

IN THE MATTER OF
THE APPLICATION OF
KOINONIA PARTNERSHIP /GRAMERCY
BED AND BREAKFAST FOR A SPECIAL
HEARING ON PROPERTY LOCATED ON
THE N/S GREENSPRING VALLEY ROAD,
1160' W OF INTERSECTION WITH
GREENSPRING AVENUE
(1400 GREENSPRING VALLEY ROAD)

3rd ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

* * * * *

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 00-181-SPH

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by J. Carroll Holzer, Esquire, on behalf of Jack Luskin, Appellant /Protestant, from a decision of the Zoning Commissioner dated January 13, 2000 in which the requested Petition for Special Hearing was granted with restrictions.

WHEREAS, the Board is in receipt of a Notice of Withdrawal of Appeal filed September 12, 2000, by J. Carroll Holzer, Esquire, on behalf of Jack Luskin, Appellant /Protestant (a copy of which is attached hereto and made a part hereof); and

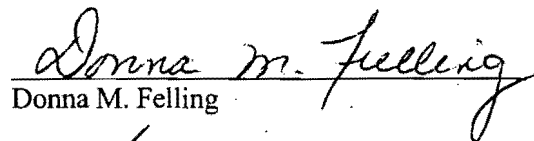
WHEREAS, said Counsel for Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of September 12, 2000;

IT IS ORDERED this 18th day of September, 2000 by the County Board of Appeals of Baltimore County that the appeal taken in Case No. 00-181-SPH be and the same is hereby **DISMISSED**.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**



Charles L. Marks



Donna M. Felling



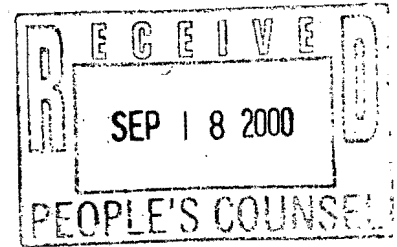
Lawrence S. Wescott



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

September 18, 2000



J. Carroll Holzer, Esquire
The Fairmount Building
508 Fairmount Avenue
Towson, MD 21286

RE: In the Matter of : Koinonia Partnership /
Gramercy Bed and Breakfast
Case No. 00-181-SPH /Order of Dismissal

*Taken off
10/11 calendar*

Dear Mr. Holzer:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of
Appeals of Baltimore County in the subject matter.

caf

Very truly yours,

Kathleen C. Bianco
Kathleen C. Bianco
Administrator

Enclosure

c: Jack Luskin
C. William Clark, Esquire
Koinonia Partnership /Gramercy
Bed and Breakfast
People's Counsel for Baltimore County
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

Respectfully submitted,

J. Carroll Holzer

410) 825-6961
 (410) 825-4923

IN RE: PETITION FOR SPECIAL HEARING *
 N/S Greenspring Valley Road *
 Its intersection w/Greenspring Ave. *
 (1400 Greenspring Valley Road) *
 3rd Election District *
 3rd Councilmanic District *

 Koinonia Partnership/ *
 Gramercy Bed & Breakfast *
 Petitioners *

BEFORE THE
 COUNTY BOARD OF
 APPEALS
 FOR
 BALTIMORE COUNTY
 Case No. 00-181-SPH

RECEIVED
 SEP 18 2000
 PEOPLE'S COUNCIL

NOTICE OF WITHDRAWAL OF APPEAL

Jack Luskin, appellant in the above captioned matter, hereby immediately withdraws his appeal to the Board of Appeals filed on February 1, 2000.

Respectfully submitted,

J. Carroll Holzer
 Holzer & Lee
 508 Fairmount Avenue
 Towson, Maryland 21286
 410-825-6961
 Attorney for Appellant

RECEIVED
 COUNTY BOARD OF APPEALS

00 SEP 12 PH 2:57

CERTIFICATE OF SERVICE

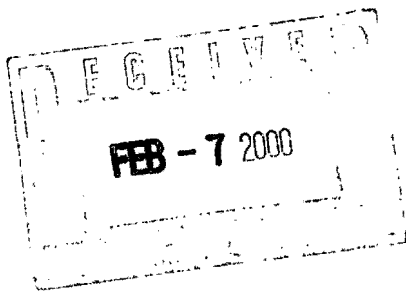
I HEREBY CERTIFY that on the 12th day of September, 2000, a copy of the foregoing Notice Withdrawal of Appeal was mailed first class, postage pre-paid to C. William Clark, Esquire, Nolan, Plumhoff & Williams, 502 Washington Ave., Towson, MD 21204, and ~~People's~~ Counsel for Baltimore County, Basement, Old Courthouse, 400 Washington Ave., Towson, MD 21204.

J. Carroll Holzer

NOTICES A: Koinonia Withdrawal

LAW OFFICE
 HOLZER AND LEE
 THE 508 BUILDING
 508 FAIRMOUNT AVENUE
 TOWSON, MARYLAND
 21286

(410) 825-6961
 FAX (410) 825-4923



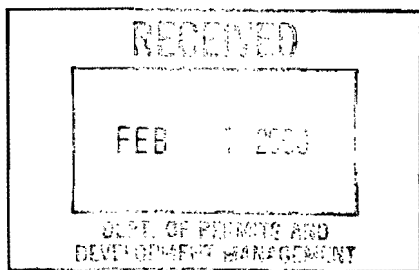
IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N/S Greenspring Valley Road * ZONING
Its intersection w/Greenspring Ave. * COMMISSIONER
(1400 Greenspring Valley Road) * OF
3rd Election District * BALTIMORE COUNTY
3rd Councilmanic District * Case No. 00-181-SPH
Koinonia Partnership/
Gramercy Bed & Breakfast
Petitioners

* * * * *

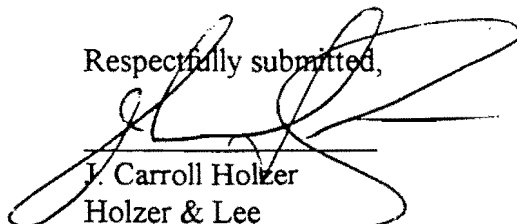
NOTICE OF APPEAL

Jack Luskin, adjacent neighbor (a Petitioner before the Zoning Commissioner and the County Board of Appeals concerning the same property located at 1400 Greenspring Valley Road in Case No. 99-333-SPH), by and through his attorney, J. Carroll Holzer and Holzer and Lee, feeling aggrieved by the decision of the Zoning Commissioner in the above captioned case, hereby appeals to the County Board of Appeals from the Findings of Fact and Conclusions of Law of the Zoning Commissioner of Baltimore County dated January 13, 2000, attached hereto, and incorporated herein as Exhibit #1.

Filed concurrently with this Notice of Appeal is a check made payable to Baltimore County to cover the costs of the appeal.



Respectfully submitted,

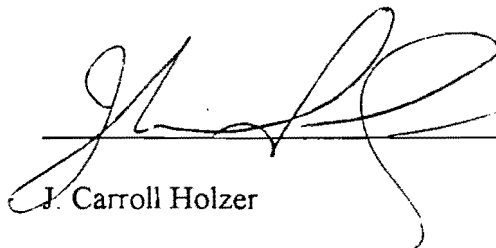

J. Carroll Holzer
Holzer & Lee
508 Fairmount Avenue
Towson, Maryland 21286
410-825-6961
Attorney for Appellant

LAW OFFICE
HOLZER AND LEE
THE 508 BUILDING
508 FAIRMOUNT AVENUE
TOWSON, MARYLAND
21286

(410) 825-6961
FAX: (410) 825-4923

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 1st day of February, 2000, a copy of the foregoing Notice of Appeal was mailed first class, postage pre-paid to Stephen J. Nolan, Esquire, Nolan, Plumhoff & Williams, 502 Washington Ave., Towson, MD 21204, County Board of Appeals, Basement Old Court House, 400 Washington Ave., Towson, MD 21204, and People's Counsel for Baltimore County, Basement, Old Courthouse, 400 Washington Ave., Towson, MD 21204.



J. Carroll Holzer

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
N/S Greenspring Valley Road, 1,160' W of		
Its intersection w/Greenspring Avenue	*	ZONING COMMISSIONER
(1400 Greenspring Valley Road)		
3 rd Election District	*	OF BALTIMORE COUNTY
3 rd Councilmanic District		
	*	Case No. 00-181-SPH
Koinonia Partnership/		
Gramercy Bed & Breakfast	*	
Petitioners		

Ex # 1

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, the Koinonia Partnership/Gramercy Bed and Breakfast, by Anne Pomykala, General Partner, through their attorney, C. William Clark, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved site plan(s) and Order(s) issued in prior zoning Cases Nos. 90-355-SPH and 1745-S, and specifically, Case No. 96-230-SPHA, which granted approval of a Bed and Breakfast on the subject property. Relief is requested to confirm that approval and to permit an addition to the Gramercy Mansion, a historic building, to provide access for the disabled, including guest suites and restrooms, new stairways and other improvements, as shown on the previously approved site plan. In addition, the Petitioners request a special hearing, pursuant to Sections 26-171 and 26-172b of the Baltimore County Code, to approve a waiver of Sections 26-203(c)(8) and Section 26-278 of the Code to allow construction of the proposed addition to the Gramercy Mansion. The subject property and requested relief are more particularly shown on the site plan submitted with the Petition filed which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of this request were Anne Pomykala, a General Partner of the Koinonia Partnership/Gramercy Bed & Breakfast, property owners, David S. Thaler, Professional Engineer who prepared the site plan for this property,

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
N/S Greenspring Valley Road, 1,160' W of	
Its intersection w/Greenspring Avenue	* ZONING COMMISSIONER
(1400 Greenspring Valley Road)	
3 rd Election District	* OF BALTIMORE COUNTY
3 rd Councilmanic District	
	* Case No. 00-181-SPH
Koinonia Partnership/	
Gramercy Bed & Breakfast	*
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, the Koinonia Partnership/Gramercy Bed and Breakfast, by Anne Pomykala, General Partner, through their attorney, C. William Clark, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved site plan(s) and Order(s) issued in prior zoning Cases Nos. 90-355-SPH and 1745-S, and specifically, Case No. 96-230-SPHA, which granted approval of a Bed and Breakfast on the subject property. Relief is requested to confirm that approval and to permit an addition to the Gramercy Mansion, a historic building, to provide access for the disabled, including guest suites and restrooms, new stairways and other improvements, as shown on the previously approved site plan. In addition, the Petitioners request a special hearing, pursuant to Sections 26-171 and 26-172b of the Baltimore County Code, to approve a waiver of Sections 26-203(c)(8) and Section 26-278 of the Code to allow construction of the proposed addition to the Gramercy Mansion. The subject property and requested relief are more particularly shown on the site plan submitted with the Petition filed which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of this request were Anne Pomykala, a General Partner of the Koinonia Partnership/Gramercy Bed & Breakfast, property owners, David S. Thaler, Professional Engineer who prepared the site plan for this property,

Jeffrey Lees, the Architect who designed the proposed improvements, and Steven J. Nolan, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

This is the second case that has come before this Zoning Commissioner regarding the subject property. I previously considered a Petition for Special Hearing for this property under Case No. 99-333-SPH. In that case, I authored a nine-page decision, dated July 20, 1999, which granted certain relief requested by a neighbor (Jack Luskin). The decision issued in that case fully describes the subject property and outlines its history and use. To the extent that the findings and conclusions set out therein are not expressly amended by this decision and Order, those findings and conclusions are adopted herein.

Essentially, the subject property consists of a gross area of 44.8 acres, more or less, split zoned R.C.2 and R.C.5. This irregularly shaped parcel is located in the Greenspring Valley, with road frontage on Greenspring Valley Road, not far from Villa Julie College. The property is improved with a large structure, known as the Gramercy Mansion, which was built in 1902 and is listed on the Maryland Historical Trust Inventory as Item BA1679. The historic use of the building and grounds as a training center/retreat is more fully set out in the findings issued in prior Case No. 99-333-SPH. Dr. and Mrs. Pomykala, through their partnership, acquired the subject site several years ago and converted same to a bed and breakfast inn, pursuant to the special hearing and variance relief granted by this Zoning Commissioner in prior Case No. 96-230-SPHA. The site is being used in that fashion at the present time.

Apparently, as the result of an inspection of the property by the Fire Marshall, the Petitioners have decided to construct an addition to the historic building. This addition is necessary so that the property can be brought into compliance with the American Disabilities Act (ADA) standards and also local building codes. Obviously, when originally constructed in 1902, there were no such codes or requirements in place. The improvements have been designed so as to provide access for disabled individuals, to provide a safer building in terms of fire protection and suppression (sprinkler installation), and generally bring the building up to code.

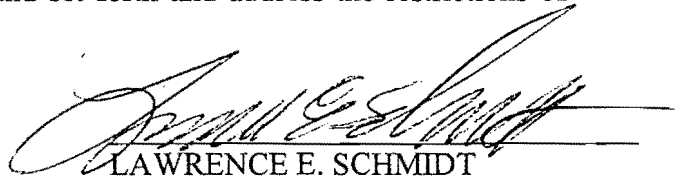
As a historic building, the site is protected by the requirements of Section 26-203(c)(8) and Section 26-278 of the Baltimore County Code. Those Code Sections require that historic buildings "be preserved." Under the procedure implemented by the Department of Permits and Development Management (DPDM), the Petitioners seek special hearing relief so as to approve a new site plan reflecting the modifications/improvements proposed herein. Waiver relief is also requested, pursuant to Sections 26-171 and 26-172(b) of the Development Regulations set out in Title 26 of the Code, to allow construction of the proposed addition, and a finding that the proposed improvements are consistent with the historic building.

Testimony was offered by Mrs. Pomykala, Mr. Thaler, and Mr. Lees. Mr. Lees in particular, presented building elevation drawings depicting the proposed improvements. The cumulative testimony offered by these witnesses was persuasive to a finding that the Petition for Special Hearing should be granted. In my judgment, the proposed improvements are altogether appropriate and will be an asset to the use and preservation of the property. The addition has been designed so as to reflect and be consistent with the historic character and architecture of the building. In addition to satisfying public safety concerns, the historic character of the building will be preserved and protected if the additions are undertaken and the site plan amended. I find that the Petitioners have met all of the legal requirements set forth in both the Baltimore County Code and the Baltimore County Zoning Regulations (B.C.Z.R.) for this relief to be granted. Clearly the nature of the proposed improvements will confer a benefit upon not only these property owners, but the public who utilize this facility. Thus, the Petition for Special Hearing shall be granted. It should also be noted that the Baltimore County Landmarks Preservation Commission recommended approval of the requested relief at its meeting of September 9, 1999 and the Maryland Department of Housing and Community Development, Division of Historical and Cultural Programs, also recommended approval of the requested relief.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of January, 2000 that the Petition for Special Hearing to approve an amendment to the previously approved site plan(s) and Order(s) issued in prior zoning Cases Nos. 90-355-SPH and 1745-S, and specifically, Case No. 96-230-SPHA, to permit an addition to the Gramercy Mansion to provide access for the disabled, including guest suites and restrooms, new stairways and other improvements, and a waiver, pursuant to Sections 26-171 and 26-172b of the Baltimore County Code, of Sections 26-203(c)(8) and Section 26-278 thereof, to allow construction of the proposed addition to the Gramercy Mansion, 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.
- 2) The proposed addition to Gramercy Mansion shall be constructed in accordance with the building elevation drawings reviewed and approved by the Office of Planning/Landmarks Preservation Commission.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT

Zoning Commissioner
for Baltimore County

LES:bjs

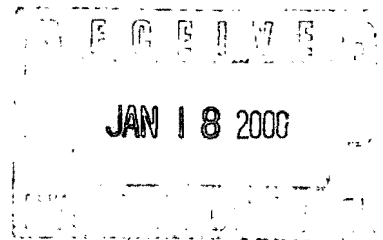


Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 13, 2000

Stephen J. Nolan, Esquire
C. William Clark, Esquire
Nolan, Plumhoff & Williams
502 Washington Avenue, Suite 700
Towson, Maryland 21204



RE: PETITION FOR SPECIAL HEARING
N/S Greenspring Valley Road, 1,160' W of Greenspring Avenue
(1400 Greenspring Valley Road)
3rd Election District – 3rd Councilmanic District
Koinonia Partnership/Gramercy Bed & Breakfast - Petitioners
Case No. 00-181-SPH

Dear Messrs. Nolan & Clark:

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

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

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Anne Pomykala, Koinonia Partnership
1400 Greenspring Valley Road, Stevenson, Md. 21153
Mr. David S. Thaler, D.S. Thaler & Assoc., Inc.
7115 Ambassador Road, Baltimore, Md. 21244
✓ People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County
N/S Green Spring Valley Road 930' W of the C/L
Green Spring Avenue, 8th Elect. Dist., 3rd. Co. Dis.
for the property located at 1400 Green Spring Valley Road
which is presently zoned R.C.2 / R.C. 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

- An Amendment of Case No. 96-230SPHA Granting approval of a permit for a Bed and Breakfast and other relief, to permit an addition to Gramercy Mansion of a Disabled Accessible guest suite and restrooms, new stairways and guest suites and other improvements as shown on the site plan, as permitted in Case No. 96-230SPHA.
 - An Amendment of Case No. 90-355SPH and Case No. 1745-S for the same purposes as stated above.
 - Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), BCC of Sections 26-203(C)(8) and Section 26-278 construct addition to building as described above.
- Property is to be posted and advertised as prescribed by the zoning regulations.

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

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

C. William Clark
Name - Type or Print _____
Signature C. William Clark
Nolan, Plumbhoff & Williams, Chartered
Company _____
502 Washington Avenue, #700 (410) 823-7800
Address _____ Telephone No. _____
Towson MD 21204
City State Zip Code

Legal Owner(s):

Koinonia Partnership/Gramercy Bed and Breakfast
Name - Type or Print _____
Signature Anne Pomykala
Anne Pomykala - General Partner
Name - Type or Print _____
Signature _____
1400 Green Spring Valley Rd. (410) 656-1100
Address _____ Telephone No. _____
Stevenson MD 21153
City State Zip Code

Representative to be Contacted:

D. S. Thaler & Associates
Name _____
7115 Ambassador Road (410) 944-36
Address _____ Telephone No. _____
Baltimore MD 21244
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SMA Date 10-29-99

Case No. 00-151-SPH

220 9/15/98



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

January 7, 2000

Mr C. William Clark
502 Washington Avenue #700
Towson MD 21204

Dear Mr Clark:

RE: Case Number 00-181-SPH , 1400 Greenspring Valley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 29, 1999.

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, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Koinonia Partnership/Gramery Bed & Breakfast
D.S. Thaler & Associates



Census 2000



For You, For Baltimore County



Census 2000



Ks
1/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: December 14, 1999

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

SUBJECT: No. 1400 Greenspring Valley Road

INFORMATION

Item Number: 00-181-SPH
Petitioner: Anne Pomykala (General Partner)
Zoning: RC- 2/RC-5
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

"Gramercy Mansion" is listed on the Maryland Historical Trust Inventory as # BA 1679.

On September 9, 1999, the Landmarks Preservation Commission (LPC) reviewed the proposed 2½-story, 46 x 36 foot, brick and timber addition to the mansion as presented by Jeffrey Lees, the architect. Mr. Lees informed the commission that the applicant would also be seeking Maryland Historical Trust approval since the structure had an MHT easement.

The LPC unanimously agreed to recommend to the Hearing Officer that the addition as proposed was consistent with the intent of Section 26-278.

The Office of Planning applauds the applicant's efforts in providing an accessible guest suite at the Gramercy Mansion property.

Section Chief: 

AFK:KA:rlh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: December 9, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - PC
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 181
PETITIONER: Koinonia Partnership/Gramercy Bed and Breakfast

VIOLATION CASE NO.: 99-0871

LOCATION OF VIOLATION: N/S of Greenspring Valley Rd., 1250' W of
Greenspring Ave. (1400 Greenspring Valley Road)

DEFENDANT(S): Koinonia Partnership/Gramercy Bed and Breakfast

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Jack Luskin

2200 Greenspring Valley Road
Baltimore, MD21153

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/pc/lmh

FAX TO NEWTON WILLIAMS
410 296-2765
11/18/99

discussed with Stacy
1. author of DST 944-3647
11/19. Revisions
on way.

Zoning Item Number 181
1400 Green Spring Valley Road
Koinonia Partnership/Gramercy Bed and Breakfast

The zoning use area for the special hearing was shown on the original hearing plan and continues to be shown on this plan as 6.8 +/- acres. The provided zoning description is for 44.8 acres. Provide a second sealed description to represent the special hearing 6.8 +/- acres and put a point of beginning on and metes and bounds around the 6.8 +/- acres for this hearing.

The zoning site plan under case number 96-230-SPHA shows a proposed 12 guestrooms and required area minimums. This new petition asks for new guest suites to be approved; yet the original 12 suites as approved with the area calculations remains unchanged on the plan. Without this critical information, staff cannot accurately review the plan.

Since amendment to the special hearing plan in 99-355-SPH is being requested, list and show the changes proposed under this amendment request.

Show, label, dimension, and list uses and square footage for each building on site. Also show front building orientation and heights of all structures.

WE ARE HOLDING THE ITEM FROM
THE AGENDA PENDING REVISION
PER WCR.

JJ OK
12/1/99



Baltimore County
Fire Department

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

December 30, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: KOINONIA PTNP./GRAMERCY BED AND BREAKF.

Location: DISTRIBUTION MEETING OF December 13, 1999

Item No.: 181

Dear Ms. Stephens:

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.
11. IF THE BUILDING PERMITS FOR THIS DEVELOPMENT ARE ISSUED AFTER JUNE 30, 1998; THE DEVELOPER SHALL PROVIDE A RURAL WATER SUPPLY FOR FIRE FIGHTING PURPOSES, OR INSTALL SPRINKLER SYSTEMS COMPLYING WITH NFPA 13D IN ALL HOUSES. AS PER FIRE DEPARTMENT REQUIREMENTS, IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE; SECTION F-517.12.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.17.99

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

RE: Baltimore County
Item No. 181

JRA

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,

for Kenneth A. McDonald Jr., 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 SPECIAL HEARING
1400 Greenspring Valley Road, N/S Greenspring Valley
Rd, 1160' W of intersection w/Greenspring Ave
3rd Election District, 3rd Councilmanic

Koinonia Partnership / Gramercy Bed & Breakfast
Petitioner(s)

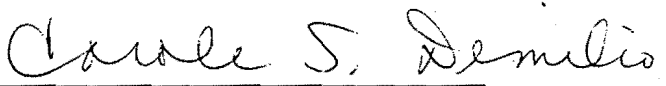
* BEFORE THE
* COUNTY BOARD OF APPEALS
* FOR
* BALTIMORE COUNTY
* Case No. 00-181-SPH

* * * * *

ENTRY OF APPEARANCE

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

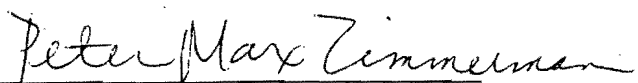

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

RECEIVED
COUNTY BOARD OF APPEALS
00 MAR 10 PM 12:07

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to C. William Clark, Esq., Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, attorney for Petitioners, and to J. Carroll Holzer, Esq., Holzer & Lee, 508 Fairmount Avenue, Towson, MD 21286, attorney for Protestant.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

February 3, 2000

C. William Clark, Esquire
Nolan, Plumhoff & Williams
502 Washington Avenue
Suite 700
Towson, MD 21204

Dear Mr. Clark:

RE: Petition for Special Hearing, Zoning Case 00-181-SPH, 1400 Green Spring
Valley Road, 8th Election District

Please be advised that an appeal of the above referenced case was filed in this office on February 1, 2000 by J. Carroll Holzer, Esquire on behalf of Jack Luskin. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call the Board of Appeals at 410-887-3180.

Sincerely,

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

C. Koinonia Partnership/Gramercy Bed and Breakfast, 1400 Green Spring Valley
Road, Stevenson 21153
J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson 21286
Jack Luskin, 2200 Greenspring Valley Road, Baltimore 21153
People's Counsel

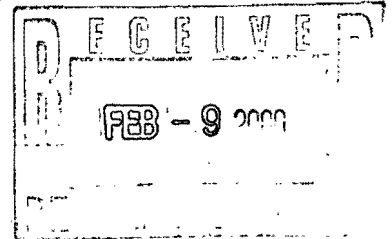
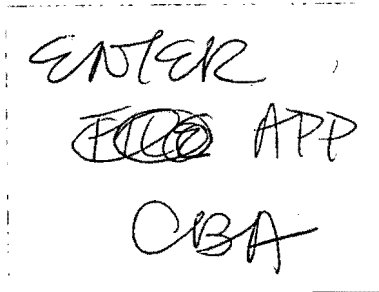


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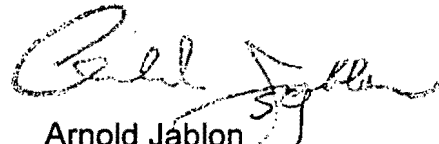
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C. Koinonia Partnership/Gramercy Bed and Breakfast, 1400 Green Spring Valley Road, Stevenson 21153
J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson 21286
Jack Luskin, 2200 Greenspring Valley Road, Baltimore 21153
People's Counsel



APPEAL

Petition for Special Hearing
1400 Greenspring Valley Road
N/S Greenspring Valley Road, 1160' W of intersection with Greenspring Avenue
3rd Election District – 3rd Councilmanic District
Koinonia Partnership/Gramercy Bed and Breakfast- Legal Owner
Case Number: 00-181-SPH

Petition for Special Hearing (filed 10/29/99)

Description of Property

Notice of Zoning Hearing (12/14/99)

Certification of Publication (The Jeffersonian – 12/28/99)

Certificate of Posting (Thomas Ogle, Sr. – 12/28/99)

Zoning Advisory Committee Comments

Petitioners' Exhibits:

1. Plat to Accompany Zoning Petition (dated 10/5/99)
2. Letter to Mrs. Anne Pomykala, Gramercy from J. Rodney Little, Director of Maryland Department of Housing and Community Development (dated 5/27/99)
3. Minutes of Landmarks Preservation Commission of 9/9/99

Misc. (Not Marked as Exhibits):

- Memo to Larry Schmidt from James Thompson, Code Enforcement (dated 12/9/99)
- Notes from John Lewis, Planner II regarding petition filed

Zoning Commissioner's Order dated 1/13/00 (Granted with Restrictions)

Notice of Appeal received on 2/1/00 from J. Carroll Holzer, Esquire on behalf of Jack Luskin

C: C. William Clark, Esquire, 502 Washington Avenue, Suite 700, Towson 21204
Koinonia Partnership/Gramercy Bed and Breakfast, 1400 Green Spring Valley Road, Stevenson 21153
J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson 21286
Jack Luskin, 2200 Greenspring Valley Road, Baltimore 21153
People's Counsel of Baltimore County, MS #2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM

ad
per used
com
in
MCI

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING OF NOVEMBER 8, 1999
FORMAL OR INFORMAL RESPONSE DUE AT NOVEMBER 15, 1999 MEETING

NOTE: PC'S APPEARANCE
NOT ENTERED IN
00-181-SPH BECAUSE -5 1999
PETITION NEVER REC'D.

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution: caf 1/20/00

- Item Nos.
172-182
(except 180-voided
181-blank?)
- * Zoning Commissioner's Office (Lawrence Schmidt); MS #2112
 - # PDM, Zoning Review H.O. Hearing File (Gwen Stephens)
 - # PDM, Zoning Review Work File (Ronnay Jackson)
 - * PDM, Code Enforcement (Helene Kehring)
 - * PDM, Building Inspection (Karen Hopkins)
 - & PDM, Development Plans Review (Robert W. Bowling)
 - # Planning Office (Jeffrey Long); *Director (Pat Keller)
 - * Recreation and Parks (Jean Tansey); MS #52
 - # DEPRM (Bruce Seeley) - 2 each
 - & State Highway Administration, Access Permits Division (Michael M. Lenhart)
 - & PDM, Building Plans Review (Lt. Robert Sauerwald); MS #1102F
 - * Economic Development Commission, Business Develop. (Robert Hannon); MS #2M07
 - * Highways (Tim Burgess); MS #1003
 - * Community Conservation (David Fields); MS #1102M
 - + People's Counsel (Peter Zimmerman); MS #2010
 - * Honorable McIntire, County Council, District 3; MS #2201
 - # IF CRITICAL AREA, Maryland Office of Planning (Charles Armstrong)
 - # IF FLOODPLAIN, Department of Natural Resources (John Joyce)
 - # IF FLOODPLAIN, Public Works (David Thomas); MS #1315
 - * IF FLOODPLAIN, Permits (John Reisinger)
 - * IF FLOODPLAIN, Code Enforcement (Rick Wisnom)
 - # IF ELDERLY HOUSING, Community Development; MS #1102M
 - # IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
 - # IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder); MS #1102E
 - * IF TOWER, Tower Coordinator, c/o OIT; MS #2007

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Ronnay Jackson.

If you have any questions regarding a particular zoning petition, please contact the Zoning Review planner (see initials after item number) at 410-887-3391.



FAX COVER SHEET



For You, For Baltimore County

Census 2000

Count Yourself in Maryland's Future!

Date: JANUARY 2, 2000.

Number of Pages including cover sheet:

To: STEVE NOLAN.

Phone: -823-7800

Fax # 296-2765.

C:

From: KIMBERLY ABE

Phone: 887-3455

Fax # 887-5862

REMARKS: ☐ Urgent ☒ For your review ☐ Reply ASAP ☐ Please comment

DRAFT

MINUTES
Landmarks Preservation Commission
September 9, 1999

Present

Mr. David Goldsmith
Mr. Boulton Kelly
Mr. Roger Lee Katzenberg
Ms. Rosita Hill
Mr. Thomas Lloyd Reynolds
Ms. Dorothy Foos
Mr. Jim Emerick
Ms. Marlene Koeppel
Ms. N. Lark Schulze
Ms. Dorothy Foos

Not Present

Mr. Robert Scott
Ms. Sandra Caslin
Dr. Rhoda Dorsey
Mr. John Chalk
Mr. Tim Rodgers

Planning Office staff present included Tim Dugan, John McGrain, and Kimberly Abe.

Citizens present included Frank Gantt, John Mangione, Bob Vogelsang, Leo D'Aleo, Mr. and Mrs. Corns, Mr. and Mrs. Gossweiler, John Mosner, Jeff Lees, Paul Lee, Meredith Clark, Thomas Woolfolk, Paula Wolf, and David Wasmund.

The meeting was convened at 7:35 p.m. by the Vice-Chairperson, David Goldsmith.

Opening Statement

Mr. Goldsmith stated for the record that the Landmarks Preservation Commission operates under Title 26 of the County Code, the Secretary of the Interior's Standards, and its own Design Guidelines.

Announcements**1. Review of Agenda**

No changes to the Agenda were proposed.

2. Minutes of August 12, 1999

Mr. Katzenberg moved to approve the minutes of the August 12, 1999 meeting. Mr. Carski seconded the motion, which was unanimously approved.

3. No proposed actions on changes to County-owned structures**4. No scheduled public hearings**

DRAFT

Landmarks Preservation Commission
Minutes of September 9, 1999

Actions on changes to privately-owned structures

a. "Hayfields." Final Landmarks List # 21, 301 Western Run Road

Mr. Frank Gantt, the project architect, described the applicants' proposals for minor alterations on two buildings. The first proposal was for two new "fclix" windows set flat in the roof over the attic in what had originally been a slave mess hall. Ms. Koeppel moved to issue a notice to proceed for the proposed windows. Mr. Carski seconded the motion, which was unanimously approved.

Mr. Gantt stated that his second proposal was to create an additional 2 ft. 6 inch by 2 ft. 6 inch window opening on the south façade of the original Hayfields barn. Ms. Koeppel moved to issue a notice to proceed. Ms. Schulze seconded the motion. The motion was approved, with Mr. Katzenberg voting in opposition.

Mr. Gantt noted that their third proposal was for the installation of a pair of new wooden doors on the original barn, so that pro-shop staff had a view to the first golf hole. The new door would have true divided lite window. Ms. Koeppel moved to approve the new door, with the specification that the horizontal center bar of the new door matches the adjacent existing doors. Ms. Hill seconded the motion, which was unanimously approved.

Mr. John Mangione, property owner, described his proposal for an additional 28 ft. by 68 ft. golf cart storage building outside the boundaries of the original farmstead. Ms. Koeppel moved that the LPC approve the storage building in an advisory capacity only. Mr. Kelly seconded the motion, which was unanimously approved. Plans for the various proposals were submitted for the Commission's records.

b. "Aigburth Vale." Final Landmarks List # 71, 212 Aigburth Avenue

Mr. Bob Vogelsang and Mr. Leo D'Aleo together described the revisions to the proposed 70-unit addition for Aigburth Vale and the rehabilitation of the mansion to its 1870 period. They described how the project has been approved for state and federal tax credits to partially finance the renovations and how they had worked with MHT to redesign the addition in neutral materials in order to showcase the original mansion.

Mr. Vogelsang, after presenting prints of interior and exterior photos and prints, described their proposal to eliminate both a 1920's addition and a Board of Education addition. An exterior porch will remain. Secondly, they will be re-introducing a main entrance, following the lead of a surviving door. Mr. Vogelsang also described how plans for an interior elevator may require the elimination of a servants' stairway.

Mr. Kelly moved to issue a certificate of appropriateness for the proposed rehabilitation of the Landmark structure. Mr. Katzenberg seconded the motion, which was unanimously approved.

Landmarks Preservation Commission
Minutes of September 9, 1999

DRAFT

The LPC then discussed their position on the addition. Mr. Kelly moved that the LPC recommend approval of the addition as proposed. Mr. Katzenberg seconded the motion, with seven members voting in favor of the motion and two commissioners opposing the motion.

c. 5000 Tulip Avenue, Relay County Historic District

Mr. and Mrs. Corns described their proposals to replace their asphalt roof with a type of standing seam metal roof, to erect a three and one-half foot enameled galvanized steel fence in their yard, and to remove the existing driveway. They stated that the local advisory group was not in favor of the proposed location of their fence. Mr. Katzenberg noted that he'd like to be able to base his decision on more information regarding the original roof materials. He also warned that the LPC should be aware that the terminology "standing seam metal" has become loosely applied to the non-historic steel pre-fabricated metal roofing materials commonly used on modern shopping centers.

Mr. Reynolds moved to issue a notice to proceed for the roof replacement and the driveway. Ms. Schulze seconded the motion, which was unanimously approved. Mr. Carski requested a site visit to further study the proposed fence.

d. 406 Upland Road, Sudbrook Park County Historic District

Mr. and Mrs. Gossweiler, property owners, described their proposal for a flower box and a trellis. Mr. Gossweiler presented photos of twenty similar trellises in Sudbrook. Mrs. Gossweiler commented that since wisteria grows up to seven feet a month, the wooden trellis would soon be covered.

The LPC discussed the issue at length. They referenced Sudbrook Park Inc.'s design guidelines, which recommend a five-foot setback from the front corner of the house for the placement of landscape features. The LPC placed separate motions on the table for the approval of each item. Both motions failed, thereby neither item was approved. The applicants were requested to continue discussions, with the local advisory committee.

e. 911 Windsor Road, Sudbrook Park County Historic District

Mr. John Mosner, property owner, described his proposal to replace three existing double-paned basement windows with glass-block windows. He noted that none of the windows were visible from the street. Mr. Reynolds moved to issue a notice to proceed. Ms. Hill seconded the motion, which was unanimously approved.

Landmarks Preservation Commission
Minutes of September 9, 1999

DRAFT

6. Recommendations on development proposals

a. "Gramercy," MHT # BA 1679, 1400 Greenspring Valley Road

Mr. Jeff Lees, architect, described his proposal for a "Tudor" style, 2½-story, 46 x 36 foot brick and half-timber addition to the mansion. He noted that the addition was subject to MHT review since the property has a MHT historic easement. The LPC unanimously agreed to recommend to the hearing officer that the addition, as proposed, was consistent with the intent of Section 26-278.

b. "Foulk House," MHT # BA 573, 19406 Graves Run Road

Mr. Paul Lee, project engineer, described the zoning and environmental constraints on the "Zemanek" minor subdivision plan leading to his request for demolition of the historic log structure called the "Foulk House." Ms. Meredith Clark, the contract purchaser, explained that she would like the LPC to recommend preservation of the log building, potentially as an outbuilding or as the main residence. She described the house's rare historic "summer beam," the basement kitchen fireplace, and the semi-detached summer kitchen.

The Commission agreed to recommend to the hearing officer that the situation be handled, and conditions be imposed as necessary (such as the removal of the kitchen facilities) to prohibit and prevent the use of the historic structure as a dwelling if a new dwelling is constructed on the property (thereby allowing the retention of the historic structure as an accessory building.)

c. "Isaiah Baptist Church," MHT # BA 2103, 1931 Monkton Road

Mr. Woolfolk, project representative, presented his proposal to replace a 1940's era addition with a new brick addition to the 150-year-old church. The LPC unanimously agreed to recommend to the hearing officer a finding that the addition as proposed was consistent with the intent of Section 26-278.

7. Other Business

a. Preliminary landmarks listing nominations:

1. 1300 Sulphur Spring Road, "Arbutus Elementary School," MHT BA # 2511

Ms. Wolf, representative from the Greater Arbutus Community Alliance, presented brief history of the school and requested a public hearing to consider placement of the two-room late 1800's original school house and the 1920's portions of the existing school on the preliminary landmarks list. Mr. Kelly moved to hold a public hearing on November 11, 1999. Mr. Katzenberg seconded the motion, which was unanimously approved.

Landmarks Preservation Commission
Minutes of September 9, 1999

DRAFT

2. 324 Gun Road, "Valley View Farm," Relay vicinity

Ms. Abe informed the LPC that this was a property-owner initiated nomination. For compliance with Section 26-540(a) of the Baltimore County Code, Mr. Kelly moved to assign the historic structure "Valley View Farm," 324 Gun Road, to the "list of structures of significant historic....value." Ms. Hill seconded the motion, which was unanimously approved. Mr. Kelly moved to hold a public hearing on November 11, 1999. Ms. Hill seconded the motion, which was unanimously approved.

Announcements

- Mr. Wasmund presented the LPC with a letter and extensive attachments that will be going to the Comprehensive Historic Survey Advisory Committee regarding proposed historic study sites in Catonsville.
- Ms. Abe announced that the County Council would have a public hearing on October 4 for the six existing preliminary landmarks list structures and the 900-block of Adana Road addition to the Sudbrook Park County Historic District.
- Ms. Abe announced that the Comprehensive Historic Survey Advisory Committee would be meeting at 5:30 p.m. on September 15, 1999.
- Ms. Abe reminded Commissioners about the October 13, 1999 site visits to "Fort Garrison" and the "Brewster-Keller" house.

The meeting adjourned at 11:00 p.m.

KA:rlh



May 27, 1999

**Maryland
Department of
Housing and
Community
Development**

*Division of Historical and
Cultural Programs*

100 Community Place
Crownsville, Maryland 21032

410-514-7600

1-800-756-0119

Fax: 410-987-4071

Maryland Relay for the Deaf:

1-800-735-2258

<http://www.dhcd.state.md.us>

Parris N. Glendening
Governor

Raymond A. Skinner
Secretary

Marge Wolf
Deputy Secretary

Mrs. Anne Pomykala
Gramercy
1400 Greenspring Valley Road
Stevenson, Maryland 21153-0119

Re: Gramercy
Baltimore County

Dear Mrs. Pomykala:

Thank you for your and Jeffrey Lees' presentation of the final plans for an addition to Gramercy. As you know, the addition was initially approved on September 11, 1998, with the provision that the Easement Committee reviews the final plans and a Modification to the Deed of Easement be executed.

The Easement Committee recommended that the plans be approved as submitted, including the changes that have been made since your preliminary presentation on August 25, 1998.

Considering the recommendation of the Easement Committee, I approve the final plans for the addition to Gramercy prepared by Jeffrey Lees and dated April 9, 1999. This approval is valid for a period of six months from the date of this letter. If the scope of work is changed or you need more than six months to begin construction, please keep us informed.

Please keep in touch with Michael Bourne about the execution of the Modification to the Easement. He can be reached at 410-514-7633.

Sincerely,

J. Rodney Little
Director

c: Mr. Martin Azola
Ms. Judith Kremen
Mr. John W. McGrain
Mr. Jeffrey Lees

Ref No 2



Pet Ex 2

