

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NEC Ridgely Road and Charmuth *
 Road * ZONING COMMISSIONER
 100 E. Ridgely Road
 8th Election District * OF BALTIMORE COUNTY
 4th Councilmanic District
 The Trustees of the Presbytery* Case No. 97-500-A
 of Baltimore, Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 100 E. Ridgely Road in Lutherville. The Petition was filed by The Trustees of the Presbytery of Baltimore, property owner. Variance relief is requested from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 14 ft., and a setback to the center of the side street of 4.4 ft., in lieu of the required 18 ft. and 47.25 ft., respectively. Variance relief is also requested from Section 409.4 of the BCZR to permit parking spaces on a travelway; from Section 409.8.A.4 of the BCZR to permit a 0 ft. setback for parking spaces from an existing road right of way in lieu of the required 10 ft.; and from Section 409.6.A.4 of the BCZR to permit 34 parking spaces in lieu of 50 required at 1 per 6 seats, or 75 required, at 1 per 4 parking spaces, (a variance of 16 or 41 parking spaces). All of the subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Lois Crossett and Thomas Cocke on behalf of the Havenwood Presbyterian Church and The Trustees of the Presbytery of Baltimore, property owner. Also present was Paul Lee, the engineer who prepared the site plan. The Petitioner was

ORDER RECEIVED FOR FILING

Date

By

6/26/97
 [Signature]

represented by John A. Austin, Esquire. There were no Protestants or other interested persons present.

The subject property is an irregularly shaped lot, located on the northeast corner of the intersection of Charmuth Road and Ridgely Road in Lutherville. The property is 1.63 acres in area zoned D.R.3.5. The property is improved with a Church building, existing playground and parking area. The Church is a well known religious institution in the Lutherville area.

The property has been owned by the Presbyterian Church in excess of 40 years and the original church building was constructed in 1954. Subsequently, a significant addition to the building was completed in 1966. Presently, the building contains a sanctuary, a fellowship hall, class rooms, a library, lounges and offices. In addition to the religious activities which occur thereon, the Church building also houses a pre-school program. A summary of the history of the Church was offered as Petitioner's Exhibit No. 2 and a description of the Havenwood Pre-School Center offered as Petitioner's Exhibit No. 3.

The Petitioner proposes constructing a small addition on the north side of the Church building. It was indicated at the hearing that this addition would be a single story, with a basement. The addition is proposed to be constructed along the same building line as the existing building so that same is in character with the existing facility. It was indicated that additional classroom space is necessary and that the addition would be constructed to accommodate both the Sunday school and pre-school programs. No additional improvements are proposed for the site and the sanctuary and areas of religious worship will remain the same size.

Variance relief is requested for the side yard setback. When this wing of the building was constructed in 1965, a variance to permit a

ORDER RECEIVED FOR FILING
Date 6/26/97
By M. Hovak

property line setback of 18 ft. and building to street centerline setback of 47.25 ft. was granted. Although the addition will be constructed along the same building line, the setback variances are necessary due to the unusual configuration of the lot and curvature of Charmuth Road. As more particularly shown on the site plan, a 14 ft. property line setback and 44 ft. building face to street centerline setback will be maintained.

In my judgment, the setback variance relief should be granted. It is clear that the proposed addition is warranted and will not cause any adverse impact on the surrounding locale. Moreover, the location of the addition is consistent with the existing building and use thereof. The variance is justified by reason of the unusual configuration of the site, particularly that portion of the lot which abuts Charmuth Road. In my judgment, a denial of the variance would result in practical difficulty on the Petitioner.

The second series of variances relates to existing parking arrangement. In this regard, it is to be noted that no new parking areas are proposed nor is there any proposed elimination of the existing parking arrangement. The variance is filed to bring the site into compliance with the current regulations. As shown on the site plan, parking is provided by way of a series of spaces immediately adjacent to the driveway aisle. In fact, the lot is served by a one way entrance to same from Charmuth Road and a one way exit onto Ridgely Road. Apparently, this parking arrangement works and there is no adverse impact to the surrounding neighborhood. Moreover, as noted above, there is no increase proposed to the size of the sanctuary and the addition under consideration is not to accommodate a larger congregation. To the contrary, the addition is provided solely for the benefit of the Sunday school and pre-school programs. In my judgment, the parking variance should also be approved.

ORDER RECEIVED FOR FILING

Date

By

6/26/97
M. Board

Strict adherence to these regulations would result in the loss of needed and usable parking space. Moreover, I shall grant relief to permit 34 spaces in lieu of the 75 required under the present regulations. Under the prior regulations, in effect at the time of the construction of the Church only one space per 6 seats was required so that 50 spaces were mandated. However, in view of the proposed construction, I believe that the present regulations should be applied, notwithstanding the fact that the size of the sanctuary will not change. In order to bring the project into compliance with the present standards, I shall, therefore, grant variance relief to permit 34 spaces in lieu of the 75 proposed.

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

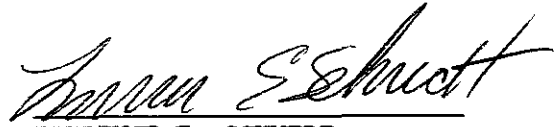
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of June 1997, that a variance from Section 1B01.2.C.1.a of the BCZR to permit a side yard setback of 14 ft. and street centerline setback of 44 ft., in lieu of the required 18 ft. and 47.25 ft., respectively, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4 of the BCZR to permit parking spaces on a travelway; from Section 409.8.A.4 of the BCZR to permit a 0 ft. setback for parking spaces from an existing road right of way in lieu of the required 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.6.A.4 of the BCZR to permit 34 parking spaces in lieu of the 75 required, at 1 per 4 parking spaces, (a variance of 41 parking spaces), 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

ORDER RECEIVED FOR FILING

Date

By

8/26/97
M. J. Ford



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

June 25, 1997

John A. Austin, Esquire
101 E. Chesapeake Avenue, Suite 200
Towson, Maryland 21286

RE: Petition for Variance
Case No. 97-500-A
The Trustees of the Presbytery of Baltimore,
Petitioner

Dear Mr. Austin:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

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 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mrs. Lois Crossett, 2121 Eastham Road, Lutherville, Md. 21093
Mr. Thomas Cocke, 1800 Pot Spring Road, Lutherville, Md. 21093
Mr. Paul Lee, 304 W. Pennsylvania Avenue, Towson, Md. 21204



RE: PETITION FOR VARIANCE * BEFORE THE
100 E. Ridgely Road, NEC Ridgely Road and * ZONING COMMISSIONER
Charmuth Road, 8th Election District, *
4th Councilmanic * OF BALTIMORE COUNTY
Trustees of the Presbytery of Baltimore *
Petitioners * CASE NOS. 97-500-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of June, 1997, a copy of the foregoing Entry of Appearance was mailed to John A. Austin, Esq., 101 E. Chesapeake Avenue, #200, Towson, MD 21286, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 100 East Ridgely Road Lutherville, MD 21093

which is presently zoned DR 3 5

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 Sections 1801.2.C.1.a (BCZR) to permit a street corner side setback of 14' and 44' from the center of the side street in lieu of the required 18' & 47.25' (granted in case #65-278-A), Section 409.4 (BCZR) to permit parking spaces on a travel way; 409.8.A.4 to permit a 0' setback for parking spaces from an existing road r/w in lieu of the required 10'; 409.6.A.4 to permit 34 parking spaces in lieu of 50 @ 1 per 6 seats or 75 parking spaces @ 1 per 4 parking spaces (a variance of 16 or 41 parking spaces).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: Indicate hardship or practical difficulty) The requested variances are necessary for the construction of an additional educational wing for Havenwood Presbyterian Church. Because of the unusual configuration of Chamuth Road as it passes the property in an irregular fashion, the construction of the addition to the education building will encroach slightly within the setbacks permitted by the zoning regulations and additionally will place the parking lot within the parking setback restrictions. The addition to be built is necessary in order to accommodate the educational and religious programs of the church as well as other related uses of the church building that are important to its community outreach. (See attached history)

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:

John A. Austin
(Type or Print Name)

Signature

101 E. Chesapeake Avenue #200 410-821-9632
Address

City

Phone No.

Towson, Maryland 21286
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):

The Trustees of the Presbytery of Baltimore
(Type or Print Name)

Signature

(Type or Print Name)

Signature

5400 Loch Raven Boulevard
Address

410-252-3073
Phone No

Baltimore, Maryland 21239
City

State

Zipcode

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

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: R.T. DATE 5-6-97

ITEM# 500



Printed with Soybean Ink
on Recycled Paper



The Havenwood Presbyterian Church

100 East Ridgely Road • Lutherville-Timonium, Maryland 21093 • (410) 252-3073



A BRIEF HISTORY OF HAVENWOOD PRESBYTERIAN CHURCH

In November of 1954 the Presbytery of Baltimore acquired two parcels of land from the Ashton Building Corporation. The larger parcel was on the Northeast corner of Ridgely and Charmuth roads and the deed, dated November 24, 1994, indicated that the land was to be used to erect a church sanctuary, fellowship hall, classrooms, library, lounges, and offices.

The second parcel was a lot and building at 35 Ridgely Road to be used as the church manse. The deed to this property was dated September 9, 1955.

In July 1955, a recent seminary graduate, the Rev. Richard J. Manning was assigned by the Board of National Missions to the Havenwood community and he and his wife moved into number 35 Ridgely Road which served as his residence and early church facility.

Under Rev. Manning's leadership Havenwood Community Church was chartered on March 4, 1956. The original charter group of 76 members quickly organized a building committee and with the help of low interest loans from the Presbyterian Board of National Missions a Faith and Life Building of 10,560 square feet on two floors was erected, being dedicated on November 17, 1957. During the next several years the church membership grew considerably.

Under the second pastor, the Rev. Robert Kent Shaffer, a vigorous financial and building program was initiated to erect a new sanctuary. This building was completed and dedicated on April 3, 1966.

In 1969 a church-operated daily Kindergarten was established and this has grown to include a preschool, pre-first, and day care center, which currently enrolls 269 pupils and employs a staff of 23 teachers and administrators.

Following an interim pastorate during the years 1977 and 1978, the Rev. Dr. Robert A. Reighart was called as senior pastor and installed in September 1978. Under his direction a major construction project united the sanctuary and the Faith and Life building (now known as Fellowship Hall) creating much needed office, library, and lounge spaces as well as enhancing the primary entrance.

Dr. Reighart died suddenly in October 1986, and the Rev. Dr. Harry J. Schill, III, was called as senior pastor in September 1988. Under Dr. Schill's leadership the congregation has grown and we now have an average attendance each Sunday of 175 to 200 people, and a Sunday School enrollment of over 150 pupils.

Havenwood Presbyterian Church is a center of community activity with classrooms and meeting rooms in almost constant use. Groups such as Boy Scout Troop 828 - Cubs through Explorers -- Theatreworks for children, Kumon math classes, Alcoholics Anonymous, and a Korean Presbyterian Church share in the use of the combined buildings. Each summer Havenwood offers a week-long Vacation Bible School. The families of fifty percent or more of the 110 children who attend our VBS are from the community and not members of Havenwood Church.

It is the acceptance by the community of the child/youth programs offered by Havenwood Church, dramatically increasing Sunday School enrollment, that necessitates this building expansion. This change has not resulted in any noticeable increase in church membership.

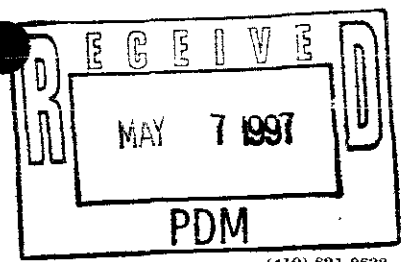
Dr. Harry J. Schill, III, Pastor

ITEM # 500

Section 1B01.2.C.1.a (BCZR) to permit a street corner side setback of 14' and 44' from the center of the side street in lieu of the required 18' & 47.25' (granted in case #65-278-A).
Section 409.4 (BCZR) to permit parking spaces on a travel way; 409.8.A.4 to permit a 0' setback for parking spaces from an existing road r/w in lieu of the required 10'; 409.6.A.4 to permit 34 parking spaces in lieu of 50 @ 1 per 6 seats or 75 parking spaces @ 1 per 4 parking spaces (a variance of 16 or 41 parking spaces).

175117 # 500

97-2150



JOHN A. AUSTIN
ATTORNEY AND COUNSELOR AT LAW

101 EAST CHESAPEAKE AVENUE
SUITE 200
TOWSON, MARYLAND 21286

(410) 821-9632
FAX (410) 494-8067

May 7, 1997

Baltimore County Office
of Zoning Administration and
Development Management and
Development Control
111 W. Chesapeake Avenue Room 109
Towson, Maryland 21204

Re: Petition for Zoning Variance
100 E. Ridgely Road
Lutherville, Maryland 21093
Havenwood Presbyterian Church

Dear Sirs:

Please accept this letter as an amendment to the Zoning Petition filed in the above-proceedings. This amendment is for the purpose of correcting certain errors in the Petition with respect to the zoning sections that are involved in this variance petition. The petition should read as follows:

"The undersigned, legal owner 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 sections 1) section 1B01.2.C.1.a relating to corner street side yard setbacks of 14' from a side street property line and 44' from the center line of the side street; 2) for a non-residential principal building in a 'DR' zone; 3) sections 409.B.4, 409.8.A.4 and 409.5.4, 1) to permit parking spaces on a driveway; 2) to prevent a 0' setback for parking spaces from an existing road right of way and; 3) to permit 34 parking spaces instead of 50 parking spaces, i.e. one parking space for every four members."

If the proposed amendments present any difficulties or require any additional specification, please do not hesitate to contact this office.

Very truly yours,

John A. Austin

JAA/afg

ITEM # 500

cc: Mr. Paul Lee

ITEM # 500

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County, will hold a public hearing in law

Case #97-6006
100 E. Ridgely Road
NEC, Ridgely Road and Chir-
munk Road
8th Election District
4th Councilmanic
Legal Owners:
The Trustees of the Frisby-
ley of Baltimore

Variance: to permit a street corner side setback of 14 feet and 44 feet from the center of the side street in lieu of the re- quired 18 feet and 47.25 feet (granted in case #65-276-A), to permit parking spaces on a driveway, to permit a zero foot setback for parking spaces from an existing road right-of way in lieu of the required 10 feet, and to permit 34 parking spaces in lieu of 50 at 1 per 5 seats or 75 parking spaces at 1 per 4 parking spaces.

Hearing: Wednesday, June 18, 1997 at 2:00 p.m., 4th floor hearing room County Bldg., 407 Baisley Avenue

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-3353.
(2) For information concern- ing the file and/or Hearing, Please Call (410) 887-3391.

5/4/7 May 22 C145320

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 22, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 22, 1997.

THE JEFFERSONIAN,

A. H. Williams
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035035

DATE

5/5/97

ACCOUNT

7-001-6150

020 VAR

AMOUNT

\$ 250.00

RECEIVED
FROM:

John A. Austin

FOR:

VARIANCE (100 EGT ADGEELY RD.)

97-500 V

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

RECEIVED

CASHIER'S VALIDATION

PAID RECEIPT

05/05/97 03 6 M M R 3082

DEPT 5 513 ZINING VERIFICATION

CR NO. 035035

\$250.00 EX P-4-1-0

Baltimore County Maryland

Office of Budget & Finance

CERTIFICATE OF POSTING

RE: Case # 97-500-A

**Petitioner/Developer:
(Presbytery of Baltimore)**

**Date of Hearing/Closing:
(June 18, 1997)**

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____**

_____ 100 E. Ridgely Road Baltimore, Maryland 21093 _____

**The sign(s) were posted on _____ Jun. 2, 1997 _____
(Month, Day, Year)**

Sincerely,

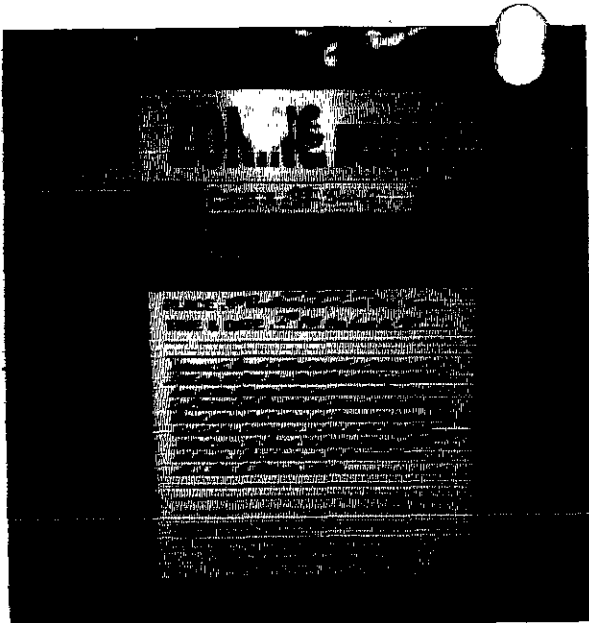
(Signature of Sign Poster & Date)

**Thomas P. Ogle, Sr.
(Printed Name)**

**325 Nicholson Road
(Address)**

Baltimore, Maryland 21221

**(410)-687-8405
(Telephone Number)**



97-500-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-508 A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT A STREET CORNER SIDE SETBACK
OF 14' AND 44' FROM THE CENTER OF THE SIDE STREET IN LIEU
OF THE REQUIRED 18' & 42.25' (GRANTED IN CASE #65-278 A),
TO PERMIT PARKING SPACES ON A TRAVEL WAY; TO PERMIT A 0'
SETBACK FOR PARKING SPACES FROM AN EXISTING ROAD R/W

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

IN LIEU OF THE REQUIRED 10' AND TO PERMIT 34 PARKING SPACES
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

IN LIEU OF 50 AT 1 PER 6 SEATS OR 75 PARKING SPACES
AT 1 PER 4 PARKING SPACES (A VARIANCE OF 16 OR

41 PARKING SPACES)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-500A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

VARIANCE
TO PERMIT A CORNER STREET SIDEYARD SETBACK OF
14' FROM A SIDE STREET PROPERTY LINE AND 44' FROM THE
CENTER OF THE SIDE STREET IN LIEU OF THE REQUIRED
18' & 47.25' (GRANTED IN CASE #65-278A) FOR A NON-
RESIDENTIAL PRINCIPAL BUILDING IN A "OR" ZONE.

TO PERMIT PARKING SPACES
ON A DRIVEWAY; TO PERMIT A 0' SETBACK FOR PARKING
SPACES FROM AN EXISTING ROAD R/W IN LIEU OF
REQUIRED 10' AND TO PERMIT 34 P.S. IN LIEU OF
50 P.S. @ 1/6 SEATS OR 75 P.S. @ 1/4 P.S. (A VAR. OF 16 OR 41 P.S.).

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 500

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John A. Austin

ADDRESS: 101 E CHESAPEAKE AVE # 200
TOWSON, MD 21286

PHONE NUMBER: 410-821-9632

AJ:ggs

(Revised 09/24/96)

TO: PPTUXENT PUBLISHING COMPANY

May 22, 1997 Issue - Jeffersonian

Please forward billing to:

John A. Austin, Esq.

101 E. Chesapeake Avenue, #200

Towson, MD 21286

410-821-9632

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-500-A

100 E. Ridgely Road

NEC Ridgely Road and Charmuth Road

8th Election District - 4th Councilmanic

Legal Owner(s): The Trustees of the Presbytery of Baltimore

Variance to permit a street corner side setback of 14 feet and 44 feet from the center of the side street in lieu of the required 18 feet and 47.25 feet (granted in case #65-278-A); to permit parking spaces on a travelway; to permit a zero foot setback for parking spaces from an existing road right-of-way in lieu of the required 10 feet; and to permit 34 parking spaces in lieu of 50 at 1 per 6 seats or 75 parking spaces at 1 per 4 parking spaces.

HEARING: WEDNESDAY, JUNE 18, 1997 at 2:00 p.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

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

May 16, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-500-A
100 E. Ridgely Road
NEC Ridgely Road and Charmuth Road
8th Election District - 4th Councilmanic
Legal Owner(s): The Trustees of the Presbytery of Baltimore

Variance to permit a street corner side setback of 14 feet and 44 feet from the center of the side street in lieu of the required 18 feet and 47.25 feet (granted in case #65-278-A); to permit parking spaces on a travelway; to permit a zero foot setback for parking spaces from an existing road right-of-way in lieu of the required 10 feet; and to permit 34 parking spaces in lieu of 50 at 1 per 6 seats or 75 parking spaces at 1 per 4 parking spaces.

HEARING: WEDNESDAY, JUNE 18, 1997 at 2:00 p.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: The Trustees of the Presbytery of Baltimore
John A. Austin, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 3, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: May 29, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for May 27, 1997
Item No. 500

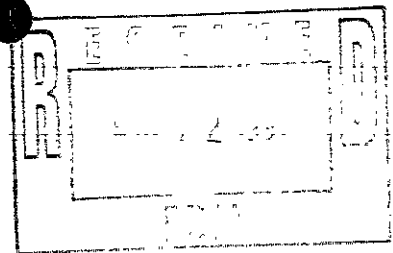
The Development Plans Review Division has reviewed the subject zoning item. The proposed addition is subject to the Landscape Manual.

RWB:HJO:jrb

cc: File

ZONE527.500

Baltimore County Government
Fire Department



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

(410) 887-4500

May 20, 1997

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

RE: Property Owner: The Trustees of the Presbytery of Baltimore

Location: DISTRIBUTION MEETING OF May 27, 1997

Item No.: 500 Zoning Agenda:

Gentlemen:

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

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 F. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 5-16-97
Item No. 500 RT

Dear Ms. Eubanks:

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

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

R. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Garth Crossitt

Thomas Coche

Paul Lee

2121 Eastham Rd 21093

1800 Poty Spring 21093

304 W. Pennsylvania Ave 21093

John A Austin

attny -



The Havenwood Presbyterian Church

100 East Ridgely Road • Lutherville-Timonium, Maryland 21093 • (410) 252-3073



A BRIEF HISTORY OF HAVENWOOD PRESBYTERIAN CHURCH

In November of 1954 the Presbytery of Baltimore acquired two parcels of land from the Ashton Building Corporation. The larger parcel was on the Northeast corner of Ridgely and Charmuth roads and the deed, dated November 24, 1954, indicated that the land was to be used to erect a church sanctuary, fellowship hall, classrooms, library, lounges, and offices.

The second parcel was a lot and building at 35 Ridgely Road to be used as the church manse. The deed to this property was dated September 9, 1955.

In July 1955, a recent seminary graduate, the Rev. Richard J. Manning was assigned by the Board of National Missions to the Havenwood community and he and his wife moved into number 35 Ridgely Road which served as his residence and early church facility.

Under Rev. Manning's leadership Havenwood Community Church was chartered on March 4, 1956. The original charter group of 76 members quickly organized a building committee and with the help of low interest loans from the Presbyterian Board of National Missions a Faith and Life Building of 10,560 square feet on two floors was erected, being dedicated on November 17, 1957. During the next several years the church membership grew considerably.

Under the second pastor, the Rev. Robert Kent Shaffer, a vigorous financial and building program was initiated to erect a new sanctuary. This building was completed and dedicated on April 3, 1966.

In 1969 a church-operated daily Kindergarten was established and this has grown to include a preschool, pre-first, and day care center, which currently enrolls 269 pupils and employs a staff of 23 teachers and administrators.

Following an interim pastorate during the years 1977 and 1978, the Rev. Dr. Robert A. Reighart was called as senior pastor and installed in September 1978. Under his direction a major construction project united the sanctuary and the Faith and Life building (now known as Fellowship Hall) creating much needed office, library, and lounge spaces as well as enhancing the primary entrance.

Dr. Reighart died suddenly in October 1986, and the Rev. Dr. Harry J. Schill, III, was called as senior pastor in September 1988. Under Dr. Schill's leadership the congregation has grown and we now have an average attendance each Sunday of 175 to 200 people, and a Sunday School enrollment of over 150 pupils.

Havenwood Presbyterian Church is a center of community activity with classrooms and meeting rooms in almost constant use. Groups such as Boy Scout Troop 828 - Cubs through Explorers -- Theatreworks for children, Kumon math classes, Alcoholics Anonymous, and a Korean Presbyterian Church share in the use of the combined buildings. Each summer Havenwood offers a week-long Vacation Bible School. The families of fifty percent or more of the 110 children who attend our VBS are from the community and not members of Havenwood Church.

It is the acceptance by the community of the child/youth programs offered by Havenwood Church, dramatically increasing Sunday School enrollment, that necessitates this building expansion. This change has not resulted in any noticeable increase in church membership.



Net No 3

Havenwood Preschool Center

100 East Ridgely Road
Lutherville, Maryland 21093
252-5420

Havenwood Preschool was begun in 1959 as an outreach to the community providing a kindergarten program not available in the public schools. Soon, it became apparent that four year old children also needed a stimulating educational experience, and Nursery classes were added along with a school library. Later, Pre-Nursery three year old classes became part of Havenwood Preschool as well. Each year, the number of enrolled students and classes grew as the demand increased and Havenwood Preschool's reputation reached a level of excellence within the community. Havenwood has strived to improve the quality of the Preschool and to provide the opportunity for growth.

In 1989, our Kindergarten received Maryland State accreditation in addition to having been fully licensed by the Department of Human Resources Child Care Administration and our playground was completely renovated. As the need emerged for a two year old program, Toddler parent participation classes were added in September 1988. A Pre-First class for children who have completed Kindergarten but who are not developmentally ready for the challenge of a first grade curriculum was implemented in September 1994. This is a program which is vital to serving the educational needs of some children in view of the fact that the public school system does not offer this type of transitional grade. Today, our student body has reached an enrollment of 270 children with a qualified staff of 23 teachers, assistants, and administrators.

The space currently provided for our use is adequate, but with the increased enrollment of the church Sunday school, space has become a greater issue. Neither the Preschool nor the Sunday school programs can function at their optimum levels.

Havenwood Preschool is a licensed non-profit facility which emphasizes the uniqueness of the individual and the development of each child by providing an atmosphere in which mutual respect, support, a gentleness of the spirit, and genuine nurturing can flourish. Exposure to a multi-sensory and multi-disciplinary teaching approach allows children to develop a solid foundation upon which further learning can be built.

Our goal is to create a child-oriented program geared to increasing the child's awareness, encouraging a positive self-concept, and instilling a love of learning through the child's own creations, imagination, and thoughts. Equal importance is given to social, emotional, physical, and cognitive growth. This is accomplished in a relaxed and friendly atmosphere, where each member of the staff has a true love for children and the desire to open the world of knowledge to them.

HAVENWOOD PRESBYTERIAN CHURCH

let No 4

TRAFFIC PATTERNS

WEEKDAYS

Parking available, church 36 lined spaces
9:00 a.m. - staff cars 30-35

Cars dropping off children

	Maximum*
8:45 a.m.	12 cars
9:00 a.m.	72
9:15 a.m.	32
11:30 a.m.	50
11:45 a.m.	32
12:00 p.m.	22
12:30 p.m.	63
3:00 p.m.	45
3:15 p.m.	12
3:30 p.m.	18

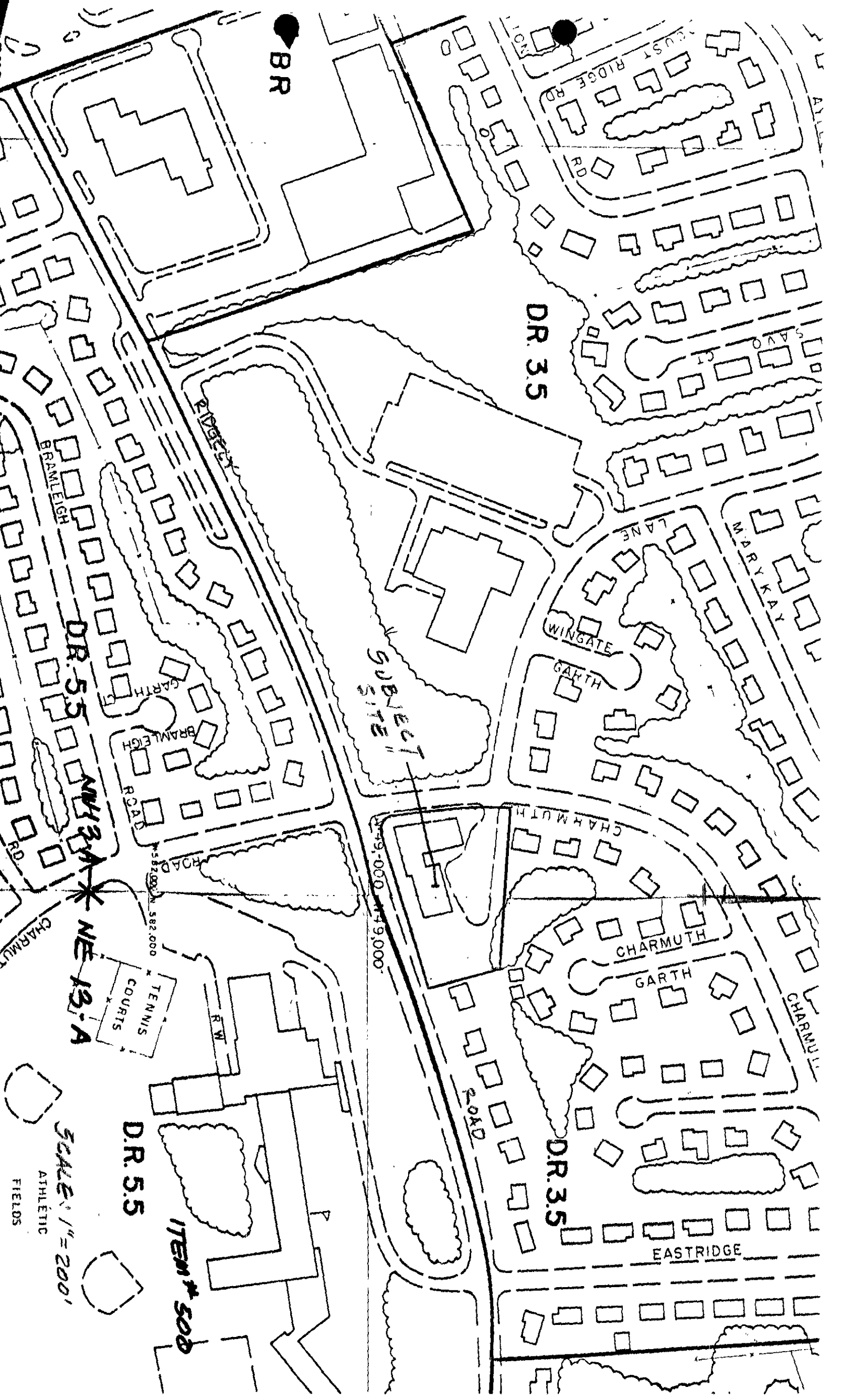
*Note: Maximum assumes no car pooling

SUNDAYS

Parking available, church 46 spaces
(some double parking)

Estimated cars parked on neighboring streets 54 spaces

Total 100 spaces



BR

DR. 3.5

SUBJECT

DR. 5.5

W13.4

NE 13.4

TENNIS COURTS

D.R. 5.5

ITEM # 500

SCALE 1" = 200'

ATHLETIC FIELDS

DR. 3.5

EASTRIDGE

CHARMUTH

GARTH

GARTH

WINGATE

LANE

MAYKAY

SAVO CT

RIDGE RD

BRAMBLEIGH

BRAMBLEIGH

ROAD

582,000

582,000

ROAD