

IN RE: PETITION FOR VARIANCE
SE/Corner North Charles Street
and Woodbrook Lane
(6200 North Charles Street)
9th Election District
4th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-394-A

Brown Memorial Woodbrook
Presbyterian Church - Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 6200 North Charles Street, located in the vicinity of Stevenson Lane in Towson. The Petition was filed by the owner of the property, the Brown Memorial Woodbrook Presbyterian Church, by Peter Parker, Chairman, Construction Committee. The Petitioner seeks relief from Section 413.1B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a free-standing church sign of 70 sq.ft. in lieu of the maximum permitted 30 sq.ft. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Reverend Robert Lawrence, Minister, Brown Memorial Woodbrook Presbyterian Church, Peter Parker, and Keith Truffer, Esquire, attorney for the Petitioner. Also appearing in support of the Petition were numerous members of the Church and surrounding community. There were no Protestants present.

At the preliminary stage of the hearing, Mr. Truffer on behalf of the Petitioner, amended the variance request to more accurately reflect the size of the proposed sign. Specifically, the proposed sign will be 54 sq.ft. in area, not 70 sq.ft. as set forth on the Petition. The Petition was amended accordingly and the hearing proceeded on the amended request.

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the subject property consists of 7.0079 acres, more or less, zoned D.R. 1 and is the site of the Brown Memorial Woodbrook Presbyterian Church. The Church has existed on the property since 1960 and presently consists of a sanctuary, two-story meeting hall, and two-story classroom facility. Testimony revealed that the Petitioner applied for and obtained a provisional permit for construction of the subject sign in March 1995. The permit was conditioned upon there being no objections being lodged against the sign. Subsequent to the construction of the sign, a complaint was received by the Zoning Enforcement Division of the Department of Permits and Development Management (PDM) relative to the size and location of the subject sign. Thus, the relief requested is necessary in order to validate the existing sign.

In support of their request, the Petitioner submitted photographs of the Church property and the sign in question. The sign itself is a ground-mounted sign that has been neatly landscaped and is attractive in appearance. The sign is located at the intersection of Woodbrook Lane and North Charles Street on the northwest corner of the subject site. Given the lengthy name of the Church, the sign is nearly 18 feet long. Furthermore, due to its location on North Charles Street in the vicinity of a variety of commercial uses, the size and lettering of the proposed sign were necessary in order to be visible to visitors to the subject site.

An area variance may be granted where strict application of the zoning regulations 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 a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good. Furthermore, while a complaint was registered with the Zoning Enforcement office as to the size and location of the subject sign, no one appeared at the hearing to voice their opposition to the sign and there were no negative comments from any of the Baltimore County reviewing agencies.

It is equally clear that a practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request. In addition, the variance requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

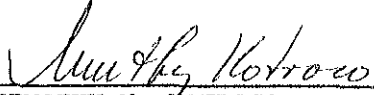
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of April, 1996 that the Petition for Variance seeking relief from Section 413.1B of the Baltimore County Zoning

ORDER RECEIVED FOR FILING
Date 4/5/96
By [Signature]

Regulations (B.C.Z.R.) to permit an existing free-standing church sign of 54 sq.ft. in lieu of the maximum permitted 30 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioner is 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 relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 1/2/16
By Bp

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 5, 1996

Keith R. Truffer, Esquire
The Royston Building, Suite 600
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/Corner North Charles Street and Woodbrook Lane
(6200 North Charles Street)
9th Election District - 4th Councilmanic District
Brown Memorial Woodbrook- Presbyterian Church - Petitioner
Case No. 95-394-A

Dear Mr. Truffer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Peter Parker
11248 Falls Road, Lutherville, Md. 21093

People's Counsel

File





Petition for Variance

95-394-A
to the Zoning Commissioner of Baltimore County

for the property located at 6200 NORTH CHARLES STREET
which is presently zoned DR-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.1.B

To allow a free-standing church sign with a total area of ^{54' x 11' x 11'} 78 square feet in lieu of the maximum permitted 30 square feet.

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

POURED STONE SIGN IS IN PLACE. IT REPLACES A WOODEN SIGN WHICH HAS BEEN IN PLACE SINCE BEFORE SIGN REGULATIONS.

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.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition)

Contract Purchaser/Lessee

Legal Owner(s) BROWN MEMORIAL WOODBROOK

(Type or Print Name)

PRESBYTERIAN CHURCH
(Type or Print Name)

Signature

BY [Signature]
Signature CHAIRMAN, CONST COMMITTEE

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

410
6200 NORTH CHARLES STREET 583-2120
Address Phone No

(Type or Print Name)

BALTIMORE, MD 21212
City State Zipcode
Name Address and phone number of representative to be contacted

Signature

PETER PARKER
Name
11248 FALLS RD, LUTHERVILLE, MD 21093
Address
410-583-2120 Phone No

Address

Phone No

City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing 1.5 hr.

the following dates _____ Next Two Months

ALL ☒ OTHER ☐

REVIEWED BY: [Signature] DATE 4-28-95

ORDER RECEIVED FOR FILING

Date 4/28/95

By [Signature]

Printed with Soybean Ink
on Recycled Paper



389



STV Group

engineers/architects/planners/scientists/construction managers

STV/Seelye Stevenson Value & Knecht

STV/Sanders & Thomas

STV/Lyon Associates

STV Environmental

STV Architects

389

**ZONING DESCRIPTION
BROWN MEMORIAL WOODBROOK
PRESBYTERIAN CHURCH
SOUTHWEST CORNER OF N. CHARLES STREET
AND WOODBROOK LANE
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point in the centerline of Woodbrook Lane (40 feet wide), distant South 83°14'15" West 62.18 feet from the intersection with the centerline of N. Charles Street (width varies), thence with the centerline of said Woodbrook Lane,

1. South 83°14'15" West 341.17 feet to a point, thence leaving Woodbrook Lane and running,
2. South 05°39'45" East 850.00 feet to a point thence,
3. North 81°05'15" East 371.84 feet to a point to intersect the west side of said N. Charles Street, thence along same the nine following courses and distances,
4. North 06°24'55" West 11.76 feet to a point thence,
5. North 05°47'01" West 65.00 feet to a point thence,
6. North 05°41'30" West 100.00 feet to a point thence,
7. North 05°40'28" West 250.00 feet to a point thence,
8. North 05°32'13" West 100.00 feet to a point thence,
9. North 05°28'01" West 150.00 feet to a point thence,
10. North 05°24'10" West 108.57 feet to a point, thence by a curve to the left having,
11. A radius of 30.00 feet, an arc length of 47.84 feet, said curve being subtended by a chord bearing North 51°04'58" West 42.92 feet to a point thence,
12. North 06°45'45" West 20.00 feet to the place of beginning as recorded in Deed Liber G.L.B. No. 3050, Folio 128.



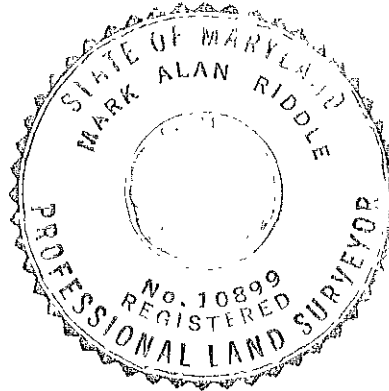
STV Group

CONTAINING 7.0079 acres of land, more or less. Also known as No. 6200 North Charles Street and located in the 9th Election District of Baltimore County, Maryland.

STV GROUP

Mark A. Riddle

MD Professional Land Surveyor No. 10899



April 11, 1995

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-394-A

District 9th Date of Posting 5/13/95

Posted for: Variance

Petitioner: Brown Memorial Church

Location of property: 6200 N. Charles St.; sw/4 of Woodbrook

Location of Signs: Facing road way, on property being posted

Remarks:

Posted by M. J. Tealy Date of return: 5/19/95

Signature

Number of Signs: 1

MICROFILM



CERTIFICATE OF PUBLICATION

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: #85-394-A
(Item 389)

6200 N. Charles Street
SWC Woodbrook Lane and
N. Charles Street
9th Election District
4th Councilmanic

Legal Owner(s):
Brown Memorial Wood-
brook Presbyterian Church
Hearing: Wednesday,
June 7, 1995 at 2:00 p.m.
in Rm. 118, Old
Courthouse.

Variance to allow a free-standing church sign with a total area of 70 square feet in lieu of the maximum permitted 30 square feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3381;
5/112 May 11.

TOWSON, MD.,

May 12, 1995

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 *May 11, 1995*

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

~~Dist. 112~~



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-394-A

Account: R-001-6150

Date 4-28-95

Item Number 389

Brown Memorial Woodbrook Presbyterian Church
6200 N. Charles St.

# 020	Commercial Variance Filing Fee	250.00
# 080	Sign & Posting	35.00

Total \$ 285.00

RECEIVED

GIANNI DON PAKICHRO
20 COLLEGE PARK MD 20745

4/28/95

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 389

Petitioner: Brown Memorial Woodbrook Presbyterian Church

Location: 6200 N. Charles St.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PETER PARKER

ADDRESS: 11248 FALLS ROAD

LUTHERVILLE, MD 21093

* PHONE NUMBER: 410-583-2120

*MUST BE SUPPLIED

1 12 04/09/03

TO: PUTUXENT PUBLISHING COMPANY
May 11, 1995 Issue - Jeffersonian

Please forward billing to:

Peter Parker
11248 Falls Road
Lutherville, MD 21093
583-2120

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: 95-394-A (Item 389)
6200 N. Charles Street
SWC Woodbrook Lane and N. Charles Street
9th Election District - 4th Councilmanic
Legal Owner: Brown Memorial Woodbrook Presbyterian Church
HEARING: WEDNESDAY, JUNE 7, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to allow a free-standing church sign with a total area of 70 square feet in lieu of the maximum permitted 30 square feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 4, 1995

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: 95-394-A (Item 389)
6200 N. Charles Street
SWC Woodbrook Lane and N. Charles Street
9th Election District - 4th Councilmanic
Legal Owner: Brown Memorial Woodbrook Presbyterian Church
HEARING: WEDNESDAY, JUNE 7, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to allow a free-standing church sign with a total area of 70 square feet in lieu of the maximum permitted 30 square feet.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Brown Memorial Woodbrook Presbyterian Church
Peter Parker

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.

WILKINSON





Baltimore County
Department of Permits and
Development Management

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

March 1, 1996

NOTICE OF REASSIGNMENT

Rescheduled from 6/7/95
CASE NUMBER: 95-394-A
6200 N. Charles Street
SWC Woodbrook Lane and N. Charles Street
9th Election District - 4th Councilmanic
Legal Owner: Brown Memorial Woodbrook Presbyterian Church

Variance to allow a free-standing church sign with a total area of 70 sq. ft. in lieu of the maximum permitted 30 sq. ft.

HEARING: WEDNESDAY, MARCH 27, 1996 at 10:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: Keith R. Truffer, Esq.
Page Miller
Peter Parker
Brown Memorial Woodbrook Presbyterian Church

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 1, 1995

Brown Memorial Woodbrook
Presbyterian Church
6200 North Charles Street
Baltimore, Maryland 21212

RE: Item No.: 389
Case No.: 95-394-A
Petitioner: Brown Memorial
Woodbrook Presbyterian
Church

Gentlemen:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 28, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: May 23, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 15, 1995
Item No. 389

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to extensive landscaping already required by this office.

RWB:sw

ENCLOSURE



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-9-95

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

Re: Baltimore County
Item No.: 389 (JJS)

Dear Ms. Watson:

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 project.

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

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: May 10, 1995

FROM: Pat Keller, Director
 Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 365, 366 and 389.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Cary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 5/16/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 5/8/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 378

379

380

381

382

385

386

389

391

①

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: June 5, 1995
TO: Gwen Stephens
FROM: Jim Thompson
RE: Case No. 95-394
Item No. 389
6200 N. Charles Street
Petitioner - Brown Memorial Woodbrook Presbyterian Church
9th Election District

Please be advised that the above-referenced public hearing is subject to an active violation case:

C-95-1922
6200 N. Charles Street
9th Election District

When this matter is scheduled for a hearing, please notify Mrs. Page Windsor Miller, 13 Buchanan Road, Baltimore, Maryland 21212.

JHT/hek

c: Mrs. Page Windsor Miller
Inspector Timothy L. Fitts

Hearing: 6/7/95 at 2:00p.m.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Provisional Approval

Permit No: B-227836

DATE: 3-13-95

LOCATION: 6200 N. Charles St. (Contingent on NO Complaints).
+ sign NOT in street R/W

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions:
(Please check appropriate box(es))

- ☐ Owner has filed for a public hearing, Item # _____.
- ☒ Owner must file for a public hearing within 30 days before the Zoning Commissioner requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within _____ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above-referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

for Carl J. Jaber
DIRECTOR OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the Zoning Commissioner if applicable in this matter. I also hereby certify that I the undersigned am in fact the owner and if applicable the contract purchaser and not just an agent for same.

Signed [Signature]
Owner FOR BROWN MEMORIAL
WOODBROOK PRESBY CHURCH
(Please print clearly)

Name ↑
Address 6200 N. CHARLES ST
TOWSON, MD 21204
Work Phone # 583-2120
Home Phone # 377-7232

Signed _____
Contract Purchaser

(Please print clearly)

Name _____
Address _____
Work Phone # _____
Home Phone # _____

Post-It™ brand fax transmittal memo 7671		# of pages
To: <u>Susan E. Hoshorn</u>	From: <u>Jim Hoshorn</u>	<u>3</u>
Co. <u>Senpax</u>	Co. <u>Balto. County</u>	
Dept. <u>Senpax</u>	Phone # <u>887-3351</u>	
Fax # <u>494-2916</u>	Fax # <u>887-5708</u>	

[Signature]
Zoning Office Staff



Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

INTER-OFFICE CORRESPONDENCE

JHT/TLF/hek



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 17, 1995

Mr. Peter Parker
c/o Brown Memorial Woodbrook Presbyterian Church
6200 North Charles Street
Baltimore, Maryland 21212-1098

Re: Case No. C-95-1922
6200 North Charles Street
9th election District

Dear Mr. Parker:

On June 2, 1995, the enclosed correspondence was issued to the Deputy Zoning Commissioner Timothy M. Kotroco. The week of August 7, 1995, this office received a telephone call from an area resident, that not only does the sign still remain, but landscaping has been planted in the immediate area of the sign. At this time, it is imperative that if an architect has developed a new sign proposal, the church and/or architect should contact our division. Otherwise, after August 28, 1995 a citation will be issued imposing monetary fines.

Sincerely,

A handwritten signature in black ink, appearing to read "J.H. Thompson", is written over the typed name.

JAMES H. THOMPSON
Code Enforcement Supervisor
887-3351

JHT/hek

Enclosure

c: Inspector Timothy L. Fitts
Docket Clerk Gwen Stephens

bc: Page Windsor Miller

WINDSOR MILLER



SERVE ON THE FOLLOWING RESIDENT AGENT/CORPORATE OFFICER (IF APPLICABLE):
ALEXANDER C. SHORT 341 TUNBRIDGE ROAD BALTIMORE, MARYLAND 21212

BALTIMORE COUNTY, MARYLAND
CITATION FOR CIVIL ZONING VIOLATION
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CITATION NO. 96-203

NAME OF PERSON(S) CHARGED: BROWN MEMORIAL WOODBROOK PRESBYTERIAN CHURCH

CURRENT ADDRESS IN FULL: 6200 NORTH CHARLES STREET BALTIMORE, MARYLAND 21212-1098

OWNER (X) OR OCCUPANT () RELATED CITATIONS :

IT IS FORMALLY CHARGED BY BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S) DID VIOLATE THE PROVISIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS AND/OR THE BALTIMORE COUNTY CODE AS FOLLOWS:

SECTION NUMBER(S) VIOLATED: 101- "SIGN"; 1B01.1A; 413.1.B

NATURE OF VIOLATION: USE OF PROPERTY ZONED D.R.1 TO COMMIT THE FOLLOWING:

1. ERECTION OF A FREE-STANDING CHURCH SIGN WITH A TOTAL AREA OF 70 SQUARE FEET IN LIEU OF THE MAXIMUM PERMITTED 30 SQUARE FEET.

LOCATION AND DATE(S) OF VIOLATION: 6200 NORTH CHARLES STREET BALTIMORE MARYLAND 21212-1098
JANUARY 3, 1996 TO PRESENT

TO RESPOND TO THE ABOVE CHARGE(S) LODGED AGAINST YOU, YOU MUST CHOOSE ONE OF THE OPTIONS BELOW:

1) YOU MAY PAY A FINE OF \$200.00 (\$200.00 FOR EACH ADDITIONAL DAY) BY CHECK OR MONEY ORDER PAYABLE TO THE DIRECTOR OF FINANCE, BALTIMORE COUNTY, MARYLAND, BY RETURNING A COPY OF THIS FORM ALONG WITH PAYMENT TO: DIRECTOR OF FINANCE, 1ST FLOOR, COURT HOUSE, TOWSON, MD 21204. THE PENALTY MUST BE PAID ON OR BEFORE THE 31ST DAY OF JANUARY, 1996.

2). YOU MAY ELECT TO STAND TRIAL IN THE DISTRICT COURT OF MARYLAND. TO DO THIS, YOU MUST NOTIFY THE BALTIMORE COUNTY OFFICE OF ZONING ADMINISTRATION BY FILLING IN THE ATTACHED PORTION OF THIS CITATION AND RETURNING IT TO THE ZONING ADMINISTRATION OFFICE AT LEAST FIVE (5) DAYS BEFORE THE PAYMENT DUE DATE AS SET FORTH IN THE FINE PAYMENT SECTION ABOVE. THE DISTRICT COURT WILL NOTIFY YOU OF THE DATE AND TIME OF TRIAL.

IF THE FINE REMAINS UNPAID AT THE EXPIRATION OF THE THIRTY-FIVE (35) DAYS FROM THE DATE OF THE CITATION , THE ZONING ADMINISTRATOR MAY REQUEST ADJUDICATION OF THE CASE IN DISTRICT COURT, AT WHICH TIME THE PERSON IS LIABLE FOR AN ADDITIONAL FINE NOT TO EXCEED TWICE THE ORIGINAL FINE. IF YOU FAIL TO APPEAR AT THE TRIAL, A BENCH WARRANT WILL BE ISSUED FOR YOUR ARREST.

I DO SOLEMNLY AFFIRM THAT THE CONTENTS STATED ABOVE ARE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

1-11-96

DATE

Timothy L. Fitts
OFFICE OF ZONING ADMINISTRATION REPRESENTATIVE

BASED ON THE STATEMENT OF TIMOTHY L. FITTS , THIS CITATION IS HEREBY ISSUED THIS 11TH DAY OF JANUARY, 1996.

[Signature]
DIRECTOR OF ZONING ADMINISTRATION

ACKNOWLEDGEMENT

I ACKNOWLEDGE RECEIPT OF A COPY OF THIS CITATION AND HEREBY PROMISE TO PAY THE FINE OR REQUEST A TRIAL DATE AS REQUIRED BY LAW. I UNDERSTAND THAT THE ACCEPTANCE OF THIS CITATION IS NOT AN ADMISSION OF GUILT.

RE: PETITION FOR VARIANCE * BEFORE THE
6200 N. Charles Street, SWC Woodbrook Ln. *
and N. Charles Street, 9th Election * ZONING COMMISSIONER
District, 4th Councilmanic *
Brown Memorial Woodbrook Presbyterian Church * OF BALTIMORE COUNTY
Petitioners * CASE NO. 95-394-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice 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. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to Peter Parker, 11248 Falls Road, Lutherville, MD 21093, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

CWEN
95-324

2/96 76654

ROYSTON, MUELLER, MCLEAN & REID, LLP

ATTORNEYS AT LAW

R. TAYLOR MCLEAN
E. HARRISON STONE
THOMAS F. McDONOUGH
EUGENE W. CUNNINGHAM, JR.
LAUREL PARETTA EVANS
KEITH R. TRUFFER
ROBERT S. HANDZO
EDWARD J. GILLISS
C. LARRY HOFMEISTER, JR.
JOHN W. BROWNING

SUITE 600
THE ROYSTON BUILDING
102 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204-4575

(410) 823-1800
TELECOPIER FAX (410) 828-7859

CHRISTINE J. SAVERDA
AARON J. VELLI
LAURENCE ANNE RUTH

OF COUNSEL

RICHARD A. REID
CHARLES F. STEIN III, P. C.
H. EMSLIE PARKS

COUNSEL EMERITUS

H. ANTHONY MUELLER

CARROLL W. ROYSTON
1913 1991

February 7, 1996

Mr. Arnold Jablon
Director of Zoning Administration
Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 109
Towson, Maryland 21204

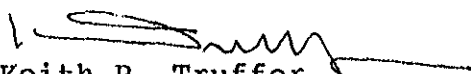
Re: Citation for Civil Zoning Violation No. 96-203
6200 N. Charles Street; 9th Election District
Brown Memorial Woodbrook Presbyterian Church

Dear Mr. Jablon:

This matter was originally scheduled for hearing on June 7, 1995 but was postponed at the request of the applicant. Please reschedule the matter for a hearing on the earliest available date.

I thank you for your consideration.

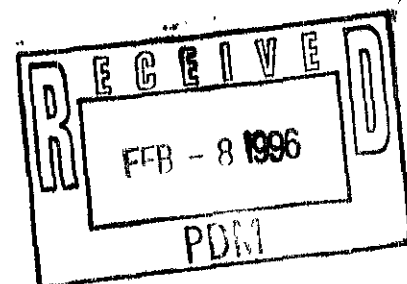
Sincerely,


Keith R. Truffer

KRT/lap
4000y/47

cc: ✓ Mr. James Thompson
Code Enforcement Supervisor

Mr. Peter Parker



3/11/96
96-857
Jo fs

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

SUITE 600

THE ROYSTON BUILDING

102 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204-4575

(410) 823-1800

TELECOPIER FAX (410) 828-7859

R. TAYLOR McLEAN
E. HARRISON STONE
THOMAS F. McDONOUGH
EUGENE W. CUNNINGHAM, JR.
LAUREL PARETTA EVANS
KEITH R. TRUFFER
ROBERT S. HANDZO
EDWARD J. GILLISS
C. LARRY HOFMEISTER, JR.
JOHN W. BROWNING

CHRISTINE J. SAVERDA
AARON J. VELLI
LAURENCE ANNE RUTH

OF COUNSEL

RICHARD A. REID
CHARLES F. STEIN III, P. C.
H. EMSIE PARKS

COUNSEL EMERITUS

H. ANTHONY MUELLER

CARROLL W. ROYSTON
1913-1991

February 29, 1996

BY HAND DELIVERY

Mr. Arnold Jablon
Director of Zoning Administration
Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 109
Towson, Maryland 21204

Re: Brown Memorial Woodbrook Presbyterian Church
Petition for Variance - 95-394-A (Item 389)

Dear Mr. Jablon:

I write once again concerning the Brown Memorial Woodbrook Presbyterian Church and its request for a sign variance. I last wrote you on February 7, 1996 with the intent to request a hearing as to the Petition for Variance filed on behalf of the Church. (I enclose a copy of my letter.) I have discovered that my letter inadvertently contained a reference not to the Variance but to a companion zoning complaint addressing the same issue. A trial date has been scheduled as to the zoning complaint on May 8, 1996 in the Towson District Court.

I would appreciate it if you would schedule the Petition for Variance 95-394-A (Item 389) for hearing prior to the May 8, 1996 trial date.

I regret any confusion created in this matter and thank you for your cooperation.

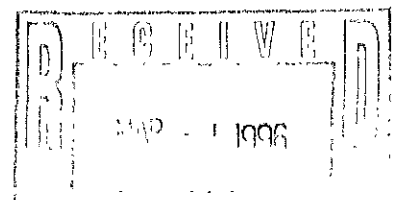
Sincerely,


Keith R. Truffer

KRT/sdr

cc: Mr. James Thompson
cc: Mr. Peter Parker
cc: Thomas Eastman, Esquire

MICROFILM





BROWN MEMORIAL WOODBROOK PRESBYTERIAN CHURCH (U.S.A.)
6200 NORTH CHARLES STREET at WOODBROOK LANE
BALTIMORE, MARYLAND 21212-1098
Telephone (410) 377-7232

Robert W. Lawrence
Minister

March 9, 1995

Honorable Douglas B. Riley
Councilman, 4th District
County Council Chambers
400 Washington Avenue
Towson, MD 21204

Dear Mr. Riley:

Our church has just completed its new \$2,600,000 sanctuary on its campus located at the intersection of Charles Street and Woodbrook Lane in the 4th District. By coincidence, the building is being honored tonight by the Associated Builders & Contractors (ABC) as the outstanding project in the \$1,000,000 to \$5,000,000 category for 1994 in the entire Baltimore metropolitan area. We are very proud of our contribution to the architectural resources of Baltimore County.

As part of our overall construction, the renowned David Ashton has designed an entrance wall to be erected at the entrance to the church property along Woodbrook Lane. A portion of that wall will contain simple carved lettering bearing the name of the church. An artist's rendering of the wall is enclosed herewith for your use. An actual model of the wall is available if it is needed.

The new sanctuary is scheduled to be dedicated on Palm Sunday, April 9, with dignitaries and church officials expected to be present from around the country. When our wall contractor went to get the appropriate permit from Baltimore County in order to erect the wall, he was told that the erection had to be approved by the zoning department. When he went to zoning, he was advised that the "sign" was greater than 30 square feet and that a variance would be necessary. It appears that the time necessary to obtain a variance in the usual course would preclude the sign's being completed prior to the dedication.

Under existing zoning regulations, we would be entitled to build a wall around our entire property without any variance at all. In addition, we could erect any sign if its area was less than 30 square feet or if it replaced another sign. In this instance, the actual sign portion of the wall is only 23 square feet (see enclosed rendering). Also, we are replacing an earlier wooden sign, but the zoning department does not have a record of our earlier sign because it was constructed prior to the sign permit ordinance even being passed.

In any event, time is really of the essence and we need your help. Our 450 members, almost all of whom live in Baltimore County, would be most grateful for anything you can do to insure that we will be able to complete our project prior to our dedication services. We are all firmly of the opinion that our entrance wall is in strict harmony with the spirit and intent of the sign regulations.

I can be reached at almost any time through either 410-583-2120 or 410-292-1461 should you need any additional information or have any questions. Thank you in advance for your help.

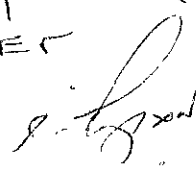
Very truly yours,



Peter Parker, Chairman
Construction Committee

SUSANNE

Approximately
10 provisional
Approval permits
ISSUED PER
YEAR





BROWN MEMORIAL WOODBROOK PRESBYTERIAN CHURCH (U.S.A.)
6200 NORTH CHARLES STREET at WOODBROOK LANE
BALTIMORE, MARYLAND 21212-1098
Telephone (410) 377-7232

Robert W. Lawrence
Minister

June 2, 1995

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
of Baltimore County
400 Washington Avenue
Old Courthouse, Room 112
Towson, MD 21204



Re: Case No. 95-394-A

Dear Mr. Kotroco:

At the request of your docket clerk with whom I spoke on the telephone, we are submitting this formal request for a postponement of the hearing in the above case which is now scheduled for this coming Wednesday, June 7, at 2:00 PM.

The hearing involves a Petition for Variance at our property at the above address for the erection of a sign. We have discussed this matter with the protestants and everyone has agreed to a postponement so that we can work out a compromise solution that is satisfactory to all parties. Our present inclination is to abandon the proposed sign in favor of a more modest wooden one such as the one which presently exists on the site. We are awaiting sketches from our architect to be followed by a meeting with the protestants who seem pleased with our proposal.

In any event, assuming that our architect's rendering meets everyone's approval, no variance will be even needed and the entire matter will be moot. Accordingly, the requested postponement would seem to be in everyone's best interest.

Very truly yours,

Peter Parker, Chairman
Construction Committee

cc: Mr. and Mrs. J. Michael Miller

WILLIAMSON

PETITIONER(S) SIGN-IN SHEET

ADDRESS

11248 FALLS RD, LUTHERVILLE
1310 LOCUST AVE. 21204-6619
200 BOLTON PLACE ^{BALTIMORE} 21217

724 COLORADO AVE, BALTIMORE
21210
112 E. LAKE AVE BALTO 21212

207 WOODBROOK LANE 21212
5717 CHARLESTOWNE DR. 21212

11 W. Melrose Ave. 21210
328 Nigbnot Rd. 21208
21 Murray Hill Cr. 21212

2010 COPELEIGH RD 21212
908 REGISTER AV 21239

11

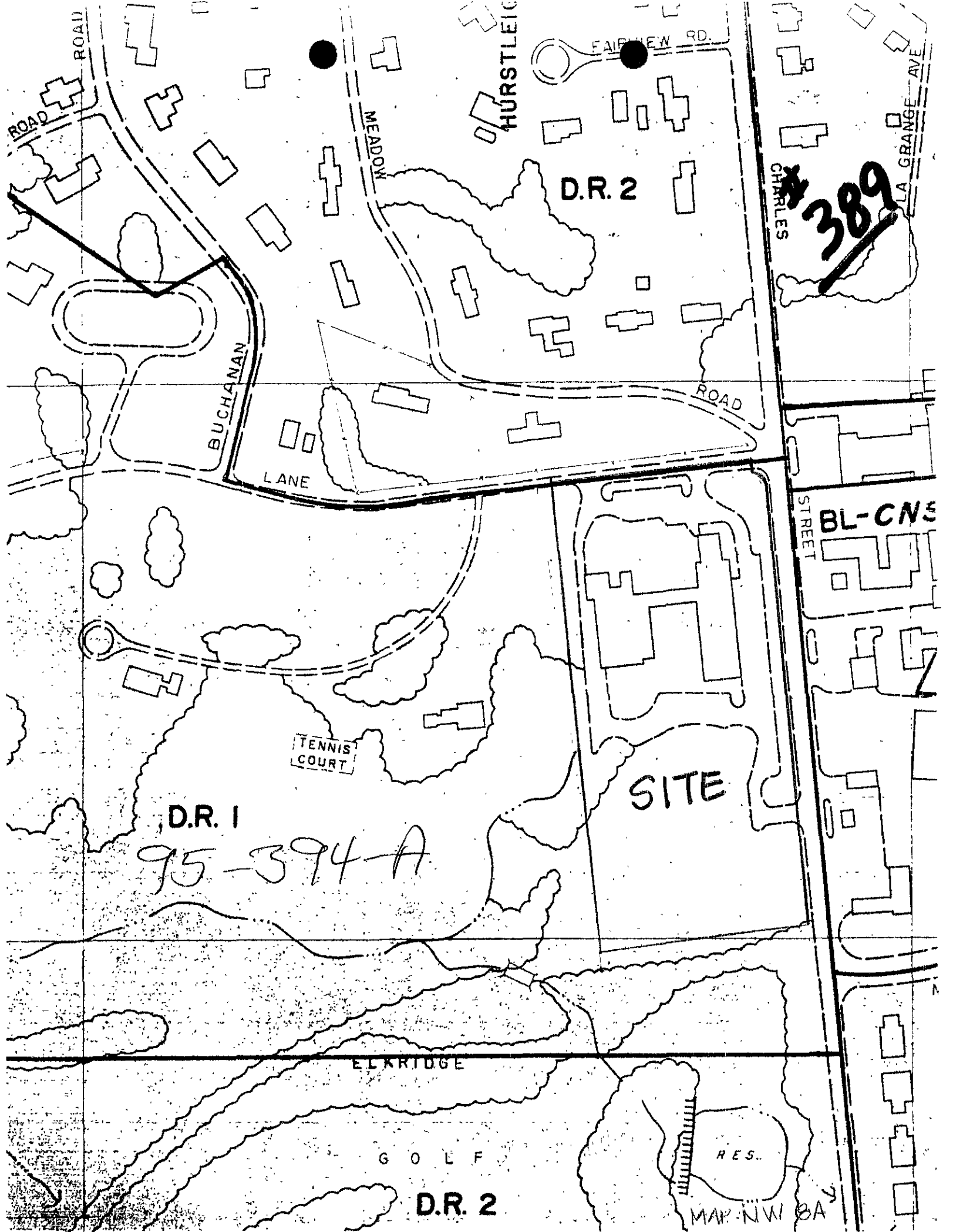
2

John

5833

FAT # 144-2916
SUNNY
Lodermilk





D.R. 2

CHARLES STREET
389

BL-CNS

SITE

D.R. 1

95-394-A

TENNIS COURT

ELKRIDGE

GOLF

D.R. 2

RES.

MAR. NW 8A

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

Per Ex #2



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Provisional Approval

Permit No: B-227836

DATE: 3-13-95

LOCATION: 6200 N. Charles St. (contingent on no complaints),
+ sign NOT in street & w

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions:
(Please check appropriate box(es))

☐

Owner has filed for a public hearing, Item # _____.

☒

Owner must file for a public hearing within 30 days before the Zoning Commissioner requesting relief from all conflicts with the Baltimore County Zoning Regulations.

☐

Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within _____ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above-referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

Carl J. Allen
for
DIRECTOR OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the Zoning Commissioner if applicable in this matter. I also hereby certify that I the undersigned am in fact the owner and if applicable the contract purchaser and not just an agent for same.

Signed

*FOR BROWN MEMORIAL
WOODBROOK PRESBY CHURCH*
(Please print clearly)

Name

Address 6200 N. CHARLES ST
TOWSON, MD 21204

Work Phone # 583-2120

Home Phone # 377-7232

Signed

Contract Purchaser

(Please print clearly)

Name

Address

Work Phone #

Home Phone #

John A. Sullivan Jr.
Zoning Office Staff

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 11, 1995

Mr. Peter Parker
C/O Brown Memorial Presbyterian Church
6200 North Charles Street
Baltimore, Maryland 21204

Re: Case No. C-95-1922
6200 North Charles Street
9th Election District

Dear Mr. Parker:

On March 13, 1995, provisional approval was granted in Permit No. B-227836 for the erection of a concrete cast single face non-illuminated 54.25 square foot sign. This was contingent upon no complaints being filed, plus the sign should not be located in any street right-of-way. Having received a complaint within our office on April 6, 1995 by a member of the community, the church has 30 days in which to file a variance petition. Those forms can be obtained in Room 109 of the Baltimore County Office Building, 111 West Chesapeake Avenue. Failure to establish an appointment review date within the next 30 days could result in the issuance of a citation imposing a monetary fine of \$200 per day.

It is trusted that such action will not be necessary and if additional questions remain, please contact our office at 887-3351.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. H. Thompson", is written over a large, stylized, handwritten "X" or checkmark.

JAMES H. THOMPSON
Zoning Supervisor

JHT/hek

c: Inspector Timothy L. Fitts



PANEL BP1003M

TIME: 11:31:46 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/18/95
DATE: 01/02/96 GENERAL PERMIT APPLICATION DATA FILE 13:57:30

PERMIT #: B257010 PROPERTY ADDRESS
RECEIPT #: A206099 7005 OLIVER BEACH RD
CONTROL #: NR SUBDIV: TWIN RIVER BEACH
XREF #: B257010 TAX ACCOUNT #: 2200013992 DISTRICT/PRECINCT 15 07

OWNERS INFORMATION (LAST, FIRST)

FEE: 220.00 NAME: TRIONFO, DOMINIC
PAID: 220.00 ADDR: 636 BOXELDER DR 21040
PAID BY: APPL

DATES APPLICANT INFORMATION
APPLIED: 12/18/95 NAME: PETER J TRIONFO
ISSUED: COMPANY:
OCCPNCY: ADDR1: 636 BOX ELDER DR
ADDR2: EDGEWOOD MD 21040

INSPECTOR: 15R PHONE #: 335 5462 LICENSE #:
NOTES: SMD

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE

PF1 - APPROVALS PF4 - ISSUE PERMIT PF6 - NEXT PERMIT PF10 - INQUIRY
TIME: 11:32:25 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 12/18/95
DATE: 01/02/96 BUILDING DETAIL 1 PLF 13:57:27
PERMIT #: B257018 PLANS: CONST 02 PLOT 7 TRACT. BLOCK:
TENANT
BUILDING CODE: 1 CONTR: OWNER
IMPRV 1 ENGR: 1
USE 01 SELLER:

FOUNDATION BASE WORK: CONSTRUCT SFD W/GARAGE & FIREPLACE(SIDE PROJ.
2 2 NOT TO EXCEED 4X10), PORCH & DECK, 3 BDRM
CONSTRUCT FUEL SEWAGE WATER 76'X64'X18'6"-4478SF
2 2 1E 1E

CENTRAL AIR 1

ESTIMATED COST

70,000

PROPOSED USE: SFD

OWNERSHIP: 1 EXISTING USE: VACANT

RESIDENTIAL CAT: 1

#1F1: #1BFD:

#2BED:

#3BED:

TOT BED:

TOT APTS.

1 FAMILY BEDROOMS: 3

PASSWORD:

ENTER - NEXT DETAIL

PF2 - APPROVALS

PF7 - PREV. SCREEN PF9 - SAVE

PF1 - GENERAL PERMIT

PF3 - INSPECTIONS

PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1005M

TIME: 11:32:34

AUTOMATED PERMIT TRACKING SYSTEM

LAST UPDATE 12/18/95

DATE: 01/02/96

BUILDING DETAIL 2

PLF 13:57:27

PERMIT #: B257018

BUILDING SIZE

LOT SIZE AND SETBACKS

FLOOR: 4478

SIZE: .4449 ACRES

WIDTH: 76

FRONT STREET:

GARAGE DISP: Y

DEPTH: 64

SIDE STREET:

POWDER ROOMS: 0

HEIGHT: 218'6

FRONT SETB: 88.5

BATHROOMS: 3

STORIES: 1&BSM

SIDE SETB: 15'/30.65

KITCHENS: 1

LOT NOS: 2

SIDE STR SETB:

CORNER LOT: N

REAR SETB: 45'

ZONING INFORMATION

ASSESSMENTS

DISTRICT:

BLOCK:

LAND: 0007750.00

PETITION:

SECTION:

IMPROVEMENTS: 0000000.00

DATE:

LIBER: 000

TOTAL ASS.:

MAP:

FOLIO: 020

CLASS: 04

PLANNING INFORMATION

MSTR PLAN AREA:

SUBSEWER:

CRIT AREA:

PASSWORD:

ENTER - NEXT DETAIL

PF2 - APPROVALS

PF7 - PREV. SCREEN PF9 - SAVE

PF1 - GENERAL PERMIT

PF3 - INSPECTIONS

PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1003M

TIME: 13:30:46

AUTOMATED PERMIT TRACKING SYSTEM

LAST UPDATE 03/13/95

DATE: 01/02/96

GENERAL PERMIT APPLICATION DATA

PLQ 12:02:34

PERMIT #: B227836

PROPERTY ADDRESS

RECEIPT #: A245926

6200 N CHARLES ST

CONTROL #: SI-11163

SUBDIV:

XREF #: B227836

TAX ACCOUNT #:

DISTRICT/PRECINCT 09 03

OWNERS INFORMATION (LAST, FIRST)

FEE: 9.00

NAME: BROWN MEMORIAL PRESBY. CHURCH

PAID: 9.00

ADDR: 6200 N CHARLES ST 21204

PAID BY: APP

DATES

APPLICANT INFORMATION

APPLIED: 03/13/95

NAME: KORKY WILLIAMS

ISSUED: 03/13/95

COMPANY: STUDIO K LTD

OCCUPANCY:

ADDR1: 16047 TRENTON RD

ADDR2: OFFERCO RD 21155

NOTES: JB/COP

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
 PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY
 PANEL BP1004M
 TIME: 13:30:50 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/13/95
 DATE: 01/02/96 BUILDING DETAIL 1 PLQ 12:07:16
 TRACT: BLOCK:
 PERMIT # B227836 PLANS: CONST 1 PLOT 1 PLAT 0 DATA 0 EL 2 PL 2
 TENANT BROWN MEMORIAL PRESBY. CHURCH
 BUILDING CODE: 2 CONTR: STUDIO K LTD
 IMPRV 1 ENGR:
 USE 18 SELLR:

FOUNDATION BASE WORK: ERECT CONCRETE CAST S/F NON-ILLUM SIGN ON
 FRONT OF PROPERTY. 15'6"X3'6"=54.25SF.
 CONSTRUCT FULL SEWAGE WATER LICENSE TAG MUST BE AFFIXED TO SIGN.
 1E 1E

CENTRAL AIR
 ESTIMATED COST
 12,000.00 PROPOSED USE: CHURCH + SIGN
 OWNERSHIP: 1 EXISTING USE: CHURCH
 RESIDENTIAL CAT:
 \$EFF: \$1BED: \$2BED: \$3BED: TOT BED: TOT APTS:
 1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
 PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
 PANEL BP1005M
 TIME: 13:30:59 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/13/95
 DATE: 01/02/96 BUILDING DETAIL 2 PLQ 12:07:16

PERMIT #: B227836 BUILDING SIZE LOT SIZE AND SETBACKS
 FLOOR: 54 SIZE:
 WIDTH: 15'6" FRONT STREET:
 DEPTH: SIDE STREET:
 GARBAGE DISP: HEIGHT: 3'6" FRONT SETB: 7'6"
 POWDER ROOMS: STORIES: SIDE SETB: NC/12'8"
 BATHROOMS: SIDE STR SETB:
 KITCHENS: REAR SETB: NC
 LOT NOS:
 CORNER LOT: Y

ZONING INFORMATION ASSESSMENTS
 DISTRICT: BLOCK: LAND:
 PETITION: SECTION: IMPROVEMENTS:
 DATE: LIBER: TOTAL ASS.:
 MAP: FOLIO:
 CLASS:

PLANNING INFORMATION
 MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
 PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU
 PANEL BP1010M
 TIME: 13:31:18 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/13/95
 DATE: 01/02/96 APPROVALS DETAIL SCREEN PLQ 12:08:18

PERMIT #: B227836
 AGENCY DATE CODE COMMENTS
 ZONING 03/13/95 01 JJB/COP
 PERMITS 03/13/95 01 DS/COP

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"
ENTER - NEXT APPROVAL FFA - ISSUE PERMIT
CLEAR -- MENU

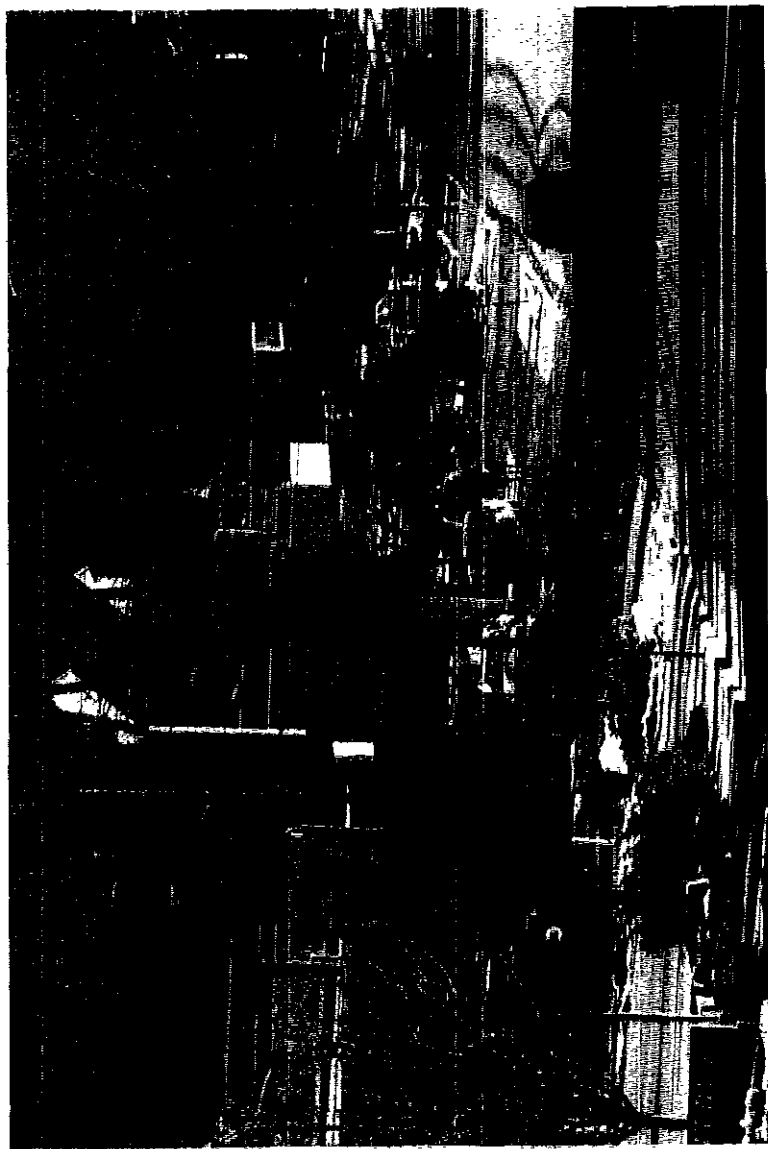
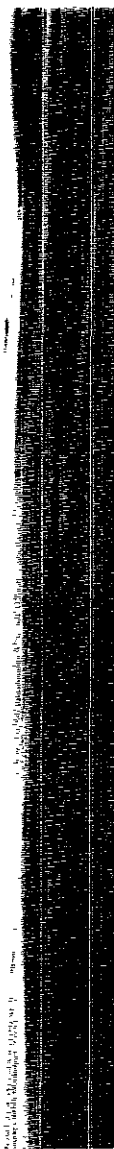
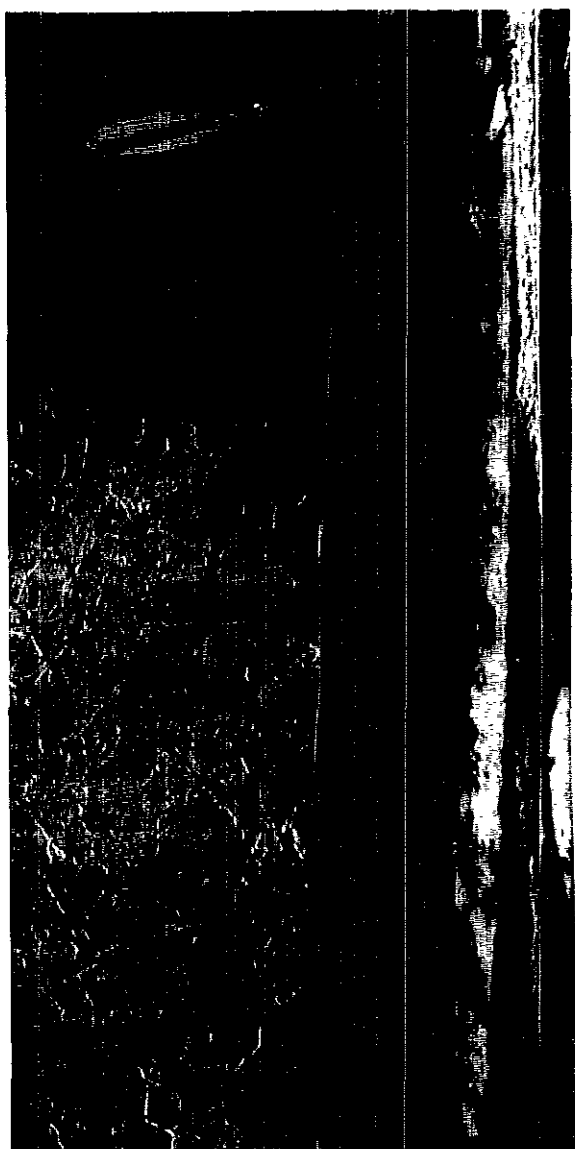
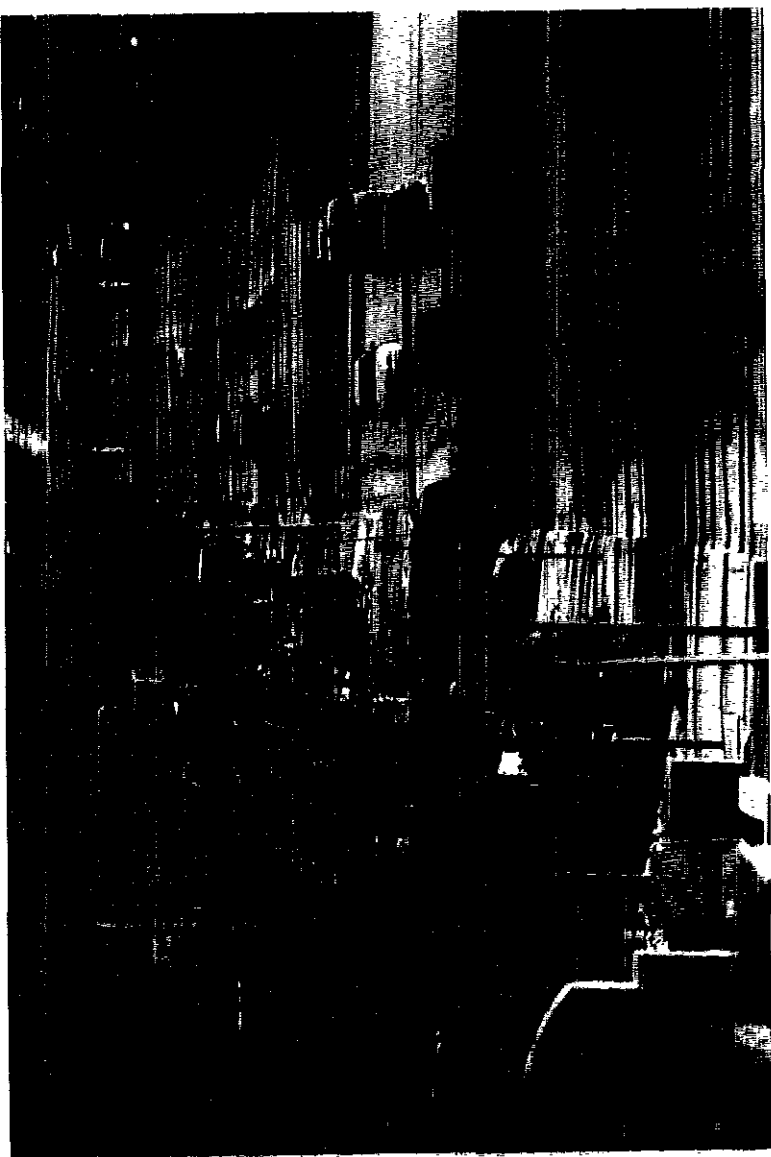
RECEIVED

16

W.

5. Green Grass

3rd 15th Oct



SCALE: 1" = 20'

NORTH CHARLES STREET

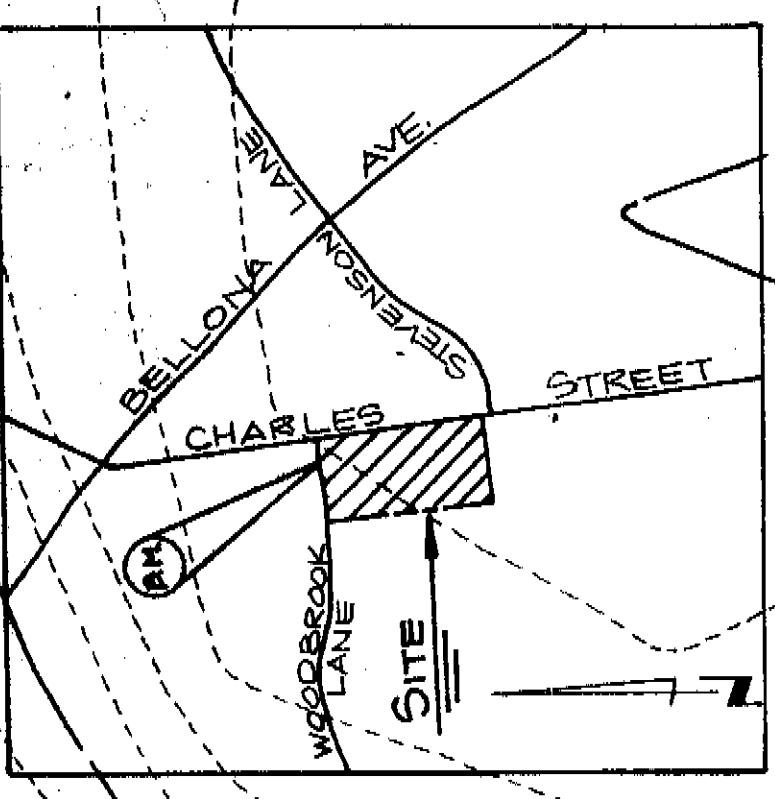
ZONED DR-1

POINT OF BEGINNING

PROP. SIGN-VARIANCE

WOODBROOK LANE

BROWN MEMORIAL WOODBROOK
PRESBYTERIAN CHURCH



- GENERAL NOTES
1. ELECTION DISTRICT 91; CONGRESSIONAL DISTRICT 45; CENSUS TRACT 400501
 2. WATERED 24; SUBDIVISION 34
 3. SITE DATA
 4. CURRENT ZONING AND ACREAGE - ZONE DR-1
 5. EXISTING SITE AREA - 5.00 AC. - INCLUDES PART OF WOODBROOK LANE R/W
 6. PROPOSED - 5.64 S.F. CHURCH SANCTUARY 300 S.F.
 7. PROPOSED - 200 SEATS 8' x 14' / 15' SPACES
 8. PROPOSED - 1200 S.F. CLASSROOMS
 9. PROPOSED - 1200 S.F. MEETING HALL
 10. PROPOSED - 1200 S.F. OFFICE
 11. PROPOSED - 1200 S.F. STORAGE
 12. PROPOSED - 1200 S.F. PARKING
 13. PROPOSED - 1200 S.F. LANDSCAPE
 14. PROPOSED - 1200 S.F. FENCE
 15. PROPOSED - 1200 S.F. SIGN
 16. PROPOSED - 1200 S.F. LIGHT
 17. PROPOSED - 1200 S.F. WATER
 18. PROPOSED - 1200 S.F. SEWER
 19. PROPOSED - 1200 S.F. GAS
 20. PROPOSED - 1200 S.F. TELEPHONE
 21. PROPOSED - 1200 S.F. CABLE
 22. PROPOSED - 1200 S.F. RAILROAD
 23. PROPOSED - 1200 S.F. HIGHWAY
 24. PROPOSED - 1200 S.F. AIRPORT
 25. PROPOSED - 1200 S.F. MARINA
 26. PROPOSED - 1200 S.F. PORT
 27. PROPOSED - 1200 S.F. CANAL
 28. PROPOSED - 1200 S.F. DAM
 29. PROPOSED - 1200 S.F. BRIDGE
 30. PROPOSED - 1200 S.F. TUNNEL
 31. PROPOSED - 1200 S.F. CAUSEWAY
 32. PROPOSED - 1200 S.F. FERRY
 33. PROPOSED - 1200 S.F. BOAT
 34. PROPOSED - 1200 S.F. YACHT
 35. PROPOSED - 1200 S.F. CRUISE
 36. PROPOSED - 1200 S.F. FISH
 37. PROPOSED - 1200 S.F. SHEEP
 38. PROPOSED - 1200 S.F. CATTLE
 39. PROPOSED - 1200 S.F. HORSE
 40. PROPOSED - 1200 S.F. BIRD
 41. PROPOSED - 1200 S.F. BEAST
 42. PROPOSED - 1200 S.F. INSECT
 43. PROPOSED - 1200 S.F. PLANT
 44. PROPOSED - 1200 S.F. ANIMAL
 45. PROPOSED - 1200 S.F. MINERAL
 46. PROPOSED - 1200 S.F. METAL
 47. PROPOSED - 1200 S.F. NON-METAL
 48. PROPOSED - 1200 S.F. FUEL
 49. PROPOSED - 1200 S.F. OIL
 50. PROPOSED - 1200 S.F. GASOLINE
 51. PROPOSED - 1200 S.F. DIESEL
 52. PROPOSED - 1200 S.F. ELECTRIC
 53. PROPOSED - 1200 S.F. NUCLEAR
 54. PROPOSED - 1200 S.F. SOLAR
 55. PROPOSED - 1200 S.F. WIND
 56. PROPOSED - 1200 S.F. GEOTHERMAL
 57. PROPOSED - 1200 S.F. HYDRO
 58. PROPOSED - 1200 S.F. TIDAL
 59. PROPOSED - 1200 S.F. WAVE
 60. PROPOSED - 1200 S.F. OCEAN
 61. PROPOSED - 1200 S.F. RIVER
 62. PROPOSED - 1200 S.F. LAKE
 63. PROPOSED - 1200 S.F. POND
 64. PROPOSED - 1200 S.F. STREAM
 65. PROPOSED - 1200 S.F. CREEK
 66. PROPOSED - 1200 S.F. RIVER
 67. PROPOSED - 1200 S.F. LAKE
 68. PROPOSED - 1200 S.F. POND
 69. PROPOSED - 1200 S.F. STREAM
 70. PROPOSED - 1200 S.F. CREEK
 71. PROPOSED - 1200 S.F. RIVER
 72. PROPOSED - 1200 S.F. LAKE
 73. PROPOSED - 1200 S.F. POND
 74. PROPOSED - 1200 S.F. STREAM
 75. PROPOSED - 1200 S.F. CREEK
 76. PROPOSED - 1200 S.F. RIVER
 77. PROPOSED - 1200 S.F. LAKE
 78. PROPOSED - 1200 S.F. POND
 79. PROPOSED - 1200 S.F. STREAM
 80. PROPOSED - 1200 S.F. CREEK
 81. PROPOSED - 1200 S.F. RIVER
 82. PROPOSED - 1200 S.F. LAKE
 83. PROPOSED - 1200 S.F. POND
 84. PROPOSED - 1200 S.F. STREAM
 85. PROPOSED - 1200 S.F. CREEK
 86. PROPOSED - 1200 S.F. RIVER
 87. PROPOSED - 1200 S.F. LAKE
 88. PROPOSED - 1200 S.F. POND
 89. PROPOSED - 1200 S.F. STREAM
 90. PROPOSED - 1200 S.F. CREEK
 91. PROPOSED - 1200 S.F. RIVER
 92. PROPOSED - 1200 S.F. LAKE
 93. PROPOSED - 1200 S.F. POND
 94. PROPOSED - 1200 S.F. STREAM
 95. PROPOSED - 1200 S.F. CREEK
 96. PROPOSED - 1200 S.F. RIVER
 97. PROPOSED - 1200 S.F. LAKE
 98. PROPOSED - 1200 S.F. POND
 99. PROPOSED - 1200 S.F. STREAM
 100. PROPOSED - 1200 S.F. CREEK

STV GROUP
ENGINEERS - ARCHITECTS - PLANNERS
21 GOVERNORS COURT
BALTIMORE, MD 21201
(410) 441-1111 FAX (410) 381-0704

EDWARD W. BROWN JR.
6847/6853
25 WOODBROOK LANE
DR-1

DRAWING NO.
61-8956
SHEET NO.
1 of 1

BROWN MEMORIAL
WOODBROOK PRESBYTERIAN CHURCH
9th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

FINAL LANDSCAPE PLAN & SITE PLAN

850.0

5 5° 30' 45" E

95-394-A

389

Ret Ex #1 MICROFILMED

Prior to Construction of Sign:

View - *North* on Charles Street



View - *South* on Charles Street



After Construction of Sign:

View - *North* on Charles S

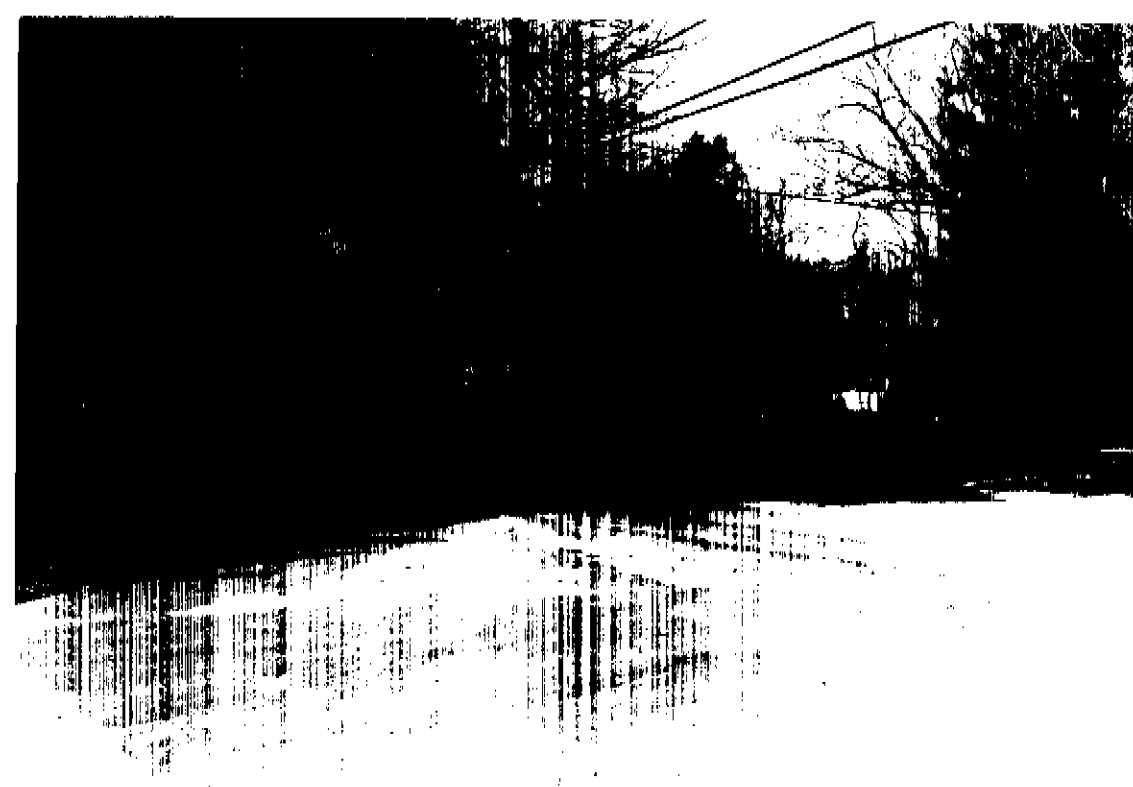


From Intersection with
Charles Street

View - *South* on Charles Street



From Intersection with
Meadow Road



Pet Ex #5
Case 95-394-A

IN RE: PETITION FOR VARIANCE
SE/Corner North Charles Street
and Woodbrook Lane
(6200 North Charles Street)
9th Election District
4th Councilmanic District
Brown Memorial Woodbrook
Presbyterian Church - Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-394-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 6200 North Charles Street, located in the vicinity of Stevenson Lane in Towson. The Petition was filed by the owner of the property, the Brown Memorial Woodbrook Presbyterian Church, by Peter Parker, Chairman, Construction Committee. The Petitioner seeks relief from Section 413.1B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a free-standing church sign of 70 sq.ft. in lieu of the maximum permitted 30 sq.ft. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Reverend Robert Lawrence, Minister, Brown Memorial Woodbrook Presbyterian Church, Peter Parker, and Keith Truffer, Esquire, attorney for the Petitioner. Also appearing in support of the Petition were numerous members of the Church and surrounding community. There were no Protestants present.

At the preliminary stage of the hearing, Mr. Truffer on behalf of the Petitioner, amended the variance request to more accurately reflect the size of the proposed sign. Specifically, the proposed sign will be 54 sq.ft. in area, not 70 sq.ft. as set forth on the Petition. The Petition was amended accordingly and the hearing proceeded on the amended request.

Testimony and evidence offered revealed that the subject property consists of 7.0079 acres, more or less, zoned D.R. 1 and is the site of the Brown Memorial Woodbrook Presbyterian Church. The Church has existed on the property since 1960 and presently consists of a sanctuary, two-story meeting hall, and two-story classroom facility. Testimony revealed that the Petitioner applied for and obtained a provisional permit for construction of the subject sign in March 1995. The permit was conditioned upon there being no objections being lodged against the sign. Subsequent to the construction of the sign, a complaint was received by the Zoning Enforcement Division of the Department of Permits and Development Management (PDM) relative to the size and location of the subject sign. Thus, the relief requested is necessary in order to validate the existing sign.

In support of their request, the Petitioner submitted photographs of the Church property and the sign in question. The sign itself is a ground-mounted sign that has been neatly landscaped and is attractive in appearance. The sign is located at the intersection of Woodbrook Lane and North Charles Street on the northwest corner of the subject site. Given the lengthy name of the Church, the sign is nearly 18 feet long. Furthermore, due to its location on North Charles Street in the vicinity of a variety of commercial uses, the size and lettering of the proposed sign were necessary in order to be visible to visitors to the subject site.

An area variance may be granted where strict application of the zoning regulations 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 -

- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good. Furthermore, while a complaint was registered with the Zoning Enforcement office as to the size and location of the subject sign, no one appeared at the hearing to voice their opposition to the sign and there were no negative comments from any of the Baltimore County reviewing agencies.

It is equally clear that a practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request. In addition, the variance requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of April, 1996 that the Petition for Variance seeking relief from Section 413.1B of the Baltimore County Zoning

Regulations (B.C.Z.R.) to permit an existing free-standing church sign of 54 sq.ft. in lieu of the maximum permitted 30 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner is 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 relief granted herein shall be rescinded.

TMK:bjs

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 5, 1996

Keith R. Truffer, Esquire
The Foyston Building, Suite 600
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/Corner North Charles Street and Woodbrook Lane
(6200 North Charles Street)
9th Election District - 4th Councilmanic District
Brown Memorial Woodbrook- Presbyterian Church - Petitioner
Case No. 95-394-A

Dear Mr. Truffer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

cc: Mr. Peter Parker
11248 Falls Road, Lutherville, Md. 21093

People's Counsel

File

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 6200 NORTH CHARLES STREET
which is presently zoned DR-1

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) 413.1.B

To allow a free-standing church sign with a total area of 54 sq. ft. in lieu of the maximum permitted 30 square feet.

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

POURED STONE SIGN IS IN PLACE. IT REPLACES A
WOODEN SIGN WHICH HAS BEEN IN PLACE SINCE
BEFORE SIGN REGULATIONS.

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.

Contact Person Name

Type of Petition

Signature

Address

City

State

Zip

Phone No.

Business

Home

Mobile

Fax

E-mail

Other

Printed with Baypoint Ink on Recycled Paper

LEGAL OWNER(S)
BROWN MEMORIAL WOODBROOK
PRESBYTERIAN CHURCH

BY Peter Parker
CHAIRMAN, CONST. COMMITTEE

Signature

Address

City

State

Zip

Phone No.

Business

Home

Mobile

Fax

E-mail

Other

Printed with Baypoint Ink on Recycled Paper

STV Group

engineers/architects/planners/scientists/construction managers

STV/Seelie Stevenson Value & Knecht

STV/Sanders & Thomas

STV/Lyon Associates

STV Environmental

STV Architects

ZONING DESCRIPTION
BROWN MEMORIAL WOODBROOK
PRESBYTERIAN CHURCH
SOUTHWEST CORNER OF N. CHARLES STREET
AND WOODBROOK LANE
BALTIMORE COUNTY, MARYLAND

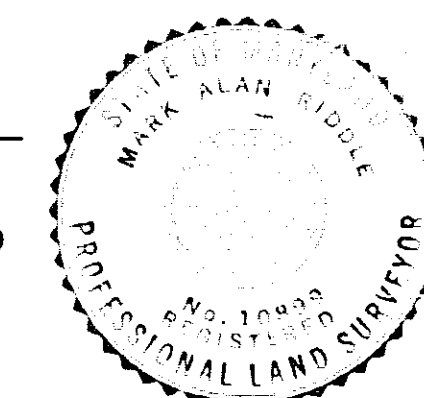
BEGINNING at a point in the centerline of Woodbrook Lane (40 feet wide), distant South 83°14'15" West 62.18 feet from the intersection with the centerline of N. Charles Street (width varies), thence with the centerline of said Woodbrook Lane,

1. South 83°14'15" West 341.17 feet to a point, thence leaving Woodbrook Lane and running,
2. South 05°39'45" East 850.00 feet to a point thence,
3. North 81°05'15" East 371.84 feet to a point to intersect the west side of said N. Charles Street, thence along same the nine following courses and distances,
4. North 06°24'35" West 11.76 feet to a point thence,
5. North 05°47'01" West 65.00 feet to a point thence,
6. North 05°41'30" West 100.00 feet to a point thence,
7. North 05°40'28" West 250.00 feet to a point thence,
8. North 05°32'13" West 100.00 feet to a point thence,
9. North 05°28'01" West 150.00 feet to a point thence,
10. North 05°24'10" West 108.57 feet to a point, thence by a curve to the left having,
11. A radius of 30.00 feet, an arc length of 47.84 feet, said curve being subtended by a chord bearing North 51°04'58" West 42.92 feet to a point thence,
12. North 06°45'45" West 20.00 feet to the place of beginning as recorded in Deed Liber G.L.B. No. 3050, Folio 128.

STV Group

CONTAINING 7.0079 acres of land, more or less. Also known as No. 6200 North Charles Street and located in the 9th Election District of Baltimore County, Maryland.

Mark A. Riddle
STV GROUP
Mark A. Riddle
MD Professional Land Surveyor No. 10899



April 11, 1995

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 5/13/95
Posted for: Variances
Petitioner: Brown Memorial Church
Location of property: 6200 N. Charles St. between Woodbrook
Location of Sign: Between 7200 N. Charles St. and 7400 N. Charles St.
Remarks: See map
Posted by: Signature Date of return: 5/19/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 12, 1995
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 May 11, 1995

THE JEFFERSONIAN,
A. Henickson
LEGAL AD. - TOWSON
Publisher

NOTICE OF HEARING

The Zoning Commission 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 at Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: 95-394-A (Item 389)
6200 N. Charles Street
SNC Woodbrook Landmark
N. Charles Street
9th Election District
4th Councilmanic
Legal Owner: Brown Memorial Woodbrook Presbyterian Church
Hearing: Wednesday, May 17, 1995 at 2:00 p.m. in Rm. 118, Old Courthouse.

Variance to allow a free-standing church sign with a total area of 70 square feet in lieu of the maximum permitted 30 square feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible. For special accommodations please call 887-3353.
(2) Offer information concerning the file and/or hearing, please call 887-3353.
5/12 May 11.



Baltimore County Government
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account R 001 6130

Date 4-28-95

Item Number 389

Brown Memorial Woodbrook Presbyterian Church
6200 N. Charles St.

#020 - Commercial Variance Signage - 250 -
#080 - Sign & Posting - 15 -

Total - 265 -

Cashier Validation

Please Make Checks Payable To: Baltimore County

receipt
95-394-A

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 389

Petitioner: Brown Memorial Woodbrook Presbyterian Church

Location: 6200 N. Charles St.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PETER PARKER

ADDRESS: 11248 FALLS ROAD
LUTHERVILLE, MD 21093

*PHONE NUMBER: 410-583-2120

*MUST BE SUPPLIED

TO: PETER PARKER
May 11, 1995 Issue - Jeffersonian

Please forward billing to:

Peter Parker
11248 Falls Road
Lutherville, MD 21093
583-2120

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: 95-394-A (Item 389)

6200 N. Charles Street
SNC Woodbrook Lane and N. Charles Street
9th Election District - 4th Councilmanic

Legal Owner: Brown Memorial Woodbrook Presbyterian Church

HEARING: WEDNESDAY, JUNE 7, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to allow a free-standing church sign with a total area of 70 square feet in lieu of the maximum permitted 30 square feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 4, 1995

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: 95-394-A (Item 389)

6200 N. Charles Street
SNC Woodbrook Lane and N. Charles Street
9th Election District - 4th Councilmanic

Legal Owner: Brown Memorial Woodbrook Presbyterian Church

HEARING: WEDNESDAY, JUNE 7, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to allow a free-standing church sign with a total area of 70 square feet in lieu of the maximum permitted 30 square feet.

Carl Jablon
Arnold Jablon
Director

cc: Brown Memorial Woodbrook Presbyterian Church
Peter Parker

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
Department of Permits and
Development Management

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

March 1, 1996

NOTICE OF REASSIGNMENT

Rescheduled from 6/7/95

CASE NUMBER: 95-394-A

6200 N. Charles Street

SNC Woodbrook Lane and N. Charles Street

9th Election District - 4th Councilmanic

Legal Owner: Brown Memorial Woodbrook Presbyterian Church

Variance to allow a free-standing church sign with a total area of 70 sq. ft. in lieu of the maximum permitted 30 sq. ft.

HEARING: WEDNESDAY, MARCH 27, 1996 at 10:00 a.m. in Room 106, County Office Building.

Carl Jablon
ARNOLD JABLON
DIRECTOR

cc: Keith R. Truffer, Esq.
Page Miller
Peter Parker
Brown Memorial Woodbrook Presbyterian Church

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 1, 1995

Brown Memorial Woodbrook
Presbyterian Church
6200 North Charles Street
Baltimore, Maryland 21212

RE: Item No.: 389

Case No.: 95-394-A

Petitioner: Brown Memorial
Woodbrook Presbyterian
Church

Gentlemen:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 28, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

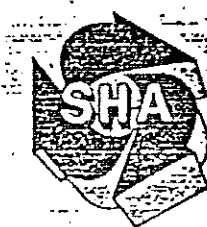
TO: Arnold Jablon, Director DATE: May 23, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 15, 1995
Item No. 389

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to extensive landscaping already required by this office.

RWB:aw



Maryland Department of Transportation
State Highway Administration

O. James Lightizer
Secretary
Hal Kassoff
Administrator

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

Re: Baltimore County
Item No. 389 (JJS)

Dear Ms. Watson:

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 project.

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,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 10, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 365, 366 and 389.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Lewis*

PK/JL

ZAC365/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 5/8/95

DATE: 5/10/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 378
379
380
381
382
385
386
389
396

LS:sp

LETT2/DEPRM/TXTSBP

TIME: 11:31:46
DATE: 01/02/96
PERMIT #: B257018
RECEIPT #: A286099
CONTROL #: BR
XREF #: B257018
FEE: 220.00
PAID BY: APPL
APPLIED: 12/18/95
ISSUED: 01/02/96
OCCUPANCY:
INSPECTOR: 15R
NOTES: SMD
PROPERTY ADDRESS
7005 OLIVER BEACH RD
SUBDIV: TWIN RIVER BEACH
TAX ACCOUNT #: 2200013992
OWNERS INFORMATION (LAST, FIRST)
NAME: TRIGNO, DOMINIC
ADDR: 636 BOX ELDER DR
FLEMING MD 21040
PHONE #: 333 5462
LICENSE #:
PANEL BP10038
LAST UPDATE: 12/18/95
PLQ: 13:57:27

PASSWORD:
ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQUIRY
TIME: 11:32:25
DATE: 01/02/96
PERMIT #: B257018
BUILDING CODE: 1
IMPRV: 1
USE: 01
FOUNDATION: BASE
CONSTRUC FUEL SEWAGE WATER
CENTRAL AIR: 1
ESTIMATED COST: 70,000
OWNERSHIP: 1
RESIDENTIAL CAT: 1
\$EFT: 11BED: 2BED: 3BED: 4BED: 5BED: 6BED: 7BED: 8BED: 9BED: 10BED: 11BED: 12BED: 13BED: 14BED: 15BED: 16BED: 17BED: 18BED: 19BED: 20BED: 21BED: 22BED: 23BED: 24BED: 25BED: 26BED: 27BED: 28BED: 29BED: 30BED: 31BED: 32BED: 33BED: 34BED: 35BED: 36BED: 37BED: 38BED: 39BED: 40BED: 41BED: 42BED: 43BED: 44BED: 45BED: 46BED: 47BED: 48BED: 49BED: 50BED: 51BED: 52BED: 53BED: 54BED: 55BED: 56BED: 57BED: 58BED: 59BED: 60BED: 61BED: 62BED: 63BED: 64BED: 65BED: 66BED: 67BED: 68BED: 69BED: 70BED: 71BED: 72BED: 73BED: 74BED: 75BED: 76BED: 77BED: 78BED: 79BED: 80BED: 81BED: 82BED: 83BED: 84BED: 85BED: 86BED: 87BED: 88BED: 89BED: 90BED: 91BED: 92BED: 93BED: 94BED: 95BED: 96BED: 97BED: 98BED: 99BED: 100BED: 101BED: 102BED: 103BED: 104BED: 105BED: 106BED: 107BED: 108BED: 109BED: 110BED: 111BED: 112BED: 113BED: 114BED: 115BED: 116BED: 117BED: 118BED: 119BED: 120BED: 121BED: 122BED: 123BED: 124BED: 125BED: 126BED: 127BED: 128BED: 129BED: 130BED: 131BED: 132BED: 133BED: 134BED: 135BED: 136BED: 137BED: 138BED: 139BED: 140BED: 141BED: 142BED: 143BED: 144BED: 145BED: 146BED: 147BED: 148BED: 149BED: 150BED: 151BED: 152BED: 153BED: 154BED: 155BED: 156BED: 157BED: 158BED: 159BED: 160BED: 161BED: 162BED: 163BED: 164BED: 165BED: 166BED: 167BED: 168BED: 169BED: 170BED: 171BED: 172BED: 173BED: 174BED: 175BED: 176BED: 177BED: 178BED: 179BED: 180BED: 181BED: 182BED: 183BED: 184BED: 185BED: 186BED: 187BED: 188BED: 189BED: 190BED: 191BED: 192BED: 193BED: 194BED: 195BED: 196BED: 197BED: 198BED: 199BED: 200BED: 201BED: 202BED: 203BED: 204BED: 205BED: 206BED: 207BED: 208BED: 209BED: 210BED: 211BED: 212BED: 213BED: 214BED: 215BED: 216BED: 217BED: 218BED: 219BED: 220BED: 221BED: 222BED: 223BED: 224BED: 225BED: 226BED: 227BED: 228BED: 229BED: 230BED: 231BED: 232BED: 233BED: 234BED: 235BED: 236BED: 237BED: 238BED: 239BED: 240BED: 241BED: 242BED: 243BED: 244BED: 245BED: 246BED: 247BED: 248BED: 249BED: 250BED: 251BED: 252BED: 253BED: 254BED: 255BED: 256BED: 257BED: 258BED: 259BED: 260BED: 261BED: 262BED: 263BED: 264BED: 265BED: 266BED: 267BED: 268BED: 269BED: 270BED: 271BED: 272BED: 273BED: 274BED: 275BED: 276BED: 277BED: 278BED: 279BED: 280BED: 281BED: 282BED: 283BED: 284BED: 285BED: 286BED: 287BED: 288BED: 289BED: 290BED: 291BED: 292BED: 293BED: 294BED: 295BED: 296BED: 297BED: 298BED: 299BED: 300BED: 301BED: 302BED: 303BED: 304BED: 305BED: 306BED: 307BED: 308BED: 309BED: 310BED: 311BED: 312BED: 313BED: 314BED: 315BED: 316BED: 317BED: 318BED: 319BED: 320BED: 321BED: 322BED: 323BED: 324BED: 325BED: 326BED: 327BED: 328BED: 329BED: 330BED: 331BED: 332BED: 333BED: 334BED: 335BED: 336BED: 337BED: 338BED: 339BED: 340BED: 341BED: 342BED: 343BED: 344BED: 345BED: 346BED: 347BED: 348BED: 349BED: 350BED: 351BED: 352BED: 353BED: 354BED: 355BED: 356BED: 357BED: 358BED: 359BED: 360BED: 361BED: 362BED: 363BED: 364BED: 365BED: 366BED: 367BED: 368BED: 369BED: 370BED: 371BED: 372BED: 373BED: 374BED: 375BED: 376BED: 377BED: 378BED: 379BED: 380BED: 381BED: 382BED: 383BED: 384BED: 385BED: 386BED: 387BED: 388BED: 389BED: 390BED: 391BED: 392BED: 393BED: 394BED: 395BED: 396BED: 397BED: 398BED: 399BED: 400BED: 401BED: 402BED: 403BED: 404BED: 405BED: 406BED: 407BED: 408BED: 409BED: 410BED: 411BED: 412BED: 413BED: 414BED: 415BED: 416BED: 417BED: 418BED: 419BED: 420BED: 421BED: 422BED: 423BED: 424BED: 425BED: 426BED: 427BED: 428BED: 429BED: 430BED: 431BED: 432BED: 433BED: 434BED: 435BED: 436BED: 437BED: 438BED: 439BED: 440BED: 441BED: 442BED: 443BED: 444BED: 445BED: 446BED: 447BED: 448BED: 449BED: 450BED: 451BED: 452BED: 453BED: 454BED: 455BED: 456BED: 457BED: 458BED: 459BED: 460BED: 461BED: 462BED: 463BED: 464BED: 465BED: 466BED: 467BED: 468BED: 469BED: 470BED: 471BED: 472BED: 473BED: 474BED: 475BED: 476BED: 477BED: 478BED: 479BED: 480BED: 481BED: 482BED: 483BED: 484BED: 485BED: 486BED: 487BED: 488BED: 489BED: 490BED: 491BED: 492BED: 493BED: 494BED: 495BED: 496BED: 497BED: 498BED: 499BED: 500BED: 501BED: 502BED: 503BED: 504BED: 505BED: 506BED: 507BED: 508BED: 509BED: 510BED: 511BED: 512BED: 513BED: 514BED: 515BED: 516BED: 517BED: 518BED: 519BED: 520BED: 521BED: 522BED: 523BED: 524BED: 525BED: 526BED: 527BED: 528BED: 529BED: 530BED: 531BED: 532BED: 533BED: 534BED: 535BED: 536BED: 537BED: 538BED: 539BED: 540BED: 541BED: 542BED: 543BED: 544BED: 545BED: 546BED: 547BED: 548BED: 549BED: 550BED: 551BED: 552BED: 553BED: 554BED: 555BED: 556BED: 557BED: 558BED: 559BED: 560BED: 561BED: 562BED: 563BED: 564BED: 565BED: 566BED: 567BED: 568BED: 569BED: 570BED: 571BED: 572BED: 573BED: 574BED: 575BED: 576BED: 577BED: 578BED: 579BED: 580BED: 581BED: 582BED: 583BED: 584BED: 585BED: 586BED: 587BED: 588BED: 589BED: 590BED: 591BED: 592BED: 593BED: 594BED: 595BED: 596BED: 597BED: 598BED: 599BED: 600BED: 601BED: 602BED: 603BED: 604BED: 605BED: 606BED: 607BED: 608BED: 609BED: 610BED: 611BED: 612BED: 613BED: 614BED: 615BED: 616BED: 617BED: 618BED: 619BED: 620BED: 621BED: 622BED: 623BED: 624BED: 625BED: 626BED: 627BED: 628BED: 629BED: 630BED: 631BED: 632BED: 633BED: 634BED: 635BED: 636BED: 637BED: 638BED: 639BED: 640BED: 641BED: 642BED: 643BED: 644BED: 645BED: 646BED: 647BED: 648BED: 649BED: 650BED: 651BED: 652BED: 653BED: 654BED: 655BED: 656BED: 657BED: 658BED: 659BED: 660BED: 661BED: 662BED: 663BED: 664BED: 665BED: 666BED: 667BED: 668BED: 669BED: 670BED: 671BED: 672BED: 673BED: 674BED: 675BED: 676BED: 677BED: 678BED: 679BED: 680BED: 681BED: 682BED: 683BED: 684BED: 685BED: 686BED: 687BED: 688BED: 689BED: 690BED: 691BED: 692BED: 693BED: 694BED: 695BED: 696BED: 697BED: 698BED: 699BED: 700BED: 701BED: 702BED: 703BED: 704BED: 705BED: 706BED: 707BED: 708BED: 709BED: 710BED: 711BED: 712BED: 713BED: 714BED: 715BED: 716BED: 717BED: 718BED: 719BED: 720BED: 721BED: 722BED: 723BED: 724BED: 725BED: 726BED: 727BED: 728BED: 729BED: 730BED: 731BED: 732BED: 733BED: 734BED: 735BED: 736BED: 737BED: 738BED: 739BED: 740BED: 741BED: 742BED: 743BED: 744BED: 745BED: 746BED: 747BED: 748BED: 749BED: 750BED: 751BED: 752BED: 753BED: 754BED: 755BED: 756BED: 757BED: 758BED: 759BED: 760BED: 761BED: 762BED: 763BED: 764BED: 765BED: 766BED: 767BED: 768BED: 769BED: 770BED: 771BED: 772BED: 773BED: 774BED: 775BED: 776BED: 777BED: 778BED: 779BED: 780BED: 781BED: 782BED: 783BED: 784BED: 785BED: 786BED: 787BED: 788BED: 789BED: 790BED: 791BED: 792BED: 793BED: 794BED: 795BED: 796BED: 797BED: 798BED: 799BED: 800BED: 801BED: 802BED: 803BED: 804BED: 805BED: 806BED: 807BED: 808BED: 809BED: 810BED: 811BED: 812BED: 813BED: 814BED: 815BED: 816BED: 817BED: 818BED: 819BED: 820BED: 821BED: 822BED: 823BED: 824BED: 825BED: 826BED: 827BED: 828BED: 829BED: 830BED: 831BED: 832BED: 833BED: 834BED: 835BED: 836BED: 837BED: 838BED: 839BED: 840BED: 841BED: 842BED: 843BED: 844BED: 845BED: 846BED: 847BED: 848BED: 849BED: 850BED: 851BED: 852BED: 853BED: 854BED: 855BED: 856BED: 857BED: 858BED: 859BED: 860BED: 861BED: 862BED: 863BED: 864BED: 865BED: 866BED: 867BED: 868BED: 869BED: 870BED: 871BED: 872BED: 873BED: 874BED: 875BED: 876BED: 877BED: 878BED: 879BED: 880BED: 881BED: 882BED: 883BED: 884BED: 885BED: 886BED: 887BED: 888BED: 889BED: 890BED: 891BED: 892BED: 893BED: 894BED: 895BED: 896BED: 897BED: 898BED: 899BED: 900BED: 901BED: 902BED: 903BED: 904BED: 905BED: 906BED: 907BED: 908BED: 909BED: 910BED: 911BED: 912BED: 913BED: 914BED: 915BED: 916BED: 917BED: 918BED: 919BED: 920BED: 921BED: 922BED: 923BED: 924BED: 925BED: 926BED: 927BED: 928BED: 929BED: 930BED: 931BED: 932BED: 933BED: 934BED: 935BED: 936BED: 937BED: 938BED: 939BED: 940BED: 941BED: 942BED: 943BED: 944BED: 945BED: 946BED: 947BED: 948BED: 949BED: 950BED: 951BED: 952BED: 953BED: 954BED: 955BED: 956BED: 957BED: 958BED: 959BED: 960BED: 961BED: 962BED: 963BED: 964BED: 965BED: 966BED: 967BED: 968BED: 969BED: 970BED: 971BED: 972BED: 973BED: 974BED: 975BED: 976BED: 977BED: 978BED: 979BED: 980BED: 981BED: 982BED: 983BED: 984BED: 985BED: 986BED: 987BED: 988BED: 989BED: 990BED: 991BED: 992BED: 993BED: 994BED: 995BED: 996BED: 997BED: 998BED: 999BED: 1000BED: 1001BED: 1002BED: 1003BED: 1004BED: 1005BED: 1006BED: 1007BED: 1008BED: 1009BED: 1010BED: 1011BED: 1012BED: 1013BED: 1014BED: 1015BED: 1016BED: 1017BED: 1018BED: 1019BED: 1020BED: 1021BED: 1022BED: 1023BED: 1024BED: 1025BED: 1026BED: 1027BED: 1028BED: 1029BED: 1030BED: 1031BED: 1032BED: 1033BED: 1034BED: 1035BED: 1036BED: 1037BED: 1038BED: 1039BED: 1040BED: 1041BED: 1042BED: 1043BED: 1044BED: 1045BED: 1046BED: 1047BED: 1048BED: 1049BED: 1050BED: 1051BED: 1052BED: 1053BED: 1054BED: 1055BED: 1056BED: 1057BED: 1058BED: 1059BED: 1060BED: 1061BED: 1062BED: 1063BED: 1064BED: 1065BED: 1066BED: 1067BED: 1068BED: 1069BED: 1070BED: 1071BED: 1072BED: 1073BED: 1074BED: 1075BED: 1076BED: 1077BED: 1078BED: 1079BED: 1080BED: 1081BED: 1082BED: 1083BED: 1084BED: 1085BED: 1086BED: 1087BED: 1088BED: 1089BED: 1090BED: 1091BED: 1092BED: 1093BED: 1094BED: 1095BED: 1096BED: 1097BED: 1098BED: 1099BED: 1100BED: 1101BED: 1102BED: 1103BED: 1104BED: 1105BED: 1106BED: 1107BED: 1108BED: 1109BED: 1110BED: 1111BED: 1112BED: 1113BED: 1114BED: 1115BED: 1116BED: 1117BED: 1118BED: 1119BED: 1120BED: 1121BED: 1122BED: 1123BED: 1124BED: 1125BED: 1126BED: 1127BED: 1128BED: 1129BED: 1130BED: 1131BED: 1132BED: 1133BED: 1134BED: 1135BED: 1136BED: 1137BED: 1138BED: 1139BED: 1140BED: 1141BED: 1142BED: 1143BED: 1144BED: 1145BED: 1146BED: 1147BED: 1148BED: 1149BED: 1150BED: 1151BED: 1152BED: 1153BED: 1154BED: 1155BED: 1156BED: 1157BED: 1158BED: 1159BED: 1160BED: 1161BED: 1162BED: 1163BED: 1164BED: 1165BED: 1166BED: 1167BED: 1168BED: 1169BED: 1170BED: 1171BED: 1172BED: 1173BED: 1174BED: 1175BED: 1176BED: 1177BED: 1178BED: 1179BED: 1180BED: 1181BED: 1182BED: 1183BED: 1184BED: 1185BED: 1186BED: 1187BED: 1188BED: 1189BED: 1190BED: 1191BED: 1192BED: 1193BED: 1194BED: 1195BED: 1196BED: 1197BED: 1198BED: 1199BED: 1200BED: 1201BED: 1202BED: 1203BED: 1204BED: 1205BED: 1206BED: 1207BED: 1208BED: 1209BED: 1210BED: 1211BED: 1212BED: 1213BED: 1214BED: 1215BED: 1216BED: 1217BED: 1218BED: 1219BED: 1220BED: 1221BED: 1222BED: 1223BED: 1224BED: 1225BED: 1226BED: 1227BED: 1228BED: 1229BED: 1230BED: 1231BED: 1232BED: 1233BED: 1234BED: 1235BED: 1236BED: 1237BED: 1238BED: 1239BED: 1240BED: 1241BED: 1242BED: 1243BED: 1244BED: 1245BED: 1246BED: 1247BED: 1248BED: 1249BED: 1250BED: 1251BED: 1252BED: 1253BED: 1254BED: 1255BED: 1256BED: 1257BED: 1258BED: 1259BED: 1260BED: 1261BED: 1262BED: 1263BED: 1264BED: 1265BED: 1266BED: 1267BED: 1268BED: 1269BED: 1270BED: 1271BED: 1272BED: 1273BED: 1274BED: 1275BED: 1276BED: 1277BED: 1278BED: 1279BED: 1280BED: 1281BED: 1282BED: 1283BED: 1284BED: 1285BED: 1286BED: 1287BED: 1288BED: 1289BED: 1290BED: 1291BED: 1292BED: 1293BED: 1294BED: 1295BED: 1296BED: 1297BED: 1298BED: 1299BED: 1300BED: 1301BED: 1302BED: 1303BED: 1304BED: 1305BED: 1306BED: 1307BED: 1308BED: 1309BED: 1310BED: 1311BED: 1312BED: 1313BED: 1314BED: 1315BED: 1316BED: 1317BED: 1318BED: 1319BED: 1320BED: 1321BED: 1322BED: 1323BED: 1324BED: 1325BED: 1326BED: 1327BED: 1328BED: 1329BED: 1330BED: 1331BED: 1332BED: 1333BED: 1334BED: 1335BED: 1336BED: 1337BED: 1338BED: 1339BED: 1340BED: 1341BED: 1342BED: 1343BED: 1344BED: 1345BED: 1346BED: 1347BED: 1348BED: 1349BED: 1350BED: 1351BED: 1352BED: 1353BED: 1354BED: 1355BED: 1356BED: 1357BED: 1358BED: 1359BED: 1360BED: 1361BED: 1362BED: 1363BED: 1364BED: 1365BED: 1366BED: 1367BED: 1368BED: 1369BED: 1370BED: 1371BED: 1372BED: 1373BED: 1374BED: 1375BED: 1376BED: 1377BED: 1378BED: 1379BED: 1380BED: 1381BED: 1382BED: 1383BED: 1384BED: 1385BED: 1386BED: 1387BED: 1388BED: 1389BED: 1390BED: 1391BED: 1392BED: 1393BED: 1394BED: 1395BED: 1396BED: 1397BED: 1398BED: 1399BED: 1400BED: 1401BED: 1402BED: 1403BED: 1404BED: 1405BED: 1406BED: 1407BED: 1408BED: 1409BED: 1410BED: 1411BED: 1412BED: 1413BED: 1414BED: 1415BED: 1416BED: 1417BED: 1418BED: 1419BED: 1420BED: 1421BED: 1422BED: 1423BED: 1424BED: 1425BED: 1426BED: 1427BED: 1428BED: 1429BED: 1430BED: 1431BED: 1432BED: 1433BED: 1434BED: 1435BED: 1436BED: 1437BED: 1438BED: 1439BED: 1440BED: 1441BED: 1442BED: 1443BED: 1444BED: 1445BED: 1446BED: 1447BED: 1448BED: 1449BED: 1450BED: 1451BED: 1452BED: 1453BED: 1454BED: 1455BED: 1456BED: 1457BED: 1458BED: 1459BED: 1460BED: 1461BED: 1462BED: 1463BED: 1464BED: 1465BED: 1466BED: 1467BED: 1468BED: 1469BED: 1470BED: 1471BED: 1472BED: 1473BED: 1474BED: 1475BED: 1476BED: 1477BED: 1478BED: 1479BED: 1480BED: 1481BED: 1482BED: 1483BED: 1484BED: 1485BED: 1486BED: 1487BED: 1488BED: 1489BED: 1490BED: 1491BED: 1492BED: 1493BED: 1494BED: 1495BED: 1496BED: 1497BED: 1498BED: 1499BED: 1500BED: 1501BED: 1502BED: 1503BED: 1504BED: 1505BED: 1506BED: 1507BED: 1508BED: 1509BED: 1510BED: 1511BED: 1512BED: 1513BED: 1514BED: 1515BED: 1516BED: 1517BED: 1518BED: 1519BED: 1520BED: 1521BED: 1522BED: 1523BED: 1524BED: 1525BED: 1526BED: 1527BED: 1528BED: 1529BED: 1530BED: 1531BED: 1532BED: 1533BED: 1534BED: 1535BED: 1536BED: 1537BED: 1538BED: 1539BED: 1540BED: 1541BED: 1542BED: 1543BED: 1544BED: 1545BED: 1546BED: 1547BED: 1548BED: 1549BED: 1550BED: 1551BED: 1552BED: 1553BED: 1554BED: 1555BED: 1556BED: 1557BED: 1558BED: 1559BED: 1560BED: 1561BED: 1562BED: 1563BED: 1564BED: 1565BED: 1566BED: 1567BED: 1568BED: 1569BED: 1570BED: 1571BED: 1572BED: 1573BED: 1574BED: 1575BED: 1576BED: 1577BED: 1578BED: 1579BED: 1580BED: 1581BED: 1582BED: 1583BED: 1584BED: 1585BED: 1586BED: 1587BED: 1588BED: 1589BED: 1590BED: 1591BED: 1592BED: 1593BED: 1594BED: 1595BED: 1596BED: 1597BED: 1598BED: 1599BED: 1600BED: 1601BED: 1602BED: 1603BED: 1604BED: 1605BED: 1606BED: 1607BED: 1608BED: 1609BED: 1610BED: 1611BED: 1612BED: 1613BED: 1614BED: 1615BED: 1616BED: 1617BED: 1618BED: 1619BED: 1620BED: 1621BED: 1622BED: 1623BED: 1624BED: 1625BED: 1626BED: 1627BED: 1628BED: 1629BED: 1630BED: 1631BED: 1632BED: 1633BED: 1634BED



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 17, 1995

Mr. Peter Parker
c/o Brown Memorial Woodbrook Presbyterian Church
6200 North Charles Street
Baltimore, Maryland 21212-1098

Re: Case No. C-95-1922
6200 North Charles Street
9th election District

Dear Mr. Parker:

On June 2, 1995, the enclosed correspondence was issued to the Deputy Zoning Commissioner Timothy M. Kotroco. The week of August 7, 1995, this office received a telephone call from an area resident, that not only does the sign still remain, but landscaping has been planted in the immediate area of the sign. At this time, it is imperative that if an architect has developed a new sign proposal, the church and/or architect should contact our division. Otherwise, after August 28, 1995 a citation will be issued imposing monetary fines.

Sincerely,

JAMES H. THOMPSON
Code Enforcement Supervisor
887-3351

JHT/hck

Enclosure

c: Inspector Timothy L. Fitts
Docket Clerk Gwen Stephens

cc: Page Windsor Miller

SERVE ON THE FOLLOWING RESIDENT AGENT/EMPLOYEE OFFICER (IF APPLICABLE):
ALEXANDER C. SHERY 341 TUNNISTON RD. BALTIMORE, MARYLAND 21212

BALTIMORE COUNTY, MARYLAND
CITATION FOR CIVIL ZONING VIOLATION
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CITATION NO. 95-203

NAME OF PERSON(S) CHARGED: BROWN MEMORIAL WOODBROOK PRESBYTERIAN CHURCH

CURRENT ADDRESS IN FULL: 6200 NORTH CHARLES STREET BALTIMORE, MARYLAND 21212-1098

OWNER (X) OR OCCUPANT () RELATED CITATIONS :

IT IS FORMALLY CHARGED BY BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S) DID VIOLATE THE PROVISIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS AND/OR THE BALTIMORE COUNTY CODE AS FOLLOWS:

SECTION NUMBER(S) VIOLATED: 101- "SIGN"; 1801.1A: 413.1.B

NATURE OF VIOLATION: USE OF PROPERTY ZONED D.R.1 TO COMMIT THE FOLLOWING:

1. ERECTION OF A FREE-STANDING CHURCH SIGN WITH A TOTAL AREA OF 70 SQUARE FEET IN LIEU OF THE MAXIMUM PERMITTED 30 SQUARE FEET.

LOCATION AND DATE(S) OF VIOLATION: 6200 NORTH CHARLES STREET BALTIMORE MARYLAND 21212-1098
JANUARY 1, 1995 TO PRESENT

TO RESPOND TO THE ABOVE CHARGE(S) LOADED AGAINST YOU, YOU MUST CHOOSE ONE OF THE OPTIONS BELOW:

1) YOU MAY PAY A FINE OF \$200.00 (\$200.00 FOR EACH ADDITIONAL DAY) BY CHECK OR MONEY ORDER PAYABLE TO THE DIRECTOR OF FINANCE, BALTIMORE COUNTY, MARYLAND, BY RETURNING A COPY OF THIS FORM ALONG WITH PAYMENT TO: DIRECTOR OF FINANCE, 1ST FLOOR, COURT HOUSE, TOWSON, MD 21204. THE FINE MUST BE PAID ON OR BEFORE THE LAST DAY OF JANUARY, 1996.

2) YOU MAY ELECT TO STAND TRIAL IN THE DISTRICT COURT OF MARYLAND. TO DO THIS, YOU MUST NOTIFY THE BALTIMORE COUNTY OFFICE OF ZONING ADMINISTRATION BY FILLING IN THE ATTACHED PORTION OF THIS CITATION AND RETURNING IT TO THE ZONING ADMINISTRATION OFFICE AT LEAST FIVE (5) DAYS BEFORE THE PAYMENT DUE DATE AS SET FORTH IN THE FINE PAYMENT SECTION ABOVE. THE DISTRICT COURT WILL NOTIFY YOU OF THE DATE AND TIME OF TRIAL.

IF THE FINE REMAINS UNPAID AT THE EXPIRATION OF THE THIRTY-FIVE (35) DAYS FROM THE DATE OF THE CITATION, THE ZONING ADMINISTRATOR MAY REQUEST ADJUDICATION OF THE CASE IN DISTRICT COURT, AT WHICH TIME THE PERSON IS LIABLE FOR AN ADDITIONAL FINE NOT TO EXCEED TWICE THE ORIGINAL FINE. IF YOU FAIL TO APPEAR AT THE TRIAL, A BENCH WARRANT WILL BE ISSUED FOR YOUR ARREST.

I DO SOLEMNLY AFFIRM THAT THE CONTENTS STATED ABOVE ARE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

1-11-96

Timothy L. Fitts
OFFICE OF ZONING ADMINISTRATION REPRESENTATIVE

BASED ON THE STATEMENT OF TIMOTHY L. FITTS, THIS CITATION IS HEREBY ISSUED THIS 11TH DAY OF JANUARY, 1996.

DIRECTOR OF ZONING ADMINISTRATION

ACKNOWLEDGEMENT

I ACKNOWLEDGE RECEIPT OF A COPY OF THIS CITATION AND HEREBY PROMISE TO PAY THE FINE OR REQUEST A TRIAL DATE AS REQUIRED BY LAW. I UNDERSTAND THAT THE ACCEPTANCE OF THIS CITATION IS NOT AN ADMISSION OF GUILT.

RE: PETITION FOR VARIANCE
6200 N. Charles Street, SMC Woodbrook Ln.
and N. Charles Street, 9th Election
District, 4th Councilmanic
Brown Memorial Woodbrook Presbyterian Church
Petitioners
* * * * *
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-394-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice 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
People's Counsel for Baltimore County

CAROLE S. DENILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to Peter Parker, 11248 Falls Road, Lutherville, MD 21093, representative for Petitioners.

PETER MAX ZIMMERMAN

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW
SUITE 600
THE ROYSTON BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
(410) 873-1800
TELECOPIER FAX (410) 828-7859

CHRISTINE J. SAVERDA
AARON J. VELLI
LAURENCE ANNE RUTH

OF COUNSEL
RICHARD A. REID
CHARLES F. STEIN III, P.C.
H. EMILIE PARKS

CORRIGAN SMITH
H. ANTHONY MUELLER
CARROLL W. ROYSTON
903 906

February 7, 1996

Mr. Arnold Jablon
Director of Zoning Administration
Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 109
Towson, Maryland 21204

Re: Citation for Civil Zoning Violation No. 96-203
6200 N. Charles Street; 9th Election District
Brown Memorial Woodbrook Presbyterian Church

Dear Mr. Jablon:

This matter was originally scheduled for hearing on June 7, 1995 but was postponed at the request of the applicant. Please reschedule the matter for a hearing on the earliest available date.

I thank you for your consideration.

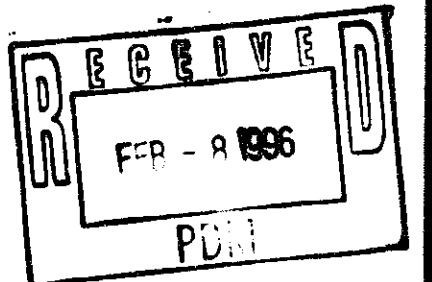
Sincerely,

Keith R. Truffer

KRT/lap
4000y/47

cc: Mr. James Thompson
Code Enforcement Supervisor

Mr. Peter Parker



ROYSTON, MUELLER, McLEAN & REID, LLP

R. TAYLOR McLEAN
E. HARRISON STONE
THOMAS F. McDONOUGH
EUGENE W. CUNNINGHAM, JR.
LAUREL MARIE EVANS
KEITH R. TRUFFER
ROBERT S. HANDEZ
EDWARD J. GILLES
C. LARRY HOFMEISTER, JR.
JOHN W. BROWNING

ATTORNEYS AT LAW
SUITE 600
THE ROYSTON BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
(410) 873-1800
TELECOPIER FAX (410) 828-7859

February 29, 1996

CHRISTINE J. SAVERDA
AARON J. VELLI
LAURENCE ANNE RUTH

OF COUNSEL
RICHARD A. REID
CHARLES F. STEIN III, P.C.
H. EMILIE PARKS

CORRIGAN SMITH
H. ANTHONY MUELLER
CARROLL W. ROYSTON
903 906

BY HAND DELIVERY

Mr. Arnold Jablon
Director of Zoning Administration
Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 109
Towson, Maryland 21204

Re: Brown Memorial Woodbrook Presbyterian Church
Petition for Variance - 95-394-A (Item 389)

Dear Mr. Jablon:

I write once again concerning the Brown Memorial Woodbrook Presbyterian Church and its request for a sign variance. I last wrote you on the February 7, 1996 with the intent to request a hearing as to the Petition for Variance filed on behalf of the Church. (I enclose a copy of my letter.) I have discovered that my letter inadvertently contained a reference not to the Variance but to a companion zoning complaint addressing the same issue. A trial date has been scheduled as to the zoning complaint on May 8, 1996 in the Towson District Court.

I would appreciate it if you would schedule the Petition for Variance 95-394-A (Item 389) for hearing prior to the May 8, 1996 trial date.

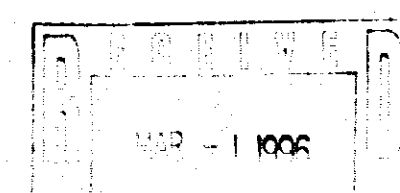
I regret any confusion created in this matter and thank you for your cooperation.

Sincerely,

Keith R. Truffer

KRT/sdr

cc: Mr. James Thompson
cc: Mr. Peter Parker
cc: Thomas Eastman, Esquire



BROWN MEMORIAL WOODBROOK PRESBYTERIAN CHURCH (U.S.A.)
6200 NORTH CHARLES STREET at WOODBROOK LANE
BALTIMORE, MARYLAND 21212-1098
Telephone (410) 377-7232

Robert W. Lawrence
Minister

March 9, 1995

Honorable Douglas B. Riley
Councilman, 4th District
County Council Chambers
400 Washington Avenue
Towson, MD 21204

Dear Mr. Riley:

Our church has just completed its new \$2,600,000 sanctuary on its campus located at the intersection of Charles Street and Woodbrook Lane in the 4th District. By coincidence, the building is being honored tonight by the Associated Builders & Contractors (ABC) as the outstanding project in the \$1,000,000 to \$5,000,000 category for 1994 in the entire Baltimore metropolitan area. We are very proud of our contribution to the architectural resources of Baltimore County.

As part of our overall construction, the renowned David Ashton has designed an entrance wall to be erected at the entrance to the church property along Woodbrook Lane. A portion of that wall will contain simple carved lettering bearing the name of the church. An artist's rendering of the wall is enclosed herewith for your use. An actual model of the wall is available if it is needed.

The new sanctuary is scheduled to be dedicated on Palm Sunday, April 9, with dignitaries and church officials expected to be present from around the country. When our wall contractor went to get the appropriate permit from Baltimore County in order to erect the wall, he was told that the erection had to be approved by the zoning department. When he went to zoning, he was advised that the "sign" was greater than 30 square feet and that a variance would be necessary. It appears that the time necessary to obtain a variance in the usual course would preclude the sign's being completed prior to the dedication.

Under existing zoning regulations, we would be entitled to build a wall around our entire property without any variance at all. In addition, we could erect any sign if its area was less than 30 square feet or if it replaced another sign. In this instance, the actual sign portion of the wall is only 23 square feet (see enclosed rendering). Also, we are replacing an earlier wooden sign, but the zoning department does not have a record of our earlier sign because it was constructed prior to the sign permit ordinance even being passed.

In any event, time is really of the essence and we need your help. Our 450 members, almost all of whom live in Baltimore County, would be most grateful for anything you can do to insure that we will be able to complete our project prior to our dedication services. We are all firmly of the opinion that our entrance wall is in strict harmony with the spirit and intent of the sign regulations.

I can be reached at almost any time through either 410-583-2120 or 410-292-1461 should you need any additional information or have any questions. Thank you in advance for your help.

Very truly yours,

Peter Parker, Chairman
Construction Committee

Approximately
10 provisional
approval permits
issued per
year



BROWN MEMORIAL WOODBROOK PRESBYTERIAN CHURCH (U.S.A.)
6200 NORTH CHARLES STREET at WOODBROOK LANE
BALTIMORE, MARYLAND 21212-1098
Telephone (410) 377-7232

Robert W. Lawrence
Minister

June 2, 1995

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
of Baltimore County
400 Washington Avenue
Old Courthouse, Room 112
Towson, MD 21204

Re: Case No. 95-394-A

Dear Mr. Kotroco:

At the request of your docket clerk with whom I spoke on the telephone, we are submitting this formal request for a postponement of the hearing in the above case which is now scheduled for this coming Wednesday, June 7, at 2:00 PM.

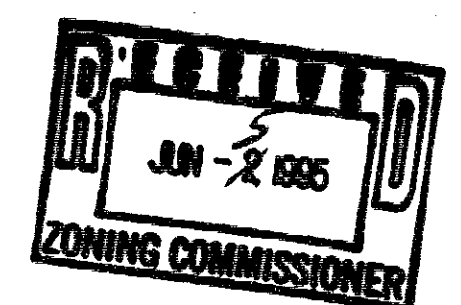
The hearing involves a Petition for Variance at our property at the above address for the erection of a sign. We have discussed this matter with the protestants and everyone has agreed to a postponement so that we can work out a compromise solution that is satisfactory to all parties. Our present inclination is to abandon the proposed sign in favor of a more modest wooden one such as the one which presently exists on the site. We are awaiting sketches from our architect to be followed by a meeting with the protestants who seem pleased with our proposal.

In any event, assuming that our architect's rendering meets everyone's approval, no variance will be even needed and the entire matter will be most. Accordingly, the requested postponement would seem to be in everyone's best interest.

Very truly yours,

Peter Parker, Chairman
Construction Committee

cc: Mr. and Mrs. J. Michael Miller



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

PETER PARKER
 MARJORIE D. NELSON
 CHARLTON M. DONKEROET
 ALICE S. WINKOWSKI
 THOMAS B. EASTMAN
 JAYNE McLEAN
 THELMA GUDY
 Elizabeth N. H. H. H.
 Ralph A. H. H.
 Louise K. H. H.
 ALAN B. STOCKBRIDGE

11248 FALLS RD. LUTHERVILLE
 1310 LOCUST AVE. 21204-6619
 200 BOLTON PLACE 21217
 724 COLORADO AVE. 21210
 112 E. LAKE AVE. BARTO 21212
 207 WOODBROOK LANE 21212
 5717 CHARLESTOWN DR. 21212
 11 W. Melrose Ave. 21210
 208 Highland Rd. 21208
 21 Murray Hill Cr. 21212
 2010 CARROLL RD 21212
 407 E. GORHAM AVE 21203

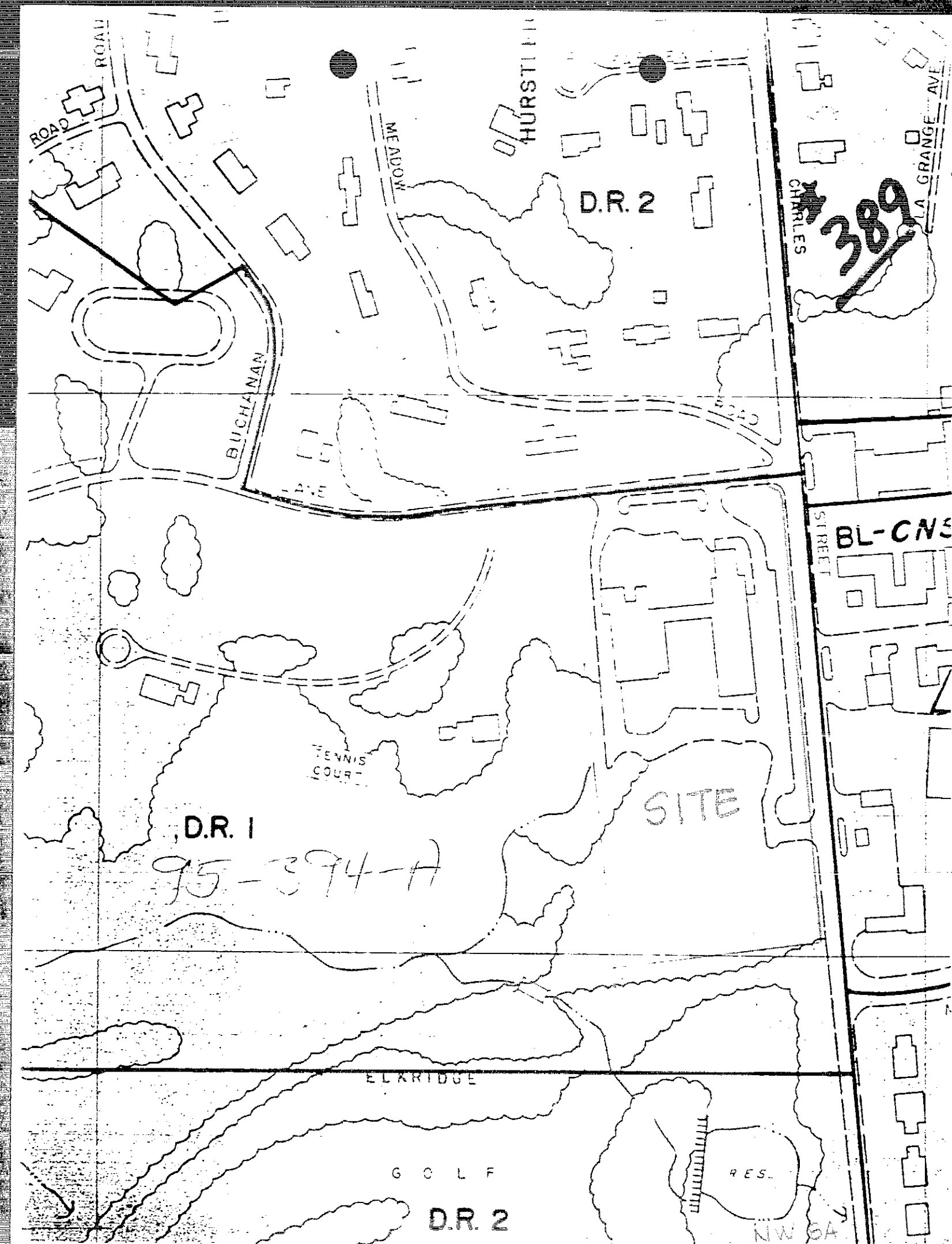
444
 # 2194-2916

Looseleaf

3385

white

11/5



Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning

100 West Chesapeake Avenue
 Towson, MD 21204

Provisional Approval
 Permit No: 2-227836 DATE: 3-13-95

LOCATION: 6200 N. Charles St. (contingent on NO complaints)
+ sign NOT in street RW

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions: (Please check appropriate box(es))

☐ Owner has filed for a public hearing, Item # _____

☒ Owner must file for a public hearing within 30 days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.

☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within _____ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above-referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

Carl J. Lee
 DIRECTOR OF ZONING ADMINISTRATION
 AND DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the Zoning Commission if applicable in this matter. I also hereby certify that I the undersigned am in fact the owner and if applicable the contract purchaser and not just an agent for same.

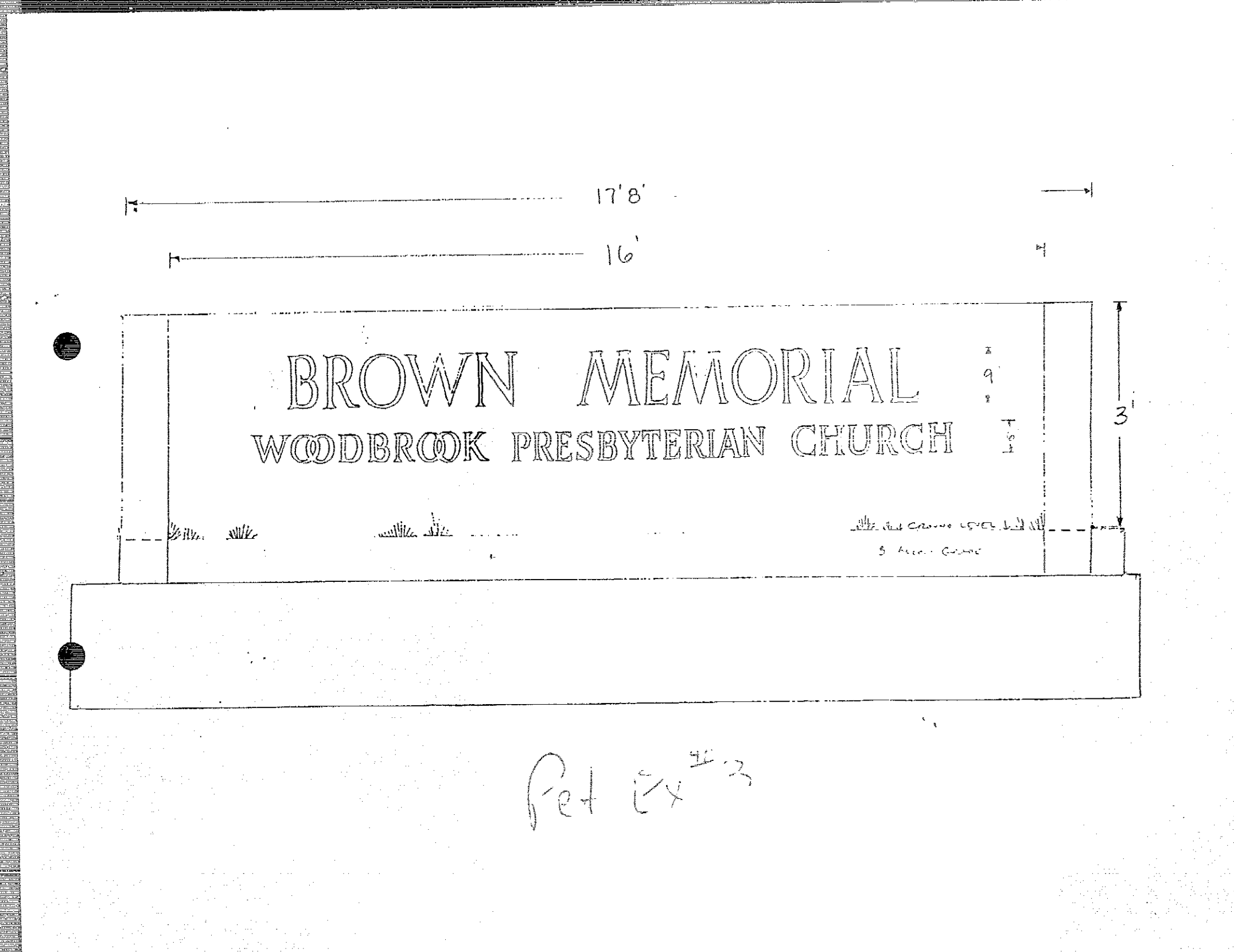
Signed *Carl J. Lee*
 Owner FOR BROWN MEMORIAL
WOODBROOK PRESBYTERIAN CHURCH
 (Please print clearly)

Signed _____
 Contract Purchaser
 (Please print clearly)

Name _____
 Address 6200 N. CHARLES ST.
TOWSON, MD 21204
 Work Phone # 257-2120
 Home Phone # 257-7132

Name _____
 Address _____
 Work Phone # _____
 Home Phone # _____

John H. H. H.
 Zoning Office Staff



Pet ex 23

Petitioner
 Exhibit
 4 and 11 CB
 95-374-H



WOODBROOK LANE

SCALE: 1" = 20'

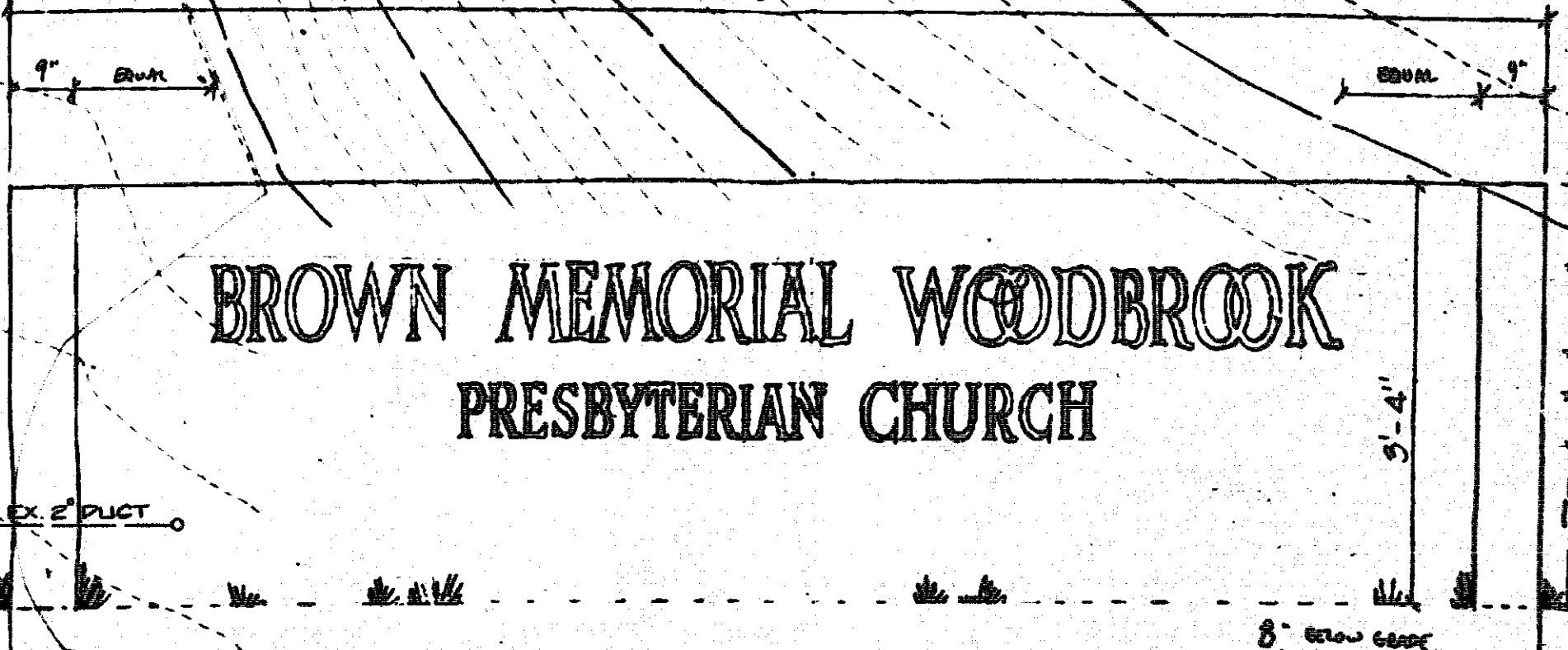
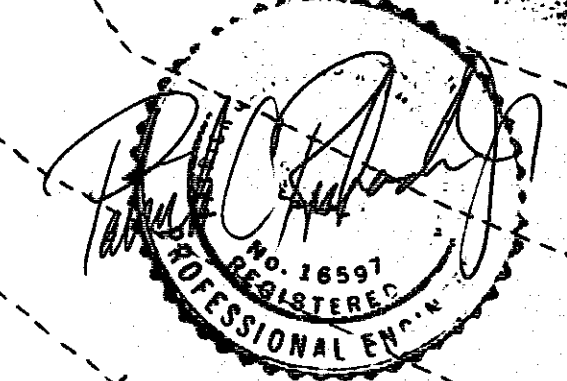
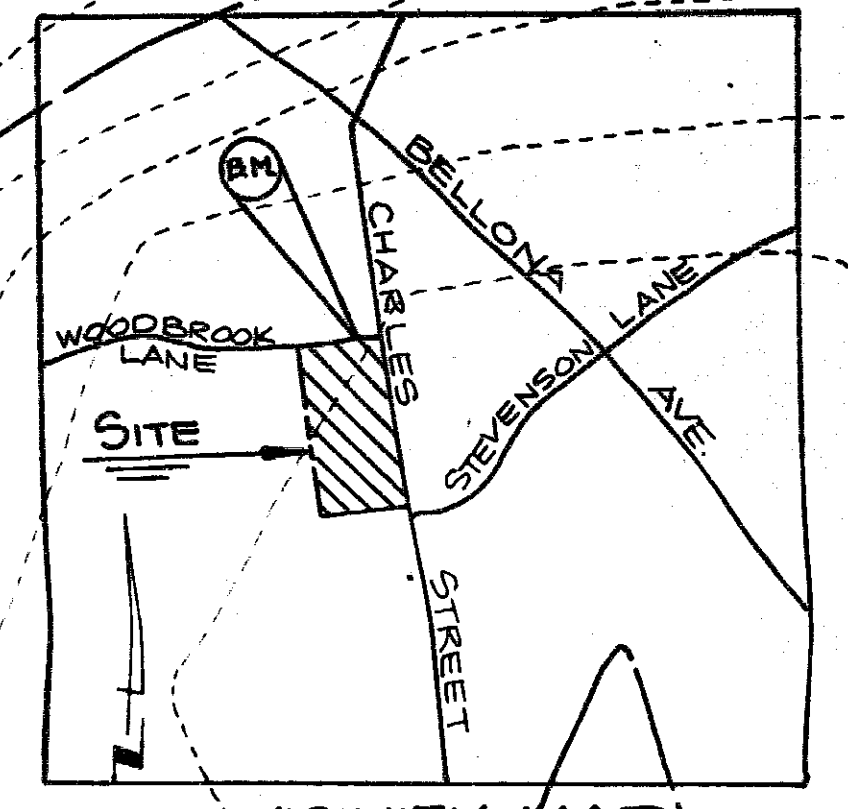
NORTH CHARLES STREET

ZONED DR-1

GENERAL NOTES

- OWNER/APPLICANT: BROWN MEMORIAL WOODBROOK PRESBYTERIAN CHURCH, 6200 NORTH CHARLES STREET, BALTIMORE, MD 21212, (410) 377-7232
- ELECTION DISTRICT 9; COUNCILMANIC DISTRICT 4; CENSUS TRACT 4905.01
- WATERSHED 23; SUBWERSHED 54
- SITE DATA:
 - CURRENT ZONING AND ACREAGE: ZONE DR-1
 - NET SITE AREA: 6.84 AC.
 - GROSS SITE AREA: 7.00 AC.
 - DENSITY PROPOSED: 5,641 S.F. CHURCH - SANCTUARY 300 SEATS
 - PARKING: REQUIRED - 300 SEATS @ 1:1.4 = 214 SPACES; PROPOSED - STANDARD PARKING - 122 SPACES; HANDICAPPED PARKING - 5 SPACES
 - ALL SPACES ARE EXISTING MINIMUM DIMENSIONS OF 1 1/2 FT X 18 FT. PARKING AREAS AND AISLES ARE PAVED
 - LANDSCAPE REQUIREMENTS: REQUIRED
- PROPOSED:
 - THERE ARE NO WELLS OR SEPTIC AREAS ON THE PROPERTY.
 - THERE ARE NO HISTORIC BUILDINGS ON THE PROPERTY.
 - SOILS:

BRANDYME (BNG2)	GLENELG (GER2)	GLENELG (GEC2)	GLENEVILLE (GUB)	GLENELG (GIC)
MODERATE SLOPE	SLIGHT SLOPE	MODERATE SLOPE	SEVERE SLOPE	MODERATE SLOPE
- DEED REFERENCE: 0847114 DMPC
- TAX ACCOUNT NO.: 00-000000000
- ESTIMATED ADT: SATURDAY AND SUNDAY: 5,641 SF @ 3771000 SF = 207 ADT'S
- ZONING MAP NW-8A
- PERMIT NUMBER B157685



WALL LENGTH = 17'-0" WALL HEIGHT = 40' LETTERING = 3/16" WALL ENDS = 3/4" X 9/16" X 40' SINE 3/4" X 1/4"

Ret Ex #1

95-394-A

EDWARD W. BROWN JR.
0867/003
25 WOODBROOK LANE
DR-1

STV GROUP
ENGINEERS • ARCHITECTS • PLANNERS
21 GOWENPOLYN COURT
BALTIMORE, MARYLAND 21207-3722
(410) 644-0112 • FAX (410) 255-2784

FINAL LANDSCAPE PLAN & SITE PLAN

BROWN MEMORIAL WOODBROOK PRESBYTERIAN CHURCH

9th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

DRAWING NO.
61-8958
SHEET NO.
1 of 1

GIVENPOLYN C. BROWN
3098/447
25 WOODBROOK LANE
DR-1

B157685

Prior to Construction of Sign:

View - *North* on Charles Street

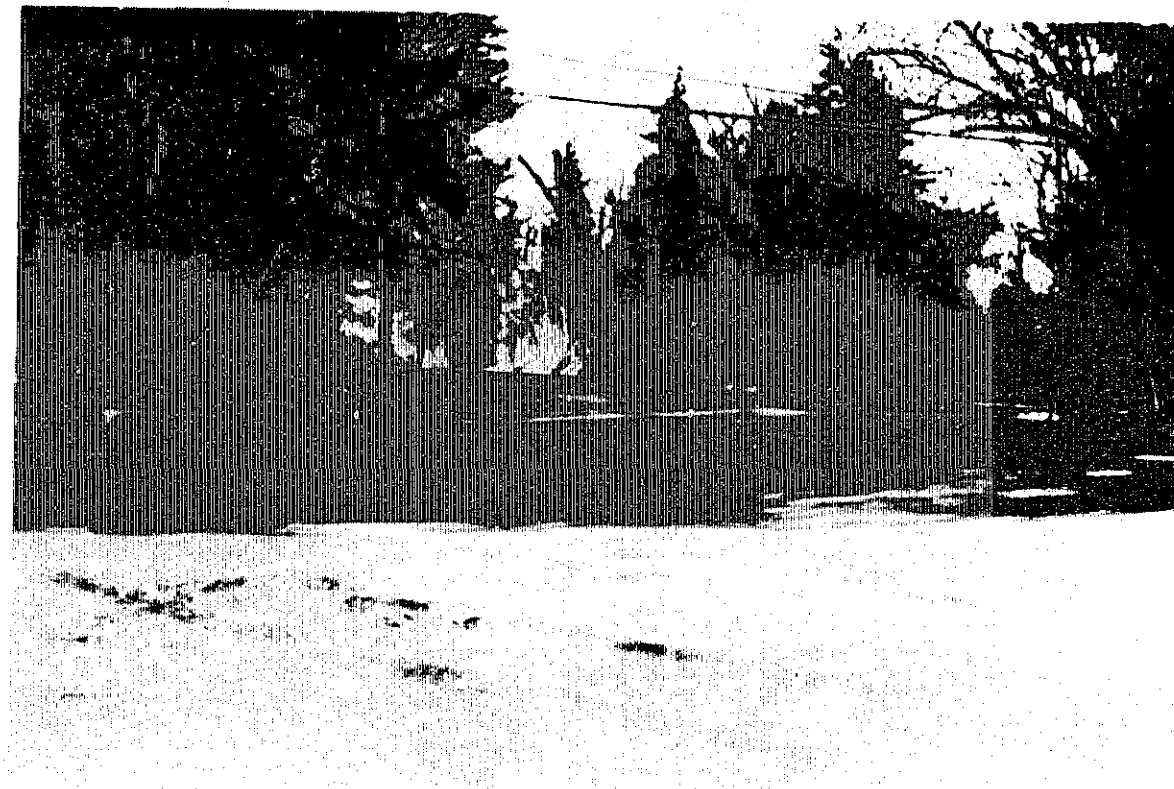


View - *South* on Charles Street

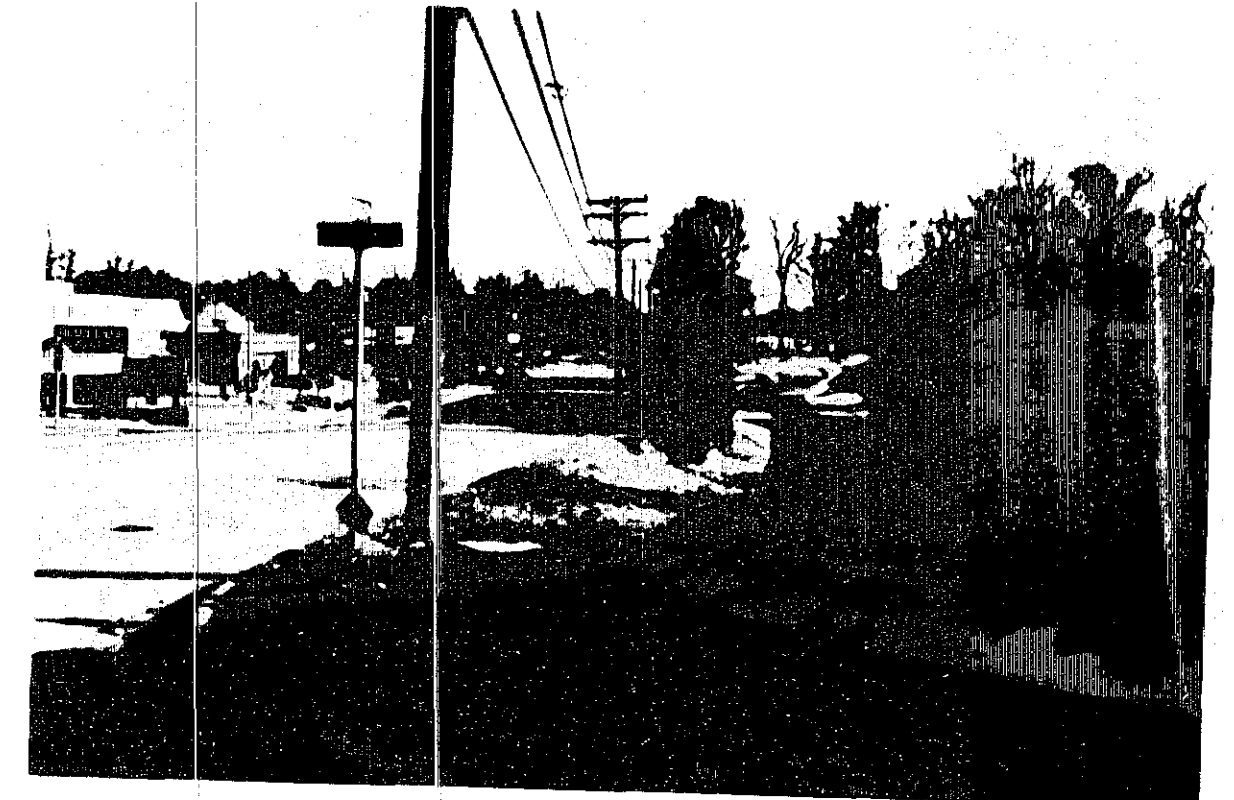


After Construction of Sign:

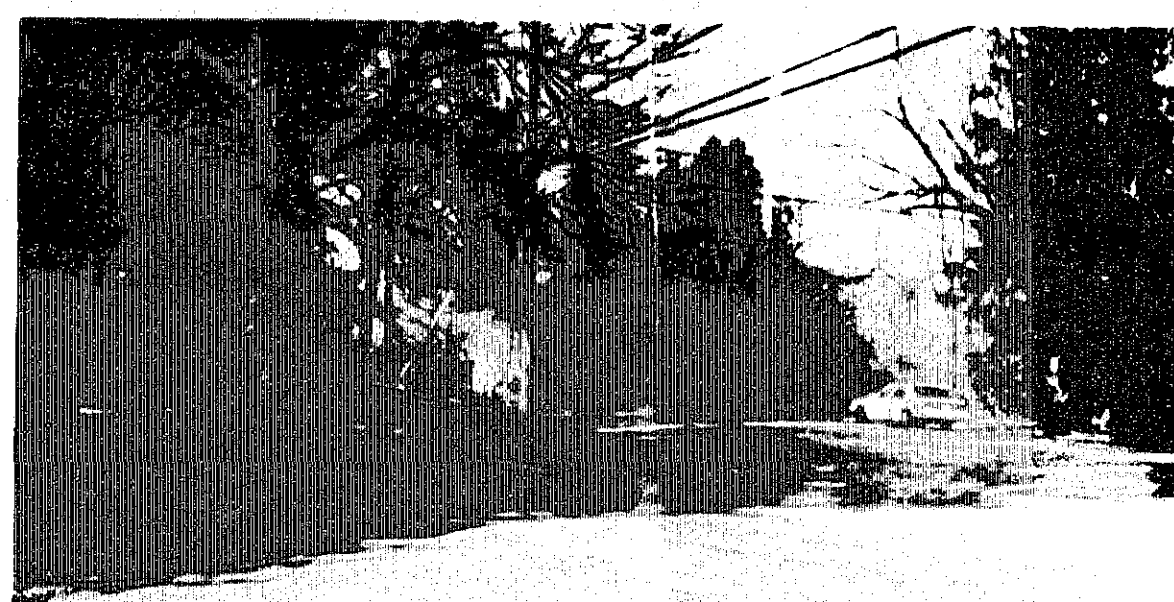
View - *North* on Charles Street



From Intersection with
Charles Street



From Intersection with
Meadow Road



Ref #5
Case 95-394-A