

*File*

PHILIP T. McCUSKER  
ATTORNEY AT LAW  
226 CHURCH LANE  
PIKESVILLE, MD 21208  
TEL: 410-486-3668

November 6, 2001

Mr. Lawrence E. Schmidt  
Zoning Commissioner for Baltimore County  
Suite 405, County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

- 9

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
N/S Sudbrook Lane, 1,005' W of Resiterstown Road  
(110 Sudbrook Lane), Pikesville  
Case No. 94-20-SPHA

Dear Commissioner:

Mrs. Arlene Rosenberg, President of Pikesville Township Association, Inc., has referred to me your letter of October 12, 2001, to Ms. Dorothy Sawyer, of INNterim Housing Corporation, 112 Sudbrook Lane. I have studied your letter and my file in the matter.

With regard to your requirement that a member of the board of directors of Pikesville Township Association be on the Advisory Board of INNterim, that requirement was met and handled quite well by Mary Lou Cox. Miss Cox died at age fifty-eight on December 1, 1999, and to date, she has not been replaced in her assignment to the advisory Board of INNterim.

In keeping with the third paragraph of your October 12, 2001, letter to Ms. Dorothy Sawyer, of INNterim, we (of Pikesville Township Association) are looking to secure a member of our board of directors to serve on the Advisory Board of INNterim.

We shall advise you when we are in compliance with your directive as stated in your October 12 letter.

Sincerely yours,



Philip T. McCusker  
Treasurer, Pikesville Township Association

- cc: Ms. Dorothy Sawyer  
INNterim Housing Corporation  
112 Sudbrook Lane, Pikesville
- cc: Mrs. Arlene Rosenberg, President  
Pikesville Township Association  
118 Church Lane, Pikesville
- cc: Mr. Robert Janicki  
114 Sudbrook Lane, Pikesville
- cc: Mrs. Margaret Cassaday  
101 Church Lane, Pikesville

*File*



**Officers**

October 17, 2001

*J. Joseph Willmott*  
**President**

*Lauren Stegel, LCSW-C*  
**Vice President**

*Diane M. Skellie*  
**Secretary**

*Robert C. Hammond, CPA*  
**Treasurer**

**Board of Directors**

*Judge Elsbeth L. Bothe*

*Michelle Brown Dutton*

*Janet Heller*

*Ann Kahan, LCSW-C*

*Katherine Maddox,*  
*LCSW-C*

*Elizabeth B. Nohe, CPIM*

*Sally Ratcliffe*

*Hollie Walkley*

*Susan A. Wolman, LCSW-C*

**Program Consultant**

*Martha Yalov,*  
*MSW, LCSW-C*

**Executive Director**

*Dorothy Askew-Sawyer*

Mr. Lawrence E. Schmidt  
Zoning Commissioner  
For Baltimore County  
Suite 405, County Court Bldg.  
401 Bosley Avenue  
Towson, MD 2 1204

RE: PETITIONS FOR SPECIAL HERING AND VARIANCE  
N/S SUDBROOK Lane, 1,005'W of Reisterstown Road  
112 Sudbrook Lane (110 is the St. Charles Borromeo Parish Center)  
Case No. 94-20-SPHA

Dear Mr. Schmidt,

Thank you for your letter of October 12, 2001. I enclose a copy of my letter to Arlene Rosenberg, President of the Pikesville Township Association, Inc.

I will let you know as soon as I hear from Ms. Rosenberg. If you need to talk to me regarding this matter, I can be reached at 410-486-8175.

Sincerely,

Dorothy Askew-Sawyer  
Executive Director

DA-S/sdp

Enclosure



**Officers**

*J. Joseph Willmott*  
**President**

*Lauren Siegel, LCSW-C*  
**Vice President**

*Diane M. Skellie*  
**Secretary**

*Robert C. Hammond, CPA*  
**Treasurer**

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*Judge Elisabeth L. Bothe*

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*LCSW-C*

*Elizabeth B. Nohe, CPIM*

*Sally Ratcliffe*

*Hollie Walkley*

*Susan A. Wolman, LCSW-C*

**Program Consultant**

*Martha Yalov,*  
*MSW/LCSW-C*

**Executive Director**

*Dorothy Askew-Sawyer*

October 17, 2001

Ms. Arlene Rosenberg, President  
Pikesville Township Association, Inc.  
226 Church Lane  
Pikesville, MD 21208

Dear Ms. Rosenberg,

In accordance with our bylaws, I am writing to ask for the name of a member of the Board of Directors of the Pikesville Township Association, Inc. who would be willing to serve on the INNterim Board of Directors.

In April 2000, we received a letter from Philip T. McCusker, who was then your treasurer inquiring about the membership of our Board of Directors. Until her death in December 1999, Mary Lou Cox, a member of the Board of Directors of the Pikesville Township Association had also served on our Board of Directors.

We informed Mr. McCusker, that we would be glad to receive names of anyone who was willing to serve on our Board of Directors. To date, we have not received any names. We did have at that time, and continue to have, two members who live in the Pikesville community.

We are always looking for people to serve on our Board that have the interests of the Pikesville community in mind. We look forward to inviting someone from the Board of Directors of the Pikesville Township Association to serve again on our Board.

Thank you for your attention to this matter.

Sincerely,

Dorothy Askew-Sawyer  
Executive Director

DA-S/sdp

✓ cc: Lawrence E. Schmidt, Zoning Commissioner for Baltimore County

112 Sudbrook Lane, Baltimore MD, 21208 Phone (410) 486-8175 Fax (410) 602-5036



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

October 12, 2001

Ms. Dorothy Sawyer  
Interim Housing Corporation  
112 Sudbrook Lane  
Baltimore, Maryland 21208

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
N/S Sudbrook Lane, 1,005' W of Reisterstown Road  
(110 Sudbrook Lane)  
Case No. 94-20-SPHA

Dear Ms. Sawyer:

Reference is made to the above-captioned matter which was the subject of a public hearing on August 13, 1993 in which approval was sought for a proposed community/residential facility on the subject property, to be operated by Interim Housing Corporation. By my Order dated September 3, 1993, I granted the requested relief, subject to certain terms and conditions. A copy of my Order is attached for your reference.

Restriction No. 7 of my Order requires that a member of the Board of Directors of the Pikesville Township Association, Inc. be a member of the Advisory Board of Interim Housing Corporation. This restriction was entered with the intention of insuring ongoing communication between the neighborhood and Interim so that discussion about open issues could be facilitated.

Mr. Robert Janicki, who resides on the adjacent property, recently advised me that to the best of his knowledge, there is currently no member of the Board of Directors of the Pikesville Township Association, Inc. serving on the Advisory Board of the Interim Housing Corporation. If that is indeed the case, this lack of representation is in violation of my Order. Such violation can result in the loss of the use of the property or other civil penalty, including a monetary fine.

Additionally, Restriction No. 8 of my Order provides that all lighting of the subject property shall be installed in such a manner that it does not reflect or shine onto any surrounding buildings between sunset and sunrise. Primarily, this restriction was entered to prevent exterior lighting from spilling over the property line. Mr. Janicki complained about internal lighting that he believes is excessive. I have advised him that I do not believe internal lighting is in violation of my Order unless it is such to the extent that it causes an inappropriate level of glare or reflection onto adjacent properties. I have not visited the site during the evening hours and cannot comment on the existing situation; however, this appears to be the type of issue which might be resolved if communication is established between Interim and the Pikesville Township Association.

Please advise me of your position in this regard. I shall await your reply.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Robert Janicki  
114 Sudbrook Lane, Pikesville, Md. 21208  
Ms. Arlene Rosenberg, President, Pikesville Township Assoc., Inc.  
226 Church Lane, Pikesville, Md. 21208  
Mr. Rick Wisnom, DPDM; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - N/S Sudbrook Lane 1005' W of Reisterstown Road (110 Sudbrook Lane) 3rd Election District 2nd Councilmanic District \* BEFORE THE ZONING COMMISSIONER \* OF BALTIMORE COUNTY \* Case No. 94-20-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the zoning Commissioner as Petitions for Special Hearing and Variance for the subject tract located at 110 Sudbrook Lane near Glenbeck Road in Pikesville, known as the St. Charles Church property. The Petitions were jointly filed by the property owner, the Most Reverend William H. Keeler, Roman Catholic Archbishop of Baltimore, a Corporate entity, and the Contract Purchaser, Interim Housing Corporation, by Gerry Compston Buchanan, its Vice President/Treasurer. Within the Petition for Special Hearing, approval is sought for the use of the property as a community/residential facility. More particularly, the Petitioners seek a designation that the property will be occupied by a "family" as defined by the Baltimore County Zoning Regulations (B.C.Z.R.) and construed by the Zoning Commissioner's Policy Manual. Within the Petition for Variance, the Petitioners seek relief from the B.C.Z.R. to legitimize existing conditions. Particularly, a variance from Section 1801.2.C.1.b is requested to permit a side yard setback of 13 feet in lieu of the required 15 feet and a rear yard setback of 23 feet in lieu of the required 30 feet, for an existing building. All of the relief requested is more particularly shown and the property fully described on Petitioner's Exhibit 1, the plat to accompany the Petitions for Special Hearing and Variance.

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Date 4/15/93  
By [Signature]

Appearing at the public hearing in support of the Petitions were Jerry Compston Buchanan and Nancy Curreri Thomas, on behalf of Interim Housing Corporation, and the Reverend E. Joseph Cote of the St. Charles Church, which is located on the subject property. Also appearing on behalf of the Petitions were Maxine Kubicki, Mary Elizabeth Tierney, Bob Kern, Jr., and Martha Yalov. The Petitioners were represented by Stephen F. Marsalek, Esquire. Appearing as interested parties/protestants were a number of individuals representing the surrounding community. These included Rebecca Seidman from the Pikesville Township Association, Inc. and Gabriel W. Rosenbush, Jr. of the Pikesville Chamber of Commerce. Also appearing were two residents of Sudbrook Lane, namely Rose Janicki, who resides on the adjoining property at 114 Sudbrook Lane, and Jeffrey B. Smith.

A review of the site plan discloses that the subject property, in its entirety, is presently occupied by the St. Charles Church. The property consists of 0.490 acres, zoned D.R. 16, and is located on Sudbrook Lane, not far from Reisterstown Road (Route 140) in Pikesville. The property is improved with the church itself, a school building, and a two-story building which is currently used as a convent. The Contract Purchaser, Interim Housing Corporation, proposes to purchase a portion of the site, including the two-story convent, which will be converted for use as a group home.

Land use regulation in Baltimore County is governed by the B.C.Z.R. As is well-settled, these regulations are inclusive. That is, in order for a use to be lawful, it must be specifically identified and permitted within a given zone by the B.C.Z.R. (See Kowalski v. Lamar, 25 Md. App. 493, 334 A2nd 536, (1975). Section 1801.1 of the B.C.Z.R. governs uses permitted as of right in all D.R. zones. It is specifically provided therein that many types of dwellings (i.e. single family, semi-de-

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By [Signature]

tached, duplex, etc.) are allowed as of right in a D.R. 16 zone. Moreover, Section 101 of the B.C.Z.R. defines dwelling as "A building or portion thereof, which provides living facilities for one or more families." The term "family" is defined by this Section as "Any number of individuals lawfully living together as a single housekeeping unit and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house or hotel." In the instant case, Interim Housing Corporation avers that its proposed use of the convent will be that of a dwelling for an extended family. Thus, the Petition for Special Hearing seeks a designation that the proposed use is permitted as of right.

In this respect, significant testimony was received from Interim Housing Corporation's representatives. Ms. Thomas testified that Interim Housing Corporation is a private, non-profit corporation which was formed to establish the proposed facility at the subject location. Interim intends on purchasing the Convent building and converting same so as to provide a structured home for women and children after divorce, separation and/or death from their spouses. It is contemplated that approximately 8 to 10 women will occupy the facility. Although there are no specific limits on the number of children allowed per adult tenant, it is contemplated that this 8 to 10 adult women population will have 2 to 3 children per woman, or a maximum of 27 persons living in the facility. Further, Ms. Thomas noted that the existing building was built in 1956 and will be internally refurbished to accommodate Interim's plans. The building has been used for many years as a convent and the Petitioners believe same can be easily renovated. A single kitchen and dining room will exist so that the residents will be able to eat together. There will be a 3 to 4 member paid staff and a number of volunteers who will work at the site. This

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Date 4/15/93  
By [Signature]

staff will provide supervision and management services to the residents, as well as counselling services. It is intended that the facility will provide a temporary shelter for women who no longer find themselves with male companions and who are in need of retraining and education to become self-supporting. Although there is no specific time limit for each resident, it is anticipated that most residents will stay a length of from 18 months to 3 years. Further, rent will be paid based upon a sliding scale, attuned to the individual's financial ability. Further funding for the facility will come from State, Local and County grants as well as private contributions. It is hoped that the residents will exist as one big, happy family. They will eat and live together and will share housekeeping responsibilities. A strict code of behavior has been prepared to which all of the residents must agree to and comply with. Further, it is anticipated that most of the children will be of school age and enrolled in the local public schools. The project is not to be considered as a group child care center.

Gerry Compston Buchanan, a corporate officer of Interim Housing Corporation, appeared and testified. She corroborated much of the testimony presented by Ms. Thomas and fully described the proposed program. She views Interim's project as not only a residence, but an entire program designed to promote self-sufficiency for the women who will reside on the site. The facility will provide housing for highly functional individuals who need a place to live. The facility is not an alcoholic/drug treatment rehabilitation facility nor a center for the mentally ill or developmentally disabled. Rather, the proposed facility will cater to women who need a helping hand to become self-sufficient. Counselling services will be offered to residents only.

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By [Signature]

As noted above, a number of interested citizens from the surrounding locale participated in the hearing. These included Rebecca Seidman of the Pikesville Township, Inc., and Gabriel W. Rosenbush, Jr. of the Pikesville Chamber of Commerce. Both Ms. Seidman and Mr. Rosenbush applaud the intent of the proposed program, but question the implementation thereof. There is no doubt that the officers of Interim Housing Corporation are to be commended for their efforts. Their goal is a morally righteous one designed to serve a segment of the population which is in need. There can be no doubt that the project is worthwhile. Nonetheless, Ms. Seidman and Mr. Rosenbush have certain reservations. These reservations were also shared by Rose Janicki, who resides on the adjoining property known as 114 Sudbrook Lane. As Ms. Janicki noted, many of the specifics regarding the proposed operation are "iffy". The representatives of Interim who testified did not convince this Zoning Commissioner that their plans were fully thought out and that all contingencies had been considered, much less addressed. As do the Protestants, I support the goals of the proposed project, but share their concern with the lack of detail over its operation. As the old cliché tells us "The road to Hell is paved with good intentions." I sincerely hope that the Petitioners are able to operate the facility in the manner in which they anticipate.

In any event, turning to the merits of the Petition for Special Hearing, the Petitioners seek a designation that the residents of the proposed facility will be considered a family. As noted above, the term "family" is defined in the B.C.Z.R. Moreover, I comprehensively addressed the issue of what comprises a family in Case No. 93-164-SPH (In Re: Cecilia Escalante, 9 Bellows Court, Towson, Md.). In that case, four unrelated young women occupied a single dwelling in Towson. After a comprehensive

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Date 4/15/93  
By [Signature]

discussion of the case law and relevant terms of the B.C.Z.R., I concluded that the definition of family as found within the regulations must be construed strictly. Therefore, I concluded that the four women who were the subject of that case were not family in that they were not lawfully living together.

The instant case presents a similar issue but the facts are different. Specifically, this case does not involve four friends who have voluntarily chosen to reside together. Instead, this is more a group home for occupancy by individuals who come together as a result of a common need. In fact, this facility may very well be considered a Community Care Center. That use is also defined in Section 101 of the B.C.Z.R. as "A small scale facility, sponsored or operated by a private charitable organization, or by a public agency and licensed by the Maryland State Department of Health and Mental Hygiene or by the Maryland State Department of Social Services, for the housing, counselling, supervision or rehabilitation of alcoholics or drug abusers, or of physically or mentally (including emotionally) handicapped or abused individuals who are not subject to incarceration or in need of hospitalization." That use is permitted in a D.R. 16 zone by special exception. It was not explained by the Petitioners why relief pursuant to a Petition for Special Exception was not requested. It appears that the Petitioners could have sought a special exception relief for the proposed facility under that definition. In any event, that issue is not before me. As to the question presented, guidance as to the nature of the proposed use can be found within the Zoning Commissioner's Policy Manual. This manual was adopted by this office to promote consistent, uniform application of the B.C.Z.R. Although not law, the Manual is instructive. Therein, significant discussion is presented

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Date 4/15/93  
By [Signature]

about community residential facilities. On Page 1-9.3 of the Manual, comment is provided concerning community residential facilities for individuals other than those who are mentally or developmentally disabled. Indeed, this Policy applies to the proposed population at the subject site. The Policy Manual provides a number of criteria for application in determining whether a specific group can be considered family. Those standards include whether there will be a continuous, uninterrupted occupancy by the residents, whether the residents generally eat together, whether there is supervision provided, whether the residents assume certain housekeeping responsibilities, etc. In the instant case, it appears that the proposed tenants of the property will comply with these standards. The testimony provided by Interim's corporate officers was persuasive that the residents of the facility would generally bear the generic characteristics of a family unit as contemplated within the Policy Manual. Clearly, this is a markedly different situation from the facts presents in the Escalante case. Therefore, I am not bound by that holding.

Based upon the testimony and evidence presented, I am persuaded that the Petition for Special Hearing should be granted. Nonetheless, as noted above, I share many of the surrounding community's concerns. Thus, certain restrictions shall be imposed to prevent any detrimental effect on the community. Specifically, a number of items are listed within a letter dated August 31, 1992 from the Pikesville Township Association, Inc. to the Reverend E. Joseph Cote of the St. Charles Church. These suggestions are similar to the spirit and intent of the requests contained within the letter dated August 14, 1993 from the Pikesville Chamber of Commerce. I shall impose those comments as restrictions, believing that they are necessary to safeguard the welfare of the community. A primary consideration

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Date 4/15/93  
By [Signature]

is to insure that the use will continue as contemplated, namely as a place of refuge and residence for mothers and their children who need a stabilizing environment in order to regain self-sufficiency. The relief granted herein shall be restricted to Interim Housing Corporation and its expressed goals. It is intended that these restrictions shall prohibit the property from becoming an emergency shelter for the homeless, a halfway house for treatment of alcoholics or drug dependent persons, a halfway house for persons in the State or Federal penal system, or a residence for emotionally, mentally or developmentally disturbed/disabled individuals. Moreover, to insure continuing community participation, I will require that a member of the Pikesville Township Association, Inc. be a member of the advisory board of Interim Housing Corporation, and shall also impose restrictions relating to lights and signs on the property to minimize impact. Surely, the property should continue to maintain a residential exterior and appearance.

As to the variances requested, it was noted at the hearing that this building is quite old and the variances are needed only to legitimize existing conditions. In the event strict compliance with the setback requirements was mandated, the building would need to be relocated. Obviously, this is not practical and would impose a severe practical difficulty on the Petitioners. Based upon the testimony and evidence presented, I am persuaded that the Petitioners have met their burden as set forth in Section 307 of the B.C.Z.R. Thus, I shall grant the Petition for Variance, as requested.

Pursuant to the advertising, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested in the special hearing and variance shall be granted.

ORDER RECEIVED FOR FILING  
Date 4/15/93  
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of September, 1993 that the Petition for Special Hearing seeking approval for the use of the property as a community/residential facility that will be occupied by a "family" as defined and construed by the Baltimore County Zoning Regulations (B.C.Z.R.) and the Zoning Commissioner's Policy Manual, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1801.2.C.1b of the B.C.Z.R. to permit a side yard setback of 13 feet in lieu of the required 15 feet and a rear yard setback of 23 feet in lieu of the required 30 feet, for an existing building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The relief granted herein is limited to the ownership/operation of the proposed facility by Interim Housing Corporation and shall not be transferable without a new public hearing to determine the appropriateness of same.
- 3) The subject property may not be used as an emergency shelter for homeless persons, excepting its use as a transitional housing facility for single-again women with dependent children as more fully described herein.
- 4) The property shall not be used as a halfway house or rehabilitation center for the treatment of alcoholic or drug dependent persons.
- 5) The property shall not be used as a halfway house for persons in the State or Federal penal system.

- 6) The property shall not be used as a halfway house for emotionally disturbed persons.
- 7) A member of the Board of Directors of the Pikesville Township Association, Inc. shall, at all times hereinafter, be a member of the advisory board of Interim Housing Corporation.
- 8) All lighting on the subject property shall be installed in such a manner that it does not reflect or shine on any surrounding buildings between sunset and sunrise.
- 9) There shall be no signs identifying the use on the subject property.
- 10) The Petitioners shall have installed a six-foot high, board on board privacy fence along the western property line of the subject property to provide screening from adjoining single family uses.
- 11) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 9/13/93  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

September 2, 1993

(410) 887-4386

Stephen F. Marsalek, Esquire  
28 Allegheny Avenue, Suite 1210  
Towson, Maryland 21204-3919

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
N/S Sudbrook Lane, 1005' W of Reisterstown Road  
(110 Sudbrook Lane)  
3rd Election District - 2nd Councilmanic District  
Most Reverend William H. Keeler,  
Roman Catholic Archbishop of Baltimore, Corp. Sole - Petitioner  
Case No. 94-20-SPHA

Dear Mr. Marsalek:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

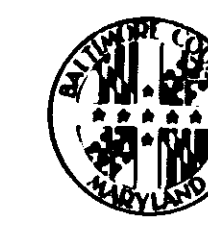
In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3191.

Very truly yours,  
*Lawrence E. Schmidt*

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Ms. Rebecca Seidman, Pikesville Township Association, Inc.,  
4 Sudbrook Court, Pikesville, Md. 21208  
Mr. Gabriel W. Rosenbush, Jr., Pikesville Chamber of Commerce,  
7 Church Lane, Pikesville, Md. 21208  
Ms. Rose Janicki, 114 Sudbrook Lane, Pikesville, Md. 21208  
Mr. Jeffrey B. Smith, 607 Sudbrook Lane, Pikesville, Md. 21208  
People's Counsel; File



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Sudbrook Lane near Glenbeck Road  
which is presently zoned DR 16

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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(s):  
1. Section 1.801.2C.1.b. requires fifteen (15) foot setback line; existing building is located within thirteen (13) feet (more or less).  
2. Section 1.801.2C.1.b. requires thirty (30) foot rear setback; existing building is located within twenty-three (23) feet (more or less).

The reasons for request for variance is that strict compliance is impractical and would cause undue and unreasonable hardship since the existing structures predated the BCZR. Further, variances will not expand density, nor will they impact public health, safety and general welfare.

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.

ORDER RECEIVED FOR FILING  
Date 9/13/93  
By [Signature]

Contact Purchaser/Owner  
Interim Housing Corp.  
734 Silver Creek Road  
Pikesville, MD 21208

Legal Owner(s)  
Most Reverend William H. Keeler, Roman Catholic Archbishop of Baltimore, Corp. Sole  
Signature: [Signature]

Address  
Suite 1210, 28 Allegheny Ave.  
Towson, MD 21204-3919  
(410) 321-9300

ESTIMATED LENGTH OF HEARING: 2 HRS

RECEIVED BY: [Signature] DATE: 7/13/93

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: 7/28/93  
Posted for: Special Hearing to Varnish  
Petitioner: Wm. H. Keeler, Roman Catholic Archbishop of Baltimore, Corp.  
Location of property: 110 Sudbrook Lane, N/S, 1005' W of Reisterstown Rd.  
Location of Sign: Sign on street, on property, to be removed  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 7/30/93  
Number of Signs: 1

# Petition for Special Hearing

94-20-SPHA  
to the Zoning Commissioner of Baltimore County

for the property located at Sudbrook Lane near Glenbeck Road  
which is presently zoned DR 16

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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 900.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Community Residential Facility: This facility will be occupied as a "L.L.C." Under the Zoning Commissioner's Policy Manual. "Family" consists of any number of individuals lawfully living together as a single house-keeping unit and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house or hotel. Interim appears to meet all eligibility requirements as more particularly described in separate schedule attached hereto.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of the 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.

Contact Purchaser/Owner  
Interim Housing Corp.  
734 Silver Creek Road  
Pikesville, Md 21208

Legal Owner(s)  
Most Reverend William H. Keeler, Roman Catholic Archbishop of Baltimore, Corp. Sole  
Signature: [Signature]  
William H. Keeler

Address  
Suite 1210, 28 Allegheny Ave.  
Towson, Md 21204-3919  
(410) 321-9300

ESTIMATED LENGTH OF HEARING: 2 HRS

RECEIVED BY: [Signature] DATE: 7/13/93

Petition for Special Hearing to the Zoning Commissioner of Baltimore County for Interim Housing Corp.

Community Residential Facility: This facility will be occupied as a "L.L.C." Under the Zoning Commissioner's Policy Manual. "Family" consists of any number of individuals lawfully living together as a single house-keeping unit and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house or hotel. Interim appears to meet all eligibility requirements as more particularly described in separate schedule attached hereto.

1. There will be a continuous and uninterrupted occupancy by the residents. There will be no transitory in-and-out.
2. The facility will be geared to minister to the needs of the residents only. Services will not be provided to at-large members of the general public.
3. Residents shall live and eat together. Living units shall be supported by a common kitchen, common living room, common laundry facility, common laundry and so forth.
4. The house must have the generic characteristics of a family unit as a relatively permanent household. The educational process, by necessity, requires time, and therefore residents and staff alike will be committing to a long-term arrangement to allow his participants to educate themselves.
5. The house will be supervised. A single living unit has been allocated and identified for a "house mother".
6. The residents shall be cooperatively liable for housekeeping. They will be expected to maintain the cleanliness of not only their own room, but the shared area within the house as well.
7. The facility has not only been restored, but encouraged by Baltimore County Community Development.
8. A wide range of services shall be available to the residents and shall include, psychological and academic counseling. Legal counseling shall be provided by the Baltimore Chapter of the Christian Legal Society.

## Miller-Bowden Associates, Inc.

Registered Land Surveyors  
13054 Tarragon Road  
Reisterstown, Maryland 21158  
(410) 833-5805 / FAX (410) 833-7400

Cynthia B. Bowden, L.S.  
94-20-SPHA  
20

Description of Portion of  
ST. CHARLES CHURCH PROPERTY  
(convent site)

Petition for Special Hearing

110 Sudbrook Lane Pikesville  
3rd election district Baltimore County, Maryland

December 8, 1992

Beginning for the same at a point on the north right-of-way of Sudbrook Lane (60 feet wide) approximately 1005 feet west of Reisterstown Road, thence running with said right-of-way, and referring all bearings of this description to the meridian established by the Baltimore County Metropolitan District,

- 1) South 55 degrees 22 minutes 01 seconds West 120.97 feet, thence leaving the right-of-way of Sudbrook Lane and running the six following courses,  
2) North 32 degrees 03 minutes 44 seconds West 229.98 feet to a point, thence  
3) North 55 degrees 21 minutes 42 seconds East 55.86 feet to a point, thence  
4) South 32 degrees 35 minutes 03 seconds East 46.32 feet to a point, thence  
5) by a line curving to the left in a southeasterly direction with the radius of 60.00 feet for the distance of 69.70 feet, the arc of which is subtended by a chord bearing South 65 degrees 51 minutes 54 seconds East 65.85 feet to a point, thence  
6) by a line curving to the right in a southeasterly direction with the radius of 45.00 feet for the distance of 52.41 feet, the arc of which is subtended by a chord bearing South 65 degrees 46 minutes 45 seconds East 49.50 feet to a point, and thence  
7) South 32 degrees 24 minutes 44 seconds East 84.85 feet to the beginning.

Containing 21361.7 square feet, or 0.490 acres, of land, more or less.

## CERTIFICATE OF PUBLICATION

TOWSON, MD. July 22, 1993  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 22, 1993.

THE JEFFERSONIAN,

*A. Henikman*  
LEGAL AD. - TOWSON

ORDER RECEIVED FOR FILING  
Date 9/13/93  
By [Signature]

- 10 -

ORDER RECEIVED FOR FILING  
Date 9/13/93  
By [Signature]

- 9 -

ORDER RECEIVED FOR FILING  
Date 9/13/93  
By [Signature]

**receipt**

Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21284

Account: R-001-6190  
Number 20  
By JLL

Date 7/13/93

RES SPH FILING	030	50.00
RES VAR FILING	010	50.00
2 SIGNS POSTING	080	70.00
<b>TOTAL</b>		<b>170.00</b>

ARCHDIOCESE OF BALTO.  
REV. WILLIAM H. KEELER, ARCHBISHOP  
Loc. 19054 TARDON RD.  
110 SUDBROOK LA

1170.00  
1170.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

JUL 27 1993 (410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-20-SPHA (Item 20)  
110 Sudbrook Lane  
N/S Sudbrook Lane, 1005' W of Reisterstown Road  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): Most Reverend William H. Keeler, Roman Catholic Archbishop of Baltimore, a Sole Corporation  
Contract Purchaser(s): Innterim Housing Corporation  
HEARING: TUESDAY, AUGUST 17, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Special Hearing to approve a community residential facility.  
Variance to permit existing building setback of 13 feet, more or less, in lieu of the required 15 feet; and to permit existing building rear setback of 23 feet, more or less, in lieu of the required 30 feet.

*Carl Jablon*  
Arnold Jablon  
Director

cc: Robert R. Kern, Jr., Esq.  
Stephen F. Marsalek, Esq.  
Innterim Housing Corporation

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

August 9, 1993 (410) 887-3353

Stephen F. Marsalek, Esquire  
Suite 1210, 28 Allegheny Avenue  
Towson, Maryland 21204-3919

RE: Case No. 94-20-SPHA, Item No. 20  
Petitioner: Catholic Archbishop of Baltimore, et al.  
Petition for Variance

Dear Marsalek:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 , and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

7 11 93

Ms. Helene Kehring  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No: 94-20-SPHA

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Bob Small*  
for John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-495-3862 Statewide Toll Free  
707 North Calvert St. Baltimore, Maryland 21202-0717

6676-93

RE: PETITION FOR SPECIAL HEARING AND VARIANCE : BEFORE THE ZONING COMMISSIONER  
N/S Sudbrook La., 1005' W of : OF BALTIMORE COUNTY  
Reisterstown Rd. (#110 Sudbrook La.), 3rd Election District : Case No. 94-20-SPHA  
2nd Councilmanic District

MOST REVEREND WILLIAM H. KEELER, ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE, CORP. SOLE, Owner; INNTERIM HOUSING CORP., C.P.S. : : : : :

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.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
People's Counsel for Baltimore County

*Carole S. Demillo*  
Carole S. Demillo  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2188

I HEREBY CERTIFY that on this 29th day of July, 1993, a copy of the foregoing Entry of Appearance was mailed to Stephen F. Marsalek, Esquire, Suite 1210, 28 Allegheny Ave., Towson, MD 21204-3919; and Robert R. Kern, Jr., Esquire, Gallagher, Ewellus & Jones, 400 Park Charles Bldg., 218 N. Charles St., Baltimore, MD 21201.

*Peter Max Zimmerman*  
Peter Max Zimmerman

RECEIVED  
JUL 30 1993  
ZADM

BALTIMORE COUNTY, MARYLAND 94-20-SPHA

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: August 4, 1993

SUBJECT: Sudbrook Lane near Glenbeck Road

INFORMATION:

Item Number: 20

Petitioner: Most Reverend William H. Keeler, Roman Catholic Archbishop of Baltimore, Corp. Sole

Property Size: \_\_\_\_\_

Zoning: D.R. 16

Requested Action: \_\_\_\_\_

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The petitioner is requesting a special hearing to allow a "Community Residential Facility" or a congregate home for women and their children, and a variance to allow a side yard setback of 13 feet in lieu of the required 15 feet and a rear yard setback of 23 feet in lieu of the required 30 feet.

The Office of Planning recommends approval of the request for a special hearing to allow a "Community Residential Facility" and approval of the requested variance.

Adaptive reuse of existing buildings reinforces the County's efforts to encourage redevelopment in older communities. Allowing the petitioner to operate a "Community Residential Facility" from this location gives the Office of Planning and the community a unique opportunity to provide input regarding the proposed use.

Should the petitioner's request be granted, this office recommends the following:

1. Installation of a six foot board on board privacy fence along the western property line to screen it from the abutting single family uses.

2. In order to maintain the residential character of this community, the maximum size sign permitted should be one square foot and be non-illuminated.

3. The right to operate the "Community Residential Facility" shall not be transferable without the benefit of an additional special hearing.

Prepared by: *Deborah Lima*

Division Chief: *Carol L. Kerns*

PK/JL:lw

RECEIVED  
AUG 17 1993  
ZONING COMMISSIONER

PIKESVILLE TOWNSHIP ASSOCIATION, INC.  
A COMMUNITY IMPROVEMENT ASSOCIATION

8/7

August 12, 1993

Mr. Lawrence E. Schaidt  
Zoning Commissioner  
Court House, Room 113  
400 Washington Avenue  
Towson, Md. 21204

Re: Case #94-20-SPHA (Item 20); 110 Sudbrook Lane

Dear Mr. Schaidt,

After receiving the notice of Special Hearing to approve a community residential facility and various setback variances at 110 Sudbrook Lane, the Pikesville Township Association met, along with representative of the Sudbrook Park Association to draft a formal statement of our position.

We wish to thank Father Cote and the representatives of Innterim for inviting us in August of 1992 to an open discussion of the proposed use of the building for a transitional housing facility. At the time, one year ago, plans were rather sketchy and the organizers of the project focused more on mission than organizational structure of the project. Our response, formally drafted in a letter of August 31, 1993 to Father Cote (and we assume passed along to the Innterim representatives), addressed this mission and listed our concerns and our willingness to discuss the matter further (copy attached). At this meeting, a member of our association, Dr. Sidney Seidman, a specialist in adolescent and pediatric medicine, offered to sit on the Board of Innterim. His offer was accepted, but he has yet to be notified of any Board meetings occurring.

Although no additional meetings were organized by the Church or Innterim to speak to the neighborhood communities, Innterim has been in touch with us periodically to keep us informed of their continued intent to have a date set for the hearing. I was told by Gerry Buchanan that, until a hearing date was set, the issue was strictly

RECEIVED  
ZONING COMMISSIONER



**PIKESVILLE TOWNSHIP ASSOCIATION, INC.**  
A COMMUNITY IMPROVEMENT ASSOCIATION

August 16, 1993

Mr. Arnold Jablon  
Director of Zoning Administration  
& Development Management  
111 W. Chesapeake Avenue, Room 109  
Towson, MD 21204

Re: Case 9420 SPHA  
110 Sudbrook Lane

Dear Mr. Jablon,

We would like to correct a statement made in our letter to you of August 11, 1993 regarding Dr. Seidman not being notified about Interim board meetings. Dr. Seidman has informed us that he was contacted by Interim immediately after he made the offer on August 17, 1992 and it was his decision to hold off participating as a Board member until all legal, contractual and zoning issues were resolved.

Sincerely,

*The Pikesville Township Association*

The Pikesville Township Association

cc: Interim



**PIKESVILLE TOWNSHIP ASSOCIATION, INC.**  
A COMMUNITY IMPROVEMENT ASSOCIATION

August 31, 1992

Rev. E. Joseph Cote  
St. Charles Borromeo Church  
101 Church Lane  
Pikesville, Md. 21208

Re: St. Charles Convent  
110 Sudbrook Lane  
and Interim, Inc.

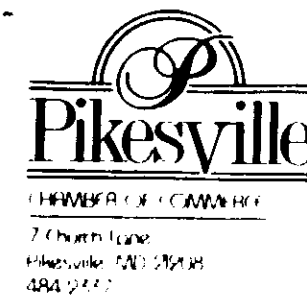
Dear Fr. Cote:

At a meeting of the Pikesville Township Association, Inc. held on August 17, 1992, we discussed the proposal by Interim to St. Charles Church to purchase the convent for use as a transitional housing facility for single again women with dependent children, where these women would receive education, job training and counseling to enable them to re-enter society and support their families.

Some members of our board are opposed to the use of the property for the purposes stated above, while others would have no objection to the stated use, provided that certain conditions are imposed.

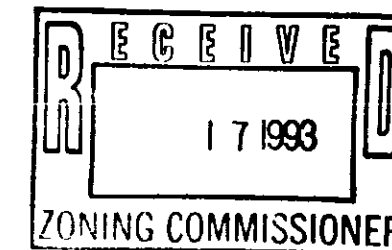
In the event, however, that the project would falter and fail somewhere "down the road", we feel that the property involved should, at the outset of the project, be provided with some conditions that would safeguard the surrounding neighborhood in the future use and occupancy of the premises. It is our suggestion that in addition to the covenants required by the Archdiocese of Baltimore in leasing the property, the following restrictions be included, namely:

- (a) That the property not be used as an emergency shelter for homeless persons. This would not, of course, refer to the women and children mentioned in the first paragraph hereof.
- (b) That the property not be used as a halfway house or rehabilitation center for the treatment of alcoholics or drug dependent persons.
- (c) That the property not be used as a halfway house for persons in the State or Federal penal system.
- (d) That the property not be used as a halfway house for emotionally disturbed persons.
- (e) That a member of the Board of Directors of Pikesville



Mr. Arnold Jablon  
Director of Zoning Administration  
& Development Management  
111 W Chesapeake Ave. Room 109  
Towson, Md. 21204

August 14, 1993



Re: Case 9420 SPHA  
110 SUDBROOK LANE

Dear Mr. Jablon:

The Zoning Committee of the Pikesville Chamber of Commerce has reviewed all the current information regarding the requests for changes outlined in the above mentioned case.

In principal the Committee supports the proposed use, however we do have concerns which should be addressed. It is our understanding that these concerns are also expressed by the PIKESVILLE TOWNSHIP ASSOCIATION which is the residential improvement association in the immediate area of the property.

Therefore, we request that covenants be entered into between the new owners of the property and the Pikesville Chamber of Commerce whereby the proposed specific use of the property be granted with the clear understanding that in the event the specific use ceases the zoning shall revert back to its current use ie; D R 16. THIS COVENANT IS TO BE RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY.

We ask that you instruct the HEARING OFFICER to include this request in the zoning order to be issued in this case.

(410) 321-9300

STEPHEN F. MARALEK, P.C.  
Attorney at Law  
28 Australia Ave. - Suite 1210  
Towson, Maryland 21204-3919

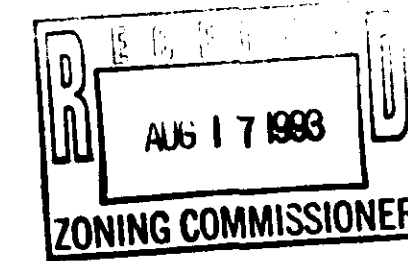
August 13, 1993

Baltimore County  
Office of Zoning  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Attn: W. Carl Richards, Jr.

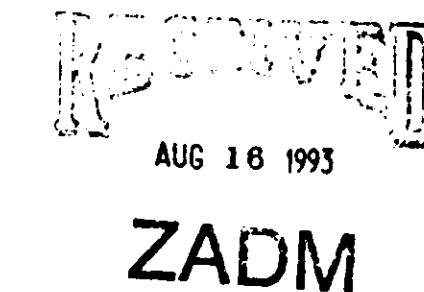
Re: Case No. 94-20  
Letter dated August 9th

Dear Mr. Richards:

Your letter referred to enclosures which were not included. Kindly favor me with copies of whatever is appropriate.



Very truly yours,  
Stephen F. Maralek



**GMA&D**

July 7, 1993

Ms. Gerry Compston-Buchanan  
INNterim Housing Corporation  
734 Silver Creek Road  
Baltimore, Maryland 21208

RE: St. Charles Convent Rehabilitation  
Shared Living Transitional Housing Facility  
Parking  
GMA&D Project Number: MS3100

Dear Ms. Compston-Buchanan:

We have reviewed the concept of parking five cars to the rear of the building. While an engineered study was not performed we feel that the parking area could be designed to meet all county codes and regulations for storm water management and sediment & erosion control.

The existing geography would need to be altered to prevent increased water drainage to the contiguous properties. This could be accomplished by numerous civil designs.

Sincerely,

*Gregory Mitchell*  
Gregory Mitchell, AIA

parking

410-531-9055 FAX 410-531-9065 810-955-2554  
Gregory Mitchell Architecture & Design planning Post Office Box 1522 Columbia, Maryland 21044

**FRIEDMAN AND ASSOCIATES, P.A.**  
Certified Public Accountants

Members of:  
American Institute of  
Certified Public Accountants  
Members of:  
Maryland Association of  
Certified Public Accountants

August 14, 1993

Mr. Arnold Jablon  
Director of Zoning Administration  
& Development Management  
111 W Chesapeake Ave. Room 109  
Towson, MD. 21204

RE: Case # 94-20 SPHA  
110 Sudbrook Lane

Dear Mr. Jablon:

The Zoning Committee of the Pikesville Chamber of Commerce has reviewed all the current information regarding the requests for changes outlined in the above mentioned case.

In principal the Committee supports the proposed use, however we do have concerns which should be addressed. It is our understanding that these concerns are also expressed by the PIKESVILLE TOWNSHIP ASSOCIATION which is the residential improvement association in the immediate area of the property.

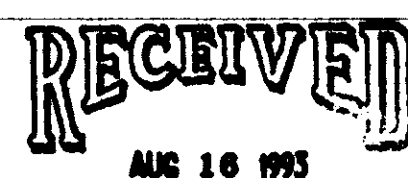
Therefore, we request that covenants be entered into between the new owners of the property and the Pikesville Chamber of Commerce whereby the proposed specific use of the property be granted with the clear understanding that in the event the specific use ceases the zoning shall revert back to its current use ie; D R 16. THIS COVENANT IS TO BE RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY.

We ask that you instruct the HEARING OFFICER to include this request in the zoning order to be issued in this case.

Thank you for your valued assistance in this matter.

Very truly yours,

*Sidney Friedman*  
Sidney Friedman, President  
Pikesville Chamber Commerce



ZADM

1700 Reisterstown Road • Baltimore, Maryland 21208 • (410) 653-9400



734 Silver Creek Rd  
Baltimore, MD 21208  
Phone (410)-653-3463  
Fax (410)-486-5421

August 18, 1993

Case # 94-20 SPHA (ifm 20)  
110 Sudbrook Lane

*file in case file 94-20 SPHA #5*

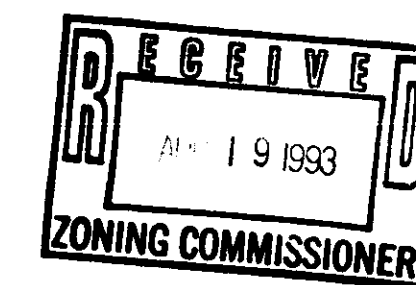
Dear Mr. Schmidt,

Enclosed please find the floor plans of the convent as discussed after our hearing August 17, 1993.

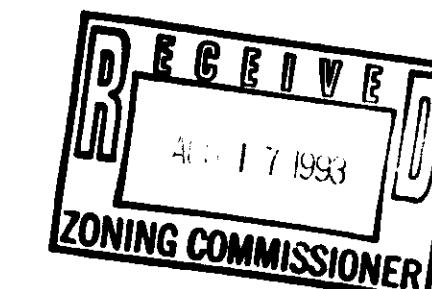
Thank you for your time and consideration.

Sincerely,

*Gerry Compston Buchanan*  
Gerry Compston Buchanan



734 Silver Creek Rd  
Baltimore, MD 21208  
Phone (410)-653-3463  
Fax (410)-486-5421



INN: A dwelling that provides food and drink for sojourners: A residence for students



INNterim HOUSING CORPORATION

MISSION

The mission of INNterim is to establish a structured, provisional (18 months - 3 years) communal residence...

The residents minimal needs are...

- basic affordable housing, accessible elementary and secondary quality school programs, accessible quality extended day care programs

Condition... The adult resident...

- will be committed to taking care of herself and her children, will be expected to enroll in an educational and/or training program, will be helped to realize this is a goal oriented, temporary arrangement

\*Provisional: conditional or temporary, pending permanent arrangement.

INNterim POLICY & PROCEDURES

I understand and appreciate my rights as a resident in the INNterim Program. I agree to comply with all policy and procedures specified in this document.

ORIENTATION

- 1) On the day of her arrival, each new resident will receive orientation to the program after which she will sign a copy of the House Rules, Policy & Procedure Manual, and a financial agreement. 2) During her first two weeks in the residence, each woman will be considered in orientation. 3) As part of the first day's orientation, the new resident will meet with the Evening Coordinator to discuss household procedures. 4) Each resident will give a deposit of \$5.00 for her room key. 5) Mothers are responsible for child care arrangements.

CURFEWS

- 1) Curfew for the first two (2) weeks or orientation is 4:30pm, unless extended by the Program Director. 2) After the second week of orientation, curfew hours are as follows: Adults: Sunday through Thursday 11:00pm, Friday and Saturday 12:00am. Children: 9:00pm

INNterim HOUSE RULES

- 1. I will assume responsibility for maintaining and building a healthy, supportive community life. 2. I will cooperate with staff and other residents. 3. I will be responsible for maintaining the house in good condition. 4. I will respect the rights and privacy of the other residents. 5. I will keep no pets on the premises. 6. I will keep good personal hygiene at all times. 7. I will keep my personal quarters clean and tidy at all times. 8. I will share in the cooking, and cleanliness of all communal areas within the house. 9. On weekday evenings, I and my family shall eat together with other INNterim residents. 10. Dinner is prepared by myself and other residents on a rotation basis. 11. The kitchen must be cleaned after each use. 12. Laundry facilities are available. 13. I will be responsible for sharing the cost of the house phone. 14. I will share in the responsibility of assigned phone duty on the weekends. 15. I agree that no phone calls may be placed or received after 10:00 PM or received before 8:00 AM. 16. I will not receive phone calls during the dinner hour or during other regularly scheduled events except in the case of an emergency. 17. I will be suitably dressed on the first floor at all times. 18. I am expected to maintain reasonable quiet throughout the house but especially on the second floor from 9:00 PM - 7:00 AM.

Minutes of INNterim Board September 22, 1992

Present: Nancy Curreri, Gerry Buchanan, Ellen Lazar, Susan Carapico, Deborah King, Maxine Rubin, and Shalom Belnick.

Meeting began at 6:30 p.m.

Covenants and Stipulations:

- Emergency beds be struck the criteria for the INNterim program. --Community concerned about using school as emergency shelter during winter. --Stipulation for Community no signs. --Dr. Sidney Siedman be Community representative on Advisory Board.

Suggested when a selection of an Executive Committee to set policies, meetings, on Board of Board, etc., INNterim make sure criteria exists they are qualified for Board.

Regarding Transitional Housing Program:

- Closer look at community covenants, i.e., emotionally disturbed. --Concern that 24-hour on board person legally required.

Interagency Council of the Homeless:

Gerry meeting this week with the Interagency Council of the Homeless. Council is Division within the Department of Social Services--includes any agency affected by the homeless situation: Public Health, Mental Health, anyone who interacts with the homeless population.

ACTS:

Gerry said they met with the ACTS, a secured home for battered women which does not publicize address. Impressed with tour. There were two houses within an old home. They were putting a family in a bedroom. Director of that house asked us to address the parents. One is a mother of three children and studying to be a nurse. Gerry indicated to her that we were not ready to start up until January.

Marian House:

Gerry said they had toured the Marian House. She said that they were very much impressed. Terry Almon was an excellent director. She was open, gracious, and gave us information in an informal and confidential manner.

Loading Dock:

INNterim has secured membership. Loading Dock--a warehouse where contractors donate unused supplies. They could refurbish a house cut rate.

INNterim Brochure:

INNterim developing a brochure. Someone doing pro bono.

INNterim Housing Corporation, Inc. Meeting with Local Community Associations

August 11, 1992

At 7:15 p.m. on Tuesday, August 11, 1992, the INNterim Housing Corporation, Inc. (INNterim) Meeting with local Community Associations representatives was convened.

Nancy Curreri introduced herself and Gerry Buchanan as the Co Founders of INNterim and introduced those members of the INNterim Board of Directors present at the meeting.

To acquaint those present with the impetus behind INNterim, Nancy shared her own personal experience as a young divorced, single parent. She asked the questions, "Where does a woman with four small children and pregnant with a fifth child go? How will I feed them? Who will shelter them?"

Nancy went on to say while Gerry Buchanan's story was different, it was similar in her struggle for the education she needed to get beyond poverty. Nancy said that she and Gerry are hoping for something better for the daughters, sisters or friends of those present.

Sr. Kate expressed her delight to be a part of this group of people addressing some problem in society instead of just griping about it. She said as facilitator she would write on the display board the concerns and questions that need clarification, objections, if any forthcoming, and certain endorsements.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

Table with columns for NAME and ADDRESS. Includes names like Gerry Compston Buchanan, Maxine Rubin, and Rev. E. Joseph Cole.

PLEASE PRINT CLEARLY

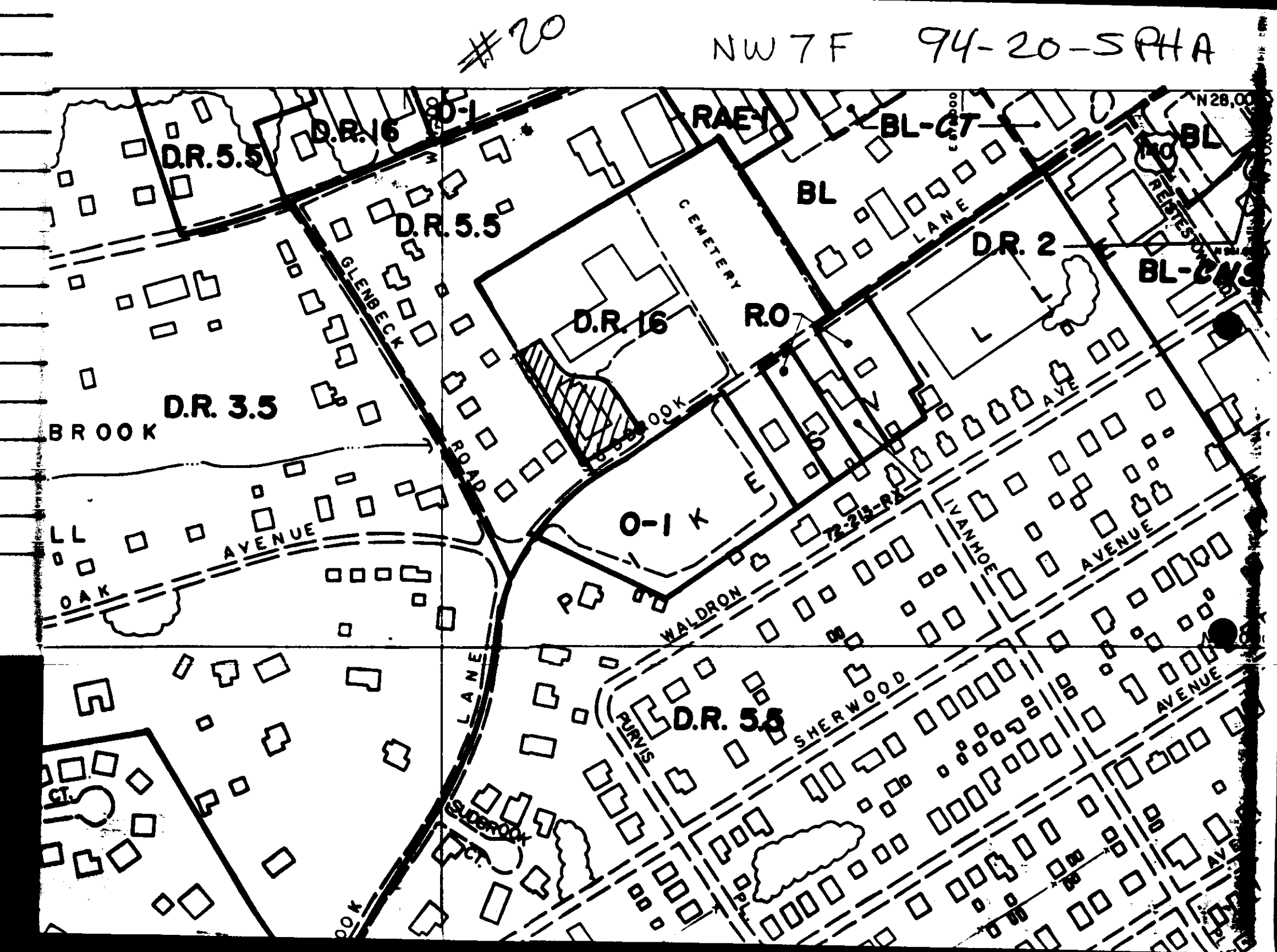
PROTESTANT(S) SIGN-IN SHEET

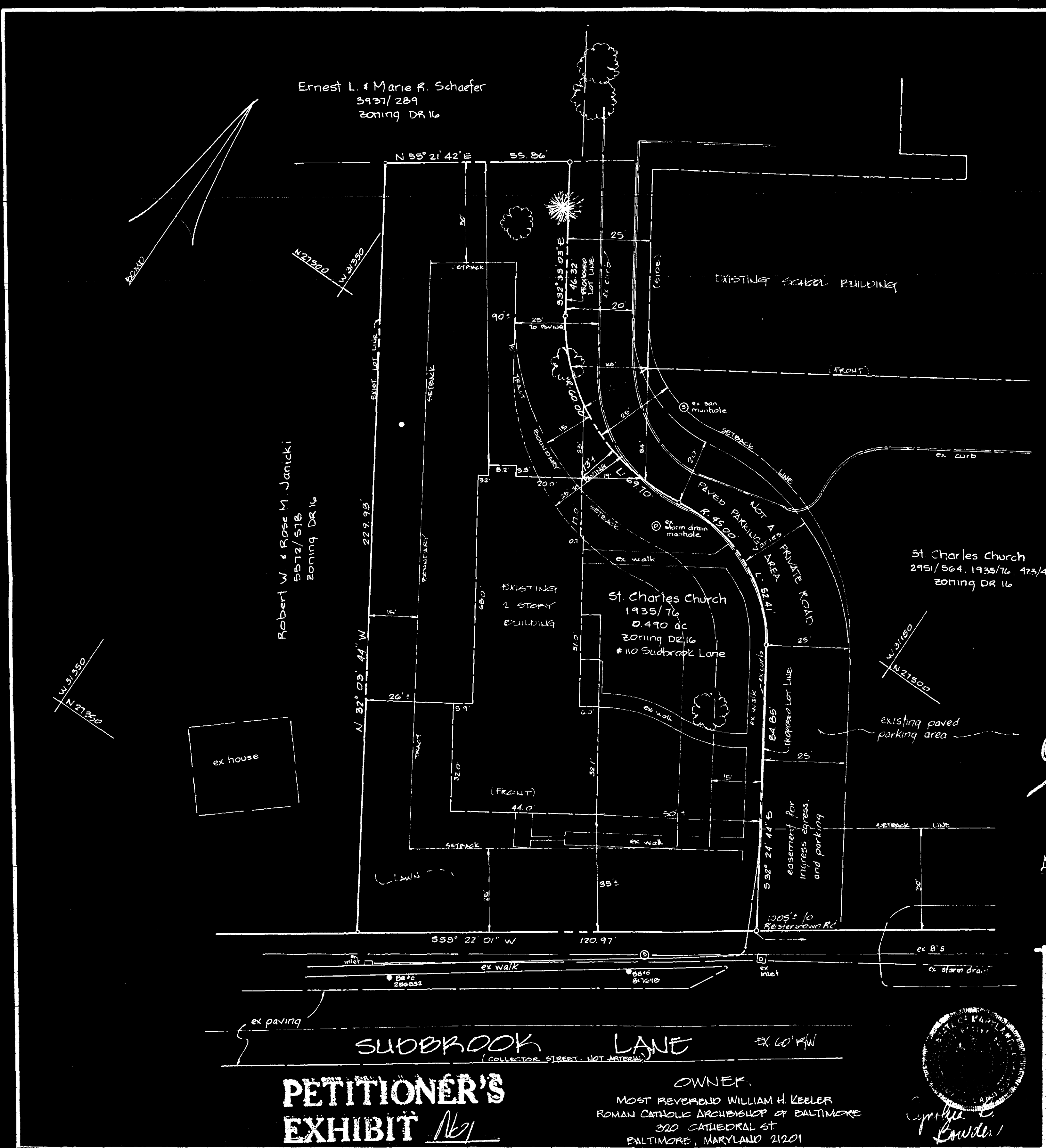
Table with columns for NAME and ADDRESS. Includes names like Rebecca Siedman and Gabriel W. Rosebush Jr.

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

Table with columns for NAME and ADDRESS. Includes names like Sister Martha Galde and Kevin Roddy.





**NOTES:**

Current property owner: St. Charles Church  
101 Church Lane  
Pikeville, Md. 21208  
Father Joe Cote

Current zoning: DR-16 - map HW 7-P  
Councilmanic district 2: election district 3

Existing use: convent

Proposed use: transitional housing - individual living space for 7 to 10 family units with shared kitchen and dining facilities, maximum of 35 people (adults and children)

Parking provided: 5 spaces within the easement for ingress, egress, and parking (additional spaces may be available on a shared basis with the church)

**VARIANCE REQUESTED:**

1. SECTION 1, BOT. 20.1, b. REQUIRES FIFTEEN (15) FEET SETBACK LINE. EXISTING BUILDING IS LOCATED WITHIN THIRTEEN (13) FEET (NONE OR LESS).

2. SECTION 1, BOT. 20.1, b. REQUIRES THIRTY (30) FEET REAR SETBACK. EXISTING BUILDING IS LOCATED WITHIN TWENTY-THREE (23) FEET (NONE OR LESS).

# 94-20-SPHA

PLAT TO ACCOMPANY PETITION FOR  
SPECIAL HEARING AND VARIANCE  
for  
A COMMUNITY RESIDENTIAL FACILITY  
IN BALTIMORE COUNTY, BALTIMORE COUNTY, MD.  
OWNER: MRS. MARGARET M. BUCHANAN  
DEVELOPER: NORTON HOUSING OF BARRY BUCHANAN  
704 SILVER CREEK ROAD  
BALTIMORE, MARYLAND 21208

**MILLER-BOVDEN ASSOCIATES, INC.**  
REGISTERED LAND SURVEYORS  
20  
13024 TOWNEGATE ROAD  
ROBERTSON, MARYLAND 21265  
date: 3/12 scale: 1"=20'

**PETITIONER'S EXHIBIT 161**

OWNER:  
MOST REVEREND WILLIAM H. KEELER  
ROMAN CATHOLE ARCHBISHOP OF BALTIMORE  
320 CATHEDRAL ST.  
BALTIMORE, MARYLAND 21201

