

IN RE: PETITION FOR VARIANCE
S/S Old Court Road, 106' N or the c/l
Pineland Court
(4727 Old Court Road)
2nd Election District
2nd Council District

New Life Fellowship Worship Center, Inc.
Petitioner/Appellee

Liberty Road Community Council
Appellant

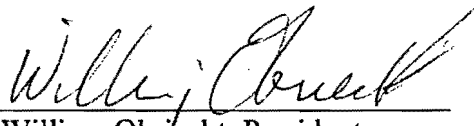
BEFORE THE
BOARD OF APPEALS
FOR
BALTIMORE COUNTY
CASE NO.: 02-392-A

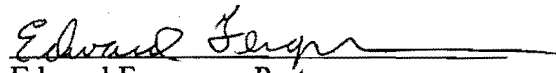
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Settlement Agreement

Liberty Road Community Council ("LRCC") and New Life Fellowship Worship Center ("New Life"), both desirous of resolving this Appeal, agree to the following as a complete resolution of all outstanding issues in this matter.

1. New Life will turn off the lighted portion of the sign at issue from 11pm to 9am. From 9 am to 11pm the lighted portion of the sign will be on, and is controlled by a light sensor.
2. New Life will put in a flower bed as tall as the base of the sign, but it is not intended that said flowers will obstruct the lighted portion of the sign.
3. Both parties are concerned about the actions of the contractor that installed the sign. New Life agrees to pursue litigation against Pearson Signs for breach of contract and any other appropriate causes of action.
4. New Life and LRCC agree to present this Settlement Agreement to the Board of Appeals as a complete resolution of the outstanding complaints and concerns of both parties in regard to the appeal of zoning Case No. 02-392-A.


William Obrecht, President
Liberty Road Community Council


Edward Ferguson, Pastor
New Life Fellowship Worship Center

LAW OFFICES

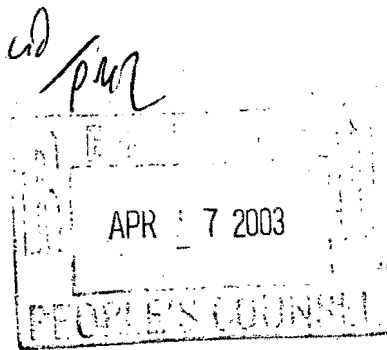
SCOTT M. BREZA, P.A.

THE JEFFERSON BUILDING - SUITE 400
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

Telephone: 410-823-0110

Fax: 410-823-8032

E-mail: Brezalaw@mindspring.com



April 4, 2003

Becky Hart
1111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case Number: 01-0616
Property: 4727 Old Court Road
New Life Christian Fellowship Church

Dear Ms. Hart:

We have spoken previously concerning the remand on the above referenced matter. As promised, enclosed is a copy of the Remand Order from the Board of Appeals along with a copy of the settlement agreement that is referred to in the Remand Order. Given that the remand is simply to incorporate the settlement agreement, we are requesting a waiver of the posting requirement.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Scott M. Breza

SMB/

Breza.pa/newlife/Hart, Becky 04-04-03.ltr

IN THE MATTER OF
THE APPLICATION OF
NEW LIFE FELLOWSHIP WORSHIP CENTER, *
INC. FOR A VARIANCE ON PROPERTY
LOCATED ON THE S/S OLD COURT ROAD, *
106' N OF THE C/L PINELAND COURT
(4727 OLD COURT ROAD) *
2ND ELECTION DISTRICT *
2ND COUNCILMANIC DISTRICT *

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 02-392-A

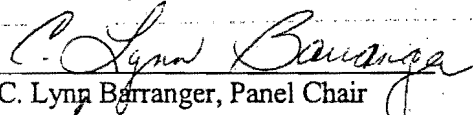
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**REMAND TO ZONING COMMISSIONER
UPON APPELLEE'S UNCONTESTED MOTION TO REMAND**

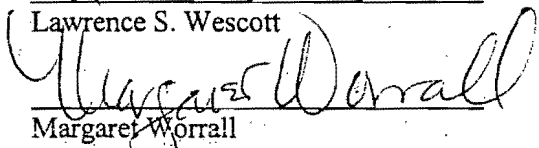
Upon consideration of Appellee's Uncontested Motion to Remand Appeal, and after a hearing held on January 23, 2003, it is this 29th day of January, 2003, by the Board of Appeals of Baltimore County

ORDERED that the Appeal in the above captioned matter, be and is hereby remanded to the Zoning Commissioner's office for consideration of the amendment to the Petition for Variance that is set forth in the Settlement Agreement signed by the parties.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


C. Lynn Barranger, Panel Chair


Lawrence S. Wescott


Margaret Worrall

A COPY OF THIS ORDER TO BE MAILED TO:

Scott M. Breza, Esquire
The Jefferson Building, Suite 400
105 W. Chesapeake Avenue
Towson, Maryland 21204
Attorney for the Appellee

William Obrieht, President
Liberty Road Community Council
P.O. Box 31617
Baltimore, MD 21207

Peter Max Zimmerman, People's Counsel for Baltimore County
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

IN THE MATTER OF
THE APPLICATION OF
NEW LIFE FELLOWSHIP WORSHIP CENTER, INC.
FOR A VARIANCE ON PROPERTY
LOCATED ON THE S/S OLD COURT ROAD,
106' N OF THE C/L PINELAND COURT
(4727 OLD COURT ROAD)
2ND ELECTION DISTRICT
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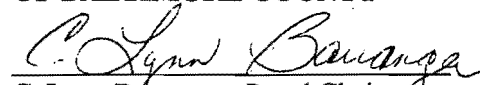
* BEFORE THE
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OF
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*
CASE NO. 02-392-A

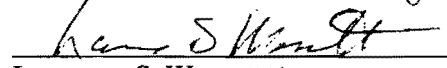
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REMAND TO ZONING COMMISSIONER
UPON APPELLEE'S UNCONTESTED MOTION TO REMAND

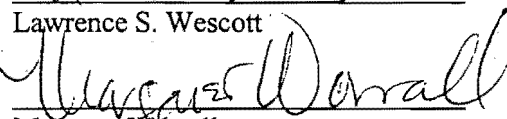
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**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


C. Lynn Barranger, Panel Chair


Lawrence S. Wescott


Margaret Worrall

A COPY OF THIS ORDER TO BE MAILED TO:

Scott M. Breza, Esquire
The Jefferson Building, Suite 400
105 W. Chesapeake Avenue
Towson, Maryland 21204
Attorney for the Appellee

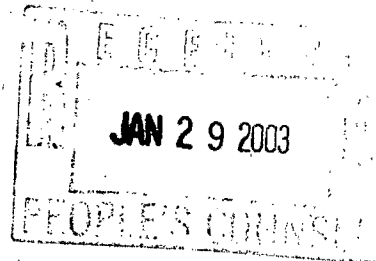
William Obrieht, President
Liberty Road Community Council
P.O. Box 31617
Baltimore, MD 21207

Peter Max Zimmerman, People's Counsel for Baltimore County
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204



County Board of Appeals of Baltimore County

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



January 29, 2003

Peter Max Zimmerman
People's Counsel for Baltimore County
Room 48, Old Courthouse
400 Washington Avenue
Towson, MD 21204

Scott M. Breza, Esquire
The Jefferson Building, Suite 400
105 W. Chesapeake Avenue
Towson, MD 21204

RE: *In the Matter of: New Life Fellowship Worship
Center, Inc. /Case No. 02-392-A*

Dear Counsel:

Enclosed please find a copy of the Board's Remand Order issued this date in the subject matter.

Very truly yours,

Kathleen C. Bianco/trs
Kathleen C. Bianco
Administrator

Enclosure

c: Liberty Road Community Council
by William Obrecht, President
Charlene Brown Crowdy / New Life
Fellowship Worship Center, Inc.
Helen B. Aiken, President /Old Court Estates
Improvement Association
People's Counsel for Baltimore County
Lawrence E. Schmidt, Zoning Commissioner
Pat Keller, Planning Director
James H. Thompson, CIE /PDM (Enf Case #01-0616)
Arnold Jablon, Director /PDM



IN RE: PETITION FOR VARIANCE

S/S Old Court Road, 106' N of the c/l
Pineland Court
(4727 Old Court Road)
2nd Election District
2nd Council District

New Life Fellowship Worship Center, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-392-A

*

* * * * *

ORDER ON REMAND

This matter comes before the Zoning Commissioner on a Remand from the Board of Appeals. In this regard, the owners of the subject property, New Life Fellowship Worship Center, Inc., through their attorney, Scott M. Breza, Esquire, sought variance relief from Section 450.4.1(a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing, illuminated freestanding sign, 32 sq.ft. in area, in lieu of the maximum allowed 25 sq.ft., to remain on the subject property. A public hearing was held before the undersigned Zoning Commissioner on May 6, 2002 to consider the proposal. Testimony and evidence presented at that hearing revealed that the sign had been in place for over a year and that the Petition was filed as the result of an anonymous complaint registered with the Code Enforcement Division of the Department of Permits and Development Management. Apparently, although it did not exceed height limitations, the changeable message board exceeded the maximum area allowed. Although a complaint precipitated the filing of the Petition, no one appeared at the hearing in opposition to the request and based upon the testimony and evidence presented, the relief was granted by my Order dated May 10, 2002.

Thereafter, on May 14, 2002, William Obriecht, President of the Liberty Road Community Council, filed a Motion for Reconsideration seeking a reopening of the hearing. He argued that conflicting information on the hearing date was provided by the County's web page and thus, they were unable to participate in the proceedings. By my letter of May 17, 2002, I denied the Motion, finding that proper notice was provided as required by the Baltimore County

Code and that the testimony and evidence presented at the hearing was sufficient to support a grant of the relief. Thereafter, Mr. Obrieht filed a timely appeal to the County Board of Appeals on behalf of the Liberty Road Community Council. An appeal hearing was held before that entity on January 23, 2003, at which time the parties indicated a Settlement Agreement had been reached.

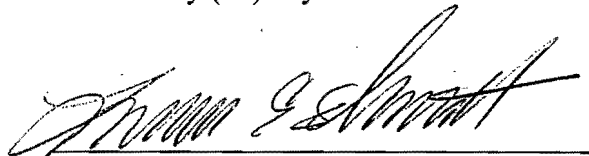
By its Order of January 29, 2003, the Board remanded the matter for consideration by the Zoning Commissioner's Office of an amendment to the Petition for Variance, merely for the purpose of incorporating the Settlement Agreement signed by the parties. A hearing on the remand was scheduled before me on May 5, 2003. Appearing at that hearing were Rev. Edward Ferguson and his wife, Helen Ferguson, on behalf of the New Life Christian Fellowship Church, Scott Breza, Esquire, attorney for the Petitioners, William Obrieht on behalf of the Liberty Road Community Council, and Eve Deckett and Melvin Derr.

The facts and circumstances surrounding the variance request remain unchanged. As noted in the prior Order, the sign is 8 feet wide by 4.3 feet in height and features a changeable message board section, which is internally lit. Pursuant to the Settlement Agreement reached by and between the parties, certain terms and conditions shall be incorporated herein and made a part of the Order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of May, 2003 that the Order issued on May 10, 2002 be and is hereby AMENDED to incorporate the Settlement Agreement reached by and between the parties hereto, a copy of which was submitted into evidence and marked as Petitioner's Exhibit 5.

Except as amended by the Settlement Agreement, all other terms and conditions of the Order issued on May 10, 2002 shall remain in full force and effect.

Any appeal of this decision must be entered within thirty (30) days of the date hereof.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

IN RE: PETITION FOR VARIANCE
S/S Old Court Road, 106' N of the c/l
Pineland Court
(4727 Old Court Road)
2nd Election District
2nd Council District

New Life Fellowship Worship Center, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-392-A

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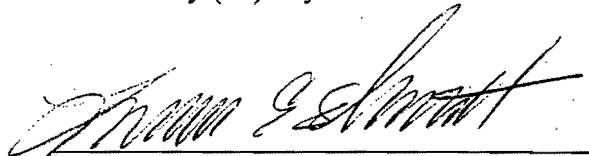
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Except as amended by the Settlement Agreement, all other terms and conditions of the Order issued on May 10, 2002 shall remain in full force and effect.

Any appeal of this decision must be entered within thirty (30) days of the date hereof.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

5/16



Baltimore County
Zoning Commissioner

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

May 15, 2003

Scott M. Breza, Esquire
Wartzman, Omansky, Blibaum, Simons, Cassin & Sagal
P.O. Box 6724
Towson, Maryland 21286-6724

RE: HEARING ON REMAND/PETITION FOR VARIANCE
S/S Old Court Road, 106' N of the c/l Pineland Court
(4727 Old Court Road)
2nd Election District – 2nd Council District
New Life Fellowship Worship Center, Inc. - Petitioners
Case No. 02-392-A

Dear Mr. Breza:

Enclosed please find a copy of the Remand Order issued in the above-captioned matter.

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Rev. & Mrs. Edward Ferguson, 2 Country Mill Court, Baltimore, Md. 21228
Ms. Charlene Brown Crowdy, 8409 Pioneer Drive, Severn, Md. 21144
Mr. William Obrecht, President, Liberty Road Community Council
2137 Gwynn Oak Avenue, Baltimore, Md. 21207
Code Enforcement Division, DPDM; People's Counsel; Case File

*Bill Obrecht will request reconsideration
to include terms of settlement agreement
in order — PM 2 5/13/03*

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





Baltimore County
Zoning Commissioner

May 17, 2002

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

Mr. William Obriecht, President
Liberty Road Community Council
2137 Gwynn Oak Avenue
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
New Life Fellowship Worship Center, Inc.
Case No. 02-392-A

Dear Mr. Obriecht:

This is to acknowledge receipt of your letter dated May 14, 2002 concerning the above-captioned matter. Your letter has been accepted as a Motion for Reconsideration, filed pursuant to Rule 2K of the Zoning Commissioner's Rules of Practice and Procedure found in the Appendix of the Baltimore County Zoning Regulations (B.C.Z.R.). As a basis for your request, you indicate that the Liberty Road community was not advised of a date change for the hearing from May 14, 2002 to May 6, 2002.

A review of the case file indicates that the matter was originally scheduled for May 14, 2002; however, for some reason not apparent in the file, the date was changed to May 6, 2002. Most importantly, however, the newspaper advertisement and posting sign required by the Baltimore County Code giving public notice of the date, time and place of the hearing indicated that the matter was scheduled for May 6, 2002. I am not certain where you received information about the May 14th hearing date, be it the County's Web page or by other means. Whatever the case, the County Code mandates two official means of public notification, namely, the posting of a sign on the property itself, and the insertion of an advertisement in the local newspaper. The documentation contained in the case file indicates that both of those requirements were met and that May 6th was the hearing date. Information obtained from the County's Web site, although intended to be accurate, is not the official means of public notification.

I would also note that no one appeared at the hearing in opposition to the request. To the contrary, a letter of support was received from the Valleybrook Improvement Association. In addition, the proposal received the support of Baltimore County's Office of Planning as indicated in their Zoning Advisory Committee (ZAC) comment that was included in the case file. The fact that the identification sign has existed on the property for some time was also persuasive to my finding that variance relief should be granted. For all of these reasons I decline to reconsider my decision. Therefore, this letter should be considered as a ruling on your Motion for Reconsideration and all rights of appeal therefrom shall be deemed to accrue from the date of this letter.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Scott M. Breza, Esquire, Wartzman, Omansky, Blibaum, et al
105 W. Chesapeake Avenue, Towson, Md. 21204
People's Counsel; Case File

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



IN RE: PETITION FOR VARIANCE

S/S Old Court Road, 106' N of the c/l
Pineland Court
(4727 Old Court Road)
2nd Election District
2nd Council District

New Life Fellowship Worship Center, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-392-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, New Life Fellowship Worship Center, Inc., through their attorney, Scott M. Breza, Esquire. The Petitioners request a variance from Section 450.4.1(a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the continued use of an existing freestanding sign of 32 sq.ft. in lieu of the maximum allowed 25 sq.ft. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Edward Ferguson, Pastor of the New Life Fellowship Worship Center, Inc., property owners, Charlene Brown Crowdy, Chairman, Board of Directors of the Corporate Petitioner, and numerous members of the congregation. Also appearing was J. Finley Ransone, the Registered Property Line Surveyor who prepared the site plan, and Scott M. Breza, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

The subject property is an irregular shaped parcel containing approximately 1.9375 acres in area, zoned D.R.5.5. The property is improved with a one-story brick and frame structure, which is used as a church, and a one-half story stucco building used as a parsonage. The balance of the site is unimproved, but for a macadam paved parking area. Apparently, the church, which has a seating capacity for 120 individuals, has existed on the property for a number of years.

The subject of the Petition relates to a freestanding monument-type sign located on the front of the property. The sign, which identifies the church and its activities, is 8 feet wide by 4.3 feet in height and features a changeable message board section, which is internally lit. The sign sits atop a monumental type base, which is approximately 12 inches tall. Photographs of the sign were submitted into evidence and marked as Petitioner's Exhibit 2. Testimony indicated that the church contracted for the construction of the sign approximately one year ago. The contractor assured the church that the requisite zoning permits and approvals had been obtained before construction. That contractor has since gone out of business and the proprietor of the business is now deceased. Recently, an anonymous complaint relative to the sign was registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM). Although the sign does not exceed height limitations, the changeable message board portion of the sign exceeds the maximum area allowed. Thus, a citation was issued directing the church to either remove the sign or file the instant Petition for variance relief.

Testimony and evidence offered revealed that the sign is attractively maintained and does not adversely impact the surrounding locale. Although it is slightly larger than the maximum allowed, Mr. Ransone indicated that the presence of landscaping on the property and adjacent lots limits visibility of the sign. Moreover, the church building is setback a significant distance from the road. Thus, it was indicated that the size of the sign is appropriate in order to properly advertise and identify the site.

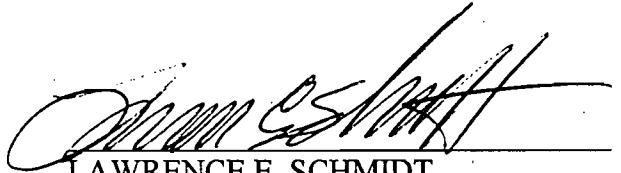
Although the variance was filed as the result of an anonymous complaint, no one appeared at the hearing in opposition to the request. Moreover, the Office of Planning submitted a favorable Zoning Advisory Committee (ZAC) comment, which indicates that the sign is not obtrusive and has been professionally fabricated and installed. Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. In my judgment, the sign is appropriate and not out of character for the property or the area. The uniqueness associated with the property is the location of the building thereon and the landscaping on the subject and adjacent properties. In my judgment, a denial of the variance would result in a practical difficulty upon the

Petitioner and relief can be granted without detriment to the surrounding locale. Given the low/monument level of the sign, I will not require additional landscaping. As noted above, the base of the sign is but one foot tall and any landscaping exceeding that height could block the message board and identification portion of the sign.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County his 10th day of May, 2002 that the Petition for Variance seeking relief from Section 450.4.1(a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the continued use of an existing freestanding sign of 32 sq.ft. in lieu of the maximum allowed 25 sq.ft. (per face), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Church/pmr

area variance - GRANTED



Baltimore County
Zoning Commissioner

10
May 9, 2002

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

Scott M. Breza, Esquire
Wartzman, Omansky, Blibaum, Simons, Cassin & Sagal
P.O. Box 6724
Towson, Maryland 21286-6724

RE: PETITION FOR VARIANCE
S/S Old Court Road, 106' N of the c/l Pineland Court
(4727 Old Court Road)
2nd Election District - 2nd Council District
New Life Fellowship Worship Center, Inc. - Petitioners
Case No. 02-392-A

Dear Mr. Breza:

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

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Rev. & Mrs. Edward Ferguson, 2 Country Mill Court, Baltimore, Md. 21228
Ms. Charlene Brown Crowdy, 8409 Pioneer Drive, Severn, Md. 21144
Mr. J. Finley Ransone, P.O. Box 10160, Towson, Md. 21285
Mr. & Mrs. Joseph Cabell, 3727 Parkfield Road, Baltimore, Md. 21208
Code Enforcement Division, DPDM; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4727 Old Court Road
Baltimore, MD 21208-2347

which is presently zoned D.R. 5.5

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 Variance from Section(s) 450.4.1(a)

Petitioner requests permission to allow the continued use of a freestanding sign with an area/face of 32 square feet in lieu of the maximum permitted area/face of 25 square feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The surrounding properties have bushes and trees that decrease the visibility of the sign, making a larger sign necessary. To remove and replace the sign would be unnecessarily burdensome. The sign does not exceed height restrictions, and is not a danger to public health, safety, and welfare.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Scott M. Breza, Esquire

Name - Type or Print

Signature

Wartzman, Omansky, Blibaum,
Simons, Cassin & Sagal, P.A.

Company

Post Office Box 6724

410/823-0111

Address

Telephone No.

Towson, Maryland 21285-6724

City

State

Zip Code

Legal Owner(s):

New Life Fellowship Worship Center, Inc.

Name - Type or Print

X Charlene Brown

Signature Charlene Brown Crowdy

Chairman, Board of Directors

Name - Type or Print

Signature

4727 Old Court Road

410/945-9000

Address

Telephone No.

Baltimore, Maryland 21208-2347

City

State

Zip Code

Representative to be Contacted:

Scott M. Breza, Esquire

Name

Post Office Box 6724

410/823-0111

Address

Telephone No.

Towson, Maryland 21285-6724

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP

Date

3/15/02

Case No. 02-392-A



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

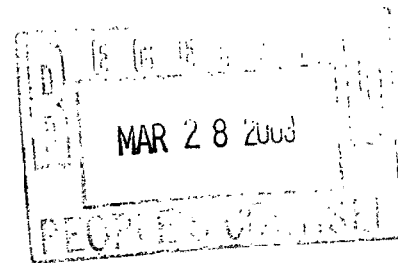
March 25, 2003

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: 02-392-A

4727 Old Court Road
S/side Old Court Road, 106' north of Pineland Court
2nd Election District – 2nd Councilmanic District
Legal Owner: New Life Fellowship Worship Center, Inc.



Variance to allow the continued use of a free-standing sign with an area/face of 32 square feet in lieu of the maximum permitted area/face of 25 square feet.

Hearings: Monday, May 5, 2003 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

Arnold Jablon
Director

AJ:rlh

C: Scott M. Breza, Esquire, Wartzman, Omansky, Blibaum, et al, P.O. Box 6724, Towson 21286-6724
New Life Fellowship Worship Center, Inc., Charlene B. Crowdy, Chairman, Bd. of Directors, 4727 Old
Court Road, Baltimore 21208-2347
Mr. William Obrieht, President, Liberty Road Community Council, 2137 Gwynn Oak Avenue,
Baltimore 21207
Code Enforcement, Case No. 01-0616
People's Counsel

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 21, 2003.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

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

May 3, 2002

Scott M. Breza, Esquire
Wartzman, Omansky, Blibaum,
Simons, Cassin & Sagal, P.A.
Post Office Box 6724
Towson, Maryland 21285-6724

Dear Mr. Breza:

RE: Case Number: 02-392, 4727 Old Court Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/15/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: Charlene Brown Crowdy, Chairman, Board of Directors 4727 Old Court Road
Baltimore 21208-2347
People's Counsel

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



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

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

May 2, 2003

Scott Breza, Esquire
Wartzman, Omansky, Blibaum, Simons, Cassin & Sagal, P.A.
P.O. Box 6724
Towson MD 21285-6724

Dear Mr. Breza:

RE: Case Number: 02-392-A, 4727 Old Court Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 15, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: —People's Counsel
New Life Fellowship Worship Center, Charlene Brown Crowdy, 4727 Old Court Road,
Baltimore, 21208-2347



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: May 1, 2003

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: April 30, 2003

SUBJECT: Zoning Item 392
Address 711 Rockaway Beach Avenue (Woutica Property)

Zoning Advisory Committee Meeting of 3/10/02

_____ 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 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).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X_____ 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).

Additional Comments:

See attached comments.

Reviewer: Keith Kelley

Date: 4/21/03

CBCA Zoning Comments (zoning item # 392)

X The property is located within the Limited Development Area (LDA), or ~~Resource Conservation Area (RCA) or Intensely Developed Area (IDA)~~ of the Chesapeake Bay Critical Area (CBCA).

 This proposal must use best management practices, which reduce pollutant loadings by 10%.

 Man-made impervious surfaces are limited to 15% for lots greater than 1 acre in size.

X Man-made impervious surfaces are limited to 25% for lots less than 1 acre in size.

X Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to ~~25% of the lot & 500 square feet~~ 125% of the lot. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

 If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

X 15% forest must be established or maintained. This equates to 2 trees for a lot of this size.

X Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

X All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

X The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

 If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

 If the lot is unimproved, then the proposed dwelling can go as close to the water as the existing dwelling.

 A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, near a variance stream, or within 25' of non-tidal wetlands.

 A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 18, 2002

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

SUBJECT: 5727 Old Court Road

INFORMATION:

Item Number: 02-392 -A

Petitioner: Scott M. Breza

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has no objection to the granting of the requested variance to maintain a 32 square foot sign in lieu of the maximum permitted 25 square feet. Although the subject sign exceeds the maximum size permitted by right, it is not obtrusive, and is professionally fabricated and installed. However, a substantial landscaping treatment should be installed around the base of the sign so as to mitigate its size, and improve its compatibility with the surrounding residential community.

Prepared by: Mark A. Cunniff

Section Chief: Jeffrey W. Long

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 18, 2002

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

SUBJECT: 5727 Old Court Road

INFORMATION:

Item Number: 02-392

Petitioner: Scott M. Breza

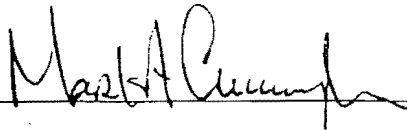
Zoning: DR 5.5

Requested Action: Variance

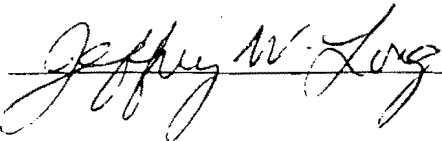
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has no objection to the granting of the requested variance to maintain a 32 square foot sign in lieu of the maximum permitted 25 square feet. Although the subject sign exceeds the maximum size permitted by right, it is not obtrusive, and is professionally fabricated and installed. However, a substantial landscaping treatment should be installed around the base of the sign so as to mitigate its size, and improve its compatibility with the surrounding residential community.

Prepared by:



Section Chief:



AFK/LL:MAC:



Baltimore County
Fire Department

Department of Permits and
Development Management (PDM)

County Office Building, Room 111

Mail Stop #1105

111 West Chesapeake Avenue

Towson, Maryland 21204

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

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 25, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

378, 381, 383, 386-389, 391-394, 396-400

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

cc: File

COUNTY REVIEW GROUP MEETING{PRIVATE }

County Review Group comments

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



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.26.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 392 JHP

Dear Mr. Zahner:

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 VARIANCE
4727 Old Court Road, S/S Old Court Rd,
106' W of Pineland Ct
2nd Election District, 2nd Councilmanic

Legal Owner: New Life Fellowship Worship Center, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-392-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Scott M. Breza, Esq., Wartzman, Omansky, Blibaum, 105 W. Chesapeake Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN



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

June 20, 2002

Scott M. Breza, Esquire
Waltzman, Omansky, Blibaum, Simons, Cassin & Saqal, Pa.
Post Office Box 6724
Towson, MD 21285-6724

Dear Mr. Breza:

RE: Case No. 02-392-A - 4727 Old Court Road

Please be advised that an appeal of the above-referenced case was filed in this office on June 10, 2002 by William Obrieht, President. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

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

Sincerely,

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

Arnold Jablon
Director

AJ:rjc

c: Charlene Brown Crowdy
Lawrence E. Schmidt, Zoning Commissioner
People's Counsel, MS 2010

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



APPEAL

Petition for Variance
4727 Old Court Road
S/S of Old Court Road, 106" W of Pineland Court
Election District 2nd - Councilmanic District 2nd
Charlene Brown Crowdy Chairman, Board of Directors
Case No.: 02-392-A

Petition for Variance (3/15/02)

Zoning Description of Property

Notice of Zoning Hearing (4/8/02)

Certification of Publication (The Jeffersonian issue 4/18/02)

Certificate of Posting (Dated 4/20/02 Thomas Hoff)

Entry of Appearance by People's Counsel (3/27/02)

Petitioner(s) Sign-In Sheet (1Page)

Protestant(s) Sign-In Sheet (None)

Citizen(s) Sign-In Sheet (None)

Zoning Advisory Committee Comments

Petitioners' Exhibits:

1. Plat to Accompany Petition for Variance
2. Photographs (3 pictures)
3. Letter to Pastor Edward L. Ferguson from Louise B. Smith D.H. Dated 4/22/02
4. New Life Fellowship Worship Center list of names

Protestants' Exhibits:
(None)

Miscellaneous (Not Marked as Exhibits):

Division of Code Inspections and Enforcement Violation Case # 01-0616

Zoning Commissioner's Order (5/10/01) **GRANTED** with Restrictions

Notice of Appeal received on 6/10/02 from William Obrieht, President

c: Scott M. Breza, Esquire
James H. Thompson, Code Enforcement (Enforcement Case No. 01-06-16)
People's Counsel of Baltimore County, MS #2010
Lawrence Schmidt, Zoning Commissioner
William Obrieht, President Liberty Road Community Council
Arnold Jablon, Director of PDM

date sent 6/24/02, rjc



Baltimore County
Zoning Commissioner

June 11, 2003

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

Mr. William Obrieht, President
Liberty Road Community Council
2137 Gwynn Oak Avenue
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
New Life Fellowship Worship Center, Inc.
Case No. 02-392-A

Dear Mr. Obrieht:

This is to acknowledge receipt of your letter dated June 2, 2003 concerning the above-captioned matter. Although you request that your letter be considered a Motion for Reconsideration, you are essentially requesting a clarification of the Order issued by me in the subject case on May 16, 2003. That Order incorporated an agreement reached by and between the Liberty Road Community Council and the New Life Fellowship Worship Center regarding an existing sign on the subject property. Specifically, you requested that the terms of that agreement be incorporated into my Order and attached a copy of that agreement to your letter for my reference.

My Order specifically referenced that agreement, a copy of which was entered into evidence and marked as Petitioner's Exhibit 5 and the terms and conditions thereto were incorporated therein and made a part of the Order as required. Although all parties to the case are familiar with the terms and conditions of that agreement, you have requested that a copy of that agreement be attached to the Order.

Therefore, by copy of this letter I am forwarding a copy of the Settlement Agreement between the Liberty Road Community Council and the New Life Fellowship Worship Center to all parties to the case, and advising that same has, in fact, been incorporated into my Order of May 16, 2003. Should anyone need further clarification on this matter, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Scott M. Breza, Esquire, Wartzman, Omansky, Blibaum, et al
105 W. Chesapeake Avenue, Towson, Md. 21204
Rev. & Mrs. Edward Ferguson, 2 Country Mill Court, Baltimore, Md. 21228
Ms. Charlene Brown Crowdy, 8409 Pioneer Drive, Severn, Md. 21144
Code Enforcement Division, DPDM; People's Counsel; Case File

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



Bill Obrecht/

10/8/02

potential resolution with church

PM2

Obrecht

11/19/02

negotiating with church

6/12/02 Reviewed file - Photos show
relatively unoffensive - ground-based sign

Trees in area

No immediate neighborhood opposition (Valley Park)

No appeal warranted.

Plus: Church / 1st amendment / RLUIPA issues

Follow if citizens appeal.

PMZ

Valleybrook Improvement Association

P.O. Box 5944
Pikesville, Maryland 21208

4/23/02
work
file f 2/c
George - File
for 2C
4/26/02 ua

April 22, 2002

Pastor Edward L. Ferguson
New Life Fellowship Worship Center, Incorporated
4727 Old Court Road
Pikesville, Maryland 21208

Dear Pastor Ferguson:

Re: Zoning - Case # 02-392-A

Please accept this letter as our official notification that the Valleybrook Improvement Association Board of Directors has no objection to the continued use of your freestanding sign that is presently at the entrance to your church.

We are very pleased with the manner in which you are maintaining your property and it is our pleasure to have you as our neighbor.

Sincerely,

Louise B. Smith, D.H.

Louise B. Smith, D.H.
President

CC; Arnold Jablon, Director
Department of Permits and Development Management

02-1360

LIBERTY ROAD COMMUNITY COUNCIL, INC.

Resolved: That at the General Meeting of the Liberty Road Community Council, Inc. held on January 14, 2003, it was decided by the Council that responsibility for review and action on all zoning matters for the period January 1, 2003 through December 31, 2003 be placed in the Board of Directors consisting of the following members, each of whom is hereby authorized to testify on behalf of the Council before the County Board of Appeals on other duly constituted zoning agency, body, or commission:

**William Obrieht, President
Ella White Campbell, Executive Director
Vivian Noonan, Chairman of the Zoning Committee
Helen Aiken, Zoning Committee Member**

AS WITNESS OUR HANDS AND SEAL THIS 14th **day of**
January, 2003.

ATTEST:

LIBERTY ROAD COMMUNITY COUNCIL, INC.


Secretary: Marcia M. Klaff


President: William Obrieht

TRANSMISSION VERIFICATION REPORT

TIME: 01/08/2003 13:55
NAME: BOARD OF APPEALS
FAX : 4108873182
TEL : 4108873190

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

01/08 13:53
94109442453
00:01:26
04
OK
STANDARD
ECM

*Fax'd Rule 8
Package*

Post-it® Fax Note 7671		Date	1/8/03	# of pages	5
To MR OBRICHT		From Pete ZIMMERMAN			
Co./Dept. Liberty Rd Comm		Co. People's Counsel			
Phone # 944-2450		Phone # 807-2188			
Fax # 944-2453		Fax # 807-3182			

TRANSMISSION VERIFICATION REPORT

TIME: 01/08/2003 13:59
NAME: BOARD OF APPEALS
FAX : 4108873182
TEL : 4108873180

DATE, TIME	01/08 13:59
FAX NO./NAME	94109442453
DURATION	00:00:21
PAGE(S)	01
RESULT	OK
MODE	STANDARD
	ECM

02-382 PM2

FAX

Date: 6-13-03
Number of pages including cover 3

To: Peter Zimmerman
People's Counsel

Phone: _____
Fax Phone: 410-887-3182

From: _____
William Ostrick

2137 Gwynn Oak Ave

Baltimore MD

21207
Phone: +1(410)944-2450
Fax Phone: +1(410)944-2453

REMARKS:

*Sony, I am so late in sending
this.*

Bill O.

PMZ

Liberty Road Community Council
2137 Gwynn Oak Ave.
Baltimore, Md. 21207

June 2, 2003

Arnold Jablon, Director
Department of Permits and Development Management
111 W. Chesapeake Ave.
Towson, Md. 21204

Case No. 02-392-A

Dear Mr. Jablon,

Please consider this letter a Motion for Reconsideration on the May 15, 2003 decision on Case No. 02-392-A re New Life Fellowship Worship Center's sign.

I respectfully request that the terms of the Settlement Agreement between New Life Fellowship Worship Center and Liberty Road Community Council (copy attached) be incorporated into the decision.

I can be reached at 410-944-2450 if you have any questions.

Sincerely,



William Obrecht, President

cc: Mr. Scott M. Breza, Esquire
People's Counsel

IN RE: PETITION FOR VARIANCE	*	
S/S Old Court Road, 106' N or the c/l		
Pineland Court	*	BEFORE THE
(4727 Old Court Road)		
2 nd Election District	*	BOARD OF APPEALS
2 nd Council District	*	
	*	FOR
New Life Fellowship Worship Center, Inc.		
Petitioner/Appellee	*	BALTIMORE COUNTY
Liberty Road Community Council	*	CASE NO.: 02-392-A
Appellant	*	
	*	

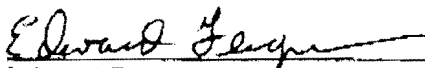
* * * * *

Settlement Agreement

Liberty Road Community Council ("LRCC") and New Life Fellowship Worship Center ("New Life"), both desirous of resolving this Appeal, agree to the following as a complete resolution of all outstanding issues in this matter.

1. New Life will turn off the lighted portion of the sign at issue from 11pm to 9am. From 9 am to 11pm the lighted portion of the sign will be on, and is controlled by a light sensor.
2. New Life will put in a flower bed as tall as the base of the sign, but it is not intended that said flowers will obstruct the lighted portion of the sign.
3. Both parties are concerned about the actions of the contractor that installed the sign. New Life agrees to pursue litigation against Pearson Signs for breach of contract and any other appropriate causes of action.
4. New Life and LRCC agree to present this Settlement Agreement to the Board of Appeals as a complete resolution of the outstanding complaints and concerns of both parties in regard to the appeal of zoning Case No. 02-392-A.


William Objecht, President
Liberty Road Community Council


Edward Ferguson, Pastor
New Life Fellowship Worship Center

105 West Chesapeake Avenue
Suite 400
Towson Maryland 21204
Telephone: 410 823-0110
Facsimile: 410 823-8032

Scott M. Breza, P.A.

Fax

To:	William Obrecht, LRCC Peter Max Zimmerman, Esquire	From:	Scott M. Breza
	410 944-2453		
Fax:	410 339-3477	Pages:	
Phone:		Date:	1/22/2003
Re:		CC:	

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:** Attached is a revised Motion, which includes slightly modified language. Please call if you have any comments

CONFIDENTIALITY NOTICE

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.

WARNING

Interception of telephonic communications could be a violation of Maryland and Federal laws.

IN RE: PETITION FOR VARIANCE	*	
NEW LIFE FELLOWSHIP	*	IN THE
WORSHIP CENTER, INC.	*	BOARD OF APPEALS
Petitioner/Appellee	*	FOR
v.	*	BALTIMORE COUNTY
LIBERTY ROAD COMMUNITY	*	CASE NO.: 02-392-A
COUNCIL	*	
Appellant	*	

* * * * *

Uncontested Motion to Remand Appeal

New Life Fellowship Worship Center ("New Life"), by and through undersigned counsel, hereby makes this motion to remand the above referenced matter to the Zoning Commissioner's office and in support thereof states as follows:

1. That this matter was originally heard before Lawrence E. Schmidt, Zoning Commissioner, on May 6, 2002. At that time a variance was granted to Appellee. Shortly thereafter, Liberty Road Community Council ("LRCC") filed the present appeal.
2. Since the filing of the appeal, the parties entered into mediation and have reached an agreement to resolve the concerns of the appellant.
3. The parties wish to amend the original petition for variance to include the agreement reached that is documented in the Settlement Agreement.
4. Appellant does not contest the motion to remand.

WHEREFORE, New Life Fellowship Worship Center, Inc., Appellee, hereby respectfully requests that the Board of Appeals Remand the matter to the Zoning Commissioner's Office to consider the amendment to the Petition agreed to by the parties and documented in the Settlement Agreement, and for such other and further relief as this cause in the interest of justice may require.

Scott M. Breza
The Jefferson Building – Suite 400
105 W. Chesapeake Avenue
Towson, Maryland 21204
(410) 823-0110

Attorney for the Appellee

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this _____ day of January 2003, I hand delivered a copy of the foregoing Uncontested Motion to Remand to: William Obrieht, President, Liberty Road Community Council, P.O. Box 31617, Baltimore, Maryland 21207, and to Peter Zimmerman, People's Counsel for Baltimore County, Old Courthouse, Room 47, 400 Washington Avenue, Towson, MD 21204

Scott M. Breza

FAX

Date: 1-21-03

Number of pages including cover 3

To: Pete Zimmerman
People's Counsel

Phone:

Fax Phone: 410 887-3182

From:

William O'Brien Pres LRCC

2137 Gwynn Oak Ave

Baltimore

MD

21207

Phone: +1(410)944-2450

Fax Phone: +1(410)944-2453

REMARKS:

Re: 02-392A

Hello,

The result of the mediation on the sign on New Life Fellowship Worship Center is attached along with a statement drawn up by the atty for New Life - Scott Brezo.

Bill O'Brien

IN RE: PETITION FOR VARIANCE *

NEW LIFE FELLOWSHIP
WORSHIP CENTER, INC. *

Petitioner/Appellee *

v. *

LIBERTY ROAD COMMUNITY
COUNCIL *

Appellant *

IN THE

BOARD OF APPEALS

FOR

BALTIMORE COUNTY

CASE NO.: 02-392-A

* * * * *

Settlement Agreement

Liberty Road Community Council ("LRCC") and New Life Fellowship Worship Center ("New Life"), both desirous of resolving this Appeal, agree to the following as a complete resolution of all outstanding issues in this matter.

1. New Life will turn off the lighted portion of the sign at issue from 11pm to 9am. From 9 am to 11pm the lighted portion of the sign will be on, and is controlled by a light sensor.
2. New Life will put in a flower bed as tall as the base of the sign, but it is not intended that said flowers will obstruct the lighted portion of the sign.
3. Both parties are concerned about the actions of the contractor that installed the sign. New Life agrees to pursue litigation against Pearson Signs for breach of contract and any other appropriate causes of action.
4. New Life and LRCC agree to present this Settlement Agreement to the Board of Appeals as a complete resolution of the outstanding complaints and concerns of both parties in regard to the appeal of zoning Case No. 02-392-A.

William Obrecht, President
Liberty Road Community Council

Edward Ferguson, Pastor
New Life Fellowship Worship Center

**Resident Mediation Program**

1612 Gail Road, Apt. 2
Baltimore, MD 21221
Phone: (410) 391-7681

Case #: 177
Mediation #: _____

IN THE MATTER OF MEDIATION BETWEEN:

Date: January 17, 2003

Understanding that the process of mediation is voluntary and seeks solutions that satisfy everyone involved, the people named above agree to the following:

New Life Fellowship ^{worship} Center will turn off lights from 11pm to 9am by timer. Light sensor will regulate lights during 9am to 11pm.

New Life Fellowship ^{worship} Center will put a flower bed as tall as the base of the sign.

New Life Fellowship ^{worship} Center will file a lawsuit against Pearson Sign for breach of contract.

New Life Fellowship Workshop Center and Liberty Road Community Council present mediation agreement to Baltimore County Board of Appeals on January 23, 2003

Signing below shows a personal commitment to keeping these terms.

Edward Lyles

Willy Conner

Mediator Denise A. Wala

Mediator Bruce H. Miller

105 West Chesapeake Avenue
Suite 400
Towson Maryland 21204
Telephone: 410 823-0110
Facsimile: 410 823-8032

Scott M. Breza, P.A.

Fax

To:	William Obrecht, LRCC Peter Max Zimmerman, Esquire	From:	Scott M. Breza
	410 944-2453		
Fax:	410 8873182	Pages:	
Phone:		Date:	1/21/2003
Re:		CC:	

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• **Comments:** Please review the attached Uncontested Motion to Remand and call me with any comments.

CONFIDENTIALITY NOTICE

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IN RE: PETITION FOR VARIANCE *

NEW LIFE FELLOWSHIP
WORSHIP CENTER, INC. *

Petitioner/Appellee *

v. *

LIBERTY ROAD COMMUNITY
COUNCIL *

Appellant *

IN THE

BOARD OF APPEALS

FOR

BALTIMORE COUNTY

CASE NO.: 02-392-A

* * * * *

Uncontested Motion to Remand Appeal

New Life Fellowship Worship Center ("New Life"), by and through undersigned counsel, hereby makes this motion to remand the above referenced matter to the Zoning Commissioner's office and in support thereof states as follows:

1. That this matter was originally heard before Lawrence E. Schmidt, Zoning Commissioner, on May 6, 2002. At that time a variance was granted to Appellee. Shortly thereafter, Liberty Road Community Council ("LRCC") filed the present appeal.
2. Since the filing of the appeal, the parties entered into mediation and have reached an agreement to resolve the concerns of the appellant.
3. The Appellee hereby requests this matter be remanded to the Zoning Commissioner's office to consider an Amendment to the Petition for Variance that will include the terms of the agreement reached between the parties.

WHEREFORE, New Life Fellowship Worship Center, Inc., Appellee, hereby respectfully requests that the Board of Appeals Remand the matter to the Zoning

Commissioner's Office to reconsider the amendment to the Petition agreed to by the parties, and for such other and further relief as this cause in the interest of justice may require.

Scott M. Breza
The Jefferson Building - Suite 400
105 W. Chesapeake Avenue
Towson, Maryland 21204
(410) 823-0110

Attorney for the Appellee

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this ____ day of January 2003, I hand delivered a copy of the foregoing Uncontested Motion to Remand to: William Obrieht, President, Liberty Road Community Council, P.O. Box 31617, Baltimore, Maryland 21207, and to Peter Zimmerman, People's Counsel for Baltimore County, Old Courthouse, Room 47, 400 Washington Avenue, Towson, MD 21204

Scott M. Breza

PMZ

FAX

Date: 1-9-03

Number of pages including cover 5

To:

Pete

Zimmerman

Phone: 410-887-2188

Fax Phone: 410-887-3182

From:

William Obrecht

President

1-RCC

2137 Gwynn Oak Ave

Baltimore

MD

21207

Phone: +1(410)944-2450

Fax Phone: +1(410)944-2453

REMARKS:

Correspondence on Case No. 02-392-A
New Life Fellowship Worship Center Sign.
I received a call last night from a
mediator asking for mediation.

Bill O

Liberty Road Community Council
P. O. Box 31617
Baltimore, Md. 21207

October 23, 2002

Scott M. Breza, P.A.
The Jefferson Building - Suite 400
105 W. Chesapeake Ave.
Towson, Md. 21204

Re: Case No. 02-392-A, New Life Fellowship Worship Center Sign

Dear Mr. Breza,

The Liberty Road Community Council agreed to explore the possibility of withdrawing our appeal if an agreement could be reached on adjustments to the signage. To date I have received no suggestions for adjustments to the sign from Pastor Edward Ferguson or Charlene Crowdy.

I have examined the sign. It measures 8 feet wide and 51 inches tall without including the support for the sign. This exceeds the 25 square feet provided by the regulations. The top part of the sign includes the name of the worship center. The lower portion of the sign has room for 4 lines of text. Each line is about 8 inches high. The sign is lighted and is clearly visible to a number of neighbors.

I do have several suggestions that could be the basis for the withdrawal of the appeal. They are:

1. The bottom line be completely blocked out which would reduce the sign with text to about 27 square feet. It is possible that Pearson Signs, 803 S. Main St., Hampstead, Md. 21070, whose name is on the sign, would attach metal strips - 8 feet by 8 inches - to cover the bottom line on both sides.
2. The area around the sign would be landscaped with small shrubs or other flowers or shrubs to cover the bottom of the sign including the metal strip so the overall appearance of the sign would appear to be about 25 square feet. This helps to avoid the requests for comparable 32 square foot signs from others.
3. The lighted sign could be put on a timer so that it turns off at a reasonable hour in the evening and would not disturb the neighbors when they wish to sleep.

These suggestions, along with any other suggestions, should be circulated to the neighbors and affected community associations for their input. An accommodation with the neighbors and community associations could lead to the withdrawal of the appeal.

Sincerely,


William Obrecht

LAW OFFICES

SCOTT M. BREZA, P.A.

THE JEFFERSON BUILDING - SUITE 400
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

Telephone: 410-823-0110

Fax: 410-823-8032

E-mail: Brezalaw@mindspring.com

December 2, 2002

William Obrecht
Liberty Road Community Council
P.O. Box 31617
Baltimore, Maryland 21207

Re: New Life Fellowship Worship Center Sign
Case No. 02-392-A

Dear Mr. Obrecht:

I enjoyed speaking with you on November 20, 2002 and wished to convey the New Life Fellowship Worship Center's suggestion for a possible resolution of the issues relating to their sign. I apologize for the confusion as to who was supposed to initiate the discussions and appreciate your getting the proverbial ball rolling.

In response to your letter, the church contacted its immediate neighbors for feedback concerning the sign. None of them indicated any negative commentary as to the appearance or lighting of the sign. All of them indicated they like the appearance and have used the sign as a marker for directions. Nevertheless, if the Council wishes it, the church is willing to place the sign on a timer so that it would turn off automatically at a certain time of night, say around 11 pm. In addition, the church is willing to place flowers around the sign in an effort to improve its appearance.

As with all signs, the major concerns are whether it presents a safety issue to the community, i.e., blocks site lines or traffic, and whether the appearance detracts from the community. In this case, the sign is below the maximum height and is set back from the road, thereby creating no safety issue. In addition, the neighbors have indicated they like the appearance of the sign.

To place shrubs in front of the sign would create significant maintenance issues in that the shrubs would have to be constantly pruned, which could also result in rapid turnover of the shrubs and a significant expense. In addition, the church has concerns about welding on metal strips as you suggest. This would create an unattractive appearance and would be somewhat costly. I appreciate your suggestion that we contact Pearson Signs, but they are the organization

December 2, 2002

Page 2

that forged the permit for the sign in the first place, thus creating the problem, and they have been less than cooperative so far in resolving it.

You indicated a concern about precedent and other people creating larger signs. The rationale being that other groups would present variances for signs that are 9 square feet greater than allowed by zoning. I think this concern is misplaced in this instance. The practical benefit of having a larger sign is more visibility to the public and more room for advertising. If a group were inclined to deceive the law and place a sign larger than those permitted, they would have to face the same zoning enforcement office and the same variance process. If you look at the law concerning variances, it has to be a hardship that is not self created. That would not be the case with future organizations attempting to skirt the law. Therefore, the potential violator would be incurring several thousand dollars in expense for the unlikely potential of gaining 9 sf of additional sign space.

If you truly look at the spirit of the law, the church has been diligent in abiding by it, and yet has already been penalized. They required the sign company to provide a building permit, which turned out to be forged. The church then paid for a surveyor to evaluate the sign for safety issues, at a cost of over a thousand dollars, in addition to the attorney's fees. It is not the church's fault that your organization did not receive notice, and yet the church is forced to pay the cost of the appeal. The church is willing to work with the community, but it must be within reason. We therefore, request that you withdraw the appeal under the terms suggested above. Please contact me after you have the opportunity to review this letter.

Very truly yours,



Scott M. Breza

Cc Edward L. Ferguson

Liberty Road Community Council
P.O. Box 31617
Baltimore, Md. 21207

January 4, 2003

Scott M. Breza, P.A.
The Jefferson Building - Suite 400
105 W. Chesapeake Ave.
Towson, Md. 21204

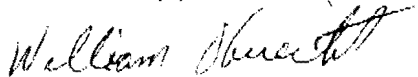
Re: Case No. 02-392-A, New Life Fellowship Worship Center Sign.

Dear Mr. Breza,

The Board of Directors of the Liberty Road Community Council has reviewed your letter of December 2, 2002. After discussion the Board voted that I request that the Church officials come up with a better solution to the problem than what was outlined in your letter.

I suggested a metal strip and shrubbery as a means of reducing the appearance of the 32 square foot sign. There are other options. Paint and a decorative fence is one. We are willing to consider any other alternatives to giving the appearance of a legal sign.

Sincerely,



William Obrecht, President

FAX

Date: 11-22-02

Number of pages including cover 3

To: Pete Zimmerman
People's Counsel

Phone:

Fax Phone: 410-887-3182

From:

William Ostrick, Pres.
LRCC

2137 Gwynn Oak Ave

Baltimore

MD

21207

Phone: +1(410)944-2430

Fax Phone: +1(410)944-2433

REMARKS: RE- Case # 02-039-A New Life Fellowship Worship Center

Here is the letter I received from their attorney
Scott Breza & my response with my
suggestions to resolve the issue.

I received a phone call from him
yesterday where he said 1 + 2 were not
acceptable, but that they would do
#3. I asked him to put it in
writing

Bill O

LAW OFFICES

SCOTT M. BREZA, P.A.

THE JEFFERSON BUILDING - SUITE 400
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

Telephone: 410-823-0110

Fax: 410-823-8032

E-mail: Brezalaw@mindspring.com

October 10, 2002

Attention: William Obrieht, President
Liberty Road Community Council
P.O. Box 31617
Baltimore, Maryland 21207

RE: Case No. 02-392-A
New Life Fellowship Worship Center Sign

Dear Mr. Obrieht:

In speaking with Charlene Brown Crowdy from the New Life Fellowship Worship Center she indicated that she met with the Liberty Road Community Council at the September 2002 meeting. It was agreed at that time to evaluate the situation with the sign and determine if the Community Council would agree to withdraw the appeal.

Please let me know if there is any further information you require. I would like to let the Board of Appeals know whether we will be proceeding to the hearing as soon as possible.

I thank you for your consideration of this matter and look forward to speaking with you in the near future.

Very truly yours



Scott M. Breza

Cc: Charlene Brown Crowdy

Liberty Road Community Council
P. O. Box 31617
Baltimore, Md. 21207

October 23, 2002

Scott M. Breza, P.A.
The Jefferson Building - Suite 400
105 W. Chesapeake Ave.
Towson, Md. 21204

Re: Case No. 02-392-A, New Life Fellowship Worship Center Sign

Dear Mr. Breza,

The Liberty Road Community Council agreed to explore the possibility of withdrawing our appeal if an agreement could be reached on adjustments to the signage. To date I have received no suggestions for adjustments to the sign from Pastor Edward Ferguson or Charlene Crowdy.

I have examined the sign. It measures 8 feet wide and 51 inches tall without including the support for the sign. This exceeds the 25 square feet provided by the regulations. The top part of the sign includes the name of the worship center. The lower portion of the sign has room for 4 lines of text. Each line is about 8 inches high. The sign is lighted and is clearly visible to a number of neighbors.

I do have several suggestions that could be the basis for the withdrawal of the appeal. They are:

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These suggestions, along with any other suggestions, should be circulated to the neighbors and affected community associations for their input. An accommodation with the neighbors and community associations could lead to the withdrawal of the appeal.

Sincerely,



William Obrecht

Cil

FAX

Date:	6-14-02
Number of pages including cover:	2

To:	Pete Zimmerman
Phone:	
Fax Phone:	40 - 887-3182

From:	William Obricht President
The Calico Cat Inc	LRCC
2137 Gwynn Oak Ave	
Baltimore	MD
21207	
Phone:	+1(410)944-2450
Fax Phone:	+1(410)944-2453

REMARKS:

Here is a copy of my appeal letter.
I called Mr. George Zahner & he has
my appeal & it is OK., but I must
sent an additional 135⁰⁰ (Total Fee - 200⁰⁰)

I may also send additional names
(with signatures) of people who also support
the appeal

Bill Obricht

cd

LIBERTY ROAD COMMUNITY COUNCIL
P.O. Box 31617
Baltimore, Md. 21207

June 10, 2002

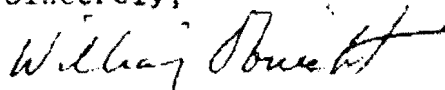
Arnold Jablon, Director
Department of Permits and Development Management
111 W. Chesapeake Ave.
Towson, Md. 21204

Dear Mr. Jablon,

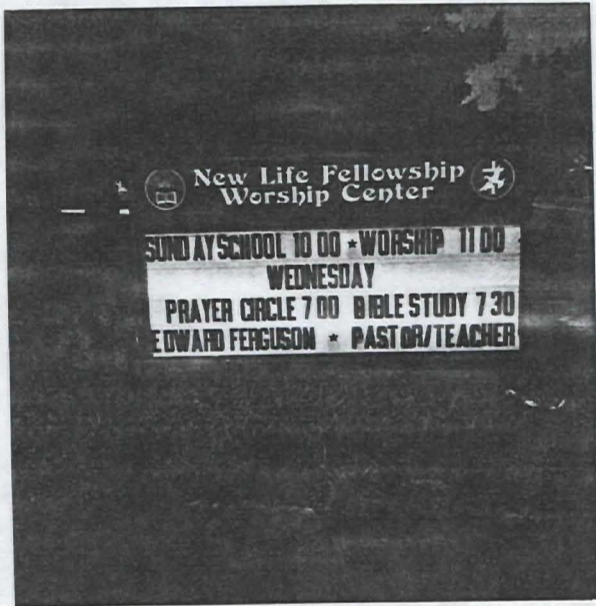
We are appealing Case # 02-392-A which was set for hearing dated May 14, 2002 and changed to May 6, 2002 and granted. We are appealing based on the fact that the community was not advised of this change.

Due to the fact that this was done without the community's knowledge and input we are requesting a waiver of the \$75.00 fee needed to appeal this case. We are forwarding \$75.00 in case the waiver is not granted.

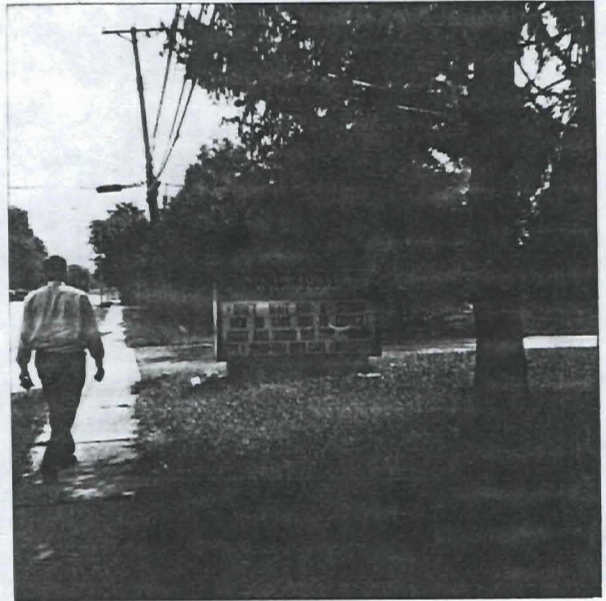
Sincerely,



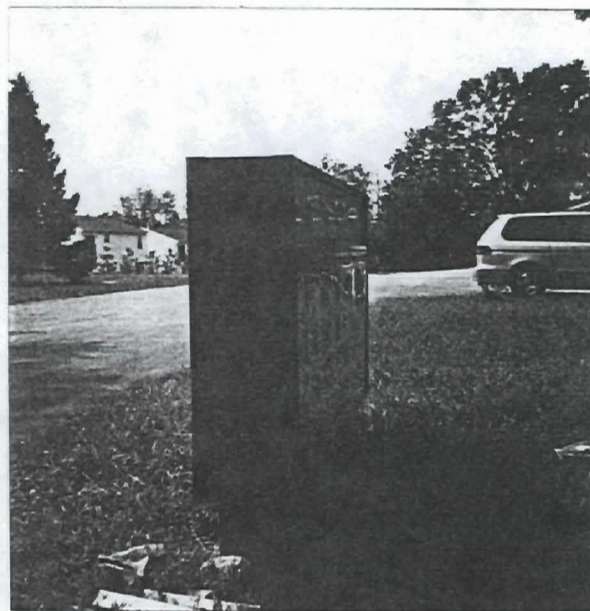
William Obrieht, President



Case # 70228.00



Case # 70228.00



Case # 70228.00

Ref No 2

IN RE: PETITION FOR VARIANCE
S/S Old Court Road, 106' N or the c/l
Pineland Court
(4727 Old Court Road)
2nd Election District
2nd Council District

New Life Fellowship Worship Center, Inc.
Petitioner/Appellee

Liberty Road Community Council
Appellant

BEFORE THE
BOARD OF APPEALS
FOR
BALTIMORE COUNTY
CASE NO.: 02-392-A

* * * * *

Settlement Agreement

Liberty Road Community Council ("LRCC") and New Life Fellowship Worship Center ("New Life"), both desirous of resolving this Appeal, agree to the following as a complete resolution of all outstanding issues in this matter.

1. New Life will turn off the lighted portion of the sign at issue from 11pm to 9am. From 9 am to 11pm the lighted portion of the sign will be on, and is controlled by a light sensor.
2. New Life will put in a flower bed as tall as the base of the sign, but it is not intended that said flowers will obstruct the lighted portion of the sign.
3. Both parties are concerned about the actions of the contractor that installed the sign. New Life agrees to pursue litigation against Pearson Signs for breach of contract and any other appropriate causes of action.
4. New Life and LRCC agree to present this Settlement Agreement to the Board of Appeals as a complete resolution of the outstanding complaints and concerns of both parties in regard to the appeal of zoning Case No. 02-392-A.

ORDER RECEIVED FOR FILING

Date

By

William Obrjecht
William Obrjecht, President
Liberty Road Community Council

Edward Ferguson
Edward Ferguson, Pastor
New Life Fellowship Worship Center

Ref No 5

THE UNDERSIGNED SUPPORT THE ABOVE NAMED MINISTRY AND HAVE NO OBJECTION OF THE TYPE AND PLACEMENT OF THE SIGN LOCATED IN THE FRONT OF THE CHURCH (4727 OLD COURT RD).

TELEPHONE #

410-922-3620

410-281-2543

* 410622-7704 *

* 410622-7704 *

(410) 945-1308

(410) 945-1308

410) 233-4718

410) 655-3377

(410) 521-5448

(410) 521-2411

(410) 655-5636

“ ” ”

(410) 298-6563

Ref No 4



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 02 Account Number - 0218720200

Owner Information

Owner Name: NEW LIFE FELLOWSHIP
 WORSHIP CENTER INC
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 4727 OLD COURT RD
 BALTIMORE MD 21208-2347
Deed Reference: 1) /14495/ 42
 2)

Location & Structure Information

Premises Address 4727 OLD COURT RD
Zoning
Legal Description 1.935 AC
 PARTIAL EXEMPT
 950FT W OF ROLLING RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
77	11	979						80	Plat Ref:

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1954	1,825 SF	1.93 AC	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	77,190	77,200		
Improvements:	170,780	171,750		
Total:	247,970	248,950	248,622	248,950
Preferential Land:	0	0	0	0

Transfer Information

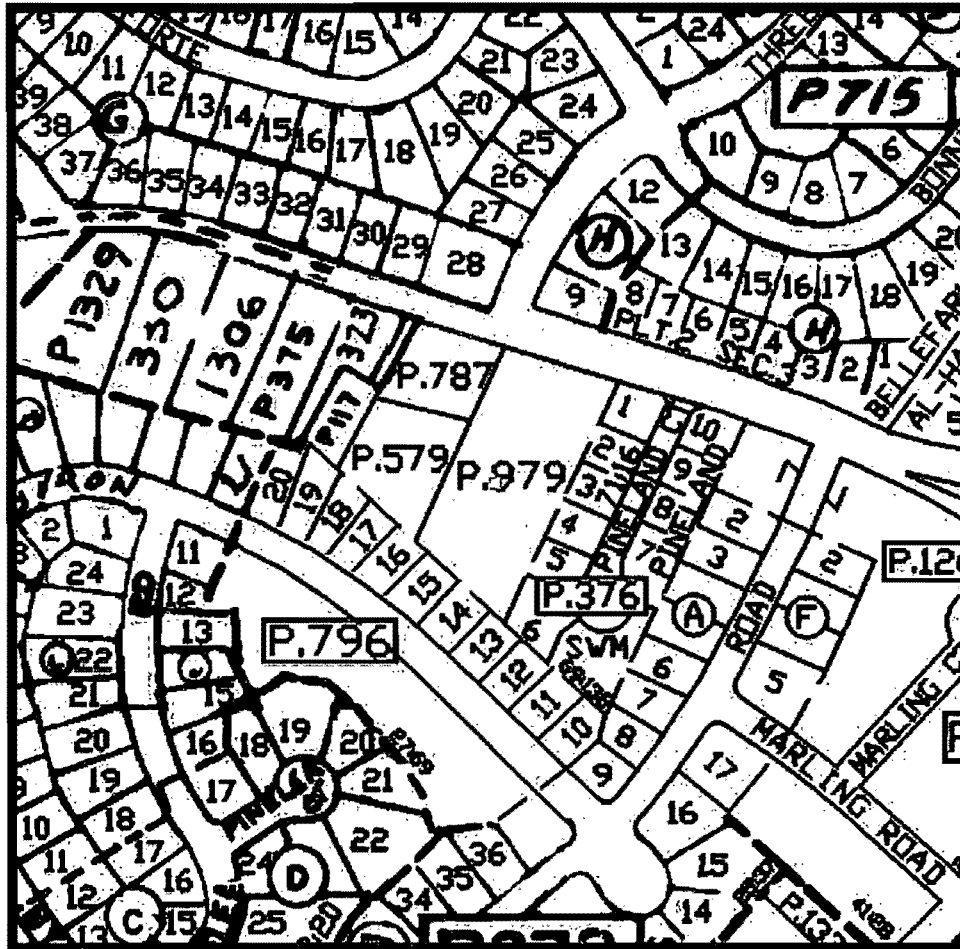
Seller: BRADFORD GENE CECIL	Date: 05/31/2000	Price: \$275,000
Type: NOT ARMS-LENGTH	Deed1: /14495/ 42	Deed2:
Seller: TAYLOR JOSEPH	Date: 06/28/1999	Price: \$155,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13860/ 560	Deed2:
Seller: YIRKA KAREN L	Date: 02/11/1993	Price: \$25,000
Type: NOT ARMS-LENGTH	Deed1: / 9600/ 695	Deed2:

Exemption Information

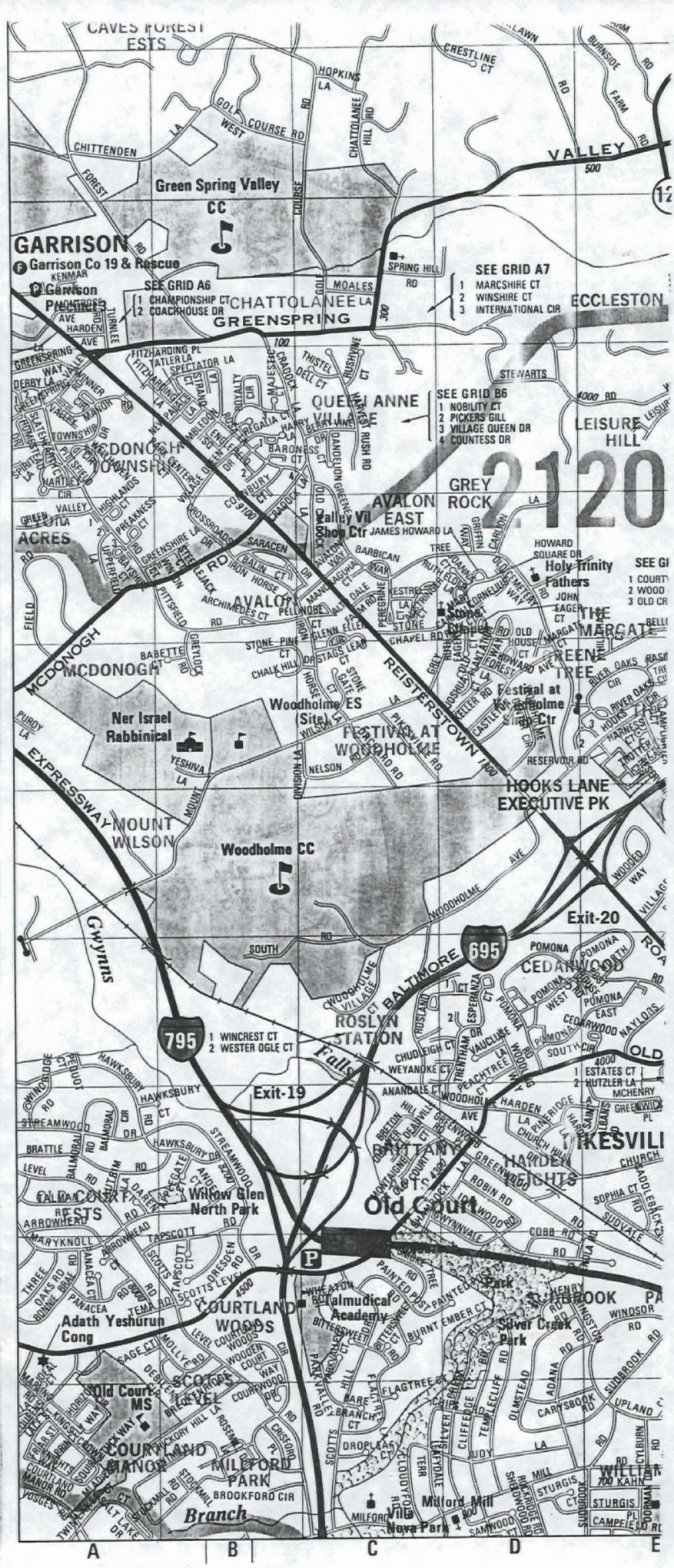
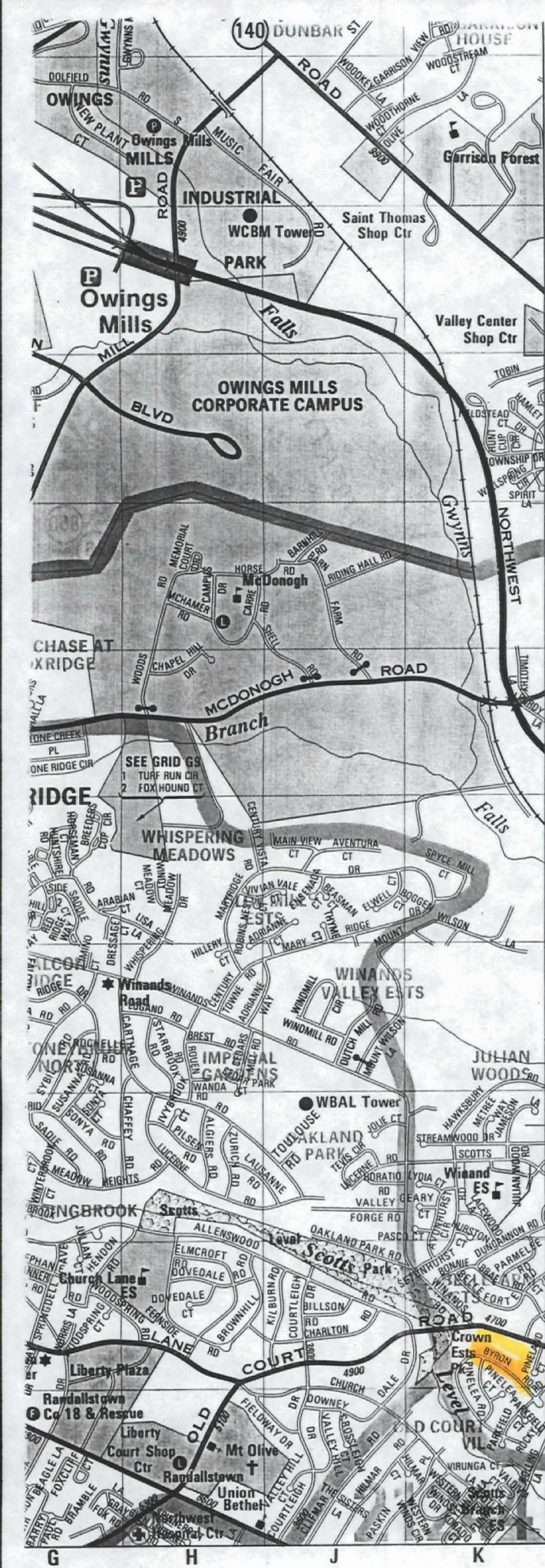
Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	700	228,590	228,590
State	700	228,590	228,590
Municipal	000	0	0

	Maryland Department of Assessments and Taxation	Go Back
	BALTIMORE COUNTY	View Map
	Real Property Data Search	New
		Search

District - 02 Account Number - 0218720200



Property maps provided courtesy of the Maryland Department of Planning ©2002.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us



D.R. 3.5

ATHLETIC
FIELDS

TENNIS
CT.

BALTIMORE COUNTY ZONING MAP

NW 7.9

SCALE 1" = 200'

02-392-A

N 27,000

LACEWOOD

DUNCANNON

D.R. 5.5

PARMELEE

BONNIE

BELLE

D.R. 3.5

FORTE

BELLE

ARROWHEAD

BELLE

FARM ESTATES

MARYKNOLL

BONNIE BRAE

RD.

D.R. 5.5

N 26,000

BYRON

N 25,000

N 558,000

PINELEA

PINELEA

RD.

COURTHAVEN

D.R. 5.5

D.R. 10.5

D.R. 16

D.R. 5.5

IDEAL

MARINE

RD.

RD.

RD.

RD.

RD.

RD.

RD.

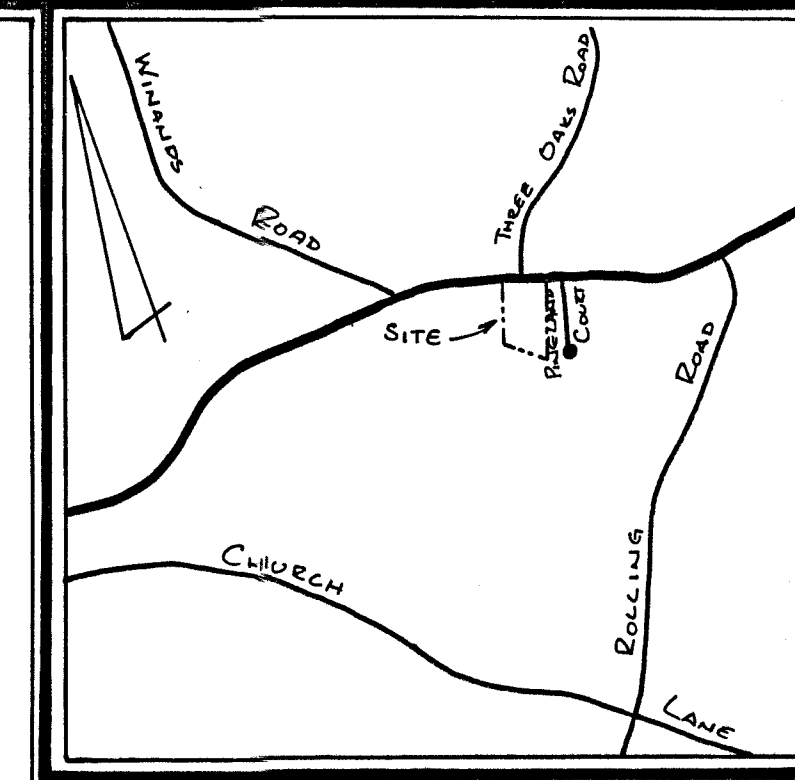
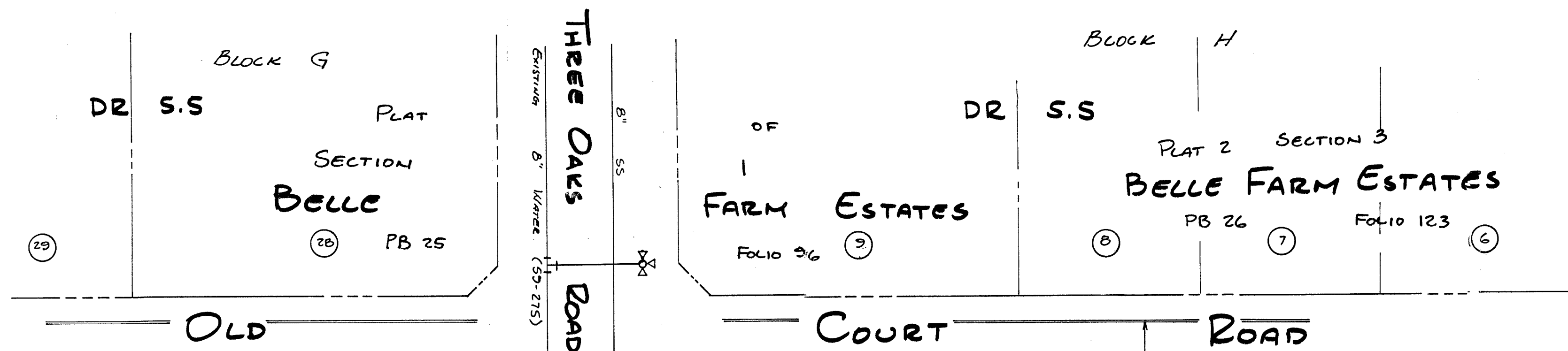
RD.

RD.

RD.

Old Court Road

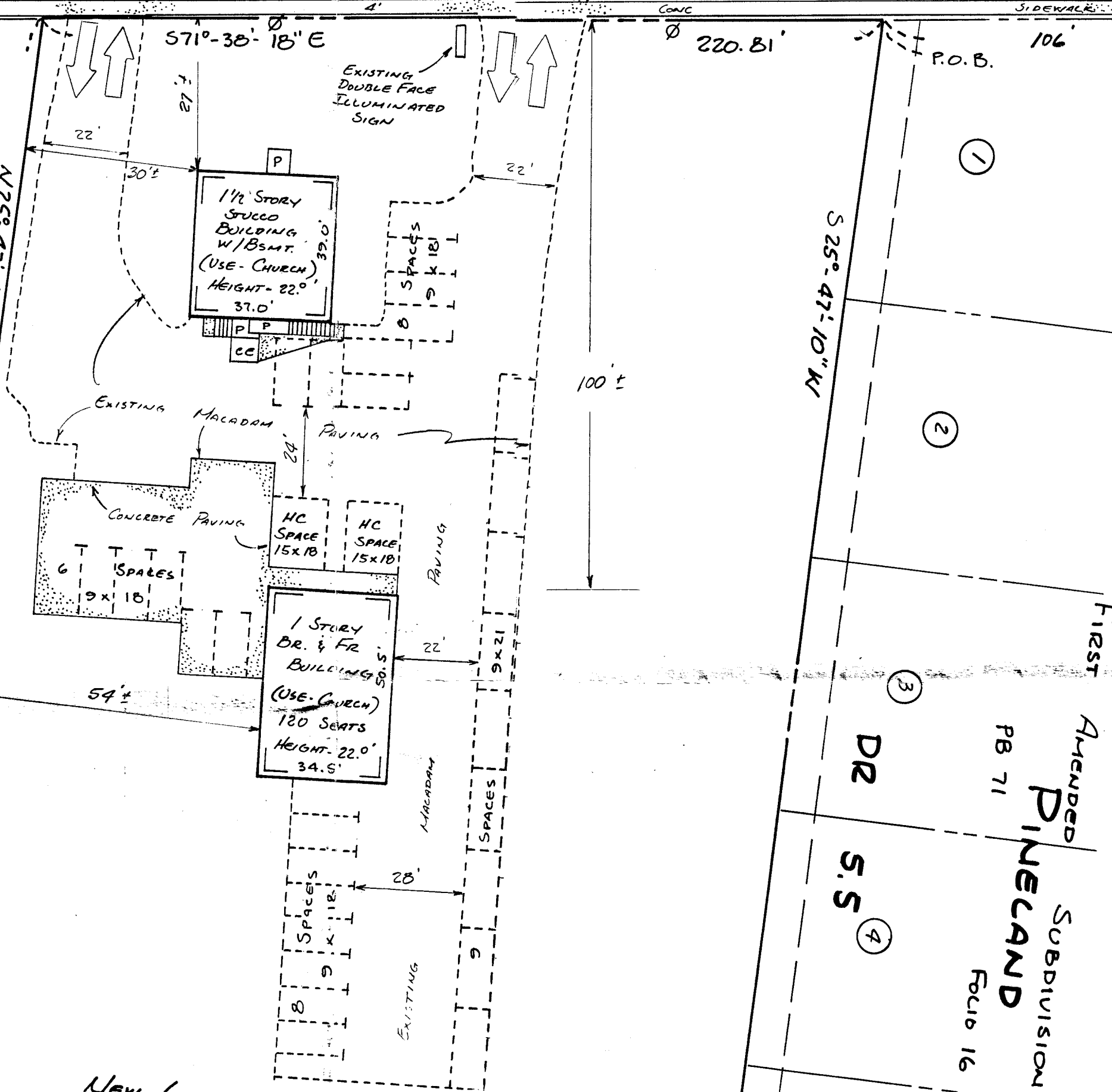




VICINITY MAP
1" = 1000 FT.

VIRGIE J RUPPERT
4731 OLD COURT RD
TA# 0218720211
REF: LIBER 7678 FOLIO 417

JANINET A ROGERS
4733 OLD COURT ROAD
TA# 0218720360
REF: LIBER 9301 FOLIO 430



New Life Fellowship Worship Center, Inc.
4727 Old Court Road
TA-77 Gr. 11 Parcel-719
TA# 0218720200
REF: LIBER 14425 FOLIO 42
1.9375 AC. ±

GENERAL NOTES

1. OWNERSHIP: NEW LIFE FELLOWSHIP WORSHIP CENTER, INC.
4727 OLD COURT ROAD
BALTIMORE, MD 21208-2347
DEED REFERENCE: LIBER NO. 14495 FOLIO 42
TAX ACCOUNT NO: 0218720200

2. ELECTION DISTRICT: 2ND COUNCILMANIC DISTRICT: 2ND
3. PREVIOUS COMMERCIAL PERMITS: NONE FOUND.
4. CURRENT ZONING: DR 5.5 (MAP NW 7 G)
5. PARKING CALCULATIONS:
BASED ON REQUIREMENTS FOR CHURCH - 1 SPACE PER 4 SEATS

NO. OF EXISTING SEATS - 120
NO. OF SPACES REQUIRED - $120 \div 4 = 30$
NO. OF SPACES PROVIDED - 32

FLOOR AREA RATIO CALCULATIONS:

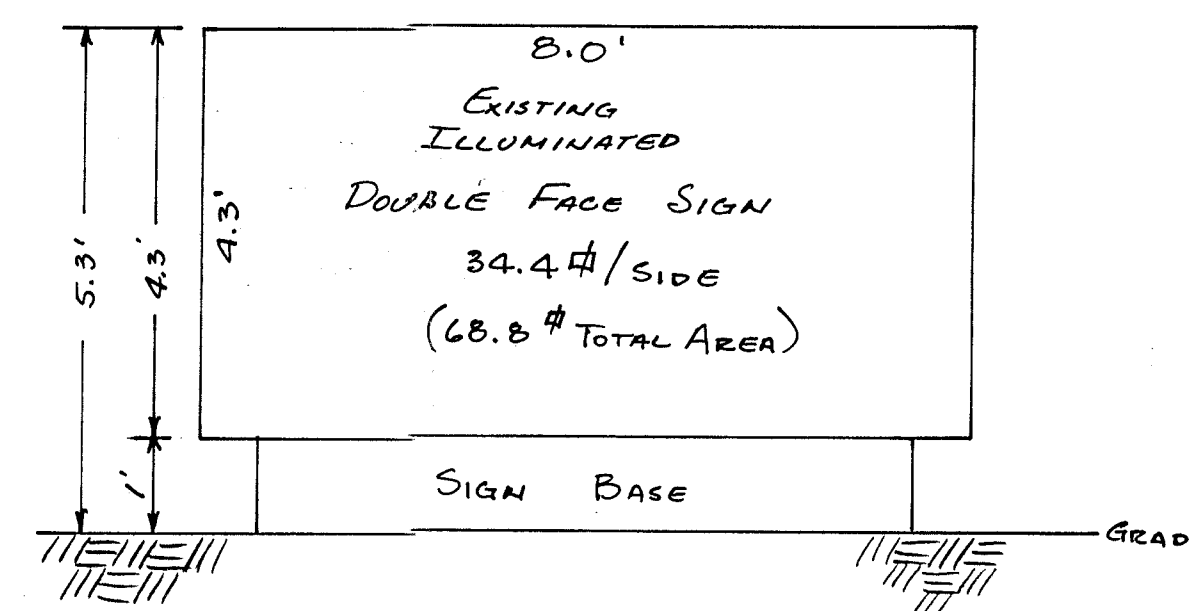
CHURCH - $34.5 \times 50.5 = 1,742.25$ SQ. FT.
BUILDING - $37.0 \times 39.0 \times 2.5 = 3,607.5$ SQ. FT.
GROSS FLOOR AREA = 5,349.75 SQ. FT.

FAR = $5,349.75 \div 64,647.5 = 0.083$

- NO RECORD OF PRIOR CRG OR DRC HEARINGS OR WAIVERS WAS FOUND.
- NO RECORD OF PRIOR ZONING CASES WAS FOUND. CURRENT CASE NO: 01-0616. (END)
- THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY IS NOT LOCATED IN AN HISTORIC AREA AND THERE ARE NO HISTORIC BUILDINGS LOCATED ON THE SITE.
- THE PROPERTY IS NOT LOCATED IN A FLOOD PLAIN.
- THERE ARE NO UNDERGROUND FUEL STORAGE TANKS LOCATED ON THE SITE, AND THERE ARE NO HAZARDOUS MATERIALS STORED ON SITE.

PLAT TO ACCOMPANY A PETITION FOR
A ZONING VARIANCE
FOR THE PROPERTY OF
NEW LIFE FELLOWSHIP CENTER, INC.

LOCATED AT
No. 4727 Old Court Road
IN THE
2ND ELECTION DISTRICT, 2ND COUNCILMANIC DISTRICT
OF
BALTIMORE COUNTY MARYLAND



SIGN DETAIL
1" = 2'

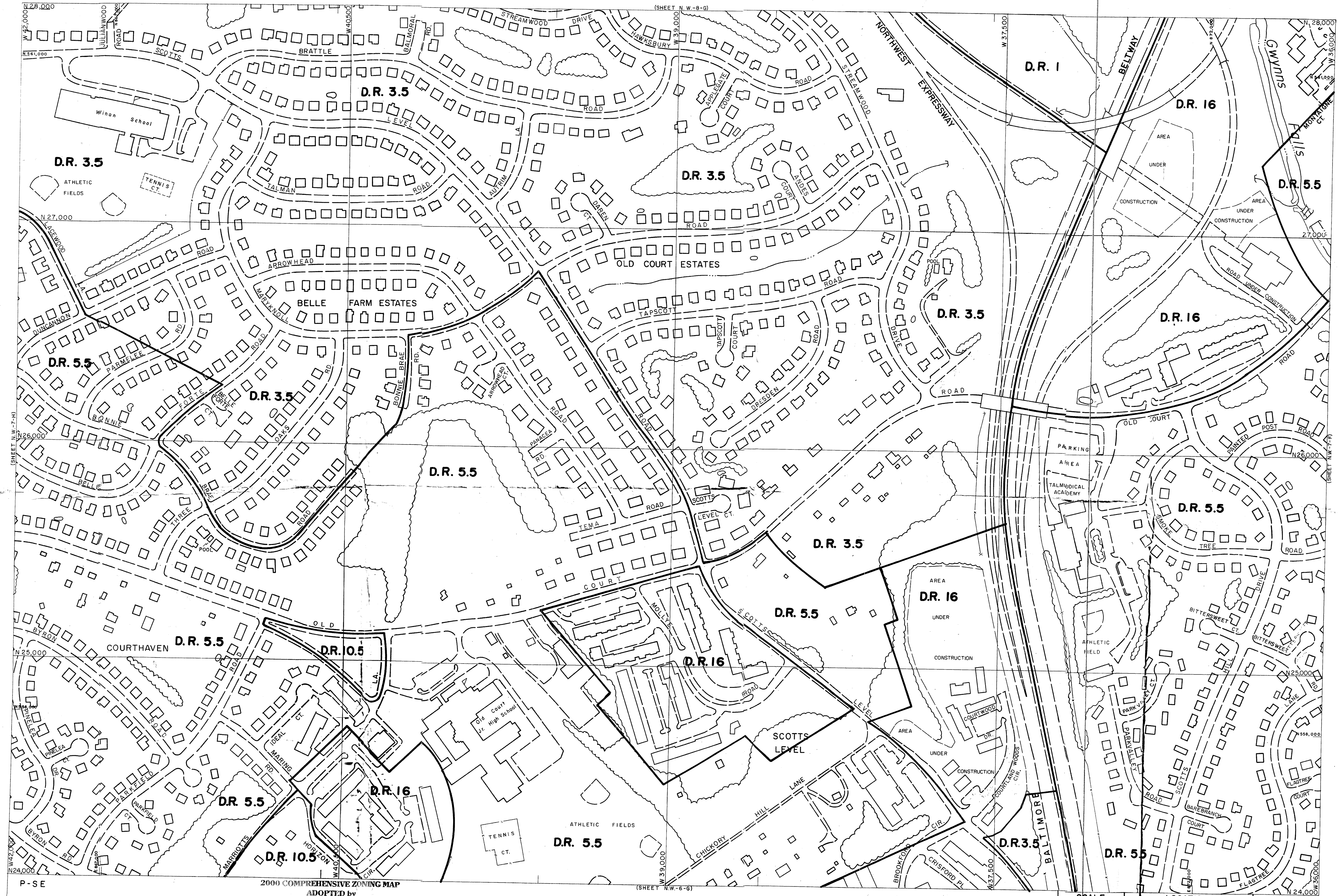
MARCH 13, 2002 - ADD NOTES 8 THRU 12.
MARCH 12, 2002 - REVISED - ADD PARKING LAYOUT, ADD GENERAL NOTES 1 THRU 7, ADD SIGN DETAIL

SCALE: 1" = 30' DATE: FEB 16, 2002

J. FINLEY RANSONE & ASSOCIATES
REGISTERED
LAND SURVEYORS
P.O. BOX 10160
TOWSON, MARYLAND
21285-0160
666-7448

J# F# 28-025

02-392-4



2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,
-00,

Joseph Bortolillo
Chairman, County Council

THIS MAP HAS BEEN REVISED
TOPOGRAPHY COMPILED BY
BY BUCHART-HORN, INC. BAL

BALTIMORE COUNTY

OFFICE OF PLANNING AND ZONING

OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION PIKESVILLE AREA	SHEET N.W. 7-G
DATE OF PHOTOGRAPHY JANUARY 1986		

NW 7 G