

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NW/S. Baltimore Beltway Ramp * ZONING COMMISSIONER
 of Philadelphia Road * OF BALTIMORE COUNTY
 8720 Philadelphia Road *
 15th Election District *
 6th Councilmanic District *
 Legal Owner: Charles Saunders * Case No. 99-194-A
 Lessee: Nehemiah House, Inc.,
 Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 8720 Philadelphia Road in the Golden Ring section of Baltimore County. The Petition was filed by Charles Saunders and Angeline Saunders, property owners, and Nehemiah House, Inc., Lessee. Variance relief is requested from Section 250.2 of the Baltimore County Zoning Regulations (BCZR) to permit side yard setbacks as little as 8 ft. and 15 ft., in lieu of the minimum 30 ft. required; and from Section 250.3 of the BCZR to permit a rear yard setback as little as 8 ft., in lieu of the required 40 ft.; and from Section 250.2 to permit a sum of the side yards of 23 ft. in lieu of the required 50 ft. 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 requisite public hearing held for this case were Christopher Snyder and Reverend Bart Pierce representing Nehemiah House, Inc., Petitioner. Also appearing in support of the Petition were Tom Bowles and Mel Munk. Kevin Roddy from the Office of Community Conservation also appeared in support of the request. Also present was Melanie Moser, a landscape architect, from Daft, McCune, Walker, Inc. The Petitioner was represented by Deborah C. Dopkin, Esquire. There were no Protestants present.

ORDER RECEIVED FOR FILING
 Date 11/16/99
 By Sh. P. [Signature]

Testimony and evidence presented was that the subject property is an irregularly shaped parcel, approximately .68 acres in net area, zoned MLR. The property is located adjacent to the right of way of the Baltimore Beltway, with narrow frontage on Philadelphia Road in the Golden Ring community of eastern Baltimore County. The property is somewhat triangular in shape. The narrowest portion of the property lies adjacent to Philadelphia Road and contains a driveway which leads to the rear of the property. This rear section contains the widest portion of the property.

The property is improved with two existing buildings which are used by Nehemiah House, Inc. That corporation is a private entity which has contracted with Baltimore County to provide a homeless shelter for men. Apparently, this is the only such shelter which presently operates in Baltimore County. A substantial volume of testimony and evidence was offered regarding the use of the property and the operation of Nehemiah House. Suffice it to say, the volume of homeless men in Baltimore County presents a serious need for this facility. The Nehemiah House, apparently, operates at full capacity. Further, the testimony and evidence offered overwhelmingly demonstrated that the property is run competently and does not cause any detrimental impact to the surrounding locale. To the contrary, this well run facility provides a needed service to the citizens of Baltimore County. Letters in support of the business of the corporation were received from neighboring property owners. Baltimore County is truly blessed to have the facility serving the public need at this location.

In any event, the facility presently has capacity to house 31 men. The larger area of living quarters is located in the building to the rear of the lot, which contains 27 beds. A smaller building in the front of

COPIES RECEIVED FOR FILING

Date

By

the lot can house 4 individuals. Additionally, the buildings contain administrative offices for the operation.

The Petitioner proposes a three phased addition as more particularly shown on the site plan. In total, the addition will provide larger communal areas (dining room, kitchen, etc.), 25 additional beds, more closet and storage space and an additional office and administrative space. However, owing to the unique shape and configuration of the property, variance relief as set forth above is required. As noted above, the present additions to the buildings will be constructed in phases, as funding is available.

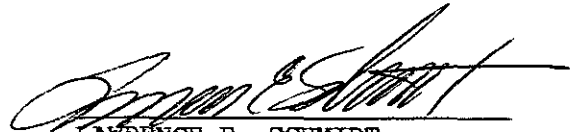
Based upon the testimony and evidence received, all of which was uncontradicted, I am persuaded to grant the variance. The uniqueness of this property is its shape and configuration. Indeed, the property is irregular in this respect and the proposed additions cannot be constructed without variance relief. Moreover, I am persuaded that there will be no detrimental impact to the surrounding locale. In this regard, the property is somewhat isolated from any residential community. As noted above, the site abuts the right of way to the Baltimore Beltway. Commercial uses (.e.g, Swiss Chalet Hotel) exists nearby. Moreover, I am persuaded that the Petitioner has demonstrated that practical difficulty would result if relief were denied. That is, these necessary improvements could not be constructed and the property not utilized for a permitted purpose without the variance. Lastly, it is to be noted that there are no adverse Zoning Plans Advisory Committee (ZAC) comments and, as noted above, there were no Protestants present.

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.

ORDER RECOMMENDING GRANTING
12/15/89
[Handwritten signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of January 1999 that a variance from Section 250.2 of the Baltimore County Zoning Regulations (BCZR) to permit side yard setbacks as little as 8 ft. and 15 ft., in lieu of the minimum 30 ft. required; and from Section 250.3 of the BCZR to permit a rear yard setback as little as 8 ft., in lieu of the required 40 ft.; and from Section 250.2 to permit a sum of the side yards of 23 ft., in lieu of the required 50 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

ORDER RECORDED FOR PUBLIC RECORD
DATE 1/15/99 BY [Signature]
[Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

January 8, 1999

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

RE: Case No. 99-194-A
Petition for Variance
Property: 8720 Philadelphia Road
Nehemiah House, Inc., Petitioner

Dear Mrs. Dopkin:

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 AC-410-887-3391.

Very truly yours,

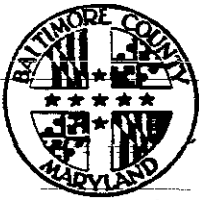
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
att.

c: Mr. Christopher Snyder
Rev. Bart Pierce
Nehemiah House, Inc.
1607 Cromwell Bridge Road
Baltimore, Maryland 21234

c: Melanie Moser
Daft, McCune, Walker
200 E. Pennsylvania Avenue
Towson, Maryland 21286





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8720 Philadelphia Road

which is presently zoned MLR-IM

This Petition shall be filed with the Department of Permits & 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) 250.2 of the Baltimore County Zoning Regulations to permit as little as 8 feet in lieu of the required 50 foot side yard and 15 feet in lieu of the required 30 foot side yard; and from Section 250.3 to permit as little as 8 feet in lieu of the required 40 foot rear yard; and from 250.2 to permit a sum of 23' in lieu of the required 80' of both side yards.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) practicable difficulty and such reasons as may be presented at 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.

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:

Nehemiah House, Inc.

(Type or Print Name)

[Signature]
Signature

Office - 1607 Cromwell Bridge Road
Address

Baltimore MD 21234
City State Zipcode

Attorney for Petitioner:

Deborah C. Dopkin

(Type or Print Name)

[Signature]
Signature

409 Washington Avenue 410-494-3080
Address Suite 920 Phone No.

TOWSON MD 21204
City State Zipcode

Legal Owner(s):

Charles Saunders

(Type or Print Name)

[Signature]
Signature

Angeline Saunders

(Type or Print Name)

[Signature]
Signature

1618 Burke Road

Address Phone No.

Baltimore MD 21220
City State Zipcode

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

Christopher Snyder

Name

1607 Cromwell Bridge Road 410-882-2217
Address Baltimore, MD 21234 Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following date _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRF DATE 11-16-99



Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

99-194-A

#194

Description

To Accompany Petition for Zoning Variances

0.677 Acre Parcel

Northwest of Philadelphia Road

Northeast of Baltimore Beltway Ramp "E"

Fifteenth Election District, Baltimore County, Maryland

Beginning for the same on the northwest right-of-way line of Baltimore Beltway (I-695) Ramp "E" at the end of the second of the two following courses and distances measured from the point formed by the intersection of the Baseline of the Right-of-Way of Philadelphia Road (Maryland Route 7) and the Baltimore Beltway (I-695) Ramp "E" as shown on State Roads Commission of Maryland Plat No. 21095 (1) Northwesterly along said Baseline of Right-of-Way of the Baltimore Beltway Ramp "E", 157 feet, more or less, and thence (2) Northeasterly 77 feet, more or less, to the point of beginning, thence binding on the northeast Right-of-Way Line of the Baltimore Beltway Ramp "E", the four following courses and distances, viz: (1) North 68 degrees 46 minutes 10 seconds West 49.61 feet, thence (2) North 54 degrees 56 minutes 20 seconds West 108.48 feet, thence (3) North 67 degrees 52 minutes 30 seconds West 157.81 feet, and thence (4) North 58 degrees 45 minutes 44 seconds West 63.70 feet, thence leaving said Right-of-Way Line (5) North 46 degrees 41 minutes 53 seconds West 109.51 feet, thence (6) North 48 degrees 52 minutes 27 seconds East 105.01 feet, and thence (7) South 46 degrees 41 minutes 53 seconds East 462.10 feet to the point of beginning; containing 0.677 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

October 20, 1998

Project No. 88085.G (L88085.G1)



#194

99-194-A



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

**BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 060742

DATE 11/6/98 ACCOUNT E-001-615-000

AMOUNT \$ 250.00

RECEIVED Nehemiah House, Inc.
FROM: 8720 Philadelphia Pk. Item # 194
020 Variance Taken by: JRF

FOR:

99-194-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
11/09/1998 11/06/1998 14:36:52
R/G 6605 CASHIER LINT LEB HANDEK
5. HITCHELLAHIOUS CASH RECEIPT
RECEIPT # 062510
CR NO. 060742

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

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: #89-194-A
8720 Philadelphia Road
NWMS - Baltimore Beltway
Ramp of Philadelphia Road
15th Election District
6th Councilmanic District

Legal Owner(s):
-Angeline & Charles Saunders
Lessee:
Nehemiah House, Inc.

Variance: to permit as little as 8 feet and 15 feet in lieu of the required minimum 30-foot side yard; to permit as little as 8 feet in lieu of the required 40-foot rear yard; and to permit a sum of 23 feet in lieu of the required 60 feet of both side yards.

Hearing: Friday, December 16, 1988 at 11:00 a.m., in Room 108, County Office Building, 111 West Chesapeake 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 concerning the File and/or Hearing, please call (410) 887-3391.
12/007 Dec. 3 5277008

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/3/, 1988

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 12/3/, 1988.

THE JEFFERSONIAN,

A. Henriksen

LEGAL AD. - TOWSON



CERTIFICATE OF POSTING

RE: Case No.: 99-194A

Petitioner/Developer: _____

Nehemiah House, Inc.

Date of Hearing/Closing: 12-18-98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 8720 Philadelphia Road

The sign(s) were posted on December 2, 1998
(Month, Day, Year)

Sincerely,

Melanie Moser 12.9.98
(Signature of Sign Poster and Date)

Melanie Moser
(Printed Name)

200 East Pennsylvania Avenue
(Address)

Towson, MD 21286
(City, State, Zip Code)

410-296-3333
(Telephone Number)

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-194-A
Petitioner: NEHEMIAH HOUSE, INC.
Address or Location: 8720 PHILADELPHIA ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHRIS SNYDER c/o NEHEMIAH HOUSE, INC.
Address: 1607 Cromwell Bridge Rd.
Baltimore, MD 21234
Telephone Number: 410-882-2217

TO: PATUXENT PUBLISHING COMPANY
December 3, 1998 Issue – Jeffersonian

Please forward billing to:

Chris Snyder 410-882-2217
c/o Nehemiah House, Inc.
1607 Cromwell Bridge Road
Baltimore, MD 21234

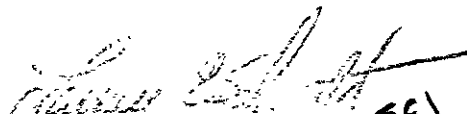
NOTICE OF ZONING HEARING

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: 99-194-A
8720 Philadelphia Road
NW/S Baltimore Beltway Ramp of Philadelphia Road
15th Election District – 6th Councilmanic District
Legal Owner: Angeline & Charles Saunders
Lessee: Nehemiah House, Inc.

Variance to permit as little as 8 feet and 15 feet in lieu of the required minimum 30-foot side yard; to permit as little as 8 feet in lieu of the required 40-foot rear yard; and to permit a sum of 23 feet in lieu of the required 80 feet of both side yards.

HEARING: Friday, December 18, 1998 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



LAWRENCE E. SCHMIDT

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.



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

November 16, 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: 99-194-A
8720 Philadelphia Road
NW/S Baltimore Beltway Ramp of Philadelphia Road
15th Election District – 6th Councilmanic District
Legal Owner: Angeline & Charles Saunders
Lessee: Nehemiah House, Inc.

Variance to permit as little as 8 feet and 15 feet in lieu of the required minimum 30-foot side yard; to permit as little as 8 feet in lieu of the required 40-foot rear yard; and to permit a sum of 23 feet in lieu of the required 80 feet of both side yards.

HEARING: Friday, December 18, 1998 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in black ink that reads "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon
Director

c: Deborah C. Dopkin, Esquire
Angeline & Charles Saunders
Nehemiah House, Inc.
Christopher Snyder

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 3, 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.

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





**Nehemiah House, Inc.
Outside Views of Facilities
8720 Philadelphia Road
Baltimore, MD. 21234**

Items:

- A) Nehemiah House, Inc.
Phase I & II - Main Facility**
- B) Phase III Transitional Building
Front View**
- C) Side Yard View**
- D) Side Yard View from Second Floor**
- E) Front View of Driveway**
- F) Driveway View Showing Closest Neighbors:
Susse Chalet & Golden Ring Mall (GRM)**
- G) Back View from Second Floor:
Wooded Area**
- H) View of Beltway Entrance #34
Next to Nehemiah House, Inc.**



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

December 11, 1998

Deborah C. Dopkin, Esq.
409 Washington Avenue
Suite 920
Towson, MD 21204

RE: Item No.: 194
Case No.: 99-194-A
Location: 8720 Philadelphia Rd

Dear Mrs. Dopkin:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 6, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

A handwritten signature in cursive script, appearing to read "W. Carl Richards, Jr.", written in dark ink.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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



Handwritten initials and date: 12/1/98

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 3, 1998

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

SUBJECT: 8720 Philadelphia Road

INFORMATION:

Item Number: 194

Petitioner: Nehemiah House

Zoning: MLR-IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Nehemiah House has served the community by providing shelter for homeless men since 1990. The construction of a new building and alterations to an existing structure should enable Nehemiah House, Incorporated to better serve the homeless.

Clearly, the subject property is unique due to its configuration, and this hardship presents obvious development challenges. Therefore, for all the reasons stated above, the Office of Planning supports the applicant's request.

Section Chief: *Jeffrey W. Long*

AFK/JL:



Baltimore County
Fire Department

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

November 29, 1998

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

RE: Property Owner: TIMONIUM LAND CORPORATION - 188
CHARLES SAUNDERS AND ANGELINE SAUNDERS - 194

Location: DISTRIBUTION MEETING OF November 16, 1998

Item No.: 188 AND 194 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.

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", 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 & RESOURCE MANAGEMENT

Date: November 24, 1998

TO: Arnold Jablon
FROM: R. Bruce Seeley *RB Seeley*
SUBJECT: Zoning Item #194

Saunders Property - 8720 Philadelphia Road

Zoning Advisory Committee Meeting of November 16, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X GWM: The existing septic system must be pumped and backfilled.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 24, 1998

FROM: Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 23, 1998
Item No. 194

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The approved C.R.G. plan #90221 expired on June 22, 1995. The developer must start the development process again before obtaining any building permits.

RWB:HJO:jrb

cc: File

ZONE1123.194

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 17, 1998

FROM: *Pub* Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Item No. 194
REVISED COMMENTS

The Bureau of Developer's Plans Review has received additional information from the State Highway Administration indicating the access drive to Route 7, Philadelphia Road, is acceptable as shown on the original approved C.R.G. plan dated June 22, 1990.

Therefore, the requirements of the C.R.G. plan have been satisfied, and we withdraw our comments of the November 24th correspondence indicating, "developer must start the development process again before obtaining any building permits".

RWB:HJO:jrb

cc: File

Post-it* Fax Note	7671	Date	12/17/98	# of pages	1
To	Melanie Maser	From	Herb Oberc		
Co./Dept.	D-M-W	Co.	DPR		
Phone #		Phone #	410 887-3751		
Fax #	410 296-4705	Fax #	410 887-4393		



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11.17.9V

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

RE: Baltimore County
Item No. 194 JRF

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart
/r Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

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

RE: PETITION FOR VARIANCE
8720 Philadelphia Road, NW/S Baltimore Beltway
Ramp of Philadelphia Rd, 15th Election District,
6th Councilmanic

Legal Owners: Charles Saunders
Contract Purchaser: Nehemiah House, Inc.

Petitioner(s)

* * * * *

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 99-194-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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., , 409 Washington Avenue, Suite 920, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

12/18

IN RE: PETITION FOR VARIANCE

8720 Philadelphia Road
NW/S Baltimore Beltway Ramp
of Philadelphia Road
15th Election District,
6th Councilmanic District

Nehemiah House, Inc.

Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* Case No. 99-194-A
*
*

SUBPOENA

TO: Kevin Roddy, Grants Administrator
Office of Community Conservation
Suite 800 - Investment Building
One Investment Place
Towson, Maryland 21204

YOU ARE HEREBY COMMANDED TO PERSONALLY APPEAR before the
Zoning Commissioner of Baltimore County at 11:00 a.m., Friday,
December 18, 1998 in Room 106, County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland.

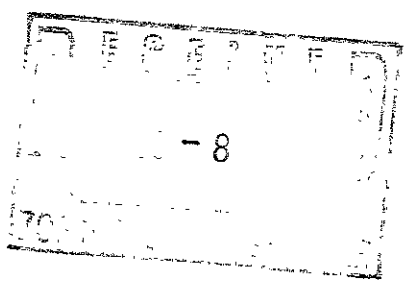
This Subpoena is requested by Petitioner; any questions
should be referred to attorney for Petitioner, Deborah C. Dopkin,
Esquire, 409 Washington Avenue, Suite 920, Towson, Maryland 21204,
(410) 494-8080.

Date Issued: 12/4/98

Kevin Roddy

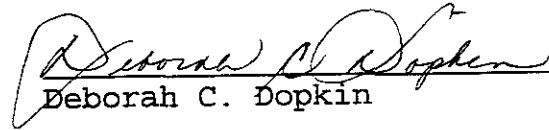
Zoning Commissioner for
Baltimore County

Deborah C. Dopkin
Attorney At Law
409 Washington Avenue
Suite 920
Towson, MD 21204
(410) 494-8080



CERTIFICATION OF MAILING

I HEREBY CERTIFY, that on this 7th day of December, 1998, a copy of the foregoing Subpoena, was hand delivered and a copy mailed, postage prepaid to Kevin Roddy, Office of Community Conservation, Suite 800 - Investment Building, One Investment Place, Towson, Maryland 21204.


Deborah C. Dopkin

C:\docs\kmc\DCD\ROCK CHURCH SUBPOENA

Deborah C. Dopkin
Attorney At Law
409 Washington Avenue
Suite 920
Towson, MD 21204
(410) 494-8080

i n n

Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Avenue
Towson, Md. 21204

(410) 887-3335

September 9, 1997

Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue
Towson, MD 21286

RE: Nehemiah House
XIV-287
DRC Number 09027K, Dist.14C6

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland and as provided in Section 602 (d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on September 2, 1997, and made the following recommendations:

The DRC has determined that your project meets the requirements of a refinement to the CRG plan under Section 26-211.

Daft-McCune-Walker, Inc.
Nehemiah House
September 9, 1997
Page 2

After resolution of any outstanding issues, please submit ten copies of the plan to this office, Room 123, for signature. >

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 9th day of September 1997, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,



Arnold Jablon
Director

AJ:DTR:dak

c: Bruce Seeley
Joyce Watson
File

SIMON
PROPERTY GROUP

November 4, 1998

Nehemiah House
8720 Philadelphia Road
Baltimore, Maryland 21237

Attention: Chris Snyder

Re: Letter of Support

Dear Mr. Snyder,

We appreciate all that you do to aid the homeless. We understand that you are planning an expansion project. We have no problems with your proposed project.

Sincerely,

GOLDEN RING MALL CO., L.P.



James L. Oakley, Sr.
Area Mall Manager

JLO/lfh/SUPPORT



NEHEMIAH HOUSE

November 25, 1998

Bill Spiegel
7856 Belair Road
Baltimore, MD. 21236

Dear Mr. Spiegel,

Thank you for attending the November 12th meeting at Nehemiah House concerning the homeless in the Rosedale area. We hope that the information you received from us was informative and able to answer some of the questions you had concerning what the Nehemiah House is doing to aid adult homeless male in our program.

Nehemiah House is looking into the following areas to determine what we can do to alleviate some of the concerns of those stated at the April 12th meeting:

- We will determine whether it is legal for us to deny sex offenders who may be homeless and referred to our facility. We must check into policy and any discrimination issues. If it is legal, we will not accept any person with this offense into the facility or program.
- Nehemiah House will also take on the cleaning of the MTA bus stop at Fontana Lane as one of its many community service projects in Baltimore County. This was a need stated at the meeting by the Fontana Lane Association and some of those attending.
- Nehemiah House is checking into the feasibility and cost of developing an identification badge system for its residents.

As was stated at the meeting, there was a concern about taking in anyone who may have had a criminal background. *Nehemiah House never takes any person as a condition of release from the courts.*

During our 8 years of service to this community and Baltimore County, Nehemiah House has had residents from various backgrounds. We have seen success among many "willing" homeless men who desired to redirect their lives, become self-sufficient, and a benefit in the community. Some examples of these are.

redirect their lives, become self-sufficient, and a benefit in the community. Some examples of these are.

Ron: Was homeless, released from Balto. County Detention Center. Graduated the Nehemiah Program, 1998. Now works full time for local scaffolding company, has secured his own apartment, has a restored relationship with his son, has been clean from substance abuse for ~1 year, and regularly visits with Nehemiah House residents to encourage them.

George: Was a homeless veteran, in jails for various issues. Graduated Nehemiah Program, 1997. Now graduate of Arundel Institute of Technology, has been clean from substance abuse for over 3 years, is employed full time, attends a local church, married and living in the Parkville area.

Lou: Was homeless due to substance abuse. Was in jail for substance abuse and not paying child support. Graduated Nehemiah Program, 1997. Now a small business owner - Contracting/Painting. Has remained clean from substance abuse for over 2 years. Has restored relationships with his 2 children. Has been married over one year, and is a volunteer to the Nehemiah House Programs. Volunteers in his local church.

Kenneth: Was in Nehemiah House in 1995. Was homeless off the streets and referred through Social Services. Had several prior criminal issues. Now has a restored relationship with his wife, involved in local church ministry, and feeding the hungry through a statewide Maryland feeding program as Director of Adopt A Block/A Can Can Make A Difference.

There are many other stories of success. Nehemiah House's structured program and collaboration with Baltimore County, local churches and other service agencies has assisted many men "willing" to break the revolving door cycle. As you can see, Nehemiah House is saving the taxpayer's dollars by helping these men become employable, self-sufficient and now responsible to give back to the communities in which they now reside. These men, once taking from the system, are now taxpayers themselves.

In another example, for fiscal year 1998, 81% of our Phase III residents left the program, with housing and/or employment. As for our Phase II program, 54% left with housing and/or employment.

Because of our success, we are planning to expand our program in 1999 to include a commercial kitchen, day room, recreational wing and new residential facility. This being done to aid more "willing" adult men in Baltimore County who are on the streets and have no assistance to help alleviate their problems. Attached is a copy of the variance hearing notice.

Nehemiah House, Inc., desires to continue to meet the needs of the adult homeless male in Baltimore County. We believe in giving back to the community through various projects, such as park and church clean-ups, home renovations to the needy, assisting Meals on Wheels, visiting local schools to discuss homelessness, or unloading tractors of food to feed the many hungry in Maryland.

In conclusion, homelessness is not just a government problem or a one program issue. Resolving it must be the concern of all of us. If the community, local organizations, the faith community, non-profits, the government, and authorities work together, we can begin to alleviate many of the problems we face with homelessness.

If you have any questions or concerns, please contact our spokespersons, Mel Munk or Christopher Snyder at 410-882-2217.

Respectfully yours,



Rev. Bart Pierce
President

RBP/cs
Attachments

P.S. In early 1999, we plan on having an open house at Nehemiah House. We will be sending you an invitation hoping you will come.

cc:

Debra Dobkin, Esq.

Bill Siegel: Joe Bartenfelder's Office

Mel Munk: NHI

Bob Vittek: MICA

Tom Bowles: NHI

Pam Cindric: Barrington

Bob Ward: Senator Stones Office

Nancy Leiter: Rosedale Community Association

Gary Adams: HCIA/GRCC

Jake Mohorovic: State Delegate

Terri Kingeter: DSS, Homeless Unit

John Cernita: HCIA

Roberta Mosby: Fontana Village Association

Lt. Dave Wolinski: Balto. Co. Police Department

Stephen Lesniewski: Lennings Knoll



Susse Chalet Inn

**Four Philadelphia Ct.
Baltimore Md. 21234**

November 13, 1998

Nehemiah House
1607 Cromwell Bridge Rd.
Baltimore Md. 21234

Dear Chris Snyder:

May I say it is a pleasure to have the Nehemiah house as a neighbor to the Susse Chalet Hotel in Baltimore. We appreciate the hard work that everyone completes. The outside appearance and the grounds are well manicured to perfection. We have never had an incident in or around the hotel that has involved one of your guests. We think this is a wonderful program and hope that you can continue the great programs you have began. Has I have stated before if we can help in anyway with donations, if you have any questions or need further comment from the Susse Chalet, please give me a call.

Sincerely,

A handwritten signature in cursive script, appearing to read "F. Gail Perry", with a long horizontal flourish extending to the right.

F. Gail Perry
Regional Sales Manager
Susse Chalet Inns

410-859-8808
Fx410-859-8823

Petitioners

PROTESTERS(S) SIGN-IN SHEET

PLEASE PRINT CLEARLY

NAME

ADDRESS

DEBORAH C. DOPKIN

409 WASHINGTON AVE 21204

Melanie Moser

DMW 200 E Pennsylvania

CHRISTOPHER SNYDER

NEHEMIAH HOUSE TOWSON 21286
1607 CROMWELL BRIDGE RD BALTO 21234

TOM BOWLES

8720 PHILADELPHIA RD. BALTO., MD. 21237

Mel Munk

1607 Cromwell Bridge Rd 21234

Kevin Roddy

Office of Community Conservation
One Investment Pl., Towson, MD 21204



Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 410-296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: PDM
Zoning

Date: 12/9/98
Job No.: 880856
Attention: Dwene Stephens
Reference: Notemint House

We are sending you attached under separate cover:
 Shop drawings Samples Plans
 Specifications X via Hard Del

Copies	Date	Number	Description
		1	Certificate of Posting
		2	Pictures

These are transmitted as checked below:
 For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____

Remarks for Case # 99-134A

cc: Melanie Moser Signed Lynda

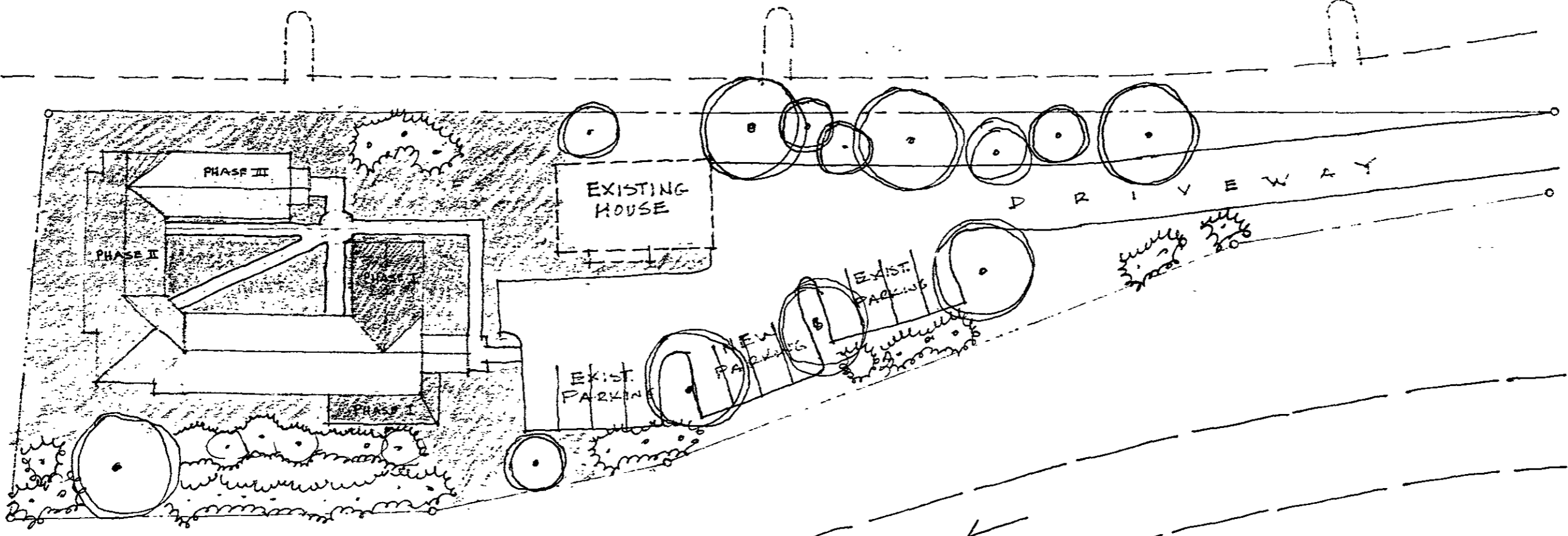
NEHEMIAH HOUSE

DATE: 12-20-96

A2

CHALET HOTEL

EX. PARKING LOT



- EXISTING DORM BLDG.
- PHASE I EXPANSION
- PHASE II EXPANSION
- PHASE III EXPANSION

Proposed Site Plan

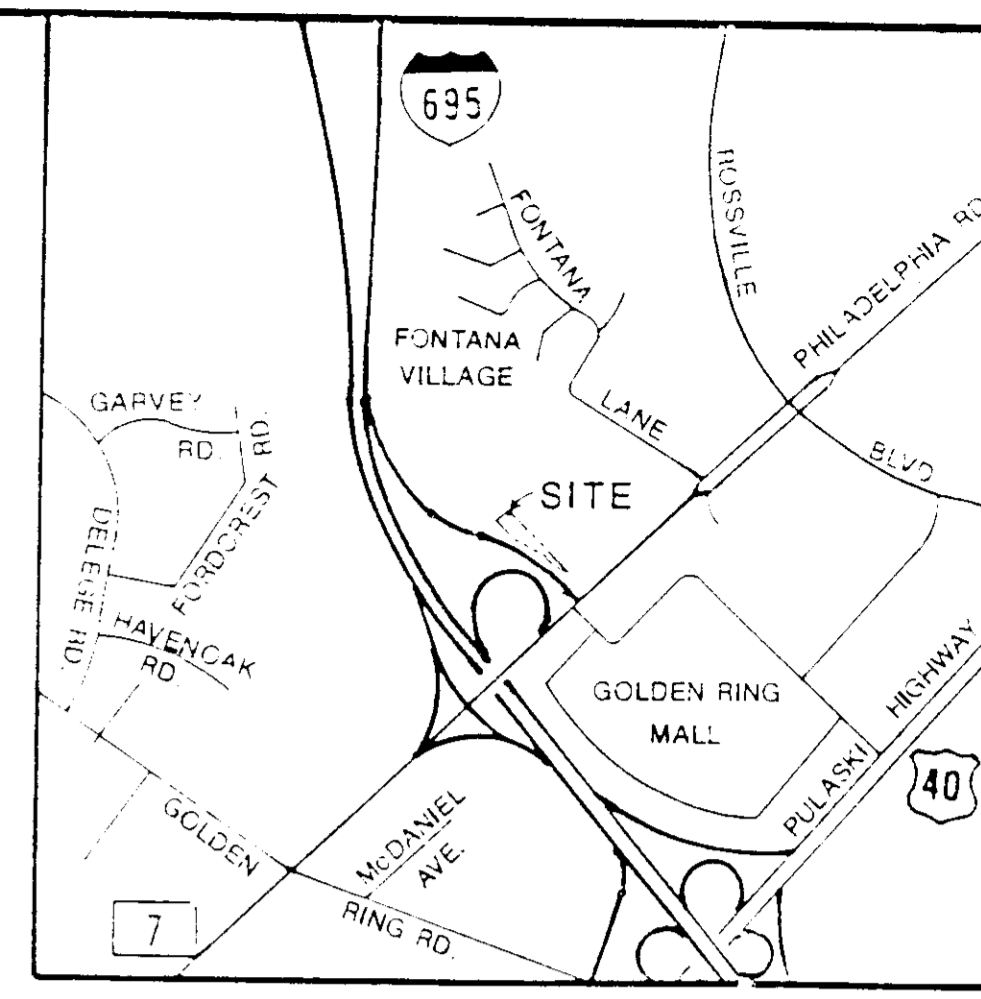
Scale: 1"=30'

GOLDEN RING EXECUTIVE PARK

100-YEAR FLOOD PLAIN

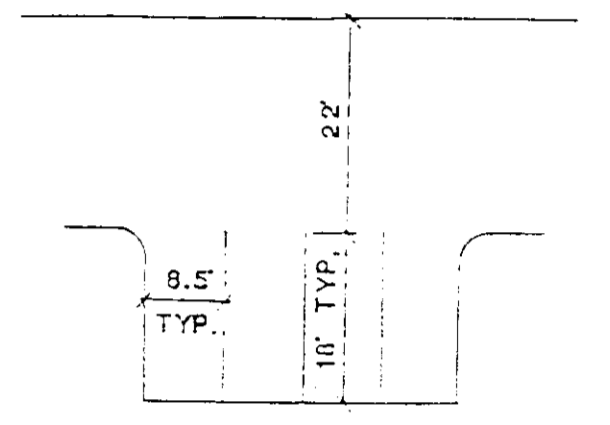
SWISS CHALET HOTEL
GR-5 LIMITED PARTNERSHIP
7202/630
COMMERCIAL
MLR - IM

ACCESS WILL REMAIN FROM PHILADELPHIA ROAD UNTIL ACCESS EASEMENT IS ACQUIRED AND CONSTRUCTED FROM GOLDEN RING EXECUTIVE PARK
EXIST. ENTRANCE TO BE REMOVED AFTER FUTURE ACCESS CONSTRUCTED

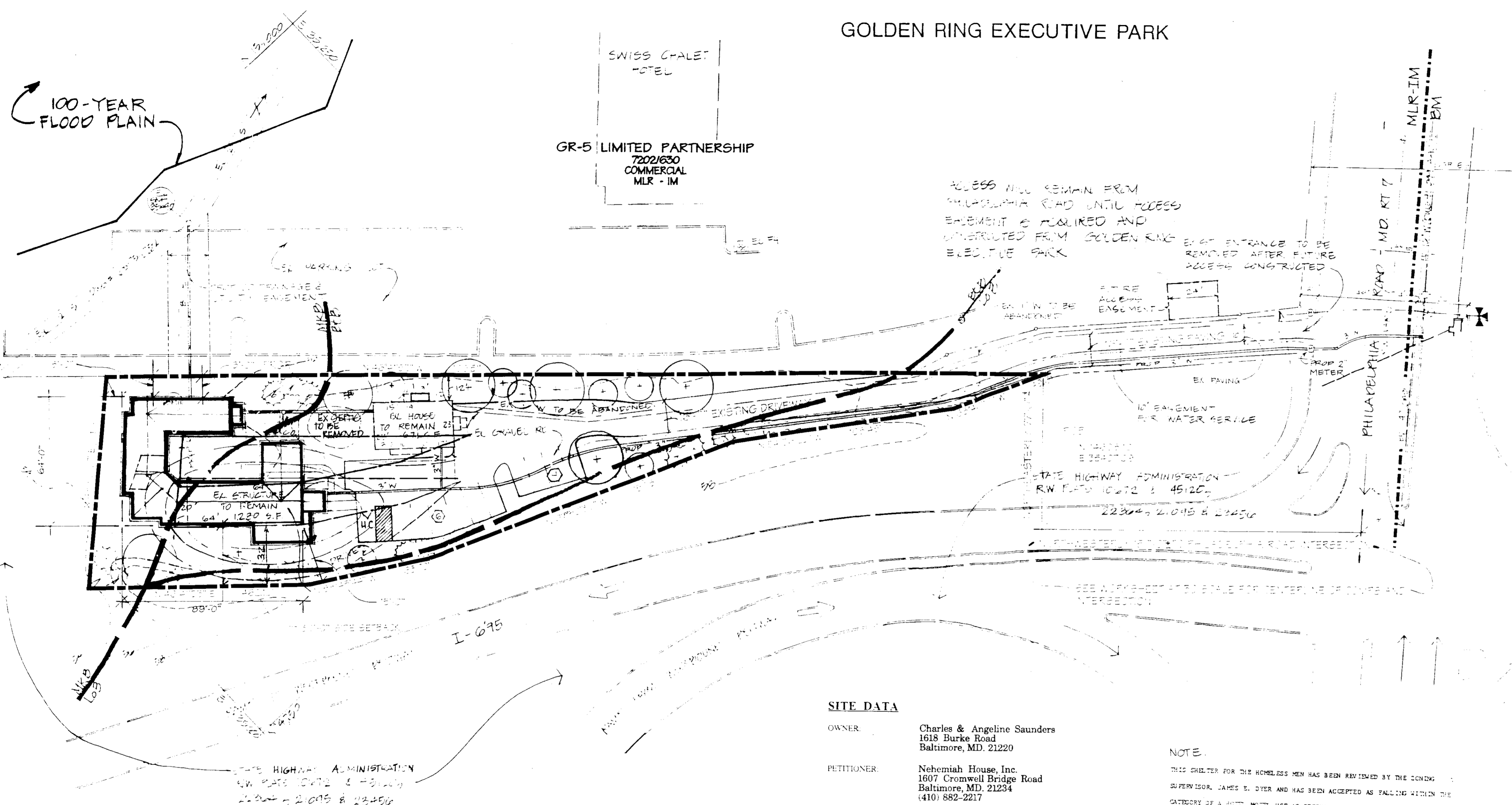


VICINITY MAP SCALE: 1"=1000'

PUBLIC SERVICES CASE NO. 9022
PLANNING NO. XV-257



PARKING DETAIL (TYP.) SCALE: 1"=20'



SITE DATA

OWNER: Charles & Angeline Saunders
1618 Burke Road
Baltimore, MD. 21220

PETITIONER: Nehemiah House, Inc.
1607 Cromwell Bridge Road
Baltimore, MD. 21234
(410) 882-2217

Tax Map: 89
Zoning Map: N.E. 4-F
Zoning: MLR
Councilmanic District: 6
Election District: 14
Property Address: 8720 Philadelphia Road

Gross Area: 1.02 Acres
Net Area: 0.68 Acres

Commercial Permits:
B 062N21
C-123890 - New Building
B 062N22
C-123890 - Alterations to Ex. Building

Zoning History: None found
CRG: Approved 6/22/90

FAR: Permitted: 44,431 sf (1.02 Ac.) x 0.6 = 26,659 sf
Proposed: 27,500 sf = 0.17
44,431 sf

Coverage: Permitted: 44,431 sf (1.02 Ac.) x 50% = 22,216 sf
Proposed: 3,550 sf or 9%

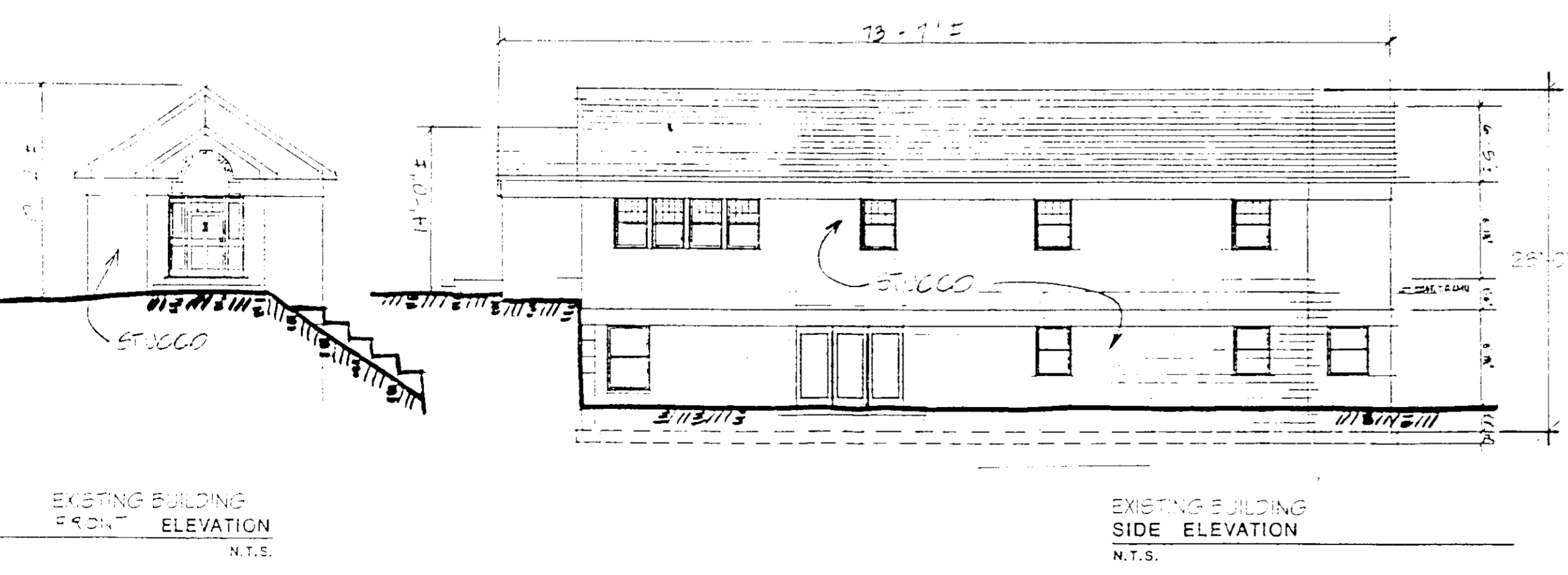
Parking: Required: @ 1 Space/Room x 10 Rooms = 10 Spaces
Provided: 11 Spaces

Amenity Open Space: None required.

NOTE:

THIS CHARTER FOR THE HOMELESS MEN HAS BEEN REVIEWED BY THE CONDOMINIUM SUPERVISOR, JAMES E. DYER AND HAS BEEN ACCEPTED AS FALLING WITHIN THE CATEGORY OF A HOTEL/MOTEL USE AS DEFINED IN SECTION 101 AND PERMITTED VIA SECTION 149.2 OF THE M.L.R. USE REGULATIONS. (SEE LETTER FROM JAMES E. DYER TO JORGE E. GARDNER DATED 5/15/90.)

DATA SOURCE(S): 1980 CDD PLAN



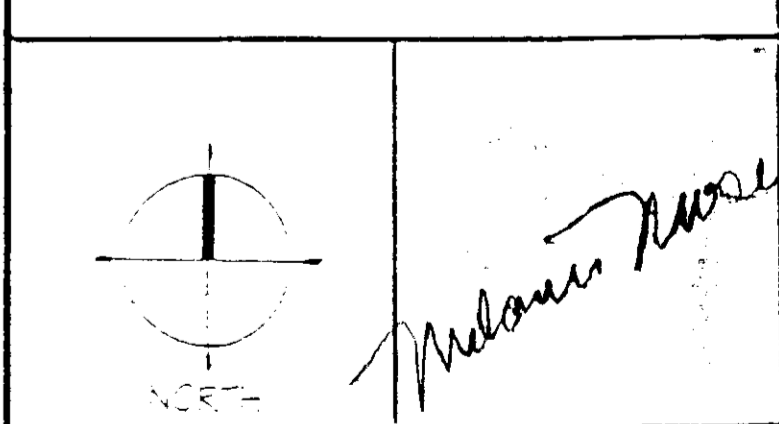
5. The site is served by public water and sewer facilities.

Soils	Hydro	With Basement	Without Basement	Stress & Parking
Baltimore (Bc)	C	Moderate: Water Table	Slight	Moderate: Water Table
Lenoir (Lob)	D	Severe: Water Table, Drainage	Severe: Water Table, Drainage	Severe: Water Table, Drainage
Macapack (Mk)	B	Slight	Slight	Moderate: Silt

AS SECTION 22.92, WHERE DEVELOPMENT OCCURS ON SOILS WITH POSSIBLE SEVERE OR MODERATE LIMITATIONS, BURINGS WILL BE TAKEN TO DETERMINE WHETHER SUCH SOILS TO BE EXISTING AND THE BURING SHALL BE AT THE DEEPEST SECTION MAY BE AFFECTED BY GRADING OR BUILDING WITH WATER TABLE AND POOR DRAINAGE. THESE WORKS SHOULD BE CONSTRUCTED OR UNDERGROUND DRAINAGE. THE APPROPRIATE ACTION TO BE TAKEN WILL BE DETERMINED DURING CONSTRUCTION BY A LICENSED PROFESSIONAL SOILS ENGINEER.

DMW Dan Martin, Mayor
200 E. Pratt Street, Suite 200
Baltimore, Maryland 21202
(410) 766-1331
Fax: 206-4745

NEHEMIAH HOUSE



DATE	REVISIONS
6-27-90	NOTE 20, ALUMPKER, PROP. PLANNING

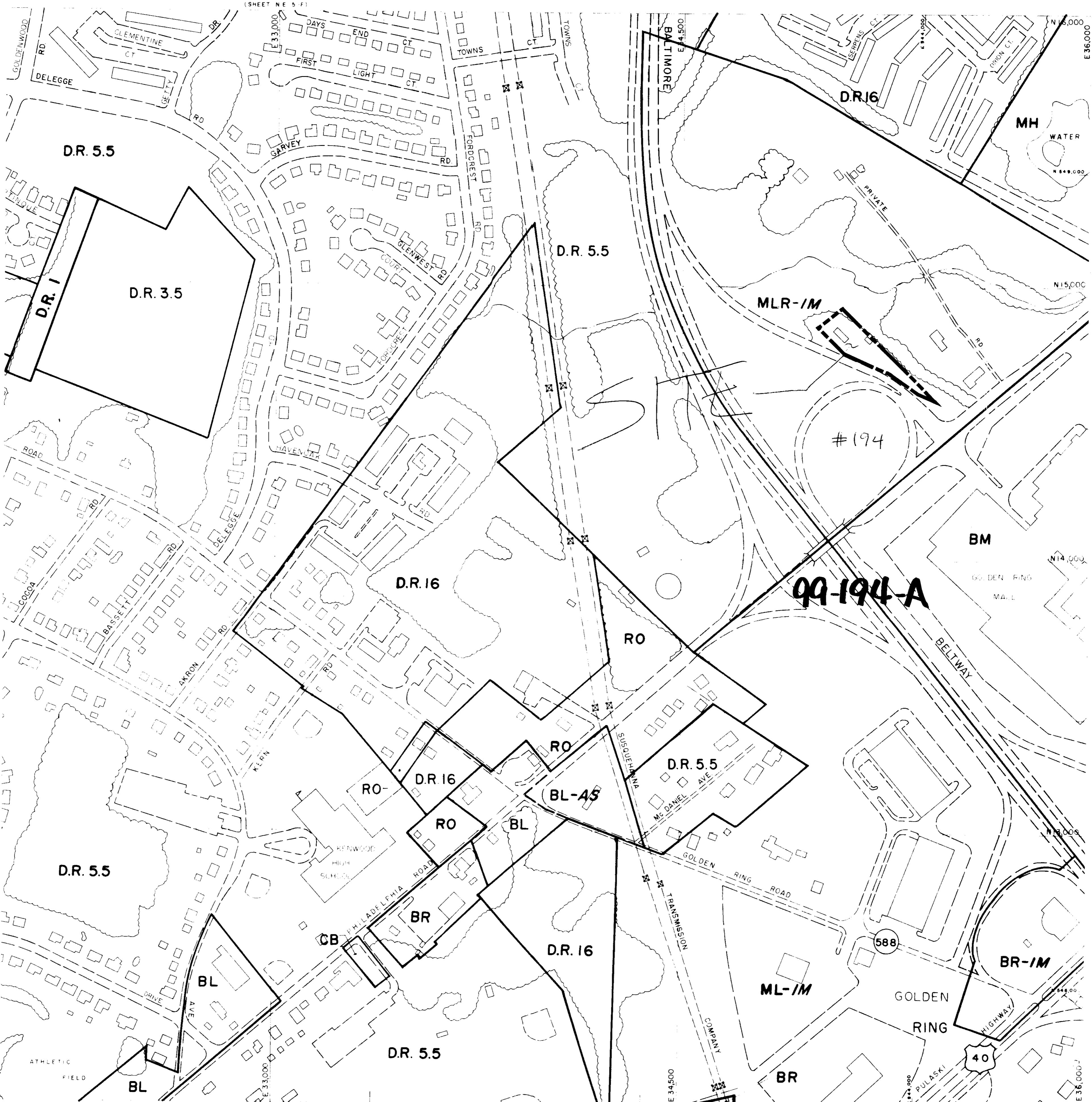
SCALE: 1" = 30'-0"

JOB ORDER NO. # 88085.G

ISSUE DATE 11/5/98

1 of 1

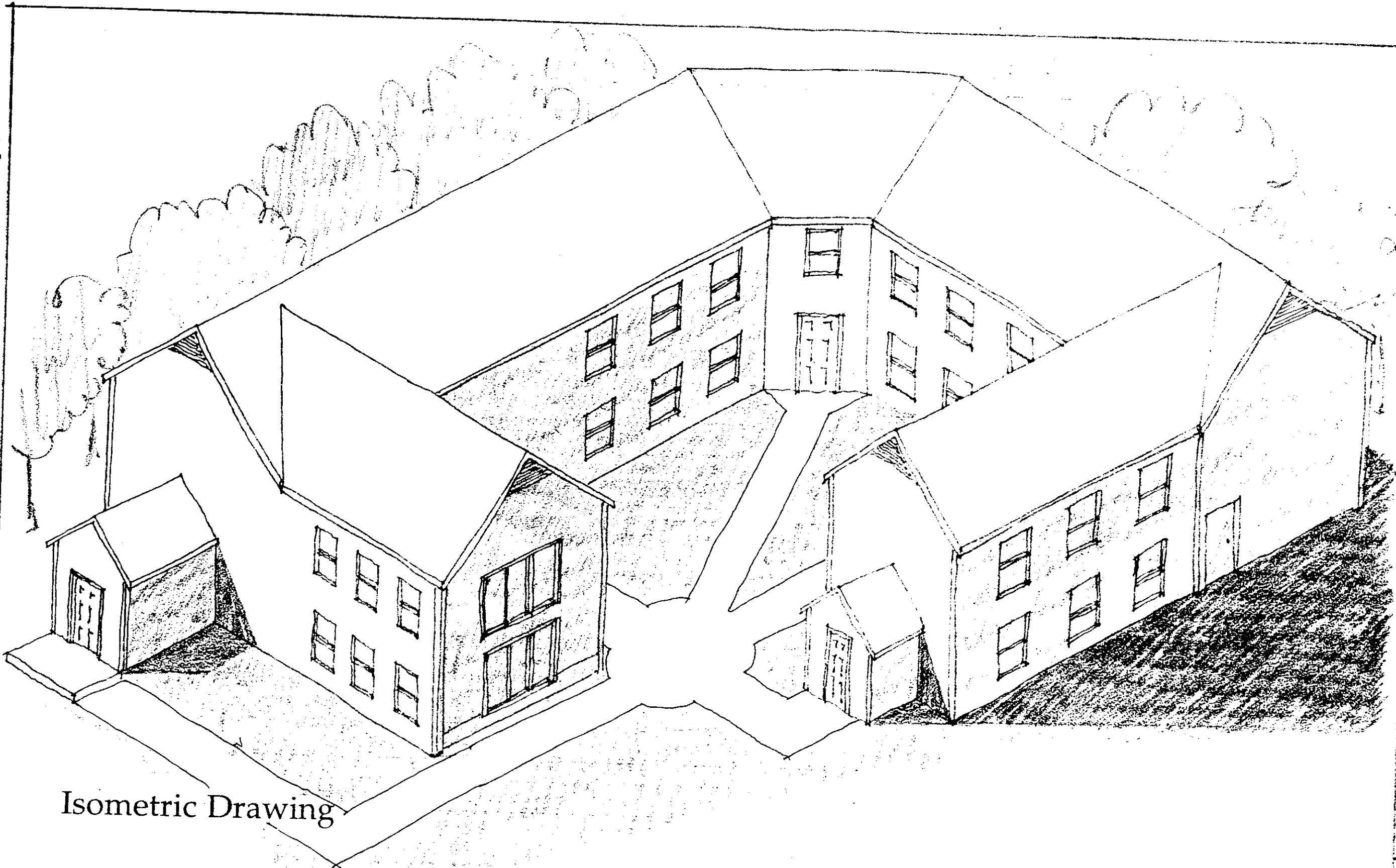
6-27-90 NOTE 20, ALUMPKER, PROP. PLANNING



BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

NEHEMIAH HOUSE

SCALE 1" = 200' ±	LOCATION ROSSVILLE GOLDEN RING AREA	SHEET N. E. 4-F
DATE OF PHOTOGRAPHY JANUARY 1986		



Isometric Drawing

Meyers & Affiliates Inc.
In association with
ARCHITECTURE

NEHEMIAH HOUSE

DATE: 1-22-97

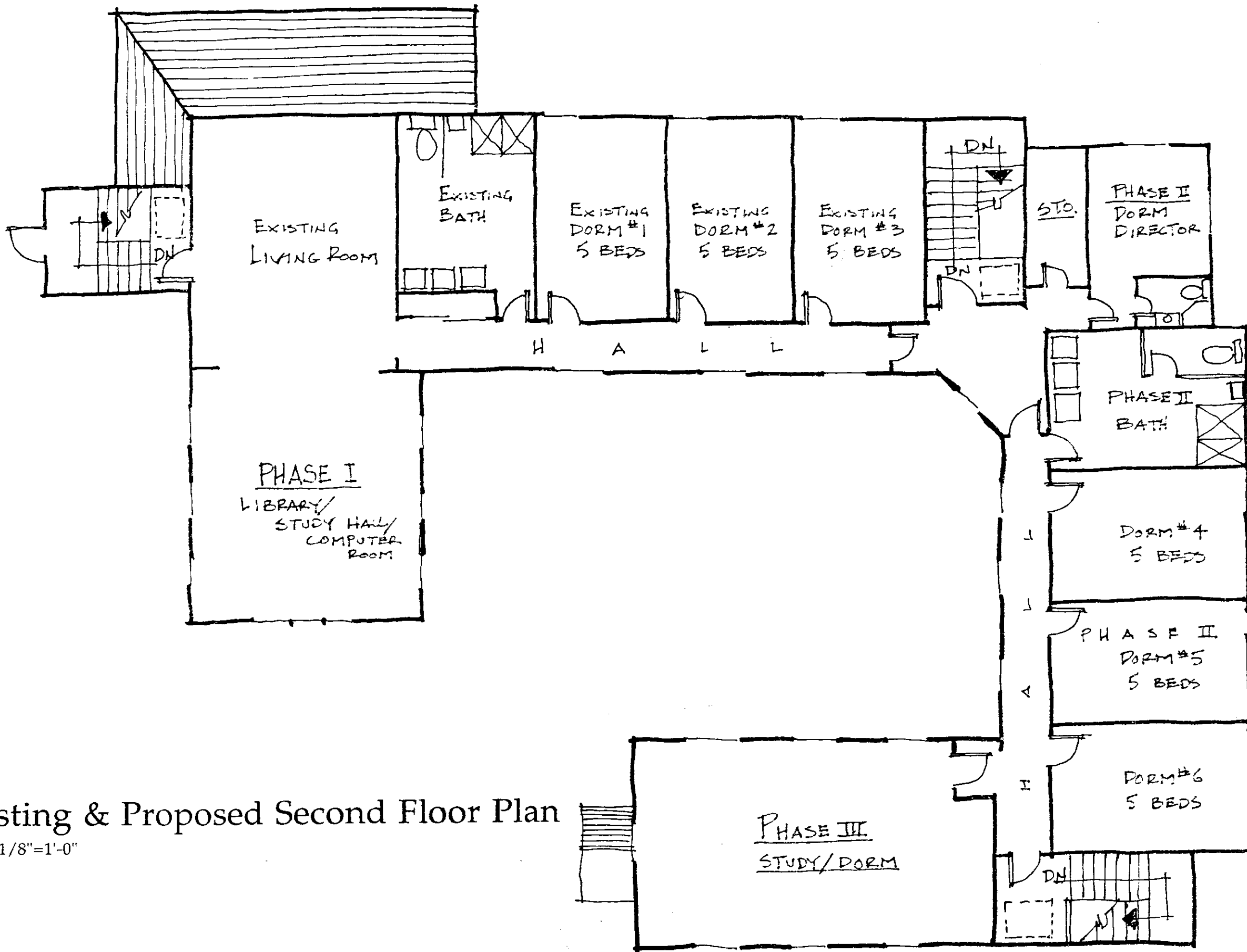
A5

Meyers & Affiliates Inc.
In association with
ARCHITECTURE

NEHEMIAH HOUSE

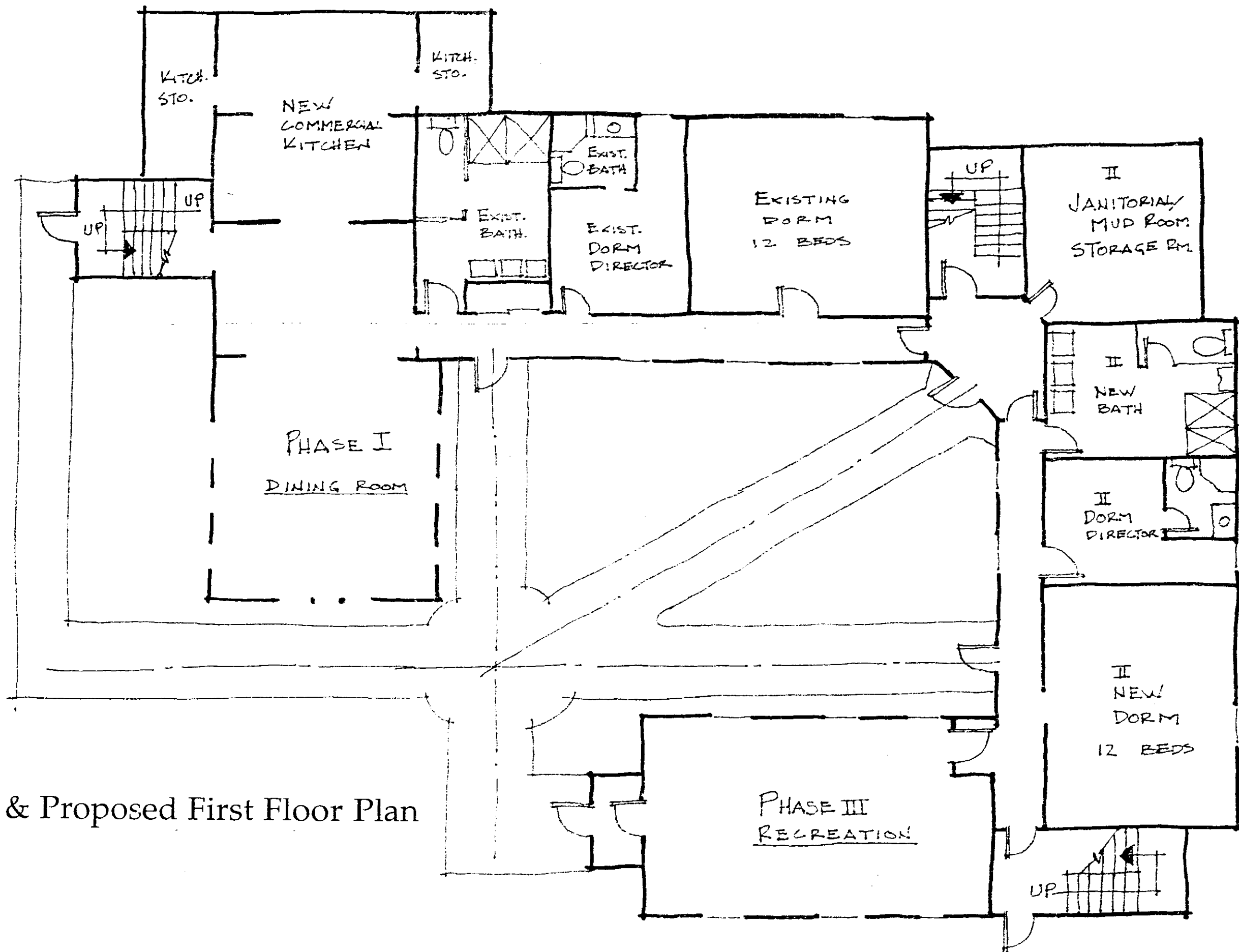
DATE: /-10-97

A4



Existing & Proposed Second Floor Plan

Scale: 1/8"=1'-0"



Existing & Proposed First Floor Plan

Scale: 1/8"=1'-0"

Meyers & Affiliates Inc.
 In association with
 ARCHITECTURE

NEHEMIAH HOUSE

DATE: 1-10-97

A3