



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 1, 1999

Stephen J. Nolan, Esquire
Nolan, Plumhoff & Williams
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204-4528

Dear Mr. Nolan:

RE: Spirit and Intent, Gramercy Bed and Breakfast, 1400 Greenspring Valley Road,
3rd Election District

Thank you for your letter of February 22, 1999 to Arnold Jablon, Director of Permits and Development Management. This correspondence, in which you request confirmation that the proposed addition to the Gramercy Bed and Breakfast is within the spirit and intent of Zoning cases #90-355-SPH and 96-230-SPHA, has been referred to me for reply.

I regret to inform you that the Baltimore County Zoning Office cannot administratively consider and approve this confirmation without a special hearing as the main Gramercy building is on the Maryland Historical Trust Inventory. Any actions such as razing, altering, and adding to such a building must be approved by a waiver of preservation of historic buildings or sites.

Also, please be advised that a special hearing was filed challenging the current use of the subject property. To eliminate any challenges of approvals that the Baltimore County Zoning Office may grant, we will currently require that any amendments to the site be approved by a public hearing. It is advisable that any future changes that are anticipated be addressed at a special hearing in addition to the waiver.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me or W. Carl Richards at 410-887-3391.

Sincerely,

Mitchell J. Kellman
Planner II
Zoning Review

MJK:cjs

Enclosure

c: Zoning cases 90-355-SPH and 96-230-SPHA

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND ZONING VARIANCE		
930 ft. W of c/l Greenspring	*	ZONING COMMISSIONER
Avenue		
1400 Greenspring Valley Road	*	OF BALTIMORE COUNTY
8th Election District		
3rd Councilmanic District	*	Case No. 96-230-SPHA
Koinonia Partnership		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on both Petitions for Special Hearing and Zoning Variance for the property located at 1400 Greenspring Valley Road, within the Greenspring Valley area of northern Baltimore County. Special Hearing approval is requested to to approve a use permit for Bed and Breakfast Inn, pursuant to Section 402.D of the Baltimore County Zoning Regulations (BCZR). Variance relief is requested from Section 409.4 of the BCZR to permit parking and drive aisles with a minimum width of 14.5 ft.(+/-) in lieu of the required 22 ft.; and also from Section 409.3 of the BCZR to permit a parking space area minimum of 7-1/2 x 16 ft., in lieu of the standard 8-1/2 x 18 ft. The subject property and relief requested are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions for Special Hearing and Variance.

Appearing at the requisite public hearing held for this case were Ronald and Ann Pomykala, partners of Koinonia Partnership, property owner. Also appearing in support of the Petition was David S. Thaler, Professional Engineer and Registered Land Surveyor. Mr. Thaler is the principal of D.S. Thaler and Associates, Inc. That company prepared the site plan. Also appearing in support of the Petition was Stuart D. Kaplow, Esquire, on behalf of the Baltimore County Chamber of Commerce. The Petitioner was represented by Stephen J. Nolan, Esquire.

ORDER RECEIVED FOR FILING

Date 5/29/96
By CH. G. G. G.

MICROFILMED

Appearing as interested persons were several residents of the surrounding locale. They included Thomas W. and Marianne Brundige, III, Lynne Ellis, Lucy Harvard, Steve Howard, Richard Buck and Mary Arnold. Kristen Forsyth of the Valleys Planning Council also appeared.

An examination of the site plan shows that the subject property is approximately 44.8 acres in area, split zoned R.C.2 and R.C.5. The predominant zoning is R.C.2 (42.9 acres), with a small sliver of R.C.5 (1.9 acres) along the northwest tract boundary. The subject property is improved with several buildings, the main structure being a building known as Gramercy. This structure is on the Maryland Historical Trust inventory list and is used as a Bed and Breakfast Inn. Mrs. Pomykala, who operates the bed and breakfast business with her daughters, described the premises as same is shown on the site plan. She indicated that the main house was constructed shortly after the turn of the century and that she and her husband purchased the property under the name of Koinonia Partnership in approximately 1985. She also described the bed and breakfast business which is operated on the site. She indicated that only breakfast meals are served at the Inn (no dinners) and there are no cooking facilities in the rooms. She indicated that approval is sought, pursuant to the Peti-

tion for Special Hearing, to continue operations of the bed and breakfast, pursuant to Section 402.D of the BCZR. That section specifically regulates bed and breakfast inns and requires, in part; that the owners shall reside on the premises; that the Inn building be officially designated as a historic building, or located within a historic district; and that the property must be located outside the urban-rural demarcation line-etc. It is clear that the business, in fact, complies with these requirements contained in Section 402.D.

ORDER RECEIVED FOR FILING

Date

5/29/96

By

Mrs. Pomykala also indicated that 5 rooms presently are operational, however, plans have been made to expand the Inn to provide 12 rooms. Moreover, in accordance with Section 402.D, a maximum of 16 guests will be accommodated. All of the rooms are located within the main house.

Stuart D. Kaplow, Esquire, from the Baltimore County Chamber of Commerce, also testified. His organization considered the proposal and unanimously supports same. Mr. Kaplow indicated that the Chamber believes that this use on the subject site is beneficial to Baltimore County.

Mr. Thaler also presented testimony regarding the site plan and proposed use. He described vehicular access to the property and opined that the site is suitable for a bed and breakfast inn. He also described, in detail, the requested variances. One of the variances relates to the lengthy driveway which leads to the house and accessory structures from Greenspring Valley Road. A portion of the driveway is narrow in certain areas with a minimum width of 14-1/2 ft., in lieu of the required 22 ft. Mr. Thaler believes that granting of the variance will preserve the historic nature and character of the site. Traffic volumes are minimal within the property and he believes compliance with the strict regulation would be unduly burdensome.

The second variance relates to the parking spaces. Again, these are undersized owing to the historic use of the property. Again, Mr. Thaler opined that strict adherence to the regulations would be impractical and would cause the Petitioner practical difficulty as defined by law.

Testimony was also received from a number of Protestants. Many of these Protestants reside nearby. Their chief concern may be generally described as a fear of over-commercialization of the subject site. In this regard, a copy of the prior opinion issued by the Board of Appeals of Baltimore County in case No. 90-355-SPH was offered. That opinion was

rendered as a result of a Petition for Special Hearing before the Board in 1989. That Petition sought approval and confirmation of the lawful nonconforming residential institutional and other uses as described in the Petition. The Protestants in the instant case were concerned that any Order issued herein would rescind or reverse that Order.

After due consideration of all of the testimony and evidence presented, I am persuaded to grant the Petitions for Special Hearing and Zoning Variance. As to the Special Hearing, it is my judgment that the Petitioner complies with the provisions of Section 402.D of the BCZR. The Bed and Breakfast use, as described and regulated within that section, is an appropriate use of this site. It reflects the historic use of this site and, as limited by Section 402.D, should not cause detriment to the health, safety or general welfare of the locale.

I am also persuaded to grant the Petitions for Zoning Variance. In this regard, strict adherence to the regulations would be impractical and would not benefit the property or surrounding locale. To the contrary, the quiet and historic character of the property should be preserved and new construction to bring the site into compliance with current standards is unwise.

Moreover, recognizing the Protestants' concerns, I shall restrict the relief granted by specifically adopting, to the extent applicable, the Board of Appeals' decision of August 2, 1991. That is, it is to be recognized that the decision in the instant case does not represent a reversal or override of the Board's decision. The terms and conditions of that prior Order shall remain in full force and effect, except as expressly amended hereby.

ORDER RECEIVED FOR FILING

Date

By

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of May, 1996 that, pursuant to the Petition for Special Hearing, approval of a use permit for a Bed and Breakfast Inn, under Section 402.D, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4 of the BCZR to permit parking in drive aisles with a minimum of 14.5 ft.(+/-) in lieu of the required 22 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.3 of the BCZR to permit a parking space minimum of 7-1/2 x 16 ft., in lieu of the standard 8-1/2 x 18 ft., be and is hereby GRANTED; subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

IT IS FURTHER ORDERED that the Board of Appeals' decision of August 2, 1991 is hereby ratified and confirmed, to the extent that same is not expressly amended herein.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 28, 1996

Stephen J. Nolan, Esquire
Nolan, Plumbhoff and Williams, Chtd.
Suite 700, 210 W. Pennsylvania Avenue
Towson, Maryland 21204

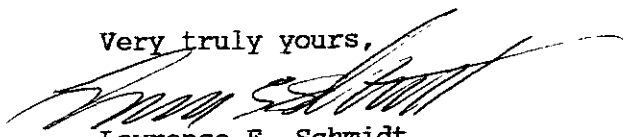
RE: Petitions for Special Hearing and Variance
Property: 1400 Greenspring Valley Road
Case No. 96-230-SPHA
Legal Owner: Koinonia Partnership

Dear Mr. Nolan:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Zoning Variance have been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

att.

- c: Mr. and Mrs. Ronald Pomykala, 1400 Greenspring Valley Road, 21153
- c: Stuart D. Kaplow, Esquire, 502 Baltimore Avenue, 21204
- c: Ms. Kristen Forsyth, Valleys Planning Council, P.O. Box 5402, 21285
- c: Mr. and Mrs. T. Brundige, III, 1520 Greenspring Valley Rd.
- c: Ms. Lynne Ellis, Ms. Lucy Harvard, 11044 Greenspring Avenue
- c: Mr. Steve Howard, P.O. Box 48, Stevenson, Md. 21153
- c: Mr. Richard Buck, 11219 Greenspring Avenue, Lutherville, 21093
- c: Ms. Mary Arnold, 11042 Greenspring Avenue

A recycling symbol consisting of three chasing arrows forming a triangle.

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
C. WILLIAM CLARK
E. BRUCE JONES**
J. JOSEPH CURRAN, III
STUART A. SCHADT

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
14101 823-7800
TELEFAX: 14101 296-2765

JAMES D. NOLAN
(RETIRED 1980)
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITZ
(1918-1990)

WRITER'S DIRECT DIAL
823-7853

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

March 4, 1996

VIA HAND DELIVERY

Arnold Jablon, Director
Baltimore County Department of
Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road
Petitioner: Koinonia Partnership
REQUEST FOR REASSIGNMENT

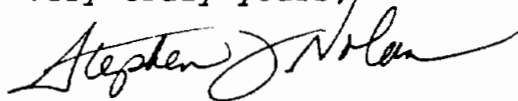
Dear Mr. Jablon:

Reference is made to your Notice of Reassignment dated March 1, 1996, with regard to the above-entitled case. Through an inadvertence, my letter dated February 27, 1996 addressed to Commissioner Schmidt failed to list Friday, March 22 as a conflict date. I am scheduled on that date to chair the statewide planning conference of the Maryland Coalition for Civil Justice at Westminster Hall of the University of Maryland School of Law on that date.

Accordingly, I respectfully request a new hearing date preferably during the month of March (with the exception of March 18, 25 and 29).

I regret any inconvenience that this oversight on my part has caused your docket clerk, Ms. Gwen Stephens. Thank you for your kind consideration of this letter.

Very truly yours,



Stephen J. Nolan

SJN/mao

cc: Ms. Gwen Stephens, Docket Clerk (via hand delivery)
Dr. John Bernstein, Valleys Planning Counsel
Koinonia Partnership
The Honorable Lawrence Schmidt, Zoning Commissioner

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
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CHARTERED

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(410) 823-7800
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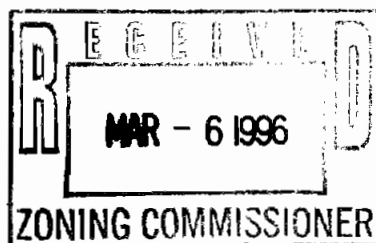
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823-7853

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

March 4, 1996

VIA HAND DELIVERY

Arnold Jablon, Director
Baltimore County Department of
Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204



Re: Case No.: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road
Petitioner: Koinonia Partnership
REQUEST FOR REASSIGNMENT

Dear Mr. Jablon:

Reference is made to your Notice of Reassignment dated March 1, 1996, with regard to the above-entitled case. Through an inadvertence, my letter dated February 27, 1996 addressed to Commissioner Schmidt failed to list Friday, March 22 as a conflict date. I am scheduled on that date to chair the statewide planning conference of the Maryland Coalition for Civil Justice at Westminster Hall of the University of Maryland School of Law on that date.

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Very truly yours,

Stephen J. Nolan

SJN/mao

cc: Ms. Gwen Stephens, Docket Clerk (via hand delivery)
Dr. John Bernstein, Valleys Planning Counsel
Koinonia Partnership
The Honorable Lawrence Schmidt, Zoning Commissioner

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CHARTERED

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823-

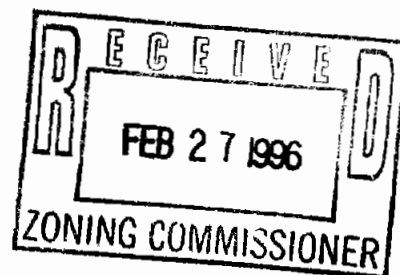
7853

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

February 27, 1996

VIA HAND DELIVERY

The Honorable Lawrence Schmidt
Zoning Commissioner for
Baltimore County
Old Court House
Towson, Maryland 21204



RE: Case No.: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road
8th Election District
3rd Councilmanic District
Koinonia Partnership - Petitioner

Dear Commissioner Schmidt:

The above entitled case was scheduled for a hearing on January 4, 1996. My client, Koinonia Partnership agreed to the continuance requested by the Valleys Planning Council.

Following a meeting on Friday, February 23, 1996 with John Bernstein and Kristen Forsyth of the Valleys Planning Council, we were informed that they have no objection to the scheduling of the hearing on the requested Bed and Breakfast Inn. Accordingly, please assign a new hearing date for this case. The only present conflict that I have in my schedule is March 7, 8, 11 and 25. Thank you for your consideration of this request.

Very truly yours,

Stephen J. Nolan

SJN/dlp

cc: Ms. Gwen Stevens, Hearing Clerk
Mr. Arnold Jablon, Director, Baltimore County Department of
Permits and Development Management
Dr. John Bernstein, Valleys Planning Council
Ms. Christin Forsyth, Valleys Planning Council
Koinonia Partnership
Anne and Christin Pomykala
Mr. David S. Thaler



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

96-230-SHA

1400 Greenspring Valley Road

which is presently zoned

RC2

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 use permit for a bed and breakfast inn pursuant to BCZR Section 402D.

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:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner Stephen J. Nolan

Nolan, Plunhoff & Williams, Chtd.
(Type or Print Name)

Signature

Suite 700

210 W. Pennsylvania Ave. 823-7800

Address

Phone No.

Towson

MD

21204

City

State

Zipcode

Legal Owner(s):

KOINONIA PARTNERSHIP

(Type or Print Name)

Signature

Ann Pomykala, General Partner

(Type or Print Name)

Signature

1400 Greenspring Valley Rd 486-2405
Address Phone No.

Stearns, MD 21153

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Stephen J. Nolan

Name

210 W. Pennsylvania Ave. 823-7800

Address

Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

11/29/95



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1400 Greenspring Valley Road

which is presently zoned

RC2

96-230-SQHA

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) 409.4 to permit parking and drive aisles with a minimum of 14.5'± in lieu of the required 22' driver aisle, and also from Section 409.3 to permit a parking space minimum of 7.5' x 16' in lieu of the standard 8.5' x 18' parking space.

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

The strict requirements for parking would require the partial elimination of existing amenities as referenced in Section 402D.8.

The other reasons showing practical difficulty or unreasonable hardship will be established at the time of the hearing.

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: Stephen J. Nolan

Nolan, Plumbhoff & Williams, Chtd.
(Type or Print Name)

Signature

Suite 700

210 W. Pennsylvania Ave. 823-7800

Address

Phone No.

Towson

MD

21204

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):

KOINONIA PARTNERSHIP

(Type or Print Name)

Signature

Anne Pomykala

Anne Pomykala, General Partner

(Type or Print Name)

Signature

1400 Greenspring Valley Road

Address P. O. Box 119

Phone No.

Stevenson

MD

21153

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Stephen J. Nolan

Name

210 W. Pennsylvania Ave. 823-7800

Address

Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

2 hr

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: mx

DATE 11/29/95



MICROFILMED





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.: 224 Petitioner: Koinonia Partnership

Location: 1400 Greenspring Valley Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Koinonia Partnership

ADDRESS: 1400 Greenspring Valley Rd.
Steuenson MD 21153

PHONE NUMBER: 486-2405

MICROFILMED



96-700-5706H

498

Franklin D. Roosevelt

12/15/95

Adriano Arduini

1400 Canton Spring Valley Rd

Feeling good today even though I have a tooth towards

Posted by

W. H. H. H.

Subsidiary

A

12/12/95

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.

Case: 236-208-SF-18
(Item 224)
1400 Greenspring Valley Road
NWS Greenspring Valley Road,
930' W of of Greenspring
Avenue

8th Election District

3rd Councilmanic

Legal Owner(s):

Koinonia Partnership

Hearing: Thursday, January 4,
1996 at 9:00 a.m. in Rm. 118,
Old Courthouse.

Special Hearing: to approve
a use permit for a bed and
breakfast. Variance: to permit
parking and drive aisles with a
minimum of 14.5+- feet in
lieu of the required 22 foot
drive aisle; and to permit a
parking space minimum of 7.5
feet by 16 feet in lieu of the
standard 8.5 feet by 18 feet
parking space.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) For information concern-
ing the File and/or Hearing,
Please Call 887-3391.

12/086 Dec 14

c22520

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/15, 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 12/14, 1995

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

Publisher

MICROFILMED

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

No.

0411124

96-230-SPHA

DATE 1/20/95

ACCOUNT C-615

By. mcr

Itm. 224

AMOUNT \$ 5 00.00

RECEIVED FROM: Kominia Park - 1400 Green - Utility Ref.

020- Comm. V. - \$ 250.00

040- Sp. H. - \$ 250.00

FOR: 080- 2 Signs - \$ 70.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



TO: PUTTUXENT PUBLISHING COMPANY

December 14, 1995 Issue - Jeffersonian

Please forward billing to:

Koinonia Partnership
1400 Greenspring Valley Road
Stevenson, MD 21153
486-2405

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: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road
N/S Greenspring Valley Road, 930' W of c/l Greenspring Avenue
8th Election District - 3rd Councilmanic
Legal Owner: Koinonia Partnership

Special Hearing to approve a use permit for a bed and breakfast.
Variance to permit parking and drive aisles with a minimum of 14.5+/- feet in lieu of the required 22 foot drive aisle; and to permit a parking space minimum of 7.5 feet by 16 feet in lieu of the standard 8.5 feet by 18 feet parking space.

HEARING: THURSDAY, JANUARY 4, 1996 at 9:00 a.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

December 8, 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: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road
N/S Greenspring Valley Road, 930' W of c/l Greenspring Avenue
8th Election District - 3rd Councilmanic
Legal Owner: Koinonia Partnership

Special Hearing to approve a use permit for a bed and breakfast.
Variance to permit parking and drive aisles with a minimum of 14.5+/- feet in lieu of the required 22 foot drive aisle; and to permit a parking space minimum of 7.5 feet by 16 feet in lieu of the standard 8.5 feet by 18 feet parking space.

HEARING: THURSDAY, JANUARY 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

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

Arnold Jablon
Director

cc: Koinonia Partnership
Stephen J. Nolan, 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.

RECEIVED



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 1/4/96
CASE NUMBER: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road, 930' W of c/l Greenspring Avenue
8th Election District - 3rd Councilmanic
Legal Owner: Koinonia Partnership

Special Hearing to approve a use permit for a bed and breakfast.
Variance to permit parking and drive aisles within a minimum of 14.5+/-
in lieu of the required 22 foot drive aisle; and to permit a parking
space minimum of 7.5 feet by 16 feet in lieu of the standard 8.5 feet
by 18 feet parking space.

HEARING: FRIDAY, MARCH 22, 1996 at 9:00 a.m. in Room 106, County Office
Building.

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a faint, larger signature.

ARNOLD JABLON
DIRECTOR

cc: Stephen J. Nolan, Esq.
Dr. John Bernstein/Valleys Planning Council 906-5702 21285-5402
Koinonia Partnership





Baltimore County
Department of Permits and
Development Management

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

March 25, 1996

NOTICE OF REASSIGNMENT

Rescheduled from 1/4/96 and 3/22/96
CASE NUMBER: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road, 930' W of c/l Greenspring Avenue
8th Election District - 3rd Councilmanic
Legal Owner: Koinonia Partnership

Special Hearing to approve a use permit for a bed and breakfast.
Variance to permit parking and drive aisles within a minimum of 14.5+/-
in lieu of the required 22 foot drive aisle; and to permit a parking
space minimum of 7.5 feet by 16 feet in lieu of the standard 8.5 feet
by 18 feet parking space.

HEARING: TUESDAY, APRIL 30, 1996 at 11:00 a.m. in Room 106, County
Office Building.

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name.

ARNOLD JABLON
DIRECTOR

cc: Stephen J. Nolan, Esq.
Valleys Planning Council





Baltimore County
Department of Permits and
Development Management

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

December 29, 1995

Stephen J. Nolan, Esquire
Nolan, Plunhoeff & Williams, Chtd.
Suite 700
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 224
Case No.: 96-230-SPHA
Petitioner: Koinonia Partnership

Dear Mr. Nolan:

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 29, 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: December 11, 1995

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 1400 Greenspring Valley Road

INFORMATION:

Item Number: 224

Petitioner: Koinonia Partnership

Property Size: _____

Zoning: RC-2

Requested Action: Variance and Special Hearing

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and in consideration of the location and size of the subject site, staff supports the variances and the proposed use of the property as a bed and breakfast as limited by Section 402D of the Baltimore County Zoning Regulations.

This office notes, however, that the use of the subject property or any other property as a bed and breakfast is limited, and that there are no accessory uses permitted under Section 402D of the Baltimore County Zoning Regulations.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kern

PK/JL

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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: Dec. 21, 1995
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for December 18, 1995
Item 224

The Development Plans Review Division has reviewed the subject zoning item. If the permit is granted for the bed and breakfast inn, the entrance to the site must comply with the Department of Public Works Road and Street Detail, Standard Plate R-32A, Rural Commercial Entrance.

RWB:sw

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Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 12/07/95

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

RE: Property Owner: KOINONIA PARTNERSHIP

LOCATION: N/S GREENSPRING VALLEY RD. 930' W OF CENTERLINE GREENSPRING AVE
(1400 GREENSPRING VALLEY RD.)

Item No.: 224

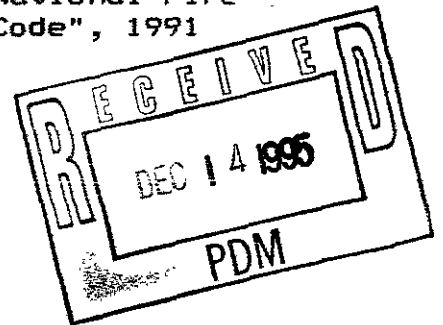
Zoning Agenda: SPECIAL HEARING/VARIANCE

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.



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



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

TO: ~~ZADM~~ PDM - Joyce Watson
FROM: DEPRM
Development Coordination

DATE: 12/12/95

SUBJECT: Zoning Advisory Committee
Agenda: 11/27/95 and 12/11/95
12/4/95

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

<u>11/27/95</u>	<u>12/11/95</u>
Item #'s: 205	220 thru 231
207	and
209	Rev. #195
213	
214	

024

12/4/95

215
217
218
219

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

12-7-95

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

RE: Baltimore County
Item No. 224 (MTK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD ~~BS~~ 130 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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

My telephone number is _____

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

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

5380-95

11/27/95

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
C. WILLIAM CLARK
E. BRUCE JONES**
J. JOSEPH CURRAN, III
STUART A. SCHATZ

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX (410) 296-2765

JAMES D. NOLAN
(RETIRED 1980)
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITZ
(1918-1990)

WRITER'S DIRECT DIAL
823-7853

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

November 24, 1995

#224

VIA HAND DELIVERY

Mr. Mitch Kellman
Baltimore County Department of
Permits and Development Management
County Office Building
Towson, Maryland 21204

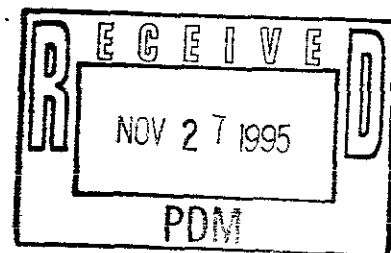
Re: Our Client: Koinonia Partnership
Zoning Requests for Bed and Breakfast Inn
1400 Greenspring Valley Road
Third Election District
Third Councilmanic District

Dear Mitch:

As a follow-up to our conference in your office on Wednesday, November 22, 1995, with Stacey McArthur, I am enclosing the following documents, many of which have been revised since our meeting to incorporate your comments:

1. Three (3) original signed Petition for Special Hearing forms;
2. Three (3) original signed Petition for Zoning Variance forms;
3. Five (5) copies of the Zoning Description;
4. Twelve (12) copies of the site plan prepared by D.S. Thaler and Associates;
5. One (1) copy of the 200 scale zoning map; and
6. Our client's check number 2458 payable to Baltimore County, Maryland in the amount of \$570.00 to cover the filing and sign fees.

Kindly schedule this matter for the earliest possible hearing date.

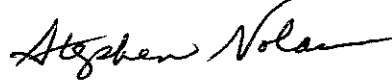


224

Mr. Mitch Kellman
November 24, 1995
Page Two

We greatly appreciate your kind assistance.

Very truly yours,



Stephen J. Nolan

SJN/vrs

Enclosures

cc: Koinonia Partnership
Anne Pomykala

David S. Thaler, P.E.
Stacey A. McArthur, R.L.A.

NEWTON A WILLIAMS
THOMAS J RENNER
WILLIAM P ENGLEHART, JR
STEPHEN J NOLAN*
ROBERT L HANLEY, JR
ROBERT S. GLUSHAKOW
STEPHEN M SCHENNING
DOUGLAS L BURGESS
ROBERT E CAHILL, JR
C WILLIAM CLARK
E BRUCE JONES**
J. JOSEPH CURRAN, III
STUART A SCHATZ

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX: (410) 296-2765

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(1918-1990)

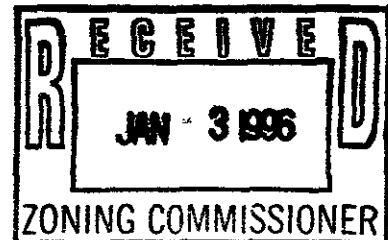
WRITER'S DIRECT DIAL
823- 7853

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

January 2, 1996

VIA HAND DELIVERY

Honorable Lawrence Schmidt
Zoning Commissioner for
Baltimore County
Old Court House
Towson, Maryland 21204



Re: Case No.: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road
8th Election District
3rd Councilmanic District
Koinonia Partnership - Petitioner

Dear Commissioner Schmidt:

In the course of a meeting today with representatives of the Valleys Planning Council concerning the above-captioned special hearing petition, the Petitioners were asked to join in a request for continuance of the hearing which is currently scheduled for Thursday, January 4, 1996 at 9:00 a.m. in Room 118 of the Old Courthouse.

In the good faith interest of exploring a resolution of certain underlying questions with regard to this case, Koinonia Partnership has agreed to the continuance requested by the Valleys Planning Council. Accordingly, please do not reset this case for approximately ninety (90) days.

Thank you for your kind consideration of this request. If you prefer, I will be happy to appear in person to place this joint request on the record Thursday morning.

Respectfully submitted,

Stephen J. Nolan

SJN:mao

cc: Dr. John Bernstein, Valleys Planning Council
Arnold Jablon, Director, Baltimore County Department of
Permits and Development Management
Peter Max Zimmerman, Esquire, Office of People's Council
Carole S. Demilio, Esquire, Office of People's Council
Koinonia Partnership

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
C. WILLIAM CLARK
E. BRUCE JONES**
J. JOSEPH CURRAN, III
STUART A. SCHAOT

2/28/96
870 68
LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX: (410) 296-2765

96-782
JAMES D. NOLAN
(RETIRED 1980)

J. EARLE PLUMHOFF
(1940-1988)

RALPH E. DEITZ
(1918-1990)

WRITER'S DIRECT DIAL
823-

7853

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

February 27, 1996

VIA HAND DELIVERY

The Honorable Lawrence Schmidt
Zoning Commissioner for
Baltimore County
Old Court House
Towson, Maryland 21204

RE: Case No.: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road
8th Election District
3rd Councilmanic District
Koinonia Partnership - Petitioner

Dear Commissioner Schmidt:

The above entitled case was scheduled for a hearing on January 4, 1996. My client, Koinonia Partnership agreed to the continuance requested by the Valleys Planning Council.

Following a meeting on Friday, February 23, 1996 with John Bernstein and Kristen Forsyth of the Valleys Planning Council, we were informed that they have no objection to the scheduling of the hearing on the requested Bed and Breakfast Inn. Accordingly, please assign a new hearing date for this case. The only present conflict that I have in my schedule is March 7, 8, 11 and 25. Thank you for your consideration of this request.

Very truly yours,

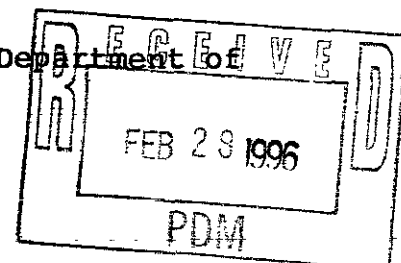
Stephen J. Nolan

Stephen J. Nolan

SJN/dlp

cc: Ms. Gwen Stevens, Hearing Clerk
Mr. Arnold Jablon, Director, Baltimore County Department of
Permits and Development Management
Dr. John Bernstein, Valleys Planning Council
Ms. Christin Forsyth, Valleys Planning Council
Koinonia Partnership
Anne and Christin Pomykala
Mr. David S. Thaler

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NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
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ROBERT E. CAHILL, JR.
C. WILLIAM CLARK
E. BRUCE JONES**
J. JOSEPH CURRAN, III
STUART A. SCHADT

LAW OFFICES
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CHARTERED

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TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX (410) 296-2765

96-905
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g
JOBS
JAMES D. NOLAN
(RETIRED 1980)
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITZ
(1918-1990)

WRITER'S DIRECT DIAL
823-7853

* ALSO ADMITTED IN D.C.
** ALSO ADMITTED IN NEW JERSEY

March 4, 1996

VIA HAND DELIVERY

Arnold Jablon, Director
Baltimore County Department of
Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road
Petitioner: Koinonia Partnership
REQUEST FOR REASSIGNMENT

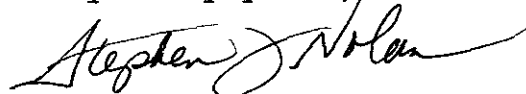
Dear Mr. Jablon:

Reference is made to your Notice of Reassignment dated March 1, 1996, with regard to the above-entitled case. Through an inadvertence, my letter dated February 27, 1996 addressed to Commissioner Schmidt failed to list Friday, March 22 as a conflict date. I am scheduled on that date to chair the statewide planning conference of the Maryland Coalition for Civil Justice at Westminster Hall of the University of Maryland School of Law on that date.

Accordingly, I respectfully request a new hearing date preferably during the month of March (with the exception of March 18, 25 and 29).

I regret any inconvenience that this oversight on my part has caused your docket clerk, Ms. Gwen Stephens. Thank you for your kind consideration of this letter.

Very truly yours,

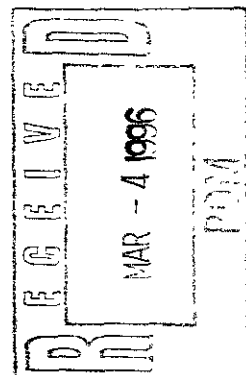


Stephen J. Nolan

SJN/mao

cc: Ms. Gwen Stephens, Docket Clerk (via hand delivery)
Dr. John Bernstein, Valleys Planning Counsel
Koinonia Partnership
The Honorable Lawrence Schmidt, Zoning Commissioner

MICROFILMED



IN THE MATTER OF THE
THE APPLICATION OF
KOINONIA PARTNERSHIP
FOR A SPECIAL HEARING ON
PROPERTY LOCATED ON
GREENSPRING VALLEY RD., 930'
WEST FROM CENTERLINE OF
GREENSPRING AVENUE
(1400 GREENSPRING VALLEY ROAD)*
3RD ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 90-355-SPH
*

* * * * *

O P I N I O N

This matter comes before the Board from an appeal of the Zoning Commissioner's Order of July 16, 1990 denying the Petition for Special Hearing to approve and confirm the lawful, nonconforming residential, institutional and other uses requested by the Petitioner. Testimony was taken over a two-day period both by live witnesses and video tape deposition.

Mr. Eugene Raphael, a registered professional land surveyor, testified as an expert on behalf of the Koinonia Partnership. He advised the Board that the site consisted of approximately 45 acres located in the Greenspring Valley having a zoning designation of R.C. 2. Mr. Raphael reviewed the early blueprints and tracings for the subject site and indicated that these documents date back to 1955. Those tracings and site plans indicate at least eight individual buildings to exist on the site and named those buildings. Testimony throughout the hearing referred to those buildings by name and were further portrayed in Petitioner's Exhibit No. 9, a photographic layout of the site. The video tape deposition viewed by the Board of Marion Carnes further enlightened this Board as to these buildings and as to their history. Ms. Carnes, an 82-year-old resident of the Presbyterian Home and still active Koinonian, first arrived at the subject property in 1954 for

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a brief visit. At that time she was a nurse employed in New York State who had been introduced to the Koinonia Foundation by a friend. She described the property usage in 1954 as that of a learning facility with religious values. She indicated that individuals and families were trained at the facility, living on the property while training before being sent overseas on their mission. She returned to the property in 1958 at age 49. During her stays on the property, she testified that at least 40 to 50 people constantly were living on the property. Ms. Carnes was a resident of the property until 1988, except for the few years she was on her mission in Laos. Using the Petitioner's Exhibit No. 9, Ms. Carnes in her deposition described the various buildings located on the site and gave their history.

Photograph A on the exhibit, a structure called the Hope Chest, has been, since her memory serves, a building which contained two apartment living units.

She further described Photograph B, California House, as another dwelling unit which contained two apartment living units.

Photograph C, Silver Lining, was also described as a two-apartment unit structure.

Photograph D, Chicken Coop, later called Acorn, was converted into a residence at a date uncertain; however, probably in the early 1960's.

Photographs E and F in Exhibit No. 9 depict the main building on the property known as Gramercy. This Building was originally constructed in approximately 1906 and has been the main residence house on the property.

Photograph G depicts the remains of what had been the Garden

House, which Ms. Carnes described as housing at least 14 people during 1955. However, that building was destroyed in the early 1980's and has not been rebuilt.

Photographs H and I of Exhibit No. 9 have never been occupied.

Photograph J depicts the building known as Literacy, and it was dedicated in 1958. The building came into use as a teaching building and later evolved into residential use. The building contains at least three apartments.

Photograph L is known as the Memorial Building and was specifically built for students and families to live in. The structure contains eight apartment units. It should be noted that Ms. Carnes advised that not only the student lived in this building but the family of the student along with their children resided there.

Building K on the exhibit is a trailer used by the worker who is employed for the farming activity of the subject site.

Ms. Carnes' records and memory and her position as the Sustainer gave great insight into the history of this unusual property.

Building M was originally a stable converted by Koinonia into meeting rooms, residences and other uses. The exhibits in Ms. Carnes' deposition indicated that the Literacy House construction and the eight-unit family apartments contained therein began prior to September 1959.

Further insight into the history of this property was supplied by Ms. Lane Berk, a resident of Greenspring Valley for at least 45 years. Ms. Berk told the Board that she has always been active in the community affairs of Greenspring Valley, and her memory dates

to at least 1952, recalling a number of residences at Koinonia, and buildings used as both residences and other multi purposes. She further recalls, although without a specific timeframe, that people lived on the site and worked off the site. She recalls the sale of the property in 1985 and feels that this property has been improved under its new ownership. She is further aware that educational workshops and conferences continue on the property. She feels that the property as it exists does not present a detriment to the surrounding area.

The Board next heard from Ann Marie Pomykala, who along with her husband, Dr. Ronald Pomykala, purchased the property at auction in 1985 from the Koinonia Foundation. When the property was purchased, it was in a run-down condition and their aim was to restore the property. The premises contained a print shop owned by outside ownership and a garage also owned by a non-resident. After the purchase of the property, the print shop and garage were removed from the premises. Also, at the time of the purchase of the property, tenants existed on the property and paid rent. A detailed description of the restoration of the property was given to the Board, as well as photographic evidence of the effort which has gone into the refurbishing of this property. Mrs. Pomykala indicated that some of the buildings are covered by the Maryland Historical Trust, and that the property now contains a mushroom and herb garden, and the workers for that garden live on the property.

Although the exclusive use for this property is not a private school, this site is rented out to private groups for seminars and other educational purposes throughout the year. Lynn Woodland indicated that she rents space on the property and has been doing

so for many years.

Christine Ritz, a resident in the Acorn House, told the Board she has lived on the property since 1975, and had worked elsewhere during that time period until she came to work for the herb garden function of the property in June 1990.

Dr. Pomykala told the Board that the only building which has been done on the property has been restoration and no new dwelling units have been placed upon the property. He said the use of the property has not intensified since his purchase.

Norman Gerber, an expert planner, told the Board he believed that this property contained two uses which date back to at least 1955. These uses are both residential and educational, and he feels that the current use of the property continues in that vein as both residential and educational. The special permit granted in the early 1950's for a private school has not expired and contains no expiration date. Exhibits produced by Petitioners indicate that from at least 1948 through 1951 portions of the property were rented to individuals by the previous owner, and that those rental uses continued through at least 1954. During the exclusive use of the Koinonia Foundation, the training center on the property continued to operate with multiple functions as a school, residence, and agricultural-type of establishment.

Mr. Jack Dillon, Senior Planner in the Office of Planning & Zoning for Baltimore County, differed from Mr. Gerber's previously stated opinion that the uses of the property are both residential and educational. Mr. Dillon believes the school permitted by special permit is the predominant use for that property and should that use not be in existence, then the R.C. 2 zoning regulations

will apply, and the use for multi-family dwellings must be pursued by special exception.

Jeffrey Long, of the Office of Planning & Zoning, also told the Board that when the school use on the site ceases the ability to have apartments on that property ceases also.

Daniel Twomey, a former member of the Koinonia Board and counsel to the corporation from 1975 to 1985, told the Board about the history of the Koinonia Foundation and as to how the property was operated during his affiliation with the Foundation. In reviewing Petitioner's Exhibit No. 9, Mr. Twomey indicated that the Acorn House, Photograph D, had not been living space prior to 1976, but was converted to living space in that year; further, that Photograph G, Garden House, had been instructional and then living area but as mentioned before, was removed due to natural causes. Mr. Twomey indicated that the Koinonia Board had discussed the possibility of renting units to tenants who were not affiliated with Koinonia. However, that Board rejected the idea since they were concerned with their tax-exempt status and the possibility of a conflict with any zoning regulation. Mr. Twomey did indicate that Koinonia did use the facilities to raise funds and these funds were derived from the sale of gifts, farm produce, and herbs, and the renting of the property to outside groups for educational and/or social purposes, and that these activities continued until the sale of the property. He described Marion Carnes, whose testimony was outlined above, as a "grand lady."

Margaret Worrell, Executive Director of the Valleys Planning Council, submitted a letter indicating that the Valleys Planning Council was against the request of the Petitioners and asked that

the special hearing be denied.

People's Counsel presented a number of exhibits indicating the Baltimore County Zoning Regulations from 1945, 1955, 1969, and 1974. Also given to the Board were a number of newspaper articles regarding the Koinonia Foundation. These articles reflect that this property was used for brief training periods for those who participated in the Koinonia experience. However, as time changed, so did the Koinonia experience, and the property evolved from a site which was exclusive to those of the Koinonia following to one which became more open to the public in general. The Board is convinced that during the 1950's, 1960's, 1970's and 1980's, persons who were not affiliated 100 percent with the Koinonia Foundation resided on the property and paid rent to the Foundation. This belief is further bolstered by a March 1978 newspaper article indicating that some of the residents at Koinonia worked there while some worked elsewhere at regular jobs, and some went to school. Residents were described as people going through an adjustment due to divorce or realignment of professional goals or who wanted to be in a place where such reassessments were accepted and supported. This article further indicated that payment for these courses and the ability to become a resident for either a short term or up to one year ranged from \$15.00 up to \$220.00 per month.

A private school as defined by Black's Law Dictionary is one maintained by private individuals, groups, religious organizations, or corporations not at public expense, and open only to pupils selected and admitted by the proprietors or governors, or to pupils of a certain religion or possessing certain qualifications, and

generally supported, at least partly, by tuition fees or charges. A school is an institution or place for instruction or education. Clearly, this property continues in this Board's belief to function as an educational site, therefore falling within the definition of a school. The use of this property has changed little since the early 1950's. Although the Koinonia Foundation has faded from this property as owners, its spirit and legacy continue to inhabit this unusual property. The character of this property has not changed in over 40 years. No business that is conducted on this property can be seen or heard by its neighbors, nor do the comings and goings of the inhabitants affect the neighborhood. The Board finds as a matter of fact that multi-residential uses existed on this property during the 1970's, during the 1960's, and during the 1950's, and that these uses continued up to and through the 1980's and still continue to date, and that these uses are nonconforming uses which exist as a matter of right in the R.C. 2 zone 'as currently described in the Baltimore County Zoning Regulations. This property has been well-known to the neighborhood, and its general usage has continued throughout the last 45 years. A change in ownership does not destroy a nonconforming use. The use transferred to the succeeding owner will continue so long as the nature and character of that use is unchanged and substantially the same facilities are used. The Board finds that the nature and character of this property remains essentially unchanged, and the exact facilities are still being used. The Board finds substantial evidence on the record to support these findings. Accordingly, the Board will order as follows.

O R D E R

IT IS THEREFORE this 2 day of August, 1991 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Special Hearing to approve and confirm the lawful and nonconforming residential, institutional and other uses as shown on Petitioner's Exhibit No. 1 and the continuation of the approved special exception use for educational purposes be and is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett

William T. Hackett, Chairman

C. William Clark

C. William Clark

Arnold G. Foreman

Arnold G. Foreman

10/10/1964

ADDRESS

Kristen Lytle
Marianne Brundige
Thomas W. Brundige III
Dyane Ellis
Lucy Howard
Steve HOWARD
Richard Buck
Mary Arnold

Valleys Planning Council
1520 Greenspring Valley Road
" " " " " "
11044 Greenspring Ave.
110414 Greenspring Ave.
PO Box 48 21153
11219 Greenspring Ave Littleton, CO 80120
11042 Greenspring Ave

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JACK HOLICK
ADAM ASHES
RICHARD RYND
RICHARD MATZ
SALLY NOLAN
BILL MONK

1045 TAYLOR AVE. BELT MD.
5A GWYNNE MILL CT. OWING MIL
8570 LEISUREHILL DR 21208
19 MARIE WOODS COURT. 21208
110 E. PENN. TOWSON 21286
222 BOSLEY AVE SLIPS C-6
21203
40 W. CHESAPEAKE AVE 21204

WES GUCKERT

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

Case # 96-230 SPHA

NAME

ADDRESS

STEPHEN J. NOLAN

210 W. PENN. AVE, STE. 700

TOWSON MD. 21204

DAVID S. THALER, P.E., L.S.

7115 Ambassador Rd.

Baltimore, Md. 21244

RONALD E ANN POMYKALA

1400 Green Spring Valley Road
P.O. Box 119

Stevenson, Md. 21153

STUART D KAPLAN

BALTIMORE COUNTY COMMISSIONER OF COURSES

502 BALTIMORE AVE, TOWSON MD 21204



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

1 William Clark
J. Carroll Hobbs

210 W. PENNSYLVANIA AVE TOWSON MD 21286
305 Washington Ave



WILLIAM CLARK

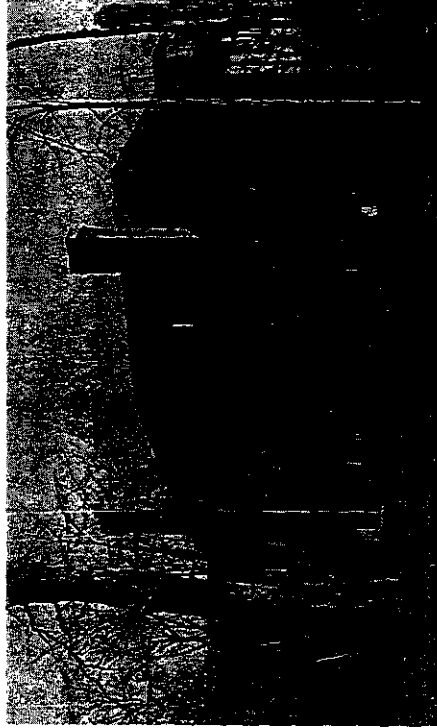


In just minutes you can escape the bustle of downtown Baltimore and step into a pastoral delight called Koinonia. Koinonia takes its name from the Greek word meaning "a place where people gather together" and has charmed visitors for nearly a century. Part of Maryland's heritage, this Tudor style mansion and Carriage House has been recently restored with the help of the Maryland Historical Trust. Tucked away in the heart of Maryland horse country, Koinonia captures the spirit of the country inn with its wood carvings, leaded glass and fine furnishings. Lovingly cared for by its staff, the Koinonia facilities offer guests a unique alternative with its tranquil dignity and atmosphere.

Our pleasant country style bedrooms can accommodate about 25 guests and special dormitory arrangements are available for large group retreats. The large dining hall with its oak beams and handcrafted tables provides sit down service for 100 and buffet for many more. We specialize in delicious gourmet vegetarian fare that is tasteful and imaginatively presented - a delight to the palate and the eye. Fruits, vegetables and herbs are harvested daily from Koinonia's organic garden, enhancing our varied menu with the freshest possible ingredients. Catering is available for any event, on or off the premises. Business people looking for a restful break and secluded meeting place have discovered Koinonia's daily lunches and dinners a pleasant and wholesome dining alternative. Drop in for lunch and an afternoon of shady woodland paths and discover for yourself the kind of charm that is Koinonia.

MICROFILMED

In the quiet of the country...



Grammercy, the main house offers five newly decorated meeting rooms; 2 living rooms, 2 reception balls, a large dining room with enclosed porch, outdoor terrace and pool area.

The Carriage House has 2 open space rooms plus a small lounge, interconnecting with the others, providing intimate or larger areas as desired for up to 200 people.

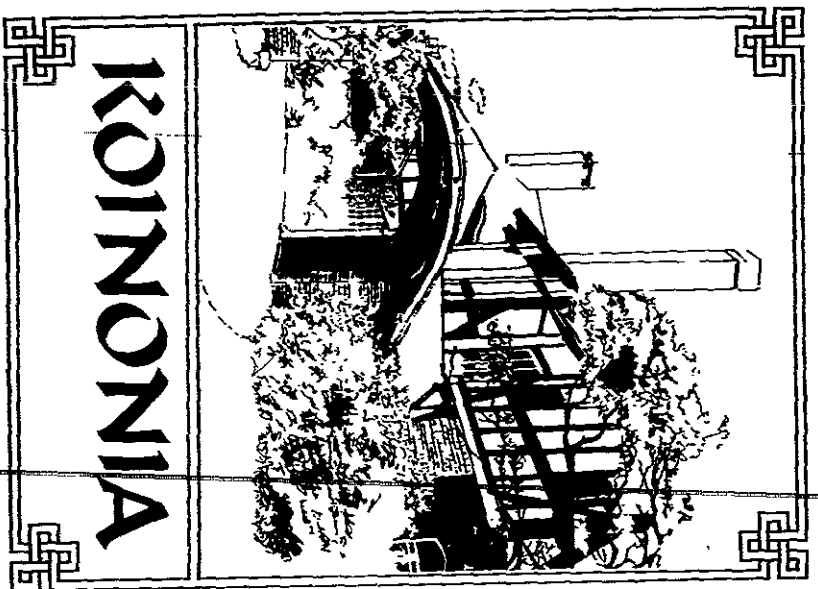
These facilities are a comfortable setting for your next meeting or seminar. We can also dress up for weddings and parties, and handle every detail from the catering to the flowers, making your event a very special occasion.

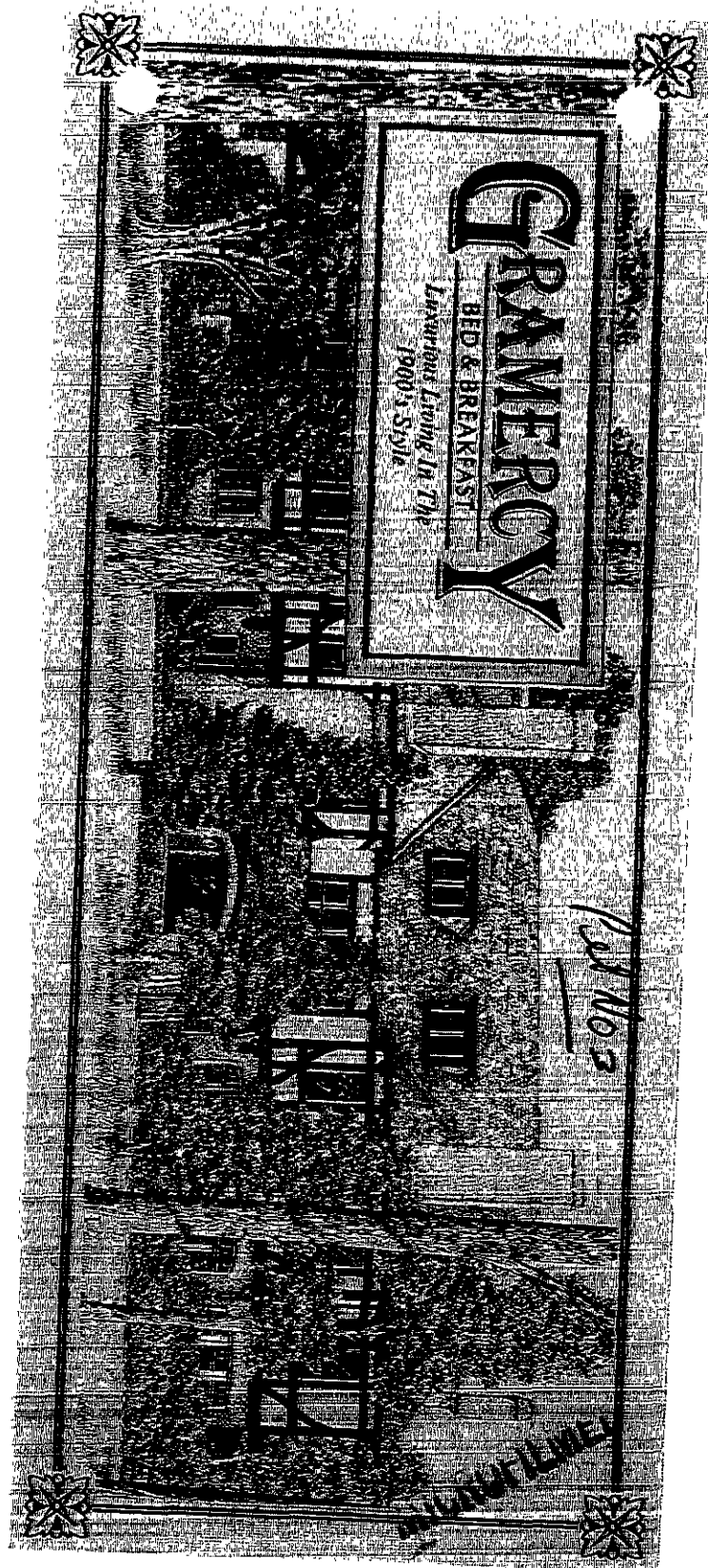
Our forty five acres of woods and meadows include an arboreal and large organic garden, all easily accessible for leisurely walks. Koinonia invites you to enjoy these facilities at your convenience. (Koinonia is a runner's delight)

Ref No 2

Special features include
large outdoor swimming pool
tennis court
natural food store
print shop
gift shop
craft shop
ongoing educational programs
on a variety of subjects







The Tree of Life stands at the center of Paradise and represents perfect harmony. The twelve fruits in the branches are your rewards for spiritual growth: wisdom, love, truth, and beauty. Immortality is given to those who eat them or drink the essence from the tree. When I pick up a rock or a piece of wood, I turn it over until I see what's in there-- I'm amazed sometimes at what comes out. Usually the faces look like me, bald on top. Raymond Coins, visionary artist. I talk to trees. There's souls in the branches and roots. I frees them. Bessie Harvey, visionary artist. Each matchstick represents a human being. My work shows the beauty and strength of what can happen when people work together. Gerald Hawkes, visionary artist.

TREE OF LIFE

COPY

Dr. John Bernstein, Director
Valley Planning Council
PO BOX 5402
Towson, MD 21285

January 4, 1996

Dear Dr. Bernstein:

I write to express our strong and positive feelings on behalf of the *Gramercy Bed & Breakfast* operation on the Valley estate formally known as Koinonia. I grew up in the Greenspring Valley, was born here, and after spending early adulthood most everywhere else, have returned to make my forever home with my husband, LeRoy, here.

There are many worthy battles that thank God the Valley Planning Council has undertaken. But to those who would oppose any zoning change in favor of a full inn status for Gramercy, I would say this:

1. Our Valley was historically a place of two great inns, coveted for their peace and their fine drinking water, back in a time well before I was ever born. These two inns, one at Chatolannee and the other in Stevenson proper, are now long gone, but the reasons that they were gracious magnets for people are still true, due in large part to the Council's good efforts. Here, I cite the historic precedent for having a country inn in our midst.
2. In a geographic area burdened with an unprecedented rate of cancer, I am proud that Gramercy continues the tradition of organic farming. The fresh salad greens in the summer are a great amenity to us as homeowners, and now that I have opened a new national museum with a gourmet cafe, our chef is delighted that such a quality grower is nearby. Such commitment is a plus to all people of Maryland.
3. For our overnight visitors, it is a gift to house those guests we cannot accomodate ourselves, nearby and in such kindred surroundings to our home. Our guests who have stayed at Gramercy have been very well treated, and the closest alternative of The Pikesville Hilton has no comparable warmth or convenience.
4. The Pomykalas have a great respect for the history of their home and land. The grounds have not looked this good since I can remember. Certainly Koinonia had far more group affairs that were not nearly as gracious as the weddings, parties, and educational events that Gramercy can/will stage. I can't remember people protesting the activities of Koinonia which had very inconsistent leadership and, at times, unwieldy outcomes. The Pomykalas are very responsible, professional people, ones who have made sure to install most suitable sewage controls, etc. We'd like them to be able to be a full service inn. How lovely to drive there for a candlelit dinner with guests, etc. or just for a convenient break from our homes.

Please take this letter as steadfast support for Gramercy's good intentions and current activities. We believe deserve they deserve all our support.

800 Key Highway Baltimore's Inner Harbor

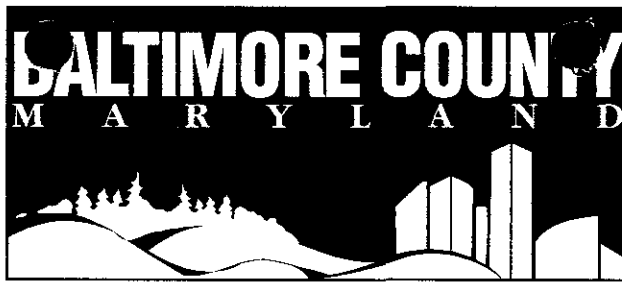
AMERICAN VISIONARY ART MUSEUM

telephone: 410.244.1900 fax: 410.244.5858

Baltimore, Maryland USA 21230-3940

MICROFILMED

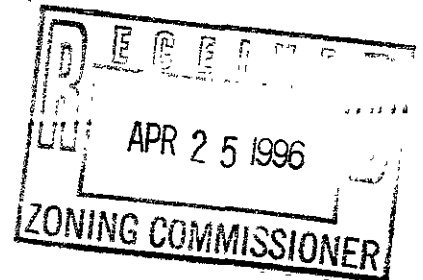
PETITIONERS
EXHIBIT No 5



Conference & Visitors Bureau
We've got Baltimore surrounded!

April 23, 1996

Lawrence Schmidt
Zoning Commissioner
Baltimore County
Court House
400 Washington Avenue
Towson, MD. 21204



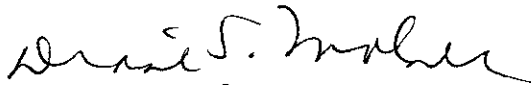
RE: Case Number - 96-230-SPHA
(Item 224)

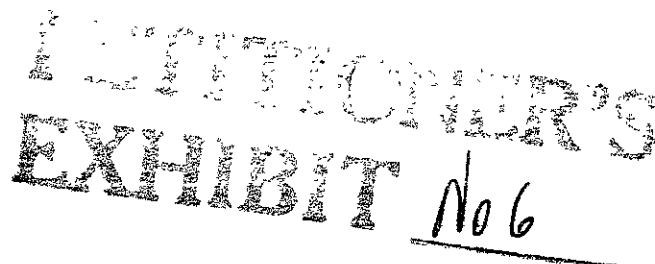
To Whom It May Concern:

Please let it be known that the Baltimore County Conference and Visitors Bureau would like to express its support for the above mentioned case for Gramercy Bed and Breakfast.

This Bed and Breakfast is a member of our Conference and Visitors Bureau and provides the very highest quality of service to all visitors which are referred by us to them. They truly help to improve the quality of life in our community and any and all improvements to their property adds to that quality.

We urge approval of this variance issue.


Diane I. Molner
Executive Director

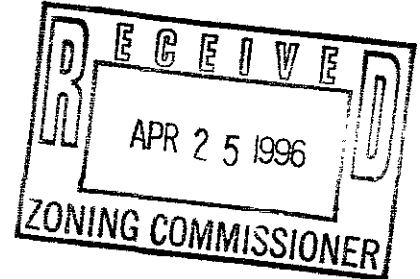

PETITIONER'S
EXHIBIT No 6

**THE VALLEYS
PLANNING COUNCIL, INC.**

212 Washington Avenue
P.O. Box 5402
Towson, Maryland 21285-5402
410-337-6877
410-296-5409 (FAX)

April 19, 1996

Lawrence Schmidt
Zoning Commissioner
Old County Court House
400 Washington Avenue
Towson, MD 21204



Re: 96-230-SPHA

Dear Mr. Schmidt:

In the event that a representative of The Valleys Planning Council cannot attend the hearing on April 30, I wish to clarify The VPC's position.

The petitioners are requesting a use permit for a bed & breakfast, which will serve to legalize the bed & breakfast which they have run for several years without a permit. The VPC does not oppose this particular use.

Sincerely,

John Bernstein
Executive Director

cc: Stephen J. Nolan, Esq.

PETITIONER'S
EXHIBIT No 7
MICROFILMED

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND ZONING VARIANCE * ZONING COMMISSIONER
930 ft. W of c/l Greenspring *
Avenue * OF BALTIMORE COUNTY
1400 Greenspring Valley Road *
8th Election District * Case No. 96-230-SPHA
3rd Councilmanic District *
Koinonia Partnership *
Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on both Petitions for Special Hearing and Zoning Variance for the property located at 1400 Greenspring Valley Road, within the Greenspring Valley area of northern Baltimore County. Special Hearing approval is requested to approve a use permit for Bed and Breakfast Inn, pursuant to Section 402.D of the Baltimore County Zoning Regulations (BCZR). Variance relief is requested from Section 409.4 of the BCZR to permit parking and drive aisles with a minimum width of 14.5 ft. (+/-) in lieu of the required 22 ft.; and also from Section 409.3 of the BCZR to permit a parking space area minimum of 7-1/2 x 16 ft., in lieu of the standard 8-1/2 x 18 ft. The subject property and relief requested are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions for Special Hearing and Variance.

Appearing at the requisite public hearing held for this case were Ronald and Ann Pomykala, partners of Koinonia Partnership, property owner. Also appearing in support of the Petition was David S. Thaler, Professional Engineer and Registered Land Surveyor. Mr. Thaler is the principal of D.S. Thaler and Associates, Inc. That company prepared the site plan. Also appearing in support of the Petition was Stuart D. Kaplow, Esquire, on behalf of the Baltimore County Chamber of Commerce. The Petitioner was represented by Stephen J. Nolan, Esquire.

Appearing as interested persons were several residents of the surrounding locale. They included Thomas W. and Marianne Brundige, III, Lynne Ellis, Lucy Harvard, Steve Howard, Richard Buck and Mary Arnold. Kristen Forsyth of the Valleys Planning Council also appeared.

An examination of the site plan shows that the subject property is approximately 44.8 acres in area, split zoned R.C.2 and R.C.5. The predominant zoning is R.C.2 (42.9 acres), with a small sliver of R.C.5 (1.9 acres) along the northwest tract boundary. The subject property is improved with several buildings, the main structure being a building known as Gramercy. This structure is on the Maryland Historical Trust inventory list and is used as a Bed and Breakfast Inn. Mrs. Pomykala, who operates the bed and breakfast business with her daughters, described the premises as same is shown on the site plan. She indicated that the main house was constructed shortly after the turn of the century and that she and her husband purchased the property under the name of Koinonia Partnership in approximately 1985. She also described the bed and breakfast business which is operated on the site. She indicated that only breakfast meals are served at the Inn (no dinners) and there are no cooking facilities in the rooms. She indicated that approval is sought, pursuant to the Petition for Special Hearing, to continue operations of the bed and breakfast, pursuant to Section 402.D of the BCZR. That section specifically regulates bed and breakfast inns and requires, in part; that the owners shall reside on the premises; that the Inn building be officially designated as a historic building, or located within a historic district; and that the property must be located outside the urban-rural demarcation line-etc. It is clear that the business, in fact, complies with these requirements contained in Section 402.D.

- 2 -

Mrs. Pomykala also indicated that 5 rooms presently are operational, however, plans have been made to expand the Inn to provide 12 rooms. Moreover, in accordance with Section 402.D, a maximum of 16 guests will be accommodated. All of the rooms are located within the main house.

Stuart D. Kaplow, Esquire, from the Baltimore County Chamber of Commerce, also testified. His organization considered the proposal and unanimously supports same. Mr. Kaplow indicated that the Chamber believes that this use on the subject site is beneficial to Baltimore County.

Mr. Thaler also presented testimony regarding the site plan and proposed use. He described vehicular access to the property and opined that the site is suitable for a bed and breakfast inn. He also described, in detail, the requested variances. One of the variances relates to the lengthy driveway which leads to the house and accessory structures from Greenspring Valley Road. A portion of the driveway is narrow in certain areas with a minimum width of 14-1/2 ft., in lieu of the required 22 ft. Mr. Thaler believes that granting of the variance will preserve the historic nature and character of the site. Traffic volumes are minimal within the property and he believes compliance with the strict regulation would be unduly burdensome.

The second variance relates to the parking spaces. Again, these are undersized owing to the historic use of the property. Again, Mr. Thaler opined that strict adherence to the regulations would be impractical and would cause the Petitioner practical difficulty as defined by law.

Testimony was also received from a number of Protestants. Many of these Protestants reside nearby. Their chief concern may be generally described as a fear of over-commercialization of the subject site. In this regard, a copy of the prior opinion issued by the Board of Appeals of Baltimore County in case No. 90-355-SPH was offered. That opinion was

- 3 -

rendered as a result of a Petition for Special Hearing before the Board in 1989. That Petition sought approval and confirmation of the lawful nonconforming residential institutional and other uses as described in the Petition. The Protestants in the instant case were concerned that any Order issued herein would rescind or reverse that Order.

After due consideration of all of the testimony and evidence presented, I am persuaded to grant the Petitions for Special Hearing and Zoning Variance. As to the Special Hearing, it is my judgment that the Petitioner complies with the provisions of Section 402.D of the BCZR. The Bed and Breakfast use, as described and regulated within that section, is an appropriate use of this site. It reflects the historic use of this site and, as limited by Section 402.D, should not cause detriment to the health, safety or general welfare of the locale.

I am also persuaded to grant the Petitions for Zoning Variance. In this regard, strict adherence to the regulations would be impractical and would not benefit the property or surrounding locale. To the contrary, the quiet and historic character of the property should be preserved and new construction to bring the site into compliance with current standards is unwise.

Moreover, recognizing the Protestants' concerns, I shall restrict the relief granted by specifically adopting, to the extent applicable, the Board of Appeals' decision of August 2, 1991. That is, it is to be recognized that the decision in the instant case does not represent a reversal or override of the Board's decision. The terms and conditions of that prior Order shall remain in full force and effect, except as expressly amended hereby.

- 4 -

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of May, 1996 that, pursuant to the Petition for Special Hearing, approval of a use permit for a Bed and Breakfast Inn, under Section 402.D, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4 of the BCZR to permit parking in drive aisles with a minimum of 14.5 ft. (+/-) in lieu of the required 22 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.3 of the BCZR to permit a parking space minimum of 7-1/2 x 16 ft., in lieu of the standard 8-1/2 x 18 ft., be and is hereby GRANTED; subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

IT IS FURTHER ORDERED that the Board of Appeals' decision of August 2, 1991 is hereby ratified and confirmed, to the extent that same is not expressly amended herein.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4366

May 28, 1996

Stephen J. Nolan, Esquire
Nolan, Plumbhoff & Williams, Chtd.
Suite 700, 210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Property: 1400 Greenspring Valley Road
Case No. 96-230-SPHA
Legal Owner: Koinonia Partnership

Dear Mr. Nolan:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Zoning Variance have been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att:
c: Mr. and Mrs. Ronald Pomykala, 1400 Greenspring Valley Road, 21153
c: Stuart D. Kaplow, Esquire, 502 Baltimore Avenue, 21204
c: Ms. Kristen Forsyth, Valleys Planning Council, P.O. Box 5402, 21285
c: Mr. and Mrs. T. Brundige, III, 1520 Greenspring Valley Rd.
c: Ms. Lynne Ellis, Ms. Lucy Harvard, 11044 Greenspring Avenue
c: Mr. Steve Howard, P.O. Box 48, Stevenson, Md. 21153
c: Mr. Richard Buck, 11219 Greenspring Avenue, Lutherville, 21093
c: Ms. Mary Arnold, 11042 Greenspring Avenue



Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 1400 Greenspring Valley Road
which is presently zoned RC2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a use permit for a bed and breakfast inn pursuant to BCZR Section 402D.

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.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner: Stephen J. Nolan
(Type or Print Name)
Signature
Address
City State Zipcode
Legal Owner:
(Type or Print Name)
Signature
Address
City State Zipcode
Name: Stephen J. Nolan
Address: 210 W. Pennsylvania Ave. 823-7800
City: Towson MD 21204
ESTIMATED LENGTH OF HEARING: 2 hr
The following dates: Next Two Months
ALL OTHER
REVIEWED BY: JEN DATE: 11/24/95



Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 1400 Greenspring Valley Road
which is presently zoned RC2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.4 to permit parking and drive aisles with a minimum of 14.5' in lieu of the required 22' drive aisle, and also from Section 409.3 to permit a parking space minimum of 7.5' x 16' in lieu of the standard 8.5' x 18' parking space.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
The strict requirements for parking would require the partial elimination of existing amenities as referenced in Section 402D.8.

The other reasons showing practical difficulty or unreasonable hardship will be established at the time of the hearing.

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: Stephen J. Nolan
(Type or Print Name)
Signature
Address
City State Zipcode
Legal Owner:
(Type or Print Name)
Signature
Address
City State Zipcode
Name: Stephen J. Nolan
Address: 210 W. Pennsylvania Ave. 823-7800
City: Towson MD 21204
ESTIMATED LENGTH OF HEARING: 2 hr
The following dates: Next Two Months
ALL OTHER
REVIEWED BY: JEN DATE: 11/24/95

- 5 -

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Dec. 21, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division
RE: Zoning Advisory Committee Meeting
for December 18, 1995
Item 224

The Development Plans Review Division has reviewed the subject zoning item. If the permit is granted for the bed and breakfast inn, the entrance to the site must comply with the Department of Public Works Road and Street Detail, Standard Plate R-32A, Rural Commercial Entrance.

RWB:sw

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 12/07/95

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

RE: Property Owner: KOINONIA PARTNERSHIP

LOCATION: N/S GREENSPRING VALLEY RD. 930' W OF CENTERLINE GREENSPRING AVE
(1400 GREENSPRING VALLEY RD.)

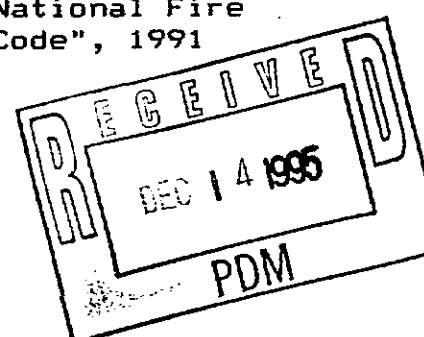
Item No.: 224 Zoning Agenda: SPECIAL HEARING/VARIANCE

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-48B1, MS-1102F

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

TO: PDM - Joyce Watson DATE: 12/10/95
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 11/27/95 and 12/11/95
12/4/95

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

11/27/95 12/11/95 12/4/95
Item #'s: 205 220 thru 231 224
207
209
213
214
and
Rev. #195

12/4/95

215
217
218
219

LS:sp

LETTY2/DEPRM/TXTS8P

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. 224 (MTK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD 130 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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

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

IN THE MATTER OF THE
THE APPLICATION OF
KONIONIA PARTNERSHIP
FOR A SPECIAL HEARING ON
PROPERTY LOCATED ON
GREENSPRING VALLEY RD., 930'
WEST FROM CENTERLINE OF
GREENSPRING AVENUE
(1400 GREENSPRING VALLEY ROAD)*
3RD ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

OPINION

This matter comes before the Board from an appeal of the Zoning Commissioner's Order of July 16, 1990 denying the Petition for Special Hearing to approve and confirm the lawful, nonconforming residential, institutional and other uses requested by the Petitioner. Testimony was taken over a two-day period both by live witnesses and video tape deposition.

Mr. Eugene Raphael, a registered professional land surveyor, testified as an expert on behalf of the Koinonia Partnership. He advised the Board that the site consisted of approximately 45 acres located in the Greenspring Valley having a zoning designation of R.C. 2. Mr. Raphael reviewed the early blueprints and tracings for the subject site and indicated that these documents date back to 1955. Those tracings and site plans indicate at least eight individual buildings to exist on the site and named those buildings. Testimony throughout the hearing referred to these buildings by name and were further portrayed in Petitioner's Exhibit No. 9, a photographic layout of the site. The video tape deposition viewed by the Board of Marion Carnes further enlightened this Board as to these buildings and as to their history. Ms. Carnes, an 82-year-old resident of the Presbyterian Home and still active Koinonian, first arrived at the subject property in 1954 for

LAW OFFICES
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TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX: (410) 296-2765

November 24, 1995

VIA HAND DELIVERY

Mr. Mitch Kellman
Baltimore County Department of
Permits and Development Management
County Office Building
Towson, Maryland 21204

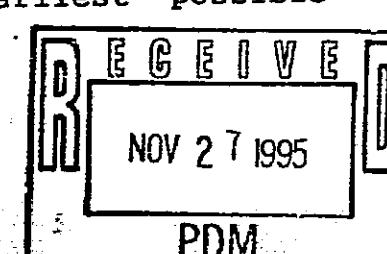
Re: Our Client: Koinonia Partnership
Zoning Requests for Bed and Breakfast Inn
1400 Greenspring Valley Road
Third Election District
Third Councilmanic District

Dear Mitch:

As a follow-up to our conference in your office on Wednesday, November 22, 1995, with Stacey McArthur, I am enclosing the following documents, many of which have been revised since our meeting to incorporate your comments:

- Three (3) original signed Petition for Special Hearing forms;
- Three (3) original signed Petition for Zoning Variance forms;
- Five (5) copies of the Zoning Description;
- Twelve (12) copies of the site plan prepared by D.S. Thaler and Associates;
- One (1) copy of the 200 scale zoning map; and
- Our Client's check number 2458 payable to Baltimore County, Maryland in the amount of \$570.00 to cover the filing and sign fees.

Kindly schedule this matter for the earliest possible hearing date.



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January 2, 1996

VIA HAND DELIVERY
Honorable Lawrence Schmidt
Zoning Commissioner for
Baltimore County
Old Court House
Towson, Maryland 21204

Re: Case No.: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road
8th Election District
3rd Councilmanic District
Koinonia Partnership - Petitioner

Dear Commissioner Schmidt:

In the course of a meeting today with representatives of the Valleys Planning Council concerning the above-captioned special hearing petition, the Petitioners were asked to join in a request for continuance of the hearing which is currently scheduled for Thursday, January 4, 1996 at 9:00 a.m. in Room 118 of the Old Courthouse.

In the good faith interest of exploring a resolution of certain underlying questions with regard to this case, Koinonia Partnership has agreed to the continuance requested by the Valleys Planning Council. Accordingly, please do not reset this case for approximately ninety (90) days.

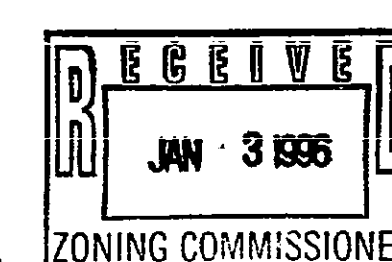
Thank you for your kind consideration of this request. If you prefer, I will be happy to appear in person to place this joint request on the record Thursday morning.

Respectfully submitted,

Stephen J. Nolan
Stephen J. Nolan

SJN:mao

cc: Dr. Joan Bernstein, Valleys Planning Council
Arnold Jablon, Director, Baltimore County Department of Permits and Development Management
Peter Max Zimmerman, Esquire, Office of People's Council
Carole S. Demilio, Esquire, Office of People's Council
Koinonia Partnership



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February 27, 1996

VIA HAND DELIVERY

The Honorable Lawrence Schmidt
Zoning Commissioner for
Baltimore County
Old Court House
Towson, Maryland 21204

Re: Case No.: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road
8th Election District
3rd Councilmanic District
Koinonia Partnership - Petitioner

Dear Commissioner Schmidt:

The above entitled case was scheduled for a hearing on January 4, 1996. My client, Koinonia Partnership agreed to the continuance requested by the Valleys Planning Council.

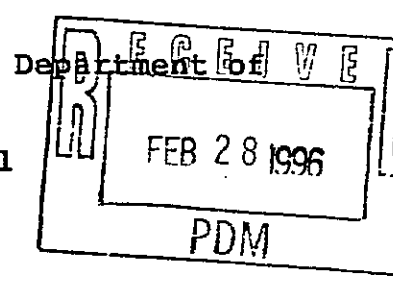
Following a meeting on Friday, February 23, 1996 with John Bernstein and Kristen Forsyth of the Valleys Planning Council, we were informed that they have no objection to the scheduling of the hearing on the requested Bed and Breakfast Inn. Accordingly, please assign a new hearing date for this case. The only present conflict that I have in my schedule is March 7, 8, 11 and 25. Thank you for your consideration of this request.

Very truly yours,

Stephen J. Nolan
Stephen J. Nolan

SJN/dip

cc: Ms. Gwen Stevens, Hearing Clerk
Mr. Arnold Jablon, Director, Baltimore County Department of Permits and Development Management
Dr. Joan Bernstein, Valleys Planning Council
Ms. Christin Forsyth, Valleys Planning Council
Koinonia Partnership
Anne and Christin Pomyskala
Mr. David S. Thaler



**200 SCALE ZONING MAP
TO ACCOMPANY
ZONING PETITION**

#224

KOINONIA
 PROPERTY

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
7515 AMBASSADOR ROAD, BALTIMORE, MD 21244
(410) 944-ENGR, (410) 944-3647

