



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 21, 2001

Bruno Reich, AIA
10106 Hylabrook Road
Columbia, MD 21044

Dear Mr. Reich:

RE: Korean Zion Presbyterian Church, 9947 Harford Road, 11th Election District

This is a revised response to your request for a zoning confirmation that a proposed church addition as shown on your provided site plan will be within the spirit and intent of case #87-165-SPHA and therefore; a zoning amendment hearing is no required.

The fact that the existing building footprint varianced at 19 ft. is not changing and that the proposed addition is actually infilling the area of the approved building locations allows the staff to confirm that the proposal is within the spirit and intent of the above referenced zoning case and will not require a new zoning hearing. Please document this response on all plans submitted for building permit.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

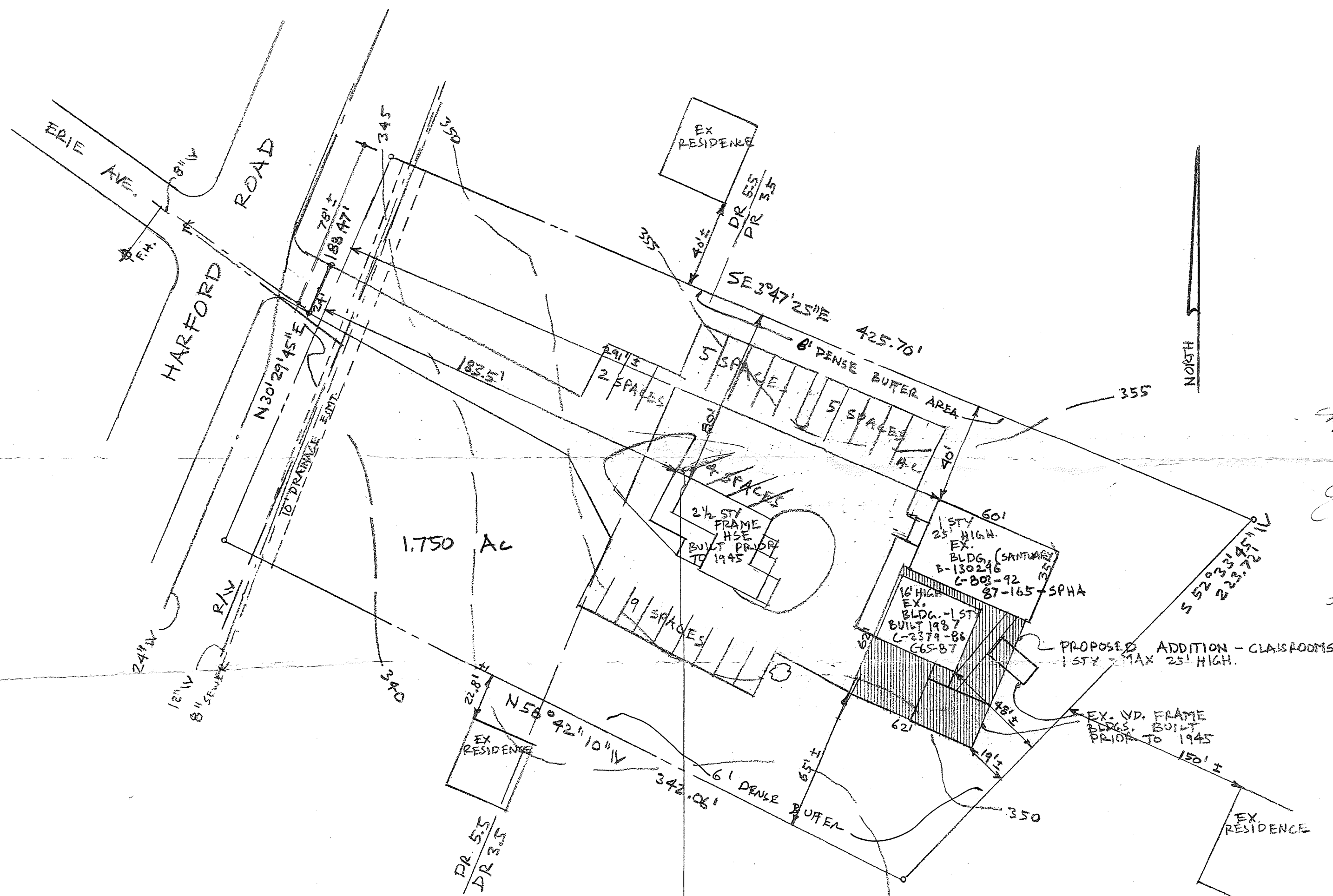
A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:ggs

cc: 87-165-SPHA





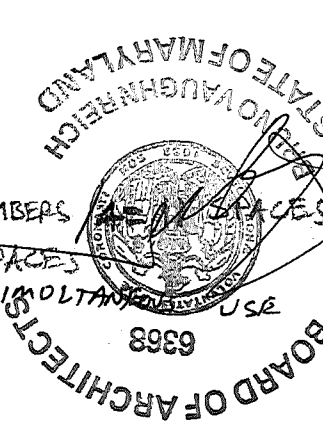
North
Mary P. Rudolf
East
Clifford E. Quinter
South
Charles Blankner

THIS PLAN APPROVED FOR
SPIRIT AND INTENT IN
CASE # 87-165-SPHA
Adleris 5/17/01

SPECIAL HEARING PLAN FOR AMENDMENT TO 87-165-SPHA KOREAN ZION PRESBYTERIAN CHURCH

DESCRIPTION OF PROPERTY: KOREAN ZION PRESBYTERIAN CHURCH
AT A DISTANCE 78 FEET ± NORTHEAST OF THE PROJECTION
OF THE CENTERLINE OF ERIE AVENUE AND RUNNING THENCE
BEGINS:
SOUTH 59 DEGREES 47 MINUTES 25 SECONDS EAST 425.7 FEET
SOUTH 52 DEGREES 33 MINUTES 45 SECONDS WEST 223.7 FEET
TO A POINT, THENCE
NORTH 56 DEGREES 42 MINUTES 01 SECONDS WEST 342.06 FEET
TO THE SOUTHEAST SIDE OF HARFORD RD, THENCE RUNNING AND BINDING ALONG THE SOUTHEAST
SIDE OF SAID ROAD NORTH 30 DEGREES 29 MINUTES 45 SECONDS EAST 188.47 FEET TO THE PLACE
OF BEGINNING CONTAINING 1.75 ACRES OF LAND, MORE OR LESS.

PARKING
REQUIRED - 42 MEMBERS
PROVIDED - 25 SPACES
CLASSROOMS - NON-SIMULTANEOUS USE
FLOOR AREA

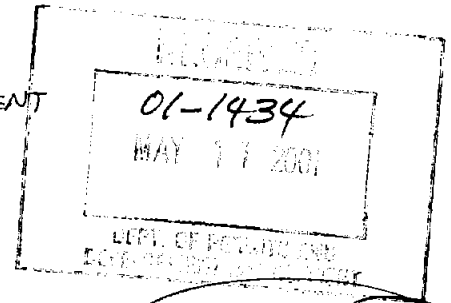


SITE PLAN 1"=40' 3.22.2001
BRUNO V. REICH, AIA 10106 HYLA BROOK RD., COLUMBIA, MD 21044
(800) 659-4737
6TH COUNCIL DIST.
11TH ELEC. DIST
9947 HARFORD RD., BALTIMORE, MD.

1987-0165-SPHA

10 MAY 2001

MR. ARNOLD TABLON
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT
BALTIMORE COUNTY
111 WEST CHESAPEAKE AVE.
TOWSON, MD. 21204



RE: KOREAN ZION PRESBYTERIAN CHURCH ADDITION
9947 HANFORD RD
ZONING CASE NO. 87-165-SPHA, 11TH ELECTION DIST

To: JLL
No Fee
ok - File

AT A DRL MEETING IN APRIL 2000 THE CHURCH WAS ASKED
SUBMIT A "SPIRIT & INTENT" LETTER TO YOUR DEPT.
AFTER SUBMITTING THAT WE RECEIVED A RESPONSE FROM
JUN FERNANDO DATED 6/23/2000 ASKING US TO SUBMIT A
~~THE~~ PETITION FOR SPECIAL HEARING TO AMEND THE
PREVIOUSLY APPROVED SPECIAL HEARING CASE # 87-165-SPHA.
WE PREPARED THE NECESSARY DOCUMENTS AND MET WITH
JOHN LEWIS ON 5/3/2001. AFTER REVIEWING THE ~~REA~~ SITE
PLAN AND OTHER DOCUMENTS MR LEWIS AND CARL RICHARDS
DETERMINED THAT THE PROPOSED ADDITION DOES NOT VIOLATE
THE 19' SETBACK OR CHANGE BUFFERS DESCRIBED IN
87-165-SPHA. ALSO THE ADDITION REPLACES AN EXISTING STRUCTURE
AND INCREASES THE TOTAL FOOTPRINT OF THE BUILDING
ONLY A SMALL AMOUNT. FOR THESE REASONS MR. LEWIS
ASKED US TO OBTAIN APPROVAL SIGNATURES FROM THE
OWNERS ON ALL ADJACENT PROPERTIES, AND SUBMIT THESE
TO YOU FOR APPROVAL OF THE "SPIRIT AND INTENT" IN
LIEU OF ANOTHER SPECIAL HEARING. WE ASK FOR FOR
"SPIRIT & INTENT" APPROVAL FOR THE ADDITION DESCRIBED ON THE
ATTACHED SITE PLAN. A FEE WAS PAID FOR THE INITIAL "SPIRIT
AND INTENT" REQUEST. WE ASK THAT YOU WAIVE THIS FEE FOR THIS REQUEST.

BRUND REICH, AIA
10106 HYLABROOK RD.
COLUMBIA, MD. 21044

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance 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 variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the approval prayed for and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of October, 1986, that the site plan for a church in a residential zone is approved and satisfies the RTA use requirements to the extent possible and, as such, the Petition for Special Hearing is hereby GRANTED and, additionally, the Petition for Zoning Variance to permit a rear yard setback of 19 feet in lieu of the required 30 feet be and is hereby GRANTED from and after the date of this Order.


Zoning Commissioner of
Baltimore County

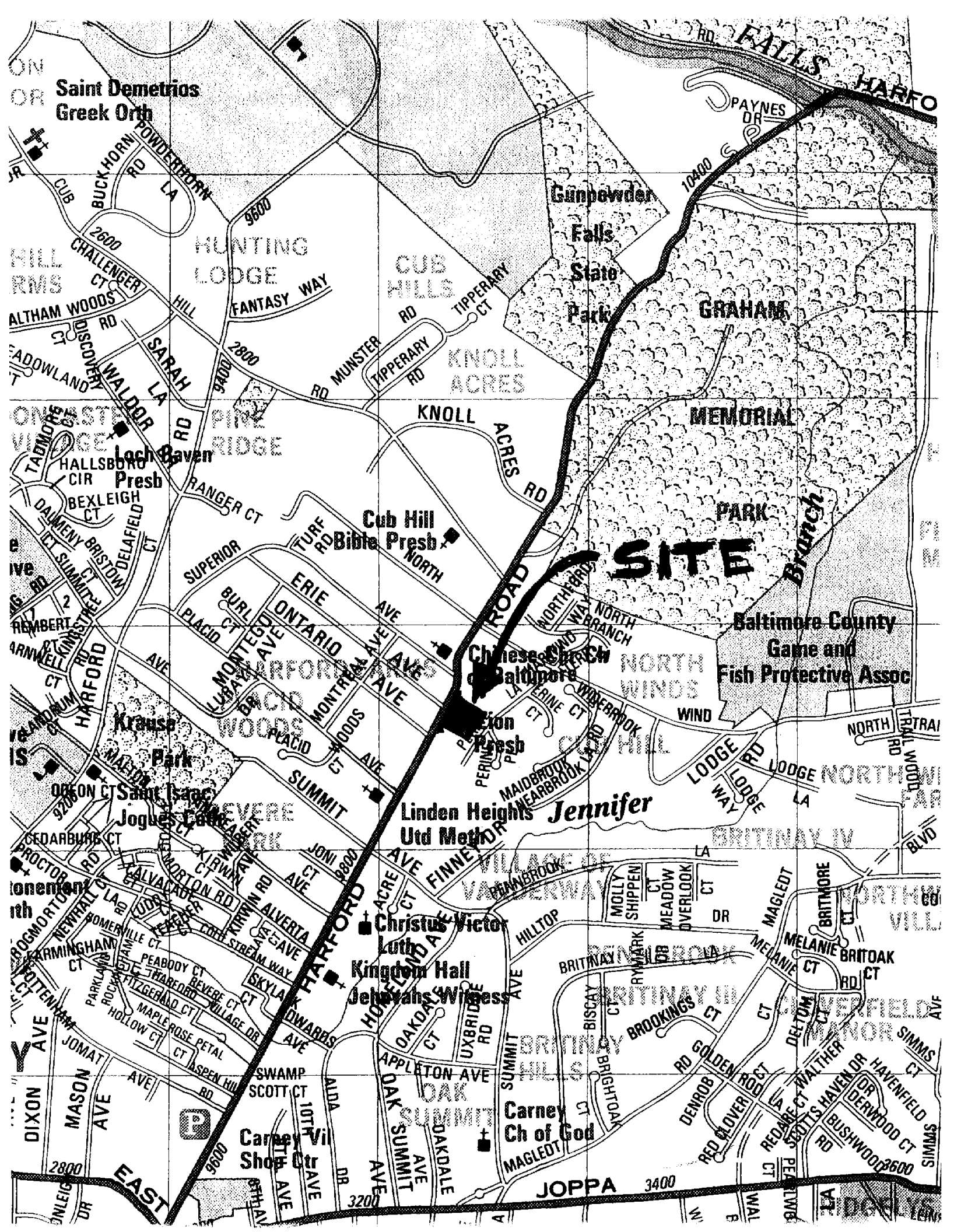
AJ/srl

cc: Gary R. Maslan, Esquire
Robert S. Handzo, Esquire
Ms. Pauline Phillips
Mr. Charles Blankner
People's Counsel

ORDER RECEIVED FOR FILING

Date

By



LIBER 8072 PAGE 3 P. 1

SCHEDULE A

BEGINNING for the same on the southeast side of Harford Road at the beginning point of the land described in a Deed from Wayne N. Kirby and Frances C. Kirby, his wife, to Dean M. Snyder and Grace C. Snyder, his wife, dated January 26, 1965 and recorded among the Land Records of Baltimore County in Liber 4416, folio 454, said point being located 222.0 feet measured at right angles from the second or south 61 degrees 30 minutes east 30 perch lines of the land described in a Deed from David Christy and wife to Marion M. Jenifer, dated September 11, 1877 and recorded among the Land Records of Baltimore County in Liber JB No. 103, folio 174 and running thence with a line parallel to and 222.0 feet from said second line.

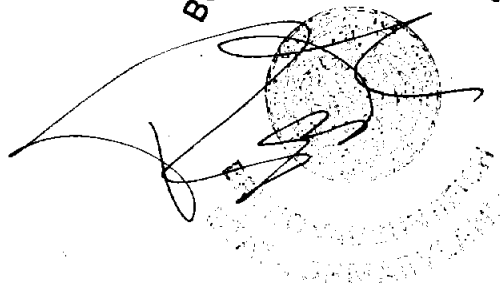
South 59 degrees 47 minutes 25 seconds east 425.70 feet to intersect the third line of the land described in the above referenced deed from Christy to Jenifer, thence running with said line and reversely with the third or north 58 degrees 58 minutes east 186.5 foot line of the aforementioned Deed from Kirby to Snyder, with the distance corrected to conform to apparent lines of possession.

South 52 degrees 33 minutes 45 seconds West 423.72 feet to a point thence running reversely with the second line of the Deed from Kirby to Snyder and with the third or north 50 degrees 12 minutes west 344.29 foot line of the land described in a Deed from John M. Dunham to Charles H. Blenkner, Jr. and Dorothy M. Blenkner, his wife dated September 29, 1971 and recorded among the Land Records of Baltimore County in Liber No. 5222, folio 859.

North 56 degrees 42 minutes 01 seconds west 342.06 feet to the southeast side of Harford Road, thence running and binding along the southeast side of said road and reversely with the first line of the land described in the aforesaid deed from Kirby to Snyder, with the distance corrected to conform to apparent lines of possession.

North 30 degrees 29 minutes 45 seconds East 180.47 feet to the place of beginning. Containing 1.75 acres of land, more or less.

BOARD OF ARCHITECTS
6368



Zoning Commissioner of Baltimore County
Towson, Maryland

RE : Korean Zion Presbyterian Church
9947 Harford Rd., Baltimore, MD 21093

My name is Clifford E. Gorton residing at 9443
Perine La. which is located East side of the Church.

The Church presented me the drawing with proposed new addition to current building
and I reviewed their site plan dated March 22, 2001 and satisfied with new addition.

Neighbor Clifford E. Gorton
Date 5/6/01

Zoning Commissioner of Baltimore County
Towson, Maryland

RE : Korean Zion Presbyterian Church
9947 Harford Rd., Baltimore, MD 21093

My name is Mary E. Rudolf residing at 10005 HARTFORD RD
which is located NORTH side of the Church.

The Church presented me the drawing with proposed new addition to current building and I reviewed their site plan dated March 22, 2001 and satisfied with new addition.

Neighbor James P. Rudolph
Date 5-6-01

Zoning Commissioner of Baltimore County
Towson, Maryland

RE : Korean Zion Presbyterian Church
9947 Harford Rd., Baltimore, MD 21093

My name is Charles Blumberg residing at 9943
Harford Rd which is located South side of the Church.

The Church presented me the drawing with proposed new addition to current building
and I reviewed their site plan dated March 22, 2001 and satisfied with new addition.

Neighbor Charles Blumberg
Date 5/8/01



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 23, 2000

Mr. Bruno V. Reich
Famous Buildings, Inc.
10106 Hyla Brook Road
Columbia, Maryland 21044

Dear Mr. Reich:

RE: Spirit and Intent, 9947 Harford Rd., Korean Zion Presbyterian Church
Addition, Zoning Case #87-165-SPHA, 11th Election District

Your letter to Mr. Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Based upon the information provided therein and our research of the zoning records. This office determined that petition for Special Hearing is required to amend the previously approved hearing case #87-165-SPHA, for the proposed addition. I am enclosing the filing procedures including the required forms and checklist and when completed, you should call the number referenced below for an appointment to file your petition. The filing fee is \$250.00 and you will be billed later for the advertising.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jun R. Fernando
Jun R. Fernando
Planner II
Zoning Review

JRF:kew
Enclosure

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080724

DATE 6/21/00 ACCOUNT (01-6150)

AMOUNT \$ 40.00 (SPF)

RECEIVED FROM: Francis Ridge Inc

FOR: 00-1717

SPHA 87-165

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID TO
Korean Zion Presbyterian Church
9947 Harford Road
Columbia, MD 21044
410-887-3393
410-887-5708 Fax

CASHIER'S VALIDATION

Baltimore County DPW
111 W Chesapeake Ave.
Towson, MD 21204
(410)887-3393
(410)887-5708 Fax

PROJECT:
Korean Zion Presbyterian Church Addition
9947 Harford Road
DR 8.5 DR 3.5
SPHA 87-165
Yoon Kim (301)584-2600 (410)252-7091 Fax
Spirit and Intent Letter

26 April 2000

Dear Mr. Jablon

The Church has submitted a plan to DRC for consideration to expand the building which was built in 1992 under SPHA 87-165. DRC has requested that we ask you for approval under SPHA 87-165. SPHA 87-165 reduces the setbacks/buffer area requirements to 19'. The proposed addition would adhere to that 19' requirement. Enclosed is a proposed stipulation showing existing and proposed buildings. DRC requested a spirit and intent letter.

Bruno V. Reich, AIA
President, Famous Buildings, Inc.

PLEASE CALL FOR PICKUP
(301)596-4737
(800)659-4738

FAMOUS BUILDINGS, INC.
10106 Hyla Brook Rd., Columbia, Md. 21044
(301)596-4737 (800)659-4738

6/19/00
JRF
6/21/00
STI
wa
R. Crockett

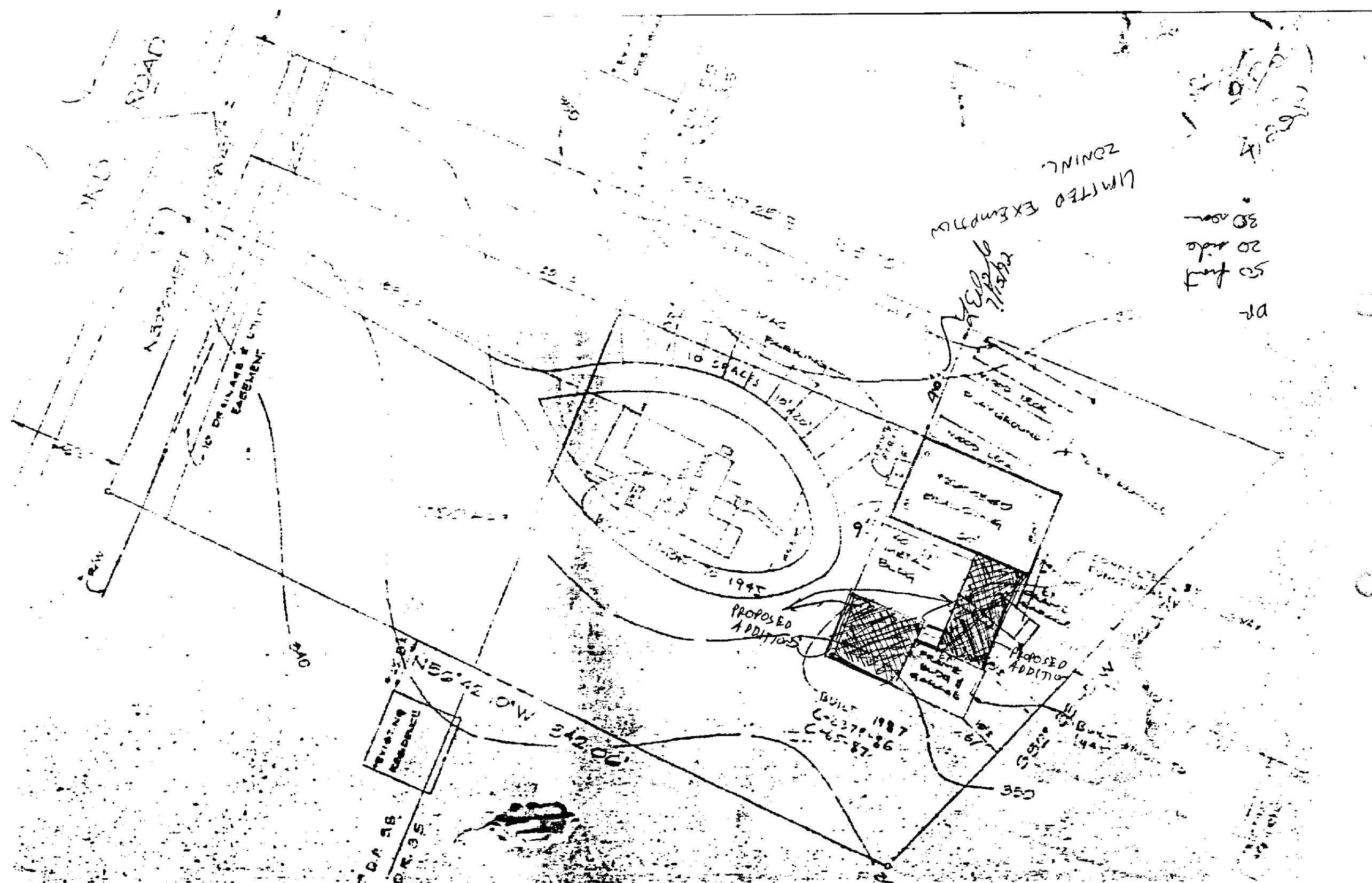
SPIRIT & INTENT LETTER

PLEASE APPROVE OUR PROPOSED ADDITION AS WITHIN WITHIN
THE SPIRIT & INTENT OF SPHA 87-165

Census 2000 For You, For Baltimore County Census 2000



Come visit the County's Website at www.co.ba.md.us



73 87-165-SFHA **PETITION FOR SPECIAL HEARING** 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve construction of a church and accessory building in accordance with Section 1B01.1.B.1.c.6 BCZR.

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

I, or we, agree to pay expenses of the above Special Hearing 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/We do 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: The Korean Zion Presbyterian Church
(Type or Print Name)
Signature: Yoon Kim, Trustee
211 Charmuth Road
Address
Timonium, Maryland 21093
City and State

Legal Owner(s): Patricia A. Malstrom
(Type or Print Name)
Signature: Patricia A. Malstrom
(Type or Print Name)
9947 Harford Road
Address
Baltimore, Maryland 21234
City and State

Attorney for Contract Purchaser:
Gary R. Maslan
(Type or Print Name)
Signature: G. R. Maslan
7508 Eastern Avenue
Address
Baltimore, Maryland 21224
City and State

Attorney's Telephone No.: 282-2700

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Gary R. Maslan, Esquire
Name
7508 Eastern Avenue
Address
Baltimore, Maryland 21224
City and State
282-2700
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of September, 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 22nd day of October, 1986, at 10:00 o'clock a.m.

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

73 87-165-SFHA **PETITION FOR ZONING VARIANCE** 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 1B01.2.C.6 (VB2.C.6) to permit a rear yard setback of 19 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The Contract Purchaser is to purchase the subject property and build a church thereon and one existing building will have its use changed.

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/We do 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: The Korean Zion Presbyterian Church
(Type or Print Name)
Signature: Yoon Kim, Trustee
211 Charmuth Road
Address
Timonium, Maryland 21093
City and State

Legal Owner(s): Patricia A. Malstrom
(Type or Print Name)
Signature: Patricia A. Malstrom
(Type or Print Name)
9947 Harford Road
Address
Baltimore, Maryland 21234
City and State

Attorney for Contract Purchaser:
Gary R. Maslan
(Type or Print Name)
Signature: G. R. Maslan
7508 Eastern Avenue
Address
Baltimore, Maryland 21224
City and State

Attorney's Telephone No.: 282-2700

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Gary R. Maslan, Esquire
Name
7508 Eastern Avenue
Address
Baltimore, Maryland 21224
City and State
282-2700
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of September, 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 22nd day of October, 1986, at 10:00 o'clock a.m.

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION OF THE PROPERTY OF: PATRICIA A. MALSTROM

LOCATION: 9947 HARFORD ROAD
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE: August 14, 1986

DESCRIPTION:

At a distance of 78 feet ± Northeast of the projection of the centerline of ERIE Avenue and running thence begins
South 59 degrees 47 minutes 25 seconds East 425.7 feet,
South 52 degrees 33 minutes 45 seconds West 223.72 feet to a point, thence
North 56 degrees 42 minutes 01 seconds West 342.06 feet to the Southeast side of Harford Road, thence running and bining along the Southeast side of said road North 30 degrees 29 minutes 45 seconds East 188.47 feet to the place of beginning.
Containing 1.75 acres of land, more or less.

IN RE: PETITIONS SPECIAL HEARING AND VARIANCE
SE/S of Harford Road, approx. 78' NE of the centerline of Erie Avenue (9947 Harford Road) - 11th Election District
Patricia A. Malstrom,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-165-SFHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests approval of a site plan for a church in a residential zone and to confirm that it satisfies the residential transition area (RTA) use requirements to the extent possible and, additionally, a variance to permit a rear yard setback of 19 feet in lieu of the required 30 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Yoon Kim, Trustee of the Korean Zion Presbyterian Church (Church), Contract Purchaser, appeared and testified and was represented by Counsel. Pauline Phillips and Charles Blankner appeared as Protestants.

Testimony indicated that the subject property, zoned D.R.5.5 and D.R.3.5 and located on Harford Road, contains 1.75 acres and is improved with a dwelling and a barn, each over 200 years old. The Church proposes to purchase the property and to utilize the existing dwelling as its rectory and the barn for storage. It proposes to construct a 40' x 80' church building to the center of the property and a 40' x 30' multi-purpose building to be attached to the barn, which is located 19 feet from the rear property line. The Church presently utilizes the Sudbrook Methodist Church and has been looking for an appropriate site for three years. Presently, it has approximately 45 members, including children, and meets twice a week, Saturday and Sunday mornings. At

ORDER RECEIVED FOR FILING
Date 9/24/86
By [Signature]

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance 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 variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the approval prayed for and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of October, 1986, that the site plan for a church in a residential zone is approved and satisfies the RTA use requirements to the extent possible and, as such, the Petition for Special Hearing is hereby GRANTED and, additionally, the Petition for Zoning Variance to permit a rear yard setback of 19 feet in lieu of the required 30 feet be and is hereby GRANTED from and after the date of this Order.

Carl Jablon
Zoning Commissioner of Baltimore County

AJ/srl
cc: Gary R. Maslan, Esquire
Robert S. Handzo, Esquire
Ms. Pauline Phillips
Mr. Charles Blankner
People's Counsel

ORDER RECEIVED FOR FILING
Date 9/24/86
By [Signature]

- 4 -

PETITIONS FOR SPECIAL HEARING AND VARIANCE

11th Election District
Case No. 87-165-SFHA

LOCATION: Southeast Side of Harford Road, approximately 78 feet Northeast of the Centerline of Erie Avenue (9947 Harford Road)

DATE AND TIME: Wednesday, October 22, 1986, at 10:00 a.m.

PUBLIC HEARING: Room 301, 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 Special Hearing to approve the construction of a church and an accessory building

Petition for Zoning Variance to permit a rear yard setback of 19 feet in lieu of the required 30 feet

Being the property of Patricia A. Malstrom, 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

MAY 18 1987

the subject site, it will meet on Wednesday evenings and Sunday mornings. It hopes to increase its membership to about 150 individuals, including children. The Protestants are concerned about changes in zoning which might result and the conversion of their residential community to a commercial area. However, across from the proposed site on Harford Road are existing stores and another church.

Churches, other buildings for religious worship, or other religious institutions are permitted in a residential zone by right. There is no question that the proposed use is compatible with the neighborhood and community; the Baltimore County Council so concluded by permitting such a use as a matter of right. However, the proposed use would be a residential transition use and, as such, would be required to satisfy, to the extent possible, the RTA use requirements to be compatible with the character and general welfare of the surrounding residential premises.

In fact, all of the RTA use requirements can be satisfied except for the 75-foot buffer requirement. With the proposed landscaping, the impact created by the inability to satisfy this requirement would be minimal. An eight-foot dense buffer area is to be provided to the north property line and a six-foot dense buffer area to the south. All of the beautiful old trees presently existing will remain. The property is 188 feet wide along Harford Road and 223 feet wide in the rear. Obviously, it is impossible to satisfy the buffer requirement. Clarence Rudolf, whose property will abut the parking area to the north, testified that he was satisfied with the eight-foot buffer and does not oppose the proposed use.

The variance requested is to grant relief for the existing barn setback. The proposed multi-purpose room will be constructed to the front and side of the barn and will comply with the required setbacks. To deny this variance would require the barn's destruction.

- 2 -

The Petitioner seeks relief from Section 1B01.1.B.1.c.6, pursuant to Section 500.7, Baltimore County Zoning Regulations (BCZR), and from Section 1B01.2.C.6 (Section V.B.2, Comprehensive Manual of Development Policies (CMDP)), pursuant to Section 307, BCZR.

It is clear from the testimony and evidence presented that the proposed improvements are planned in such a way that compliance with the RTA use requirements, to the extent possible, will be maintained and that the improvements can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. It is also clear that the proposed use would not be contrary to the spirit and intent of the BCZR and would not result in substantial detriment to the public good.

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:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 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
- 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. 28 (1974).

It is clear from the testimony that if the variance 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.

ORDER RECEIVED FOR FILING
Date 9/24/86
By [Signature]

- 3 -

ORDER RECEIVED FOR FILING
Date 9/24/86
By [Signature]

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
SE/S of Harford Rd., approx. 78' : OF BALTIMORE COUNTY
NE of C/L of Erie Ave. (9947 :
Harford Rd.), 11th District :

PATRICIA A. MALSTROM, Petitioner: Case No. 87-165-SPHA

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 23rd day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Gary R. Maslan, Esquire, 7508 Eastern Ave., Baltimore, MD 21224, Attorney for Contract Purchaser; and Patricia A. Malstrom, 9947 Harford Rd., Baltimore, MD 21234, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 17, 1986

Mr. Yoon Kim, Trustee
The Korean Zion Presbyterian Church
211 Charnuth Road
Timonium, Maryland 21093

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SE/S of Harford Rd., approx. 78' NE of the c/l
of Erie Ave. (9947 Harford Rd.)
11th Election District
Patricia A. Malstrom - Petitioner
Case No. 87-165-SPHA

Dear Mr. Kim:

This is to advise you that \$97.25 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 itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 111, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 025582
DATE	10/22/86	ACCOUNT R-01-615-000
SIGN & POST RETURNED	AMOUNT \$ 97.25	
RECEIVED FROM	The Korean Zion Presbyterian Church, 211 Charnuth Rd., Timonium, MD, 21093	
FOR	ADVERTISING & POSTING COSTS RE CASE #87-165-SPHA	
	B 8015*****3725: a 222af	
VALIDATION OR SIGNATURE OF CASHIER		

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 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 October 2, 1986.

THE JEFFERSONIAN,

Susan Shuck Obrecht
Publisher

Cost of Advertising

24.75

PETITIONS FOR SPECIAL HEARING AND VARIANCE
11th Election District
Case No. 87-165-SPHA
LOCATION: Southeast Side of Harford Road, approximately 78 feet Northeast of the Centerline of Erie Avenue (9947 Harford Road)
DATE AND TIME: Wednesday, October 22, 1986, at 10:00 a.m.
PUBLIC HEARING: Room 106, 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 petition for special hearing to approve the construction of a church and an accessory building.
Petition for Zoning Variance to permit a new yearly school of 19 feet in less of the required 75 feet.
Being the property of Patricia A. Malstrom, as shown on plat filed with the Zoning Office.
In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) 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 set above or made at the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
10004 Oct. 2.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 87-165-SPHA
Towson, Maryland

District: 11th Date of Posting: 9/18/86
Posted for: Special Hearing & Variance
Petitioner: Patricia A. Malstrom
Location of property: SE/S Harford Rd., approx. 78' NE of Erie Ave.
9947 Harford Rd.
Location of Signs: Facing Harford Rd., approx. 30' from intersection
Remarks: See plat of Baltimore
Posted by: *[Signature]* Date of return: 9/18/86
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 1, 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 October 1, 1986.

TOWSON TIMES,

Susan Shuck Obrecht
Publisher

Cost of Advertising

42.50

PETITIONS FOR SPECIAL HEARING AND VARIANCE
11th Election District
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By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
8137-18723 Oct 1

87-165-SPHA

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 4th day of September, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Patricia A. Malstrom Received by: James E. Dyer
Petitioner's Attorney: Gary R. Maslan, Esquire Chairman, Zoning Plans Advisory Committee

Robert S. Handzo, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

September 12, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
SE/S of Harford Rd., approx. 78' NE of the
c/l of Erie Ave. (9947 Harford Rd.)
11th Election District
Patricia A. Malstrom - Petitioner
Case No. 87-165-SPHA

TIME: 10:00 a.m.

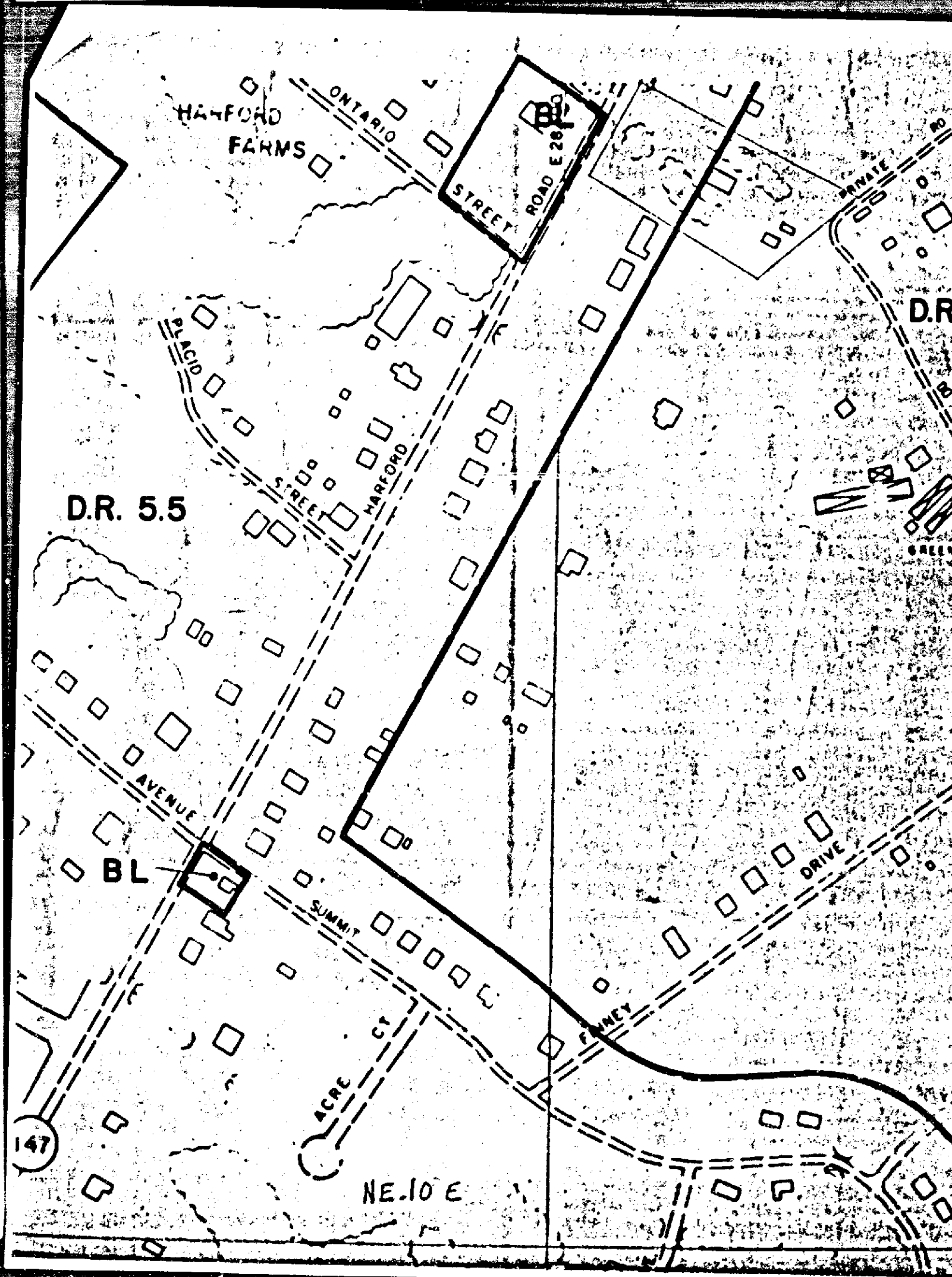
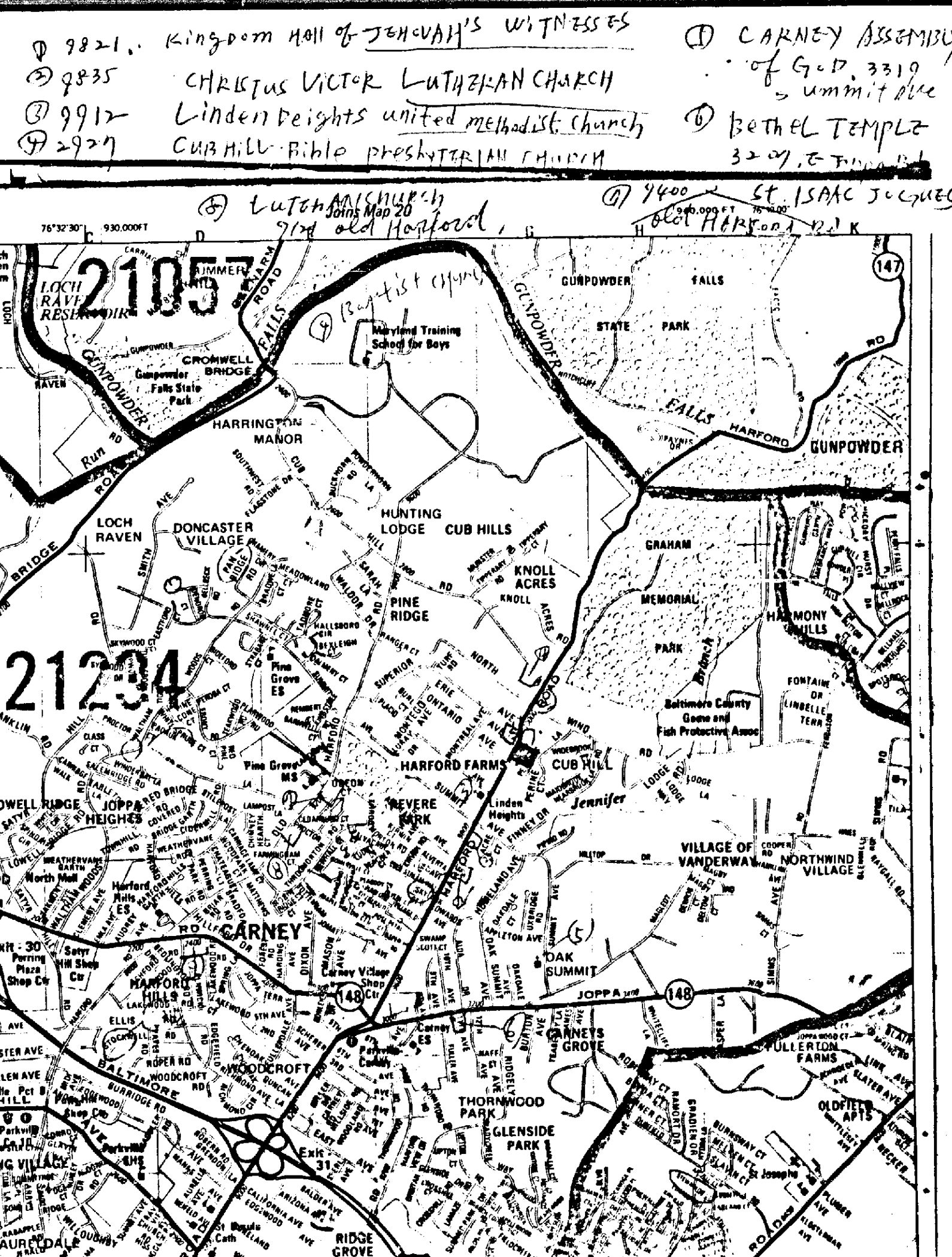
DATE: Wednesday, October 22, 1986

PLACE: Room 301, 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. 025378
DATE	9/14/86	ACCOUNT R-01-615-000
RECEIVED FROM	Yoon Kim	
FOR	ZONING VARIANCE / SPECIAL HEARING	
	B 9187*****20020: 3132F	
VALIDATION OR SIGNATURE OF CASHIER		

Yoon Kim
Trustee, The Korean Zion
Presbyterian Church
211 Charnuth Road
Timonium, Maryland 21093



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner Date: September 18, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-165-SPHA

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

[Signature]
Norman E. Gerber, AICP
Director

NEG/JGH:slm

RECEIVED
SEP 19 1986
ZONING OFFICE

RECEIVED
OCT 30 1986

ZONING OFFICE OCT 27 1986

MR. ARNOLD JABLON

WE, OF THE CUB HILL CIVIC ORGANIZATION
ZONING COMMITTEE, ARE CONCERNED ABOUT
CASE # 87-165 - SPHA ITEM # 73 BECAUSE
OF THE IMPACT ON NEIGHBORING RESIDENTS
ONE NEIGHBOR IN PARTICULAR, PAULINE PHILLIPS,
HAS EXPRESSED CONCERN OVER REMOVAL
OF THE EXISTING STRUCTURES AND THE
AFFECT NONCONFORMING STRUCTURES WOULD
HAVE ON LOCAL PROPERTY VALUE. OTHER CONCERNS
RANGE FROM INCREASED NOISE AND TRAFFIC
DURING TRADITIONALLY QUIET SUNDAYS AND EVENINGS
TO THE DESTRUCTION OF THE RESIDENTIAL FACE

Sent copy of order 10/31

OF THIS LONG ESTABLISHED COMMUNITY
WE HOPE YOU UNDERSTAND THE IMPACT
THIS CHANGE WOULD HAVE ON THE
IMMEDIATE COMMUNITY AND DENY
THIS REQUEST

SINCERELY
T.W. CHEWONITH
9221 Smith Ave 87-1909
BALTO. MD 21234
CHAIRMAN, CUB HILL CIVIC ORGAN.
ZONING COMMITTEE
T.W. Chewonith

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

000

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

October 13, 1986

Gary R. Maslan, Esquire
7508 Eastern Avenue
Baltimore, Maryland 21224

RE: Item No. 73 - Case No. 87-165-SPHA
Petitioner: Patricia A. Malstrom
Petitions for Zoning Variance and
Special Hearing

Dear Mr. Maslan:

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:kbb

Enclosures

BALTIMORE COUNTY DEPARTMENT OF HEALTH

9-15-86
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 73 - Zoning Advisory Committee Meeting of 9-2-86

Property Owner: Patricia A. Malstrom

Location: E/S Harford Rd, 78' NE corner of District 11

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- (✓) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
 - () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
 - () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
 - () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
 - () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
 - () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
 - (✓) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

87-165-SPHA
10/22/86 SS 20 1082 (1)

Zoning Item # 73 Zoning Advisory Committee Meeting of 9-2-86
Page 2

- (✓) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kessoff
Administrator

September 4, 1986

RE: Baltimore County
Item 73
Property Owner: Patricia A. Malstrom
Location: E/S Harford Road (Route 147)
78 feet NE centerline of Erie Avenue
Existing Zoning: D.R. 5.5 and D.R. 3.5
Proposed Zoning: Special Hearing to approve construction of a church and accessory building
Variance to permit a rear yard setback of 19' in lieu of the required 30'
Acres: 1.75
District: 11th

Dear Mr. Jablon:

On review of the submittal for "Special Hearing" to approve the construction of a church and accessory building the State Highway Administration will require the site plan to be revised.

The revised plan must show a proposed 35' entrance with 15' radii centered on Erie Avenue.

State Highway Administration Type "A" concrete curb and gutter must be 24' from the centerline of Harford Road (Route 147) for a distance of 75' each side of the entrance.

State Bituminous paving must be constructed from the edge of existing paving to the 24' ultimate half section, with radii improvements at neighboring entrances.

All drainage modifications to the east side of Harford Road must be shown on the revised plan.

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

Charles Lee

Continued
My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-452-5262 Statewide Toll
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

RECEIVED
SEP 9 1986

ZONING OFFICE

Mr. A. Jablon
Page 2
September 4, 1986

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:ies

cc: J. Ogle

attachment

1986 년 10 월 19 일 제 8 권 42 호

금년 포여: 일여나 행하여 보 하.

시온장로교회
THE KOREAN ZION PRESBYTERIAN CHURCH

신앙 5대 운동

- 1. 주일성수 운동
- 2. 성경 마하운 운동
- 3. 기도 마하운 운동
- 4. 찬양 마하운 운동
- 5. 온전한 십일조 운동



시온이여 행하여라 행하여라 (이사야 52:1)
501 REISTERSTOWN ROAD PIKEVILLE, MD 21208
국 가 사 전 (301) 764-7166

Re: Petition for Special Hearing and Petition for Zoning Variance

The undersigned, Robert S. Handzo, Esquire, is the attorney for the legal owner of 9947 Harford Road, Baltimore County, Maryland (the "Property"), which Property is the subject of the attached Petition for Special Hearing and Petition for Zoning Variance (the "Petitions"). The undersigned Yoon Kim is the trustee for the Korean Zion Presbyterian Church, which is the Contract Purchaser of the Property. The Contract of Sale is contingent upon the granting of the relief sought in the Petitions.

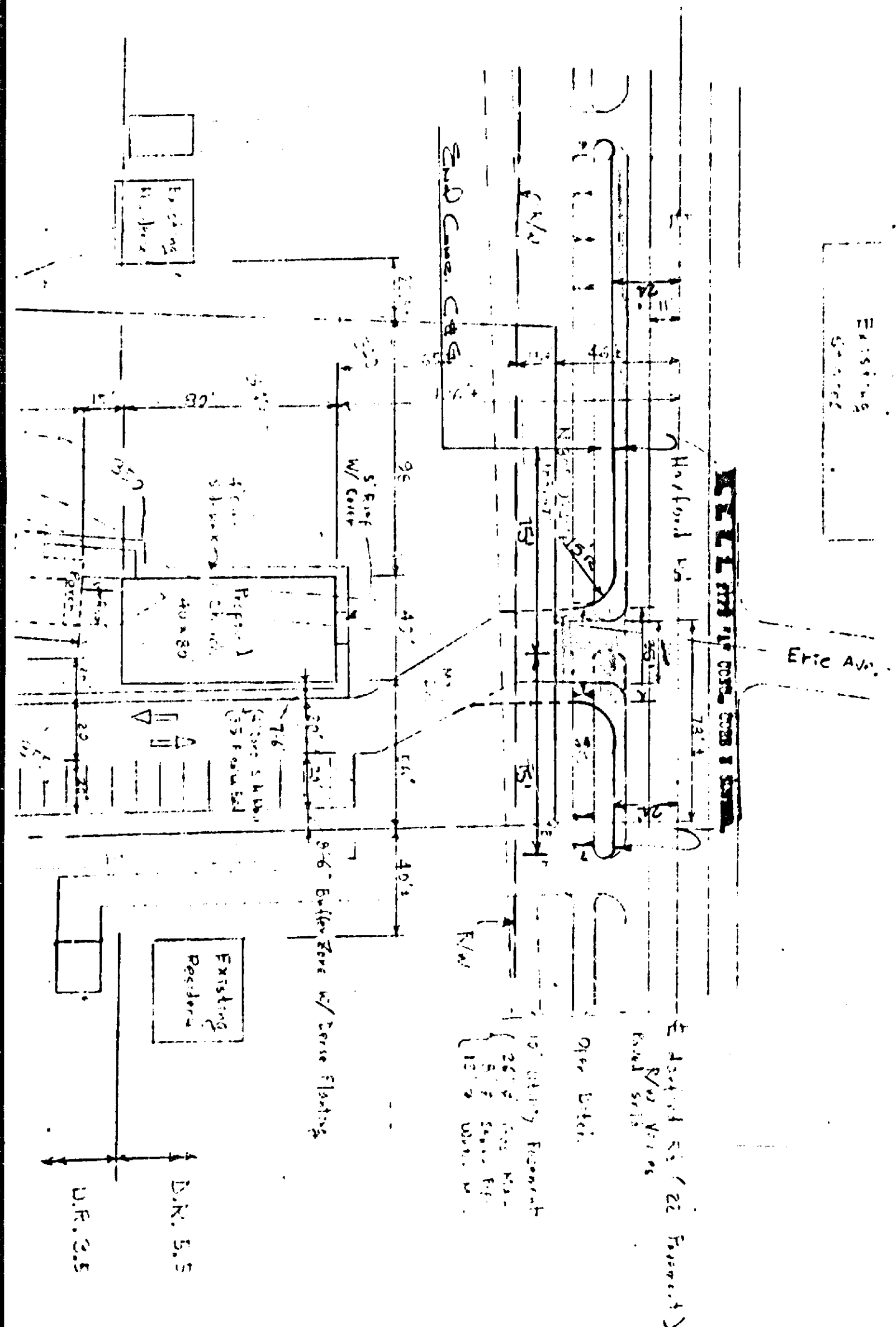
If we can be of any assistance whatsoever in having this matter expedited, we shall do whatever is requested or necessary. We await your response.

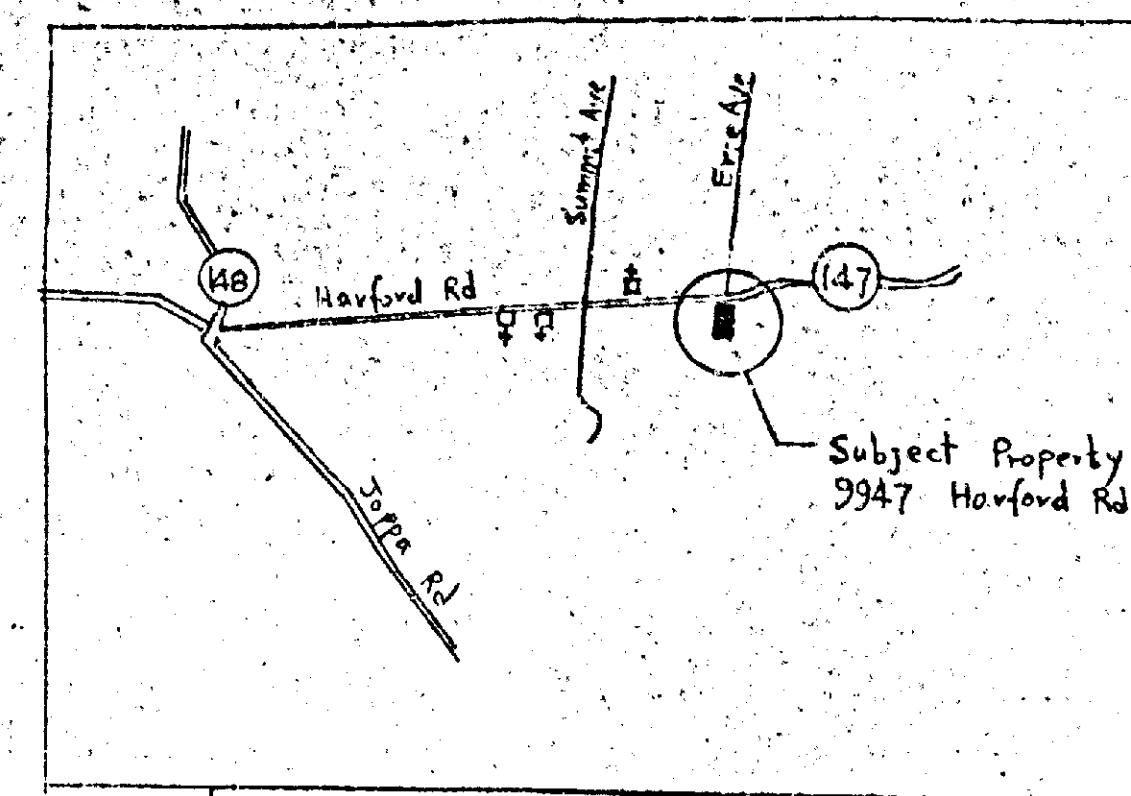
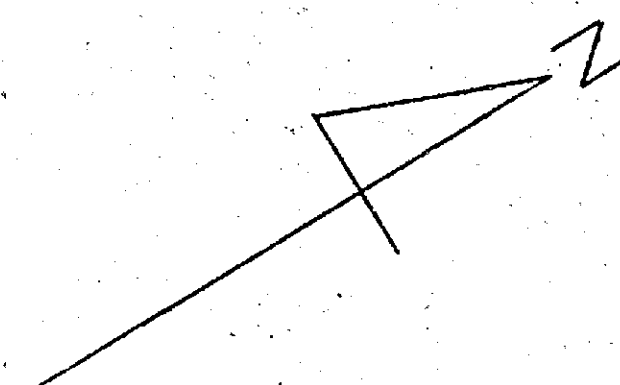
Robert S. Handberg

Yan Ki

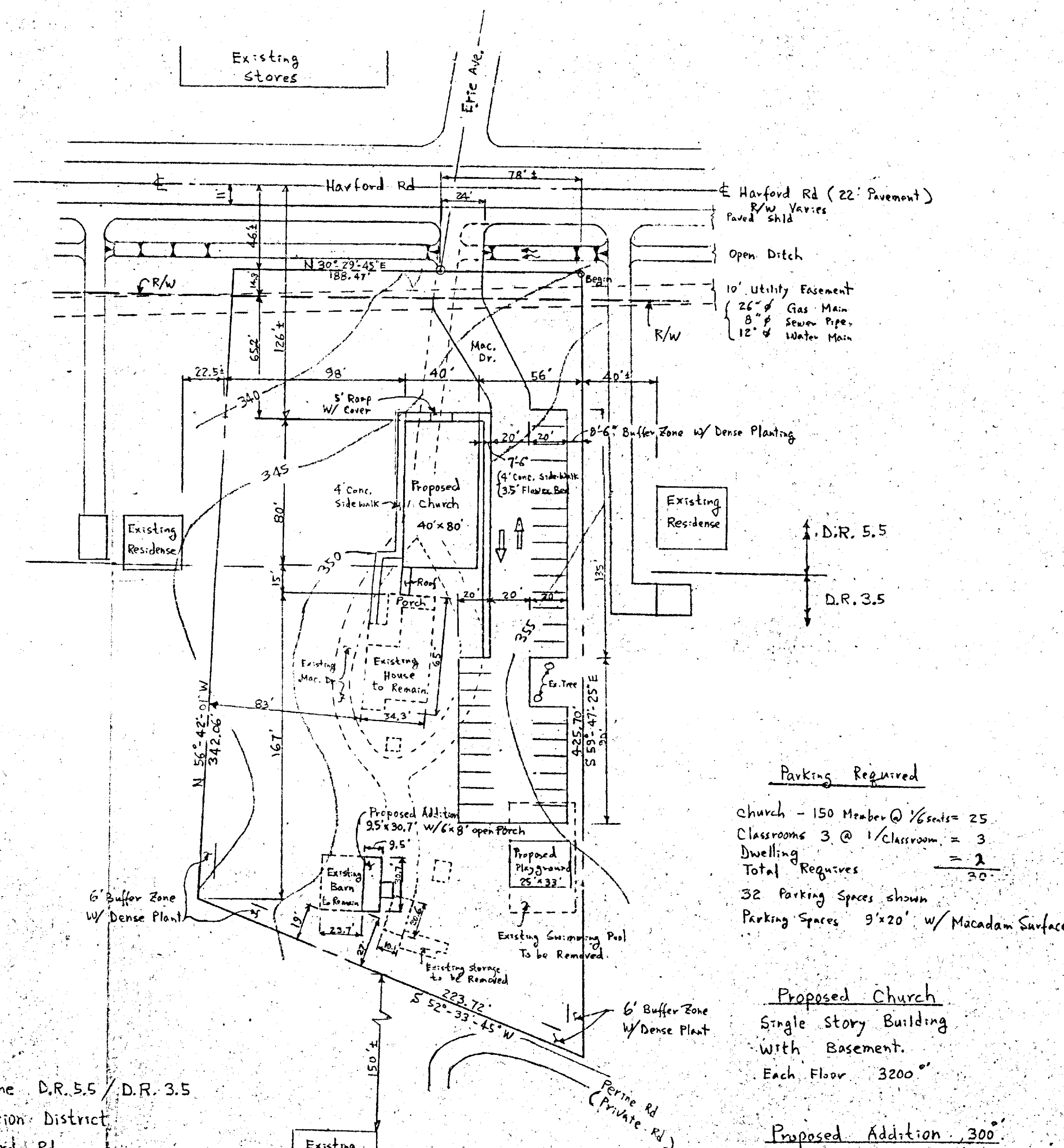
RSH:kmb
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OFFICE COPY





VICINTY MAP



Property Zone D.R. 5.5 / D.R. 3.5
11th Election District
9947 Harford Rd.
Property 1.75 ± AC.

SITE PLAN

Scale: 1" = 40'

#73
87-165-SPHA

Parking Required

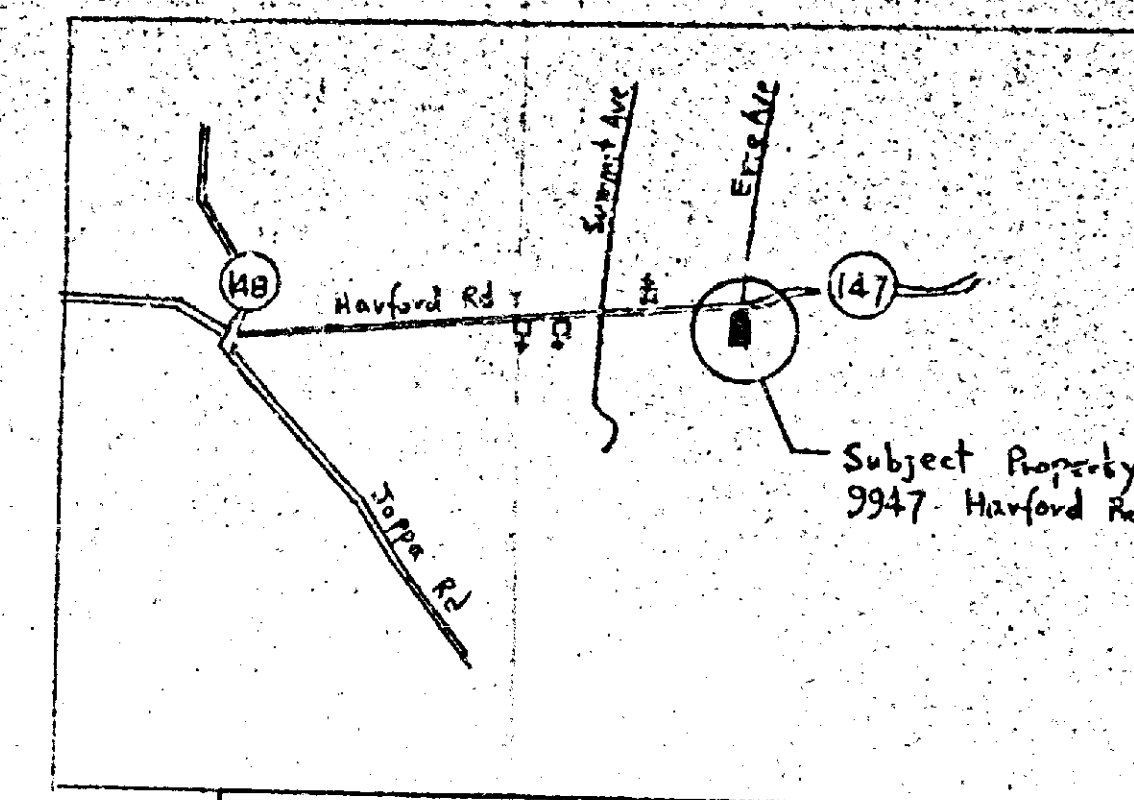
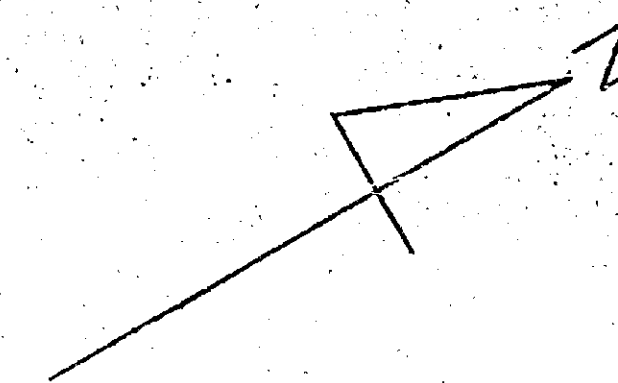
Church - 150 Member @ 1/6 seats = 25
Classrooms 3 @ 1/Classroom = 3
Dwelling = 2
Total Required = 30
32 Parking Spaces shown
Parking Spaces 9' x 20' w/ Macadam Surface

Proposed Church

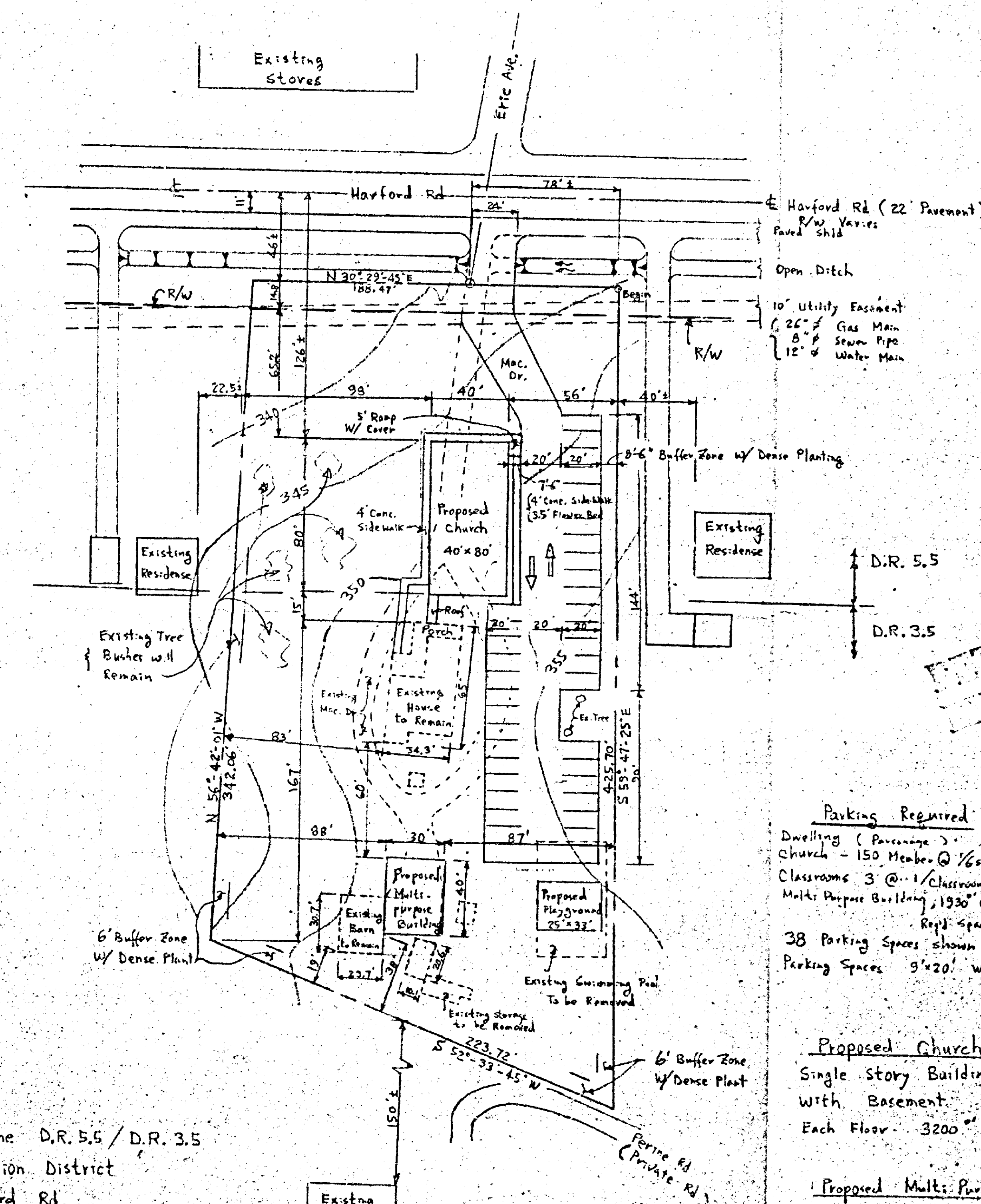
Single story Building
With Basement.
Each Floor 3200'

Proposed Addition 300'

Single story addition to
existing Barn to be used
Worship Place until new building
is built.
Total Floor Space 1,020' for
50 Members.



VICINTY MAP



Property Zone D.R. 5.5 / D.R. 3.5
11th Election District
9947 Harford Rd.
Property 1.75 ± AC.

SITE PLAN

Scale: 1" = 40'

#73
87-165-SPHA
REVISED PLANS

Revised Plan 9-10-86

Parking Required

Dwelling (Percentage) = 2
Church - 150 Member @ 1/6 seats = 25
Classrooms 3 @ 1/Classroom = 3
Multi Purpose Building, 1930' @ 1/6 = 7
Total Required = 37
38 Parking Spaces shown
Parking Spaces 9' x 20' w/ Macadam Surface

Proposed Church 40' x 80'

Single story Building
With Basement.
Each Floor 3200'

Proposed Multi Purpose Building 30' x 40'

Single story Building
Floor Area 1200'

Existing Barn 23.7' x 30.7'

shall be used as part of
Multi Purpose Building
Floor Area = 728'