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.

ORDER RECEIVED FOR FILING
Date 4/13/95
By

MICROFILMED

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;

ORDER RECEIVED FOR FILING
Date
By

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

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

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,

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

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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 ~~70~~ 54 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.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

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

Legal Owner(s) BROWN MEMORIAL WOODBROOK PRESBYTERIAN CHURCH

(Type or Print Name)

BY

Signature CHAIRMAN, CONST COMMITTEE

(Type or Print Name)

Signature

410

6200 NORTH CHARLES STREET 583-2120

Address Phone No

BALTIMORE, MD 21212

City State Zipcode

Name Address and phone number of representative to be contacted

PETER PARKER

Name

11248 FALLS RD, LUTHERVILLE, MD 21093

Address Phone No 410-583-2120

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hr.

unavailable for Hearing

the following dates Next Two Months

ALL ✓ OTHER

REVIEWED BY: DDA DATE 4-28-95

389

ORDER RECEIVED FOR FILING

Date 4/28/95

By

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Zoning Administration & Development Management

95-394-A

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.

21 Governor's Court Baltimore, MD 21244-2722 tel: 410-944-9112 fax: 410/298-2794

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

95-394-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 9th Date of Posting 5/13/95

Posted for: Variance

Petitioner: Brown Memorial Church

Location of property: 6700 N. Charles St.; S/W/cor Wood brook

Location of Signs: Facing roadway on property being zoned

Remarks:

Posted by M Healy Date of return: 5/19/95

Signature

Number of Signs: 1

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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: #95-394-A
(Item 389)
6200 N. Charles Street
SWC Woodbrook Lane and N. Charles Street
9th Election District
4th Councilmanic
Legal Owner(s):
Brown Memorial Woodbrook 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 Handicapped Accessible; for special accommodations Please Call 887-3353.
(2)For information concerning the File and/or Hearing, Please Call 887-3391.
5/112 May 11.

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. Henrickson

LEGAL AD. - TOWSON

Publisher.

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

receipt

95-394-A

Account: R-001-6150

Item Number 389

Date 4-28-95

Brown Memorial Woodbrook Presbyterian Church
6200 N. Charles St.

# 020	Commercial Variance Filing Fee	$ 250.00
# 080	Sign & Posting	35.00
	Total	$ 285.00

CASHIER'S VALIDATION

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring 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 accessed 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

rev 4/98/93

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

Please foward 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 CONCERING 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)
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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.

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 CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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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.mm. in Room 106, County Office Building.

ARNOLD JABLON
DIRECTOR

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

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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,

W. Carl Richards Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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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: 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

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/

MICROFILM

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: Carl L. Kerns

PK/JL

ZAC365/PZONE/ZAC1

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

LS:sp

LETTY2/DEPRM/TXTSBP

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

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 2:00 p.m.

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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 _____
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 _____
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 # _____

Zoning Office Staff

Post-it™ brand fax transmittal memo 7671 | # of pages ▸ 3
To Suzanne Mastermark | From Lynn Hannon
Co. Sundberg | Co. Balto. County
Dept. | Phone # 887-3351
Fax # 494-2916 | Fax # 887-5708

Zoning Enforcement

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

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: Larry E. Schmidt
Zoning Commissioner

DATE: June 20, 1995

FROM: James H. Thompson - TLF
Zoning Enforcement Supervisor

SUBJECT: ITEM NO.: 389
PETITIONER: Brown Memorial Church

VIOLATION CASE NO.: C-95-1866

LOCATION OF VIOLATION: 6300 N. Charles Street
Baltimore, Maryland 21212
9th Election District

DEFENDANTS: Brown Memorial Church
6300 N. Charles Street
Baltimore, Maryland 21212

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME	ADDRESS
Page Miller	13 Buchannan Road Baltimore, Maryland 21212

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

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,

JAMES H. THOMPSON
Code Enforcement Supervisor
887-3351

JHT/hek

Enclosure

c: Inspector Timothy L. Fitts
Docket Clerk Gwen Stephens

bc: Page Windsor Miller

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SERVE ON THE FOLLOWING RESIDENT AGENT/CORPORATE OFFICER (IF APPLICABLE):
ALEXANDER C. SHORT 341 TUNBRIDGE RO[redacted] 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.

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, SWC Woodbrook Ln. and N. Charles Street, 9th Election District, 4th Councilmanic	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Brown Memorial Woodbrook Presbyterian Church 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

Gwen
95-394

96

2654

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

RECEIVED
FEB - 8 1996
PDM



3/11/96 96-557

ROYSTON, MUELLER, McLEAN & REID, LLP

ATTORNEYS AT LAW

SUITE 600
THE ROYSTON BUILDING
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575

(410) 823-1800
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CHARLES F. STEIN III, P.C.
H. EMSLIE 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

MICROFILMED

RECEIVED
MAR - 1 1996

PRESBYTERIAN CHURCH (USA)

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 os 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

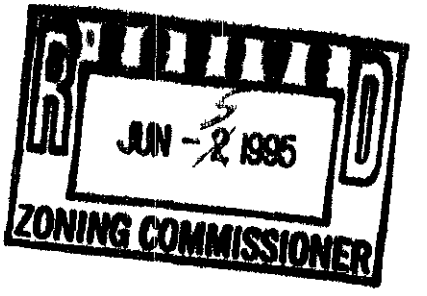
Aggroximately
10 provisional
Approval permits
issued PER
YEAR

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 evryone'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

ARCHIVED FILE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
PETER PARKER	11248 FALLS RD, LUTHERVILLE
MARJORIE D. NELSON	1310 LOCUST AVE. 21204-6619
CAROLYN M. DONKERVOET	200 BOLTON PLACE BALTIMORE 21217
ANNE S. MINKOWSKI	724 COLORADO AVE, BALTIMORE 21210
THOMAS B. EASTMAN	112 E. LAKE AVE BALTO 21212
TAYLOR MCLEAN	207 WOODBROOK LANE 21212
THELMA GOUDY	5717 CHARLESTOWNE DR. 21212
Elizabeth Nottrodt	11 W. Melrose Ave. 21210
Ralph G. Crok	828 Highwood Rd. 21286
Louise Bowman	21 Murray Hill Cr. 21212
MIRIAM B. STOCKBRIDGE	7010 COPELEIGH RD 21212
J. GERALD EGGER	908 REGESTER AV 21239

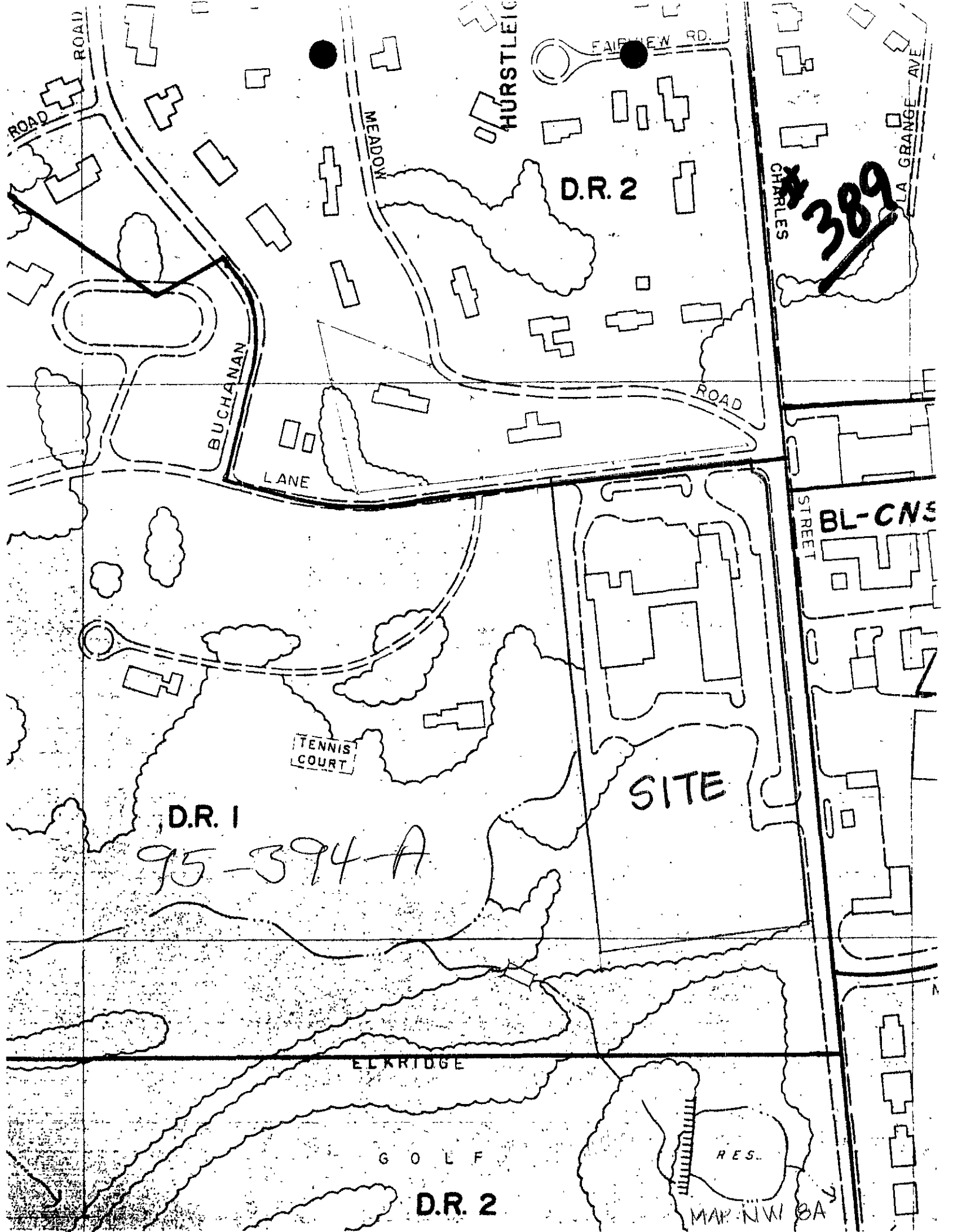
1/5 11:15

3385

FAX # 410-296-2176

Susanne Lowerre

Printed with Soybean Ink on Recycled Paper


ROAD
ROAD
MEADOW
HURSTLEIGH
FAIRVIEW RD.
D.R. 2
CHARLES
LA GRANGE AVE
389
BUCHANAN
ROAD
LANE
STREET
BL-CNS
TENNIS COURT
SITE
D.R. 1
95-394-A
ELKRIDGE
GOLF
D.R. 2
RES.
MAP NW 8A

Pet Ex #2

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

...1 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 _____
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 _____
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 # _____

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,

JAMES H. THOMPSON
Zoning Supervisor

JHT/hek

c: Inspector Timothy L. Fitts

Printed with Soybean Ink
on Recycled Paper

```
                                                                  PANEL BP1003N
TIME:   11:31:46      AUTOMATED PERMIT TRACKING SYSTEM    LAST UPDATE  12/18/95
DATE:   01/02/96       GENERAL PERMIT APPLICATION DATA         PLF      13:57:30

PERMIT  #: B257018     PROPERTY  ADDRESS
RECEIPT #: A286099     7005         OLIVER BEACH RD
CONTROL #: NR            SUBDIV:   TWIN RIVER BEACH
XREF #:    B257018     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 #: 365 5462            LICENSE #:
NOTES: SMD

                                                        PASSWORD :

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

```
PF2 - APPROVALS      PF4 - ISSUE PERMIT   PF6 - NEXT PERMIT   INQRY
                                                        PANEL BP1004M
TIME:  11:32:25     AUTOMATED PERMIT TRACKING SYSTEM   LAST UPDATE  12/18/95
DATE:  01/02/96          BUILDING DETAIL 1                  PLF      13:57:27
                                                  TRACT.          BLOCK:
PERMIT # B257018    PLANS:  CONST 02   PLOT 7   PLAT 0   DATA 0   EL 1   PL 1
                      TENANT
BUILDING CODE: 1      CONTR: OWNER
IMPRV 1               ENGNR:
USE  01               SELLR:

FOUNDATION   BASE       WORK: CONSTRUCT SFD W/GARAGE & FIREPLACE(SIDE PROJ.
    2          2             NOT TO EXCEED 4X10),PORCH & DECK, 3 BDRM
CONSTRUC FUEL SEWAGE WATER    76'X64'X18'6=44785F
   2    2       1E     1E
CENTRAL AIR  1
ESTIMATED COST
70,000           PROPOSED USE: SFD
OWNERSHIP: 1     EXISTING USE: VACANT
RESIDENTIAL CAT: 1
#EFF:      #1BED.     #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:   4470                SIZE: .4440 ACRES
                        WIDTH:   76                  FRONT STREET:
GARBAGE DISP: Y         DEPTH:   64                  SIDE  STREET:
POWDER ROOMS: 0         HEIGHT:  218'6               FRONT SETB:    80.5
BATHROOMS: 3            STORIES: 1&BSMT              SIDE  SETB:    15'/30.65
KITCHENS:  1                                         SIDE STR SETB:
                        LOT NOS:     2               REAR  SETB:    45'
                        CORNER LOT: N

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 WILIAMS
ISSUED:  03/13/95   COMPANY: STUDIO K LTD
OCCPNCY.              ADDR1: 16047 TRENTON RD
                      ADDR2. UPPERCO MD 21155
```

INSPECTOR: 09C PHONE #: 777-4142 LICENSE #:
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 ENGNR:
USE 18 SELLR:

FOUNDATION BASE WORK: ERECT CONCRETE CAST S/F NON-ILLUM SIGN ON
FRONT OF PROPERTY. 15'6"X3'6"=54.25SF.
CONSTRUC 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
FLOOR: 54
WIDTH: 15'6"
DEPTH:
HEIGHT: 3'6"
STORIES:

LOT NOS:
CORNER LOT: Y

LOT SIZE AND SETBACKS
SIZE:
FRONT STREET:
SIDE STREET:
FRONT SETB: 7'6"
SIDE SETB: NC/12'0"
SIDE STR SETB:
REAR SETB: NC

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:

BLOCK:
SECTION:
LIBER:
FOLIO:
CLASS:

ASSESSMENTS
LAND:
IMPROVEMENTS:
TOTAL ASS.:

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

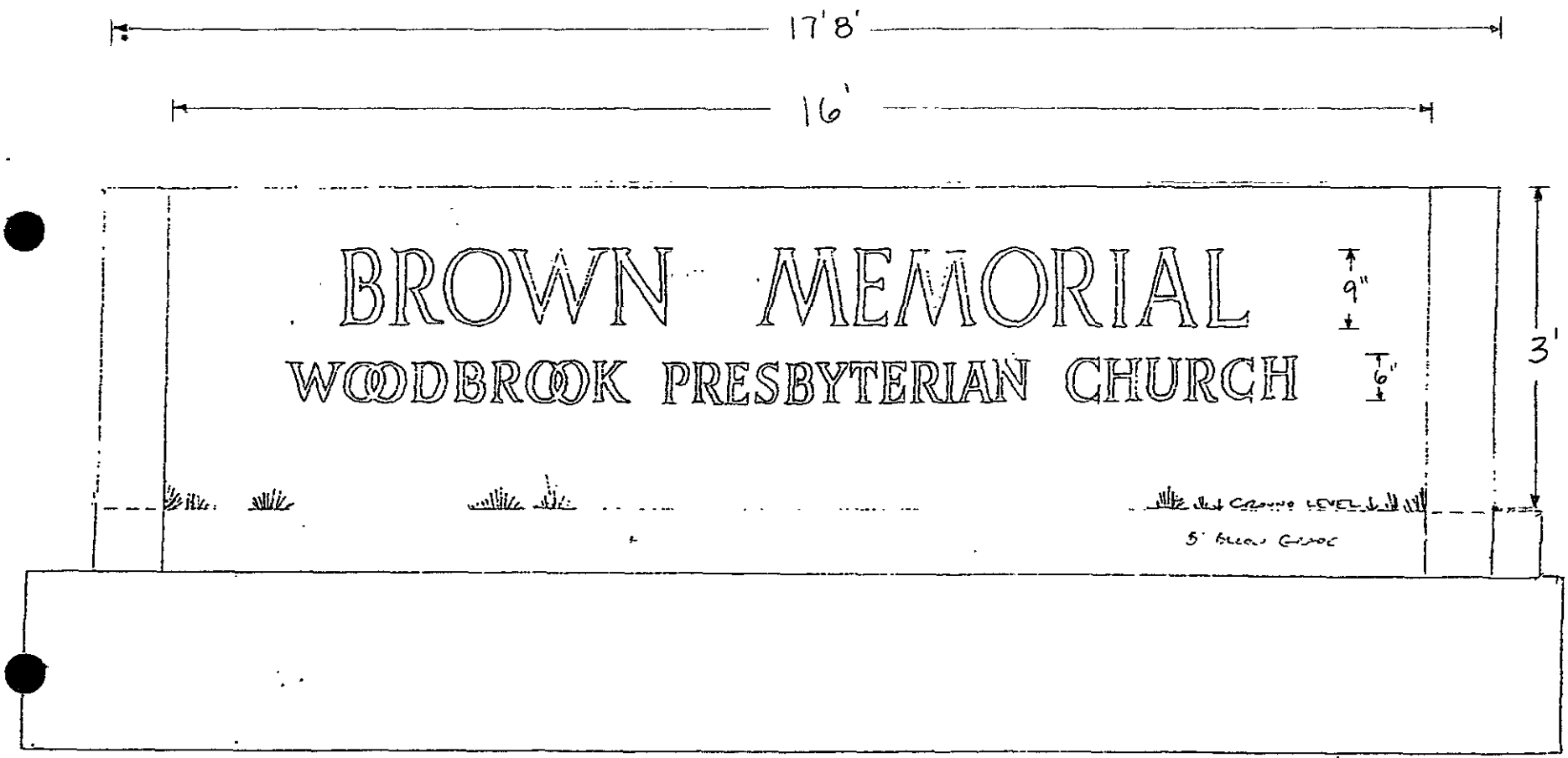
AGENCY	DATE	CODE	COMMENTS
ZONING	03/13/95	01	JJS/COP
PERMITS	03/13/95	01	DS/COP

MICROFILMED

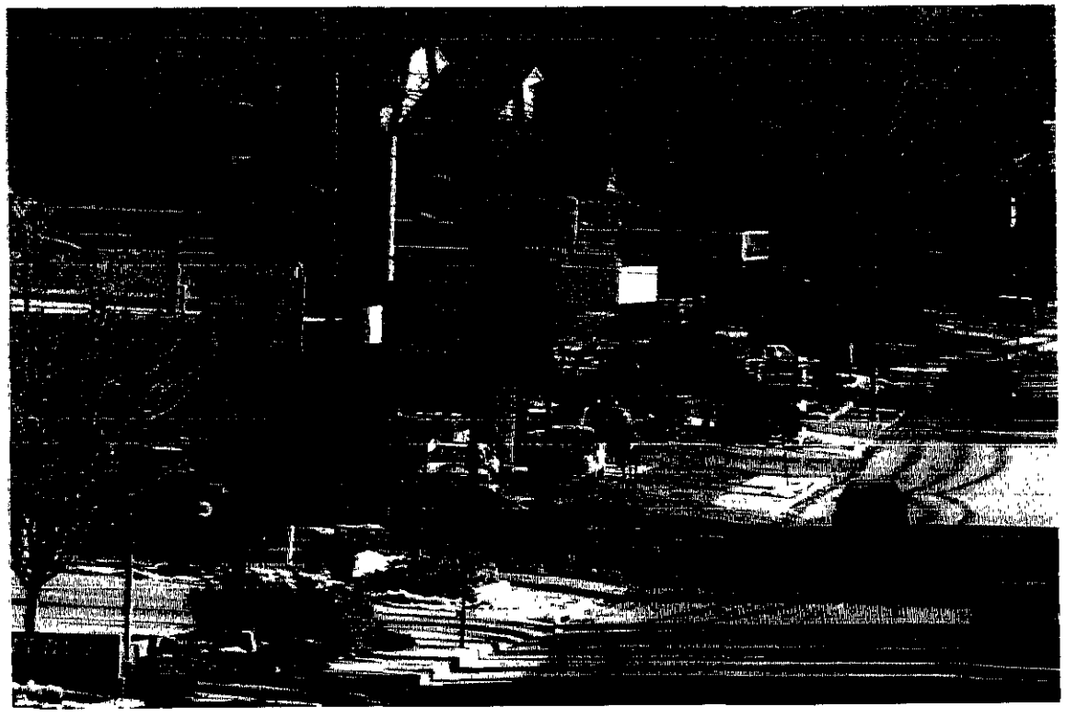
01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT

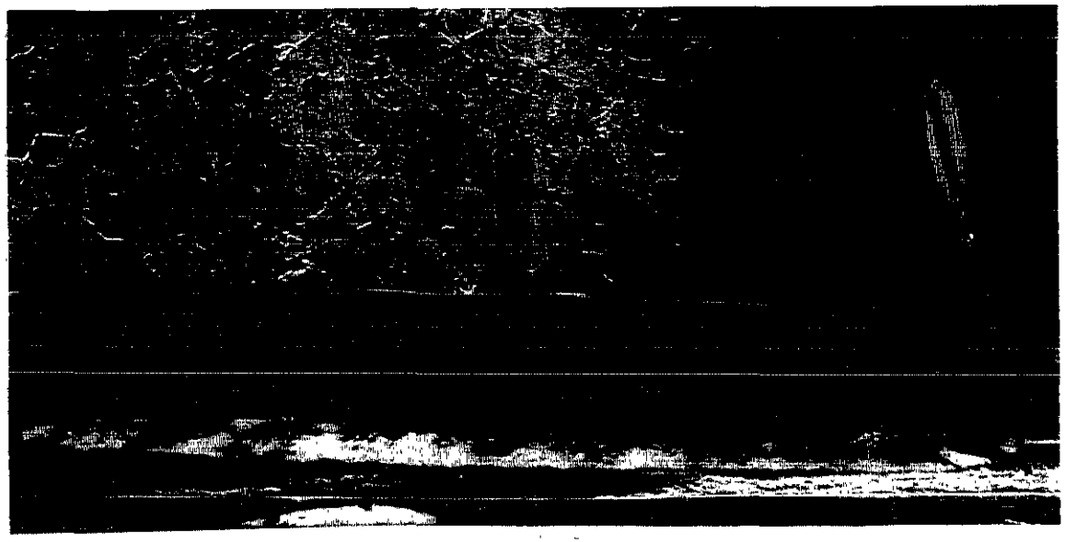
CLEAR - MENU

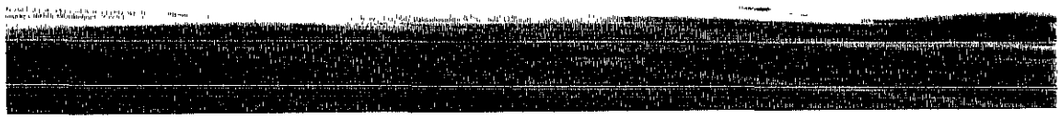


Pet Ex #3









SCALE: 1" = 20'

NORTH CHARLES STREET

POINT OF BEGINNING

PROP. SIGN - VARIANCE

ZONED DR-1

WOODBROOK LANE

BUILDING SETBACK LINE

EX. BLDG.
CLASSROOMS
2 STORY

EX. BLDG.
MEETING HALL
2 STORY

SANCTUARY
EXIST. BLDG.
F.F. 400.30
1-STORY
4489 S.F.

1,152 S.F.

EX. 8000 GAL. OIL STORAGE TANK

PROP. CONC. SIDEWALK

PROP. RET. WALL

PROP. STAIRS

EX. GALLERY

FOYER
393.72

F.F. 400.30

F.F. 400.25

B.F. 389.32

EX. 2" TEL.

EX. DUCT

3-4" DUCTS

EX. 2" DUCT

PLANTING

N 0°45'45" W
20.0'

N 5°24'10" W
108.57'

N 5°29'01" W
150.0'

N 5°32'13" W
100.0'

N 5°40'28" W
250.0'

N 5°41'30" W

R = 200.0
L = 47.84

W 3200
N 27800

W 3200
N 28400

EX. 8" SAN.

EX. 16" W.

EX. 10" W.

EX. 65' R/W

S 85°14'15" W
341.71'

S 5°39'45" E
850.0'

W 3000
N 29400

GENERAL NOTES

1. OWNER/APPLICANT — BROWN MEMORIAL WOODBROOK PRESBYTERIAN CHURCH, 6200 NORTH CHARLES STREET, BALTIMORE, MD 21212, (410) 377-7232
2. ELECTION DISTRICT 9; COUNCILMANIC DISTRICT 4; CENSUS TRACT 4905.01
3. WATERSHED 23; SUBSEWERSHED 54
4. SITE DATA

CURRENT ZONING AND ACREAGE - ZONE DR-1
NET SITE AREA = 6.84 AC. ±
GROSS SITE AREA = 7.00 AC. ± INCLUDES PART OF WOODBROOK LANE R/W

DENSITY
PROPOSED = 5,641 S.F. CHURCH SANCTUARY 300 SEATS

PARKING
REQUIRED = 300 SEATS @ 1/4 = 75 SPACES
PROPOSED = STANDARD PARKING = 122 SPACES
HANDICAPPED PARKING = 5 SPACES
127 SPACES

ALL SPACES ARE EXISTING. MINIMUM DIMENSIONS OF 8 1/2 FT X 18 FT. PARKING AREAS AND AISLES ARE PAVED.

LANDSCAPE REQUIREMENTS
REQUIRED
PROPOSED

5. THERE ARE NO WELLS OR SEPTIC AREAS ON THE PROPERTY.
6. THERE ARE NO HISTORIC BUILDING ON THIS PROPERTY.
7. SOILS

SOIL SERIES	SYMBOL	SOIL TYPE	HOMESITES W/BASEMENTS	HOMESITES W/O BASEMENTS	STREETS PARKING LOTS
BRANDYWINE	(BM02)		MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE
GLENELG	(GEB2)	B	SLIGHT	SLIGHT	MODERATE SLOPE
GLENELG	(GCC2)	B	MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE
GLENVILLE	(GUB)		SEVERE: HIGH WATER TABLE	MODERATE: HIGH WATER TABLE	SEVERE: HIGH WATER TABLE
GLENELG	(GIC)	B	MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE

8. DEED REFERENCE: 6847/183 BMPC
TAX ACCOUNT NO.: 04-0902832040
9. ESTIMATED ADT:
SATURDAY AND SUNDAY: 5,641 SF @ 37/1000 SF = 207 ADTS
10. ZONING MAP-NW8A
11. PERMIT NUMBER B187695

VICINITY MAP
SCALE: 1" = 1000'

BELLONA AVE.
CHARLES
STEVENSON LANE
WOODBROOK LANE
SITE
AM
STREET

No. 16597 REGISTERED PROFESSIONAL ENGINEER

BROWN MEMORIAL WOODBROOK
PRESBYTERIAN CHURCH

WALL LENGTH = 17'-6" · WALL HEIGHT = 40" · LETTERING = 9"/6" · WALL ENDS = 9"x9"x40"
SCALE 3/4" = 1'0"

389

Pet Ex #1

MICROFILMED

95-394-A

EDWARD W. BROWN JR.
6847/183
25 WOODBROOK LANE
DR-1

STV GROUP
ENGINEERS • ARCHITECTS • PLANNERS
21 GOVERNOR'S COURT
BALTIMORE, MARYLAND 21207-2722
(410) 944-6112 • FAX (410) 298-2794

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

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

B187695

Prior to Construction of Sign:

View - *North* on Charles Street



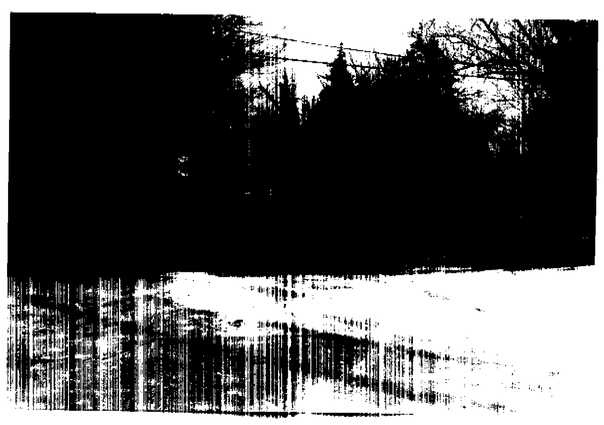
View - *South* on Charles Street



After Construction of Sign:

View - *North* on Charles Street

From Intersection with Charles Street



View - *South* on Charles Street



From Intersection with Meadow Road





Petitioner's
Case 95-394-A

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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.

ORDER RECEIVED FOR FILING
Date 4/5/96
By bjs

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;

ORDER RECEIVED FOR FILING
Date 4/5/96
By bjs

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 bjs

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 4/5/96
By bjs

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 Poyston 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

TMK:bjs

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

People's Counsel

File

Printed with Soybean Ink on Recycled Paper

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 ~~70~~ 54 TMK 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.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner: BROWN MEMORIAL WOODBROOK PRESBYTERIAN CHURCH
(Type or Print Name)
BY
Signature CHAIRMAN, CONST COMMITTEE

(Type or Print Name)

Signature

410
6200 NORTH CHARLES STREET 583-2120
Address Phone No.
BALTIMORE MD 21212
City State Zipcode

Name, Address and phone number of representative to be contacted
PETER PARKER
Name
11248 FALLS RD, LUTHERVILLE MD 21093
Address 410-583-2120

ESTIMATED LENGTH OF HEARING
unavailable for Hearing
the following dates Next Two Months
ALL OTHER
REVIEWED BY DATE 4-28-95

$ 389

ORDER RECEIVED FOR FILING
Date
By

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95-394-A

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.

21 Governor's Court Baltimore, MD 21244-2722 tel: 410-944-9112 fax: 410/298-2794

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

STATE OF MARYLAND
MARK ALAN RIDDLE
No. 10899
PROFESSIONAL LAND SURVEYOR

April 11, 1995

CERTIFICATE OF POSTING 95-394-A

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 9th Date of Posting 5/13/95

Posted for: Variance

Petitioner: Brown Memorial Church

Location of property: 6200 N. Charles St., S/W/S Wood brook

Location of Signs: Facing Wood brook Lane, on property being posted

Remarks:

Posted by [signature] Date of return: 5/14/95
Signature

Number of Signs: 1

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: #95-394-A (Item 389)
6200 N. Charles Street
SWC Woodbrook Lane and N. Charles Street
9th Election District
4th Councilmanic
Legal Owner(s):
Brown Memorial Woodbrook 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 Handicapped Accessible; for special accommodations Please Call 887-3353.
(2)For information concerning the File and/or Hearing, Please Call 887-3391.
5/12 May 11.

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. Henrickson

LEGAL AD. - TOWSON

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

receipt
95-394-A

Account: R-001-6150

Issue Number 389

Date 4-28-95

Brown Memorial Woodbrook Presbyterian Church
6200 N. Charles St.

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

Total - $ 285.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring 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 accessed 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

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

Please foward billing to:

Peter Parkar
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
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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.

Arnold Jablon
Director

cc: Brown Memorial Woodbrook Presbyterian Church
Peter Parkar

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.

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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.mm. in Room 106, County Office Building.

ARNOLD JABLON
DIRECTOR

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

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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,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND
INTEROFFICE 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:sw

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/

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 Buchannan Road, Baltimore, Maryland 21212.

JHT/hek

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

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

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: Carl L. Richards

PK/JL

ZAC365/PZONE/ZAC1

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

LS:sp

LETTY2/DEPRM/TXTSBP

TIME: 11:31:46 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1003B
DATE: 01/02/96 GENERAL PERMIT APPLICATION DATA LAST UPDATE 12/18/95 PLF 13:57:30

PERMIT #: B257018
RECEIPT #: A286099
CONTROL #: NR
XREF #: B257018

PROPERTY ADDRESS
7005 OLIVER BEACH RD
SUBDIV: TWIN RIVER BEACH
TAX ACCOUNT #: 2500013992 DISTRICT/PRECINCT 15 07

FEE: 220.00
PAID: 220.00
PAID BY: APPL

OWNERS INFORMATION (LAST, FIRST)
NAME: TRIGNEO, DOMINIC
ADDR: 636 BOXELDER DR 21040

DATES
APPLIED: 12/18/95
ISSUED:
OCCUPNCY:

APPLICANT INFORMATION
NAME: PETER J TRIGNEO
COMPANY
ADDR1: 636 BOX ELDER DR
ADDR2: EDGEWOOD MD 21040
PHONE #: 335 5462 LICENSE #:

INSPECTOR: 15R
NOTES: SMD

PASSWORD:

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 11:32:25 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1004B
DATE: 01/02/96 BUILDING DETAIL 1 LAST UPDATE 12/18/95 PLF 13:57:27

PERMIT #: B257018

PLANS CONST 02 PLOT 7 TRACT PLAT 0 BLOCK: DATA 0 EL 1 PL 1
TENANT
CONTR OWNER
ENGNR
SELLR

BUILDING CODE: 1
IMPRV 1
USE 01

FOUNDATION BASE
2 2

WORK: CONSTRUCT SFD W/GARAGE & FIREPLACE(SIDE PROJ. NOT TO EXCEED 4X10),PORCH & DECK, 3 BDRM

CONSTRUC FUEL SEWAGE WATER
2 2 1E 1E

66'X64'X18'6 44/HSE

CENTRAL AIR 1
ESTIMATED COST
70,000

PROPOSED USE: SFD
OWNERSHIP: 1 EXISTING USE: VACANT
RESIDENTIAL CAT: 1
#EFF: #1BED: #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

TIME: 11:32:34 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1005M
DATE: 01/02/96 BUILDING DETAIL 2 LAST UPDATE 12/18/95 PLF 13:57:27

PERMIT #: B257018

BUILDING SIZE
FLOOR: 44/8
WIDTH: 26'
DEPTH: 64
HEIGHT: 21'6
STORIES: 1&BSMT

LOT SIZE AND SETBACKS
SIZE: .4448 ACRES
FRONT STREET:
SIDE STREET:
FRONT SETB: 88.5
SIDE SETB: 15'/38.6'
SIDE STR SETB:
REAR SETB: 45'

GARBAGE DISP: Y
POWDER ROOMS: 0
BATHROOMS: 3
KITCHENS: 1

LOT NOS: 2
CORNER LOT: N

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:

BLOCK:
SECTION:
LIBER: 000
FOLIO: 020
CLASS: 04

ASSESSMENTS
LAND: 0007750.00
IMPROVEMENTS: 0000000.00
TOTAL ASS.:

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

TIME: 13:30:46 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1003B
DATE: 01/02/96 GENERAL PERMIT APPLICATION DATA LAST UPDATE 03/13/95 PLU 12:02:34

PERMIT #: B227836
RECEIPT #: A245926
CONTROL #: SI-11163
XREF #: B227836

PROPERTY ADDRESS
6200 N CHARLES ST
SUBDIV:
TAX ACCOUNT #: DISTRICT/PRECINCT 09 03

FEE: 9.00
PAID: 9.00
PAID BY: APP

OWNERS INFORMATION (LAST, FIRST)
NAME: BROWN MEMORIAL PRESBY. CHURCH
ADDR: 6200 N CHARLES ST 21204

DATES
APPLIED: 03/13/95
ISSUED: 03/13/95
OCCPNCY:

APPLICANT INFORMATION
NAME: KORKY WILLIAMS
COMPANY: STUDIO K LTD
ADDR1: 16047 TRENTON RD
ADDR2: UPPERCO MD 21155
PHONE #: 771-9132 LICENSE #:

INSPECTOR: 02P
NOTES: JB/COP

PASSWORD:

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 13:30:50 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1004M
DATE: 01/02/96 BUILDING DETAIL 1 LAST UPDATE 03/13/95 PLQ 12:07:16

PERMIT # B227836

PLANS CONST 1 PLOT 1 TRACT PLAT 0 BLOCK: DATA 0 EL 2 PL 2
TENANT BROWN MEMORIAL PRESBY. CHURCH
CONTR STUDIO K LTD
ENGNR
SELLR

BUILDING CODE: 2
IMPRV 1
USE 18

FOUNDATION BASE
1E 1E

WORK: ERECT CONCRETE CAST S/F NON-ILLUM SIGN ON FRONT OF PROPERTY. 15'6"X3'6"=54.25SF. LICENSE TAG MUST BE AFFIXED TO SIGN.

CONSTRUC FUEL SEWAGE WATER
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

TIME: 13:30:59 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1005M
DATE: 01/02/96 BUILDING DETAIL 2 LAST UPDATE 03/13/95 PLQ 12:07:16

PERMIT #: B227836

BUILDING SIZE
FLOOR: 54
WIDTH: 15'6"
DEPTH:
HEIGHT: 3'6"
STORIES:

LOT SIZE AND SETBACKS
SIZE:
FRONT STREET:
SIDE STREET:
FRONT SETB: 7'6"
SIDE SETB: NC/12'8"
SIDE STR SETB:
REAR SETB: NC

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

LOT NOS:
CORNER LOT: Y

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:

BLOCK:
SECTION:
LIBER:
FOLIO:
CLASS:

ASSESSMENTS
LAND:
IMPROVEMENTS:
TOTAL ASS.:

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

TIME: 13:31:18 AUTOMATED PERMIT TRACKING SYSTEM PANEL BP1018M
DATE: 01/02/96 APPROVALS DETAIL SCREEN LAST UPDATE 03/13/95 PLQ 12:08:18

PERMIT #: B227836

AGENCY	DATE	CODE	COMMENTS
ZONING	03/13/95	01	JJS/COP
PERMITS	03/13/95	01	DS/COP

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.

Post-it® brand fax transmittal memo 7671 | # of pages ▸ 3
To: Susan Haas Brown | From: Pat Keller
Co./Dept.: Zoning Commissioner's | Phone #: 887-3353
Fax #: 887-5708 | Fax #: 887-5708

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 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 _____
Owner FOR BROWN MEMORIAL WOODBROOK PRESBY CHURCH
(Please print clearly)
Name
Address 6200 N. CHARLES ST TOWSON, MD. 21204
Work Phone # 582-2120
Home Phone # 377-7332

Signed _____
Contract Purchaser
(Please print clearly)
Name
Address
Work Phone #
Home Phone #

Zoning Office Staff

Zoning Enforcement

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt
Zoning Commissioner

DATE: June 20, 1995

FROM: James H. Thompson - TLF
Zoning Enforcement Supervisor

SUBJECT: ITEM NO.: 389
PETITIONER: Brown Memorial Church

VIOLATION CASE NO.: C-95-1866

LOCATION OF VIOLATION: 6300 N. Charles Street
Baltimore, Maryland 21212
9th Election District

DEFENDANTS: Brown Memorial Church
6300 N. Charles Street
Baltimore, Maryland 21212

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME	ADDRESS
Page Miller	13 Buchannan Road Baltimore, Maryland 21212

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

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,

JAMES H. THOMPSON
Code Enforcement Supervisor
887-3351

JHT/hek

Enclosure

c: Inspector Timothy L. Fitts
Docket Clerk Gwen Stephens

bc: Page Windsor Miller

Printed with Soybean Ink on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND — CITATION NO. 96-203
CITATION FOR CIVIL ZONING VIOLATION
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

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 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 — Timothy L. Fitts
DATE — 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

ACKNOWLEDGMENT

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, SWC 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
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

Sweeney DS-394 — 96-654

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. EMSLIE PARKS

COUNSEL EMERITUS
H. ANTHONY MUELLER

CARROLL W. ROYSTON
1913-1996

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

RECEIVED
FEB - 9 1996
PDM

3/11/96 — 96-859

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
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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. EMSLIE PARKS

COUNSEL EMERITUS
H. ANTHONY MUELLER

CARROLL W. ROYSTON
1913-1996

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

RECEIVED
MAR - 1 1996

PRESBYTERIAN CHURCH (USA)

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 abie 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 os 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

Aggroximately 10 provisional Approval permits issued per year

PRESBYTERIAN CHURCH (USA)

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

RECEIVED
JUN - 2 1995
ZONING COMMISSIONER

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 evryone'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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
PETER PARKER	11248 FALLS RD, LUTHERVILLE
MARJORIE D. NELSON	1310 LOCUST AVE. 21204-6619
CAROLYN M. DONKERVOET	200 BOLTON PLACE BALTIMORE 21217
ALICE S. WINKOWSKI	724 COLORADO AVE, BALTIMORE 21210
THOMAS B. EASTMAN	112 E. LAKE AVE BALTO 21212
TAYLOR MCLEAN	267 WOODBROOK LANE 21212
THELMA GOUDY	5717 CHARLESTOWNE DR 21212
ELIZABETH WITTSTADT	11 W. Melrose Ave. 21210
RALPH D. TOLK	828 Highwood Rd. 21286
LOUISE ECKMAN	21 Murray Hill Cr. 21212
MIRIAM B. STOCKBRIDGE	7010 COPPERLIGHT RD 21212
	907 EDGEVIEW AV 21237

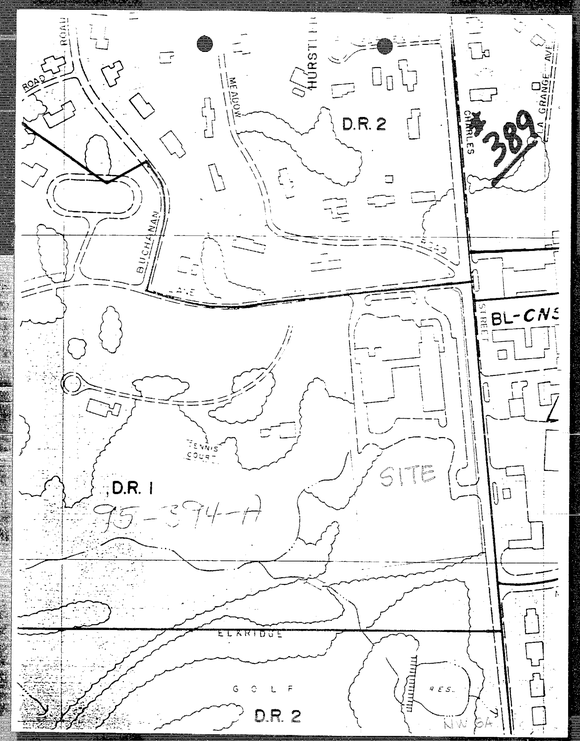
Printed with soybean ink on recycled paper

FAX # 494-2916

Attention: Lou Eckman

3355

Pet Ex #1



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

Pet Ex #2

... West Chesapeake Avenue
Towson, MD 21204

887-3353

Provisional Approval

Permit No: B-327836 DATE: 3-13-95

LOCATION: 6200 N. Charles St. (contingent on NO complaints), + sign with 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 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 Gail Johnson
DIRECTOR OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

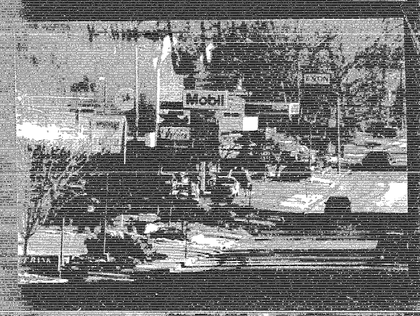
I have read the above statement and I agree to abide by the decision of the Zoning Commissioner if applicable in this matter. I also hereby certify that I the undersigned am in fact the owner and if applicable the contract purchaser and not just an agent for same.

Signed _____
Owner FOR BROWN MEMORIAL WOODBROOK PRESBY CHURCH
(Please print clearly)
Name _____
Address 6200 N. CHARLES ST TOWSON MD 21204
Work Phone # 377-2120
Home Phone # 377-7332

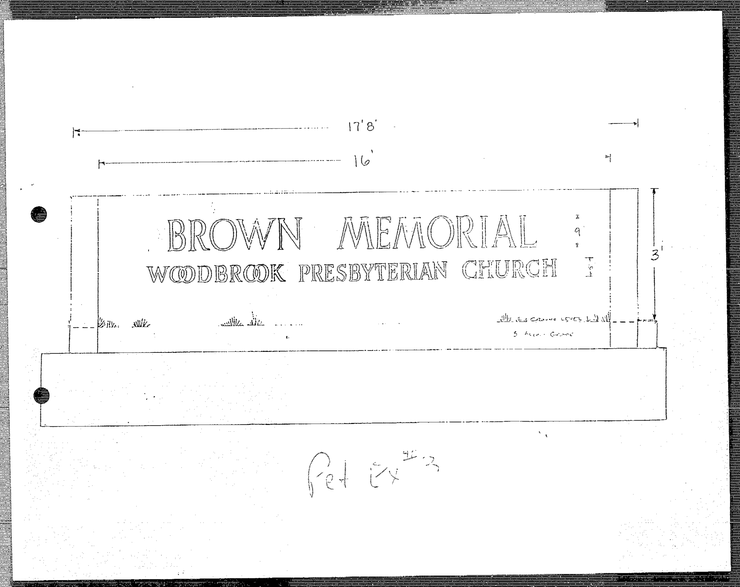
Signed _____
Contract Purchaser
(Please print clearly)
Name _____
Address _____
Work Phone # _____
Home Phone # _____

Zoning Office Staff









Pet Ex #3

Petitioner's Exhibits 4 and 5 (A & B)

95-374-A

SCALE: 1" = 20'

NORTH CHARLES STREET

POINT OF BEGINNING

PROP. SIGN-VARIANCE

EX. 65' R/W

W 3200

Z 29600

N 5°24'10" W 108.57'

N 5°28'01" W 150.0'

N 5°32'15" W 100.0'

N 5°40'28" W 250.0'

N 5°41'30" W

R = 150.0'

L = 47.84'

12.7'

12.7'

N 6°45'45" W 20.0'

ZONED DR-1

PLANTING

EX. DUCT

3-4" DUCTS

EX. 2" TEL.

EX. 4" W

EX. 8000 GAL OIL STORAGE TANK

EX. B.H.

EX. 4" D

EX. 8" D

EX. 6" D

EX. 4" D2

EX. 6" S

C.O.

FOYER 393.72

EX. BLDG. CLASSROOMS 2 STORY

F.F. 389.32

F.F. 400.30

EX. 2" DUCT

EX. 4" S

EX. 12" D

EX. 10" D

EX. 4" D2

EX. 3/4" DUCT

EX. B.H.

1152 S.F.

EX. 12" D

EX. 8" D

EX. GALLERY

PROP. CONC. SIDEWALK

PROP. 6" DIP

PROP. C.O.

SANCTUARY EX. ST. BLDG. F.F. 400.30 1-STORY 4489 S.F.

PROP. RET. WALL

PROP. STAIRS

EX. BLDG. MEETING HALL 2 STORY

F.F. 400.25

EX. 4" D

EX. 6" S

EX. 4" D2

EX. 6" D

EX. 4" S

EX. 2" DUCT

EX. 48" D

EX. 6" S

HC

(3 HC PS.)

WOODBROOK LANE

BUILDING SETBACK LINE

S 83°14'15" W 341.71'

S 5°39'45" E 850.0'

W 3000

Z 29400

GENERAL NOTES

1. OWNER/APPLICANT — BROWN MEMORIAL WOODBROOK PRESBYTERIAN CHURCH, 6300 NORTH CHARLES STREET, BALTIMORE, MD 21212, (410) 377-7232
2. ELECTION DISTRICT 9; COUNCILMANIC DISTRICT 4; CENSUS TRACT 4905.01
3. WATERSHED 23; SUBSEWERSHED 54
4. SITE DATA

CURRENT ZONING AND ACREAGE - ZONE DR-1
NET SITE AREA = 6.84 AC. ±
GROSS SITE AREA = 7.00 AC. ± INCLUDES PART OF WOODBROOK LANE R/W

DENSITY:
PROPOSED = 5,641 S.F. CHURCH- SANCTUARY 300 SEATS

PARKING
REQUIRED = 300 SEATS @ 1/3 = 75 SPACES
PROPOSED = STANDARD PARKING = 122 SPACES
HANDICAPPED PARKING = 5 SPACES
127 SPACES

ALL SPACES ARE EXISTING, MINIMUM DIMENSIONS OF 8 1/2 FT X 18 FT., PARKING AREAS AND AISLES ARE PAVED.

LANDSCAPE REQUIREMENTS:
REQUIRED
PROPOSED

5. THERE ARE NO WELLS OR SEPTIC AREAS ON THE PROPERTY.
6. THERE ARE NO HISTORIC BUILDING ON THE PROPERTY.
7. SOILS

SOIL SERIES	SYMBOL	SOIL TYPE	HOMESITES W/ BASEMENTS	HOMESITES W/O BASEMENTS	STREETS PARKING LOTS
BRANDYWINE	(BWG2)		MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE
GLENELG	(GEE2)	B	SLIGHT	SLIGHT	MODERATE SLOPE
GLENELG	(GEC2)	B	MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE
GLENVILLE	(GUB)		SEVERE: HIGHWATER TABLE	MODERATE: HIGHWATER TABLE	SEVERE: HIGHWATER TABLE
GLENELG	(GIC)	B	MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE

8. DEED REFERENCE: 6847/184 BMPC
TAX ACCOUNT NO.: 09-0902883440
9. ESTIMATED ADT:
SATURDAY AND SUNDAY: 5,641 SF @ 371/1000 SF = 207 ADTS
10. ZONING MAP-NW8A
11. PERMIT NUMBER B157685

VICINITY MAP
SCALE: 1" = 1600'

BM

BELLONA LANE

CHARLES STREET

STEVENSON LANE

WOODBROOK LANE

SITE

PRO. 18597 REGISTERED PROFESSIONAL ENG'R

17'6"

9" BRICK

EDGE

9"

6"

1'-4"

6"

15"

5'-4"

8" BRICK GRADE

BROWN MEMORIAL WOODBROOK
PRESBYTERIAN CHURCH

EX. 2" DUCT

EX. 48" D

EX. 6" S

WALL LENGTH = 17'-6" · WALL HEIGHT = 40" · LETTERING = 9"/10" · WALL ENDS = 9"x9"x40"
SCALE 3/4" = 1'0"

389

Pet Ex #1

95-394-A

EDWARD W. BROWN JR.
6867/603
25 WOODBROOK LANE
DR-1

STV GROUP
ENGINEERS • ARCHITECTS • PLANNERS
21 GOVERNOR'S COURT
BALTIMORE, MARYLAND 21207-5782
(410) 944-9112 • FAX (410) 298-6784

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

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

B 157685

Prior to Construction of Sign:

View - *North* on Charles Street



View - *South* on Charles Street



After Construction of Sign:

From Intersection with Charles Street

View - *North* on Charles Street



View - *South* on Charles Street



From Intersection with Meadow Road





Petitioner's
Case 95-394-A