



KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

October 25, 2016

Little & Associates, Inc.  
1055 Taylor Avenue  
Suite 307  
Towson, Maryland 21286  
Attention: John Motsco, P.E.  
Project Engineer

Dear Sir:

RE: Spirit and Intent Zoning Case #96-195-SPH  
St. Thomas Indian Orthodox Church of Baltimore  
7321 Windsor Mill Road  
2<sup>nd</sup> Election District

Pursuant to your letter of October 7, 2016, you have requested an opinion from this office regarding the Special Hearing granted in the above referenced case. Your request to amend the previously approved site plan by adding a proposed addition that will result in an overall building size of 36' wide x 100' long. The proposed addition has been approved by a limited exemption and meets or exceeds the original setbacks approved by the above referenced Special Hearing.

Upon review of the facts in case #96-195-SPH and analysis of both exhibit #1 and the re-submitted red-lined site plan, it is the opinion of this office that you request does meet the spirit and intent of the Special Hearing granted in the subject case.

A copy of this letter and the new red-lined site plan will be placed in the above reference Special Hearing file. **Additionally, you must present a copy of this letter when submitting application to Baltimore County for building permit approval.**

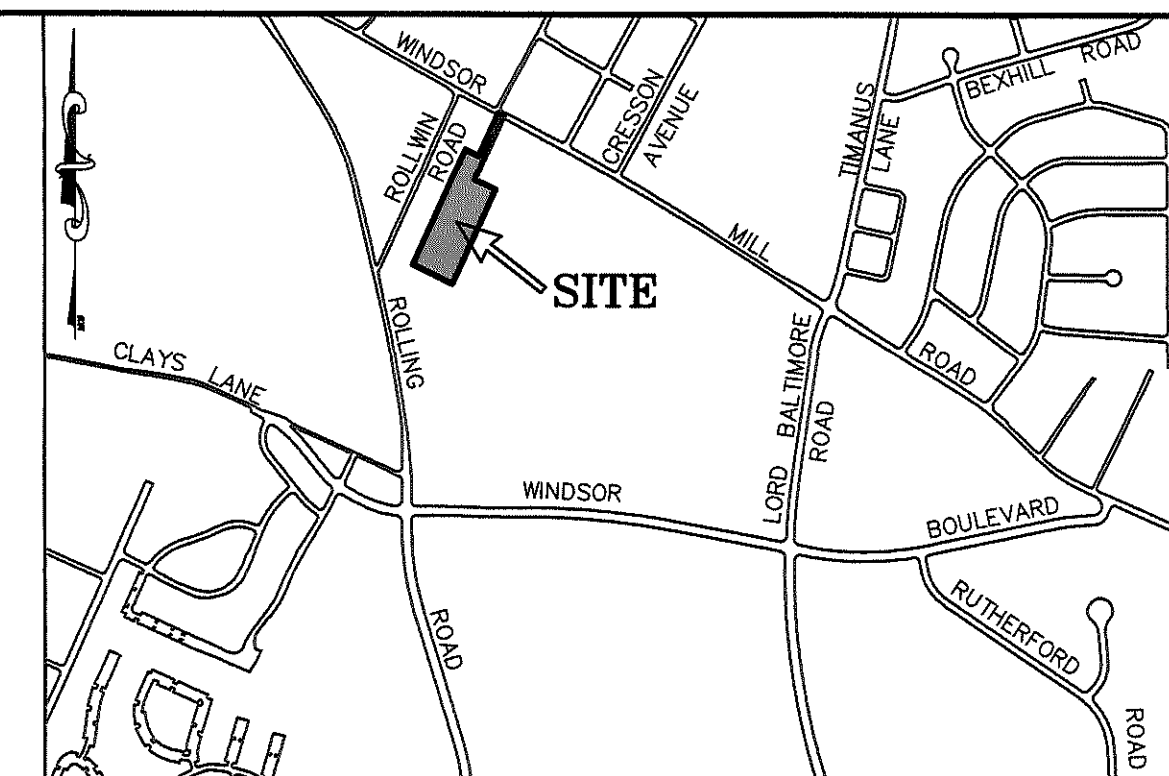
I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need additional information or have any questions, I can be contacted at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Leonard Wasilewski".

Leonard Wasilewski  
Planner II  
Zoning Review

16-409/LW



VICINITY MAP

SCALE: 1"=1000'

SITE DATA

1. OWNER:  
ST. THOMAS INDIAN ORTHODOX CHURCH OF BALTIMORE INC.  
7321 WINDSOR MILL ROAD  
BALTIMORE, MD 21244  
(410) 472-3652

2. SITE DATA:  
ELECTION DISTRICT: 2  
COUNCILMANIC DISTRICT: 4  
TAX MAP: 87 GRID: 11 PARCEL: 142  
DEED REFERENCE: 11349/161  
TAX ACCOUNT NO.: 0211770120  
SITE AREA: 3.30 AC.±  
BUILDING CONSTRUCTED: 2002  
EXISTING ZONING: DR 5.5  
ZONING MAP:  
EXISTING USE: CHURCH  
PROPOSED USE: CHURCH

3. PARKING DATA:

CHURCH  
1 SPACE / 4 MEMBERS REQUIRED  
60 FUTURE MEMBERS  
TOTAL PARKING REQUIRED: 15  
PARKING PROVIDED: 24

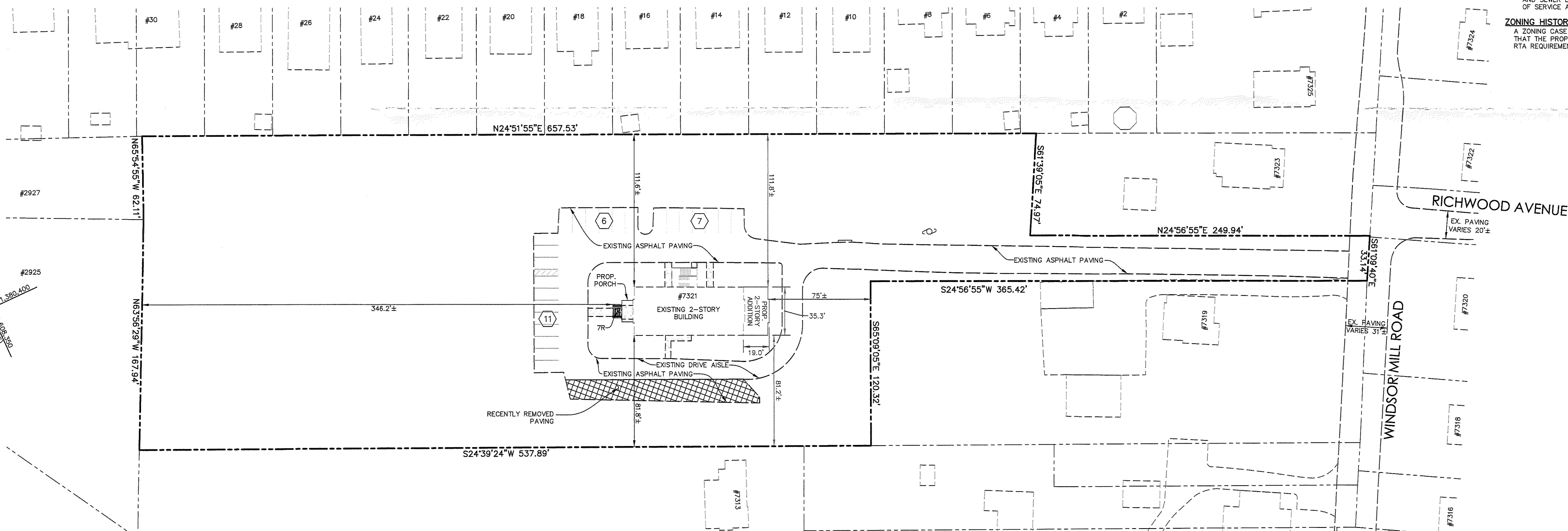
4. STORMWATER MANAGEMENT WILL NOT BE REQUIRED AS THE LIMIT OF DISTURBANCE < 5,000 S.F.

5. A GRADING PERMIT WILL NOT BE REQUIRED AS THE LIMIT OF DISTURBANCE < 5,000 S.F.

6. PROPERTY IS NOT LOCATED WITHIN ANY DEFICIENT AREAS OF THE 2016 WATER AND SEWER BASIC SERVICES MAPS. PROPERTY IS LOCATED WITHIN A "D" LEVEL OF SERVICE AREA ON THE 2016 TRANSPORTATION BASIC SERVICES MAP.

ZONING HISTORY

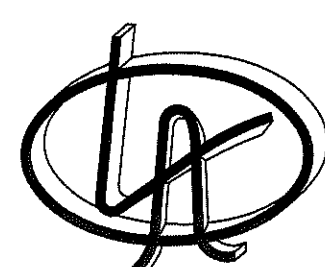
A ZONING CASE (CASE #: 96-195-SPH) WAS GRANTED ON 12/28/1995 STATING THAT THE PROPOSED USE OF THE SUBJECT PROPERTY FOR A CHURCH MEETS THE RTA REQUIREMENTS TO THE EXTENT POSSIBLE.



SITE PLAN TO ACCOMPANY SPIRIT  
AND INTENT REQUEST  
#7321 WINDSOR MILL ROAD  
SAINT THOMAS INDIAN ORTHODOX  
CHURCH OF BALTIMORE, INC.

DISTRICT 2c4  
SCALE: 1"=40'

BALTIMORE COUNTY, MD  
OCTOBER 7, 2016  
OCTOBER 24, 2016



LITTLE & ASSOCIATES, INC.  
ENGINEERS~LAND PLANNERS~SURVEYORS  
1055 TAYLOR AVENUE, SUITE 307  
TOWSON, MARYLAND 21286  
PHONE: (410)296-1636 FAX: (410)296-1639



KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

May 10, 2016

LDE, Inc.  
7520 Main Street, Suite 203  
Sykesville, Maryland 21784  
Attn: Bruce Burton, P.E.

Dear Mr. Burton:

RE: St. Thomas Indian Orthodox Church of Baltimore, Inc.  
7321 Windsor Mill Road  
Spirit and Intent, Zoning Case No. 96-195-SPH

This refers to your recent letter in which you attached various site plans showing the proposed church addition and the revised parking layout. In your letter, you requested a zoning S&I (Spirit and Intent) verification that the proposed addition and revised parking layout is within the S&I as per a previously approved S&I letter dated 7/7/2000 and the zoning relief as granted in Zoning Case no. 1996-195-SPH. As noted, the proposed church addition contains 706 square feet in area and the parking layout has been revised to add parking spaces to the southern and eastern sides of the existing church.

After consultation with Mr. John Beverungen, the Administrative Law Judge, Mr. Beverungen has determined that the proposed new addition and parking layout plan is significantly different from the Zoning Case no. 1996-195-SPH and is beyond the scope of a Spirit and Intent letter. Further, various County development regulations have changed since 1996. A new Special Hearing is required to amend the previous approved Special Hearing zoning case, and a variance may also be required for the required parking spaces as a result of the proposed addition.

A development plan is required to be submitted to the Development Review Committee (DRC) for review and approval by the County agencies.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Tsui", is written over a horizontal line.

Aaron Tsui  
Planner II, Zoning Review

Zoning Case no.1996-195-SPH

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
 SW/S Windsor Mill Road, 175' SE \*  
 of the c/l of Rollwin Road \* DEPUTY ZONING COMMISSIONER  
 (7321 Windsor Mill Road) \*  
 2nd Election District \* OF BALTIMORE COUNTY  
 2nd Councilmanic District \* Case No. 96-195-SPH  
 St. Thomas Orthodox Church of  
 Baltimore, Inc. - Petitioner \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 7321 Windsor Mill Road, located in the vicinity of Rolling Road in Woodlawn. The Petition was filed by the owner of the property, St. Thomas Orthodox Church of Baltimore, Inc., by Mathew Aloth, a Representative, through Francis X. Borgerding, Jr., Esquire, attorney for the Petitioner. The Petitioner seeks approval, pursuant to Sections 1B01.1.B.1(c) and (e) of the Baltimore County Zoning Regulations (B.C.Z.R.) that the proposed use of the subject property for a Church meets RTA requirements to the extent possible. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Mathew Aloth for St. Thomas Orthodox Church, Paul Lee, Professional Engineer, who prepared the site plan for this project, and Francis X. Borgerding, Jr., Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 3.3 acres, more or less, zoned D.R. 5.5 and is improved with a one-story dwelling. The Petitioners are desirous of expanding the existing dwelling and utilizing same for a proposed church. Testimony revealed that the subject property had been used as a Korean

APPROVED

ORDER RECEIVED FOR FILING

Date

By

12/28/95  
 [Signature]

church for the past 10 years and that the Petitioners recently purchased the property in the hope of continuing its use as a Church. The Congregation of the St. Thomas Orthodox Church of Baltimore consists of a total of 16 families. A few of the families that are members of this Church actually reside in the Pennsylvania area. Testimony indicated that the membership of this Church has remained consistent for many years and it is not anticipated that the congregation will grow appreciably in the future. Due to the narrow width of the lot and the location of existing residential uses nearby, the relief requested is necessary. Further testimony revealed that the distance between the proposed use and the residential uses nearby is sufficient to meet RTA requirements and will not adversely impact the residential community adjacent to this site.

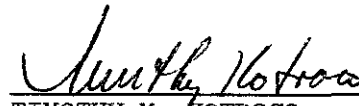
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28<sup>th</sup> day of December, 1995 that the Petition for Special Hearing seeking approval, pursuant to Section 1B01.1.B.1.c and .e of the Baltimore County Zoning Regulations (B.C.Z.R.) that the proposed use of the subject property for a Church meets RTA requirements to the

extent possible, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Landscaping of the subject site shall be in accordance with the approved landscape plan.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

12/28/95

By

[Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

December 28, 1995

Francis X. Borgerding, Jr., Esquire  
409 Washington Avenue, Suite 600  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
SW/S Windsor Mill Road, 175' SE of the c/l of Rollwin Road  
(7321 Windsor Mill Road)  
2nd Election District - 2nd Councilmanic District  
St. Thomas Orthodox Church of Baltimore, Inc. - Petitioner  
Case No. 96-195-SPH

Dear Mr. Borgerding:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Mathew Aloth, St. Thomas Orthodox Church of Baltimore, Inc.  
7321 Windsor Mill Road, Baltimore, Md. 21207

Mr. Paul Lee, 304 W. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel; Case File

RECEIVED

#194



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

7321 Windsor Mill Road  
Baltimore, MD 21207

which is presently zoned

D.R. 5.5

96-195-SPH

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a special hearing to Section 1B01.1.B.1.c & 1B01.1.B.1.e of the BCZR to show compliance to extent possible with the RTA use requirement.

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

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of 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

Legal Owner(s)

(Type or Print Name)

St. Thomas Orthodox Church of Baltimore, Inc.

(Type or Print Name)

Signature

Signature

Address

Mathew Aloth, Representative  
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner.

Francis X. Borgerding, Jr.

(Type or Print Name)

Signature

409 Wash. Ave., Ste. 600 296-6820

Address

Phone No.

Towson

MD

21204

City

State

Zipcode

7321 Windsor Mill Road

465-3357

Address

Phone No.

Baltimore

MD

21207

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1-2hr

the following dates

Next Two Months

ALL OTHER

REVIEWED BY:

DATE

11/6/05



ORDER RECEIVED FOR FILING

Date

By

*Paul Lee, P.E.*

*Paul Lee Engineering Inc.*

*304 W. Pennsylvania Ave.*

*Towson, Maryland 21204*

*410-821-5944*

DESCRIPTION

96-195-SPH

#7321 WINDSOR MILL ROAD

ELECTION DISTRICT 2C2      BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in or near the center of Windsor Mill Road, said point also being located Southeasterly - 175 feet<sup>+</sup> from the center of Rollwin Road; thence leaving said center of Windsor Mill Road (1) S 32°14' W - 250 feet, (2) N 54°17' W - 75.00 feet, (3) S 32°14' W - 666.60 feet, (4) S 58°32' 50" E - 61.11 feet and (5) S 57°30' E - 169.33 (deed) 170.80 (field) feet, thence (6) N 32°13' E - 543.75 feet, (7) N 57°47' W - 120.75 feet and (8) N 32°15' E - 365.00 feet to the center of Windsor Mill Road, thence running in the paving of said Windsor Mill Road (9) N 54°17' W - 33.16 feet to the point of beginning.

Containing 3.3 acres of land more or less.



J.O. 95-014  
6/14/95

# 194

*Engineers — Surveyors — Site Planners*

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

94-195-5 PH

District 2nd

Date of Posting 11/27/95

Posted for: Special Hearing

Petitioner: St. Thomas Orthodox Church of Balt Co, Dora

Location of property: 7391 Midway Mill Rd

Location of Signer: Meeting room on property being Zoned &

Remarks: \_\_\_\_\_

Posted by [Signature]

Date of return: 12/1/95

Number of Signers: 1



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 Offices Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #98-185-SPH (Item 194)

7321 Windsor Mill Road  
SWS Windsor Mill Road, 175  
SE of c/1 Polwain Road  
2nd Election District  
2nd Councilmanic  
Legal Owner(s):

St. Thomas Orthodox Church  
of Baltimore, Inc.

Hearing: Tuesday, December  
12, 1998 at 2:00 p.m. in Rm.  
118, Old Courthouse.

Special Hearing: to show  
compliance to extent possible  
with the RTA use requirement.

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.

11/27/98 Nov. 23. c18737

# CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Nov 30, 1998

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 Nov. 9, 1998.

THE JEFFERSONIAN.

A. H. Erickson  
LEON AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

000103

DATE 11/6/95 ACCOUNT 01-615

Item. 194  
IB: msk

AMOUNT \$ 285.00

RECEIVED FROM: St Thomas Indian Orthodox - 7321 Windsor  
Chapel of Bn Hw. - Mt. Rd.

FOR: 040- Sp Ho - \$20.00  
000- 1000 - \$35.00  
285.00

96-195-SPH

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County  
Department of Permits and  
Development Management

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

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.: 194 Petitioner: 7321 Windsor Mill Rd.  
Location: St. Thomas Indian Orthodox Church at Balto.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: St. Thomas Indian Orthodox Church at Balto.

ADDRESS: 7321 Windsor Mill Rd.

Balto. MD 21207

PHONE NUMBER: 465-3357

RECEIVED



TO: PUTTUXENT PUBLISHING COMPANY  
November 22/23, 1995 Issue - Jeffersonian

Please forward billing to:

Mathew Aloth  
St. Thomas Orthodox Church of Baltimore, Inc.  
7321 Windsor Mill Road  
Baltimore, MD 21207  
465-3357

---

### 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: 96-195-SPH (Item 194)  
7321 Windsor Mill Road  
SW/S Windsor Mill Road, 175' SE of c/l Rollwin Road  
2nd Election District - 2nd Councilmanic  
Legal Owner: St. Thomas Orthodox Church of Baltimore, Inc.

Special Hearing to show compliance to extent possible with the RTA use requirement.

HEARING: TUESDAY, DECEMBER 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

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  
Department of Permits and  
Development Management

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

November 16, 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: 96-195-SPH (Item 194)  
7321 Windsor Mill Road  
SW/S Windsor Mill Road, 175' SE of c/l Rollwin Road  
2nd Election District - 2nd Councilmanic  
Legal Owner: St. Thomas Orthodox Church of Baltimore, Inc.

Special Hearing to show compliance to extent possible with the RTA use requirement.

HEARING: TUESDAY, DECEMBER 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

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

Arnold Jablon  
Director

cc: St. Thomas Orthodox Church of Baltimore, Inc.  
Francis A. Borgerding, Jr., Esq.

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



Baltimore County  
Department of Permits and  
Development Management

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

December 4, 1995

Francis X. Borgerding, Jr.  
409 Washington Ave., Suite 600  
Towson, Maryland 21204

RE: Item No.: 194  
Case No.: 96-195-SPH  
Petitioner: St. Thomas Orthodox  
Church of Balto., Inc.

Dear Mr. Borgerding:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 6, 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 (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. C.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: November 21, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 7321 Windsor Mill Road

INFORMATION:

Item Number:

194

Petitioner:

St. Thomas Orthodox Church of Baltimore, Inc.

Property Size:

Zoning:

DR-5.5

Requested Action:

Special Hearing

Hearing Date:

    /    /    

SUMMARY OF RECOMMENDATIONS:

A review of the plat accompanying the applicant's request reveals that parking spaces fall within approximately 26 feet of improved residential lots located along Rollwin Road. In order to mitigate the impact of the parking lot, Class "A" screening should be provided within the area identified as "landscape area" on the plan.

Prepared by:

Jeffrey W. Long

Division Chief:

Cam L. Keen

PK/JL

11/21/95

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: Nov. 29, 1995  
Zoning Administration and Development Management

FROM: *Pub* Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for November 27, 1995  
Item No. 194

The Development Plans Review Division has reviewed the subject zoning item. A landscape plan should be submitted at the Special Hearing. This plan should demonstrate how the buffer issues would be addressed if the request is granted.

RWB:sw



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

11-22-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 194 (MJK)

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 affected by any State Highway Administration projects.

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

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

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

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 20, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 194, 196, 197, 199, 200, 201,  
202 & 203.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



MICROFILMED

## PETITION PROBLEMS

### #194 --- MJK

Need power of attorney for person signing for legal owner.

### #196 --- JJS

No zoning listed on petition form.

### #200 --- JJS

Notary section is incomplete - only one signature notarized.

### #201 --- JJS

No telephone number for legal owner.

2025-10-10 10:10:10

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
7321 Windsor Mill Rd, SW/S Windsor Mill \* ZONING COMMISSIONER  
Rd, 175' SE of c/l Rollwin Road \* OF BALTIMORE COUNTY  
2nd Election District, 2nd Councilmanic \*  
St. Thomas Orthodox Church of Balto., Inc. \* CASE NO. 96-195-SPH  
Petitioner \*

\* \* \* \* \*

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 12<sup>th</sup> day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

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

July 11, 2000

Mr. Paul Lee  
Century Engineering  
32 West Road  
Towson, Maryland 21204

Dear Mr. Lee:

RE: Spirit and Intent Zoning Case #96-195-SPH, St. Thomas Indian Orthodox Church of  
Baltimore, 7321 Windsor Mill Road, 2<sup>nd</sup> Election District

Pursuant to your letter of June 20, 2000, you have requested an opinion from this office regarding the Special Hearing granted in the above referenced case. You are requesting to amend the previously approved site plan by relocating a parking lot containing 20 parking spaces and an access road providing ingress and egress to the parking lot. This request was necessitated by the fact that nontidal wetlands were found in the area of the proposed parking lot and access road.

Upon review of the facts in case #96-195-SPH and analysis of both exhibit #1 and the re-submitted green-lined site plan, it is the opinion of this office that you request does meet the spirit and intent of the Special Hearing granted in the subject case.

This opinion is based on the following information. The 20 parking spaces are to be located approximately 50 feet south of the original site with an access road wrapping around the perimeter of the proposed church. Both the parking spaces and are access road are outside the 50 feet buffer area and are no closer than 80 feet to the nearest neighbor.

The applicant must landscape the site as per the previously approved landscape plan in accordance with the subject case, and the applicant must provide additional landscaping on the eastern side of the proposed one way access road.

I trust that the information set forth in this letter is sufficiently detailed and responsive to you request. If you need additional information or have any questions, I can be contacted at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, reading "Bruno Rudaitis".

Bruno Rudaitis  
Planner II  
Zoning Review

BR:kew



No. 000762

176/00

10-1165

\$ 40.00 BK

John Smith

00-1846

7321 Windsor Hill Rd

**YELLOW - CUSTOMER**

**CASHIER'S VALIDATION**[illegible]

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127200

Figure 2

# THE KNUX EXPERIMENT

# Debut

[illegible][illegible]

0371

THE

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# Index

100



2

# THE END

June 20, 2000

Mr. Arnold Jablon, Director  
PDM  
County Office Building  
Towson, Maryland 21204

RE: St. Thomas Indian Orthodox Church of Baltimore  
7321 Windsor Mill Road  
DRC # 05225E (Our Project No. 99-128)

6/14/00  
WCF  
To: BPR  
6/22/00  
WCF  
\$ cash

Dear Mr. Jablon:

A Building Permit (# B416367C) was applied for the above mentioned site in accordance with the approved DRC reply to our request for a limited exemption. A special hearing was held prior to the DRC request to show compliance to the extent possible with the RTA use requirement for a proposed church and was granted in Case # 96-165 SPH on 12-28-95.

In the preparation of the site plan, it was determined that wetlands existed in the area which was proposed for the parking area. In addition, the wetlands were a continuance of an existing drainage problem created by an inadequate drainage system in Rollwin Road. As a result of this problem, it was required for our client to resolve the existing drainage problem and provide water quality for the proposed site.

It was necessary to relocate the parking area out of the existing wetlands. In the processing of the revision, the new location of the parking area requires a change to the Site Plan which was approved at the Special Hearing. The site is 3.3 Ac.± with the proposed church building and parking lot being 0.35 Ac.±.

The existing building was razed due to a structure problem to the old building, but a proposed building envelope had been created on the zoning plan.

We are enclosing one print of the Zoning Site Plan with the proposed changes outlined in red. The proposed building has actually been reduced from the size shown on the DRC Site Plan.

The changes being requested are the results of the Site Plan review and the original concept of the Special Hearing has not changed.

We are requesting a review by your office or by the Zoning Commissioner that we do meet the spirit and intent of the Commissioner's order and will not require a new Special Hearing.

We are also enclosing a check for \$ 40.00 along with copies of our DRC approval letter and the zoning office building permit comments.

Very truly yours,

CENTURY ENGINEERING, INC.

  
Paul Lee, P.E.  
Vice President

PL/cn

Enclosures

**CENTURY ENGINEERING INC.**32 West Road  
TOWSON, MARYLAND 21204**LETTER OF TRANSMITTAL**(410) 823-8070  
FAX (410) 823-2184TO BALTO. CO. ZONING DEPT.  
COUNTY OFFICE BLDG.  
TOWSON, MD. 21204

|           |                          |         |            |
|-----------|--------------------------|---------|------------|
| DATE      | 7-6-00                   | JOB NO. | 97-12-1.00 |
| ATTENTION | BRUNO RUDAITIS           |         |            |
| RE:       | ST. THOMAS INDIAN CHURCH |         |            |
|           | BLDG. PERMIT #416 367 C  |         |            |
|           |                          |         |            |
|           |                          |         |            |
|           |                          |         |            |
|           |                          |         |            |

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐ \_\_\_\_\_

| COPIES | DATE   | NO. | DESCRIPTION                                                 |
|--------|--------|-----|-------------------------------------------------------------|
| 1      | 7-6-00 | 1   | REVISED PLAN TO ACCOMPANY SPIRIT & INTENT LETTER OF 6-20-00 |
|        |        |     |                                                             |
|        |        |     |                                                             |
|        |        |     |                                                             |
|        |        |     |                                                             |
|        |        |     |                                                             |
|        |        |     |                                                             |
|        |        |     |                                                             |
|        |        |     |                                                             |

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☒ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

BRUNO:PLAN REVISED IN GREEN REQUESTING  
APPROVAL OF BLDG PERMIT & SPIRIT AND INTENT  
LETTER.MANY THANKS!

COPY TO \_\_\_\_\_

SIGNED: Paul Lee

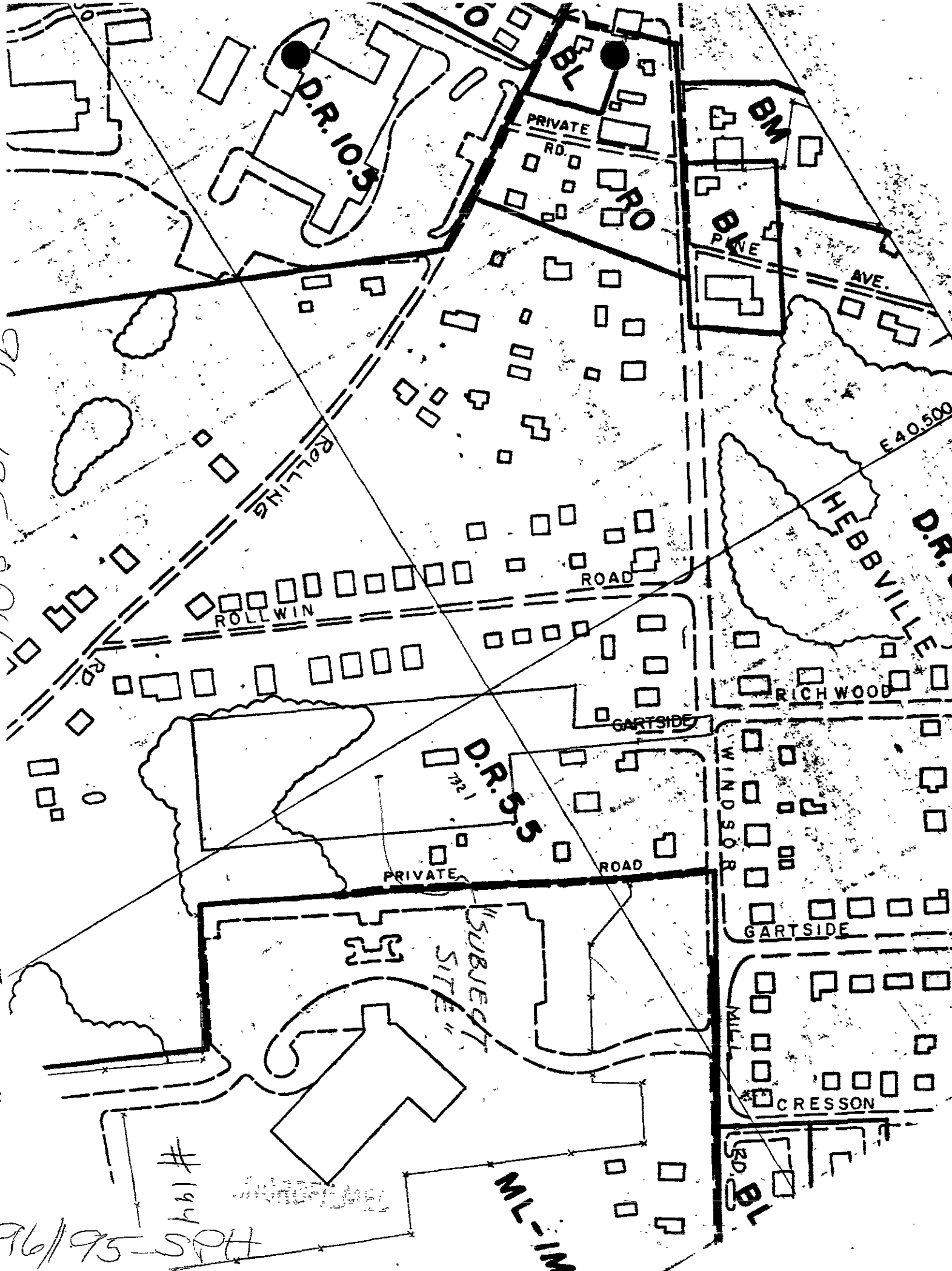
If enclosures are not as noted, kindly notify us at once.

96-195-SPH

SCALE: 1"=200'

96/95-SPH

#1445



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Paul L.

Hartman, Alth

John V. John

304 W. Pennsylvania Ave NW

10214 Tussey Rd NW

4 PAULA CT. # 1 - A BALTIMORE



Printed with Soybean Ink  
on Recycled Paper

IN RE: PETITION FOR SPECIAL HEARING BEFORE THE  
SW/S Windsor Mill Road, 175' SE DEPUTY ZONING COMMISSIONER  
of the c/l of Rollwin Road OF BALTIMORE COUNTY  
2nd Election District  
2nd Councilmanic District  
St. Thomas Orthodox Church of Baltimore, Inc. - Petitioner  
Case No. 96-195-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 7321 Windsor Mill Road, located in the vicinity of Rolling Road in Woodlawn. The Petition was filed by the owner of the property, St. Thomas Orthodox Church of Baltimore, Inc., by Mathew Aloth, a Representative, through Francis X. Borgerding, Jr., Esquire, attorney for the Petitioner. The Petitioner seeks approval, pursuant to Sections 1801.1.B.1(c) and (e) of the Baltimore County Zoning Regulations (B.C.Z.R.) that the proposed use of the subject property for a Church meets PTA requirements to the extent possible. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Mathew Aloth for St. Thomas Orthodox Church, Paul Lee, Professional Engineer, who prepared the site plan for this project, and Francis X. Borgerding, Jr., Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 3.3 acres, more or less, zoned D.R. 5.5 and improved with a one-story dwelling. The Petitioners are desirous of expanding the existing dwelling and utilizing same for a proposed church. Testimony revealed that the subject property had been used as a Korean

church for the past 10 years and that the Petitioners recently purchased the property in the hope of continuing its use as a Church. The Congregation of the St. Thomas Orthodox Church of Baltimore consists of a total of 16 families. A few of the families that are members of this Church actually reside in the Pennsylvania area. Testimony indicated that the membership of this Church has remained consistent for many years and it is not anticipated that the congregation will grow appreciably in the future. Due to the narrow width of the lot and the location of existing residential uses nearby, the relief requested is necessary. Further testimony revealed that the distance between the proposed use and the residential uses nearby is sufficient to meet RTA requirements and will not adversely impact the residential community adjacent to this site.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of December, 1995 that the Petition for Special Hearing seeking approval, pursuant to Sections 1801.1.B.1.c and .e of the Baltimore County Zoning Regulations (B.C.Z.R.) that the proposed use of the subject property for a Church meets RTA requirements to the

extent possible, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Landscaping of the subject site shall be in accordance with the approved landscape plan.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

December 28, 1995

Francis X. Borgerding, Jr., Esquire  
409 Washington Avenue, Suite 600  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
SW/S Windsor Mill Road, 175' SE of the c/l of Rollwin Road  
(7321 Windsor Mill Road)  
2nd Election District - 2nd Councilmanic District  
St. Thomas Orthodox Church of Baltimore, Inc. - Petitioner  
Case No. 96-195-SPH

Dear Mr. Borgerding:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Mathew Aloth, St. Thomas Orthodox Church of Baltimore, Inc.  
7321 Windsor Mill Road, Baltimore, Md. 21207

Mr. Paul Lee, 304 W. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel; Case file

ORDER RECEIVED FOR FILING  
Date 12/28/95  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 12/28/95  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 12/28/95  
By [Signature]

- 2 -

- 3 -



## Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 7321 Windsor Mill Road, Baltimore, MD 21207, which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Planning and Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a special hearing to Section 1801.1.B.1.c & 1801.1.B.1.e of the BCZR to show compliance to extent possible with the RTA use requirement.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Legal Owner(s):  
St. Thomas Orthodox Church of Baltimore, Inc.  
(Type or Print Name)  
Signature: [Signature]  
Address: 7321 Windsor Mill Road, Baltimore, MD 21207  
City: Baltimore, State: MD, Zip: 21207

Mathew Aloth, Representative  
(Type or Print Name)  
Signature: [Signature]

Address: 7321 Windsor Mill Road, Baltimore, MD 21207  
City: Baltimore, State: MD, Zip: 21207

Francis X. Borgerding, Jr.  
(Type or Print Name)  
Signature: [Signature]  
Address: 409 Washington Ave., Ste. 600, Towson, MD 21204  
City: Towson, State: MD, Zip: 21204

Estimated Length of Hearing: 1-2 hours  
Held Two Months

Reviewed by: [Signature] DATE: 11/1/95

ORDER RECEIVED FOR FILING  
Date 12/28/95  
By [Signature]

Paul Lee P.E.

Paul Lee Engineering Inc.  
304 W. Pennsylvania Ave.  
Towson, Maryland 21204  
410-887-5241

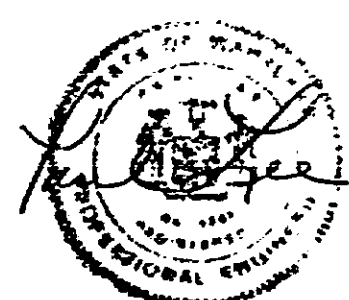
DESCRIPTION

#7321 WINDSOR MILL ROAD

ELECTION DISTRICT 2C2 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in or near the center of Windsor Mill Road, said point also being located Southeasterly - 175 feet from the center of Rollwin Road; thence leaving said center of Windsor Mill Road (1) S 32°14' W - 250 feet; (2) N 54°17' W - 75.00 feet; (3) S 32°14' W - 666.60 feet; (4) S 58°32' 50" E - 61.11 feet and (5) S 57°30' E - 169.33 (deed) 170.80 (field) feet; thence (6) N 32°13' E - 543.75 feet; (7) N 57°47' W - 120.75 feet and (8) N 32°15' E - 365.00 feet to the center of Windsor Mill Road, thence running in the paving of said Windsor Mill Road (9) N 54°17' W - 33.16 feet to the point of beginning.

Containing 3.3 acres of land more or less.



J.O. 95-014  
6/14/95

Engineers - Surveyors - Planners

# 194

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2C2 Date of Posting: 1/12/96  
Posted for: Special Hearing  
Petitioner: St. Thomas Orthodox Church of Baltimore, Inc.  
Location of property: 7321 Windsor Mill Rd.  
Location of Signs: 7321 Windsor Mill Rd. on property being posted to  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 1/12/96  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 1/12/96 ACCOUNT 01-615  
Item: 194  
13: 250X  
AMOUNT \$ 285.01

RECEIVED FROM: St. Thomas Orthodox Church - 7321 Windsor Mill Rd.  
FOR: 040-544-3-285.01  
96-195-SPH

VALIDATION OR SIGNATURE OF CASHIER

## CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan 30, 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 Nov. 9, 1995

THE JEFFERSONIAN,  
A. Henickson  
LEGAL AD. - TOWSON



Baltimore County  
Department of Permits and  
Development Management

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

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

#### PAYMENT WILL BE MADE AS FOLLOWS:

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

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

ARNOLD JABLON, DIRECTOR

#### For newspaper advertising:

Item No.: 194 Petitioner: 7321 Windsor Mill Rd  
Location: St. Thomas Indian Orthodox Church at Balt

#### PLEASE FORWARD ADVERTISING BILL TO:

NAME: St. Thomas Indian Orthodox Church at Balt  
ADDRESS: 7321 Windsor Mill Rd  
Balt MD 21207  
PHONE NUMBER: 410-333-7

TO: FUTURE PUBLISHING COMPANY  
November 22/23, 1995 Issue - Jeffersonian

Please forward billing to:

Matthew Aloth  
St. Thomas Orthodox Church of Baltimore, Inc.  
7321 Windsor Mill Road  
Baltimore, MD 21207  
410-333-7

#### 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: 96-195-SPH (Item 194)  
7321 Windsor Mill Road  
SW/S Windsor Mill Road, 175' SE of c/l Rollin Road  
2nd Election District - 2nd Councilmanic  
Legal Owner: St. Thomas Orthodox Church of Baltimore, Inc.

Special Hearing to show compliance to extent possible with the RTA use requirement.

HEARING: TUESDAY, DECEMBER 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

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  
Department of Permits and  
Development Management

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

November 16, 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: 96-195-SPH (Item 194)  
7321 Windsor Mill Road  
SW/S Windsor Mill Road, 175' SE of c/l Rollin Road  
2nd Election District - 2nd Councilmanic  
Legal Owner: St. Thomas Orthodox Church of Baltimore, Inc.

Special Hearing to show compliance to extent possible with the RTA use requirement.

HEARING: TUESDAY, DECEMBER 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: St. Thomas Orthodox Church of Baltimore, Inc.  
Francis X. Borgerding, Jr., Esq.

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



Baltimore County  
Department of Permits and  
Development Management

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

December 4, 1995

Francis X. Borgerding, Jr.  
409 Washington Ave., Suite 600  
Towson, Maryland 21204

RE: Item No.: 194  
Case No.: 96-195-SPH  
Petitioner: St. Thomas Orthodox  
Church of Balto., Inc.

Dear Mr. Borgerding:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 6, 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 (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)

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: November 21, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 7321 Windsor Mill Road

#### INFORMATION:

Item Number: 194  
Petitioner: St. Thomas Orthodox Church of Baltimore, Inc.

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

Zoning: DR-5.5

Requested Action: Special Hearing

Hearing Date: 1/1

#### SUMMARY OF RECOMMENDATIONS:

A review of the plat accompanying the applicant's request reveals that parking spaces fall within approximately 26 feet of improved residential lots located along Rollin Road. In order to mitigate the impact of the parking lot, Class "A" screening should be provided within the area identified as "landscape area" on the plan.

Prepared by: Jeffrey W. Long

Division Chief: Cam L. Kern

PK/JL

#### BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Nov. 29, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for November 27, 1995  
Item No. 194

The Development Plans Review Division has reviewed the subject zoning item. A landscape plan should be submitted at the Special Hearing. This plan should demonstrate how the buffer issues would be addressed if the request is granted.

RWB:sw



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 194 (MJK)

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 affected by any State Highway Administration projects.

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

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

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

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5700

(410) 887-4500

DATE: 11/20/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 20, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS 194, 196, 197, 199, 200, 201, 202 & 203.

REVIEWER: LT. ROBERT J. SAUERWALD  
Fire Marshal's Office, PHONE 887-4881, MS-1102F

cc: File



# PETITION PROBLEMS

#194 --- MLK

Need power of attorney for person signing for legal owner.

#196 --- JJS

No zoning listed on petition form.

#200 --- JJS

Notary section is incomplete - only one signature notarized.

#201 --- JJS

No telephone number for legal owner.

RE: PETITION FOR SPECIAL HEARING  
7371 Windsor Mill Rd, SW/S Windsor Mill  
Rd, 175' SE of c/l Rollwin Road  
2nd Election District, 2nd Councilmanic  
St. Thomas Orthodox Church of Balto., Inc.  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 96-195-SPH

## 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.

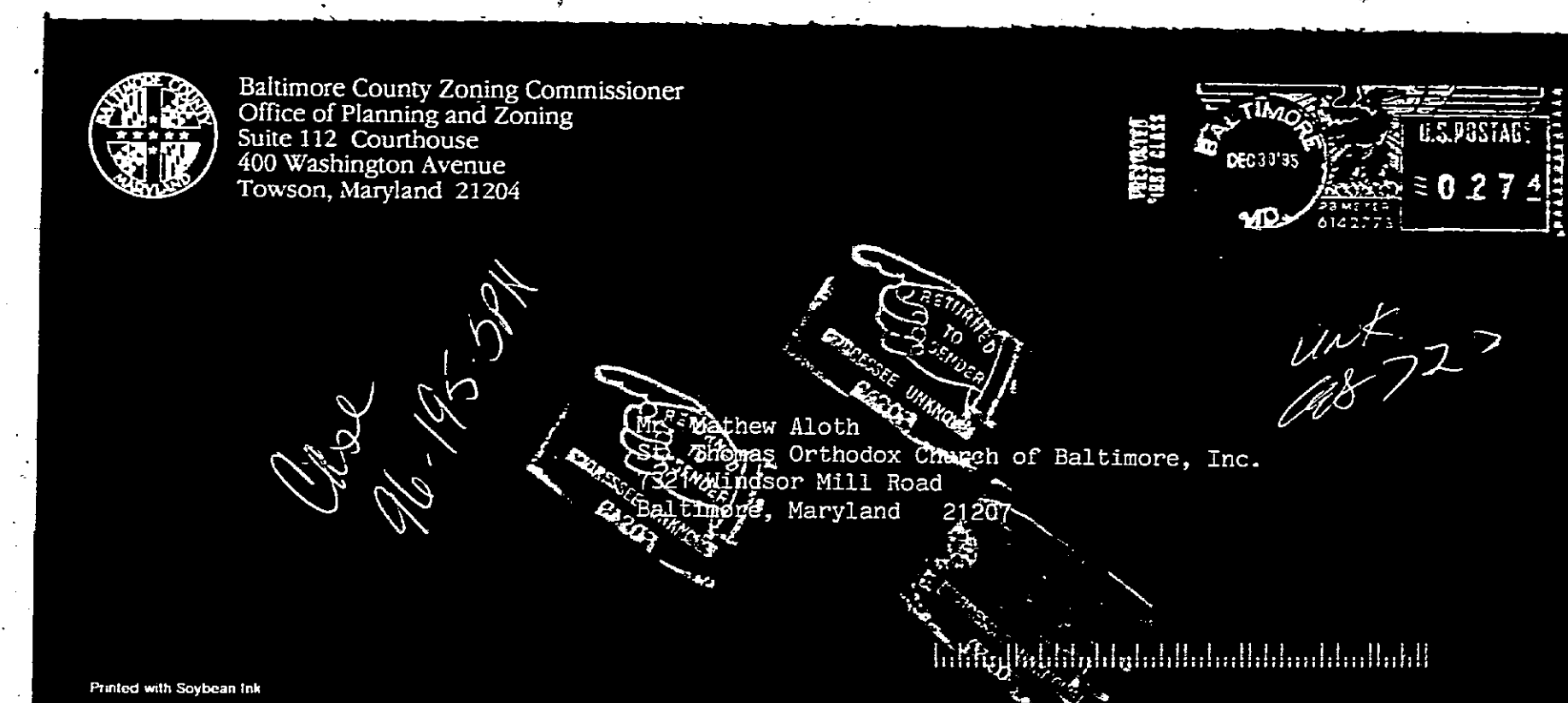
*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

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

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12<sup>th</sup> day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioner.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN



PLEASE PRINT CLEARLY

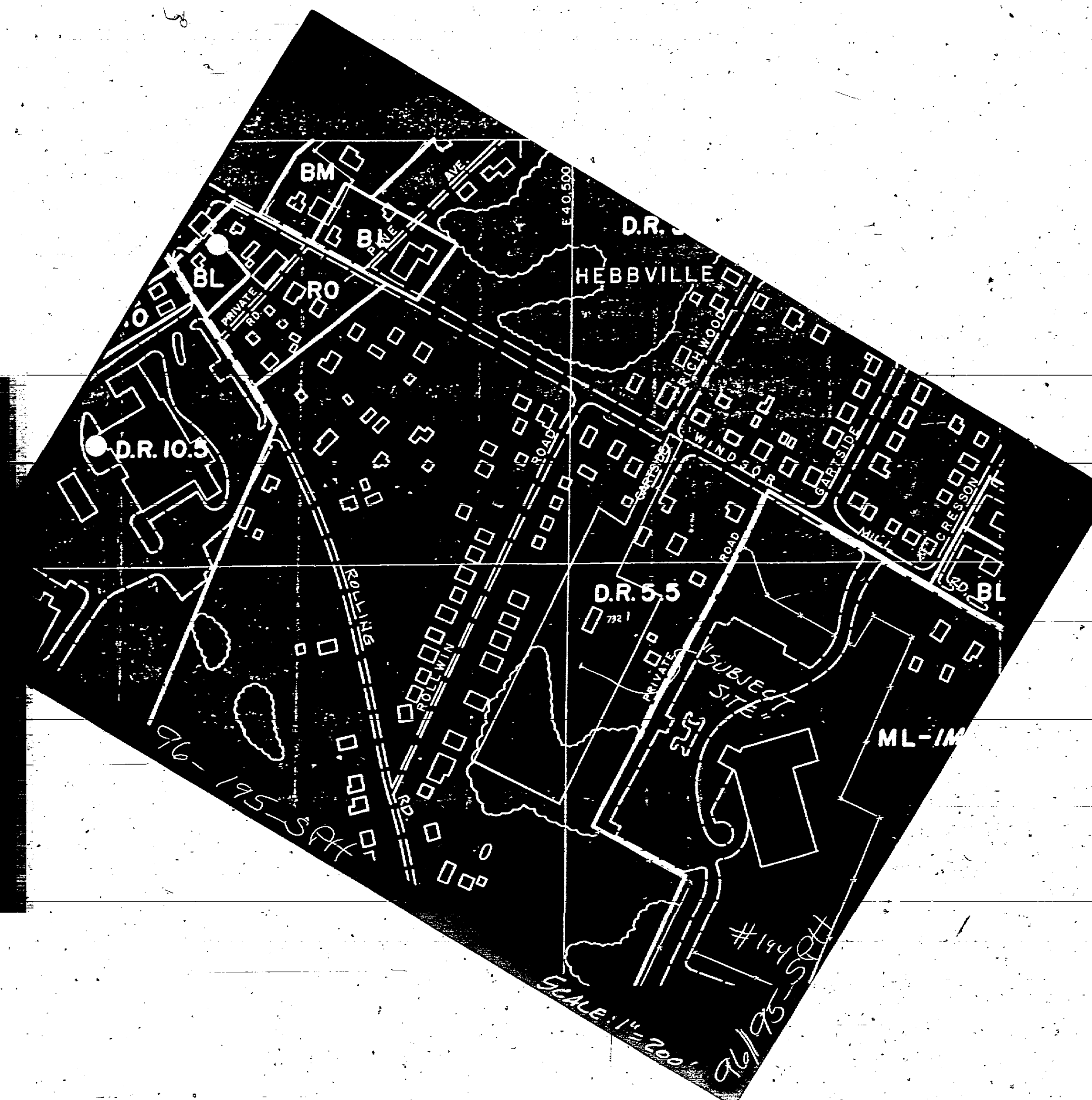
PETITIONER(S) SIGN-IN SHEET

NAME

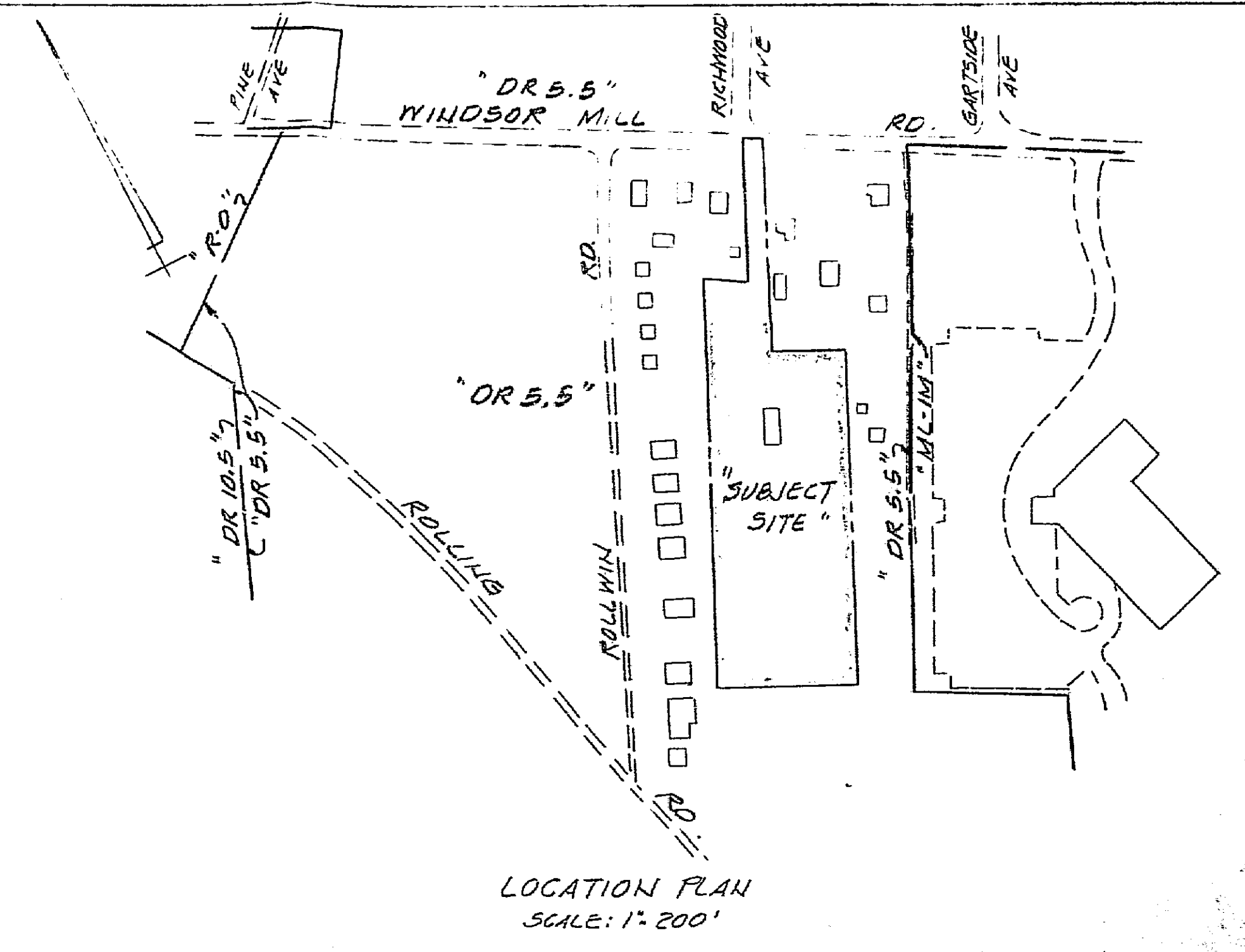
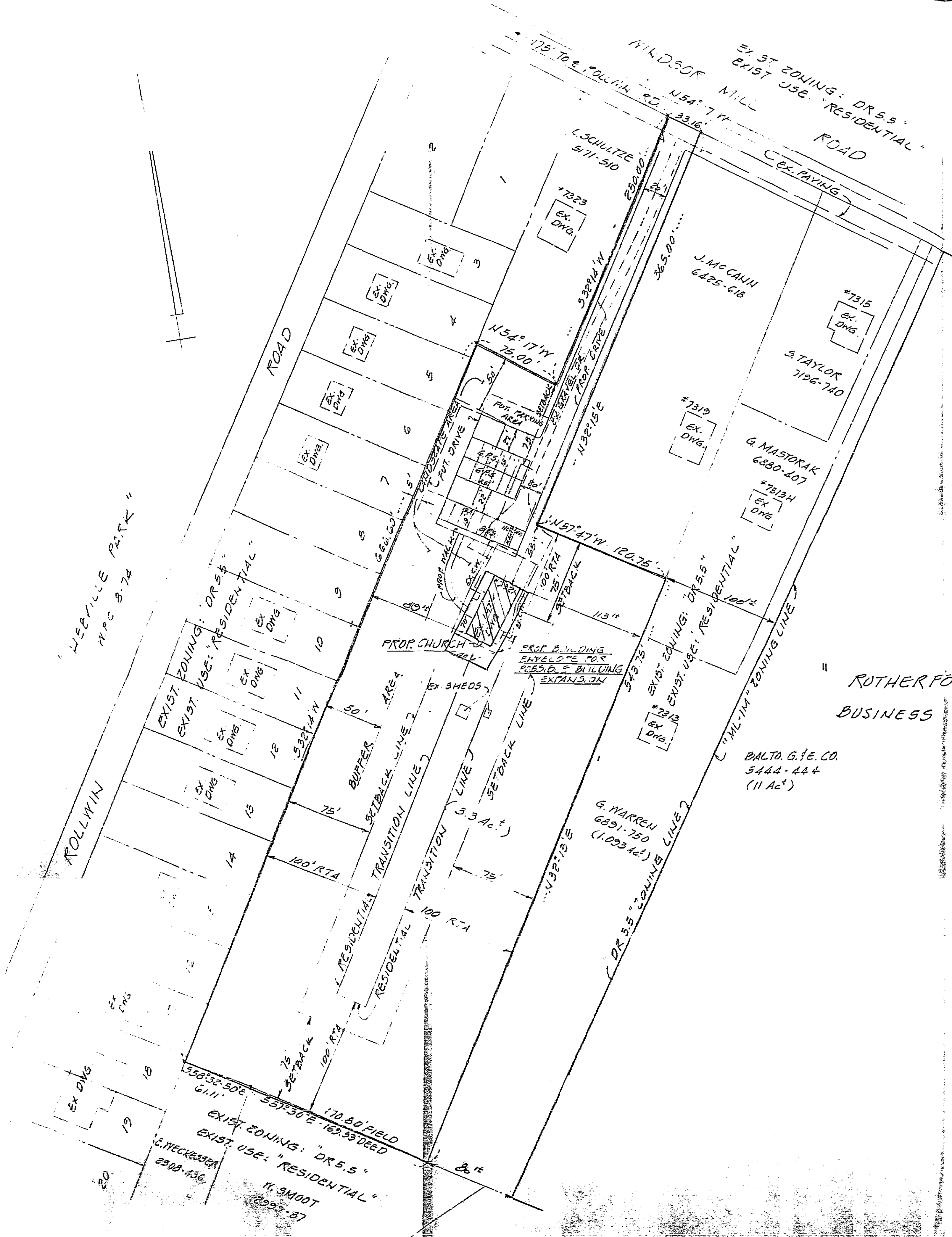
ADDRESS

*Paul W. Casey*  
*Matthew Aloth*  
*John V. John*

*304 W. Casey Avenue*  
*10344 Tinsley Rd. #202*  
*4 PMU.D. CT. #1-10 BALTIMORE*







1. TOTAL AREA OF SITE = 3.346± GRASS
2. EXISTING ZONING OF SITE: = "DR 5.5"
3. EXISTING USE OF SITE: = "RESIDENTIAL"
4. PROPOSED ZONING OF SITE: "DR 5.5"
5. PROPOSED USE OF SITE: "ST. THOMAS ORTHODOX CHURCH OF BALTIMORE, INC."
6. REQUIRED NO. PARKING SPACES: ASSEMBLY SPACE - FUTURE GOMEMBERS ACT. MEMBERS= 32; 60% 11.9/4 = 15 F.S.
7. NUMBER OF PARKING SPACES SHOWN= 20 F.S. (INCL. 2 HIC)
8. PROPERTY SERVED BY PUBLIC UTILITIES.
9. D.R.C. LIMIT EXEMPTION WAIVER REQUESTED.
10. PETITIONER REQUESTING A SPECIAL HEARING TO SECTION 1801.1.B.1.c & 1801.1.D.1.c OF THE BCZR TO SHOW COMPLIANCE TO EXTENT POSSIBLE WITH THE RTA USE REQUIREMENT.
11. ANY SIGNS MUST COMPLY WITH SECTION 413.1.B OF THE BCZR AND ANY ZONING POLICIES
12. PROPERTY HAS NO ZONING HISTORY
13. PROPERTY SUB. EST TO LANDSCAPE PLAN APPROVAL BY BALTIMORE COUNTY LANDSCAPE ARCHITECT.
14. BUILDING ENVELOPE SHOWN FOR FUTURE BUILDING EXPANSION OR NEW BUILDING LOCATION IF REQUIRED.

PLAT TO ACCOMPANY PETITION  
FOR  
**SPECIAL HEARING**  
**7321 WINDSOR MILL ROAD**  
( ST. THOMAS ORTHODOX CHURCH OF BALTIMORE, INC.)

ELECT. DIST. 2C2 BALTIMORE COUNTY, MD.  
SCALE: 1"=50' JUNE 15, 1975

PAUL LEE BLANKENHORN  
304 N. PENNSYLVANIA AVE  
TOWSON, MARYLAND 21204



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHY, INC.  
BARTONSBURG, W.V. 26039

|                    |                        |                      |
|--------------------|------------------------|----------------------|
| SCALE<br>1" = 200' | LOCATION<br>HEDGSVILLE | SHEET<br>N.W.<br>4-G |
| DATE               |                        |                      |

MICROFILMED