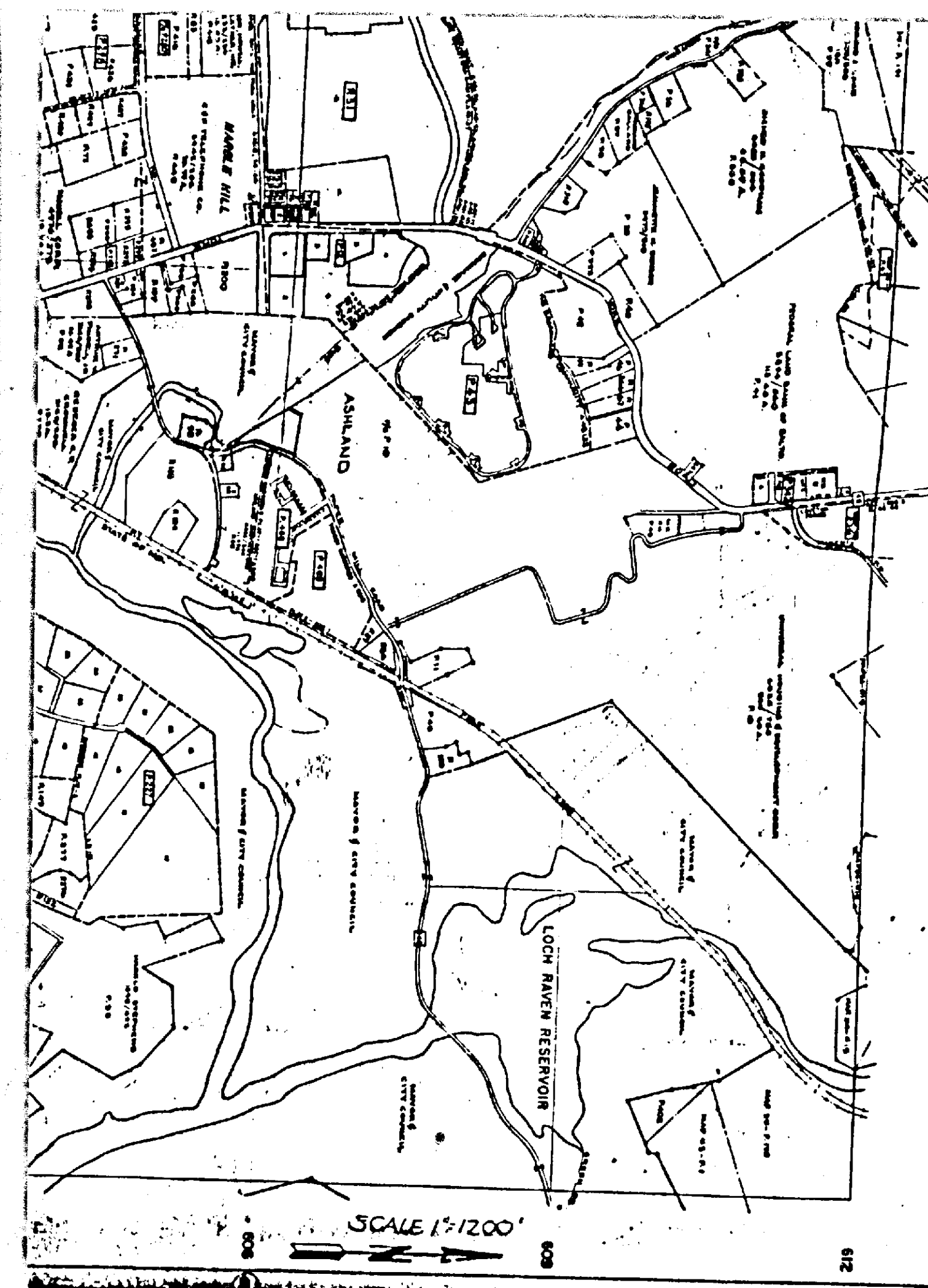
power and authority granted unto him by the Board of Directors of said Grantee acknowledged the Grantee consents to the terms and conditions of the within easement.

NOTARY PUBLIC

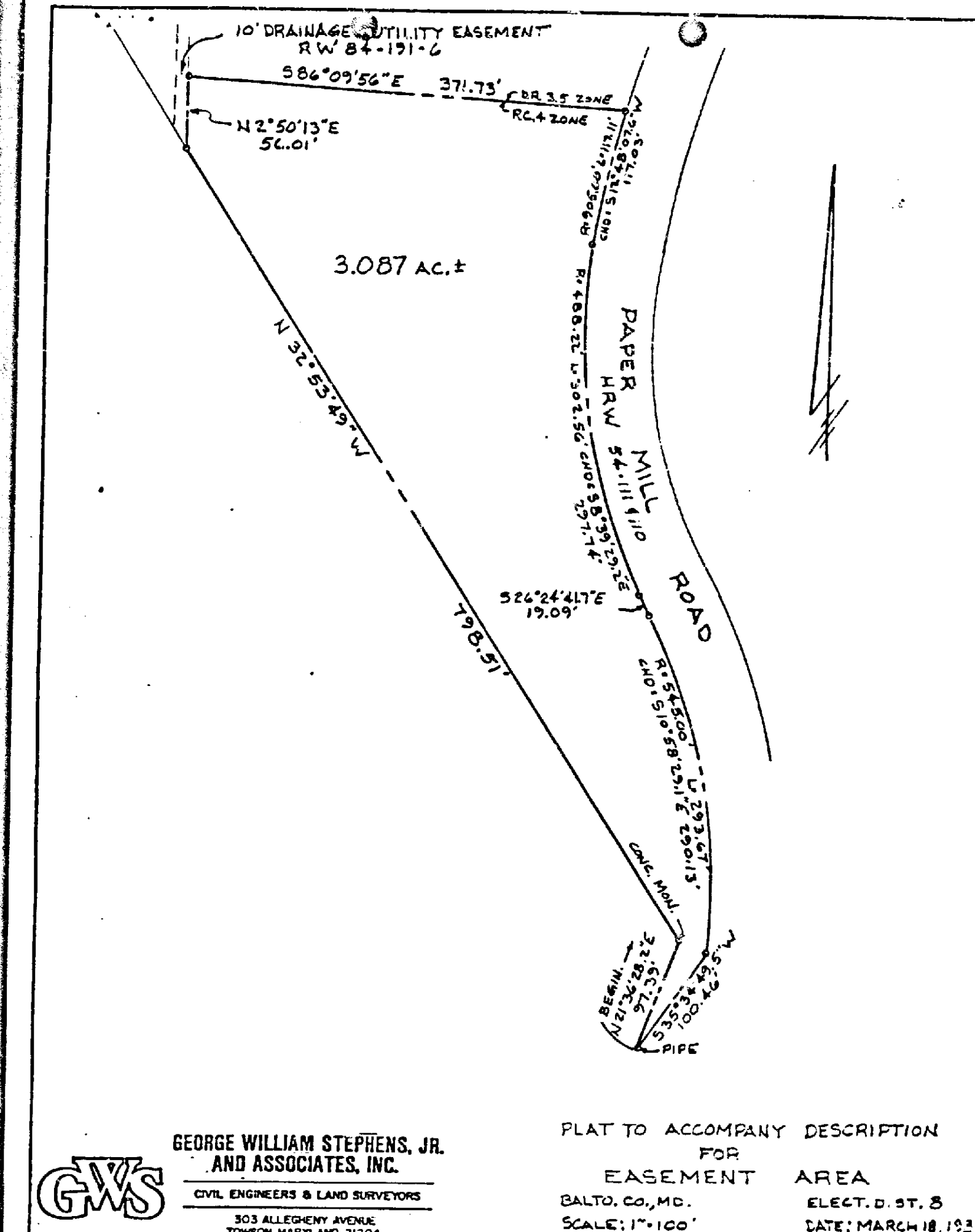
My Commission Expires: _____

SN-3/18/86

6



ASHLAND PRESBYTERIAN CHURCH
EASEMENT AREA



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
CD1925-820

PLAT TO ACCOMPANY DESCRIPTION
FOR
EASEMENT AREA
BALTO. CO., MD. ELECT. D. ST. 3
SCALE: 1"=1100' DATE: MARCH 18, 1986

PN 1236

ASHLAND PRESBYTERIAN CHURCH
BREAKDOWN OF IMPERMEABLE SURFACE

Area of existing impermeable surface = 0.46 acres
Area of impermeable surface after completion of improvements = 0.70 acres
Increase of impermeable surface = 0.24 acres
Area required to maintain maximum of 10% coverage of impermeable surface for additional 0.24 acres = 2.4 acres
Area provided within easement = 3.087 acres

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
January 23, 1986

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

Mr. Ronald L. Baldwin
Ashland Presbyterian Church
118 Ashland Road
Cockeysville, Maryland 21030

RE: Item No. 240 - Case No. 86-309-A
Petitioner - Ashland Presbyterian Church
Variance Petition

Dear Mr. Baldwin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman

Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

January 23, 1986

Mr. A. Jablon-
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Item No. 240
Property Owner: Ashland
Presbyterian Church
Location: NW/8 Ashland Rd
(Route 145) 1800' NE
York Road (Route 45)
Existing Zoning R.C.4
Proposed Zoning: Var.
to allow a principal
bldg. within 57' of the
centerline of a street
in lieu of the required
100', and to allow 37%
coverage impermeable
surface in lieu of the
allowed 10% and to allow
24' between principle
building in lieu of the
required 100' and to allow
a 22' rear yard in lieu of
the required 50'
Acres: 1.74
District: 8th

Att: James Dyer

Dear Mr. Dyer:

On review of the revised submittal of 12/14/85, and field inspection, the state Highway Administration will require the site plan to be revised.

The revised site plan must show the following.

1. Show a fully channelized 30' entrance with 10' radii, 80' south of the north property line.
2. Provide a channelized deceleration/acceleration lane 31' from the centerline of Ashland Road (Route 145) for a total distance of 115' with paving and tapers to meet the existing edge of roadway.

Continued

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383 7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 7171 707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. James Dyer
Page 2
January 23, 1986

We (S.H.A.) recommend the deceleration be constructed for a total length of 135' from the 10' radius. (See attachment).

3. Construct a barrier curb (rear curb) on or in back of the proposed 80' R/W (40' 1/2 section).
4. Show a proposed 80' R/W (40' 1/2 section) from the existing centerline of Ashland Road (Route 145).

With the existing parking lot to the south located on adverse property the S.H.A. will require approval from the owner or owner's of your use of the existing facility, with access to Ashland Road (Route 145).

If interior circulation from the improved entrance is desired, all access to Ashland Road from the parking lot must be eliminated, by construction of a private barricade or fence.

If direct access to Ashland Road from the parking lot is desired, the S.H.A. will require the revised plan to show a fully channelized entrance. (see Item 1 thru 4).

It is requested the site plan be revised, prior to a Zoning date being set for the above site.

Very truly yours,

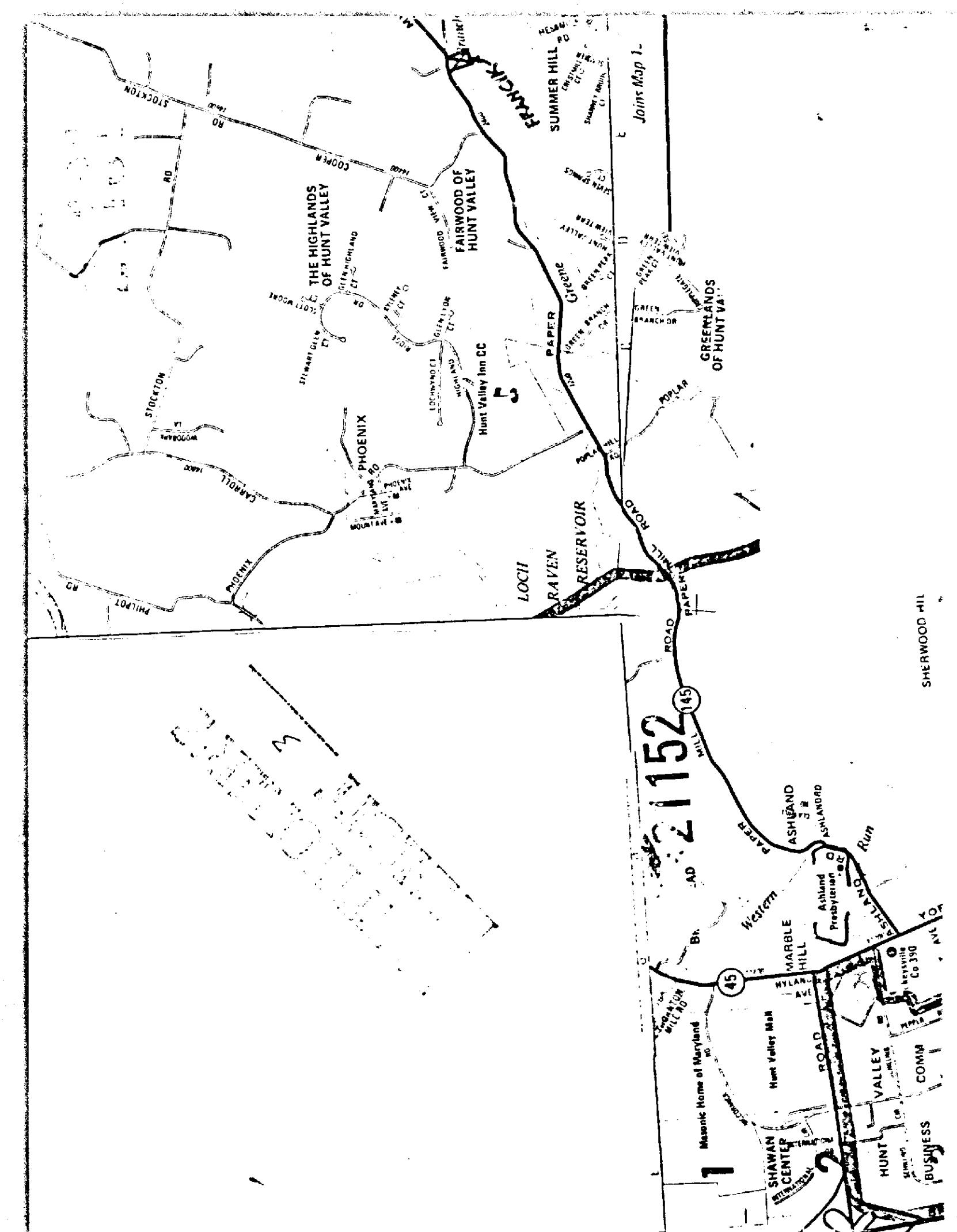
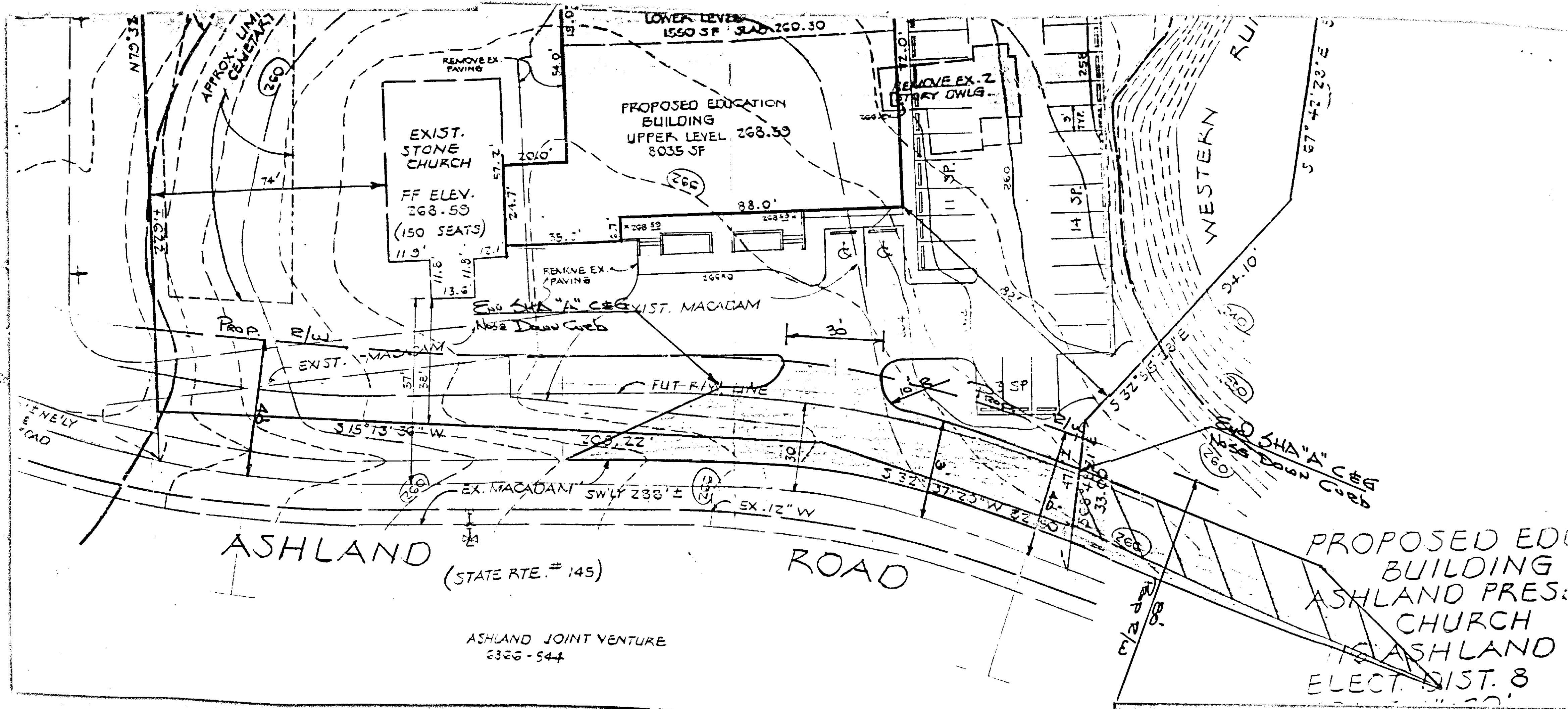
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

By: George Wittman

CL-GW:es

cc: J. Ogile
enclosure

AUG 27 1986



Case No. 86-309-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this
13th day of January, 1986.
ARNOLD JABLON
Zoning Commissioner
Petitioner Ashland Presbyterian Church Received by: *James E. Ryan*
Petitioner's Attorney *Chairman, Zoning Plans and Advisory Committee*

CERTIFICATE OF PUBLICATION
TOWSON, MD., March 12, 1986.
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 12, 1986.

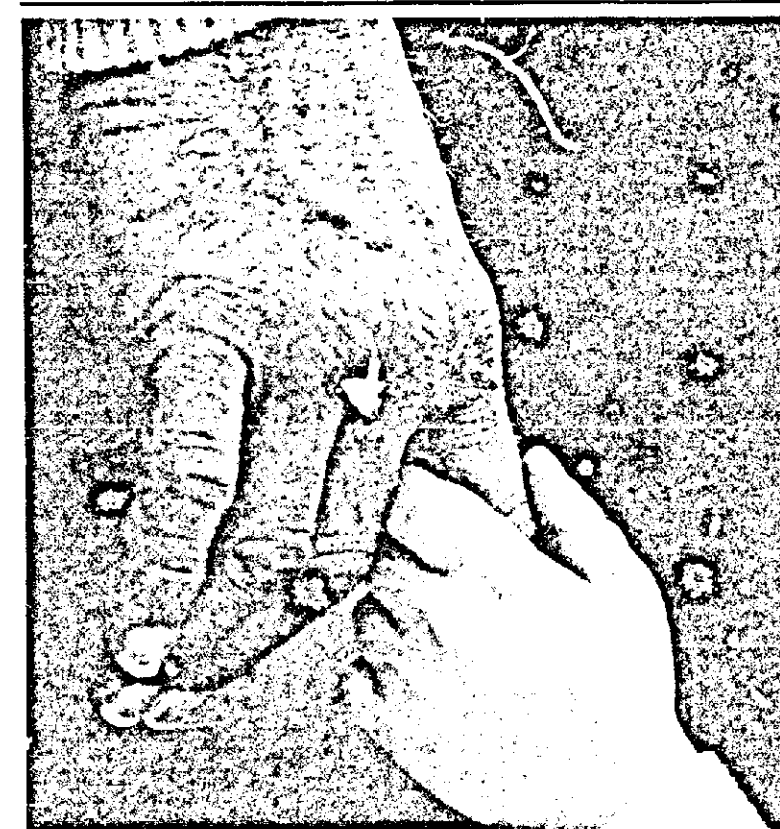
TOWSON, TIMES,
W. H. Heston
Publisher
46.75
86-309-A

PETITION FOR ZONING VARIANCE AND SPECIAL EXCEPTION
LOCATION: Beginning at West Side of Ashland Road, approximately 100 feet North of the Corner of York Road (116 Ashland Road).
DATE AND TIME: Monday, March 11, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following petition for zoning variance and special exception.
Petitioner for Zoning Variance to permit a principal building within 57 feet of the corner of a street in lots of the required 100 feet, 37 percent coverage of impermeable surface in lots of the required 10 percent, 24 feet between principal buildings in lots of the required 100 feet, a new yard setback of 22 feet in lots of the required 50 feet, and 30 parking spaces in lots of the required 40 parking spaces.
Petitioner for Special Exception for a church in a R.C. Zone.
By filing the property of Truants of the Petitioner, Corporation of Ashland, Baltimore County, Md., with the Zoning Office.
In the event that the Petitioner is granted, a building permit may be issued within the 180-day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or before or made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 11
CERTIFICATE OF PUBLICATION
TOWSON, MD., March 13, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 13, 1986.
THE JEFFERSONIAN,
W. H. Heston
Publisher
Cost of Advertising 33.00
86-309-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 8th
Date of Posting: 3/10/86
Posted for: *Maximilian J. Smith, Esq.*
Petitioner: *Ashland Presbyterian Church, c/o Ashland Rd.*
Location of property: *116 Ashland Rd., Towson, Md. 21204*
Location of Sign: *Ashland Rd. near S. Frederick, on property of Ashland*
Remarks:
Posted by: *W. H. Heston*
Number of Signs: 2
Date of return: 3/14/86

PETITION FOR ZONING VARIANCE AND SPECIAL EXCEPTION
LOCATION: Beginning at West Side of Ashland Road, approximately 100 feet North of the Corner of York Road (116 Ashland Road).
DATE AND TIME: Monday, February 18, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following petition for zoning variance and special exception.
Petitioner for Zoning Variance to permit a principal building within 57 feet of the corner of a street in lots of the required 100 feet, 37 percent coverage of impermeable surface in lots of the required 10 percent, 24 feet between principal buildings in lots of the required 100 feet, a new yard setback of 22 feet in lots of the required 50 feet, and 30 parking spaces in lots of the required 40 parking spaces.
Petitioner for Special Exception for a church in a R.C. Zone.
By filing the property of Truants of the Petitioner, Corporation of Ashland, Baltimore County, Md., with the Zoning Office.
In the event that the Petitioner is granted, a building permit may be issued within the 180-day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or before or made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 11
CERTIFICATE OF PUBLICATION
TOWSON, MD., January 22, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 22, 1986.
TOWSON TIMES,
W. H. Heston
Publisher
42.50
86-309-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 8th
Date of Posting: 1/24/86
Posted for: *Varianco*
Petitioner: *Ashland Presbyterian Church*
Location of property: *116 Ashland Rd., Towson, Md. 21204*
Location of Sign: *Ashland Rd. near S. Frederick, on property of Ashland*
Remarks:
Posted by: *W. H. Heston*
Number of Signs: 2
Date of return: 1/28/86



A SHARED RESPONSIBILITY

An Appeal

to the

Business Community

from

Ashland Presbyterian Church



ashland presbyterian church

116 Ashland Road • Cockeysville, Maryland 21030 • Church Phone (301) 666-1310
REV. FRED STASHKEVICH, JR.
Pastor

December, 1985

Members of the Business Community
Hunt Valley-Cockeysville, Maryland 21030

Dear Neighbor:

With this letter and the accompanying material, we would like to introduce ourselves. We are Ashland Presbyterian Church, and we have been a member of the community for 110 years. For almost three decades, we have operated a professional, state-approved child educational and day care center. Today, in answer to mounting demand, our purpose is to expand that facility. We need your help.

Aside from the opportunity for community service, there is a tangible benefit to be realized from your tax-deductible contribution. As an employer, you have probably had employees miss time because of child care problems. Your support enables us to provide a way to ease those problems.

Our project is this: we are building a 7,800 square-foot school and day care center at a cost of \$440,000. It will triple the number of children we can accommodate on a year-round basis. Financing will come from our small congregation (which has already pledged more than \$100,000.), from the Presbytery of Maryland, from program operations, and from interested business community neighbors like yourself.

Within the next 10 days, a member of our committee will be in touch with you. In the meantime, please contact me directly at either of the numbers below.

We look forward to sharing our project with you and thank you very much for your time.

Sincerely,

David Jones

David Jones
Development Committee Chairman
Telephone: 252-7691 (home)
788-9774 (office)

A Shared Responsibility

An Appeal to the Business Community from Ashland Presbyterian Church

"The care of its children is one of the most important responsibilities of any society...Those who participate...perform a valuable service to their State and their community."
--Governor Harry R. Hughes

For 110 years, Ashland Presbyterian Church has been a meeting place in north Baltimore County for all kinds of people who have found meaning here through their religion and through a strong sense of responsibility to their community. Now, both the size of the community and the scope of the responsibility have changed.

In north Baltimore County, we are in the midst of -- and an inseparable part of -- a pattern of exploding growth. That growth has created many needs. One of the most urgent is for quality day care and nursery programs, which we have been providing for more than a quarter-century. Today, however, we face a critical situation in which rapidly accelerating demand has far outstripped severely limited supply.

In response, Ashland now has embarked on a privately financed building program which will make it possible for us to care for more children than ever before. Under that program, we will construct a new building with 7,800 square feet of available space adjacent to our church at 116 Ashland Road in Cockeysville, approximately one mile from the Hunt Valley, Loveton and North Park industrial complexes.

Classroom space is the core of the facility. Six new rooms will enable us to triple the number of children in our Day Care Program. The facility, run by professionally-trained, State-approved people, will be open all year. It will be the only program of its kind in the community and within easy reach.

Cost of the facility is estimated at \$440,000. We have asked our small congregation of 80 families for part of the financing, and they have responded strongly by pledging \$104,000. We have arranged for low-interest loans from the Presbytery of Baltimore, which has given the project its blessing. And we will realize some of the money from income produced by the operation of the Day Care Center itself.

Most important to the success of the project, we are seeking grants from you, the business community. We need your support. In return, you receive an excellent benefit: as a contributor, you receive greater day care availability for your employees. In this way, we can help you and your people ease the worry of how and where to find responsible, professional day care with convenience as an added feature.

A share of the responsibility of caring for God's children is in our hands. And yours. With your help, we will continue to share -- and meet -- that responsibility.

We invite you to participate.



THE PRESBYTERY OF BALTIMORE

PRESBYTERIAN CHURCH (USA)

5400 Loch Raven Blvd. Baltimore, MD 21239 Phone: (301) 433-2012

Herbert D. Valentine Executive PRESBYTER Kenneth B. Byerly ASSOCIATE EXECUTIVE PRESBYTER Mary E. Simons MODERATOR William J. Netting STATE CLERK

Dear Friends at Ashland Church:

On behalf of the Presbytery of Baltimore, I would like to commend your congregation as you undertake the construction of a new education facility.

You can take pride in the many years of dedicated service which you have provided to the Cockeysville/Hunt Valley area in the field of early childhood education and day care programs. As you seek to expand this vital community asset, I recognize the significant financial commitment which the people of Ashland Presbyterian Church have assumed.

The members of Baltimore Presbytery rejoice and endorse this effort on your part. It is my hope that the entire community, including the business sector, will join you in meeting a critical need for child care programs in your community.

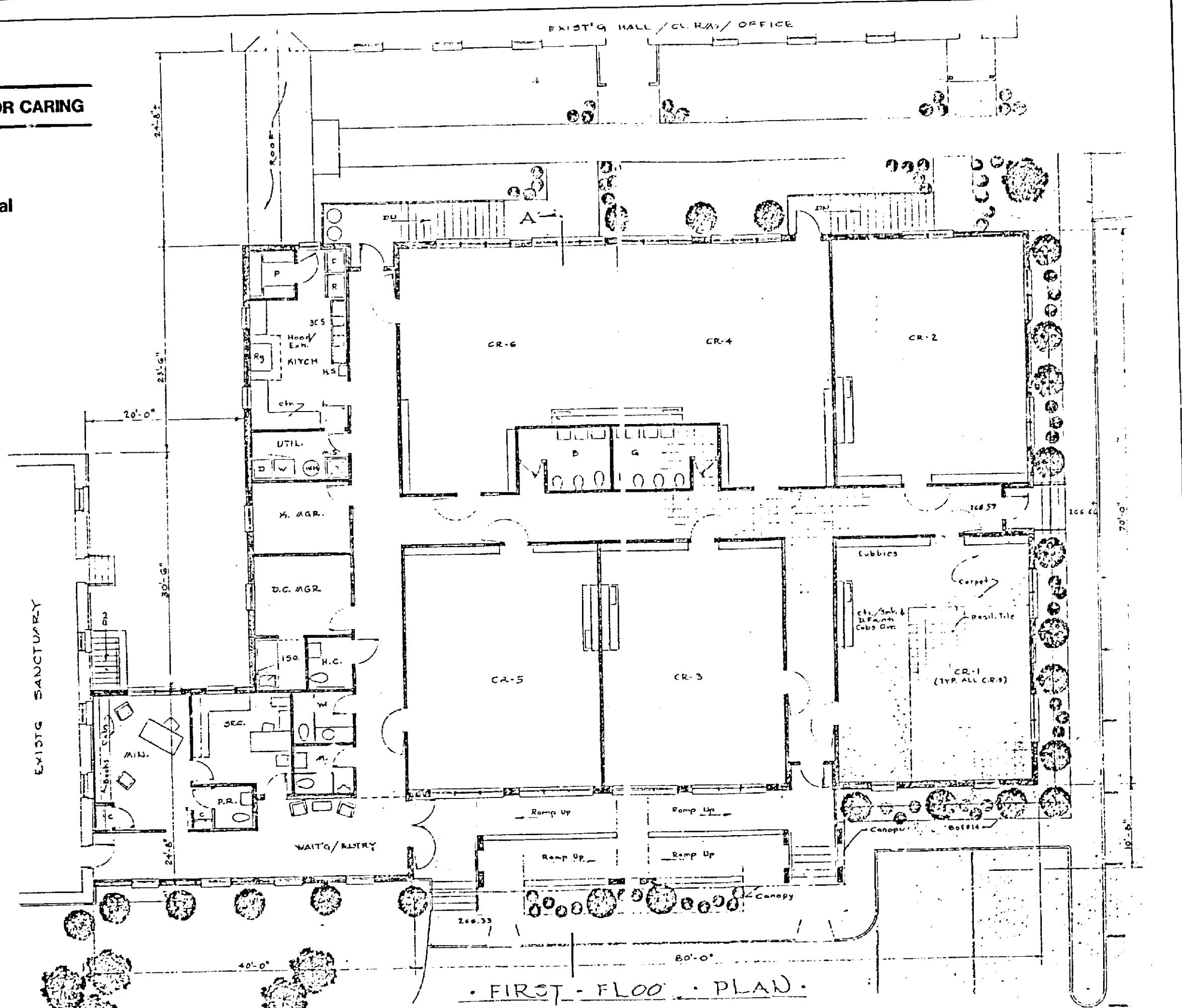
Cordially,

Herbert D. Valentine
Herbert D. Valentine
Executive Presbyter

HDS/vn

A PLAN FOR CARING

The
Ashland
Educational
and
Day Care
Center



THE ASHLAND EDUCATIONAL AND DAY CARE CENTER

Philosophy

Ashland Day Care Center is a community service and educational outreach of Ashland Presbyterian Church.

We believe that each child is a unique creation of a loving God, filled with the potential for amazing growth in spirit, mind and body. Like the proverbial mustard seed, our children need an environment conducive to growth in all these areas if they are to realize their fullest potential.

We believe the family is the first and most significant aspect of this seedbed. The Day Care experience is intended to assist parents in their responsibilities of caring for their children. It is not a replacement for the parent-child relationship; instead, it is an extension of -- and a resource for -- that primary relationship.

In order to enhance and promote each child's individual growth and nurture, we seek to:

1. Mediate the love of God for each child through a personal, caring relationship with the teachers and director of the school.
2. Provide on a daily basis a quality child-care program of caring supervision suitable for the needs of pre-school children.
3. Challenge the child to explore the academic basics suitable for the particular age level.
4. Help the child discover his or her own unique personality, talents and strengths.
5. Provide a framework within which students can experience the balance between freedom and responsibility through living in the microcosm of the Day Care community.
6. Encourage a child to develop those physical skills of his or her age level which promote sound health, growth and preparation for entry into elementary school education.
7. Base the professional care provided in mainstream, ecumenical Christianity. Children of all faiths are presently enrolled and always welcome.
8. Encourage discussion and open sharing of information concerning operation of the school so that school and parents will develop a partnership in the challenge of enabling our children to achieve significant growth in all of life's dimensions.

Ashland Day Care Center is open to all children without regard to race, sex, creed or ethnic origin.

THE ASHLAND EDUCATIONAL AND DAY CARE CENTER

Faculty (full and part-time)

The Ashland Day Care Center is a qualified educational center licensed by Baltimore County and the State of Maryland. Jean Sonta, B.S. in Ed., Bloomsburg (PA) State University, is the director.

Teachers --

Present Staff Future Staff

Certified by the State of Maryland 8 12

Credentials:

2 have Masters degrees in Early Childhood Education;
4 have Bachelors degrees in Early Childhood Education;
2 have Associates in Arts degrees

Aides -- 4 6-8

Assistant Teachers -- 0 2

Must be certified by the State of Maryland.

Will be used in the Kindergarten Program.

Pupils

Currently, the Ashland Day Care Center is limited to 25 children, ages 3-5, and the Nursery Center has a total of 100 children on a flex schedule. When expansion is complete, the new center will accommodate 60 day care children and 120 pre-schoolers on a flex schedule.

Texas, Beaver Dam, Cockeysville, Hunt Valley, Marble Hill, Ashland -- what do they have in common? They are all part of the community of Ashland Presbyterian Church.

Once, in the flourishing village of Ashland in north Baltimore County, activities had centered around the Ashland Iron Works, which was located east of the railroad and the village. It was, in fact, through the sponsorship of Colonel Walter S. Franklin, manager of the Iron Works, that Ashland Presbyterian Church was built. The church received its charter on February 18, 1874.

Today, the church's outward appearance is much the same as it was then. It was sturdily built. The stone was obtained from local quarries; the pulpit and baptismal font were crafted from Beaver Dam marble. And for the next three-quarters of a century -- long after the Ashland Iron Works was shut down -- Ashland Presbyterian established its role as a community focal point.

Then, in 1950, the Ashland Church Association was started. Through the Association, church members came together to form a community-within-the-community, and a new spirit was born.

The first outward manifestation of this spirit came when the men of the church, assisted by others from the village of Ashland, constructed a one-room, cinder-block parlour hall in 1951. Later, a kitchen was added for church suppers; and some of the Sunday School classes moved out of the church into the new hall.

By May of 1957, under the leadership of Ashland Presbyterian's first full-time pastor, Reverend Lewis M. Evans, a new addition to the parish hall was completed. In September, the church's weekday nursery school and kindergarten was started. Not long after that, the Ashland Day Care Center began operation.

Today, that Day Care Center, staffed by a professional director and eight qualified faculty members, is in heavy demand. Children are turned away regularly and regretfully because there is no space for them.

The critical need for day care has a history of its own. Several years ago, the Cockeysville-Hunt Valley business community attempted to start a Day Care Center at the former Cockeysville Elementary School. Businesses were willing to invest in the remodeling of the school for the project, as well as for an extension of the Community College system and a senior citizen center. But the project failed when the county decided it wanted to sell the building.

Now, in view of that history, Ashland Presbyterian Church proposes to build on the solid foundation of its own small, but fully qualified, Day Care Center. Under the guidance of Ashland's present pastor, Reverend Fred Stashkevetch, Jr., who is currently working with the Nursery/Day Care Centers in Christian Training, the Church is expanding its facility to triple the number of children it can accommodate. Financing for the project has been sought from the Ashland congregation--which, in 1985 pledged \$104,000 for the center, with more than 70 percent of the Church's 80 member families participating -- and from the Cockeysville-

PETITION FOR ZONING
VARIANCES
8th Election District

LOCATION: Beginning at West Side of Ashland Road, approximately 1800 feet Northeast of the Centerline of York Road (116 Ashland Road)

DATE AND TIME: Wednesday, February 19, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variances to allow a principal building within 57 feet of the centerline of a street in lieu of 100 feet, 37 percent coverage impermeable surface in lieu of 10 percent, and to allow 24 feet between a principal building in lieu of 100 feet and a 22 foot rear yard in lieu of 50 feet.

Being the property of Ashland Presbyterian Church, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Jan. 30.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 30, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 30, 1986

THE JEFFERSONIAN,

JB Venetoni

Publisher

Cost of Advertising

27.50

86-309-A

Hunt Valley business community, where the need for day care has grown with the dramatic increase in the work force.

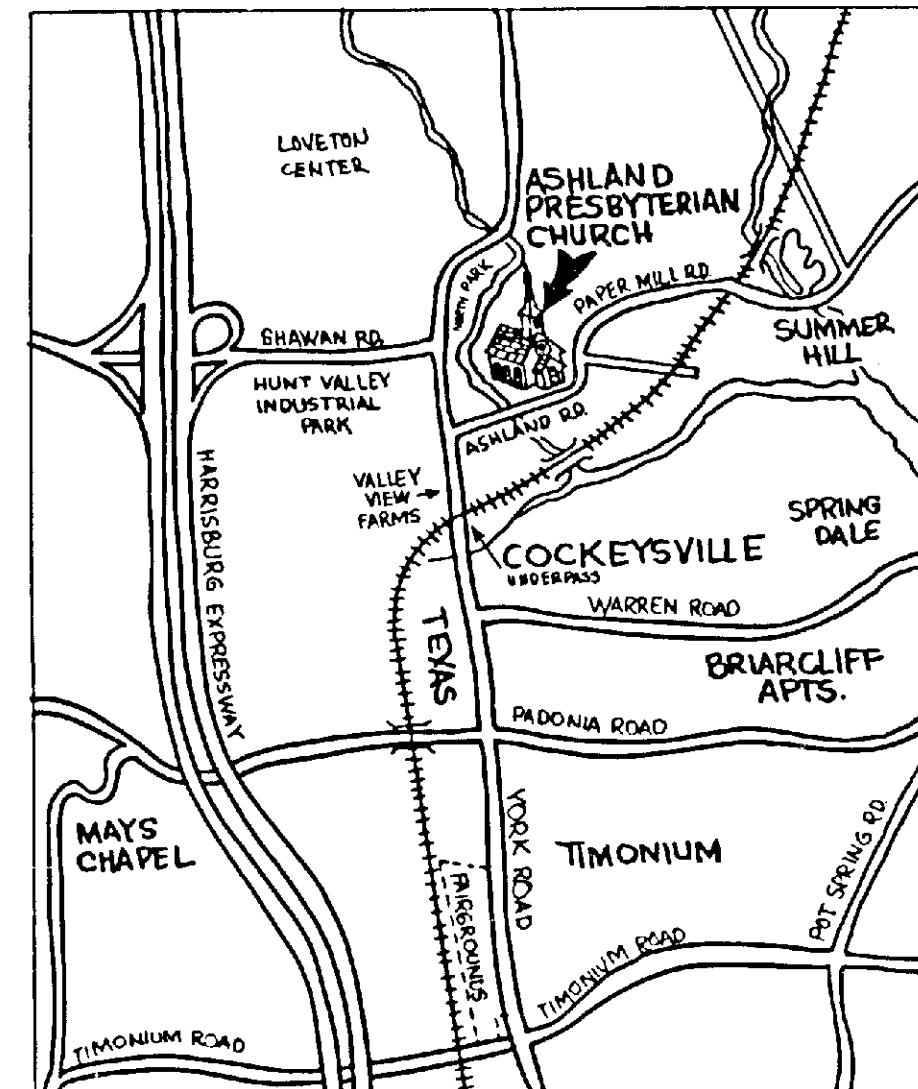
As Ashland Presbyterian Church continues its second century of existence, the "spirit of Ashland" continues to make its presence known. The Church continues to reach out to share the responsibility of making the community a better, more meaningful place to live and work.

In 1986, the responsibility will be the greatest that Ashland Presbyterian Church and the community have ever faced. But, for those who join in the spirit and help share the responsibility, the rewards, too, will be greater than ever before.

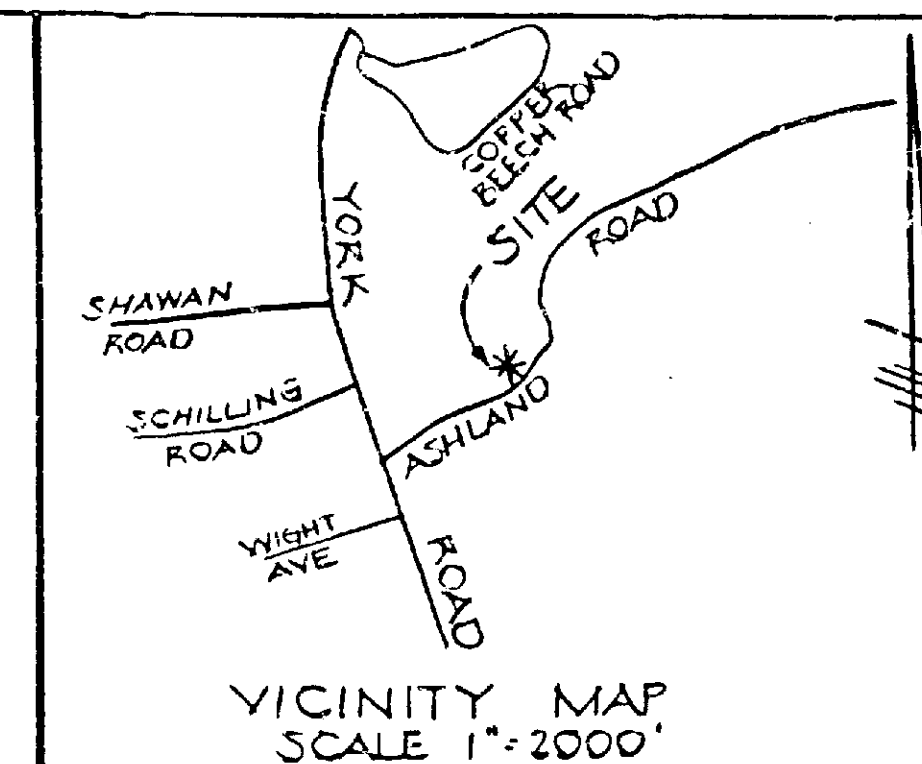
#

Ashland Presbyterian Church

A Member of the United Presbyterian Church in the USA



A Brief History of the Church and Day Care



NOTES

1. EX. ZONING RC. 4
2. AREA = 1.74 AC. ±
3. AREA OF EXISTING IMPERMEABLE SURFACE = 20,104 S.F. = 0.46 AC. = 26%
4. AREA OF IMPERMEABLE SURFACE INCLUDING PROPOSED IMPROVEMENTS = 28,340 S.F. = 0.65 AC. = 37%
5. AREA OF NATURAL VEGETATION TO BE REMOVED DUE TO PROP. IMPROVEMENTS = 0.25 AC. = 14.3%

26' ± new all
6' ± + annex
2' ± for church
5' ± for parking space

6' 1/2

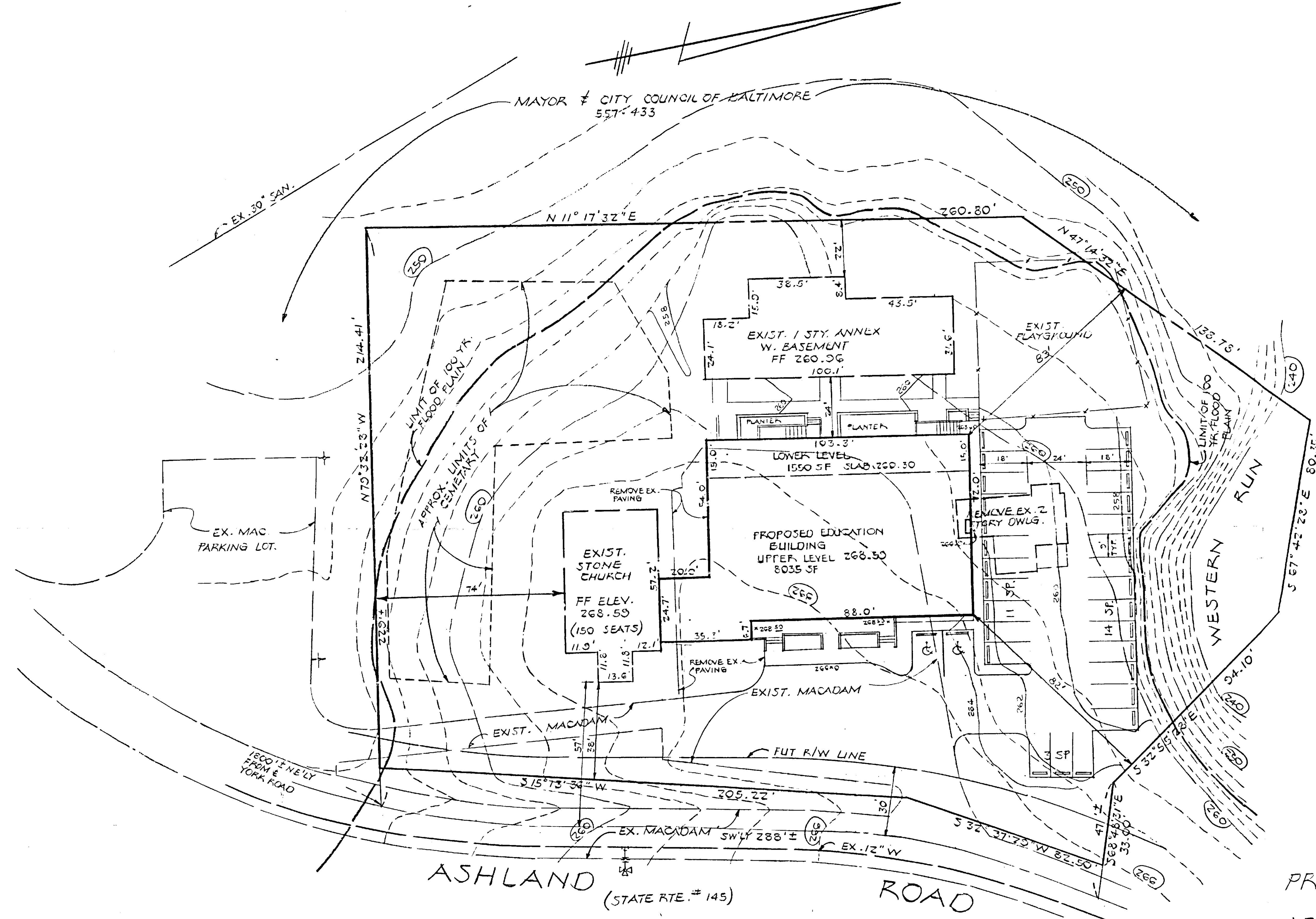
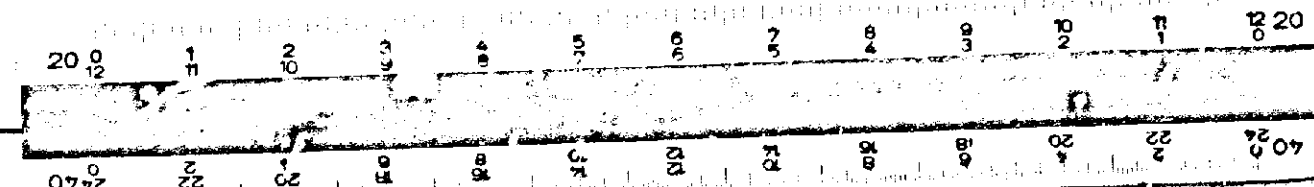
DESIGNER'S
STAMP

PROPOSED EDUCATION
BUILDING
ASHLAND PRESBYTERIAN
CHURCH
116 ASHLAND ROAD
ELECT. DIST. 8 BALTO. CO., MD.
SCALE 1"=20' OCT. 14, 1985
REV 12-14-85

#240

6496

PREPARED BY
HUDKINS ASSOCIATES, INC.
200 EAST LEXINGTON ROAD
PO BOX 101, SHILLINGTON, PA 17084
717-251-9060



MAYOR & CITY COUNCIL OF BALTIMORE
557-433

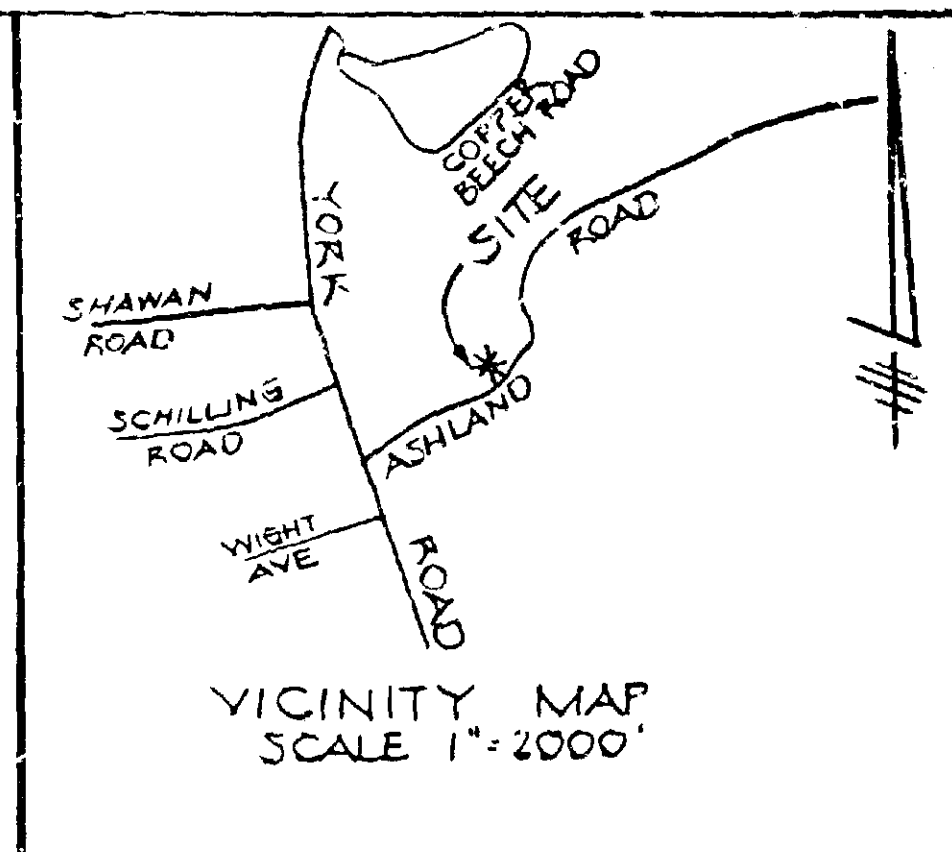
ASHLAND JOINT VENTURE
6866-544



- PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION &
AMENDED PETITION FOR VARIANCES

REV 12-14-85
REV. 2-21-86 FOR SPECIAL EXCEP-
TION & AMENDED HEARING

20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



NOTES

1. EX. ZONING R.U. 4
2. AREA - 1.74 AC. ±
3. AREA OF EXISTING IMPERMEABLE SURFACE = 20,184 S.F. = 0.46 AC. = 26.7%
4. AREA OF IMPERMEABLE SURFACE INCLUDING PROPOSED IMPROVEMENTS 30,492 S.F. = 0.70 AC. = 40.2% (SEE BELOW)
5. AREA OF NATURAL VEGETATION TO BE REMOVED DUE TO PROP IMPROVEMENTS = 0.25 AC. = 14.3%
6. PARKING DATA REQUIRED:
 CHURCH 150 SEATS/6 = 25
 ANNEX 3340 SF / 300 = 11.2
 EDUCATION BLDG. 8035 SF / 300 = 26.8
 TOTAL REQ. 63 SPACES
 TOTAL PROVIDED = 30 SPACES
 7. DAY CARE & NURSERY FACILITY IS PERMITTED AS AN AUXILIARY USE UNDER SECTION 424.2

DEVELOPER'S
INITIALS

ASHLAND PRESBYTERIAN CHURCH
BREAKDOWN OF IMPERMEABLE SURFACE

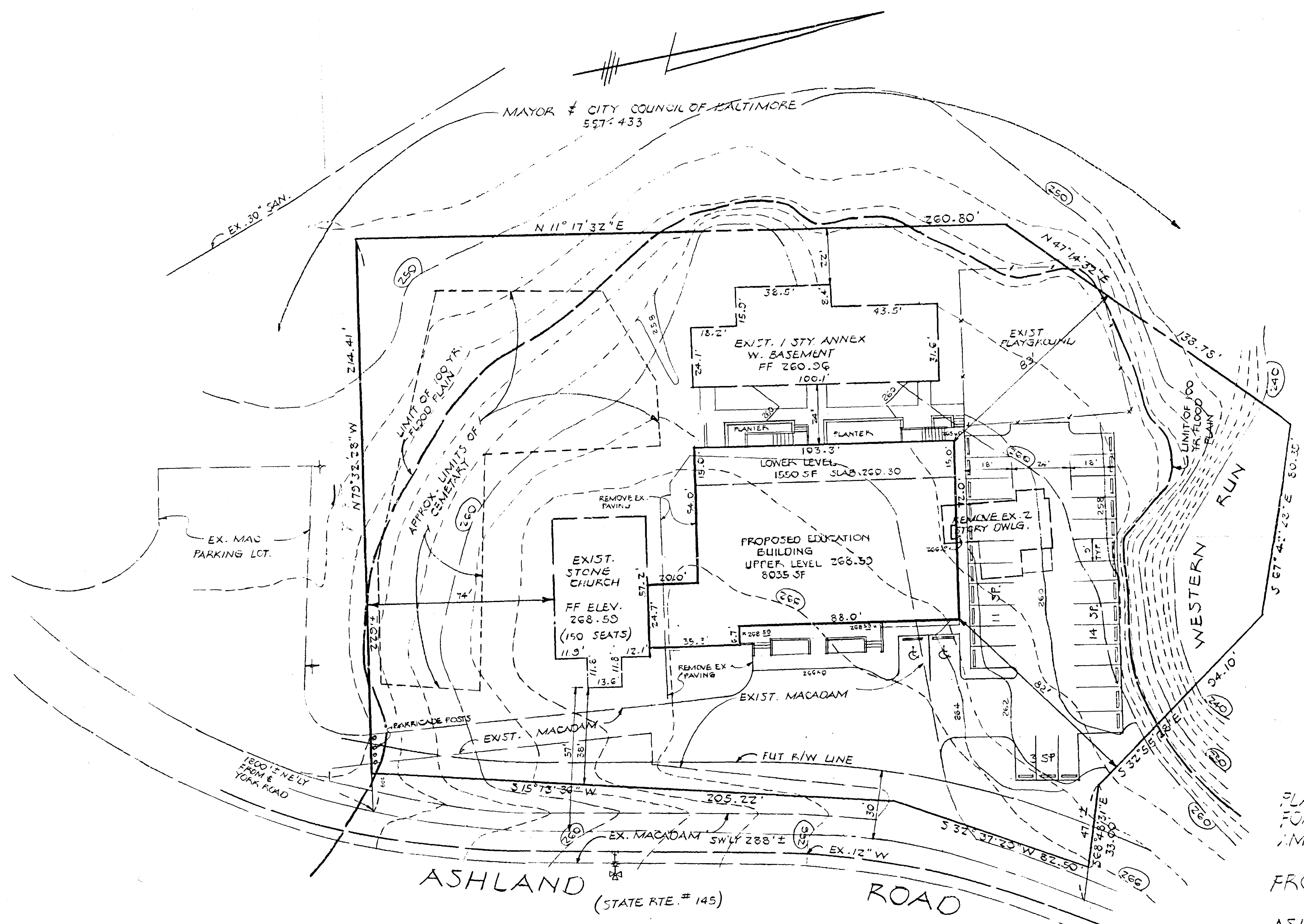
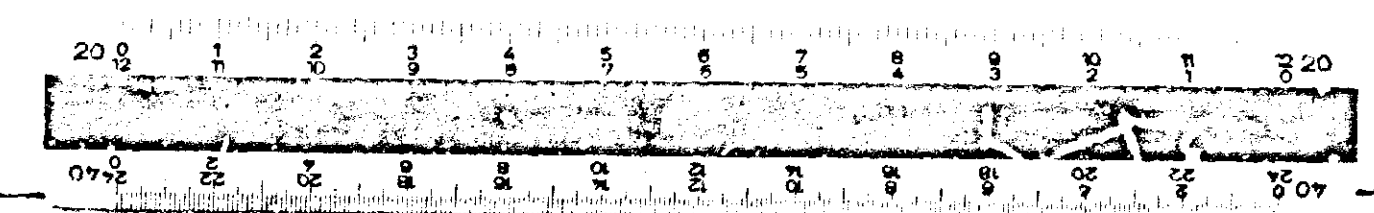
Area of existing impermeable surface	= 0.46 acres
Area of impermeable surface after completion of improvements	= 0.70 acres
Increase of impermeable surface	= 0.24 acres
Area required to maintain maximum of 10% coverage of impermeable surface for additional 0.24 acres	= 2.4 acres
Area provided within easement	= 3.087 acres

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION &
AMENDED PETITION FOR VARIANCES

PROPOSED EDUCATION
BUILDING
ASHLAND PRESBYTERIAN
CHURCH
116 ASHLAND ROAD
ELECT. DIST. 8 BALTO. CO., MD.
SCALE 1"=20' OCT. 14, 1985

REV 12-14-85
REV. 2-21-86 FOR SPECIAL EXCEP-
TION & AMENDED HEARING
REV 3-23-86

PREPARED BY
HUDSON
328-9060



this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

- A copy of the recorded deed of easement shall be submitted to the Zoning Commissioner.
- A sealed revised site plan, reflecting the recorded easement with liber and folio numbers as a note, shall be submitted to the Zoning Commissioner.
- The special exception granted herein shall be valid as long as the deed of easement is unencumbered by other uses and is in full force and effect, subject to further order by the Zoning Commissioner.
- The Petitioner shall satisfy the concerns reflected by the State Highway Administration in its comments dated January 23, 1986.

It is FURTHER ORDERED that the variance to permit coverage by impermeable surface of 37% instead of the permitted 10% be and is hereby DISMISSED.

De Sola
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Stephen J. Nolan, Esquire

People's Counsel

ORDER RECEIVED FOR FILING

DATE: April 12, 1986

BY: *John P. Longest*
ADMINISTRATIVE ASSISTANT

- 6 -

LIBERT 138 FOLIO 779

THIS DEED OF EASEMENT made this 9th day of April, 1986, by and between SECURITY MANAGEMENT CORP., a Maryland corporation, hereinafter referred to as Grantor, and the Trustees of the Presbyterian Congregation at Ashland, a religious corporation incorporated under the Laws of the State of Maryland, hereinafter referred to as Grantee.

RECITALS
The Grantor and Grantee are nearby property owners in the Eighth Election District of Baltimore County. The Grantor desires to grant and assign unto Grantee an easement, or right of use, in a 3.087-acre parcel owned by Grantor and proximate to Grantee's property; and Grantee is willing to accept said parcel subject to the provisions more fully set forth herein. The Grantee, The Trustees of the Presbyterian Congregation at Ashland, (hereinafter also called "Ashland Presbyterian Church") has applied, among other things, for a variance from the provisions of the Baltimore County Zoning Regulations pertaining to the required impermeable surface coverage in an R.C. 4 zone in connection with the proposed addition of an educational facility to the existing church. Trustees of the Presbyterian Congregation at Ashland, Petitioner, Zoning Case No. 86-309-XA. A hearing was held on February 19, 1986 before the Zoning Commissioner of Baltimore County and it continued on March 31, 1986. Following the initial hearing, Ashland Presbyterian Church and the People's Counsel for Baltimore County, participants in the aforesaid case, considered it appropriate to resolve said case by agreement, subject to the approval of the Zoning Commissioner. As part of this agreement, Ashland Presbyterian Church has agreed to acquire an easement interest in nearby land for the purpose of preserving permeable surface or sufficient land to assure compliance of the proposed building addition with the pertinent provisions of BCZR 1A03.4B.5. It has been determined that an easement of 3.087 acres will suffice to assure that the proposed addition meets the 10% maximum limit of impermeable surface coverage required by law. The location and description of the Ashland Presbyterian Church property, together with the location and description of this easement are described graphically on the plats attached hereto. The calculations pertinent to the impermeable surface coverage limits and regulations as applied to Ashland Presbyterian Church

NOT RECORDED
DIRECTOR OF FINANCE
BALTIMORE COUNTY
APR 12 1986
RECEIVED

LIBERT 138 FOLIO 783

AND the parties to this agreement do hereby covenant that the conditions of this easement shall not be amended or abandoned by them or their successors until further Order of the Zoning Commissioner of Baltimore County.

The Grantee joins herein to acknowledge its agreement and consent to the terms and conditions herein stated.

AS WITNESS the hand and seal of said Grantor and Grantee.

ATTEST:

SECURITY MANAGEMENT CORP.
Mark L. Lewis
By: *Robert T. McQuinn* (SEAL)
Robert T. McQuinn, Grantor
Executive Vice President

ATTEST:

THE TRUSTEES OF THE PRESBYTERIAN CONGREGATION AT ASHLAND
David L. Cole
By: *David L. Cole* (SEAL)
DAVID L. COLE, President

STATE OF MARYLAND
COUNTY OF *Harford*

I HEREBY CERTIFY that on this 9th day of April, 1986, before the subscriber, a Notary Public of the State of Maryland, in and for Harford County, personally appeared *David L. Cole*, President of the Grantee corporation and by virtue of the power and authority granted unto him by the Board of Directors of said Grantee acknowledged that the Grantee consents to the terms and conditions of the within easement.

David L. Cole
NOTARY PUBLIC (2000 HARMFORD)
APR 12 1986
BALTIMORE CO. MD.

My Commission Expires: 7-1-86

5

LIBERT 138 FOLIO 780

are more fully set forth on the attached plat. The parties to this easement agreement, and the People's Counsel for Baltimore County, intend that this easement preserve the property described herein as permeable surface until further Order of the Zoning Commissioner of Baltimore County. The parties to this agreement acknowledge and agree that no modification of this easement agreement or alienation of the described property shall occur without further Order and approval of the Zoning Commissioner of Baltimore County. The provisions of this agreement may be enforced by duly authorized public officials and/or interested persons.

NOW THEREFORE,

IN CONSIDERATION of a gift, the said Grantor grants and assigns unto Grantee, its successors and assigns, an easement to use the hereinafter described parcel to satisfy the permeable surface requirements of the Baltimore County Zoning Regulations, reserving however unto the Grantor, the right to use said parcel for general farming or open space purposes so as not to interfere with church uses in the following parcel, provided however neither the Grantor nor Grantee will at any time cover any of said parcel with any hard or substantially impervious surface;

BEGINNING for the same at a pipe heretofore set, at the beginning of the 58th or north 21° 36' 28.2" East 97.39 foot line of that first parcel of land described in Exhibit A of a deed in Liquidation dated May 25, 1979, between Townson Nurseries, Inc. et al and Universal Housing and Development Company, recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6025 folio 758, said place of beginning also being on the security line of the Loch Raven Watershed property, running thence binding on said Loch Raven watershed property and binding on all of said 58th line and part of the 59th line of said first parcel, 1) North 21° 36' 28.2" East 97.39 feet to a concrete monument heretofore set and 2) North 32° 53' 49" West 798.51 feet to intersect the eastern side of a 10-foot Drainage and Utility Easement, shown on Baltimore County Bureau of Land Acquisition Plat BW 84-191-6, running thence binding on said easement, 3) North 2° 50' 31" East 56.01 feet to intersect the Zoning Line between the R.C. 4 and D.R. 3.5 zones, running thence binding on said Zoning Line, 4) South 86° 09' 56"

2

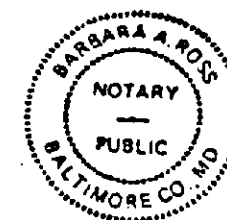
LIBERT 138 FOLIO 784

STATE OF MARYLAND
CITY OF BALTIMORE

I HEREBY CERTIFY that on this 9th day of April, 1986, before the subscriber, a Notary Public of the State of Maryland, and for Baltimore City, personally appeared *Robert T. McQuinn*, an officer of the Grantor, who by virtue of the power and authority granted unto him by the Board of Directors of said Grantor acknowledged that the Grantor consents to the terms and conditions of the within easement.

My Commission Expires: July 1, 1986

BARBARA A. POSS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 1986



5/11/86

6

LIBERT 138 FOLIO 781

East 371.73 feet to intersect the 53rd line of said first parcel and to intersect the western side of Paper Mill Road (formerly known as Ashland Road), shown on Baltimore County Bureau of Rights of Way plat BW 84-111, running thence binding on the western side of said Paper Mill Road, shown on said plat and shown on Plat BW 84-110 and binding on part of said 53rd line, all of the 54th, 55th, and 56th lines of said first parcel, the four following courses, viz: 5) southwesterly by a curve to the left having a radius of 905.00 feet for a distance of 117.11 feet, said curve being subtended by a chord bearing South 12° 48' 07.6" West 117.03 feet, 6) southeasterly by a curve to the left having a radius of 488.22 feet for a distance of 302.56 feet, said curve being subtended by a chord bearing South 8° 39' 29.2" East 25 74 feet, 7) South 26° 34' 41.7" East 19.09 feet, 8) southeasterly by a curve to the right having a radius of 545.00 feet for a distance of 293.67 feet, said curve being subtended by a chord bearing South 10° 58' 29.1" East 290.13 feet (said curve being erroneously described in said first parcel, as having a distance of 294.10 feet and subtended by a chord bearing South 10° 57' 08.9" East 290.54 feet); thence leaving said Paper Mill Road, binding on the 57th line (erroneously described in said first parcel, as South 35° 34' 49.5" West 99.94 feet), 9) South 35° 34' 49.5" West 100.46 feet to the place of beginning.

Containing 1.087 acres of land more or less.

Being a part of that first parcel of land described in Exhibit A of a deed in Liquidation dated May 25, 1979, between Townson Nurseries, Inc. et al and Universal Housing and Development Company, recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6025 folio 758.

For title see Certificate of Articles of Merger, dated February 10, 1984, between Universal Housing and Development Company and Security Management Corp., recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6773 folio 464.

TO HAVE AND TO HOLD the aforesaid easement above described and mentioned and hereby intended to be granted together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the Trustees of the Presbyterian Congregation at Ashland, in order to satisfy the

3

LIBERT 138 FOLIO 782

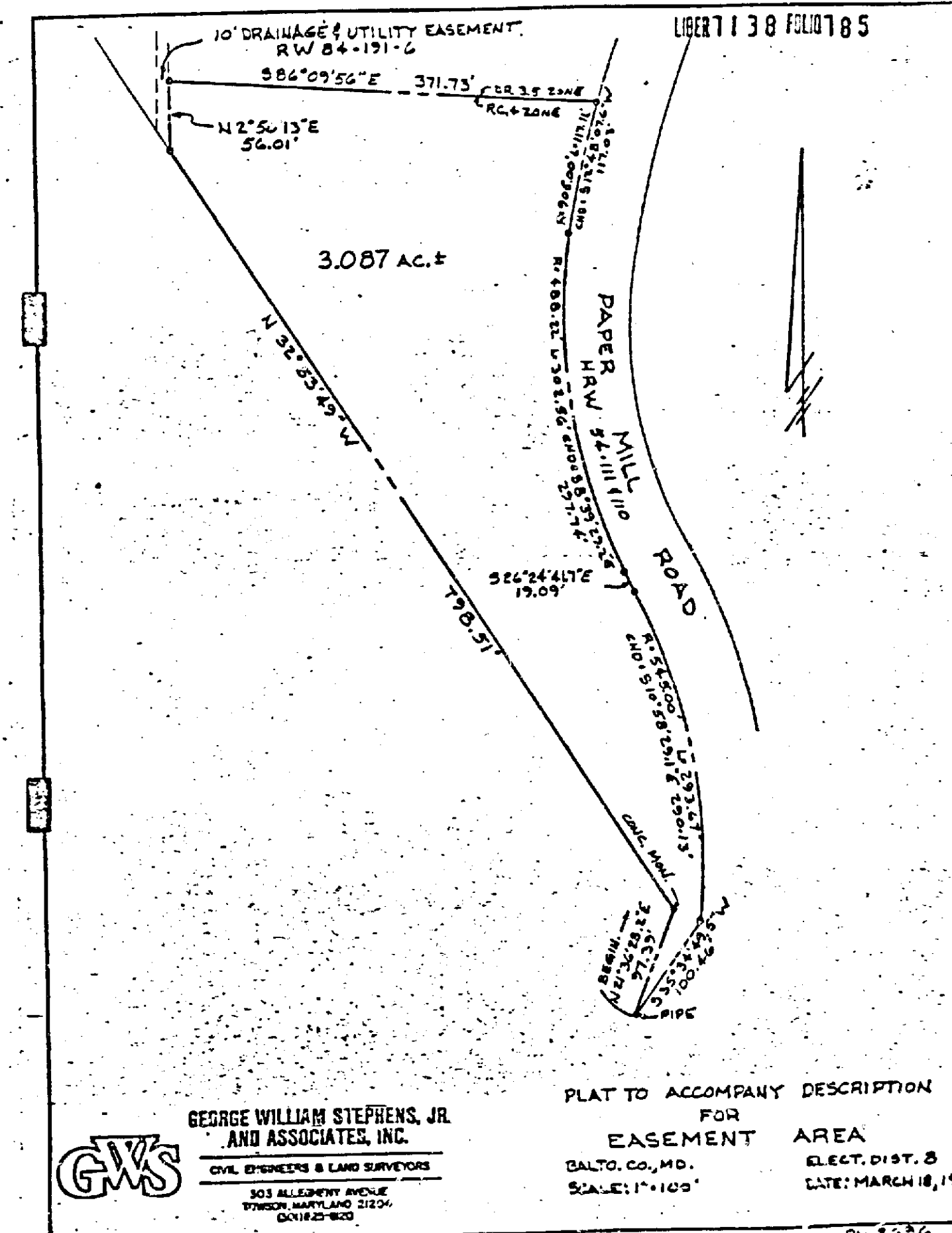
permeable surface requirements of the Baltimore County Zoning Regulations, reserving unto the Grantor the right to use said premises for general farming or open space purposes so as not to interfere with church uses, provided however that said parcel will not be improved by an impervious surface.

The Grantor further understands and agrees that said parcel shall not be reused to satisfy the coverage requirements of BCZR 1A03.4B.5 for the benefit of property other than the Grantee's property so long as the easement herein shall remain in effect. The Grantor further acknowledges and agrees that the easement granted herein shall not be a basis for a future zoning variance from BCZR 1A03.4B.5.

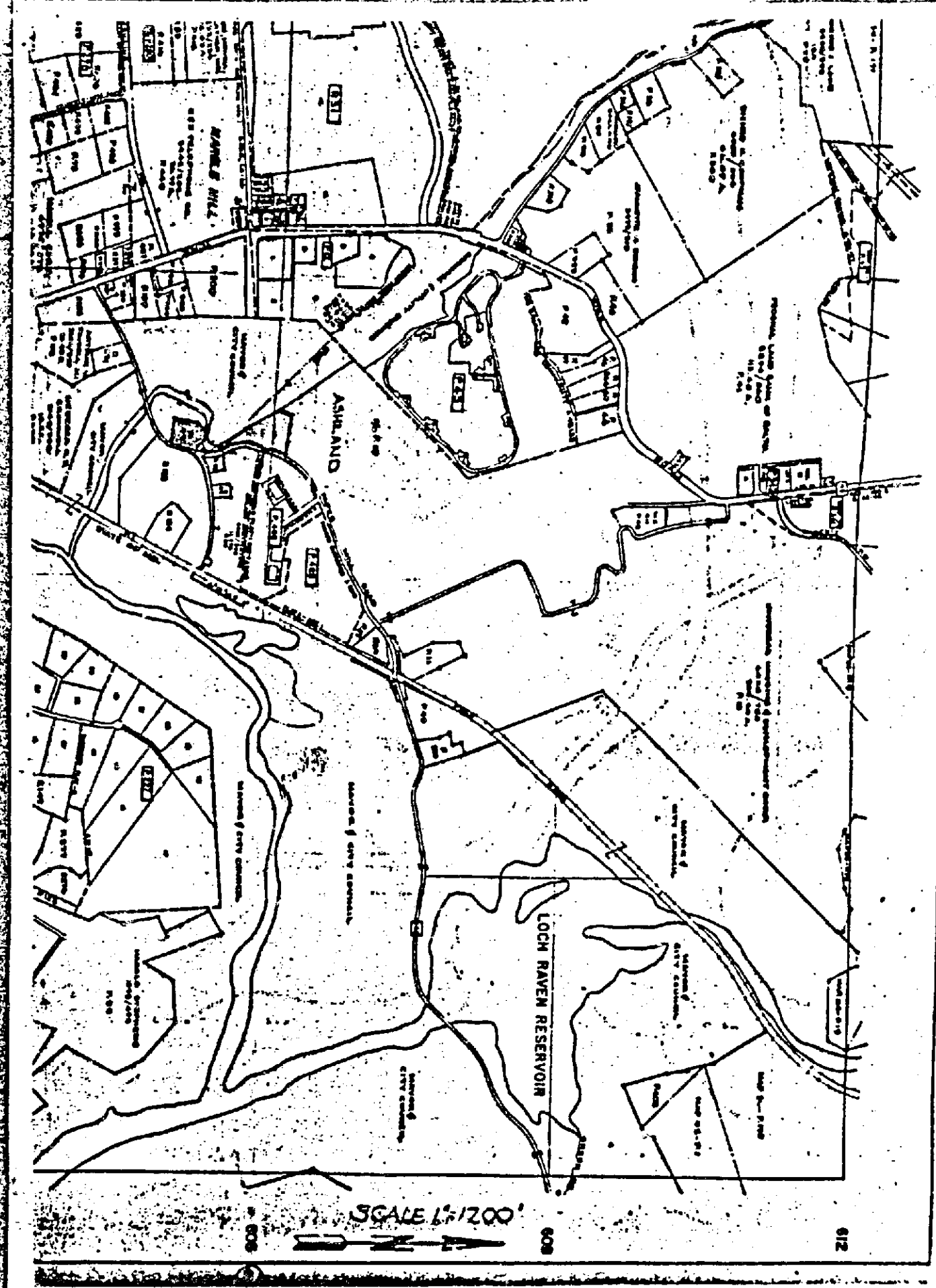
Should the Grantee acquire any interest in additional and/or adjoining property, that will satisfy the requirements of BCZR 1A03.4B.5, it is the intention of the Grantor and the Grantee that the easement granted herein shall be extinguished, but subject to the Order of the Zoning Commissioner of Baltimore County as hereinafter agreed.

Should the Grantee cease to operate the Ashland Presbyterian Church facility hereinbefore described for church or educational purposes, or transfer the facility to another religious denomination or organization, then it is the intent of the parties hereto that the easement granted herein shall be extinguished, but subject to the Order of Zoning Commissioner of Baltimore County hereinafter agreed.

Nothing contained herein shall be construed to permit Grantee to construct or locate any improvements in the above-described easement parcel.



AUG 27 1986



LIBERTY 138 FOLIO 187

ASHLAND PRESBYTERIAN CHURCH
BREAKDOWN OF IMPERMEABLE SURFACE

Area of existing impermeable surface	= 0.46 acres
Area of impermeable surface after completion of improvements	= 0.70 acres
Increase of impermeable surface	= 0.24 acres
Area required to maintain maximum of 10% coverage of impermeable surface for additional 0.24 acres	= 2.4 acres
Area provided within easement	= 3.087 acres

Call to Kaplan Management
Address Chas. H. Friedman
21201

11416
T. J. C.

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 822-7800

OF COUNSEL
RALPH E. DEITZ
9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 822-2181
RUSSELL J. WHITE

April 23, 1986

HAND DELIVERY

Honorable Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case No.: 86-309A
Petitioner: Ashland Presbyterian Church
116 Ashland Road

Dear Commissioner Jablon:

The Deed of Easement regarding the above-captioned matter was recorded in the Land Records for Baltimore County on April 22, 1986 in Liber 7138, folio 779. Enclosed please find a copy of the receipt and Transfer Affidavit.

Very truly yours,
Stephen J. Nolan
Stephen J. Nolan

cc: Peter Zimmerman, Esquire w/enc
Mark D. Dropkin, Esquire w/enc
Harry Weiskopf, Esquire w/enc
Rustern Fred Stashkevitch, Jr. w/enc
David Billingsley w/enc
Ronald Baldwin w/enc

ELMER H. KAHLINE JR.
CLERK OF CIRCUIT CT.
FOR BALTIMORE COUNTY

REC'D AND RETURNED
11416
04/23/86
FOLIO 779

DEED
ENC. JR. T
CHECK TL 38.00

1986 RECEIPT
#14022 CUM R2 709-33

BALTIMORE COUNTY, MARYLAND
Office of Finance - Revenue Division
REAL PROPERTY TRANSFER - CONSIDERATION AFFIDAVIT

Complete affidavit - original and 1 copy - for each instrument other than mortgage or deed of trust (with or without consideration). Sign and return both copies.

In compliance with Baltimore County Code Title 11, Article IX, Sections 11-69 through 11-85, as amended, it is certified that an instrument described below, representing a transfer of real property including, but not limited to, fee simple estate, leasehold estate, limited estate and legal or equitable interests in real property, is offered for record in Baltimore County. The subject property is identified as follows:

Property Account # Case 86-309A
Date of Instrument March 31, 1986
DOCUMENTS PRESENTED
☐ Deed ☐ Agreement
☐ Deed of Trust ☐ Mortgage
☐ Contract ☐ Lease over 7 years
☐ Other ☒ Right-of-way or Easement Agreement

Prior Deed Reference:
Liber 7138 Folio 779
Amount of Mortgage \$ 0.00
Other (Cash, etc.) \$ 0.00
Total Consideration \$ 0.00
Assessed Factor \$ 0.00
Exempt Status Claimed per Baltimore County Code No
*Total Consideration is transfer tax base.

*Is Subject Property Financed by Bonds Issued Under Article 41, Section 266, Annotated Code of Maryland? Yes

PERSON OFFERING INSTRUMENT FOR RECORDING: TRANSFERRED PROPERTY KNOWN AS:
Name Ashland Presbyterian Church
Title Co. or Firm Ashland Presbyterian Church
Address 116 Ashland Road, Towson, MD 21204
Phone 822-7800
GRANTOR: Peter Max Zimmerman
GRANTEE: Ashland Presbyterian Church
GRANTEE MAILING ADDRESS: 116 Ashland Road, Towson, MD 21204

I HEREBY CERTIFY under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.

Signed Peter Max Zimmerman
Date April 23, 1986
OFFICE OF FINANCE USE ONLY:
Agent Stephen J. Nolan Amount \$ 0.00 Invoice # 11416 Date 4/23/86
Tax \$111 0.00 C.D. Credit 0.00 Other Credit 0.00
Comments

PETITIONS FOR ZONING VARIANCES AND SPECIAL EXCEPTION
8th Election District

LOCATION: Beginning at West Side of Ashland Road, approximately 1800 feet Northeast of the Centerline of York Road (116 Ashland Road)

DATE AND TIME: Monday, March 31, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petitions for Zoning Variances to permit a principal building within 57 feet of the centerline of a street in lieu of the required 100 feet, 37 percent coverage of impermeable surface in lieu of the required 10 percent, 24 feet between principal buildings in lieu of the required 100 feet, a rear yard setback of 22 feet in lieu of the required 50 feet, and 30 parking spaces in lieu of the required 63 parking spaces

Petition for Special Exception for a church in a R.C. 4 Zone

Trustees of the Presbyterian
Being the property of Congregation at Ashland, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-9000
December 16, 1985

DESCRIPTION TO ACCOMPANY APPLICATION FOR VARIANCE, ASHLAND PRESBYTERIAN CHURCH:

Beginning for the same at a point in the center of Ashland Road said point being distant northeasterly 1800 feet more or less from the intersection formed by the center of said Ashland Road with the center of York Road thence North 79 degrees 32 minutes 28 seconds West 229 feet more or less thence North 11 degrees 17 minutes 32 seconds East 260.80 feet thence North 47 degrees 14 minutes 32 seconds East 138.78 feet thence South 67 degrees 42 minutes 28 seconds East 80.35 feet thence N32 degrees 55 minutes 28 seconds East 94.10 feet thence South 68 degrees 48 minutes 31 seconds East 47 feet more or less to the center of said Ashland Road thence binding thereon southwesterly 288 feet more or less.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016160

ACCOUNT: HUDKINS ASSOCIATES, INC.
DATE: 4/23/86
AMOUNT: \$ 0.00
RECEIVED FROM: Stephen J. Nolan
FOR: Transfer of Deed
VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
Beg. @ W/S of Ashland Rd., approx. : OF BALTIMORE COUNTY
1800' NE of the C/L of York Rd.
(116 Ashland Rd.), 8th District :
TRUSTEES OF THE PRESBYTERIAN : Case No. 86-309-XA
CONGREGATION AT ASHLAND, :
Petitioner :
ENTRY OF APPEARANCE
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188
I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner.
Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JAB'ON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 24, 1986

Stephen J. Nolan, Esquire
Nolan, Plunhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITIONS FOR ZONING VARIANCES AND SPECIAL EXCEPTION
Beg. @ W/S of Ashland Rd., approx. 1800' NE of the c/l
of York Rd. (116 Ashland Rd.)
8th Election District
Trustees of the Presbyterian Congregation at Ashland -
Petitioner
Case No. 86-309-XA

Dear Mr. Nolan:

This is to advise you that \$89.75 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by
this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018548

Baltimore County, Maryland, and remit
Building, Towson, Maryland

DATE 2/23/86 ACCOUNT 8-01-615-000

AMOUNT \$ 89.75

RECEIVED FROM Nolan, Plunhoff & Williams, Chartered

FOR Advertising and Posting re Case #86-309-XA

VALIDATION OR SIGNATURE OF CASHIER

Stephen J. Nolan, Esquire
Nolan, Plunhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

February 28, 1986

NOTICE OF HEARING

RE: PETITIONS FOR ZONING VARIANCES AND SPECIAL EXCEPTION
Beg. @ W/S of Ashland Rd., approx. 1800' NE of the
c/l of York Rd. (116 Ashland Rd.)
8th Election District
Trustees of the Presbyterian Congregation at Ashland -
Petitioner, Case No. 86-309-XA

TIME: 10:15 a.m.

DATE: Monday, March 31, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018492

DATE 2/21/86 ACCOUNT 8-01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Ashland Presbyterian Church

FOR \$100.00 for Case #86-309-XA

VALIDATION OR SIGNATURE OF CASHIER

IN RE: PETITION ZONING VARIANCES *
Beginning at the W/S of *
Ashland Road, approx. 1,800' *
NE of the centerline of York *
Road (116 Ashland Road) - *
8th Election District *
Ashland Presbyterian Church, *
Petitioner *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-309-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter having come for a hearing before the Zoning Commissioner
of Baltimore County on the 19th day of February, 1986, IT IS ORDERED, this
24th day of February, 1986, that the requests for variances filed herein
be held sub curia pending the filing of Amended Petitions, to be filed under
the same case number, for Special Exception for a church in an R.C.4 Zone and
for a Zoning Variance for parking.

It is FURTHER ORDERED that the Amended Petitions shall be advertised and
posted and a continued hearing date be scheduled pursuant to applicable law.

AJ/srl

cc: Stephen J. Nolan, Esquire

Peter M. Zimmerman, Deputy People's Counsel

ORDER RECEIVED FOR FILING

DATE 2/24/86
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

PETITION FOR ZONING VARIANCES
8th Election District

LOCATION: Beginning at West Side of Ashland Road, approximately 1800
feet Northeast of the Centerline of York Road (116 Ashland
Road)
DATE AND TIME: Wednesday, February 19, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to allow a principal building within 57 feet
of the centerline of a street in lieu of the required 100 feet, 37 percent
coverage of impermeable surface in lieu of the required 10 percent, 24 feet
between principal buildings in lieu of the required 100 feet, and a rear yard
setback of 22 feet in lieu of the required 50 feet.

Being the property of Ashland Presbyterian Church, as shown on plat
plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued
within the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this period
for good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JAB'ON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JAB'ON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 3, 1986

Mr. Ronald L. Baldwin, Trustee
Ashland Presbyterian Church
118 Ashland Road
Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCES
Beg. @ W/S Ashland Rd., approx. 1800' NE of the c/l
York Rd. (116 Ashland Rd.)
8th Election District
Ashland Presbyterian Church - Petitioner
Case No. 86-309-A

Dear Mr. Baldwin:

This is to advise you that \$75.00 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by
this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018482

Baltimore County, Maryland, and remit
Building, Towson, Maryland

DATE 2/17/86 ACCOUNT 8-01-615-000

AMOUNT \$ 75.00

RECEIVED FROM Ashland Presbyterian Church

FOR \$75.00 for Case #86-309-A

VALIDATION OR SIGNATURE OF CASHIER

Mr. Ronald L. Baldwin, Trustee
Ashland Presbyterian Church
118 Ashland Road
Cockeysville, Maryland 21030

January 17, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
Beg. @ W/S of Ashland Rd., approximately 1800'
NE of the c/l of York Rd.
(116 Ashland Rd.)
Ashland Presbyterian Church - Petitioner
Case No. 86-309-A

TIME: 9:30 a.m.

DATE: Wednesday, February 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

AJ:med

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
Beginning W/S Ashland Rd., : OF BALTIMORE COUNTY
approximately 1800' NE
C/L York Rd. (116 Ashland
Rd.), 8th District :
ASHLAND PRESBYTERIAN : Case No. 86-309-A
CHURCH, Petitioner :
: : : : :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the
above-captioned matter. Notices should be sent of any hearing dates
or other proceedings in this matter and of the passage of any preliminary
or final Order.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy
of the foregoing Entry of Appearance was mailed to Ronald L. Baldwin,
Trustee, Ashland Presbyterian Church, 118 Ashland Rd., Cockeysville, MD
21030, Petitioner.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman



ashland presbyterian church
116 Ashland Road • Cockeysville, Maryland 21030 • Church Phone (301) 666-1310
REV. FRED STASKEVITCH, JR.
Pastor

January 8, 1986

Honorable Arnold Jab'ON
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Item Number 240 - Ashland Presbyterian Church application
for zoning variance dated December 20, 1985

Dear Commissioner Jablon:

I spoke with Mr. James Dyer earlier today. He informed me that
there is a large backlog of variance applications and he did not
expect that the hearing for the above-mentioned item would occur
before the end of March or early April.

Our building committee believes that our education center answers
a very real need for quality day care, nursery and kindergarten
programs in the Cockeysville area. We are working toward a June
occupancy of our new building which will allow us to expand our
day care program and also allow us to open enrollment in our
expanded nursery and kindergarten programs for September, 1986.
This requires that we begin construction in March of this year.

If we are delayed in receiving the variance until late March or
April, we may not be able to occupy the building until after the
Fall school season begins. This would strike a large blow to the
success of our program since we would be forced to delay full
enrollment until Fall of 1987.

page two

Speaking for our building committee and as a trustee for Ashland Presbyterian Church, I would like to request that a hearing date be set for this matter as soon as possible, preferably by late February. Please give this matter your most generous consideration. I will look forward to hearing from you.

Sincerely yours,

Ronald L. Baldwin
Ronald L. Baldwin, Trustee and
Building Committee Chairperson

PETITION FOR ZONING VARIANCES
Beg. @ W/S of Ashland Road
approximately 1800' NE
of the c/l of York Road
(116 Ashland Road)
Ashland Presbyterian Church
Petitioner
* * * * *
BEFORE THE
* * * * *
ZONING COMMISSIONER
* * * * *
OF BALTIMORE COUNTY
* * * * *
Case No. 86-309-A

NOTICE TO ENTER APPEARANCE

Please enter the appearance of STEPHEN J. NOLAN and NOLAN, PLUMHOFF & WILLIAMS, Chartered as counsel for the Petitioner in the above-entitled case, ASHLAND PRESBYTERIAN CHURCH, with regard to the pending Petition for Zoning Variance.

We intend to be present at the hearing on Wednesday, February 19, 1986.

Stephen J. Nolan
STEPHEN J. NOLAN, Esquire

Nolan, Plumhoff & Williams
NOLAN, PLUMHOFF & WILLIAMS, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204
(301) 823-7800

Attorneys for Petitioner

Certificate of Service

I HEREBY CERTIFY that on this 18th day of February, 1986, a copy of the foregoing Notice to Enter Appearance was hand delivered to Phyllis Friedman, People's Counsel for Baltimore County and Peter Max Zimmerman, Deputy People's Counsel, Court House, Towson, Maryland 21204.

Stephen J. Nolan
STEPHEN J. NOLAN, Esquire

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS,
CHARTERED

Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PHYLIS COLE FRIEDMAN
People's Counsel

February 14, 1986

Arnold Jablon, Esquire
Zoning Commissioner of
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Ashland Presbyterian Church, Petitioner
Zoning Case No. 86-309-A

Dear Mr. Jablon:

Upon review of the above case, we note that a variance is requested to the regulations limiting impervious surface coverage on property zoned R.C. 4 (watershed protection). Please note that this office has taken the consistent position that under Section 1A03.434 and 502.1g and 502.1h of the Baltimore County Zoning Regulations, such a variance is not permitted.

To our knowledge, a variance has never been granted under these sections. In prior cases, property owners have resolved the problem by acquiring or designating additional property, in the form of easements, so that the coverage can be within the permitted 10%. In this connection, I refer to Pleasant Hill Chapel, Inc., Case No. 82-98-A, and Baltimore Gas and Electric Co., Case No. 85-87-XA.

I would also refer you to the position this office took in its letter dated September 26, 1984 in reference to the Baltimore Gas and Electric Co. case as well as the case of Haussner Family Limited Partnership, Case No. 85-83-SPHA (which is currently pending before the County Board of Appeals). A copy of that letter is enclosed for your reference.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: Ronald L. Baldwin, Trustee
Ashland Presbyterian Church

Hudkins Associates, Inc.
Norman E. Gerber

PMZ:sh

BALTIMORE COUNTY, MARYLAND
PEOPLE'S COUNSEL
OLD COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PETER MAX ZIMMERMAN
DEPUTY PEOPLE'S COUNSEL

September 26, 1984

The Honorable
Arnold Jablon
Zoning Commissioner

The Honorable
Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Haussner Family Ltd. Partnership, Petitioner
Zoning Case No. 85-83-SPHA (Item 127);
Baltimore Gas & Electric Co., Petitioner
Zoning Case No. 85-87-XA (Item 27)

Hearings were held in the above cases, respectively, on September 24 and 25, 1984. In both cases, the parties have tentatively agreed that the variance request pertinent to Section 1A03.435 may be mooted and the proposed development approved, subject to the working out and documentation of satisfactory land restrictions and/or agreements.

In the Haussner case, the Petitioner is to draft restrictive covenants. In the Baltimore Gas & Electric Co. case, Petitioner is to seek an agreement from Baltimore County never to improve its property overlying specified pipeline easements.

To facilitate working toward this goal, I am enclosing the following:

1. Copy of the Opinion in Pleasant Hill Chapel, Inc., Case No. 82-98-A;
2. Copy of letter dated October 8, 1982 from J. Carroll Holzer, Esquire, to Keith Franz, Chairman, County Board of Appeals;
3. Easement Agreement dated September 15, 1982;
4. Plat accompanying County Board of Appeals Order dated November 16, 1982.

Please note the language in the Order, plat, and easement conditioning the approval upon the perpetual maintenance of the specified terms, conditions and restrictions without limitation; the provision that the grant is effective

- 2 -

September 26, 1984

The Honorable
Arnold Jablon
Zoning Commissioner

The Honorable
Jean M. H. Jung
Deputy Zoning Commissioner

only so long as the easement is not limited or restricted in any manner, or until extinguished in part or in whole by a later Order of the County Board of Appeals; the references to the purposes of the arrangement, and the agreement of the parties to the easement that no modification of the agreement or alienation of the property shall occur without further Order of approval of the Board; the provision that the agreement may be enforced by duly authorized public officials and/or interested parties; and the reference in the body of the Easement Agreement to the zoning case; and the clause that the conditions of the easement shall not be amended or abandoned by the parties or their successors until further Order of the County Board of Appeals.

Any restrictive covenant, revised plat, or other agreement worked out in the above cases should at least contain language similar to that included in the resolution in the Pleasant Hill Chapel case, and we would oppose any approval based on any agreement or Order which does not substantially include these provisions. Furthermore, in the Baltimore Gas & Electric Co. case, because Baltimore County, Maryland may be a party, we would require a written Opinion of the County Office of Law that it has the authority to make a perpetual grant or commitment of the property overlying the subject pipeline easements, and that the easements themselves are proper.

I trust that, because of the complexity of the proposed resolution toward which we are working, the above will clarify some of the details which we believe are necessary for an effective land use restriction.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: John B. Howard, Esquire
Dennis Sutton
Malcolm P. Spicer, Jr., Esquire
Malcolm S. Aldrich
Paul J. Solomon
James G. Roswell
Eugene A. Bobor

Enclosures

PMZ:sh

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

OF COUNSEL
RALPH E. DETZ
9026 LIVERY ROAD
RANALSTOWN, MARYLAND 21133
(301) 922-2121
RUSSELL J. WHITE

February 21, 1986

Honorable Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Hand Delivery

Re: Case No. 86-309A
Petitioner: Ashland Presbyterian
Church
116 Ashland Road
Ashland Presbyterian Church
Amended Petition for Special Excep-
tion
Amended Petition for Zoning Variance

Dear Commissioner Jablon:

In accordance with our discussions with Peter Max Zimmerman, Deputy People's Counsel, yesterday, February 20, 1986, I am filing herewith the following amended petitions with regard to the above-entitled case:

1. Amended Petition for Special Exception;
2. Amended Petition for Zoning Variance (for parking); and
3. Ten (10) revised site plans from Hudkins & Associates.

These petitions supplement the Petition for Zoning Variance previously filed herein and on which the hearing commenced on February 19, 1986.

We greatly appreciate your assistance and the assistance of Mr. Dyer and his staff in scheduling the continuation of the hearing at the earliest possible date in view of the extremely tight schedule with the the Church is confronting.

In the interim, we will be proceeding to attempt to finalize an offsite easement satisfactory to the People's Counsel to meet the coverage requirements.

Honorable Arnold Jablon
February 21, 1986
Page Two

Thanking you for your assistance, I am

Very truly yours,

Stephen J. Nolan
Stephen J. Nolan

SJN/pme
Enclosure

cc: Mr. James E. Dyer, Zoning Supervisor
Peter Max Zimmerman, Esquire
Deputy People's Counsel
Reverend Fred Skaskevitch, Jr.
Mr. Ronald L. Baldwin
Mr. David Billingsley

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
494-2188

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JANUARY 24, 1986

Re: Zoning Advisory Meeting of JANUARY 14, 1986
Item # 240 ASHLAND PRESBYTERIAN
Location: CHURCH
116 W/S ASHLAND RD. 1800' NE YORK RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger parcel therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-28 of the development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/14/86.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlling by a top level intersection as defined by Bill 178-79, and as conditions change the existing traffic may become more limited. The traffic services areas are:
- ☒ Additional comments:
- ☒ A VARIANCE OF CRG Plan (W-86-162 k/a ASHLAND PRESBYTERIAN CHURCH) WAS GRANTED BY THE PLANNING BOARD 11/21/85

cc: James Roswell

Eugene A. Bobor
Chief, Current Planning and Development

AND the parties to this agreement do hereby covenant that the conditions of this easement shall not be amended or abandoned by them or their successors until further Order of the Zoning Commissioner of Baltimore County.

The Grantee joins herein to acknowledge its agreement and consent to the terms and conditions herein stated.

AS WITNESS the hand and seal of said Grantor and Grantee.

ATTEST:

SECURITY MANAGEMENT CORP.

By: _____ (SEAL)
Grantor

ATTEST:

THE TRUSTEES OF THE PRESBY-
TERIAN CONGREGATION AT ASHLAND

By: _____ (SEAL)
DAVID L. COLE, President

STATE OF MARYLAND

COUNTY OF _____

I HEREBY CERTIFY that on this _____ day of _____, 1986, before the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared _____, an officer of Grantor, who made and acknowledged the foregoing grant of easement to be his act and at the same time also appeared David L. Cole, President of the Grantee and by virtue of the

5

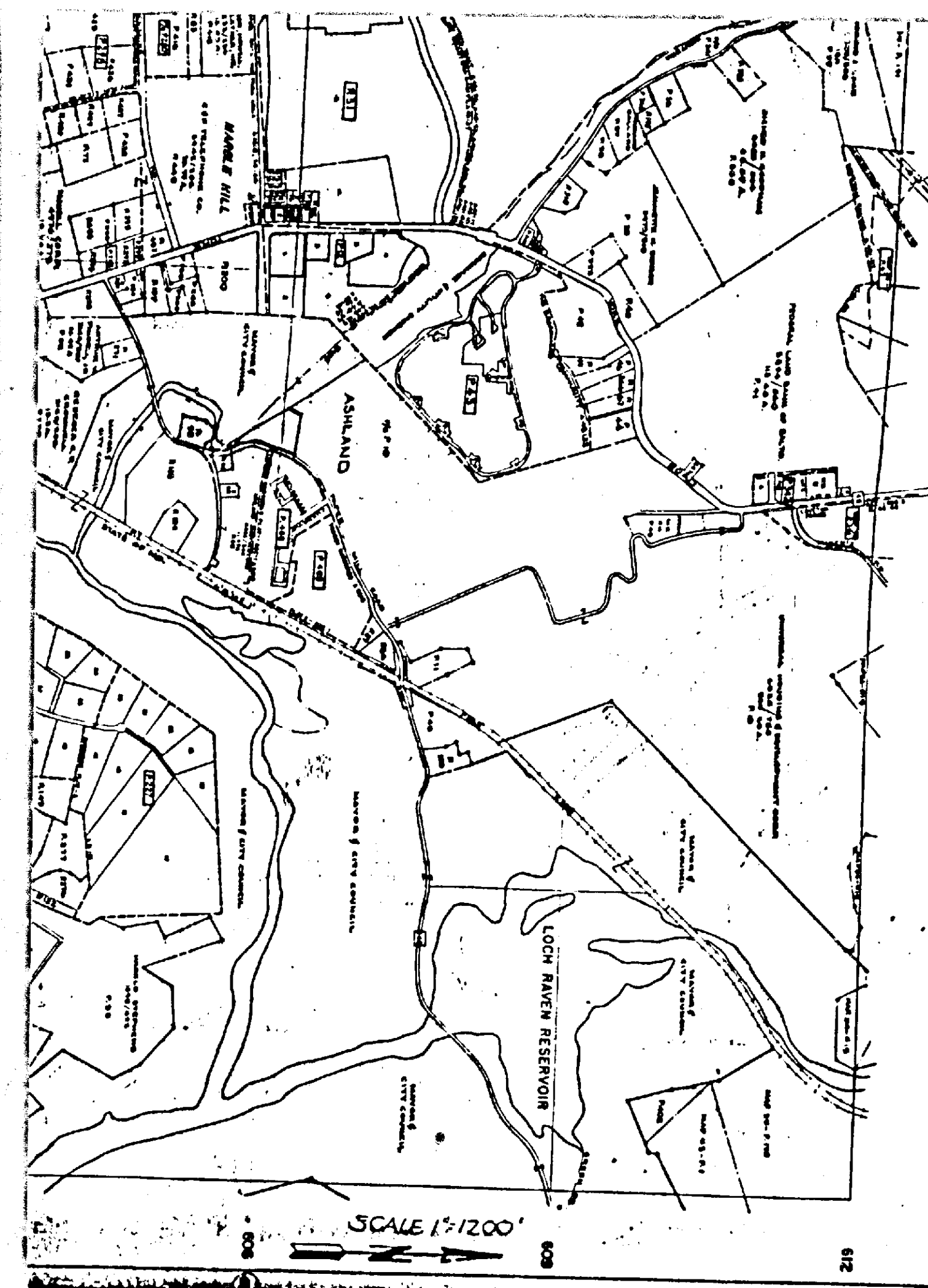
power and authority granted unto him by the Board of Directors of said Grantee acknowledged the Grantee consents to the terms and conditions of the within easement.

NOTARY PUBLIC

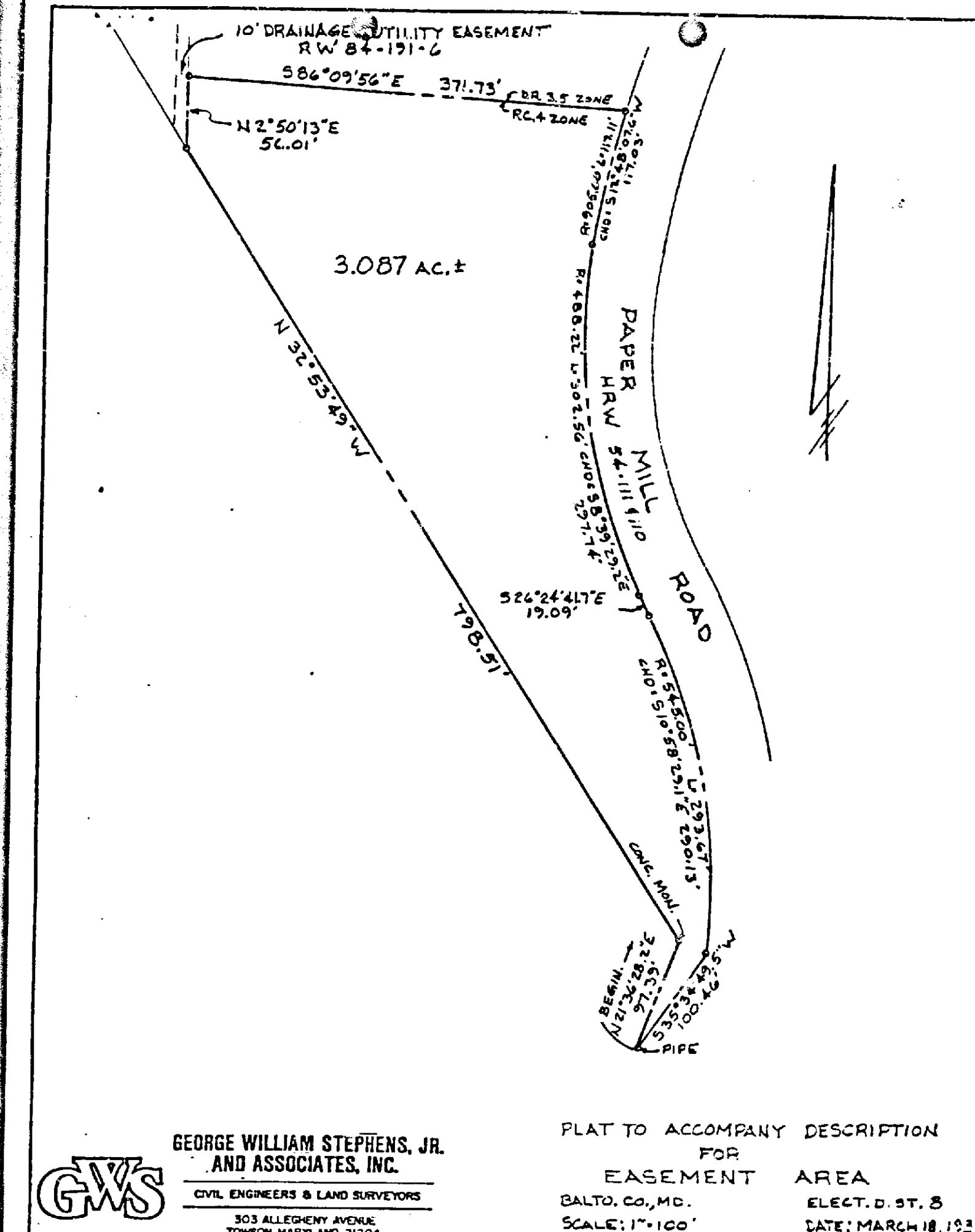
My Commission Expires: _____

SN-3/18/86

6



ASHLAND PRESBYTERIAN CHURCH
EASEMENT AREA



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
CD1925-820

PLAT TO ACCOMPANY DESCRIPTION
FOR
EASEMENT AREA
BALTO. CO., MD. ELECT. D. ST. 3
SCALE: 1"=1100' DATE: MARCH 18, 1986

PN 1236

ASHLAND PRESBYTERIAN CHURCH BREAKDOWN OF IMPERMEABLE SURFACE

Area of existing impermeable surface	= 0.46 acres
Area of impermeable surface after completion of improvements	= 0.70 acres
Increase of impermeable surface	= 0.24 acres
Area required to maintain maximum of 10% coverage of impermeable surface for additional 0.24 acres	= 2.4 acres
Area provided within easement	= 3.087 acres

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE January 23, 1986

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

Mr. Ronald L. Baldwin
Ashland Presbyterian Church
118 Ashland Road
Cockeysville, Maryland 21030

RE: Item No. 240 - Case No. 86-309-A
Petitioner - Ashland Presbyterian Church
Variance Petition

Dear Mr. Baldwin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman

Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204



Maryland Department of Transportation State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

January 23, 1986

Mr. A. Jablon-
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Item No. 240
Property Owner: Ashland
Presbyterian Church
Location: NW/8 Ashland Rd
(Route 145) 1800' NE
York Road (Route 45)
Existing Zoning R.C.4
Proposed Zoning: Var.
to allow a principal
bldg. within 57' of the
centerline of a street
in lieu of the required
100', and to allow 37%
coverage impermeable
surface in lieu of the
allowed 10% and to allow
24' between principle
building in lieu of the
required 100' and to allow
a 22' rear yard in lieu of
the required 50'
Acres: 1.74
District: 8th

Att: James Dyer

Dear Mr. Dyer:

On review of the revised submittal of 12/14/85, and field inspection, the state Highway Administration will require the site plan to be revised.

The revised site plan must show the following.

1. Show a fully channelized 30' entrance with 10' radii, 80' south of the north property line.
2. Provide a channelized deceleration/acceleration lane 31' from the centerline of Ashland Road (Route 145) for a total distance of 115' with paving and tapers to meet the existing edge of roadway.

Continued

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383 7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 7171 707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. James Dyer
Page 2
January 23, 1986

We (S.H.A.) recommend the deceleration be constructed for a total length of 135' from the 10' radius. (See attachment).

3. Construct a barrier curb (rear curb) on or in back of the proposed 80' R/W (40' 1/2 section).
4. Show a proposed 80' R/W (40' 1/2 section) from the existing centerline of Ashland Road (Route 145).

With the existing parking lot to the south located on adverse property the S.H.A. will require approval from the owner or owner's of your use of the existing facility, with access to Ashland Road (Route 145).

If interior circulation from the improved entrance is desired, all access to Ashland Road from the parking lot must be eliminated, by construction of a private barricade or fence.

If direct access to Ashland Road from the parking lot is desired, the S.H.A. will require the revised plan to show a fully channelized entrance. (see Item 1 thru 4).

It is requested the site plan be revised, prior to a Zoning date being set for the above site.

Very truly yours,

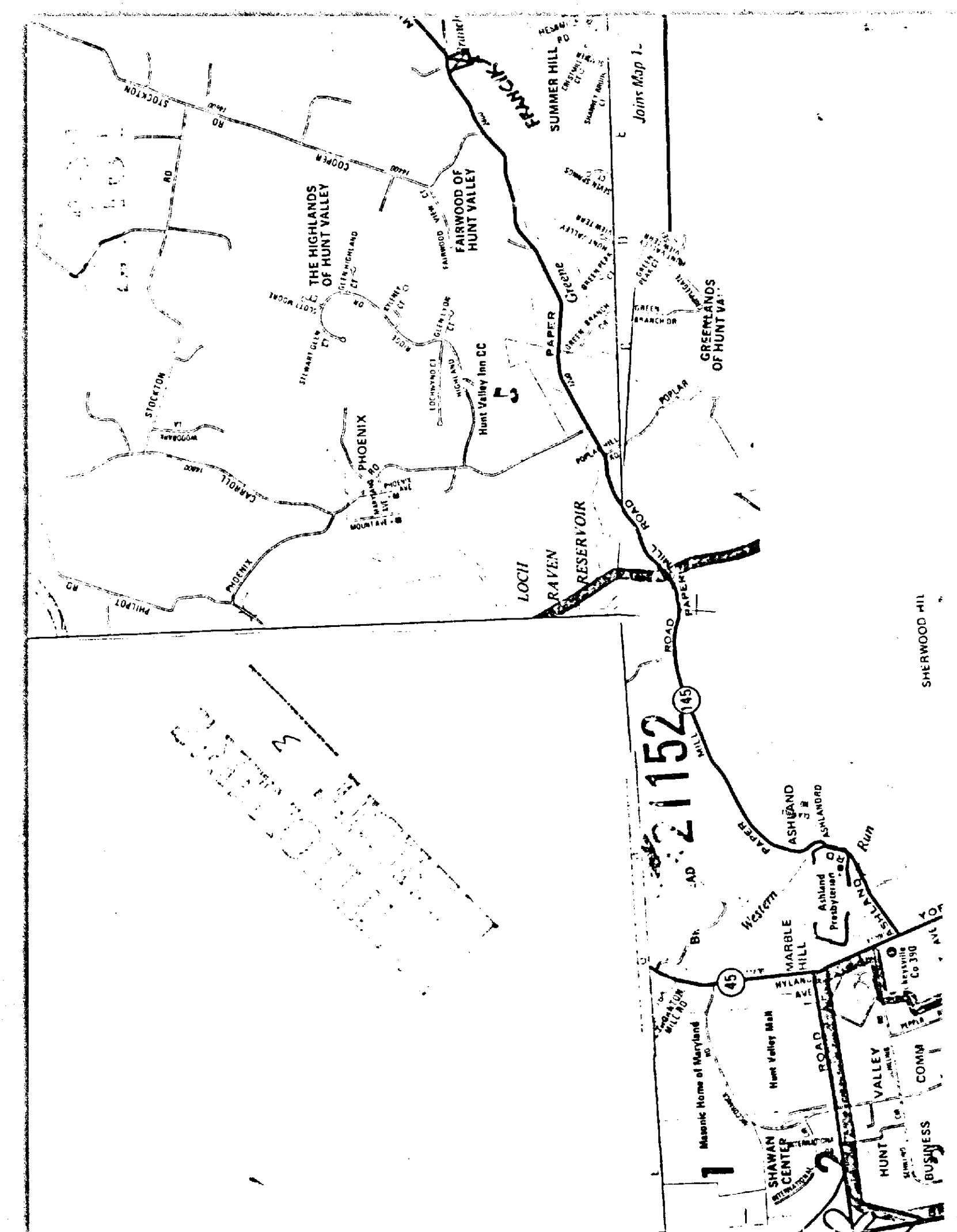
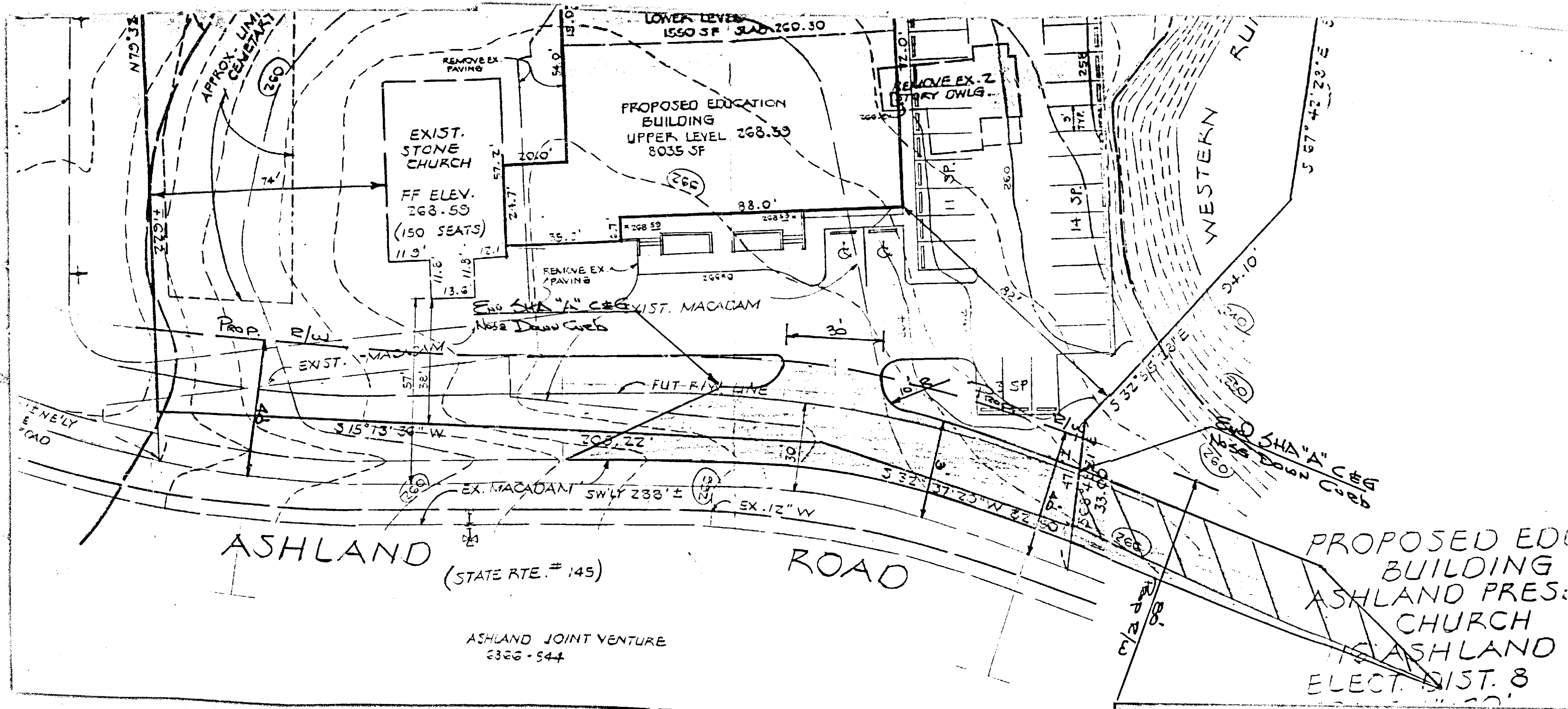
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

By: George Wittman

CL-GW:es

cc: J. Ogile
enclosure

AUG 27 1986



Case No. 86-309-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this
13th day of January, 1986.
ARNOLD JABLON
Zoning Commissioner
Petitioner Ashland Presbyterian Church Received by: *James E. Ryan*
Petitioner's Attorney *Chairman, Zoning Plans and Advisory Committee*

CERTIFICATE OF PUBLICATION
TOWSON, MD., March 12, 1986.
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 12, 1986.

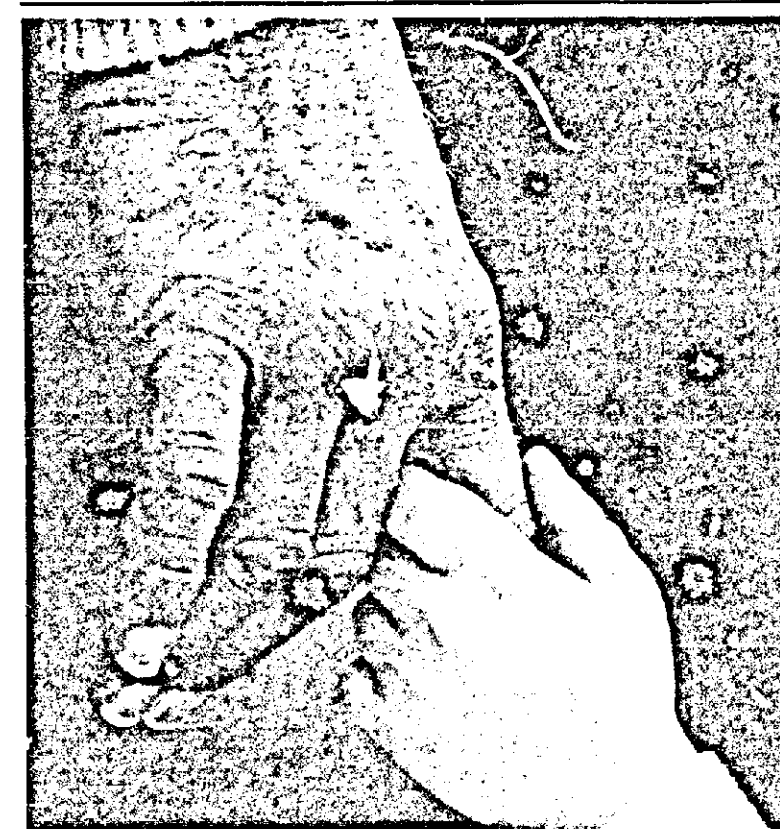
TOWSON, TIMES,
W. H. Heston
Publisher
46.75
86-309-A

PETITION FOR ZONING VARIANCE AND SPECIAL EXCEPTION
LOCATION: Beginning at West Side of Ashland Road, approximately 100 feet North of the Corner of York Road (116 Ashland Road).
DATE AND TIME: Monday, March 11, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following petition for zoning variance and special exception:
To permit a principal building within 57 feet of the corner of a street in lots of the required 100 feet, 37 percent coverage of impermeable surface in lots of the required 10 percent, 24 feet between principal buildings in lots of the required 100 feet, a new yard setback of 22 feet in lots of the required 50 feet, and 30 parking spaces in lots of the required 40 parking spaces.
Petition for Special Exception for a church in a R.C. Zone.
By filing the property of Trustees of the Presbyterian Congregation at Ashland, Baltimore County, Md., with the Zoning Office.
In the event that this Petitioner is granted, a building permit may be issued within the 180-day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or before or made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 11
CERTIFICATE OF PUBLICATION
TOWSON, MD., March 13, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 13, 1986.
THE JEFFERSONIAN,
W. H. Heston
Publisher
Cost of Advertising 33.00
86-309-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 8th
Posted for: *Maximilian J. Smith, Esq.*
Petitioner: *Ashland Presbyterian Congregation at Ashland*
Location of property: *116 Ashland Rd., Towson, Md. 21204*
Location of Sign: *116 Ashland Rd., Towson, Md. 21204, on property of Ashland*
Remarks:
Posted by: *W. H. Heston*
Number of Signs: 2
Date of Posting: 3/10/86
Date of return: 3/14/86

PETITION FOR ZONING VARIANCE AND SPECIAL EXCEPTION
LOCATION: Beginning at West Side of Ashland Road, approximately 100 feet North of the Corner of York Road (116 Ashland Road).
DATE AND TIME: Monday, February 18, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following petition for zoning variance and special exception:
To permit a principal building within 57 feet of the corner of a street in lots of the required 100 feet, 37 percent coverage of impermeable surface in lots of the required 10 percent, 24 feet between principal buildings in lots of the required 100 feet, a new yard setback of 22 feet in lots of the required 50 feet, and 30 parking spaces in lots of the required 40 parking spaces.
Petition for Special Exception for a church in a R.C. Zone.
By filing the property of Trustees of the Presbyterian Congregation at Ashland, Baltimore County, Md., with the Zoning Office.
In the event that this Petitioner is granted, a building permit may be issued within the 180-day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or before or made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 11
CERTIFICATE OF PUBLICATION
TOWSON, MD., January 22, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 22, 1986.
TOWSON TIMES,
W. H. Heston
Publisher
42.50
86-309-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 8th
Posted for: *Maximilian J. Smith, Esq.*
Petitioner: *Ashland Presbyterian Church*
Location of property: *116 Ashland Rd., Towson, Md. 21204*
Location of Sign: *116 Ashland Rd., Towson, Md. 21204, on property of Ashland*
Remarks:
Posted by: *W. H. Heston*
Number of Signs: 2
Date of Posting: 1/24/86
Date of return: 1/28/86



**A
SHARED
RESPONSIBILITY**
*An Appeal
to the
Business Community
from
Ashland Presbyterian Church*



ashland presbyterian church
116 Ashland Road • Cockeysville, Maryland 21030 • Church Phone (301) 666-1310
REV. FRED STASHKEVITCH, JR.
Pastor

December, 1985

Members of the Business Community
Hunt Valley-Cockeysville, Maryland 21030

Dear Neighbor:

With this letter and the accompanying material, we would like to introduce ourselves. We are Ashland Presbyterian Church, and we have been a member of the community for 110 years. For almost three decades, we have operated a professional, state-approved child educational and day care center. Today, in answer to mounting demand, our purpose is to expand that facility. We need your help.

Aside from the opportunity for community service, there is a tangible benefit to be realized from your tax-deductible contribution. As an employer, you have probably had employees miss time because of child care problems. Your support enables us to provide a way to ease those problems.

Our project is this: we are building a 7,800 square-foot school and day care center at a cost of \$440,000. It will triple the number of children we can accommodate on a year-round basis. Financing will come from our small congregation (which has already pledged more than \$100,000.), from the Presbytery of Maryland, from program operations, and from interested business community neighbors like yourself.

Within the next 10 days, a member of our committee will be in touch with you. In the meantime, please contact me directly at either of the numbers below.

We look forward to sharing our project with you and thank you very much for your time.

Sincerely,

David Jones
David Jones
Development Committee Chairman
Telephone: 252-7691 (home)
788-9774 (office)

A Shared Responsibility

An Appeal to the Business Community from Ashland Presbyterian Church

"The care of its children is one of the most important responsibilities of any society...Those who participate...perform a valuable service to their State and their community."
--Governor Harry R. Hughes

For 110 years, Ashland Presbyterian Church has been a meeting place in north Baltimore County for all kinds of people who have found meaning here through their religion and through a strong sense of responsibility to their community. Now, both the size of the community and the scope of the responsibility have changed.

In north Baltimore County, we are in the midst of -- and an inseparable part of -- a pattern of exploding growth. That growth has created many needs. One of the most urgent is for quality day care and nursery programs, which we have been providing for more than a quarter-century. Today, however, we face a critical situation in which rapidly accelerating demand has far outstripped severely limited supply.

In response, Ashland now has embarked on a privately financed building program which will make it possible for us to care for more children than ever before. Under that program, we will construct a new building with 7,800 square feet of available space adjacent to our church at 116 Ashland Road in Cockeysville, approximately one mile from the Hunt Valley, Loveton and North Park industrial complexes.

Classroom space is the core of the facility. Six new rooms will enable us to triple the number of children in our Day Care Program. The facility, run by professionally-trained, State-approved people, will be open all year. It will be the only program of its kind in the community and within easy reach.

Cost of the facility is estimated at \$440,000. We have asked our small congregation of 80 families for part of the financing, and they have responded strongly by pledging \$104,000. We have arranged for low-interest loans from the Presbytery of Baltimore, which has given the project its blessing. And we will realize some of the money from income produced by the operation of the Day Care Center itself.

Most important to the success of the project, we are seeking grants from you, the business community. We need your support. In return, you receive an excellent benefit: as a contributor, you receive greater day care availability for your employees. In this way, we can help you and your people ease the worry of how and where to find responsible, professional day care with convenience as an added feature.

A share of the responsibility of caring for God's children is in our hands. And yours. With your help, we will continue to share -- and meet -- that responsibility.

We invite you to participate.



THE PRESBYTERY OF BALTIMORE

PRESBYTERIAN CHURCH (USA)

5400 Loch Raven Blvd. Baltimore, MD 21239 Phone: (301) 433-2012

Herbert D. Valentine Kenneth B. Byerly Mary E. Simons William J. Netting
EXECUTIVE PRESBYTER ASSOCIATE EXECUTIVE MODERATOR STATE CLERK

Dear Friends at Ashland Church:

On behalf of the Presbytery of Baltimore, I would like to commend your congregation as you undertake the construction of a new education facility.

You can take pride in the many years of dedicated service which you have provided to the Cockeysville/Hunt Valley area in the field of early childhood education and day care programs. As you seek to expand this vital community asset, I recognize the significant financial commitment which the people of Ashland Presbyterian Church have assumed.

The members of Baltimore Presbytery rejoice and endorse this effort on your part. It is my hope that the entire community, including the business sector, will join you in meeting a critical need for child care programs in your community.

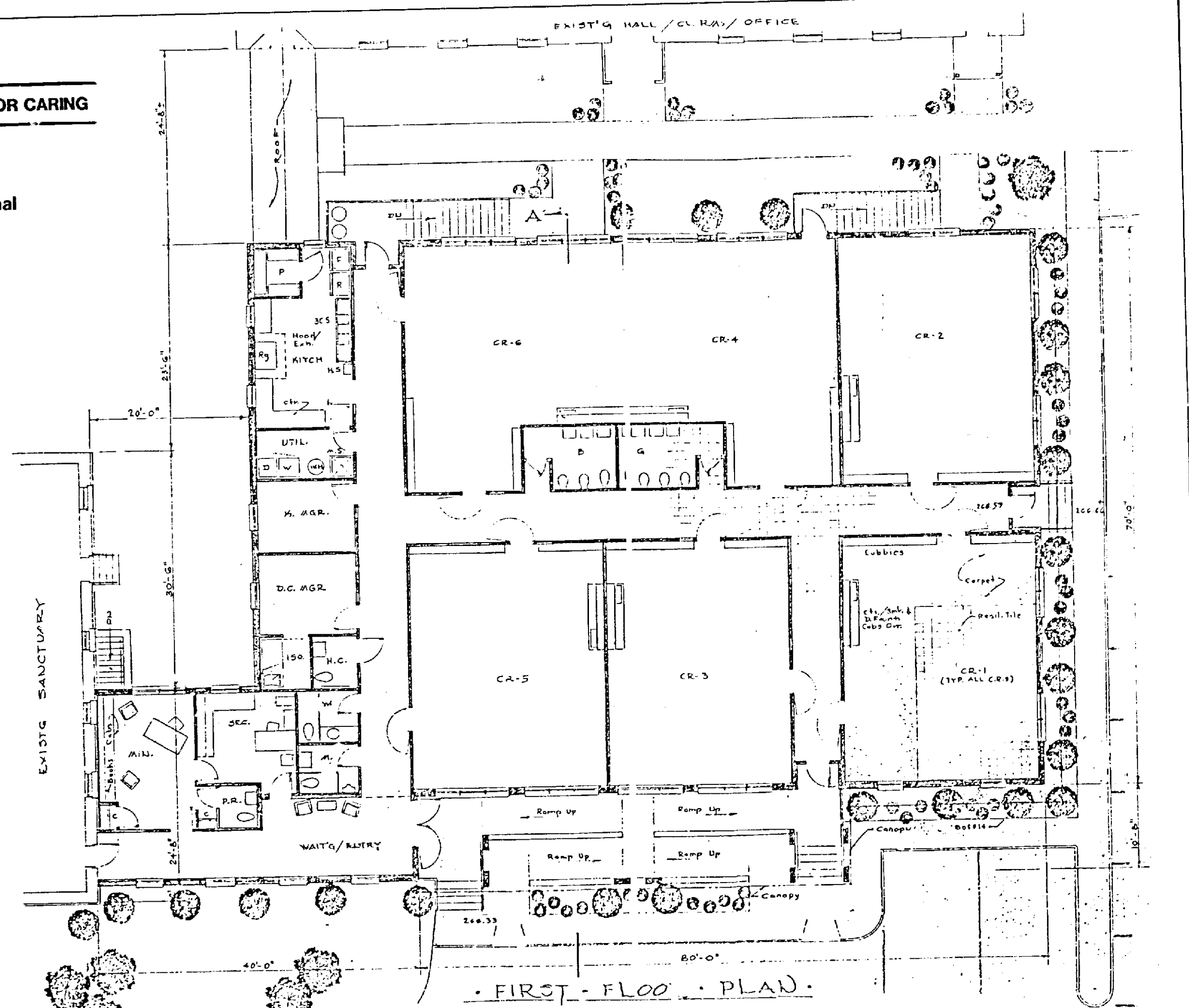
Cordially,

Herbert D. Valentine
Herbert D. Valentine
Executive Presbyter

HDS/vn

A PLAN FOR CARING

The
Ashland
Educational
and
Day Care
Center



THE ASHLAND EDUCATIONAL AND DAY CARE CENTER

Philosophy

Ashland Day Care Center is a community service and educational outreach of Ashland Presbyterian Church.

We believe that each child is a unique creation of a loving God, filled with the potential for amazing growth in spirit, mind and body. Like the proverbial mustard seed, our children need an environment conducive to growth in all these areas if they are to realize their fullest potential.

We believe the family is the first and most significant aspect of this seedbed. The Day Care experience is intended to assist parents in their responsibilities of caring for their children. It is not a replacement for the parent-child relationship; instead, it is an extension of -- and a resource for -- that primary relationship.

In order to enhance and promote each child's individual growth and nurture, we seek to:

1. Mediate the love of God for each child through a personal, caring relationship with the teachers and director of the school.
2. Provide on a daily basis a quality child-care program of caring supervision suitable for the needs of pre-school children.
3. Challenge the child to explore the academic basics suitable for the particular age level.
4. Help the child discover his or her own unique personality, talents and strengths.
5. Provide a framework within which students can experience the balance between freedom and responsibility through living in the microcosm of the Day Care community.
6. Encourage a child to develop those physical skills of his or her age level which promote sound health, growth and preparation for entry into elementary school education.
7. Base the professional care provided in mainstream, ecumenical Christianity. Children of all faiths are presently enrolled and always welcome.
8. Encourage discussion and open sharing of information concerning operation of the school so that school and parents will develop a partnership in the challenge of enabling our children to achieve significant growth in all of life's dimensions.

Ashland Day Care Center is open to all children without regard to race, sex, creed or ethnic origin.

THE ASHLAND EDUCATIONAL AND DAY CARE CENTER

Faculty (full and part-time)

The Ashland Day Care Center is a qualified educational center licensed by Baltimore County and the State of Maryland. Jean Sonta, B.S. in Ed., Bloomsburg (PA) State University, is the director.

Teachers --

Present Staff Future Staff

Certified by the State of Maryland 8 12

Credentials:

2 have Masters degrees in Early Childhood Education;
4 have Bachelors degrees in Early Childhood Education;
2 have Associates in Arts degrees

Aides -- 4 6-8

Assistant Teachers -- 0 2

Must be certified by the State of Maryland.

Will be used in the Kindergarten Program.

Pupils

Currently, the Ashland Day Care Center is limited to 25 children, ages 3-5, and the Nursery Center has a total of 100 children on a flex schedule. When expansion is complete, the new center will accommodate 60 day care children and 120 pre-schoolers on a flex schedule.

Texas, Beaver Dam, Cockeysville, Hunt Valley, Marble Hill, Ashland -- what do they have in common? They are all part of the community of Ashland Presbyterian Church.

Once, in the flourishing village of Ashland in north Baltimore County, activities had centered around the Ashland Iron Works, which was located east of the railroad and the village. It was, in fact, through the sponsorship of Colonel Walter S. Franklin, manager of the Iron Works, that Ashland Presbyterian Church was built. The church received its charter on February 18, 1874.

Today, the church's outward appearance is much the same as it was then. It was sturdily built. The stone was obtained from local quarries; the pulpit and baptismal font were crafted from Beaver Dam marble. And for the next three-quarters of a century -- long after the Ashland Iron Works was shut down -- Ashland Presbyterian established its role as a community focal point.

Then, in 1950, the Ashland Church Association was started. Through the Association, church members came together to form a community-within-the-community, and a new spirit was born.

The first outward manifestation of this spirit came when the men of the church, assisted by others from the village of Ashland, constructed a one-room, cinder-block parlour hall in 1951. Later, a kitchen was added for church suppers; and some of the Sunday School classes moved out of the church into the new hall.

By May of 1957, under the leadership of Ashland Presbyterian's first full-time pastor, Reverend Lewis M. Evans, a new addition to the parish hall was completed. In September, the church's weekday nursery school and kindergarten was started. Not long after that, the Ashland Day Care Center began operation.

Today, that Day Care Center, staffed by a professional director and eight qualified faculty members, is in heavy demand. Children are turned away regularly and regretfully because there is no space for them.

The critical need for day care has a history of its own. Several years ago, the Cockeysville-Hunt Valley business community attempted to start a Day Care Center at the former Cockeysville Elementary School. Businesses were willing to invest in the remodeling of the school for the project, as well as for an extension of the Community College system and a senior citizen center. But the project failed when the county decided it wanted to sell the building.

Now, in view of that history, Ashland Presbyterian Church proposes to build on the solid foundation of its own small, but fully qualified, Day Care Center. Under the guidance of Ashland's present pastor, Reverend Fred Stashkevetch, Jr., who is currently working with the Nursery/Day Care Centers in Christian Training, the Church is expanding its facility to triple the number of children it can accommodate. Financing for the project has been sought from the Ashland congregation--which, in 1985 pledged \$104,000 for the center, with more than 70 percent of the Church's 80 member families participating -- and from the Cockeysville-

PETITION FOR ZONING
VARIANCES
8th Election District

LOCATION: Beginning at West Side of Ashland Road, approximately 1800 feet Northeast of the Centerline of York Road (116 Ashland Road)

DATE AND TIME: Wednesday, February 19, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variances to allow a principal building within 57 feet of the centerline of a street in lieu of 100 feet, 37 percent coverage impermeable surface in lieu of 10 percent, and to allow 24 feet between a principal building in lieu of 100 feet and a 22 foot rear yard in lieu of 50 feet.

Being the property of Ashland Presbyterian Church, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Jan. 30.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 30, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 30, 1986

THE JEFFERSONIAN,

JB Venetian

Publisher

Cost of Advertising

27.50

86-309-A

Hunt Valley business community, where the need for day care has grown with the dramatic increase in the work force.

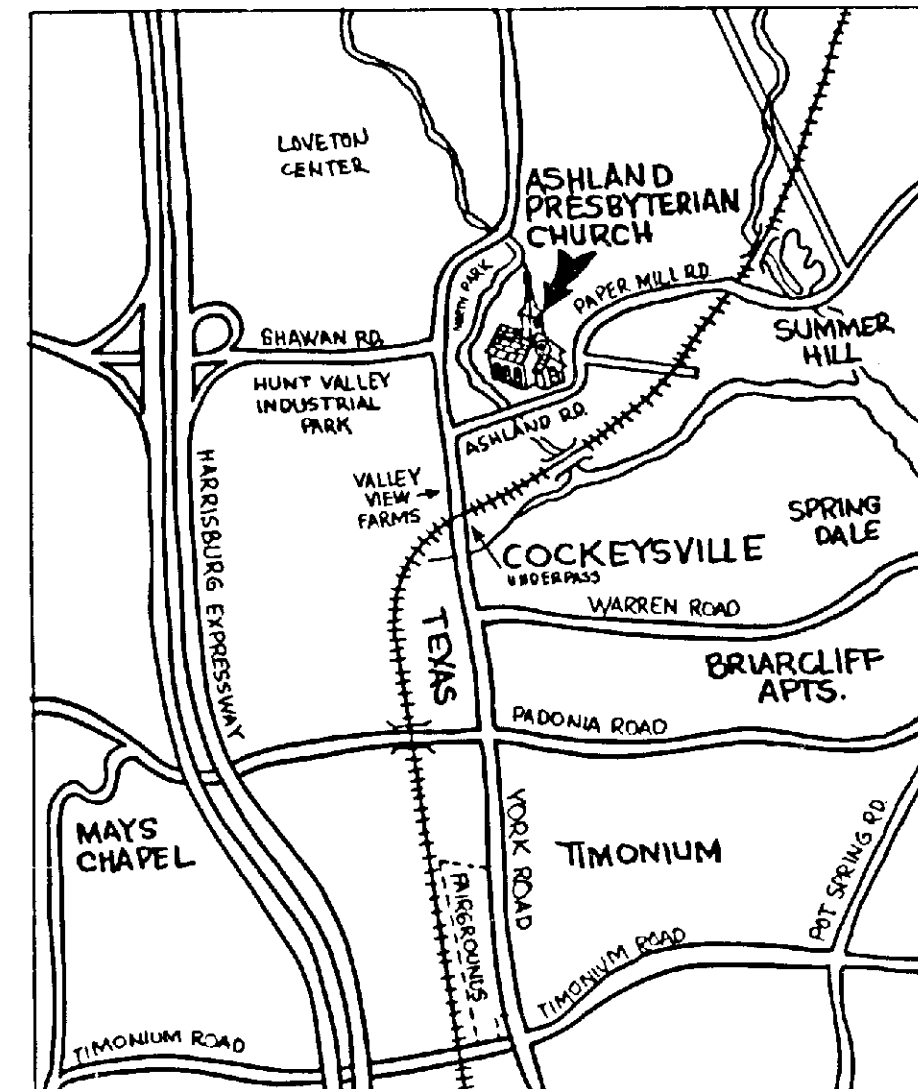
As Ashland Presbyterian Church continues its second century of existence, the "spirit of Ashland" continues to make its presence known. The Church continues to reach out to share the responsibility of making the community a better, more meaningful place to live and work.

In 1986, the responsibility will be the greatest that Ashland Presbyterian Church and the community have ever faced. But, for those who join in the spirit and help share the responsibility, the rewards, too, will be greater than ever before.

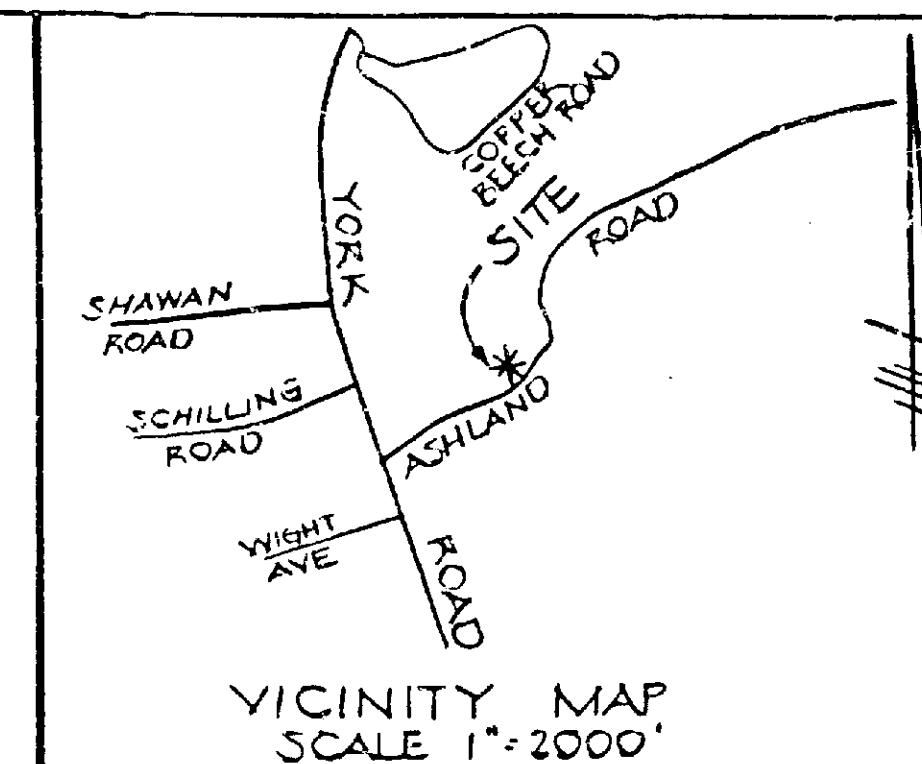
#

Ashland Presbyterian Church

A Member of the United Presbyterian Church in the USA



A Brief History of the Church and Day Care



NOTES

1. EX. ZONING RC. 4
2. AREA = 1.74 AC. ±
3. AREA OF EXISTING IMPERMEABLE SURFACE = 20,104 S.F. = 0.46 AC. = 26%
4. AREA OF IMPERMEABLE SURFACE INCLUDING PROPOSED IMPROVEMENTS = 28,340 S.F. = 0.65 AC. = 37%
5. AREA OF NATURAL VEGETATION TO BE REMOVED DUE TO PROP. IMPROVEMENTS = 0.25 AC. = 14.3%

26' ± new all
6' ± + annex
2' ± for church
5' ± for parking space

6' 1/2

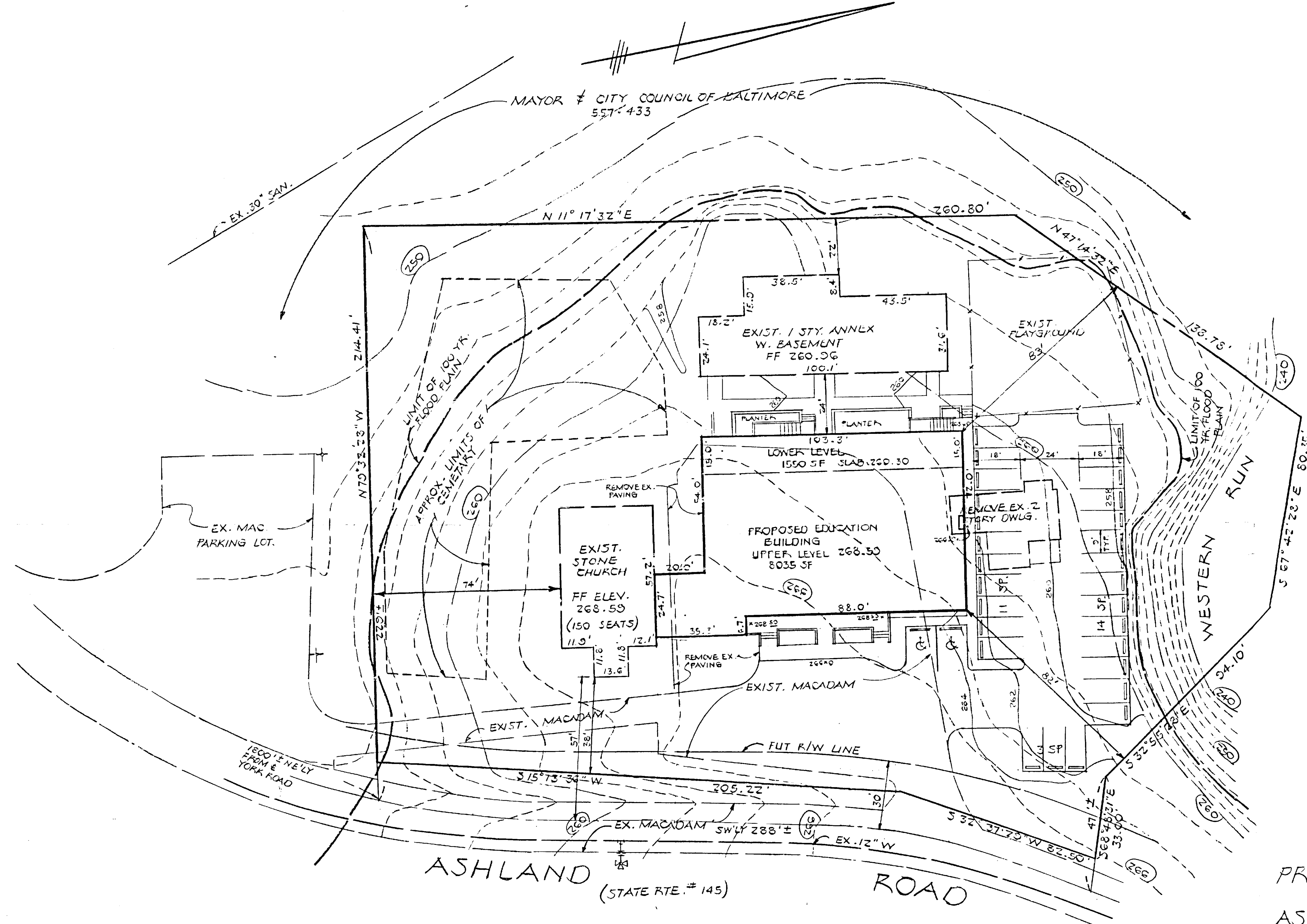
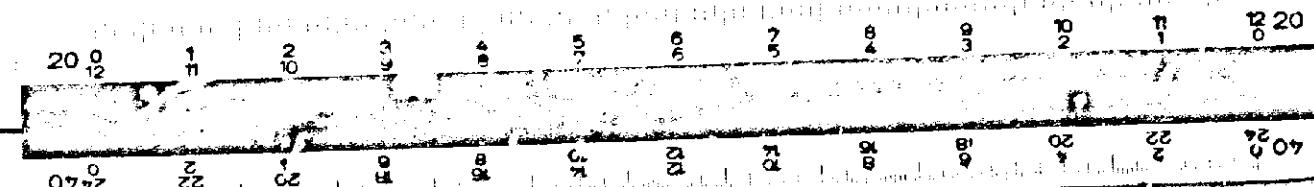
DESIGNER'S
STAMP

PROPOSED EDUCATION
BUILDING
ASHLAND PRESBYTERIAN
CHURCH
116 ASHLAND ROAD
ELECT. DIST. 8 BALTO. CO., MD.
SCALE 1"=20' OCT. 14, 1985
REV 12-14-85

#240

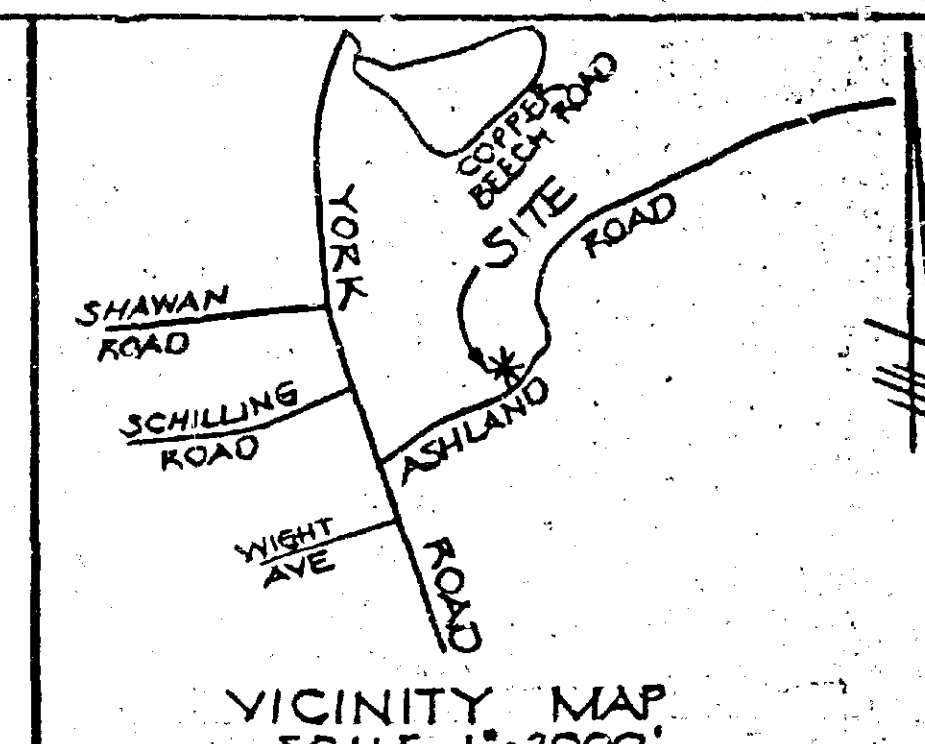
6496

PREPARED BY
HUDKINS ASSOCIATES, INC.
200 EAST LEXINGTON ROAD
PO BOX 101, SHILLINGTON, VA
703-521-2204
828-9060



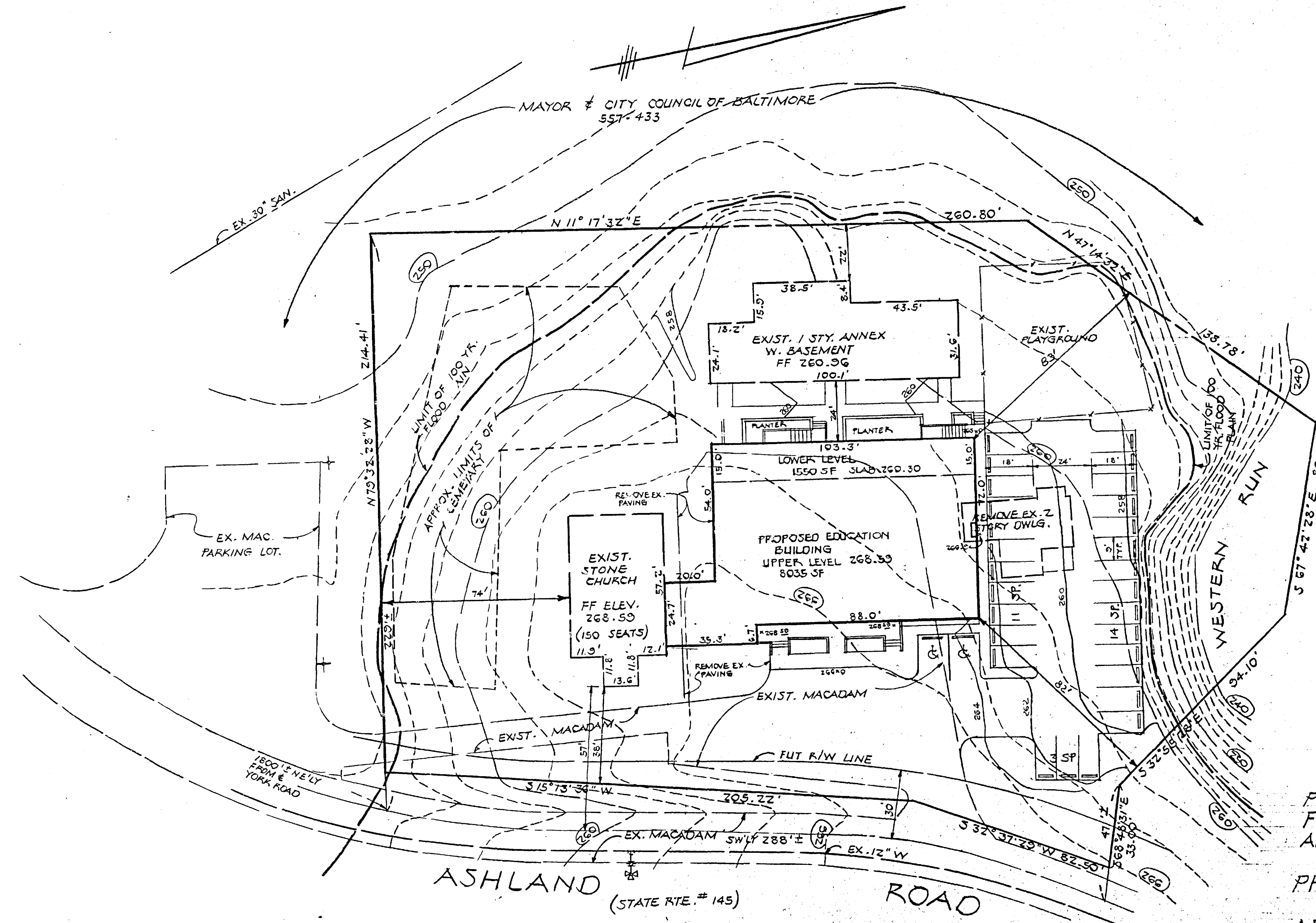
MAYOR & CITY COUNCIL OF BALTIMORE
557-433

ASHLAND JOINT VENTURE
6866-544



NOTES

1. EX. ZONING RC. 4
2. AREA = 1.74 AC. ±
3. AREA OF EXISTING IMPERMEABLE SURFACE = 20,184 S.F. = 0.46 AC. = 26 %
4. AREA OF IMPERMEABLE SURFACE INCLUDING PROPOSED IMPROVEMENTS 28,340 S.F. = 0.65 AC. = 37 %
5. AREA OF NATURAL VEGETATION TO BE REMOVED DUE TO PROJ. IMPROVEMENTS : 0.25 AC. = 14.3 %
6. PARKING DATA
REQUIRED :
CHURCH 150 SEATS/6 = 25
ANNEX 3340 SF / 300 = 11.2
EDUCATION BLDG. 8035 SF / 300 = 26.8
TOTAL REQ. = 63 SPACES
TOTAL PROVIDED = 30 SPACES
7. DAY CARE & NURSERY FACILITY IS PERMITTED AS AN AUXILIARY USE UNDER SECTION 424.2

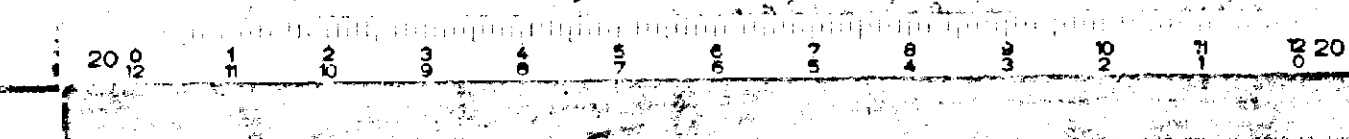


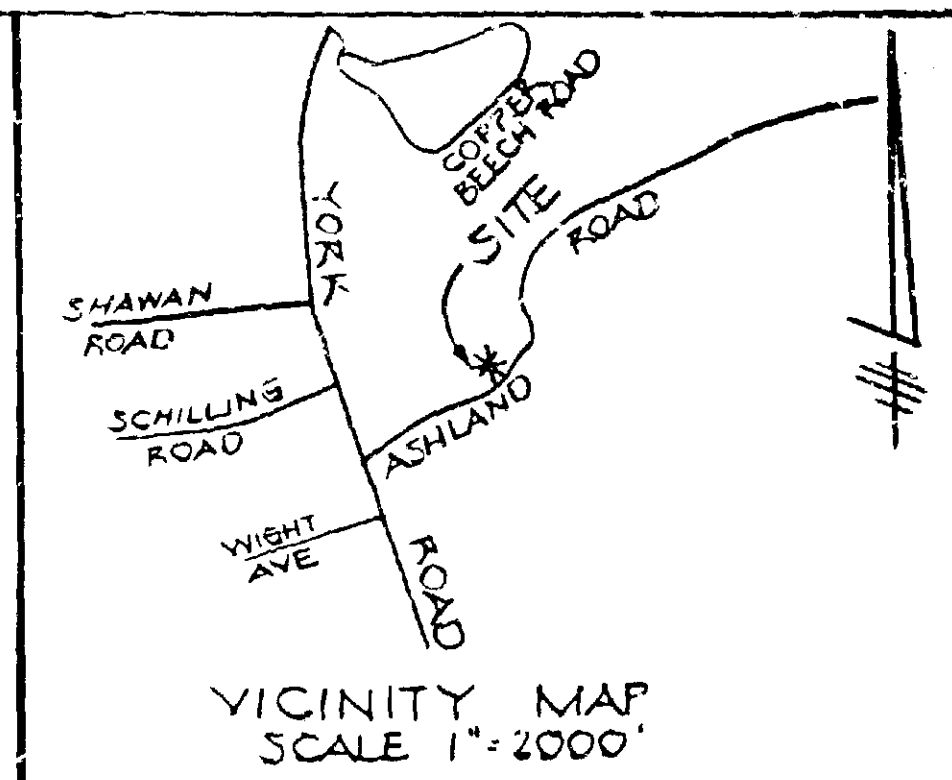
PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & AMENDED PETITION FOR VARIANCES

PROPOSED EDUCATION BUILDING
ASHLAND PRESBYTERIAN CHURCH
116 ASHLAND ROAD
ELECT. DIST. 8 BALTO. CO., MD
SCALE 1"=20' OCT. 14, 1985

REV. 12-14-85
REV. 2-21-86 FOR SPECIAL EXCEPTION & AMENDED HEARING

PREPARED BY
HUDKINS ASSOCIATES, INC.
2000 E. 10TH AVE.
TOWSON, MD 21204
328-3060





NOTES

1. EX. ZONING R.U. 4
2. AREA - 1.74 AC. ±
3. AREA OF EXISTING IMPERMEABLE SURFACE = 20,184 S.F. = 0.46 AC. = 26.7%
4. AREA OF IMPERMEABLE SURFACE INCLUDING PROPOSED IMPROVEMENTS 30,492 S.F. = 0.70 AC. = 40.2% (SEE BELOW)
5. AREA OF NATURAL VEGETATION TO BE REMOVED DUE TO PROP IMPROVEMENTS = 0.25 AC. = 14.3%
6. PARKING DATA REQUIRED:
 CHURCH 150 SEATS/G = 25
 ANNEX 3340 SF / 300 = 11.2
 EDUCATION BLDG. 8035 SF / 300 = 26.8
 TOTAL REQ. 63 SPACES
 TOTAL PROVIDED = 30 SPACES
 7. DAY CARE & NURSERY FACILITY IS PERMITTED AS AN AUXILIARY USE UNDER SECTION 424.2

DEVELOPER'S
INITIALS

ASHLAND PRESBYTERIAN CHURCH
BREAKDOWN OF IMPERMEABLE SURFACE

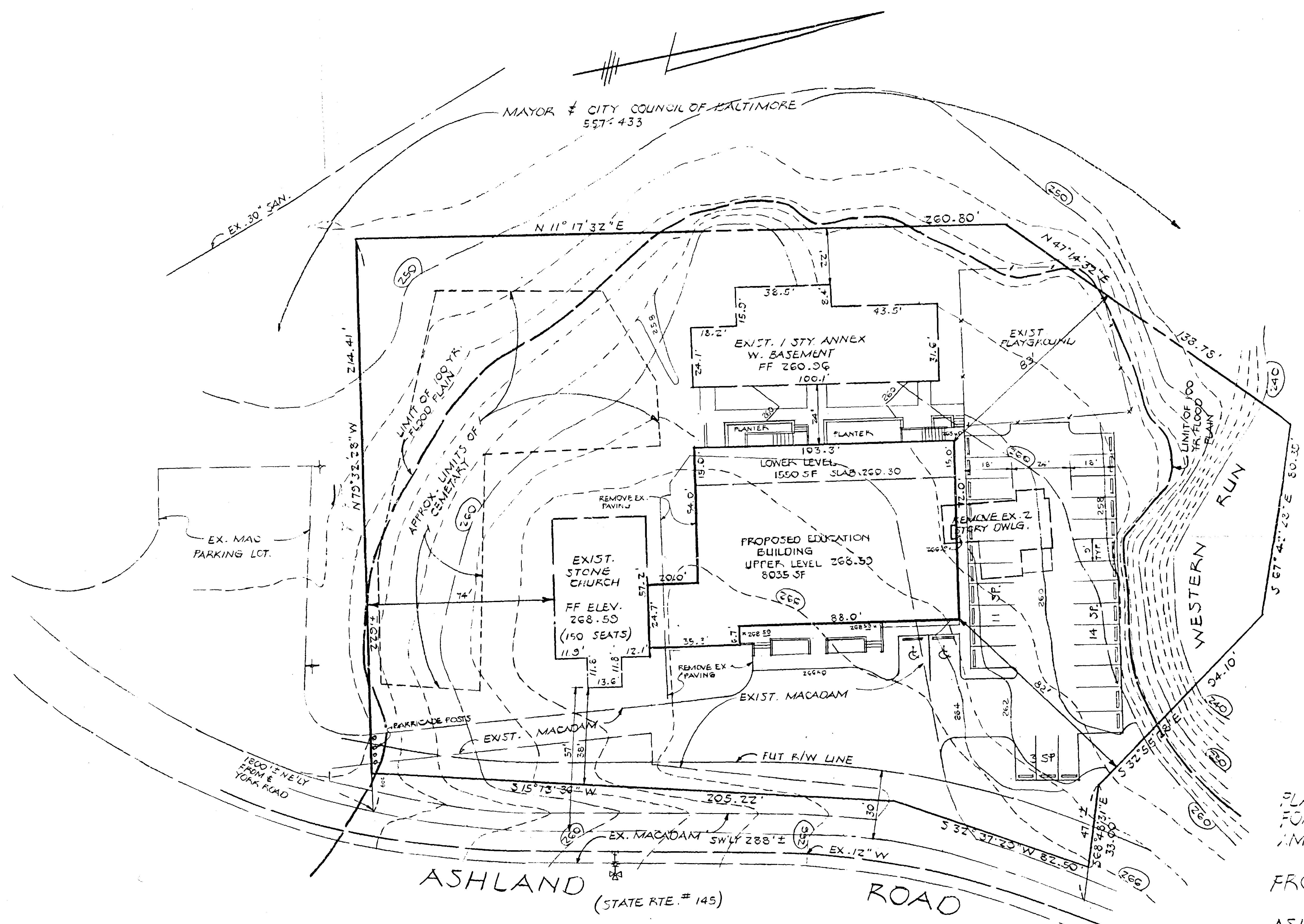
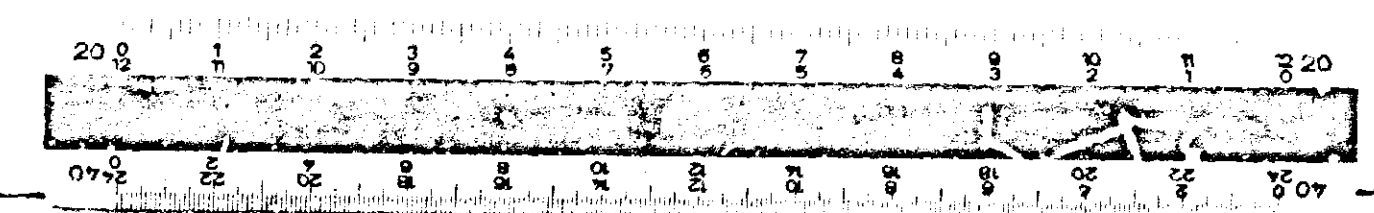
Area of existing impermeable surface	= 0.46 acres
Area of impermeable surface after completion of improvements	= 0.70 acres
Increase of impermeable surface	= 0.24 acres
Area required to maintain maximum of 10% coverage of impermeable surface for additional 0.24 acres	= 2.4 acres
Area provided within easement	= 3.087 acres

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION &
AMENDED PETITION FOR VARIANCES

PROPOSED EDUCATION
BUILDING
ASHLAND PRESBYTERIAN
CHURCH
116 ASHLAND ROAD
ELECT. DIST. 8 BALTO. CO., MD.
SCALE 1"=20' OCT. 14, 1985

REV 12-14-85
REV. 2-21-86 FOR SPECIAL EXCEP-
TION & AMENDED HEARING
REV 3-23-86

PREPARED BY
HUDSON
328-9060



this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

- A copy of the recorded deed of easement shall be submitted to the Zoning Commissioner.
- A sealed revised site plan, reflecting the recorded easement with liber and folio numbers as a note, shall be submitted to the Zoning Commissioner.
- The special exception granted herein shall be valid as long as the deed of easement is unencumbered by other uses and is in full force and effect, subject to further order by the Zoning Commissioner.
- The Petitioner shall satisfy the concerns reflected by the State Highway Administration in its comments dated January 23, 1986.

It is FURTHER ORDERED that the variance to permit coverage by impermeable surface of 37% instead of the permitted 10% be and is hereby DISMISSED.

De Sola
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Stephen J. Nolan, Esquire

People's Counsel

ORDER RECEIVED FOR FILING

DATE: April 12, 1986

BY: *John P. Longest*
ADMINISTRATIVE ASSISTANT

- 6 -

LIBERT 138 FOLIO 779

THIS DEED OF EASEMENT made this 9th day of April, 1986, by and between SECURITY MANAGEMENT CORP., a Maryland corporation, hereinafter referred to as Grantor, and the Trustees of the Presbyterian Congregation at Ashland, a religious corporation incorporated under the Laws of the State of Maryland, hereinafter referred to as Grantee.

RECITALS
The Grantor and Grantee are nearby property owners in the Eighth Election District of Baltimore County. The Grantor desires to grant and assign unto Grantee an easement, or right of use, in a 3.087-acre parcel owned by Grantor and proximate to Grantee's property; and Grantee is willing to accept said parcel subject to the provisions more fully set forth herein. The Grantee, The Trustees of the Presbyterian Congregation at Ashland, (hereinafter also called "Ashland Presbyterian Church") has applied, among other things, for a variance from the provisions of the Baltimore County Zoning Regulations pertaining to the required impermeable surface coverage in an R.C. 4 zone in connection with the proposed addition of an educational facility to the existing church. Trustees of the Presbyterian Congregation at Ashland, Petitioner, Zoning Case No. 86-309-XA. A hearing was held on February 19, 1986 before the Zoning Commissioner of Baltimore County and it continued on March 31, 1986. Following the initial hearing, Ashland Presbyterian Church and the People's Counsel for Baltimore County, participants in the aforesaid case, considered it appropriate to resolve said case by agreement, subject to the approval of the Zoning Commissioner. As part of this agreement, Ashland Presbyterian Church has agreed to acquire an easement interest in nearby land for the purpose of preserving permeable surface or sufficient land to assure compliance of the proposed building addition with the pertinent provisions of BCZR 1A03.4B.5. It has been determined that an easement of 3.087 acres will suffice to assure that the proposed addition meets the 10% maximum limit of impermeable surface coverage required by law. The location and description of the Ashland Presbyterian Church property, together with the location and description of this easement are described graphically on the plats attached hereto. The calculations pertinent to the impermeable surface coverage limits and regulations as applied to Ashland Presbyterian Church

NOT RECORDED
DIRECTOR OF FINANCE
BALTIMORE COUNTY
APR 12 1986
RECEIVED

LIBERT 138 FOLIO 783

AND the parties to this agreement do hereby covenant that the conditions of this easement shall not be amended or abandoned by them or their successors until further Order of the Zoning Commissioner of Baltimore County.

The Grantee joins herein to acknowledge its agreement and consent to the terms and conditions herein stated.

AS WITNESS the hand and seal of said Grantor and Grantee.

ATTEST:

SECURITY MANAGEMENT CORP.
Mark L. Lewis
By: *Robert T. McQuinn* (SEAL)
Robert T. McQuinn, Grantor
Executive Vice President

ATTEST:

THE TRUSTEES OF THE PRESBYTERIAN CONGREGATION AT ASHLAND
David L. Cole
By: *David L. Cole* (SEAL)
DAVID L. COLE, President

STATE OF MARYLAND
COUNTY OF *Harford*

I HEREBY CERTIFY that on this 9th day of April, 1986, before the subscriber, a Notary Public of the State of Maryland, in and for Harford County, personally appeared *David L. Cole*, President of the Grantee corporation and by virtue of the power and authority granted unto him by the Board of Directors of said Grantee acknowledged that the Grantee consents to the terms and conditions of the within easement.

John H. Settles
NOTARY PUBLIC (2000 HANOVER)
APR 12 1986
BALTIMORE CO. MD.

My Commission Expires: 7-1-86

5

LIBERT 138 FOLIO 780

are more fully set forth on the attached plat. The parties to this easement agreement, and the People's Counsel for Baltimore County, intend that this easement preserve the property described herein as permeable surface until further Order of the Zoning Commissioner of Baltimore County. The parties to this agreement acknowledge and agree that no modification of this easement agreement or alienation of the described property shall occur without further Order and approval of the Zoning Commissioner of Baltimore County. The provisions of this agreement may be enforced by duly authorized public officials and/or interested persons.

NOW THEREFORE,

IN CONSIDERATION of a gift, the said Grantor grants and assigns unto Grantee, its successors and assigns, an easement to use the hereinafter described parcel to satisfy the permeable surface requirements of the Baltimore County Zoning Regulations, reserving however unto the Grantor, the right to use said parcel for general farming or open space purposes so as not to interfere with church uses in the following parcel, provided however neither the Grantor nor Grantee will at any time cover any of said parcel with any hard or substantially impervious surface;

BEGINNING for the same at a pipe heretofore set, at the beginning of the 58th or north 21° 36' 28.2" East 97.39 foot line of that first parcel of land described in Exhibit A of a deed in Liquidation dated May 25, 1979, between Townson Nurseries, Inc. et al and Universal Housing and Development Company, recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6025 folio 758, said place of beginning also being on the security line of the Loch Raven Watershed property, running thence binding on said Loch Raven watershed property and binding on all of said 58th line and part of the 59th line of said first parcel, 1) North 21° 36' 28.2" East 97.39 feet to a concrete monument heretofore set and 2) North 32° 53' 49" West 798.51 feet to intersect the eastern side of a 10-foot Drainage and Utility Easement, shown on Baltimore County Bureau of Land Acquisition Plat RW 84-191-6, running thence binding on said easement, 3) North 2° 50' 31" East 56.01 feet to intersect the Zoning Line between the R.C. 4 and D.R. 3.5 zones, running thence binding on said Zoning Line, 4) South 86° 09' 56"

2

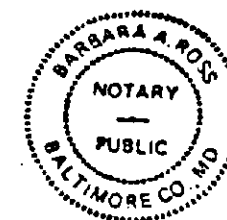
LIBERT 138 FOLIO 784

STATE OF MARYLAND
CITY OF BALTIMORE

I HEREBY CERTIFY that on this 9th day of April, 1986, before the subscriber, a Notary Public of the State of Maryland, and for Baltimore City, personally appeared *Robert T. McQuinn*, an officer of the Grantor, who by virtue of the power and authority granted unto him by the Board of Directors of said Grantor acknowledged that the Grantor consents to the terms and conditions of the within easement.

My Commission Expires: July 1, 1986

BARBARA A. POSS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 1986



JUN-3/18/86

6

LIBERT 138 FOLIO 781

East 371.73 feet to intersect the 53rd line of said first parcel and to intersect the western side of Paper Mill Road (formerly known as Ashland Road), shown on Baltimore County Bureau of Rights of Way plat RW 84-111, running thence binding on the western side of said Paper Mill Road, shown on said plat and shown on Plat RW 84-110 and binding on part of said 53rd line, all of the 54th, 55th, and 56th lines of said first parcel, the four following courses, viz: 5) southwesterly by a curve to the left having a radius of 905.00 feet for a distance of 117.11 feet, said curve being subtended by a chord bearing South 12° 48' 07.6" West 117.03 feet, 6) southeasterly by a curve to the left having a radius of 488.22 feet for a distance of 302.56 feet, said curve being subtended by a chord bearing South 8° 39' 29.2" East 28° 74 feet, 7) South 26° 34' 41.7" East 19.09 feet, 8) southeasterly by a curve to the right having a radius of 545.00 feet for a distance of 293.67 feet, said curve being subtended by a chord bearing South 10° 58' 29.1" East 290.13 feet (said curve being erroneously described in said first parcel, as having a distance of 294.10 feet and subtended by a chord bearing South 10° 57' 08.9" East 290.54 feet); thence leaving said Paper Mill Road, binding on the 57th line (erroneously described in said first parcel, as South 35° 34' 49.5" West 99.94 feet), 9) South 35° 34' 49.5" West 100.46 feet to the place of beginning.

Containing 1.087 acres of land more or less.

Being a part of that first parcel of land described in Exhibit A of a deed in Liquidation dated May 25, 1979, between Townson Nurseries, Inc. et al and Universal Housing and Development Company, recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6025 folio 758.

For title see Certificate of Articles of Merger, dated February 10, 1984, between Universal Housing and Development Company and Security Management Corp., recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6773 folio 464.

TO HAVE AND TO HOLD the aforesaid easement above described and mentioned and hereby intended to be granted together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the Trustees of the Presbyterian Congregation at Ashland, in order to satisfy the

3

LIBERT 138 FOLIO 782

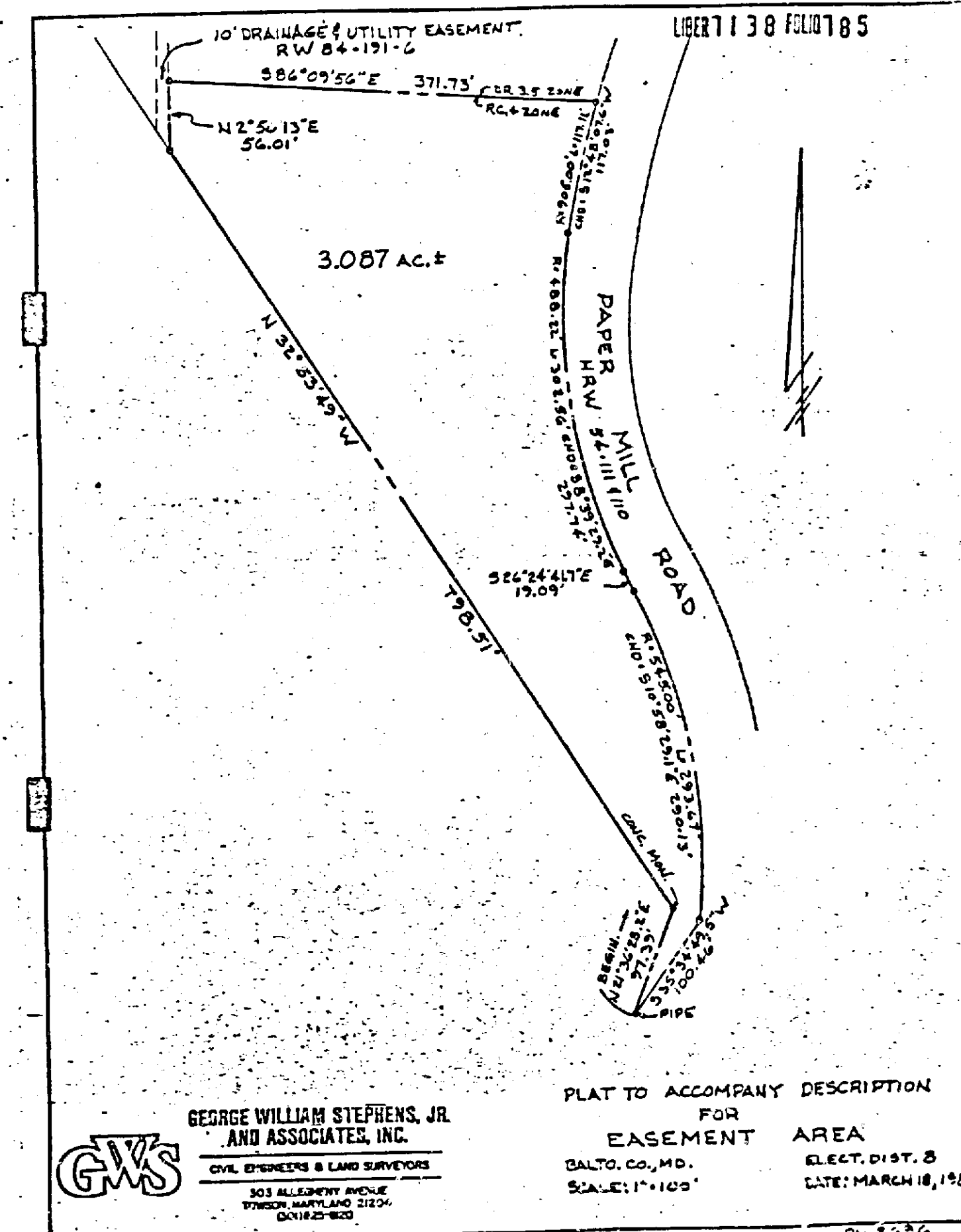
permeable surface requirements of the Baltimore County Zoning Regulations, reserving unto the Grantor the right to use said premises for general farming or open space purposes so as not to interfere with church uses, provided however that said parcel will not be improved by an impervious surface.

The Grantor further understands and agrees that said parcel shall not be reused to satisfy the coverage requirements of BCZR 1A03.4B.5 for the benefit of property other than the Grantee's property so long as the easement herein shall remain in effect. The Grantor further acknowledges and agrees that the easement granted herein shall not be a basis for a future zoning variance from BCZR 1A03.4B.5.

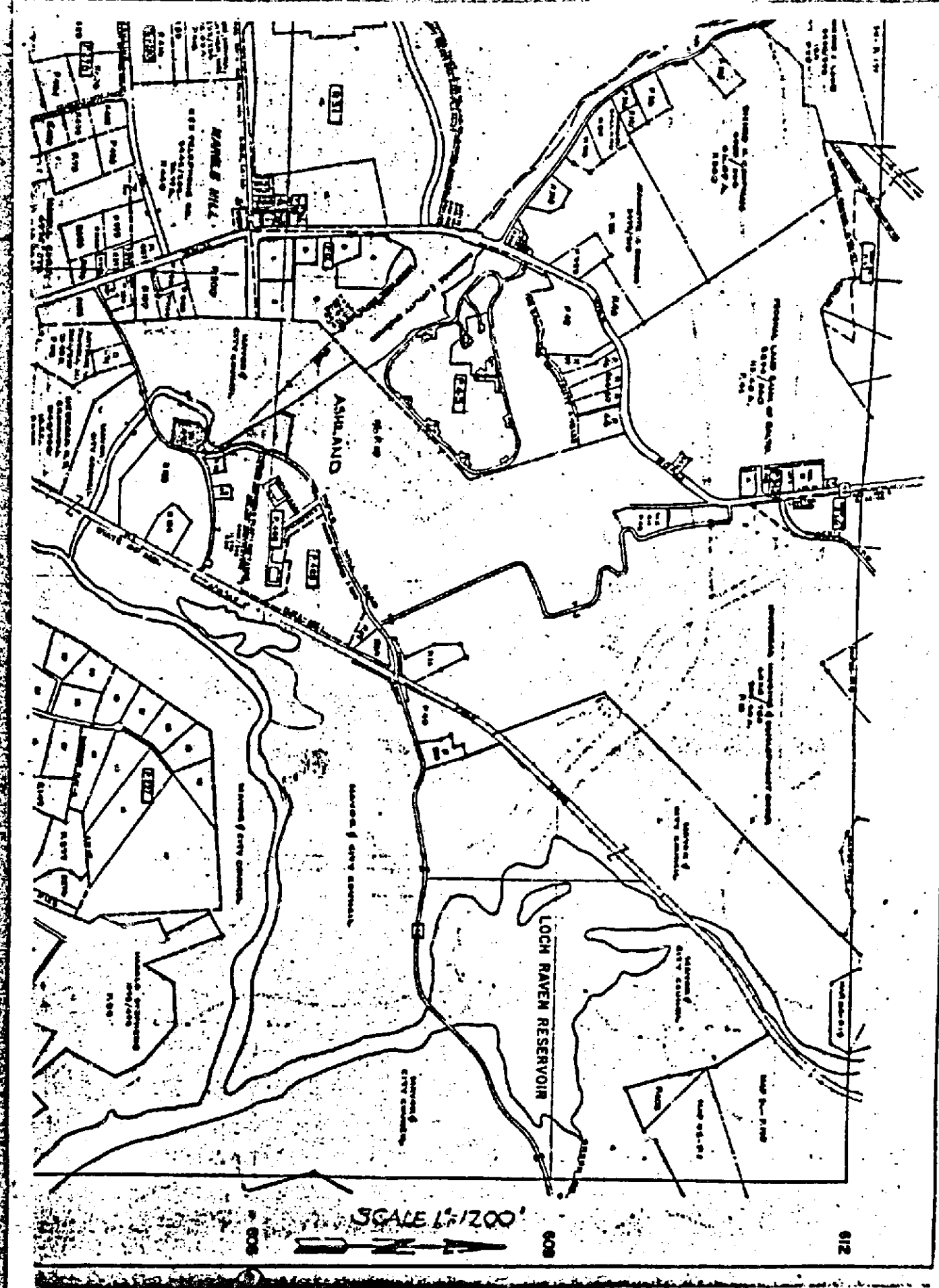
Should the Grantee acquire any interest in additional and/or adjoining property, that will satisfy the requirements of BCZR 1A03.4B.5, it is the intention of the Grantor and the Grantee that the easement granted herein shall be extinguished, but subject to the Order of the Zoning Commissioner of Baltimore County as hereinafter agreed.

Should the Grantee cease to operate the Ashland Presbyterian Church facility hereinbefore described for church or educational purposes, or transfer the facility to another religious denomination or organization, then it is the intent of the parties hereto that the easement granted herein shall be extinguished, but subject to the Order of Zoning Commissioner of Baltimore County hereinafter agreed.

Nothing contained herein shall be construed to permit Grantee to construct or locate any improvements in the above-described easement parcel.



AUG 27 1986



LIBERTY 138 FOLIO 187

ASHLAND PRESBYTERIAN CHURCH
BREAKDOWN OF IMPERMEABLE SURFACE

Area of existing impermeable surface	= 0.46 acres
Area of impermeable surface after completion of improvements	= 0.70 acres
Increase of impermeable surface	= 0.24 acres
Area required to maintain maximum of 10% coverage of impermeable surface for additional 0.24 acres	= 2.4 acres
Area provided within easement	= 3.087 acres

Call to *Kaplan* *Handwritten*
Address *Chas. H. Friedman*
21201

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 822-7800

April 23, 1986

HAND DELIVERY

Honorable Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case No.: 86-309A
Petitioner: Ashland Presbyterian Church
116 Ashland Road

Dear Commissioner Jablon:

The Deed of Easement regarding the above-captioned matter was recorded in the Land Records for Baltimore County on April 22, 1986 in Liber 7138, folio 779. Enclosed please find a copy of the receipt and Transfer Affidavit.

Very truly yours,

Stephen J. Nolan
Stephen J. Nolan

ENCL: 2

enc.

cc: Peter Zimmerman, Esquire w/enc
Mark D. Dropkin, Esquire w/enc
Harry Weiskopf, Esquire w/enc
Rustern Fred Stashkevitch, Jr. w/enc
David Billingsley w/enc
Ronald Baldwin w/enc

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 838-9000

December 16, 1985

DESCRIPTION TO ACCOMPANY APPLICATION FOR VARIANCE, ASHLAND PRESBYTERIAN CHURCH:

Beginning for the same at a point in the center of Ashland Road said point being distant northeasterly 1800 feet more or less from the intersection formed by the center of said Ashland Road with the center of York Road thence North 79 degrees 32 minutes 28 seconds West 229 feet more or less thence North 11 degrees 17 minutes 32 seconds East 260.80 feet thence North 47 degrees 14 minutes 32 seconds East 138.78 feet thence South 67 degrees 42 minutes 28 seconds East 80.35 feet thence N32 degrees 55 minutes 28 seconds East 94.10 feet thence South 68 degrees 48 minutes 31 seconds East 47 feet more or less to the center of said Ashland Road thence binding thereon southerly 288 feet more or less.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016160

Hudkins
d Surveyor #5095

DATE *3/10/86* ACCOUNT *ASHLAND PRESBYTERIAN CHURCH*
AMOUNT \$ *100.00*
RECEIVED *Phyllis Cole Friedman*
FOR *Phyllis Cole Friedman*
VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
Beg. @ W/S of Ashland Rd., approx. : OF BALTIMORE COUNTY
1800' NE of the C/L of York Rd.
(116 Ashland Rd.), 8th District :
TRUSTEES OF THE PRESBYTERIAN : Case No. 86-309-XA
CONGREGATION AT ASHLAND, :
Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND
Office of Finance - Revenue Division
REAL PROPERTY TRANSFER - CONSIDERATION AFFIDAVIT

Complete affidavit - original and 1 copy - for each instrument other than mortgage or deed of trust (with or without consideration). Sign and return both copies.

In compliance with Baltimore County Code Title 11, Article IX, Sections 11-69 through 11-85, as amended, it is certified that an instrument described below, representing a transfer of real property including, but not limited to, fee simple estate, leasehold estate, limited estate and legal or equitable interests in real property, is offered for record in Baltimore County. The subject property is identified as follows:

Property Account # *Case 86-309A*
Date of Instrument *3/10/86*
DOCUMENTS PRESENTED
☐ Deed ☐ Agreement
☐ Deed of Trust ☐ Mortgage
☐ Contract ☐ Lease over 7 years
☐ Other ☒ Right-of-way or Easement Agreement
Prior Deed Reference: Liber *7138* Folio *779*
Amount of Mortgage \$ *100.00*
Other (Cash, etc.) \$ *100.00*
Total Consideration \$ *100.00*
Assessed Factor \$ *100.00*
Exempt Status Claimed per Baltimore County Code *None*
*Total Consideration is transfer tax base.

*Is Subject Property Financed by Bonds Issued Under Article 41, Section 266, Annotated Code of Maryland? Yes *Yes* No *No*

PERSON OFFERING INSTRUMENT FOR RECORDING: TRANSFERRED PROPERTY KNOWN AS:

Name *ASHLAND PRESBYTERIAN CHURCH*
Title Co. or Firm *ASHLAND PRESBYTERIAN CHURCH*
Address *116 Ashland Road, Towson, MD 21204*

Phone *410-276-7800*
GRANTOR: *ASHLAND PRESBYTERIAN CHURCH*
GRANTEE: *ASHLAND PRESBYTERIAN CHURCH*

I HEREBY CERTIFY under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.

Signed *Stephen J. Nolan*
Date *3/10/86*
OFFICE OF FINANCE USE ONLY:
Agent *Stephen J. Nolan* Amount \$ *100.00* Invoice # *016160* Date *3/10/86*
Tax \$111 *10.00* C.D. Credit *None* Other Credit *None*
Comments

PETITIONS FOR ZONING VARIANCES AND SPECIAL EXCEPTION
8th Election District

LOCATION: Beginning at West Side of Ashland Road, approximately 1800 feet Northeast of the Centerline of York Road (116 Ashland Road)

DATE AND TIME: Monday, March 31, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petitions for Zoning Variances to permit a principal building within 57 feet of the centerline of a street in lieu of the required 100 feet, 37 percent coverage of impermeable surface in lieu of the required 10 percent, 24 feet between principal buildings in lieu of the required 100 feet, a rear yard setback of 22 feet in lieu of the required 50 feet, and 30 parking spaces in lieu of the required 63 parking spaces

Petition for Special Exception for a church in a R.C. 4 Zone

Trustees of the Presbyterian
Being the property of *Congregation at Ashland*, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 24, 1986

Stephen J. Nolan, Esquire
Nolan, Plunhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITIONS FOR ZONING VARIANCES AND SPECIAL EXCEPTION
Beg. @ W/S of Ashland Rd., approx. 1800' NE of the c/l
of York Rd. (116 Ashland Rd.)
8th Election District
Trustees of the Presbyterian Congregation at Ashland -
Petitioner
Case No. 86-309-XA

Dear Mr. Nolan:

This is to advise you that \$89.75 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by
this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018548

Baltimore County, Maryland, and remit
Building, Towson, Maryland

DATE 2/23/86 ACCOUNT 8-01-615-000

AMOUNT \$ 89.75

RECEIVED FROM Nolan, Plunhoff & Williams, Chartered

FOR Advertising and Posting re Case #86-309-XA

VALIDATION OR SIGNATURE OF CASHIER

Stephen J. Nolan, Esquire
Nolan, Plunhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

February 28, 1986

NOTICE OF HEARING

RE: PETITIONS FOR ZONING VARIANCES AND SPECIAL EXCEPTION
Beg. @ W/S of Ashland Rd., approx. 1800' NE of the
c/l of York Rd. (116 Ashland Rd.)
8th Election District
Trustees of the Presbyterian Congregation at Ashland -
Petitioner, Case No. 86-309-XA

TIME: 10:15 a.m.

DATE: Monday, March 31, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018492

DATE 2/21/86 ACCOUNT 8-01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Ashland Presbyterian Church

FOR \$100.00 TO 86-309

VALIDATION OR SIGNATURE OF CASHIER

IN RE: PETITION ZONING VARIANCES * BEFORE THE
Beginning at the W/S of * ZONING COMMISSIONER
Ashland Road, approx. 1,800' * OF BALTIMORE COUNTY
NE of the centerline of York * Case No. 86-309-A
Road (116 Ashland Road) -
8th Election District *
Ashland Presbyterian Church, *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter having come for a hearing before the Zoning Commissioner
of Baltimore County on the 19th day of February, 1986, IT IS ORDERED, this
24th day of February, 1986, that the requests for variances filed herein
be held sub curia pending the filing of Amended Petitions, to be filed under
the same case number, for Special Exception for a church in an R.C.4 Zone and
for a Zoning Variance for parking.

It is FURTHER ORDERED that the Amended Petitions shall be advertised and
posted and a continued hearing date be scheduled pursuant to applicable law.

AJ/srl

cc: Stephen J. Nolan, Esquire

Peter M. Zimmerman, Deputy People's Counsel

ORDER RECEIVED FOR FILING

DATE 2/24/86 BY *[Signature]*
ADMINISTRATIVE ASSISTANT

PETITION FOR ZONING VARIANCES
8th Election District

LOCATION: Beginning at West Side of Ashland Road, approximately 1800
feet Northeast of the Centerline of York Road (116 Ashland
Road)
DATE AND TIME: Wednesday, February 19, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to allow a principal building within 57 feet
of the centerline of a street in lieu of the required 100 feet, 37 percent
coverage of impermeable surface in lieu of the required 10 percent, 24 feet
between principal buildings in lieu of the required 100 feet, and a rear yard
setback of 22 feet in lieu of the required 50 feet.

Being the property of Ashland Presbyterian Church, as shown on plat
plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued
within the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this period
for good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 3, 1986

Mr. Ronald L. Baldwin, Trustee
Ashland Presbyterian Church
118 Ashland Road
Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCES
Beg. @ W/S Ashland Rd., approx. 1800' NE of the c/l
York Rd. (116 Ashland Rd.)
8th Election District
Ashland Presbyterian Church - Petitioner
Case No. 86-309-A

Dear Mr. Baldwin:

This is to advise you that \$75.00 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by
this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018482

Baltimore County, Maryland, and remit
Building, Towson, Maryland

DATE 2/17/86 ACCOUNT 8-01-615-000

AMOUNT \$ 75.00

RECEIVED FROM Ashland Presbyterian Church

FOR \$75.00 TO 86-309-A

VALIDATION OR SIGNATURE OF CASHIER

Mr. Ronald L. Baldwin, Trustee
Ashland Presbyterian Church
118 Ashland Road
Cockeysville, Maryland 21030

January 17, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
Beg. @ W/S of Ashland Rd., approximately 1800'
NE of the c/l of York Rd.
(116 Ashland Rd.)
Ashland Presbyterian Church - Petitioner
Case No. 86-309-A

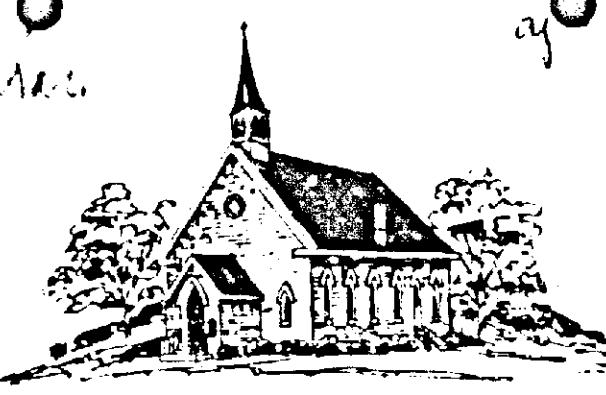
TIME: 9:30 a.m.

DATE: Wednesday, February 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

AJ:med



ashland presbyterian church
116 Ashland Road • Cockeysville, Maryland 21030 • Church Phone (301) 666-1310
REV. FRED STASKEVITCH, JR.
Pastor

January 8, 1986

Honorable Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Item Number 240 - Ashland Presbyterian Church application
for zoning variance dated December 20, 1985

Dear Commissioner Jablon:

I spoke with Mr. James Dyer earlier today. He informed me that
there is a large backlog of variance applications and he did not
expect that the hearing for the above-mentioned item would occur
before the end of March or early April.

Our building committee believes that our education center answers
a very real need for quality day care, nursery and kindergarten
programs in the Cockeysville area. We are working toward a June
occupancy of our new building which will allow us to expand our
day care program and also allow us to open enrollment in our
expanded nursery and kindergarten programs for September, 1986.
This requires that we begin construction in March of this year.

If we are delayed in receiving the variance until late March or
April, we may not be able to occupy the building until after the
Fall school season begins. This would strike a large blow to the
success of our program since we would be forced to delay full
enrollment until Fall of 1987.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
Beginning W/S Ashland Rd., : OF BALTIMORE COUNTY
approximately 1800' NE
C/L York Rd. (116 Ashland
Rd.), 8th District :
ASHLAND PRESBYTERIAN : Case No. 86-309-A
CHURCH, Petitioner :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the
above-captioned matter. Notices should be sent of any hearing dates
or other proceedings in this matter and of the passage of any preliminary
or final Order.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy
of the foregoing Entry of Appearance was mailed to Ronald L. Baldwin,
Trustee, Ashland Presbyterian Church, 118 Ashland Rd., Cockeysville, MD
21030, Petitioner.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman

the annex, and
hereby GRANT
the following
granted here
1.

page two

Speaking for our building committee and as a trustee for Ashland Presbyterian Church, I would like to request that a hearing date be set for this matter as soon as possible, preferably by late February. Please give this matter your most generous consideration. I will look forward to hearing from you.

Sincerely yours,

Ronald L. Baldwin
Ronald L. Baldwin, Trustee and
Building Committee Chairperson

PETITION FOR ZONING VARIANCES
Beg. @ W/S of Ashland Road
approximately 1800' NE
of the c/l of York Road
(116 Ashland Road)
Ashland Presbyterian Church
Petitioner
* * * * *
* * * * *
* * * * *

NOTICE TO ENTER APPEARANCE

Please enter the appearance of STEPHEN J. NOLAN and NOLAN, PLUMHOFF & WILLIAMS, Chartered as counsel for the Petitioner in the above-entitled case, ASHLAND PRESBYTERIAN CHURCH, with regard to the pending Petition for Zoning Variance.

We intend to be present at the hearing on Wednesday, February 19, 1986.

Stephen J. Nolan
STEPHEN J. NOLAN, Esquire
Nolan, Plumhoff & Williams
NOLAN, PLUMHOFF & WILLIAMS, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204
(301) 823-7800
Attorneys for Petitioner

Certificate of Service

I HEREBY CERTIFY that on this 18th day of February, 1986, a copy of the foregoing Notice to Enter Appearance was hand delivered to Phyllis Friedman, People's Counsel for Baltimore County and Peter Max Zimmerman, Deputy People's Counsel, Court House, Towson, Maryland 21204.

Stephen J. Nolan
STEPHEN J. NOLAN, Esquire

LAW OFFICES
NOLAN, PLUMHOFF
& WILLIAMS,
CHARTERED

Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PHYLIS COLE FRIEDMAN
People's Counsel

February 14, 1986

Arnold Jablon, Esquire
Zoning Commissioner of
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Ashland Presbyterian Church, Petitioner
Zoning Case No. 86-309-A

Dear Mr. Jablon:

Upon review of the above case, we note that a variance is requested to the regulations limiting impervious surface coverage on property zoned R.C. 4 (watershed protection). Please note that this office has taken the consistent position that under Section 1A03.434 and 502.1g and 502.1h of the Baltimore County Zoning Regulations, such a variance is not permitted.

To our knowledge, a variance has never been granted under these sections. In prior cases, property owners have resolved the problem by acquiring or designating additional property, in the form of easements, so that the coverage can be within the permitted 10%. In this connection, I refer to Pleasant Hill Chapel, Inc., Case No. 82-98-A, and Baltimore Gas and Electric Co., Case No. 85-87-XA.

I would also refer you to the position this office took in its letter dated September 26, 1984 in reference to the Baltimore Gas and Electric Co. case as well as the case of Haussner Family Limited Partnership, Case No. 85-83-SPHA (which is currently pending before the County Board of Appeals). A copy of that letter is enclosed for your reference.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: Ronald L. Baldwin, Trustee
Ashland Presbyterian Church

Hudkins Associates, Inc.
Norman E. Gerber

PMZ:sh

BALTIMORE COUNTY, MARYLAND
PEOPLE'S COUNSEL
OLD COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PETER MAX ZIMMERMAN
DEPUTY PEOPLE'S COUNSEL

September 26, 1984

The Honorable
Arnold Jablon
Zoning Commissioner

The Honorable
Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Haussner Family Ltd. Partnership, Petitioner
Zoning Case No. 85-83-SPHA (Item 127)
Baltimore Gas & Electric Co., Petitioner
Zoning Case No. 85-87-XA (Item 27)

Hearings were held in the above cases, respectively, on September 24 and 25, 1984. In both cases, the parties have tentatively agreed that the variance request pertinent to Section 1A03.435 may be mooted and the proposed development approved, subject to the working out and documentation of satisfactory land restrictions and/or agreements.

In the Haussner case, the Petitioner is to draft restrictive covenants. In the Baltimore Gas & Electric Co. case, Petitioner is to seek an agreement from Baltimore County never to improve its property overlying specified pipeline easements.

To facilitate working toward this goal, I am enclosing the following:

1. Copy of the Opinion in Pleasant Hill Chapel, Inc., Case No. 82-98-A;
2. Copy of letter dated October 8, 1982 from J. Carroll Holzer, Esquire, to Keith Franz, Chairman, County Board of Appeals;
3. Easement Agreement dated September 15, 1982;
4. Plat accompanying County Board of Appeals Order dated November 16, 1982.

Please note the language in the Order, plat, and easement conditioning the approval upon the perpetual maintenance of the specified terms, conditions and restrictions without limitation; the provision that the grant is effective

- 2 -

September 26, 1984

The Honorable
Arnold Jablon
Zoning Commissioner

The Honorable
Jean M. H. Jung
Deputy Zoning Commissioner

only so long as the easement is not limited or restricted in any manner, or until extinguished in part or in whole by a later Order of the County Board of Appeals; the references to the purposes of the arrangement, and the agreement of the parties to the easement that no modification of the agreement or alienation of the property shall occur without further Order of approval of the Board; the provision that the agreement may be enforced by duly authorized public officials and/or interested parties; and the reference in the body of the Easement Agreement to the zoning case; and the clause that the conditions of the easement shall not be amended or abandoned by the parties or their successors until further Order of the County Board of Appeals.

Any restrictive covenant, revised plat, or other agreement worked out in the above cases should at least contain language similar to that included in the resolution in the Pleasant Hill Chapel case, and we would oppose any approval based on any agreement or Order which does not substantially include these provisions. Furthermore, in the Baltimore Gas & Electric Co. case, because Baltimore County, Maryland may be a party, we would require a written Opinion of the County Office of Law that it has the authority to make a perpetual grant or commitment of the property overlying the subject pipeline easements, and that the easements themselves are proper.

I trust that, because of the complexity of the proposed resolution toward which we are working, the above will clarify some of the details which we believe are necessary for an effective land use restriction.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: John B. Howard, Esquire
Dennis Sutton
Malcolm P. Spicer, Jr., Esquire
Malcolm S. Aldrich
Paul J. Solomon
James G. Roswell
Eugene A. Bobor

Enclosures

PMZ:sh

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

OF COUNSEL
RALPH E. DETZ
9026 LIVERY ROAD
RANALSTOWN, MARYLAND 21133
(301) 922-2121
RUSSELL J. WHITE

February 21, 1986

Honorable Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Hand Delivery

Re: Case No. 86-309A
Petitioner: Ashland Presbyterian
Church
116 Ashland Road
Ashland Presbyterian Church
Amended Petition for Special Excep-
tion
Amended Petition for Zoning Variance

Dear Commissioner Jablon:

In accordance with our discussions with Peter Max Zimmerman, Deputy People's Counsel, yesterday, February 20, 1986, I am filing herewith the following amended petitions with regard to the above-entitled case:

1. Amended Petition for Special Exception;
2. Amended Petition for Zoning Variance (for parking); and
3. Ten (10) revised site plans from Hudkins & Associates.

These petitions supplement the Petition for Zoning Variance previously filed herein and on which the hearing commenced on February 19, 1986.

We greatly appreciate your assistance and the assistance of Mr. Dyer and his staff in scheduling the continuation of the hearing at the earliest possible date in view of the extremely tight schedule with the the Church is confronting.

In the interim, we will be proceeding to attempt to finalize an offsite easement satisfactory to the People's Counsel to meet the coverage requirements.

Honorable Arnold Jablon
February 21, 1986
Page Two

Thanking you for your assistance, I am

Very truly yours,

Stephen J. Nolan
Stephen J. Nolan

SJN/pme
Enclosure

cc: Mr. James E. Dyer, Zoning Supervisor
Peter Max Zimmerman, Esquire
Deputy People's Counsel
Reverend Fred Skaskevitch, Jr.
Mr. Ronald L. Baldwin
Mr. David Billingsley

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
494-2188

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JANUARY 24, 1986

Re: Zoning Advisory Meeting of JANUARY 14, 1986
Item # 240 ASHLAND PRESBYTERIAN
Location: CHURCH
116 W/S ASHLAND RD. 1800' NE YORK RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger parcel therefore it is defined as a subdivision. The plan must show the entire tract, to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and under the provisions of Section 22-28 of the development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/14/86.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlling by a top level intersection as defined by Bill 178-79, and as conditions change the existing traffic may become more limited. The traffic services areas are:
- ☒ Additional comments:
- ☒ A VARIANCE OF CRG Plan (W-86-162 k/a ASHLAND PRESBYTERIAN CHURCH) WAS GRANTED BY THE PLANNING BOARD 11/21/85

cc: James Roswell

Eugene A. Bobor
Chief, Current Planning and Development

AND the parties to this agreement do hereby covenant that the conditions of this easement shall not be amended or abandoned by them or their successors until further Order of the Zoning Commissioner of Baltimore County.

The Grantee joins herein to acknowledge its agreement and consent to the terms and conditions herein stated.

AS WITNESS the hand and seal of said Grantor and Grantee.

ATTEST:

SECURITY MANAGEMENT CORP.

By: _____ (SEAL)
Grantor

ATTEST:

THE TRUSTEES OF THE PRESBY-
TERIAN CONGREGATION AT ASHLAND

By: _____ (SEAL)
DAVID L. COLE, President

STATE OF MARYLAND

COUNTY OF _____

I HEREBY CERTIFY that on this _____ day of _____, 1986, before the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared _____, an officer of Grantor, who made and acknowledged the foregoing grant of easement to be his act and at the same time also appeared David L. Cole, President of the Grantee and by virtue of the

5

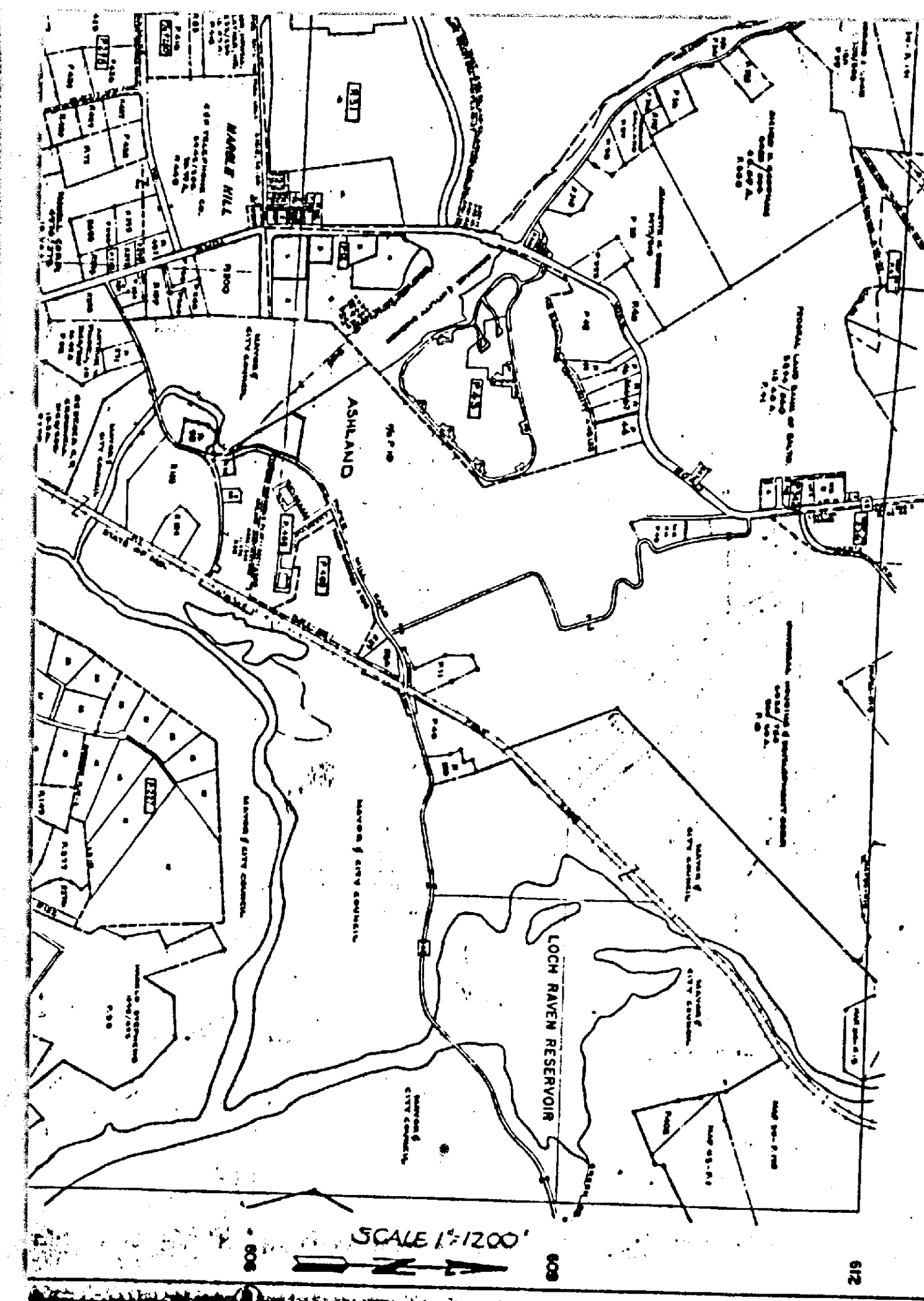
power and authority granted unto him by the Board of Directors of said Grantee acknowledged the Grantee consents to the terms and conditions of the within easement.

NOTARY PUBLIC

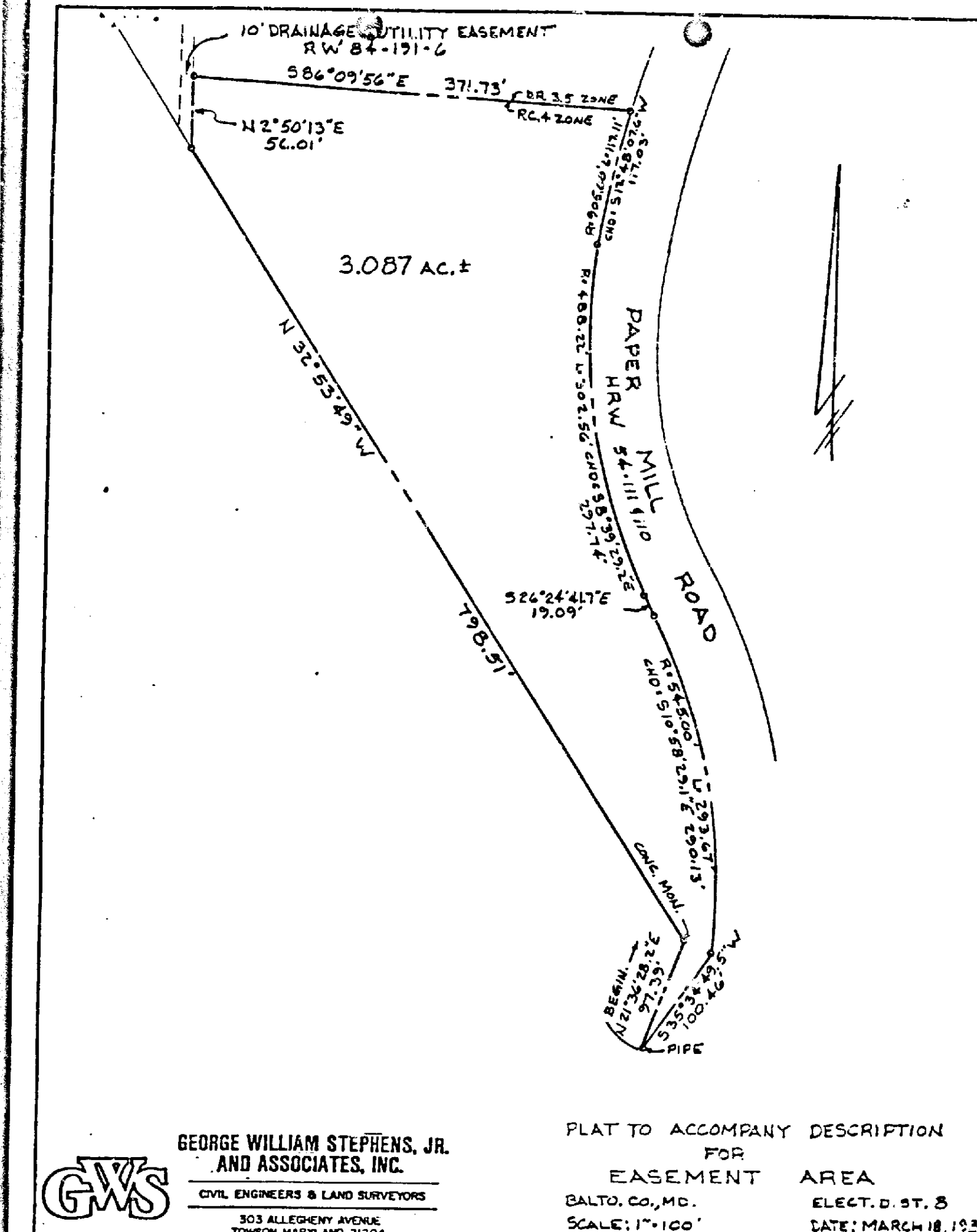
My Commission Expires: _____

SN-3/18/86

6



ASHLAND PRESBYTERIAN CHURCH
EASEMENT AREA



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
CIVIL 1236

PLAT TO ACCOMPANY DESCRIPTION
FOR
EASEMENT AREA
BALTO. CO., MD. ELECT. D. ST. 3
SCALE: 1"=1100' DATE: MARCH 18, 1986

CIVIL 1236

ASHLAND PRESBYTERIAN CHURCH BREAKDOWN OF IMPERMEABLE SURFACE

Area of existing impermeable surface	= 0.46 acres
Area of impermeable surface after completion of improvements	= 0.70 acres
Increase of impermeable surface	= 0.24 acres
Area required to maintain maximum of 10% coverage of impermeable surface for additional 0.24 acres	= 2.4 acres
Area provided within easement	= 3.087 acres

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE January 23, 1986

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

Mr. Ronald L. Baldwin
Ashland Presbyterian Church
118 Ashland Road
Cockeysville, Maryland 21030

RE: Item No. 240 - Case No. 86-309-A
Petitioner - Ashland Presbyterian Church
Variance Petition

Dear Mr. Baldwin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman

Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204



Maryland Department of Transportation State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

January 23, 1986

Mr. A. Jablon-
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Item No. 240
Property Owner: Ashland
Presbyterian Church
Location: NW/8 Ashland Rd
(Route 145) 1800' NE
York Road (Route 45)
Existing Zoning R.C.4
Proposed Zoning: Var.
to allow a principal
bldg. within 57' of the
centerline of a street
in lieu of the required
100', and to allow 37%
coverage impermeable
surface in lieu of the
allowed 10% and to allow
24' between principle
building in lieu of the
required 100' and to allow
a 22' rear yard in lieu of
the required 50'
Acres: 1.74
District: 8th

Att: James Dyer

Dear Mr. Dyer:

On review of the revised submittal of 12/14/85, and field inspection, the state Highway Administration will require the site plan to be revised.

The revised site plan must show the following.

1. Show a fully channelized 30' entrance with 10' radii, 80' south of the north property line.
2. Provide a channelized deceleration/acceleration lane 31' from the centerline of Ashland Road (Route 145) for a total distance of 115' with paving and tapers to meet the existing edge of roadway.

Continued

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383 7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 7171 707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. James Dyer
Page 2
January 23, 1986

We (S.H.A.) recommend the deceleration be constructed for a total length of 135' from the 10' radius. (See attachment).

3. Construct a barrier curb (rear curb) on or in back of the proposed 80' R/W (40' 1/2 section).
4. Show a proposed 80' R/W (40' 1/2 section) from the existing centerline of Ashland Road (Route 145).

With the existing parking lot to the south located on adverse property the S.H.A. will require approval from the owner or owner's of your use of the existing facility, with access to Ashland Road (Route 145).

If interior circulation from the improved entrance is desired, all access to Ashland Road from the parking lot must be eliminated, by construction of a private barricade or fence.

If direct access to Ashland Road from the parking lot is desired, the S.H.A. will require the revised plan to show a fully channelized entrance. (see Item 1 thru 4).

It is requested the site plan be revised, prior to a Zoning date being set for the above site.

Very truly yours,

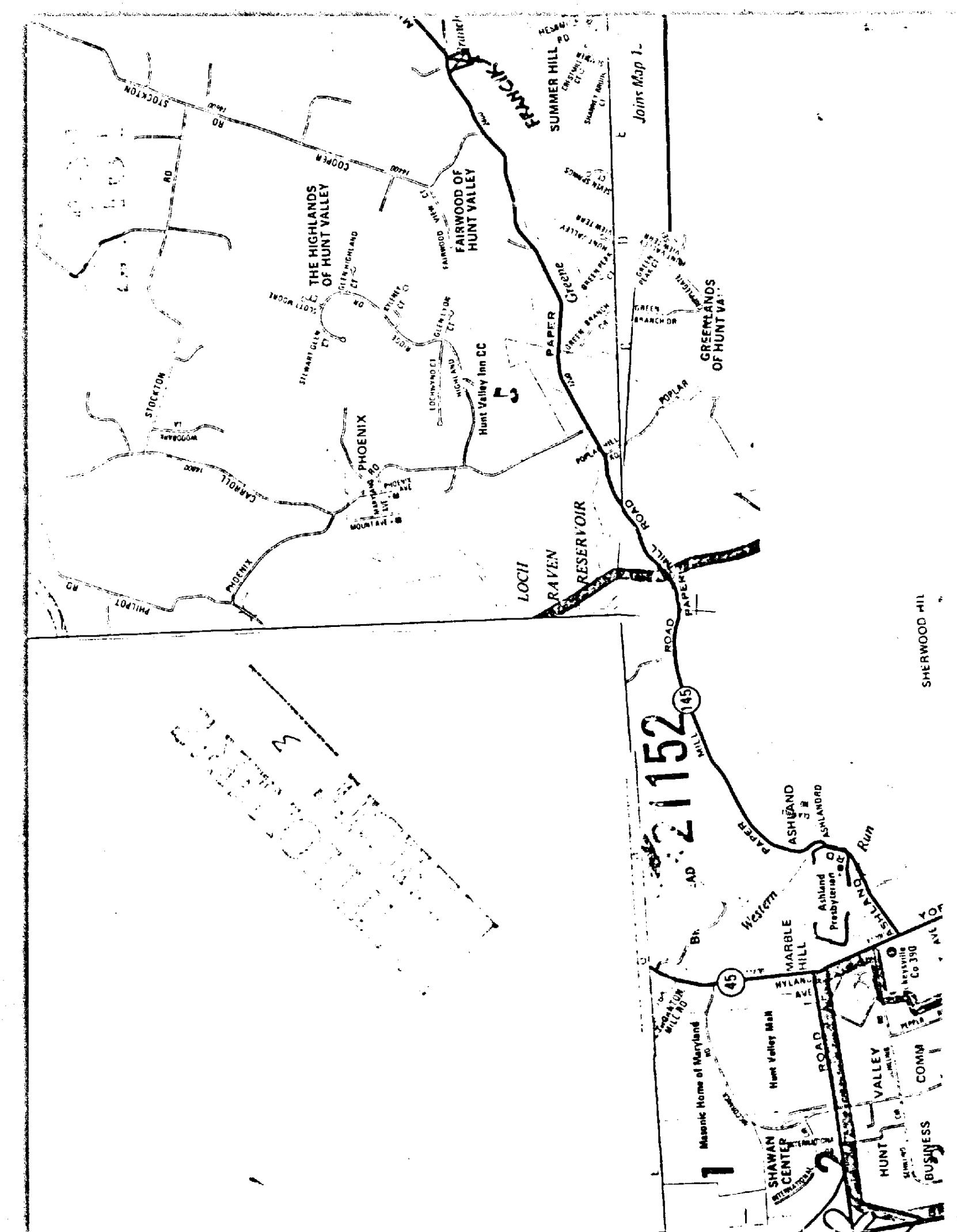
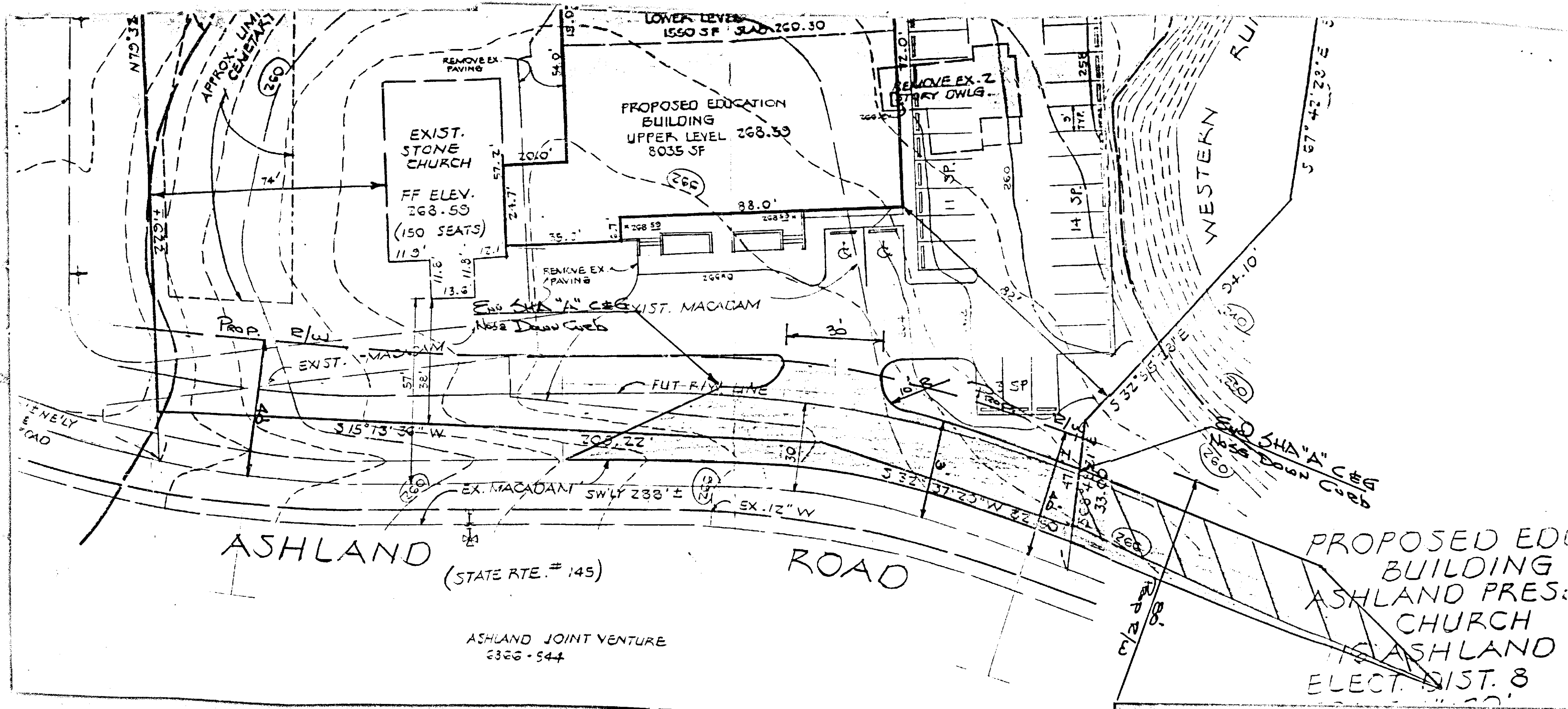
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

By: George Wittman

CL-GW:es

cc: J. Ogile
enclosure

AUG 27 1986



Case No. 86-309-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this
13th day of January, 1986.
ARNOLD JABLON
Zoning Commissioner
Petitioner Ashland Presbyterian Church Received by: *James E. Ryan*
Petitioner's Attorney *Chairman, Zoning Plans and Advisory Committee*

CERTIFICATE OF PUBLICATION
TOWSON, MD., March 12, 1986.
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 12, 1986.

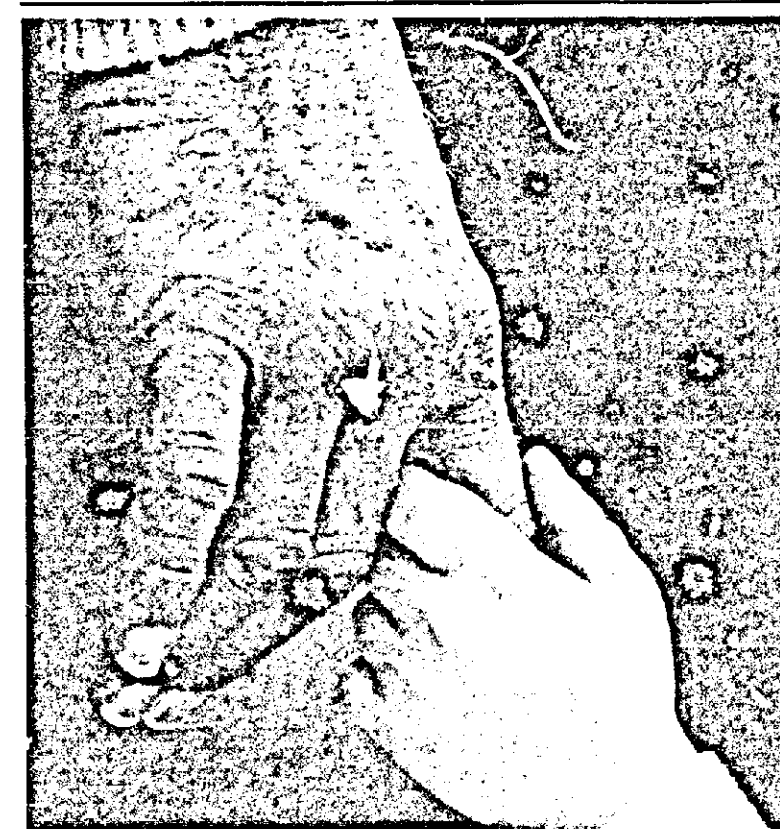
TOWSON, TIMES,
W. H. Heston
Publisher
46.75
86-309-A

PETITION FOR ZONING VARIANCE AND SPECIAL EXCEPTION
LOCATION: Beginning at West Side of Ashland Road, approximately 100 feet North of the Corner of York Road (116 Ashland Road).
DATE AND TIME: Monday, March 11, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following petition for zoning variance and special exception.
Petition for Zoning Variance to permit a principal building within 57 feet of the corner of a street in lieu of the required 100 feet, 37 percent coverage of impermeable surface in lieu of the required 40 percent, 24 feet between principal buildings in lieu of the required 100 feet, a new yard setback of 22 feet in lieu of the required 50 feet, and 30 parking spaces in lieu of the required 43 parking spaces.
Petition for Special Exception for a church in a R.C. Zone.
By filing the property of the Petitioner with the Zoning Commission of Baltimore County, the Petitioner certifies that the petition is true and correct and that the Petitioner is the owner of the property.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 11
CERTIFICATE OF PUBLICATION
TOWSON, MD., March 13, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 13, 1986.
THE JEFFERSONIAN,
W. H. Heston
Publisher
Cost of Advertising 33.00
86-309-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 8th
Date of Posting: 3/10/86
Posted for: *Maximilian J. Smith, President*
Petitioner: *Ashland Presbyterian Church, c/o James E. Ryan*
Location of property: *116 Ashland Rd., Towson, Md. 21204*
Location of Sign: *116 Ashland Rd., Towson, Md. 21204, on property of Ashland Presbyterian Church*
Remarks:
Posted by: *W. H. Heston*
Number of Signs: 2
Date of return: 3/14/86

PETITION FOR ZONING VARIANCE AND SPECIAL EXCEPTION
LOCATION: Beginning at West Side of Ashland Road, approximately 100 feet North of the Corner of York Road (116 Ashland Road).
DATE AND TIME: Monday, March 11, 1986, at 10:15 a.m.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following petition for zoning variance and special exception.
Petition for Zoning Variance to permit a principal building within 57 feet of the corner of a street in lieu of the required 100 feet, 37 percent coverage of impermeable surface in lieu of the required 40 percent, 24 feet between principal buildings in lieu of the required 100 feet, a new yard setback of 22 feet in lieu of the required 50 feet, and 30 parking spaces in lieu of the required 43 parking spaces.
Petition for Special Exception for a church in a R.C. Zone.
By filing the property of the Petitioner with the Zoning Commission of Baltimore County, the Petitioner certifies that the petition is true and correct and that the Petitioner is the owner of the property.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 11
CERTIFICATE OF PUBLICATION
TOWSON, MD., January 22, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 22, 1986.
TOWSON TIMES,
W. H. Heston
Publisher
42.50
86-309-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 8th
Date of Posting: 1/24/86
Posted for: *Maximilian J. Smith, President*
Petitioner: *Ashland Presbyterian Church, c/o James E. Ryan*
Location of property: *116 Ashland Rd., Towson, Md. 21204*
Location of Sign: *116 Ashland Rd., Towson, Md. 21204, on property of Ashland Presbyterian Church*
Remarks:
Posted by: *W. H. Heston*
Number of Signs: 2
Date of return: 1/28/86



**A
SHARED
RESPONSIBILITY**
*An Appeal
to the
Business Community
from
Ashland Presbyterian Church*



ashland presbyterian church
116 Ashland Road • Cockeysville, Maryland 21030 • Church Phone (301) 666-1310
REV. FRED STASHKEVICH, JR.
Pastor

December, 1985

Members of the Business Community
Hunt Valley-Cockeysville, Maryland 21030

Dear Neighbor:

With this letter and the accompanying material, we would like to introduce ourselves. We are Ashland Presbyterian Church, and we have been a member of the community for 110 years. For almost three decades, we have operated a professional, state-approved child educational and day care center. Today, in answer to mounting demand, our purpose is to expand that facility. We need your help.

Aside from the opportunity for community service, there is a tangible benefit to be realized from your tax-deductible contribution. As an employer, you have probably had employees miss time because of child care problems. Your support enables us to provide a way to ease those problems.

Our project is this: we are building a 7,800 square-foot school and day care center at a cost of \$440,000. It will triple the number of children we can accommodate on a year-round basis. Financing will come from our small congregation (which has already pledged more than \$100,000.), from the Presbytery of Maryland, from program operations, and from interested business community neighbors like yourself.

Within the next 10 days, a member of our committee will be in touch with you. In the meantime, please contact me directly at either of the numbers below.

We look forward to sharing our project with you and thank you very much for your time.

Sincerely,

David Jones
David Jones
Development Committee Chairman
Telephone: 252-7691 (home)
788-9774 (office)

A Shared Responsibility

An Appeal to the Business Community from Ashland Presbyterian Church

"The care of its children is one of the most important responsibilities of any society...Those who participate...perform a valuable service to their State and their community."
—Governor Harry R. Hughes

For 110 years, Ashland Presbyterian Church has been a meeting place in north Baltimore County for all kinds of people who have found meaning here through their religion and through a strong sense of responsibility to their community. Now, both the size of the community and the scope of the responsibility have changed.

In north Baltimore County, we are in the midst of -- and an inseparable part of -- a pattern of exploding growth. That growth has created many needs. One of the most urgent is for quality day care and nursery programs, which we have been providing for more than a quarter-century. Today, however, we face a critical situation in which rapidly accelerating demand has far outstripped severely limited supply.

In response, Ashland now has embarked on a privately financed building program which will make it possible for us to care for more children than ever before. Under that program, we will construct a new building with 7,800 square feet of available space adjacent to our church at 116 Ashland Road in Cockeysville, approximately one mile from the Hunt Valley, Loveton and North Park industrial complexes.

Classroom space is the core of the facility. Six new rooms will enable us to triple the number of children in our Day Care Program. The facility, run by professionally-trained, State-approved people, will be open all year. It will be the only program of its kind in the community and within easy reach.

Cost of the facility is estimated at \$440,000. We have asked our small congregation of 80 families for part of the financing, and they have responded strongly by pledging \$104,000. We have arranged for low-interest loans from the Presbytery of Baltimore, which has given the project its blessing. And we will realize some of the money from income produced by the operation of the Day Care Center itself.

Most important to the success of the project, we are seeking grants from you, the business community. We need your support. In return, you receive an excellent benefit: as a contributor, you receive greater day care availability for your employees. In this way, we can help you and your people ease the worry of how and where to find responsible, professional day care with convenience as an added feature.

A share of the responsibility of caring for God's children is in our hands. And yours. With your help, we will continue to share -- and meet -- that responsibility.

We invite you to participate.



THE PRESBYTERY OF BALTIMORE

PRESBYTERIAN CHURCH (USA)

5400 Loch Raven Blvd. Baltimore, MD 21239 Phone: (301) 433-2012

Herbert D. Valentine Kenneth B. Byerly Mary E. Simons William J. Netting
EXECUTIVE PRESBYTER ASSOCIATE EXECUTIVE MODERATOR STATE CLERK

Dear Friends at Ashland Church:

On behalf of the Presbytery of Baltimore, I would like to commend your congregation as you undertake the construction of a new education facility.

You can take pride in the many years of dedicated service which you have provided to the Cockeysville/Hunt Valley area in the field of early childhood education and day care programs. As you seek to expand this vital community asset, I recognize the significant financial commitment which the people of Ashland Presbyterian Church have assumed.

The members of Baltimore Presbytery rejoice and endorse this effort on your part. It is my hope that the entire community, including the business sector, will join you in meeting a critical need for child care programs in your community.

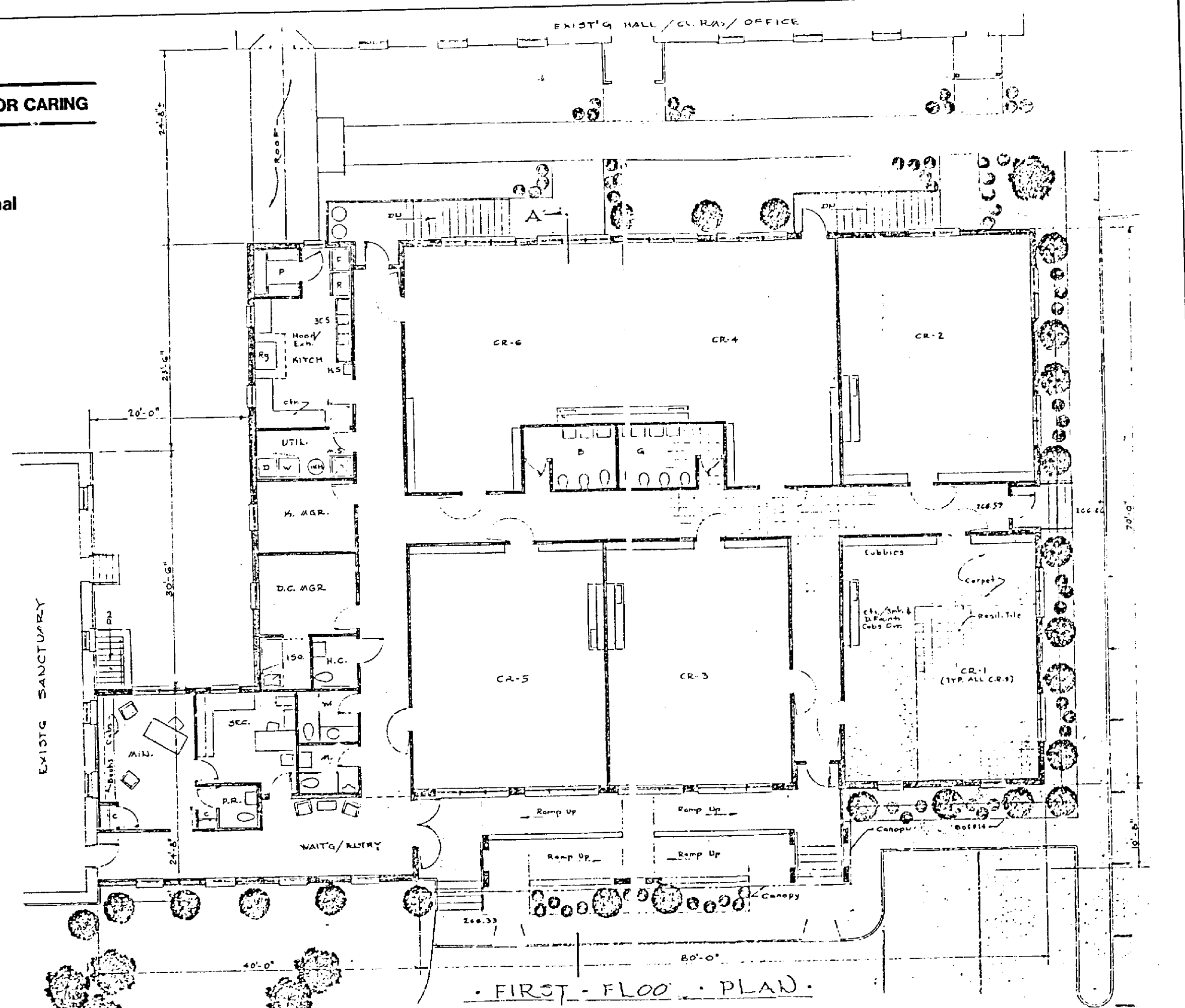
Cordially,

Herbert D. Valentine
Herbert D. Valentine
Executive Presbyter

HDS/vn

A PLAN FOR CARING

The
Ashland
Educational
and
Day Care
Center



THE ASHLAND EDUCATIONAL AND DAY CARE CENTER

Philosophy

Ashland Day Care Center is a community service and educational outreach of Ashland Presbyterian Church.

We believe that each child is a unique creation of a loving God, filled with the potential for amazing growth in spirit, mind and body. Like the proverbial mustard seed, our children need an environment conducive to growth in all these areas if they are to realize their fullest potential.

We believe the family is the first and most significant aspect of this seedbed. The Day Care experience is intended to assist parents in their responsibilities of caring for their children. It is not a replacement for the parent-child relationship; instead, it is an extension of -- and a resource for -- that primary relationship.

In order to enhance and promote each child's individual growth and nurture, we seek to:

1. Mediate the love of God for each child through a personal, caring relationship with the teachers and director of the school.
2. Provide on a daily basis a quality child-care program of caring supervision suitable for the needs of pre-school children.
3. Challenge the child to explore the academic basics suitable for the particular age level.
4. Help the child discover his or her own unique personality, talents and strengths.
5. Provide a framework within which students can experience the balance between freedom and responsibility through living in the microcosm of the Day Care community.
6. Encourage a child to develop those physical skills of his or her age level which promote sound health, growth and preparation for entry into elementary school education.
7. Base the professional care provided in mainstream, ecumenical Christianity. Children of all faiths are presently enrolled and always welcome.
8. Encourage discussion and open sharing of information concerning operation of the school so that school and parents will develop a partnership in the challenge of enabling our children to achieve significant growth in all of life's dimensions.

Ashland Day Care Center is open to all children without regard to race, sex, creed or ethnic origin.

THE ASHLAND EDUCATIONAL AND DAY CARE CENTER

Faculty (full and part-time)

The Ashland Day Care Center is a qualified educational center licensed by Baltimore County and the State of Maryland. Jean Sonta, B.S. in Ed., Bloomsburg (PA) State University, is the director.

Teachers --	Present Staff	Future Staff
Certified by the State of Maryland	8	12
Credentials:		
2 have Masters degrees in Early Childhood Education;		
4 have Bachelors degrees in Early Childhood Education;		
2 have Associates in Arts degrees		

Aides --	4	6-8
----------	---	-----

Assistant Teachers --	0	2
-----------------------	---	---

Must be certified by the State of Maryland.

Will be used in the Kindergarten Program.

Pupils

Currently, the Ashland Day Care Center is limited to 25 children, ages 3-5, and the Nursery Center has a total of 100 children on a flex schedule. When expansion is complete, the new center will accommodate 60 day care children and 120 pre-schoolers on a flex schedule.

Texas, Beaver Dam, Cockeysville, Hunt Valley, Marble Hill, Ashland -- what do they have in common? They are all part of the community of Ashland Presbyterian Church.

Once, in the flourishing village of Ashland in north Baltimore County, activities had centered around the Ashland Iron Works, which was located east of the railroad and the village. It was, in fact, through the sponsorship of Colonel Walter S. Franklin, manager of the Iron Works, that Ashland Presbyterian Church was built. The church received its charter on February 18, 1874.

Today, the church's outward appearance is much the same as it was then. It was sturdily built. The stone was obtained from local quarries; the pulpit and baptismal font were crafted from Beaver Dam marble. And for the next three-quarters of a century -- long after the Ashland Iron Works was shut down -- Ashland Presbyterian established its role as a community focal point.

Then, in 1950, the Ashland Church Association was started. Through the Association, church members came together to form a community-within-the-community, and a new spirit was born.

The first outward manifestation of this spirit came when the men of the church, assisted by others from the village of Ashland, constructed a one-room, cinder-block parlour hall in 1951. Later, a kitchen was added for church suppers; and some of the Sunday School classes moved out of the church into the new hall.

By May of 1957, under the leadership of Ashland Presbyterian's first full-time pastor, Reverend Lewis M. Evans, a new addition to the parish hall was completed. In September, the church's weekday nursery school and kindergarten was started. Not long after that, the Ashland Day Care Center began operation.

Today, that Day Care Center, staffed by a professional director and eight qualified faculty members, is in heavy demand. Children are turned away regularly and regretfully because there is no space for them.

The critical need for day care has a history of its own. Several years ago, the Cockeysville-Hunt Valley business community attempted to start a Day Care Center at the former Cockeysville Elementary School. Businesses were willing to invest in the remodeling of the school for the project, as well as for an extension of the Community College system and a senior citizen center. But the project failed when the county decided it wanted to sell the building.

Now, in view of that history, Ashland Presbyterian Church proposes to build on the solid foundation of its own small, but fully qualified, Day Care Center. Under the guidance of Ashland's present pastor, Reverend Fred Stashkevetch, Jr., who is currently working with the Nursery/Day Care Centers in Christian Training, the Church is expanding its facility to triple the number of children it can accommodate. Financing for the project has been sought from the Ashland congregation--which, in 1985 pledged \$104,000 for the center, with more than 70 percent of the Church's 80 member families participating -- and from the Cockeysville-

PETITION FOR ZONING
VARIANCES
8th Election District

LOCATION: Beginning at West Side of Ashland Road, approximately 1800 feet Northeast of the Centerline of York Road (116 Ashland Road)

DATE AND TIME: Wednesday, February 19, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variances to allow a principal building within 57 feet of the centerline of a street in lieu of 100 feet, 37 percent coverage impermeable surface in lieu of 10 percent, and to allow 24 feet between a principal building in lieu of 100 feet and a 22 foot rear yard in lieu of 50 feet.

Being the property of Ashland Presbyterian Church, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Jan. 30.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 30, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 30, 1986

THE JEFFERSONIAN,

JB Venetian

Publisher

Cost of Advertising

27.50

86-309-A

Hunt Valley business community, where the need for day care has grown with the dramatic increase in the work force.

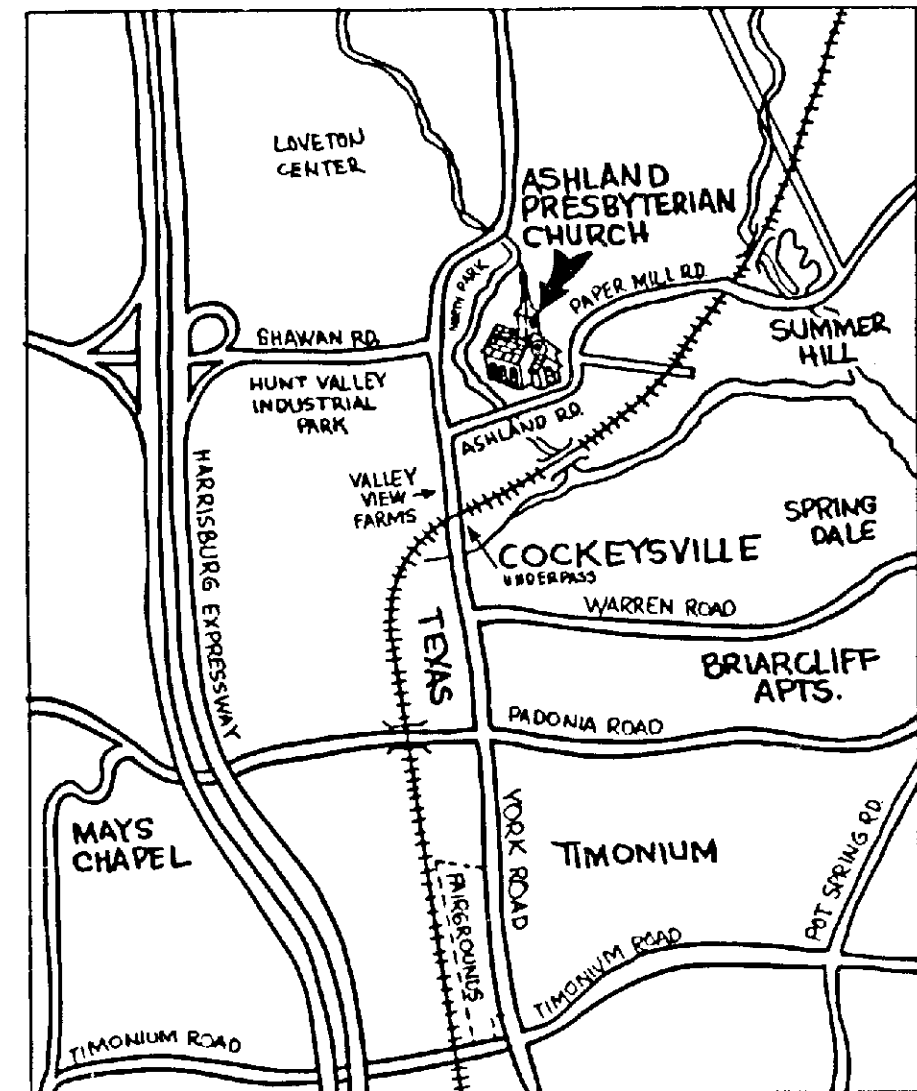
As Ashland Presbyterian Church continues its second century of existence, the "spirit of Ashland" continues to make its presence known. The Church continues to reach out to share the responsibility of making the community a better, more meaningful place to live and work.

In 1986, the responsibility will be the greatest that Ashland Presbyterian Church and the community have ever faced. But, for those who join in the spirit and help share the responsibility, the rewards, too, will be greater than ever before.

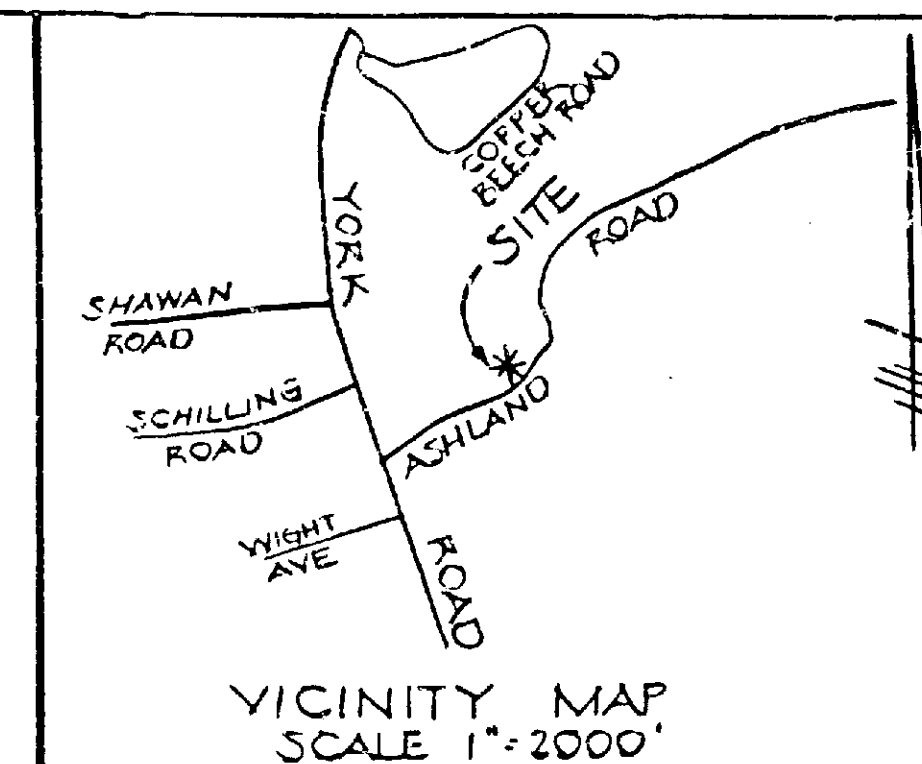
#

Ashland Presbyterian Church

A Member of the United Presbyterian Church in the USA



A Brief History of the Church and Day Care



NOTES

1. EX. ZONING RC. 4
2. AREA = 1.74 AC. ±
3. AREA OF EXISTING IMPERMEABLE SURFACE = 20,104 S.F. = 0.46 AC. = 26%
4. AREA OF IMPERMEABLE SURFACE INCLUDING PROPOSED IMPROVEMENTS = 28,340 S.F. = 0.65 AC. = 37%
5. AREA OF NATURAL VEGETATION TO BE REMOVED DUE TO PROP. IMPROVEMENTS = 0.25 AC. = 14.3%

26' ± new all
6' ± + annex
2' ± for church
5' ± for parking space

6' ±

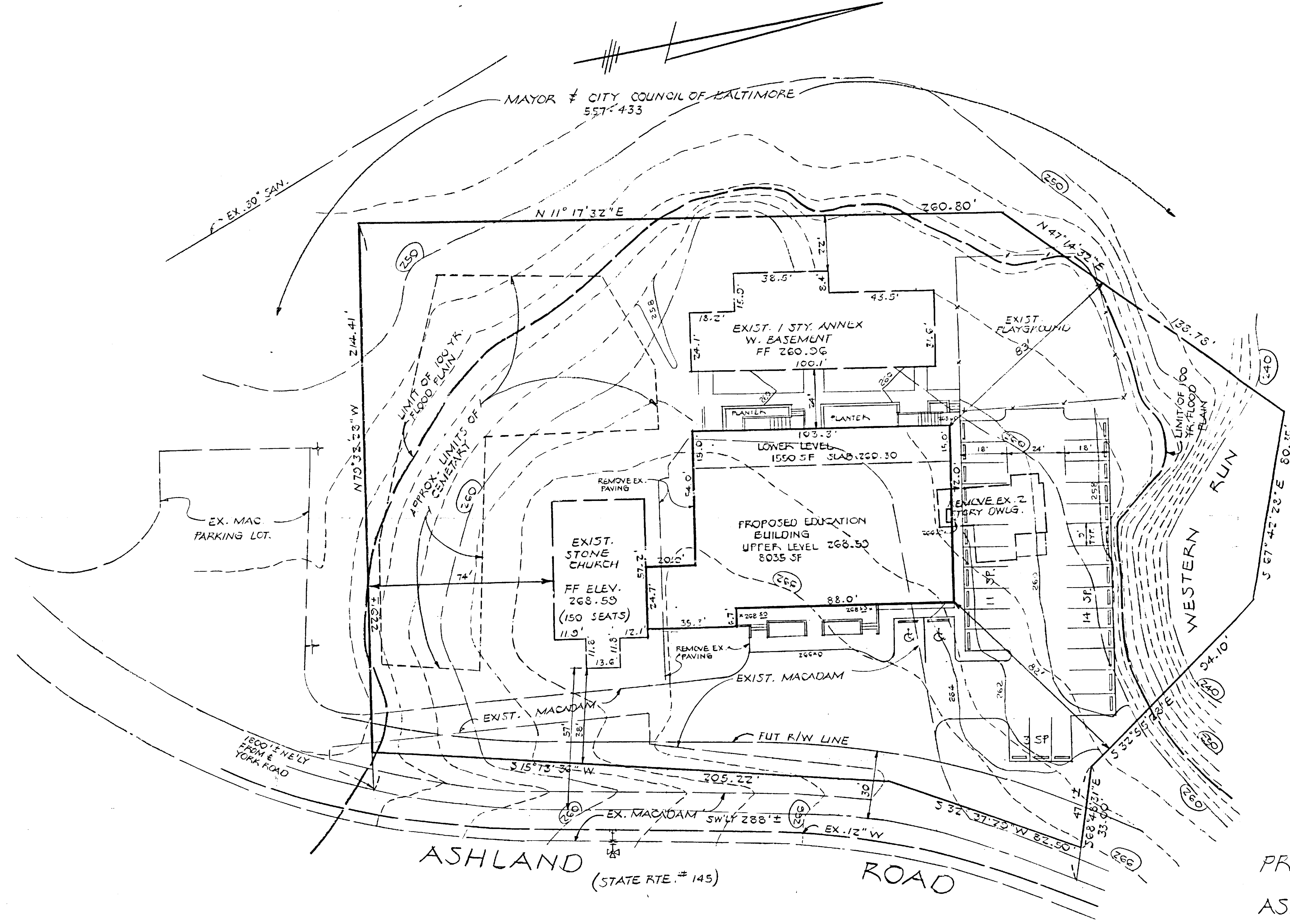
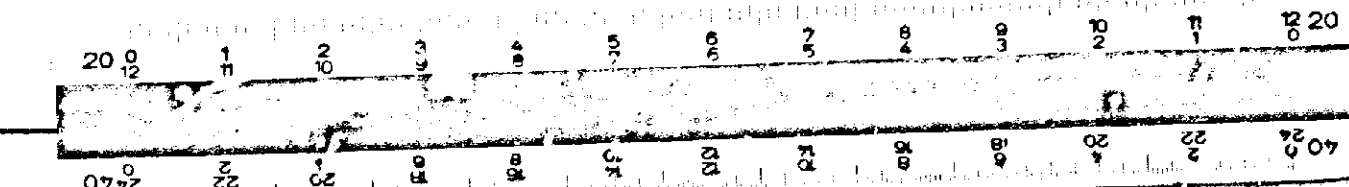
DESIGNER'S
STAMP

PROPOSED EDUCATION
BUILDING
ASHLAND PRESBYTERIAN
CHURCH
116 ASHLAND ROAD
ELECT. DIST. 8 BALTO. CO., MD.
SCALE 1"=20' OCT. 14, 1985
REV 12-14-85

#240

6496

PREPARED BY
HUDKINS ASSOCIATES, INC.
200 EAST LEXINGTON ROAD
PO BOX 101, SHILLINGTON, VA
703-521-2204
828-9060



MAYOR & CITY COUNCIL OF BALTIMORE
557-433

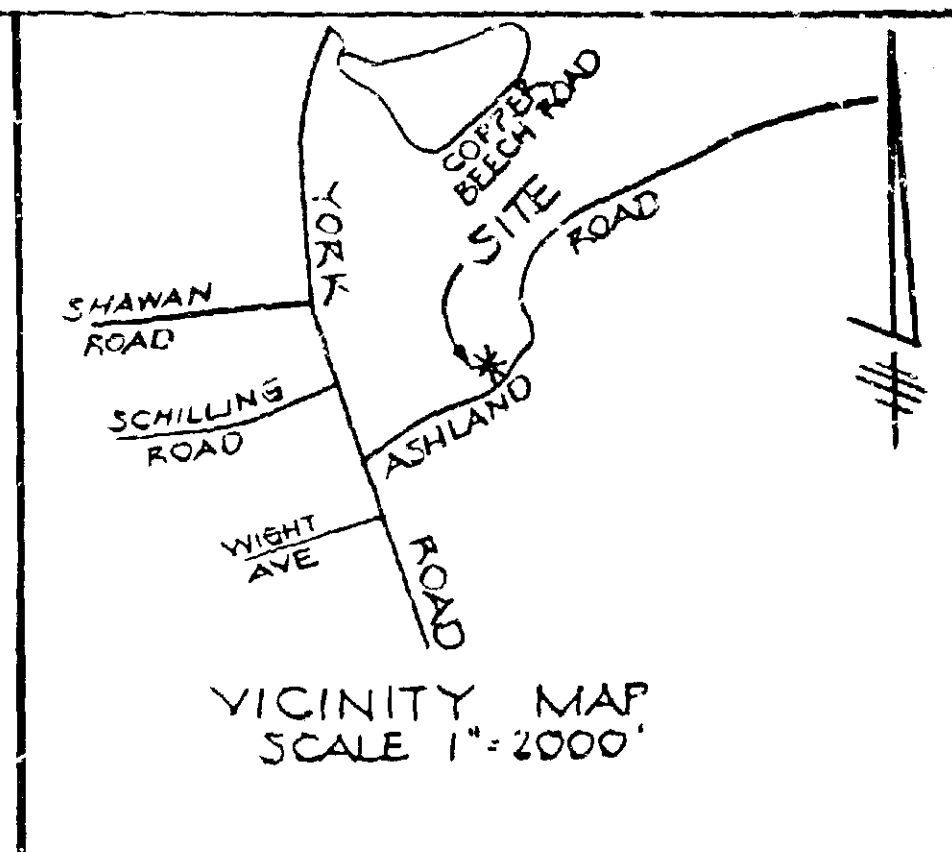
ASHLAND JOINT VENTURE
6866-544



- PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION &
AMENDED PETITION FOR VARIANCES

REV 12-14-85
REV. 2-21-86 FOR SPECIAL EXCEP-
TION & AMENDED HEARING

20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



NOTES

1. EX. ZONING R.U. 4
2. AREA - 1.74 AC. ±
3. AREA OF EXISTING IMPERMEABLE SURFACE = 20,184 S.F. = 0.46 AC. = 26.7%
4. AREA OF IMPERMEABLE SURFACE INCLUDING PROPOSED IMPROVEMENTS 30,492 S.F. = 0.70 AC. = 40.2% (SEE BELOW)
5. AREA OF NATURAL VEGETATION TO BE REMOVED DUE TO PROP IMPROVEMENTS = 0.25 AC. = 14.3%
6. PARKING DATA REQUIRED:
 CHURCH 150 SEATS/6 = 25
 ANNEX 3340 SF / 300 = 11.2
 EDUCATION BLDG. 8035 SF / 300 = 26.8
 TOTAL REQ. 63 SPACES
 TOTAL PROVIDED = 30 SPACES
 7. DAY CARE & NURSERY FACILITY IS PERMITTED AS AN AUXILIARY USE UNDER SECTION 424.2

DEVELOPER'S
INITIALS

ASHLAND PRESBYTERIAN CHURCH
BREAKDOWN OF IMPERMEABLE SURFACE

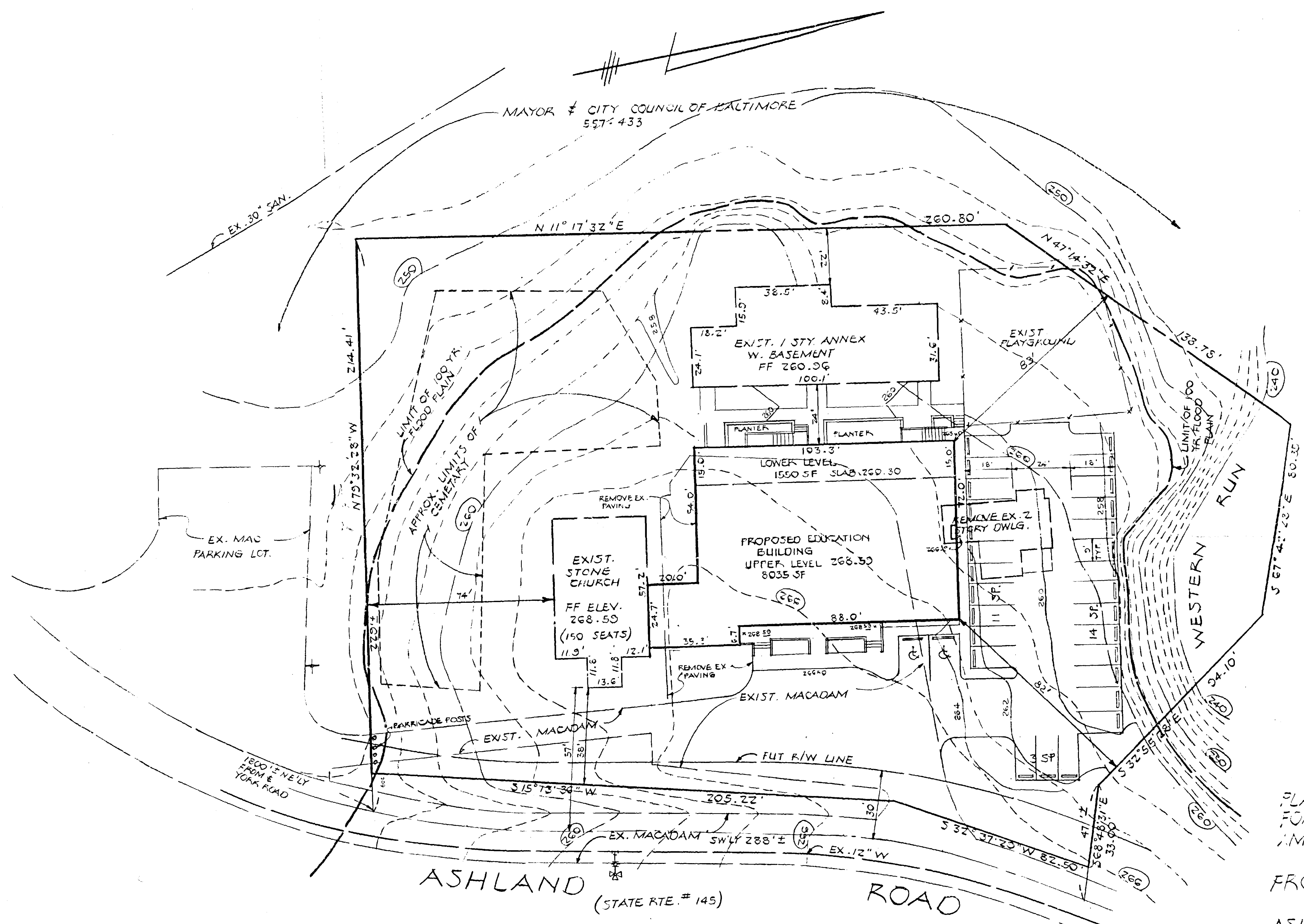
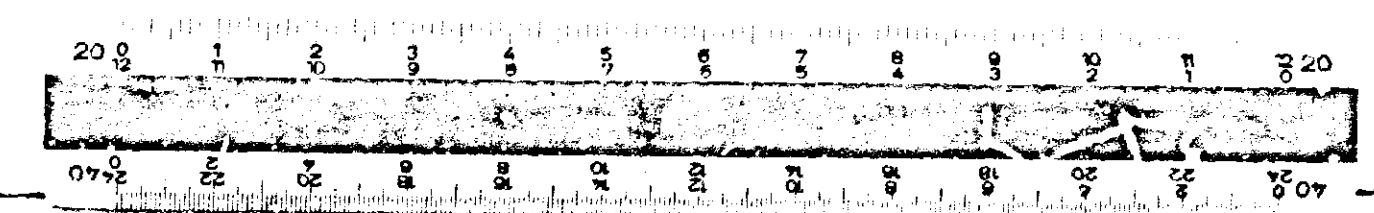
Area of existing impermeable surface	= 0.46 acres
Area of impermeable surface after completion of improvements	= 0.70 acres
Increase of impermeable surface	= 0.24 acres
Area required to maintain maximum of 10% coverage of impermeable surface for additional 0.24 acres	= 2.4 acres
Area provided within easement	= 3.087 acres

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION &
AMENDED PETITION FOR VARIANCES

PROPOSED EDUCATION
BUILDING
ASHLAND PRESBYTERIAN
CHURCH
116 ASHLAND ROAD
ELECT. DIST. 8 BALTO. CO., MD.
SCALE 1"=20' OCT. 14, 1985

REV 12-14-85
REV. 2-21-86 FOR SPECIAL EXCEP-
TION & AMENDED HEARING
REV 3-23-86

PREPARED BY
HUDSON
828-9060



this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

- A copy of the recorded deed of easement shall be submitted to the Zoning Commissioner.
- A sealed revised site plan, reflecting the recorded easement with liber and folio numbers as a note, shall be submitted to the Zoning Commissioner.
- The special exception granted herein shall be valid as long as the deed of easement is unencumbered by other uses and is in full force and effect, subject to further order by the Zoning Commissioner.
- The Petitioner shall satisfy the concerns reflected by the State Highway Administration in its comments dated January 23, 1986.

It is FURTHER ORDERED that the variance to permit coverage by impermeable surface of 37% instead of the permitted 10% be and is hereby DISMISSED.

De Sola
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Stephen J. Nolan, Esquire
People's Counsel

ORDER RECEIVED FOR FILING

DATE: April 12, 1986

BY: *John P. Longest*
ADMINISTRATIVE ASSISTANT

- 6 -

LIBERT 138 FOLIO 779

THIS DEED OF EASEMENT made this 9th day of April, 1986, by and between SECURITY MANAGEMENT CORP., a Maryland corporation, hereinafter referred to as Grantor, and the Trustees of the Presbyterian Congregation at Ashland, a religious corporation incorporated under the Laws of the State of Maryland, hereinafter referred to as Grantee.

RECITALS
The Grantor and Grantee are nearby property owners in the Eighth Election District of Baltimore County. The Grantor desires to grant and assign unto Grantee an easement, or right of use, in a 3.087-acre parcel owned by Grantor and proximate to Grantee's property; and Grantee is willing to accept said parcel subject to the provisions more fully set forth herein. The Grantee, The Trustees of the Presbyterian Congregation at Ashland, (hereinafter also called "Ashland Presbyterian Church") has applied, among other things, for a variance from the provisions of the Baltimore County Zoning Regulations pertaining to the required impermeable surface coverage in an R.C. 4 zone in connection with the proposed addition of an educational facility to the existing church. Trustees of the Presbyterian Congregation at Ashland, Petitioner, Zoning Case No. 86-309-XA. A hearing was held on February 19, 1986 before the Zoning Commissioner of Baltimore County and it continued on March 31, 1986. Following the initial hearing, Ashland Presbyterian Church and the People's Counsel for Baltimore County, participants in the aforesaid case, considered it appropriate to resolve said case by agreement, subject to the approval of the Zoning Commissioner. As part of this agreement, Ashland Presbyterian Church has agreed to acquire an easement interest in nearby land for the purpose of preserving permeable surface or sufficient land to assure compliance of the proposed building addition with the pertinent provisions of BCZR 1A03.4B.5. It has been determined that an easement of 3.087 acres will suffice to assure that the proposed addition meets the 10% maximum limit of impermeable surface coverage required by law. The location and description of the Ashland Presbyterian Church property, together with the location and description of this easement are described graphically on the plats attached hereto. The calculations pertinent to the impermeable surface coverage limits and regulations as applied to Ashland Presbyterian Church

NOTED FOR FILING
APR 12 1986
BALTIMORE COUNTY
CLERK OF THE COURT
JUDICIAL BRANCH
ROOM 1100
COURT HOUSE
BALTIMORE, MD 21201

LIBERT 138 FOLIO 783

AND the parties to this agreement do hereby covenant that the conditions of this easement shall not be amended or abandoned by them or their successors until further Order of the Zoning Commissioner of Baltimore County.

The Grantee joins herein to acknowledge its agreement and consent to the terms and conditions herein stated.

AS WITNESS the hand and seal of said Grantor and Grantee.

ATTEST:

SECURITY MANAGEMENT CORP.
Mark A. Loria
By: *Robert T. McQuinn* (SEAL)
Robert T. McQuinn, Grantor
Executive Vice President

ATTEST:

THE TRUSTEES OF THE PRESBYTERIAN CONGREGATION AT ASHLAND
David L. Cole
By: *David L. Cole* (SEAL)
DAVID L. COLE, President

STATE OF MARYLAND
COUNTY OF *Harford*

I HEREBY CERTIFY that on this 9th day of April, 1986, before the subscriber, a Notary Public of the State of Maryland, in and for Harford County, personally appeared *David L. Cole*, President of the Grantee corporation and by virtue of the power and authority granted unto him by the Board of Directors of said Grantee acknowledged that the Grantee consents to the terms and conditions of the within easement.

David L. Cole
NOTARY PUBLIC (2000 HARMFORD)
My Commission Expires: 7-1-86

5

LIBERT 138 FOLIO 780

are more fully set forth on the attached plat. The parties to this easement agreement, and the People's Counsel for Baltimore County, intend that this easement preserve the property described herein as permeable surface until further Order of the Zoning Commissioner of Baltimore County. The parties to this agreement acknowledge and agree that no modification of this easement agreement or alienation of the described property shall occur without further Order and approval of the Zoning Commissioner of Baltimore County. The provisions of this agreement may be enforced by duly authorized public officials and/or interested persons.

NOW THEREFORE,

IN CONSIDERATION of a gift, the said Grantor grants and assigns unto Grantee, its successors and assigns, an easement to use the hereinafter described parcel to satisfy the permeable surface requirements of the Baltimore County Zoning Regulations, reserving however unto the Grantor, the right to use said parcel for general farming or open space purposes so as not to interfere with church uses in the following parcel, provided however neither the Grantor nor Grantee will at any time cover any of said parcel with any hard or substantially impervious surface;

BEGINNING for the same at a pipe heretofore set, at the beginning of the 58th or north 21° 36' 28.2" East 97.39 foot line of that first parcel of land described in Exhibit A of a deed in Liquidation dated May 25, 1979, between Townson Nurseries, Inc. et al and Universal Housing and Development Company, recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6025 folio 758, said place of beginning also being on the security line of the Loch Raven Watershed property, running thence binding on said Loch Raven watershed property and binding on all of said 58th line and part of the 59th line of said first parcel, 1) North 21° 36' 28.2" East 97.39 feet to a concrete monument heretofore set and 2) North 32° 53' 49" West 798.51 feet to intersect the eastern side of a 10-foot Drainage and Utility Easement, shown on Baltimore County Bureau of Land Acquisition Plat RW 84-191-6, running thence binding on said easement, 3) North 2° 50' 31" East 56.01 feet to intersect the Zoning Line between the R.C. 4 and D.R. 3.5 zones, running thence binding on said Zoning Line, 4) South 86° 09' 56"

2

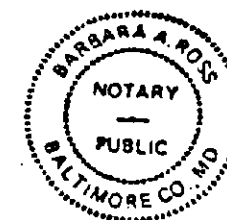
LIBERT 138 FOLIO 784

STATE OF MARYLAND
CITY OF BALTIMORE

I HEREBY CERTIFY that on this 9th day of April, 1986, before the subscriber, a Notary Public of the State of Maryland, and for Baltimore City, personally appeared *Robert T. McQuinn*, an officer of the Grantor, who by virtue of the power and authority granted unto him by the Board of Directors of said Grantor acknowledged that the Grantor consents to the terms and conditions of the within easement.

My Commission Expires: July 1, 1986

BARBARA A. POSS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 1986



JUN-3/18/86

6

LIBERT 138 FOLIO 781

East 371.73 feet to intersect the 53rd line of said first parcel and to intersect the western side of Paper Mill Road (formerly known as Ashland Road), shown on Baltimore County Bureau of Rights of Way plat RW 84-111, running thence binding on the western side of said Paper Mill Road, shown on said plat and shown on Plat RW 84-110 and binding on part of said 53rd line, all of the 54th, 55th, and 56th lines of said first parcel, the four following courses, viz: 5) southwesterly by a curve to the left having a radius of 905.00 feet for a distance of 117.11 feet, said curve being subtended by a chord bearing South 12° 48' 07.6" West 117.03 feet, 6) southeasterly by a curve to the left having a radius of 488.22 feet for a distance of 302.56 feet, said curve being subtended by a chord bearing South 8° 39' 29.2" East 28° 74 feet, 7) South 26° 34' 41.7" East 19.09 feet, 8) southeasterly by a curve to the right having a radius of 545.00 feet for a distance of 293.67 feet, said curve being subtended by a chord bearing South 10° 58' 29.1" East 290.13 feet (said curve being erroneously described in said first parcel, as having a distance of 294.10 feet and subtended by a chord bearing South 10° 57' 08.9" East 290.54 feet); thence leaving said Paper Mill Road, binding on the 57th line (erroneously described in said first parcel, as South 35° 34' 49.5" West 99.94 feet), 9) South 35° 34' 49.5" West 100.46 feet to the place of beginning.

Containing 1.087 acres of land more or less.

Being a part of that first parcel of land described in Exhibit A of a deed in Liquidation dated May 25, 1979, between Townson Nurseries, Inc. et al and Universal Housing and Development Company, recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6025 folio 758.

For title see Certificate of Articles of Merger, dated February 10, 1984, between Universal Housing and Development Company and Security Management Corp., recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 6773 folio 464.

TO HAVE AND TO HOLD the aforesaid easement above described and mentioned and hereby intended to be granted together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the Trustees of the Presbyterian Congregation at Ashland, in order to satisfy the

3

LIBERT 138 FOLIO 782

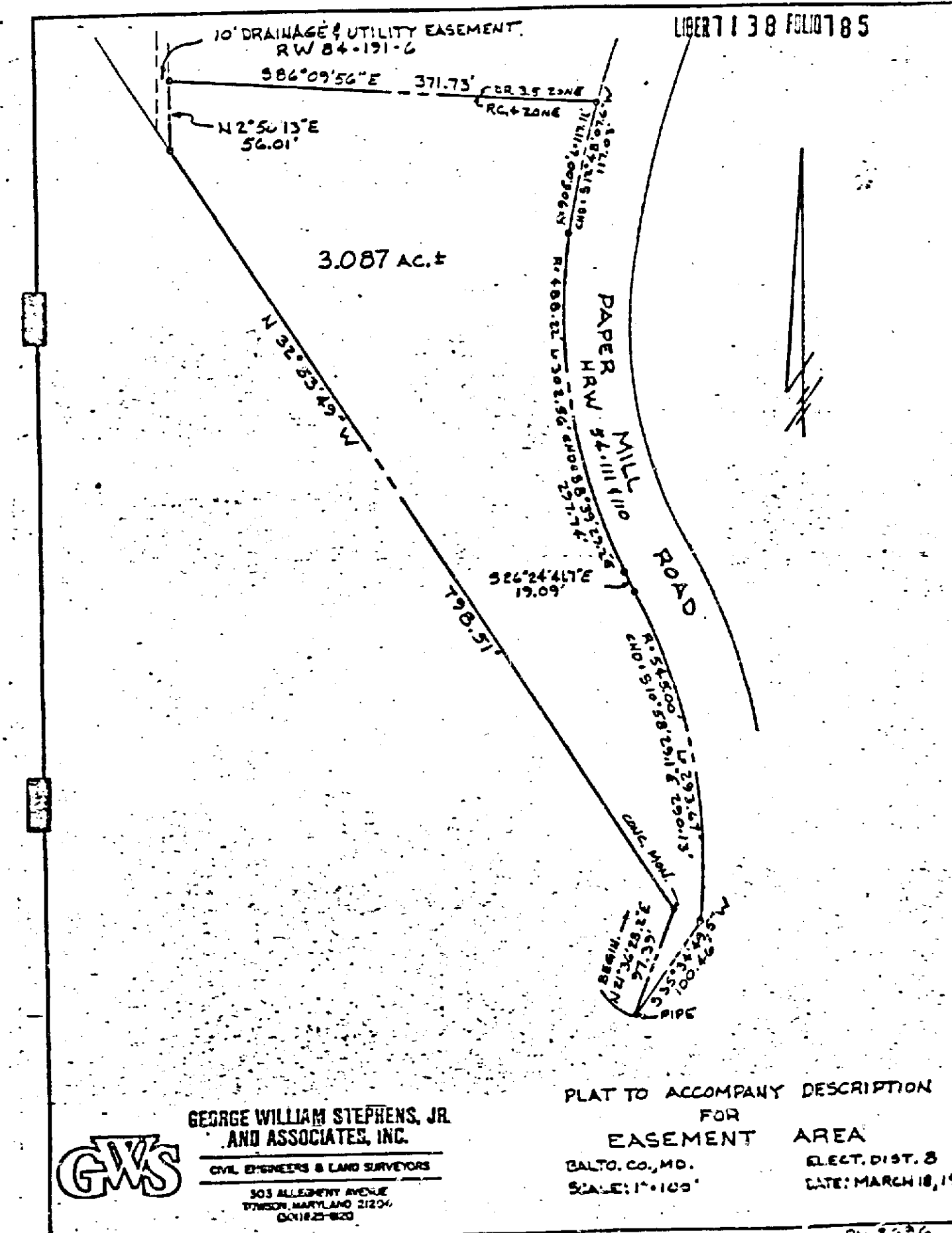
permeable surface requirements of the Baltimore County Zoning Regulations, reserving unto the Grantor the right to use said premises for general farming or open space purposes so as not to interfere with church uses, provided however that said parcel will not be improved by an impervious surface.

The Grantor further understands and agrees that said parcel shall not be reused to satisfy the coverage requirements of BCZR 1A03.4B.5 for the benefit of property other than the Grantee's property so long as the easement herein shall remain in effect. The Grantor further acknowledges and agrees that the easement granted herein shall not be a basis for a future zoning variance from BCZR 1A03.4B.5.

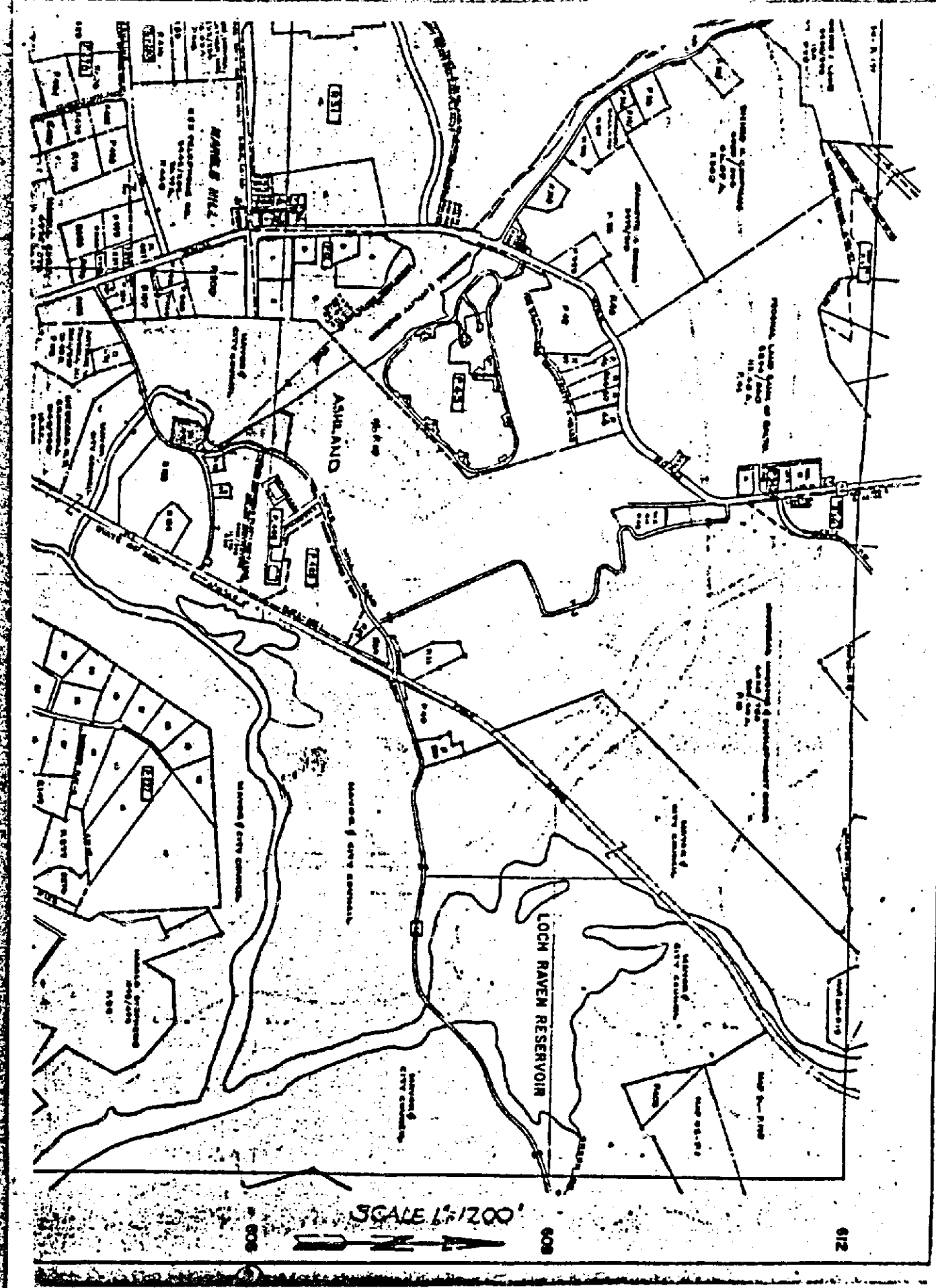
Should the Grantee acquire any interest in additional and/or adjoining property, that will satisfy the requirements of BCZR 1A03.4B.5, it is the intention of the Grantor and the Grantee that the easement granted herein shall be extinguished, but subject to the Order of the Zoning Commissioner of Baltimore County as hereinafter agreed.

Should the Grantee cease to operate the Ashland Presbyterian Church facility hereinafter described for church or educational purposes, or transfer the facility to another religious denomination or organization, then it is the intent of the parties hereto that the easement granted herein shall be extinguished, but subject to the Order of Zoning Commissioner of Baltimore County hereinafter agreed.

Nothing contained herein shall be construed to permit Grantee to construct or locate any improvements in the above-described easement parcel.



AUG 27 1986



LIBERTY 138 FOLIO 187

ASHLAND PRESBYTERIAN CHURCH
BREAKDOWN OF IMPERMEABLE SURFACE

Area of existing impermeable surface	= 0.46 acres
Area of impermeable surface after completion of improvements	= 0.70 acres
Increase of impermeable surface	= 0.24 acres
Area required to maintain maximum of 10% coverage of impermeable surface for additional 0.24 acres	= 2.4 acres
Area provided within easement	= 3.087 acres

Call to *Kaplan*
Address *Chas. H. Friedman*
21201

11416
T. J. C.

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 822-7800

OF COUNSEL
RALPH E. DEITZ
9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 822-2181
RUSSELL J. WHITE

April 23, 1986

HAND DELIVERY

Honorable Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case No.: 86-309A
Petitioner: Ashland Presbyterian Church
116 Ashland Road

Dear Commissioner Jablon:

The Deed of Easement regarding the above-captioned matter was recorded in the Land Records for Baltimore County on April 22, 1986 in Liber 7138, folio 779. Enclosed please find a copy of the receipt and Transfer Affidavit.

Very truly yours,
Stephen J. Nolan
Stephen J. Nolan

cc: Peter Zimmerman, Esquire w/enc
Mark D. Dropkin, Esquire w/enc
Harry Weiskopf, Esquire w/enc
Rustern Fred Stashkevitch, Jr. w/enc
David Billingsley w/enc
Ronald Baldwin w/enc

ELMER H. KAHLINE JR.
CLERK OF CIRCUIT CT.
FOR BALTIMORE COUNTY

REC'D AND RETURNED
1986 APR 23 10 47 AM
PAGER 7138 PAGE 779

DEED
ENC. JR. T 38.00
CHECK TL 38.00

1986 RECEIPT
#14022 C001 R02 709-33

BALTIMORE COUNTY, MARYLAND
Office of Finance - Revenue Division
REAL PROPERTY TRANSFER - CONSIDERATION AFFIDAVIT

Complete affidavit - original and 1 copy - for each instrument other than mortgage or deed of trust (with or without consideration). Sign and return both copies.

In compliance with Baltimore County Code Title 11, Article IX, Sections 11-69 through 11-85, as amended, it is certified that an instrument described below, representing a transfer of real property including, but not limited to, fee simple estate, leasehold estate, limited estate and legal or equitable interests in real property, is offered for record in Baltimore County. The subject property is identified as follows:

Property Account # *Case 86-309A*
Date of Instrument *March 31, 1986*
DOCUMENTS PRESENTED
☐ Deed ☐ Agreement
☐ Deed of Trust ☐ Mortgage
☐ Contract ☐ Lease over 7 years
☐ Other ☒ Right-of-way or Easement Agreement

Prior Deed Reference:
Liber *7138* Folio *779*
Amount of Mortgage \$ *0.00*
Other (Cash, etc.) \$ *0.00*
Total Consideration \$ *0.00*
Assessed Factor \$ *0.00*
Exempt Status Claimed per Baltimore County Code *No*
*Total Consideration is transfer tax base.

*Is Subject Property Financed by Bonds Issued Under Article 41, Section 266, Annotated Code of Maryland? *Yes*

PERSON OFFERING INSTRUMENT FOR RECORDING: TRANSFERRED PROPERTY KNOWN AS:
Name *Ashland Presbyterian Church*
Title Co. or Firm *Ashland Presbyterian Church*
Address *116 Ashland Road, Towson, MD 21204*
Phone *822-7800*
GRANTOR: *Stephen J. Nolan*
GRANTEE: *Peter Max Zimmerman*
GRANTEE MAILING ADDRESS: *Peter Max Zimmerman, 204 W. Pennsylvania Avenue, Towson, MD 21204*

I HEREBY CERTIFY under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.

Signed *Stephen J. Nolan*
Date *April 23, 1986*
OFFICE OF FINANCE USE ONLY:
Agent *Stephen J. Nolan* Amount \$ *0.00* Invoice # *86-309A* Date *April 23, 1986*
Tax \$111 *0.00* C.D. Credit *0.00* Other Credit *0.00*
Comments

PETITIONS FOR ZONING VARIANCES AND SPECIAL EXCEPTION
8th Election District

LOCATION: Beginning at West Side of Ashland Road, approximately 1800 feet Northeast of the Centerline of York Road (116 Ashland Road)

DATE AND TIME: Monday, March 31, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petitions for Zoning Variances to permit a principal building within 57 feet of the centerline of a street in lieu of the required 100 feet, 37 percent coverage of impermeable surface in lieu of the required 10 percent, 24 feet between principal buildings in lieu of the required 100 feet, a rear yard setback of 22 feet in lieu of the required 50 feet, and 30 parking spaces in lieu of the required 63 parking spaces

Petition for Special Exception for a church in a R.C. 4 Zone

Trustees of the Presbyterian
Being the property of *Congregation at Ashland*, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-9000
December 16, 1985

DESCRIPTION TO ACCOMPANY APPLICATION FOR VARIANCE, ASHLAND PRESBYTERIAN CHURCH:

Beginning for the same at a point in the center of Ashland Road said point being distant northeasterly 1800 feet more or less from the intersection formed by the center of said Ashland Road with the center of York Road thence North 79 degrees 32 minutes 28 seconds West 229 feet more or less thence North 11 degrees 17 minutes 32 seconds East 260.80 feet thence North 47 degrees 14 minutes 32 seconds East 138.78 feet thence South 67 degrees 42 minutes 28 seconds East 80.35 feet thence N32 degrees 55 minutes 28 seconds East 94.10 feet thence South 68 degrees 48 minutes 31 seconds East 47 feet more or less to the center of said Ashland Road thence binding thereon southwesterly 288 feet more or less.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016160

ACCOUNT: *HUDKINS ASSOCIATES, INC.*
DATE: *APR 23 1986*
AMOUNT: *\$ 0.00*
RECEIVED FROM: *Stephen J. Nolan*
FOR: *Transfer of Deed*
VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
Beg. @ W/S of Ashland Rd., approx. : OF BALTIMORE COUNTY
1800' NE of the C/L of York Rd.
(116 Ashland Rd.), 8th District :
TRUSTEES OF THE PRESBYTERIAN : Case No. 86-309-XA
CONGREGATION AT ASHLAND, :
Petitioner :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JAB'ON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 24, 1986

Stephen J. Nolan, Esquire
Nolan, Plunhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITIONS FOR ZONING VARIANCES AND SPECIAL EXCEPTION
Beg. @ W/S of Ashland Rd., approx. 1800' NE of the c/l
of York Rd. (116 Ashland Rd.)
8th Election District
Trustees of the Presbyterian Congregation at Ashland -
Petitioner
Case No. 86-309-XA

Dear Mr. Nolan:

This is to advise you that \$89.75 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by
this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018548

Baltimore County, Maryland, and remit
Building, Towson, Maryland

DATE 2/23/86 ACCOUNT 8-01-615-000

AMOUNT \$ 89.75

RECEIVED FROM Nolan, Plunhoff & Williams, Chartered

FOR Advertising and Posting re Case #86-309-XA

VALIDATION OR SIGNATURE OF CASHIER

Stephen J. Nolan, Esquire
Nolan, Plunhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

February 28, 1986

NOTICE OF HEARING

RE: PETITIONS FOR ZONING VARIANCES AND SPECIAL EXCEPTION
Beg. @ W/S of Ashland Rd., approx. 1800' NE of the
c/l of York Rd. (116 Ashland Rd.)
8th Election District
Trustees of the Presbyterian Congregation at Ashland -
Petitioner, Case No. 86-309-XA

TIME: 10:15 a.m.

DATE: Monday, March 31, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018492

DATE 2/21/86 ACCOUNT 8-01-615-000

AMOUNT \$ 100.00

RECEIVED FROM Ashland Presbyterian Church

FOR \$100.00 to 86-309-XA

VALIDATION OR SIGNATURE OF CASHIER

IN RE: PETITION ZONING VARIANCES * BEFORE THE
Beginning at the W/S of * ZONING COMMISSIONER
Ashland Road, approx. 1,800' * OF BALTIMORE COUNTY
NE of the centerline of York * Case No. 86-309-A
Road (116 Ashland Road) -
8th Election District *
Ashland Presbyterian Church, *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter having come for a hearing before the Zoning Commissioner
of Baltimore County on the 19th day of February, 1986, IT IS ORDERED, this
24th day of February, 1986, that the requests for variances filed herein
be held sub curia pending the filing of Amended Petitions, to be filed under
the same case number, for Special Exception for a church in an R.C.4 Zone and
for a Zoning Variance for parking.

It is FURTHER ORDERED that the Amended Petitions shall be advertised and
posted and a continued hearing date be scheduled pursuant to applicable law.

AJ:scf

cc: Stephen J. Nolan, Esquire

Peter M. Zimmerman, Deputy People's Counsel

ORDER RECEIVED FOR FILING

DATE 2/24/86
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

PETITION FOR ZONING VARIANCES
8th Election District

LOCATION: Beginning at West Side of Ashland Road, approximately 1800
feet Northeast of the Centerline of York Road (116 Ashland
Road)
DATE AND TIME: Wednesday, February 19, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to allow a principal building within 57 feet
of the centerline of a street in lieu of the required 100 feet, 37 percent
coverage of impermeable surface in lieu of the required 10 percent, 24 feet
between principal buildings in lieu of the required 100 feet, and a rear yard
setback of 22 feet in lieu of the required 50 feet.

Being the property of Ashland Presbyterian Church, as shown on plat
plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued
within the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this period
for good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JAB'ON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JAB'ON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 3, 1986

Mr. Ronald L. Baldwin, Trustee
Ashland Presbyterian Church
118 Ashland Road
Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCES
Beg. @ W/S of Ashland Rd., approx. 1800' NE of the c/l
York Rd. (116 Ashland Rd.)
8th Election District
Ashland Presbyterian Church - Petitioner
Case No. 86-309-A

Dear Mr. Baldwin:

This is to advise you that \$75.00 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by
this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018482

Baltimore County, Maryland, and remit
Building, Towson, Maryland

DATE 2/17/86 ACCOUNT 8-01-615-000

AMOUNT \$ 75.00

RECEIVED FROM Ashland Presbyterian Church

FOR \$75.00 to 86-309-A

VALIDATION OR SIGNATURE OF CASHIER

Mr. Ronald L. Baldwin, Trustee
Ashland Presbyterian Church
118 Ashland Road
Cockeysville, Maryland 21030

January 17, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
Beg. @ W/S of Ashland Rd., approximately 1800'
NE of the c/l of York Rd.
(116 Ashland Rd.)
Ashland Presbyterian Church - Petitioner
Case No. 86-309-A

TIME: 9:30 a.m.

DATE: Wednesday, February 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

AJ:med

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
Beginning W/S Ashland Rd., : OF BALTIMORE COUNTY
approximately 1800' NE
C/L York Rd. (116 Ashland :
Rd.), 8th District :
ASHLAND PRESBYTERIAN : Case No. 86-309-A
CHURCH, Petitioner :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the
above-captioned matter. Notices should be sent of any hearing dates
or other proceedings in this matter and of the passage of any preliminary
or final Order.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy
of the foregoing Entry of Appearance was mailed to Ronald L. Baldwin,
Trustee, Ashland Presbyterian Church, 118 Ashland Rd., Cockeysville, MD
21030, Petitioner.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman



ashland presbyterian church
116 Ashland Road • Cockeysville, Maryland 21030 • Church Phone (301) 666-1310
REV. FRED STASKEVITCH, JR.
Pastor

January 8, 1986

Honorable Arnold Jab'ON
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Item Number 240 - Ashland Presbyterian Church application
for zoning variance dated December 20, 1985

Dear Commissioner Jablon:

I spoke with Mr. James Dyer earlier today. He informed me that
there is a large backlog of variance applications and he did not
expect that the hearing for the above-mentioned item would occur
before the end of March or early April.

Our building committee believes that our education center answers
a very real need for quality day care, nursery and kindergarten
programs in the Cockeysville area. We are working toward a June
occupancy of our new building which will allow us to expand our
day care program and also allow us to open enrollment in our
expanded nursery and kindergarten programs for September, 1986.
This requires that we begin construction in March of this year.

If we are delayed in receiving the variance until late March or
April, we may not be able to occupy the building until after the
Fall school season begins. This would strike a large blow to the
success of our program since we would be forced to delay full
enrollment until Fall of 1987.