

IN RE: PETITION FOR VARIANCE	* BEFORE THE
S/S Gwynndale Avenue, 207' W of	
the c/l of Royal Oak Avenue	* DEPUTY ZONING COMMISSIONER
(2606 Gwynndale Avenue)	
1st Election District	* OF BALTIMORE COUNTY
2nd Councilmanic District	
	* Case No. 98-354-A
Pilgrim's Way Bible Baptist Church	
Petitioner	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Pilgrim's Way Bible Baptist Church, through Stacey Armstead, Sr., President, Board of Trustees. The Petitioner seeks relief from Section 1B01.2.C.1.a (chart) and Section 409.6.A4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 37 feet in lieu of the required 40 feet, and side yard setbacks of 6 feet and 12 feet in lieu of the required 20 feet each for an existing building, and to permit 5 parking spaces in lieu of the required 13. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Stacey Armstrong, Sr., President of the Board of Trustees for the Pilgrim's Way Bible Baptist Church, owner of the subject property, Reverend Raymond Thornton, Sr., Cedric R. Manson, and Vincent Moskunas, Professional Engineer with M & H Development Engineering, Inc., who prepared the site plan for this property. Appearing as an interested citizen was Timothy Baldwin, adjoining property owner. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING
 Date 6/30/98
 By [Signature]

Testimony and evidence offered revealed that the subject property consists of 0.172 acres, more or less, zoned D.R. 5.5 and is improved with a one-story stucco building, which has been used as a Church since 1963. The Petitioners are desirous of constructing a one-story addition to the rear of the existing building to provide more seating space and some additional modern conveniences for the congregation. The Petitioners also propose to provide a macadam paved parking lot to the rear of the building with parking for up to five (5) vehicles. Due to the small size of the property and the location of existing improvements thereon, the relief requested is necessary in order to proceed with the proposed improvements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special

ORDER RECEIVED
6/30/78
By

circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of June, 1998 that the Petition for Variance seeking relief from Section 1B01.2.C.1.a (chart) and Section 409.6.A4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 37 feet in lieu of the required 40 feet, and side yard setbacks of 6 feet and 12 feet in lieu of the required 20 feet each for an existing building, and to permit 5 parking spaces in lieu of the required 13, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/30/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

June 30, 1998

Mr. Stacey Armstead, Sr.
1431 Gibsonwood Road
Baltimore, Maryland 21228

RE: PETITION FOR VARIANCE
S/S Gwynndale Avenue, 207' W of the c/l of Royal Oak Avenue
(2606 Gwynndale Avenue)
1st Election District - 2nd Councilmanic District
Pilgrim's Way Bible Baptist Church - Petitioner
Case No. 98-354-A

Dear Mr. Armstead:

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

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

Very truly yours,

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

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Timothy Baldwin
2604 Gwynndale Avenue, Baltimore, Md. 21207

Mr. Vincent Moskunas, M & H Development Engineering
200 E. Joppa Road, Room 101, Towson, Md. 21286

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #2606 Gwynndale Avenue

which is presently zoned D.R. 5.5

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 Section(s) 1301.2C.1.a (CUPA) 409.6A.4

to ALLOW A FRONT YARD SETBACK OF 37 FT, & SIDE YARD SETBACKS OF 6 & 12 FT. (EXISTING) IN LIEU OF THE REQUIRED 40 FT, 20 FT, & TO ALLOW 5 PARKING SPACES IN LIEU OF THE REQUIRED 13, IN A D.R. 5.5 ZONE.

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

1. Existing building does not have bathroom facilities for handicapped persons, the addition would provide for this.
2. The existing building is too close to the right property line, layout for the prop. addition requires the extension to follow the right side of the building.
3. Lot width is too narrow to accommodate for the required parking spaces for the existing Church. There are no additional seats with the addition.

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 Purchase/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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

Legal Owner(s): Pilgrim's Way Bible Baptist Church
President, Board of Trustees
Stacey Armstead, Sr.

(Type or Print Name)

Signature

(Type or Print Name)

Signature

#2606 Gwynndale Avenue (410)516-6979

Address

Phone No

Baltimore, MD 21207

City

State

Zipcode

Name, Address and phone number of representative to be contacted
M&H Development Engineers, Inc.

Vincent J. Moskunas

Name

200 E. Joppa Road, Room 101 (410)828-9060

Address

Towson, MD 21286

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: SDA DATE 3-25-98

354.

Printed with Soybean Ink
on Recycled Paper

Zoning Administration

Development Management

ORDER RECEIVED FOR FILING

Date

98-354-A

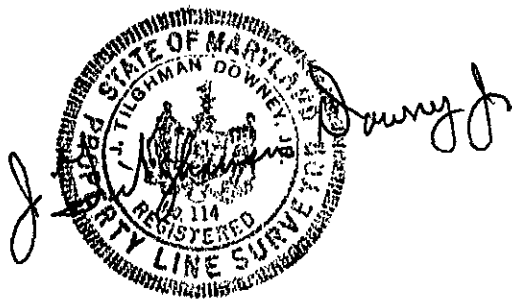
M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21286

March 18, 1998

ZONING DESCRIPTION FOR #2606 GWYNNDALE AVENUE

BEGINNING at a point on the south side of Gwynndale Avenue which is 50 feet wide at the distance of 206'-11½" west of the centerline of Royal Oak Avenue which is 50 feet wide. Being 30 feet of lot #91 and 20 feet of adjoining lot #92 in the subdivision of Gwynn Oak Uplands as recorded in Baltimore County Plat Book #3, Folio #11, containing 7500 square feet. Also known as #2606 Gwynndale Avenue and located in the 2nd. Election District, 2nd. Councilmanic District.



J. Tilghman Downey, Jr.

98-354-A 354

**NOTICE OF ZONING
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: #98-354-A
2606 Gwynndale Avenue
SW/S Gwynndale Avenue
620' SE of centerline Gwynndale
Oak Avenue
1st Election District
2nd Councilmanic District
Legal Owner(s):
Pilgrim's Way Bible Baptist Church

Variance: to allow a front yard setback of 37 feet and side yard setbacks of 6 feet and 12 feet (existing) in lieu of the required 40 feet and 20 feet and to allow 5 parking spaces in lieu of the required 13.

Hearing: Thursday, May 7, 1998 at 2:00 p.m., in Room 106, County Office Building, 111 West Chesapeake Ave.

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 concerning the File and/or Hearing, Please Call (410) 887-3391.

4/234 April 16 C221140

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/16/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/16/, 1998.

THE JEFFERSONIAN,

A. Henrickson
LEGAL AD. - TOWSON

No. 1799

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

1. *Author's name*
 2. *Author's address*
 3. *Author's phone number*
 4. *Author's fax number*
 5. *Author's e-mail address*
 6. *Author's web page*
 7. *Author's postal address*
 8. *Author's city*
 9. *Author's state*
 10. *Author's zip*
 11. *Author's country*
 12. *Author's title*
 13. *Author's institution*
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 100. *Author's degree institution*

PROFESSOR - 100

3/25/1998 3/25/1998 3/29/15

576-6305 GREATER BRYAN - DALLAS

5 MISSED LABOURS EACH RECEIPT

Receipt # 057918

6194

254.00 1983

Baltimore County, Maryland

98-354-A

CASHIER'S VALIDATION



Baltimore County
Department of Permits and
Development Management

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

April 2, 1998

NOTICE OF ZONING 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: 98-354-A
2606 Gwynndale Avenue
SW/S Gwynndale Avenue, 620' SE of centerline Gwynn Oak Avenue
1st Election District - 2nd Councilmanic District
Legal Owner: Pilgrim's Way Bible Baptist Church

Variance to allow a front yard setback of 37 feet and side yard setbacks of 6 feet and 12 feet (existing) in lieu of the required 40 feet and 20 feet and to allow 5 parking spaces in lieu of the required 13.

HEARING: Thursday, May 7, 1998 at 2:00 p.m. in Room 106, County Office Building
111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the number "545" written below it.

Arnold Jablon
Director

c: M&H Development Engineers, Inc.
Pilgrim's Way Bible Baptist Church

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 22, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





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.: 354

Petitioner: Pilgrim's Way Bible Baptist Church

Location: #2606 Gwynndale Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Pilgrim's Way Bible Baptist Church c/o Stacey Armstead, Sr.

ADDRESS: #2606 Gwynndale Avenue

Baltimore, MD 21207

PHONE NUMBER: (410) 516-6979

AJ:ggs

(Revised 09/24/96)

98-354-A

354

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.: 98-354A

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

PLACE: 2606 GWYNNDALE AVE. (GWYNNOCK APARTMENTS)

DATE AND TIME: _____

REQUEST: TO PERMIT 5 PARKING SPACES IN LIEU OF THE REQUIRED
13 ENA CHURCH, AND TO APPROVE THE EXISTING FRONT & SIDE
SETBACK OF 37 FT. & 61.12 FT. IN LIEU OF 40 & 20 FT.

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

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

HANDICAPPED ACCESSIBLE

RE: PETITION FOR VARIANCE
2606 Gwynndale Avenue, SW/S Gwynndale
Ave., 620' SE of c/l Gwynn Oak Ave.
1st Election District, 2nd Councilmanic

Pilgrim's Way Bible Baptist Church
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-354-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 15th day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Vincent J. Moskunas, M&H Devel. Engineers, 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

CERTIFICATE OF POSTING

RE: Case No. 98-354-A
Petitioner/Developer:
(Pilgrims Way Bap. Church)
Date of Hearing/Closing:
(May 7, 1998)

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 _____

2606 Gwyndale Avenue Baltimore, Maryland 21207 _____

The sign(s) were posted on _____ Apr. 21, 1998 _____
(Month, Day, Year)

Sincerely,

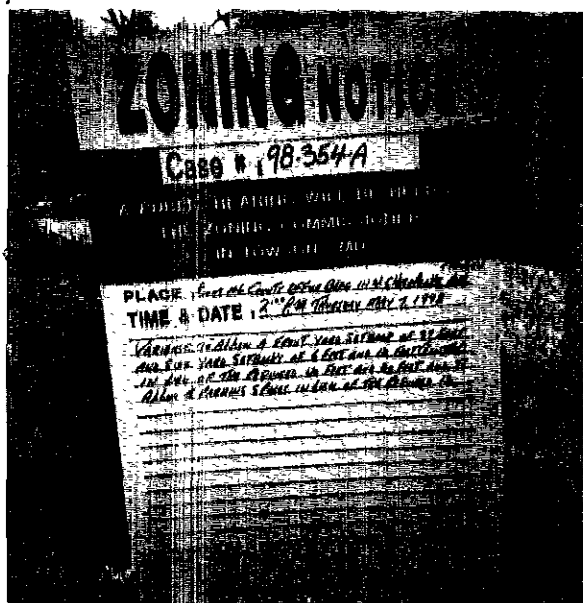
Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)



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

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
 Department of Permits & Development
 Management

Date: April 16, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for April 13, 1998
 Item No. (354)

 The Development Plans Review Division has reviewed the subject
zoning item. The proposed use of the alley is a private matter.

RWB:HJO:jrb

cc: File

ZONE0413,354



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

April 16, 1998

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

RE: Property Owner: PILGRIM'S WAY BIBLE BAPT. CHURCH

Location: DISTRIBUTION MEETING OF APRIL 6, 1998

Item No.: 354 Zoning Agenda:

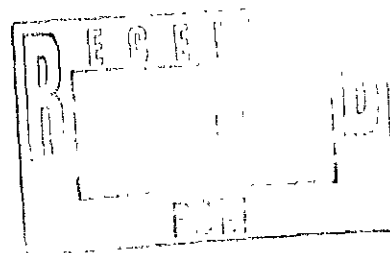
Gentlemen:

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", 1994 edition prior to occupancy.

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

cc: File



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

TO: PDM
FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

DATE: 4/2/92

SUBJECT: Zoning Advisory Committee
Meeting Date: April 6, 92

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

Item #'s: 350

353

354

356

358

360

RBS:sp

BRUCE2/DEPRM/TXTS8P



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 4-3-98
Item No. 354 JRA

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,

P. 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

Sept
5/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 13, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 353, 354, 361, and 363

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kerns

AFK/JL

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Timothy Brian Baldwin

2604 Gwynnbrook Ave

Baltimore MD 21207

(410) 444-4927



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

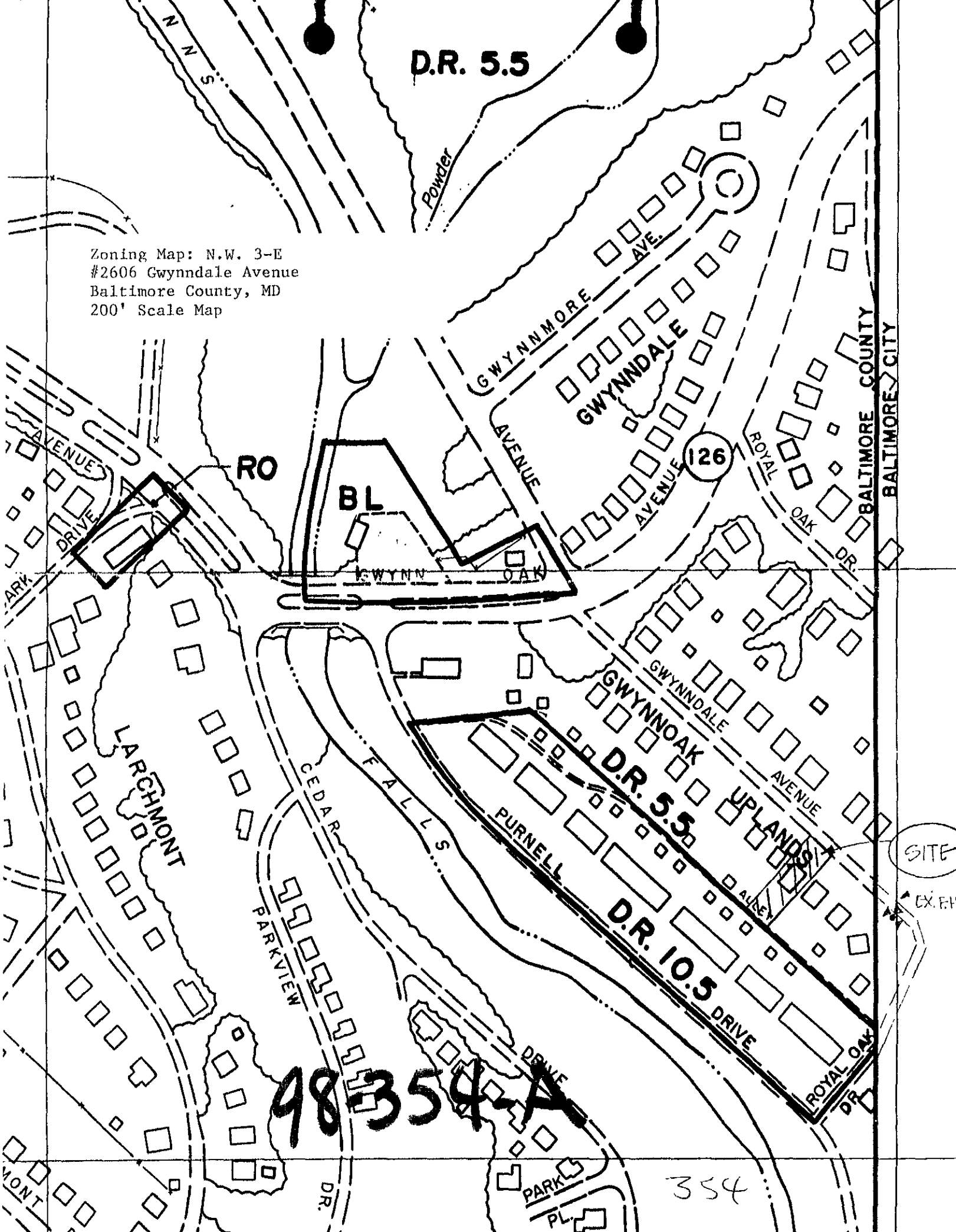
Rev Raymond L. Hunt Sr
Stacey L. Armstrong, Sr
Cedric R. Manson
M & H. DEV. ENG. INC.
VINCENT MOSKINAS

11 Camano Ct Randallstown Md. 21133
1431 Gibsonwood Road
4608 Pangeen Rd Pikesville MD 21208
200 E. JOPPA RD. Towson MD 21206



D.R. 5.5

Zoning Map: N.W. 3-E
#2606 Gwynndale Avenue
Baltimore County, MD
200' Scale Map



2

THIS DEED, Made This 20th day of October in the year One Thousand

Nine Hundred and Ninety-Seven by and between **CENTRAL CHRISTADELPHIAN ECCLESIA OF BALTIMORE MARYLAND**, party of the first part and **PILGRIM'S WAY BIBLE**

BAPTIST CHURCH, parties of the second part.

Witnesseth, That in consideration of the sum of **SEVENTY-FIVE THOUSAND and 00/100ths DOLLARS (\$75,000.00)**, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, its successors and assigns, in fee simple, all that parcel of ground situate in Baltimore County, Maryland, and described as follows, that is to say:

BEGINNING for the same on the southwest side of Gwynndale Avenue, at the distance of five hundred and seventy-three feet, ten inches southeasterly from the southwest corner of Gwynndale and Gwynn Oak Avenue, said place of beginning being at a point on the southwest side of Gwynndale Avenue twenty feet southeasterly from the dividing line between Lots Numbered Ninety-two (92) and Ninety-three (93) on the Plat of Gwynn Oak Uplands; and running thence southeasterly, and binding on the southwest side of Gwynndale Avenue fifty feet; thence southwesterly at right angles with Gwynndale Avenue, one hundred and fifty feet to the northeast side of a ten foot alley there situate running parallel with Gwynndale Avenue, running thence northwesterly and binding on the northeast side of said alley, with the use thereof in common, fifty feet to intersect a line drawn southwesterly from the place of beginning at right angles with Gwynndale Avenue; thence northeasterly reversing said line so drawn and binding thereof, one hundred and fifty feet to the place of beginning.

BEING and comprising the southeasternmost one-half of Lot Numbered Ninety-Two (92) and the northwesternmost thirty feet of Lot Numbered Ninety-One (91) on the Plat of Gwynn Oak Uplands, recorded among the of Baltimore County in Plat Book W.P.C. No. 3, folio 11.

Being the same lot of ground which by Deed dated December 3, 1963 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 4238, folio 057, was granted and conveyed by **MARGARET INGRAM MANSFIELD** and **EDGAR O. MANSFIELD**, her husband unto **CENTRAL CHRISTADELPHIA ESSLESIA OF BALTIMORE MARYLAND**, a Maryland Corporation, the Grantor herein.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Party of the Second Part, its successors and assigns, in fee simple.

MT

0012482 446

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

☐ Check Box if Addendum Intake Form is Attached.

1. Type(s) of Instruments	☒ Deed	☒ Mortgage	Other	Other
2. Conveyance Type Check Box	☒ Improved Sale	☐ Unimproved Sale	☐ Multiple Accounts	☐ Not an Arms-Length Sale [9]
3. Tax Exemptions (if Applicable)	Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	
Cite or Explain Authority	Recordation	Church to Church		
	State Transfer			
	County Transfer			

 IMP. FD SURE \$ 5.00
 RECORDING FEE 20.00
 RECORDATION 375.00
 TR. TAX STATE 375.00
 TOTAL 775.00
 Recpt # 31978
 Blk # 676
 08:45 am
 May 07, 1997

4. Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
	Purchase Price/Consideration	\$ 75,000.00	Transfer and Recordation Tax Consideration	
	Any New Mortgage	\$ 60,000.00	Transfer Tax Consideration	
	Balance of Existing Mortgage	\$	Less Exemption/Amount	
	Other:	\$	Total Transfer Tax	
	Other:	\$	Recordation Tax Consideration	
	Full Cash Value	\$	X () per \$500 = \$	
			TOTAL DUE	

5. Fees	Amount of Fees		Doc. 1	Doc. 2	Agent
	Recording Charge	\$	20.00	20.00	
	Surcharge	\$	5.00	5.00	
	State Recordation Tax	\$	375.00		
	State Transfer Tax	\$	375.00		
	County Transfer Tax	\$			
	Other	\$			
	Other	\$			

6. Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(l).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map No. (2)	Parcel No.	Var. LOG	
	01	01-03-200290	4238/52				
	Subdivision Name		Lot (3a)	Block (3b)	Sec/AR (3c)	Plat Ref.	SqFt/Acreage (4)
	Gwynn Oak Upland					3/11	
	Location/Address of Property Being Conveyed (2)						
	2606 Gwynndale Avenue						
	Other Property Identifiers (if applicable)						
	Residential ☐ or Non-Residential ☒ Fee Simple ☒ or Ground Rent ☐ Amount:						
	Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:						
	If Partial Conveyance, List Improvements Conveyed:						
7. Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)			
	Central/Christadelphian Ecclesia of Baltimore Maryland			Pilgrims Way Bible Baptist Church			
8. Transferred To	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)			
	Pilgrims Way Bible Baptist Church			Baptist Mission Foundation, Inc.			
9. Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			

10. Contact/Mail Information	Instrument Submitted By or Contact Person		☐ Return to Contact Person
	Name: Mary Ann Hauer	Firm: American Title Associates Inc.	☐ Hold for Pickup
	Address: 9075 Deereco Rd, Ste. 600		☒ Return Address Provided
	Timonium, MD 21093 Phone: (410) 560-0391		

11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information	Yes ☒ No Will the property being conveyed be the grantee's principal residence?			
		Yes ☒ No Does transfer include personal property? If yes, identify:			
		Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).			
	Assessment Use Only - Do Not Write Below This Line				
	Terminal Verification	Agricultural Verification	Whole	Part	Trans. Process Verification
Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:		
Year	19	19	Geo.	Map	Sub
Land			Zoning	Grid	Plat
Buildings			Use	Parcel	Section
Total			Town Cd.	Ex. St.	Ex. Cd.
REMARKS:					

 Distribution: White - Clerk's Office
 Canary - SDAT
 Pink - Office of Finance
 Goldenrod - Preparer
 AOC-CC-300 (6/95)

 TRANSFER TAX NOT REQUIRED
 Director of Assessments and Finance
 BALTIMORE COUNTY, MARYLAND
 Date 10/22/97 Sec 33-139
 Per [Signature]
 Authorized Signature

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THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned Maryland attorney or by a party to this instrument.


Robert S. Abrahams, Attorney at Law

File No.: 903AT

After recording return to:

PILGRIM'S WAY BIBLE BAPTIST CHURCH
11 Camano Court
Randallstown, Maryland 21133

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; and it will warrant specially the property hereby granted, and that it will execute such further assurances of the same as may be requisite.

WITNESS the corporate seal of the Grantor corporation and the hands Robert Schneider and William Link, Jr., Trustees, who certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the Grantor corporation.

Attest:

CENTRAL CHRISTADELPHIAN
ECCLESIA OF BALTIMORE MARYLAND

BY Robert Schneider (SEAL)
ROBERT SCHNEIDER, TRUSTEE

BY William Link, Jr. (SEAL)
WILLIAM LINK, JR., TRUSTEE

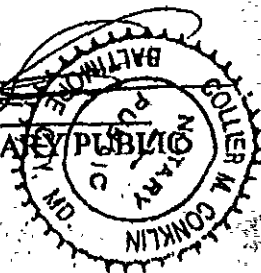
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

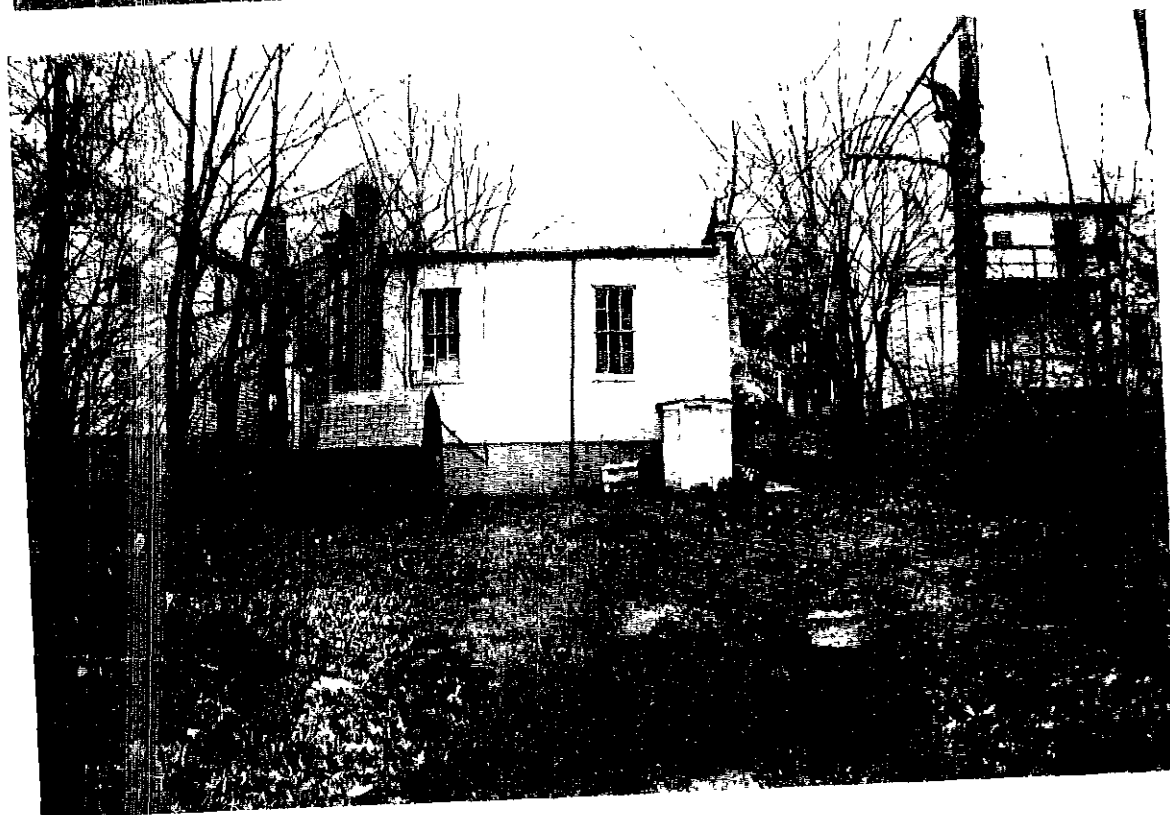
I HEREBY CERTIFY, That on this 20th day of October in the year One Thousand Nine Hundred and Ninety-Seven, before me, the subscriber, a Notary Public of the State of Maryland, City of Baltimore, personally appeared ROBERT SCHNEIDER and WILLIAM LINK, JR., who acknowledged themselves to be the Trustees for CENTRAL CHRISTADELPHIAN ECCLESIA OF BALTIMORE MARYLAND, Grantor and they acknowledged the foregoing Deed to be their duly authorized act of said corporation, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my and official seal.

COLLIER M. CONKLIN - NOTARY PUBLIC

My Commission Expires: 04/01/00





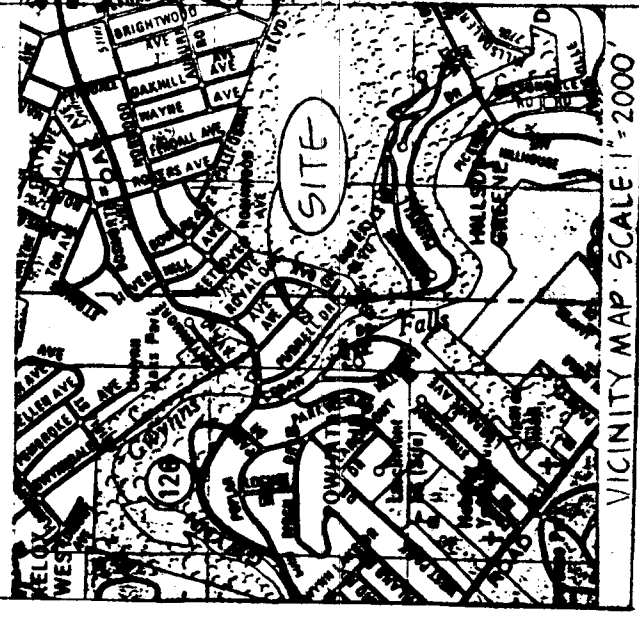
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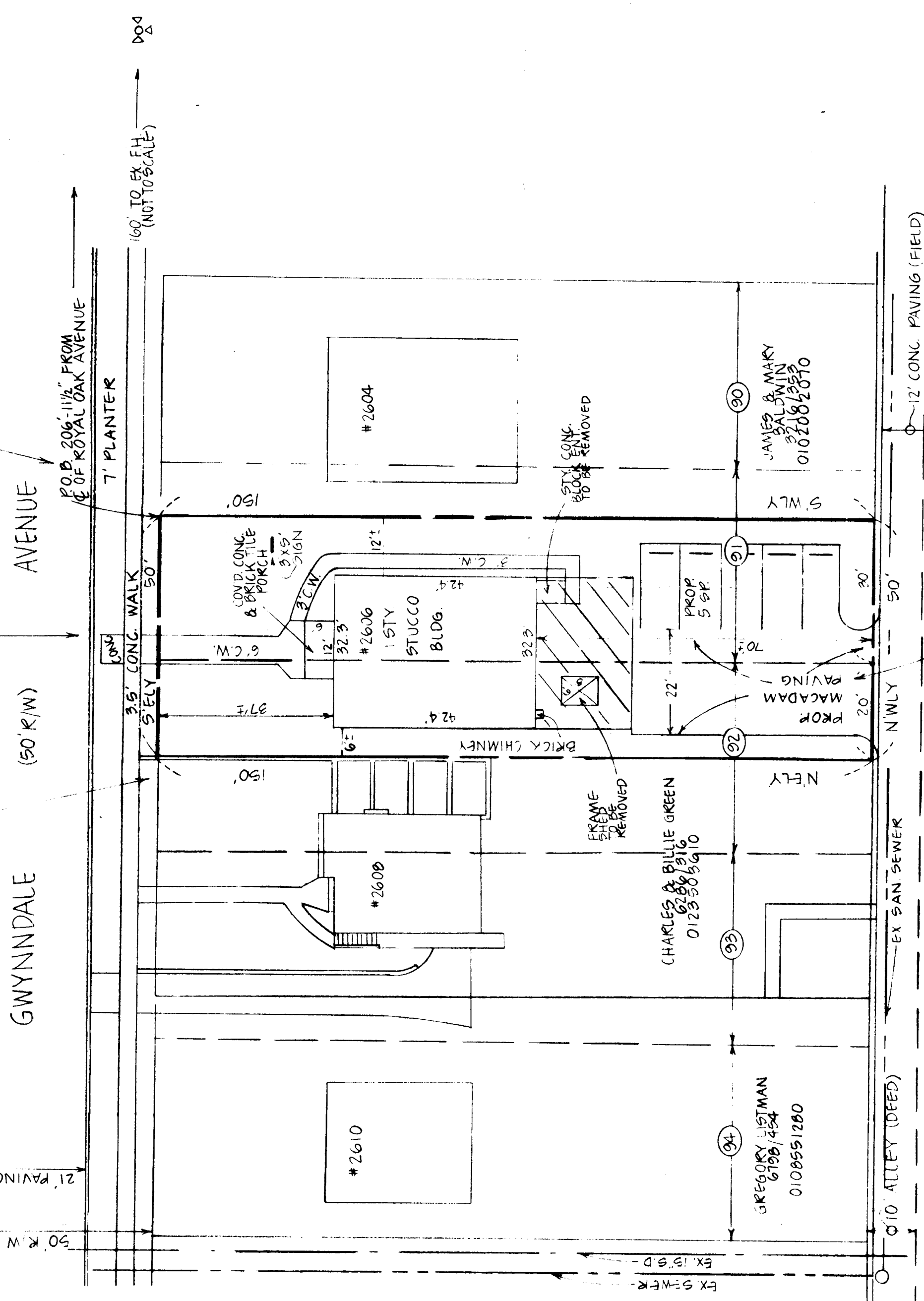
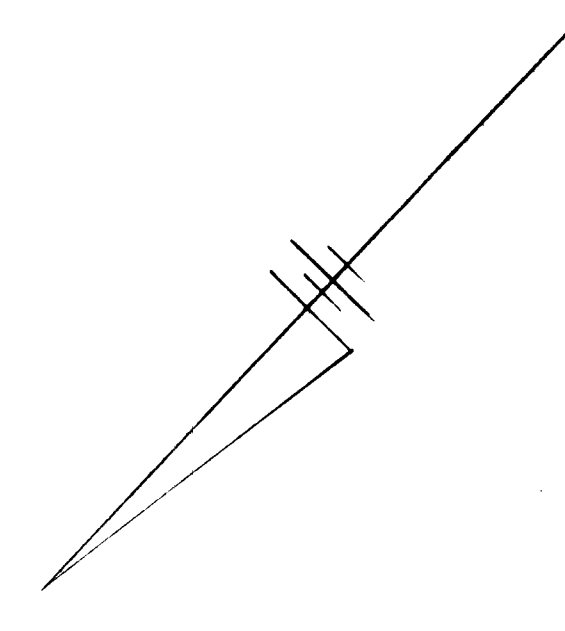
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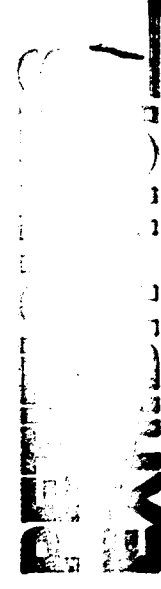


VICINITY MAP SCALE: 1"=2000'



LOCATION INFORMATION

1. COUNCILMANIC DISTRICT: 2
2. 200' SCALE MAP REFERENCE: N.W. 3-E
3. EXISTING ZONING: D.R. 5.5
4. LOT SIZE: 0.172 ACRES 7500 SQ. FT.
5. PUBLIC SEWER & WATER
6. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
7. NO PRIOR ZONING HEARING
8. NOT LOCATED IN A FLOOD PLAIN
9. REQUIRED PARKING SPACES: 13 SPACES 50 SEATS (15% FOR EVERY 4 SEATS)
10. HISTORY OF GROUND: HAS OPERATED AS A CHURCH SINCE DECEMBER 3, 1963 DEED REF: 3220-037
11. SIGN POSTED 5' X 8' X 5' H 4' FROM PROPERTY LINE



PLAN TO ACCOMPANY PETITION
FOR A SIDEYARD AND PARKING VARIANCE
* 2606 GWYNNDALE AVENUE
PART OF LOTS 91 & 92
"GWYNN OAK UPLANDS" (3-11)
ELECTION DISTRICT NO 2
BALTIMORE COUNTY, MD
SCALE: 1"=20'
MARCH 10, 1998

OWNER: BILKIM'S WAY BIBLE
BAPTIST CHURCH
STACEY A. WOTTEAD SR.
PRESIDENTIAL AVENUE
BALTIMORE, MD 21201
TEL: 410-321-1111
FAX: 410-321-0020

DEVELOPMENT
ENGINEERS, INC.

200 East Joppa Road
Room 101, Shell Building
Baltimore, Maryland
21208-9080

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97-1951

LEGEND
③ → CORRESPONDS WITH PICTURES
HATCHED AREA
PROPOSED 20' X 22' ADDITION
TYPICAL PARKING SPACE (PROPOSED)
8'5" X 10' W/ WHEEL STOP (TYP.)



John J. ...