

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.

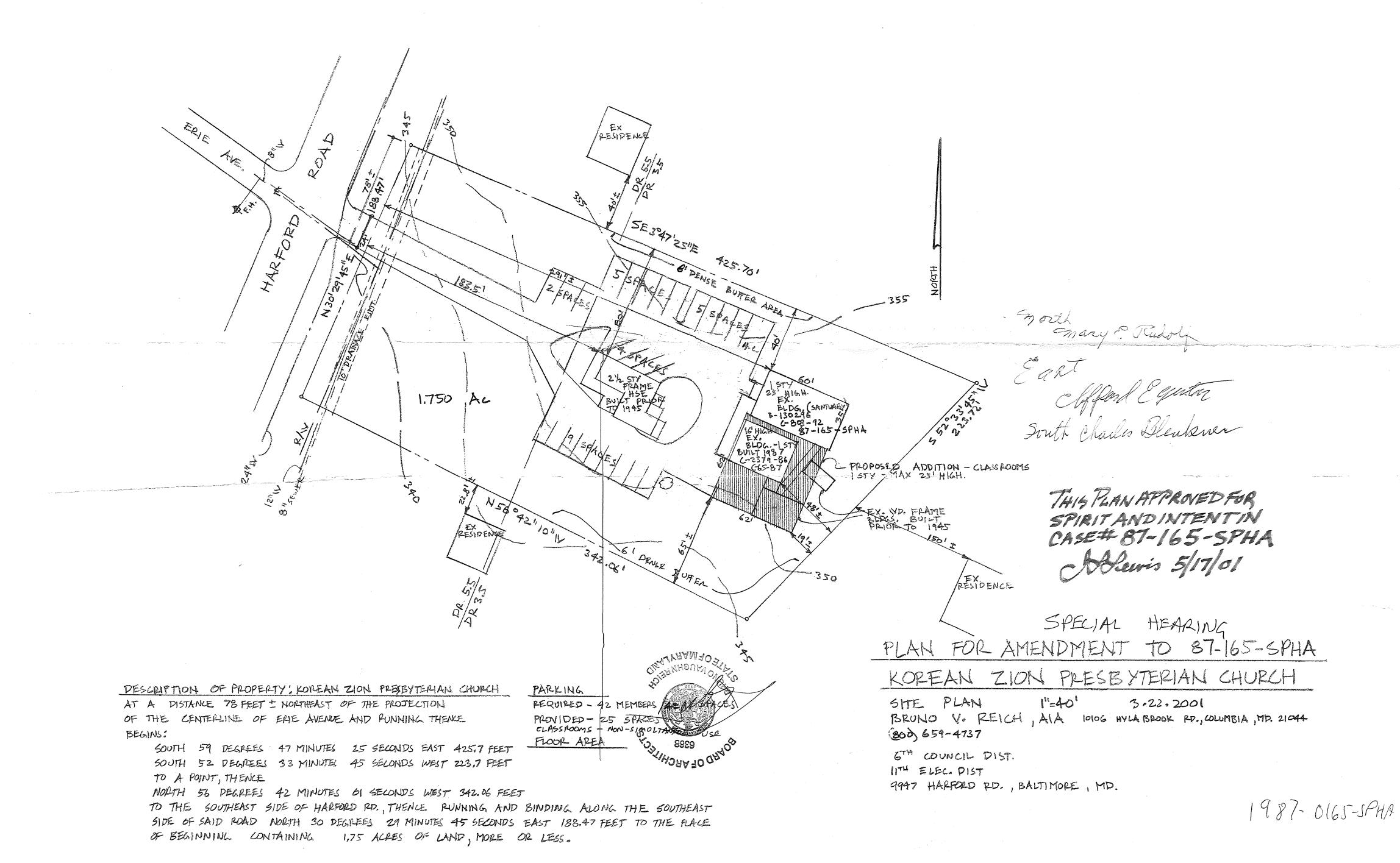
Sincerely,

John L. Lewis Planner II

Zoning Review

JLL:ggs

cc: 87-165-SPHA



MR. ARNOLD JABLON DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT BALTIMORE COUNTY III WEST CHESMEAKE AVE. TOWSON, MD. 21204

ILDREAN ZION PRESBYTERIAN CHUPCH ADDITION RE: 99 47 HAFFORD RD

70: JU ZONING LASE NOT 87-165 - SPHA, 11TH ELECTION DIS

DRL MEETING IN APRIL 2000 THE CHURCH WAS ASKED A "SPIRIT & INTENT" LETTER TO YOUR DEPT. SUBMIT AFTER SUBMITTING THAT WE RECIEVED A RESPONSE FROM JUN FERNANDO DATED 6/23/2000 ASKING US TO SUBMIT A BE PETITION FOR HEARING TO AMEND SPECIAL PREVIOUSLY APPROVED SPECIAL HEARING CASE # 87-165-SPHA. THE NECESSARY DOCUMENTS AND MET WITH WE PREPARED ON 5/3/2001, AFTER REVIEWING THE PLASITE JOHN LEWIS PLAN AND OTHER POCUMENTS MR LEWIS AND CARL PIKHARDS DETERMINED THAT THE PROPOSED ADDITION DOES NOT VIOLATE THE 19 SETBACK OR CHANGE BUTTERS PESCILIBRO IN 87-165-SPHA. ALSO THE ADDITION REPLACES AN EXISTING STRUCTURE AND INCREASES THE TOTAL FOOTPRINT OF THE BUILDING AMOUNT, FOR THESE REASONS MR. LEWIS ONLY A SMALL 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" LIEU OF ANOTHER SPECIAL HEARING. WE ASK FOR FOR 11SPIPIT & INTENT" APPROVAL FOR THE ADDITION DESCRIBED ON THE ATTACHED SITE PLAN. A FEE WAS PAID FOR THE INITIAL "SPIRIT AND INTENT! PEQUEST. WE ASK THAT YOU WAIVE THIS FEE FOR THIS PEQUEST.

BRUND REICH, A1A 10106 HYLA Brodic KD. COLUMBIA, MD. 21044

ORDER RECEIVED FOR FILING

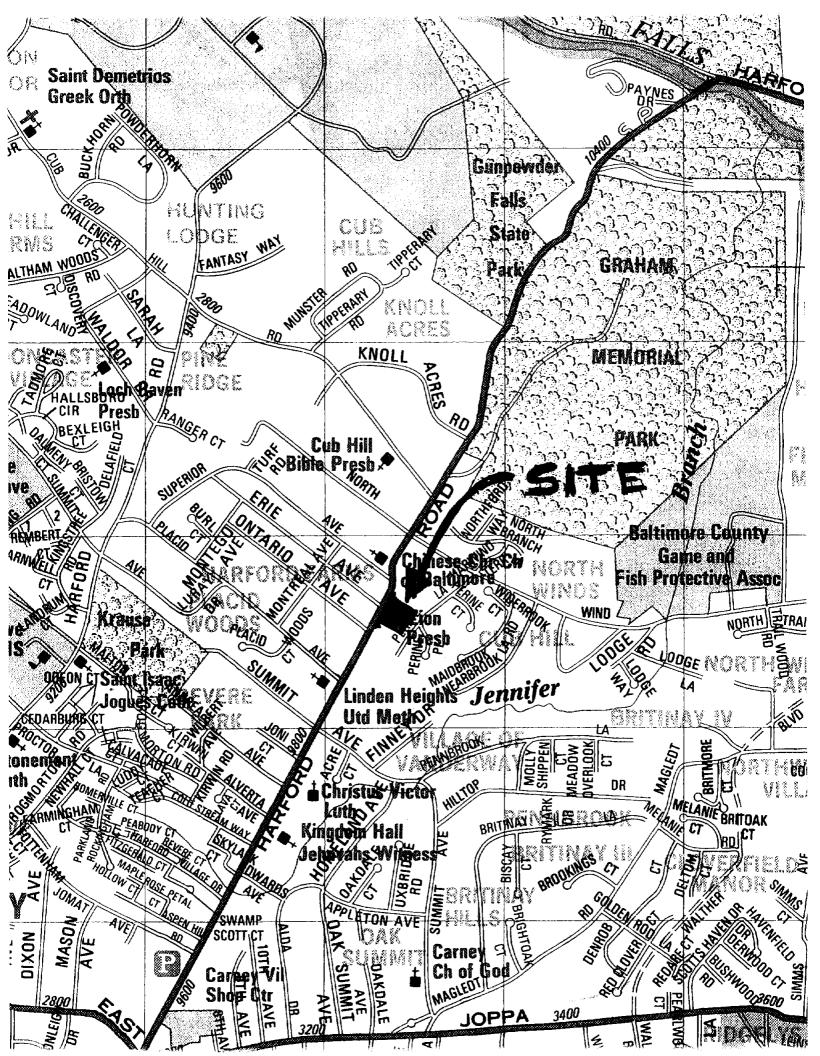
After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of 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.

> Zoning Commissioner of Baltimore County

AJ/srl

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



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SCHEDULE A

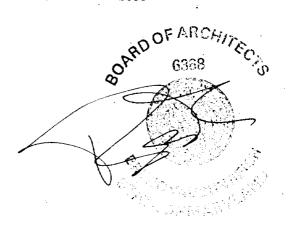
BEGINNING for the same on the southeast side of Harford Road at the beginning point of the land described in a Deed from Wayne N. Kirby and Frances C. Kirby, his wife; to Dean M. Snyder and Grace C. Snyder, his wife, dated January 26, 1965 and recorded among the Land Records of Baltimore County in Liber 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 13, 1977 and recorded among the Land Records of Baltimore County in Liber 30 No. 103, folio 174 and running thence with a line parallal to and 222.0 feet from said second line.

South 59 degrees 47 minutes 25 seconds east 235.70 feet to intersect the third line of the land described in the above referenced dead from Christy to Jenifer, thence running with said line and reversely with the third or north 58 degrees 58 minutes east 186.5 feet line of the aforementioned beed from Kirby to Snyder, with the distance corrected to conform to apparent lines of possession.

South 52 degrees 33 minutes 45 seconds West 123.72 feet to a point thence running reversely with the second line of the Bood from Mirby 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. Danham to Charles H. Blankner, 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 degraes 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 188.47 fact to the place of beginning. Containing 1.75 acres of land, more or less.



Zoning Commissioner of Baltimore County Towson, Maryland

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

My name is CIHOPA	Fgortax	Siding at 44 43
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 Cleffend Contrary

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	many & Rudolf residing at 10005 HARFORD	RO
	which is located NonTH side of the Church.	
	which is located <u>New 179</u> side of the Unurch.	

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 San & Rudolf

Date 5-601

Zoning Commissioner of Baltimore County Towson, Maryland

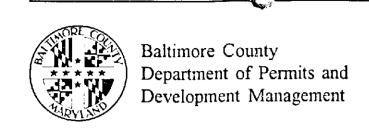
My name is	Charles	Blenforer	residing at $\frac{\mathcal{C}}{\ell}$	443
Harfor			*	side of the Church.

RE: Korean Zion Presbyterian Church

9947 Harford Rd., Baltimore, MD 21093

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 Marken Achter Reserve



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 filling 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
Planner II
Zoning Review

JRF:kew Enclosure

Census 2000 For You, For Baltimore County Census 2000

Printed with Soybean Ink on Recycled Paper Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 6/21/00 ACCOUNT (0)-6/50

AMOUNT \$ 40.00 (JPF)

RECEIVED 1-04/640 PARCE COUNT (0)-1/7

FOR: 00-1777

SPHA 87-165

YELLOW - CUSTOMER

FAMOUS BUILDINGS, INC.

0

INTENT LETTER

4/19/10

Baltimore County DPW 111 W Chesapeake Ave. Towson, MD 21204 (410)887-3353 (410)887-5708 Fax

(410)887-3353 (410)887-5708 Fax PROJECT: Korean Zion Presbyterian Church Addition 9947 Harford Road

SPHA 87-165 Yoon Kim (301)584-2600 (410)252-7091 Fax Spirit and Intent Letter

26 April 2000 Dear Mr. Jablon

DR 5.5 DR 3.5

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

SPIIA 87-165 reduces the setback/ buffer area requirements to 19°. The proposed addition would adhere

Enclosed is a proposed siteplan showing existing and proposed buildings.

DRC requested a spirit and intent letter. PLEASE APPREVIE OUR PROPOSED ADDITION AS WITHIN WITHIN

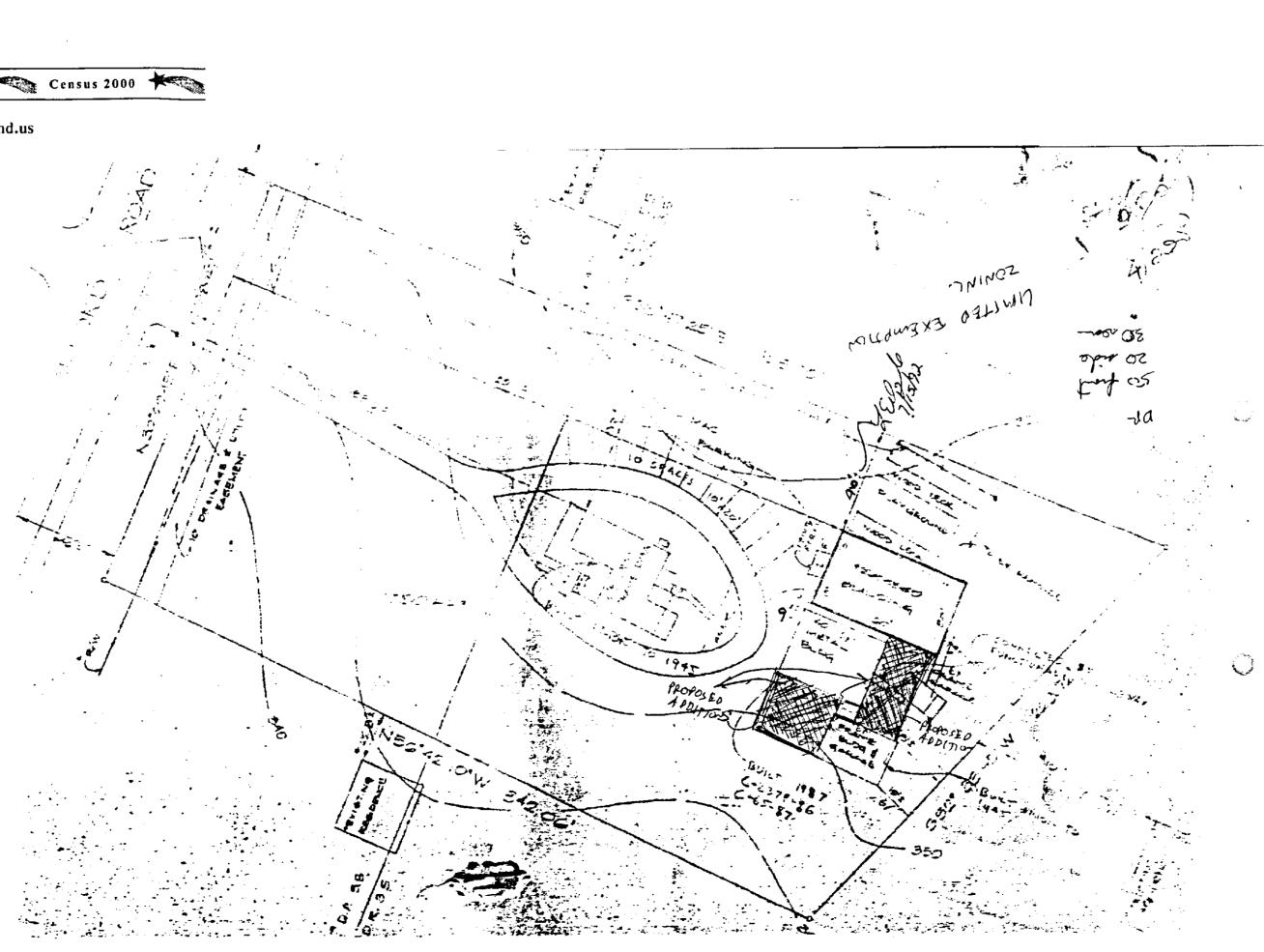
THE SPIPIT & INTENT OF SPHA 87-165

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

CASHIER'S VALIDATION

mous randings, inc.

(301) 596 - \$137 (800) 659 - 4738



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Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Z.C.O.—No. 1

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 ploes 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 barn and will comply with the required setbacks. To deny this variance would require the barn's destruction.

PETITION FOR ZONING VAR NCE

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 MAP !! !! Variance from Section 1801.2.C.6 (VB2, CMDP) 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 1000 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. dopted 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

E 28,640

Contract Purchaser: Legal Owner(s): The Korean Zion Presbyterian Church Patricia A. Malstrom (Type or Print Name) (Type or Print Name) A Walston Yoon Kim, Trustee 211 Charmuth Road (Type or Print Name) Timonium, Maryland 21093 City and State Attorney for Panamer: Purchaser: Gary R. Maslan 9947 Harford Road (Type or Print Name) Baltimore, Maryland 7508 Eastern Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted Baltimore, Maryland 21224 Gary R. Maslan, Esquire

7508 Eastern Avenue Attorney's Telephone No.: 282-2700 282-2700 Phone No. ORDERED By The Zoning Commissioner of Baltimore County, this ____4th____ day of ____September____, 19-86, that the subject matter of this petition be advertised, as required by the Zoning Lav 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 19.86, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

0 0

The Petitioner seeks relief from Section 1B01.1.B.1.c.6, pursuant to Section 500.7, Dalcimore County Zoning Regulations (BCZR), and from Section 1801.2.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 KTA 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:

- 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;
- 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. 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 esult in substantial detriment to the public good.

DESCRIPTION OF THE PROPERTY OF : PATRICIA A. MALSTROM

LOCATION: 9947 HARFORD ROAD 11TH ELECTION DISTRIC 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 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.

IN RE: PETITIONS SPECIAL HEARING AND VARIANCE SE/S of Harford Road, approx. 78' NE of the centerline of

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 87-165-SPHA

Patricia A. Malstrom,

Erie Avenue (9947 Harford

Road) - 11th Election District

* * * * * * * * * * *

Petitioner

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 Protes-

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

The state of the s

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, 24^{TM} 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.

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

PETITIONS FOR SPECIAL HEARING AND VARIANCE

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

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

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

PUBLIC HEARING: Room 301, County Office Building, III W. Chesapeake Avenue, 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 secessory 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. Malstream plan filed with the Zoning Office. ___, as shown on plat

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

- 2 -

- 3 **-**

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 abovecaptioned 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 People's Counsel for Baltimore County

> 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

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

ARMOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

October 17, 1986

Mr. Yoon Kim. Trustee The Korean Zion Presbyterian Church 211 Charmuth 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. Kimt

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

Wednesday, October 22, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT ZONITHE VARTANCE/SPECTAL 5187*****20000:3 8132F

istee, The Korean Zion esbyterian Church # Charmuth Road monium, Maryland 21093

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 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 BALTIMORE COUNTY, MARYLAND No. 025582 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 10/22/86 SIGY & POST RETURNED AMOUNT \$ 97.25 The Korean Zion Presbyterian Church, 211 Charmuth Rd., Timonium, Md. 21093 AD PRISING & POSTING COSTS RE CASE #87-165-SPHA B 8515******9725:a 222#F VALIDATION OR SIGNATURE OF CASHIER P 9821. Kingoom HAII of JEHOVAH'S WITNESSES

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CERTIFICATE OF PUBLICATION

PETITIONS FOR SPECIAL HEARING AND VARIANCE 11th Election Director Come No. 87-165-SPHA TOWSON, MD., October 2 LOCATION: Southeast Side THIS IS TO CERTIFY, that the annexed advertisement was Harford Road, approximately 78
feet Northeast of the Centerline of
Brie Avenus (7947 Harford Road)
DATE AND TIME: Wednesday, October 22, 1986, at 10:00 a.m.
PUBLIC HEARING: Room 106, published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on County Office Building, 111 W. Chesapmake Avenue, Towson, October 2 19 86.

The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Persitors for Special Hearing to ap-THE JEFFERSONIAN, prove the construction of a church and an accessory building Petition for Zoning Variance to permit a rear yard setback of 19 foat in lien of the required 9' foat

Being the property of Patricia A.
Mais:rom, 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 meriod for except cause Cost of Advertising 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. 24.75 By Order Of ARNOLD JABLON Zoning Commissioner of Baltimore County

10/004 Oct. 2.

PETITIONS FOR SPECIAL HEARING AND VARIANCE 11th Election Draingt Came No. 87-165-SPHA LOCATION: Southwant Bide of Har-ford Road aconoximaterly 78 leaf Morthwant of the Centerine of Ene Avenue (1947 Harford Road) DATE AND TIME: Wadnesdey, Oc-tober 22, 1946, at 10:00 a m. PUBLIC HEARING: Room 301, County Office Building, 551 W Ches-aponie Avenue, Towson, Marylang The Zoning Commissioner of Bell-more County by authority of the Zoning Act and Requisions of Bell-more County, will hold a public hear-me. Passon for Special learning to ap-prove the construction of a chieve-ard an accountry turking Petricular Zorrey Variance to James & near yard authors of 19 free in seu of the required 30 feet Being the property of Patricie A Materom as shown in plat plan fied with the Zoning Office in the event that the Pobliograp is granted a building permit may be structed within the thirty (30) day appeal period. The Zoning Commission will however enlarten any reducest for a stay of the period for good cause shours. Such request must be received in evening by the date of the hearing set above or necks at the hearing. BY ORDER OF ARMOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY #1337-L95730 Oct. 1

87-165-SFHA

CERTIFICATE OF PUBLICATION TOWSON, MD., October 1 19 86 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 , 19 86

> TOWSON TIMES, Gusan Sender Obrect Cost of Advertising

> > 42.50

ZONING DEPARTMENT OF BALTIMORE COUNTY 87-165-5844

rict 117h	Date of Posting 9/12/86
ed for: Special Heaving	4 4 Variance
ioner: Patricia A	MalsTrozo
tion of property: 2.22222222222	Gor Fex d Rd
ation of Signs: Facing Hark	ond Rd, excess 35' FT. Tue duing
arks:	
ed by Signature ber of Signs: 2	Date of return: 9/19/86

CERTIFICATE OF POSTING

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.

Zoning Commissioner

Petitioner Patricis & Colotron
Petitioner's Attorney Carr halfmaian Esquira

_Received by: James E. Dyor Chairman, Zoning Plans

September 18, 1986

BATIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO. Zoning Commissioner

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

NEG:JGH:slm

ZONING OFFICE

ZONING OFFICE OCT 27 1986 MR. ARNOLD JABLON.

WE, OF THE CUB HILL CIVIC ORBANIZATION ZONING Committee, ARE CONCERNED ABOUT

CASE # 87-165 - SPHA. ITEM # 73 BECAUSE of THE Impact ON NEGHBORING 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

PANGE FROM INCREASED NOISE AND TRAFFIC

DIRING TRALITIONALLY QUIET SUNDAYS AND EVENINGS

TO THE DESTRUCTION OF THE RESIDENTAL FACE

Zoning Advisory Committee Meeting

disposal of potentially hazardous materials and solid wastes.

) Soil percolation tests (have been/must be) conducted.

The results are valid until

additional tests are required.

(V) 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

Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either

Soil percolation test results have expired. Petitioner should contact

the Division of Environmental Support Services to determine whether

be removed from the property or properly backfilled. Prior to removal or

abandonment, owner must contact the Division of Water Quality and Waste

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

is not acceptable and must be retested. This must be accomplished

prior to conveyance of property and approval of Building Permit

Ian J. Forrest, Director

BUREAU OF ENVIRONMENTAL SERVICES

() In accordance with Section 13-117 of the Baltimore County Code, the water

() 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.

Management at 494-3768.

well yield test

shall be valid until

Maryland Department of Transportation State Highway Administration

OF THIS LONG ESTABLISHED Community

WE hope you UNDERSTAND THE IMPACT

THIS CHANGE WOULD HAVE ON THE

I MMEDIATE COMMUNITY AND DENY

SINCERELY

BALTO MO 21234

2 avis Committee

T. W CHENOWITH 928-1909
9221 Smith Ave 928-1909

CHAIRMAN CUB HILL CIVIC ORDAN.

THIS REQUEST

William K. Hellmann Hal Kassoff

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

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 aprove 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 submtital for "Special Hearing" to approve the construction of a church and accessory building the State Highway Administration will require the site plan

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.

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 Tolf ZONING OFFICE
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717 ZONING OFFICE BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

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

Bureau of

Department of

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Zoning Administration

State Roads Commissio

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. Sifer /KER Zoning Plans Advisory Committee

JED:kkb Enclosures

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

CL-GW:es cc: J. Ogle attachment

Mr. A. Jablon

September 4, 1986

Page 2

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

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Commissioner

Towson, Maryland 21204

Office of Planning and Zoning County Office Building

Water Supply _____ public.

COMMENTS ARE AS FOLLOWS:

Property Owner: Patricia A. Halstrom

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 exist-ing 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.

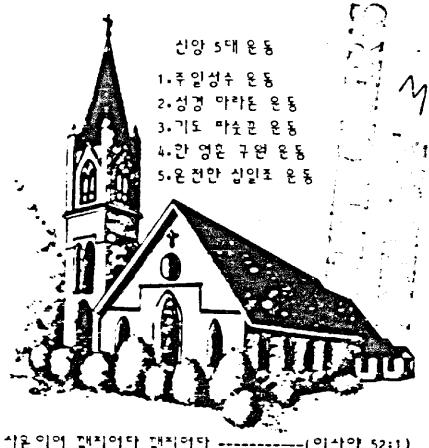
Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support

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.

√ SS 20 1082 (1)

제 8 권 42 THE KOREAN ZION PRESEYTERIAN CHURCH 신앙 5대 운동 1.주일성수 운동



서운이어 캠피어다 캠피어다 -----(이사야 52:1) <u>ාවවව විවචනව විවචන</u>

501 REISTERSTOWN ROAD PIKESVILLE, MD 21208 목 수 수단 1301) 764-7166

WWQ 2 4/86

Maryland Department of Transportation

September 29, 1986

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

State Highway Administration

Attn: Mr. J. Dyer

Re: Revised Site Plan of 9-15-86 Baltimore County ITEM: #73. Property Owner: Patricia A. Malstrom Location: E/S Harford Road (Route 147) 78 feet NE centerline of Erie Existing Zoning: D.R. 5.5 and D.R. $3.\bar{5}$ 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 of 9-15-86 (revised) the State Highway Administration finds the revised site plan does not reflect our written comments of 9-4-86.

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

Very truly yours,

Charl C Charles Lee, Chief Bureau of Engineering Access Permits

CL:GW:maw

By: George Wittman

Attachment

cc: Mr. J. Ogle

My telephess samber 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 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY OFFICE OF PLANNING AND TOWSON, MARYLAND 2120 OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204

NORMAN E. GERBER

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

SEVTEMBER 15, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 2,1986 Item # 73
Property Owner: PATRICIA A. MALSTROM Location: E/S HARFORD RD. 78' + NE C OF ERIE AVE.

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

> ()There are no site planning factors requiring comment.
> ()A County Review Group Meeting is required.
> ()A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.)This site is part of a larger tract; therfore 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 22-98 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

(X)Landscaping: Must comply with Baltimore County Landscape Manual.

(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

)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

cc: James Hoswell

David Fields, Acting Chief Current Planning and Development



PAUL H. REINCKE CHIFF

September 3, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Flanning and Zoning Baltimore County Office Building Towson Maryland 21204

RE: Property Owner: Patricia A. Malstrom

Location: E/S Harford Road, 78' + - NE centerline of Erie Avenue

Item No.: 73

Zoning Agenda: Meeting of 9/2/86

Fire Prevention Bureau

Gentlemen:

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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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.

501 REISTERSTOWN ROAD PIKESVILLE, MARYLAND 21208

THE KOREAN ZION PRESBYTERIAN CHURCH

We would like to request special waiver for tate assurrements.

me do certify that we will inform your office for ruture

We will appreciate greatly for your approval on this matter.

dincerely yours,

entrance width, curb and gutter along property line and craimage

This proposed Multi purpose building is planned to use for

construction and optain proper approval by implement all the

State Sequirementawhen we construct our main Shareh builtain;

limited congregation until the church growth.

modification, for the construction of multi-purpose building, 30,40,

') 6. Site plans are approved, as drawn.

) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Planning Group Planning Group Planning Group

Special Inspection Division

Fr. Lorge Littman

707 . Calvert St. Dultimore, ... 21202

war .r. wittman:

at this time.

in future date.

/mb

cureau of ingr. access ermit Maryland Sent. of Gransmortation

se: Sorean sion Fresby. Church

1947 darford ad.

dub Hill, MD. 21234

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

September 9, 1986

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning

Dear Mr. Jablons

Comments on Item # 73 Zoning Advisory Committee Meeting are as follows: Patricia A. Malstrom

E/S Harford Road, 78 feet + NE c/l of Erie Ave. District:

All structures shall comform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.E.S.I. #117-1 - 1980) and other applicable Codes and Standards.

B) A building and other miscellaneous permits shall be required before the start of any construction.

Residential: Two 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.

Razing permits are required when removing an existing structure. D. 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. Reproduced seals are not acceptable.

E. All Use Groupe except R-4 Single Family Detached Dwellings require a minisum of 1 hour fire rating for exterior walls closer than 6'-0 to an inverior lot line. R-4 Use Groupe require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

7. The structure dose not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table iol and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) ______, of the Baltimore

When filing for a required Change of Use/Documency Permit, on alteration permit application shall also be filed along with three sets of scoeptable construction plane indicating how the existing structure is to entered in order to comply with the Code requirements for the new use. Haryland architectural or to Mixed Uses S-1 to Use Ali . The change of Use Groupe are from Use S-1 to Use Ali . or See Section 103.2. See also Section 505.2.

I. The proposed project appears to be located in a Flood Flain, fidel/Riverine. Flease see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plane shall show the currect elevations above sea level for the lot and the finish floor levels including basement.

J. Comments: Uses of existing R-3 dwellings and accessory buildings shall not be changed to another use or be occupied for another use until change of occupancy permits, addition permits and alteration permits along with plans showing upgrading to the proposed use have been applied for, work completed and a

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office
of Flanning 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 Builting at 111

V. Chesapeake Avenue, Towson, Maryland Ziou.

August 14, 1986

Re: Petition for Special Hearing and Petition for Zoning Variance

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I am 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"). I have entered into a Contract of Cala for the Property with the Contract Durchases. Sale for the Property with the Contract Purchaser. The Contract Purchaser intends to construct a church on the premises. The Contract of Sale is contingent upon the granting of the relief sought in the Petitions.

In accordance with my obligations that I have undertaken under the Contract of Sale, I have agreed to join in and participate in all matters relating to the attached Petitions. The attorney whose name appears on the Petitions is the attorney for the Contract Purchaser. He shall represent both the interests of the Contract Purchaser and my interests as legal owner before the Zoning Commissioner at the hearing concerning the subject of the Petitions. My attorney is:

> Robert S. Handzo, Esquire, 102 West Pennsylvania Avenue, Towson, Maryland 21204 823-1800.

I would appreciate it if you would send me and my attorney a copy of all legal notices concerning the Petitions.

Sincerely,

Patricia of Walston Patricia A. Malstrom

ATTORNEY AT LAW

ROYSTON, MUELLER, MCLEAN & REIO 102 WEST PENNSYLVANIA AVE. TOWSON, MARYLAND 21204-4575



December 8, 1986

Towson, Maryland 21204

Att: James Dyer

Zoning Commissioner

County Office Building

Mr. A. Jablon

Re: Baltimore County Item No. #73 Property Owner: Patricia A. Malstrom Location: E/S Harford Road Maryland Route 147 78' N/E centerline of Erie Avenue Existing Zoning: D.R. 5.5 and D.R. 3.5 Proposed Zoning: Spec. Hearing to approve construction of a church and accessory building Variance to permit a rear yard setback of 10' in lieu of the required 30' Acres: 1.75 District: 11

Dear Mr. Jablon:

On December 5, 1986, the Korean Zion Presbyterian Church (9947 Harford Road), requested a waiver of State Highway Administration requirements for entrance improvements at Harford Road, Maryland Route 147.

Due to the limited size and use of the multi purpose building (30' x 40') the S.H.A. Bureau of Engineering Access Permits is agreeable to a variance of improvements at this time.

Any future additions, building or parking facilities constructed on the site must be accompanied by S.H.A. improvemetns to Harford Road, Maryland Route 147 to meet state standards.

Very truly yours,

Charles

Charles Lee, Chief Bureau of Engr. Access Permits

by: George Wittman

N. Gerber J. Markl My telephone number is 301-333-1350 J. Ogle Teletypewriter for Impaired Hearing or Speech

Korean Zion Church

a++ 383-7555 Baltimore Metro -- 565-0451 D.C. Metro -- 1-800-492-5082 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

m th

You Kim Yoon Kim 1' (3 2 1' ...)

ROBERT S. HANDZO

August 15, 1986

Re: Petition for Special Hearing and Petition for Zoning Variance

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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.

In accordance with the terms, obligations and time frame imposed by the Contract of Sale, it is imperative that we move as expeditiously as possible in securing the relief sought in the Petitions. Therefore, we request that you consider both Petitions in conjuncture and grant us a hearing at the earliest possible time.

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.

Sincerely,

Robert S. Handzo, Afterney for Legal Owner

Yoon Kim, Trustee for Contract Purchaser, Korean Zion Presbyterian Church

RSH:kmb 0643z

OFFICE COPY

