

IN RE: PETITION FOR ADMIN. VARIANCE  
NE/S Dogwood Road, NW  
centerline of Whitestone Road extended  
2nd Election District  
4th Councilmanic District  
(6730 Dogwood Road)

Sophelia L. & Elmer V. Sembly, III  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 05-247-SPHA

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Hearing and Variance filed by the legal owners of the subject property, Sophelia L. and Elmer V. Sembly. The special hearing and variance requests are for property located at 6730 Dogwood Road in Baltimore County. The special hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an amendment to the previously approved site plan from Zoning Case No. 03-151-A. In addition, a variance is requested from Sections 1B01.2C.1. and 1B01.1.B.1.(e) of the Baltimore County Zoning Regulations, to permit a proposed church with a 15 ft. front and 15 ft. rear setback in lieu of the required 40 ft. and 30 ft. respectively, and to permit a residential transition area of a minimum of 10 ft. for the church and parking lot in lieu of the required 100 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The property was posted with Notice of Hearing on December 11, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on December 14, 2004 to notify any interested persons of the scheduled hearing date

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

ORDER RECEIVED FOR FILING  
Date 1/7/05  
By [Signature]

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

**Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Bureau of Development Plans Review dated December 7, 2004. In addition, a ZAC comment was received from the Office of Planning dated December 10, 2004, a copy of which is attached hereto and made a part hereof.

**Interested Persons**

Appearing at the hearing on behalf of the requested special hearing and variance relief were Ronald Dorsey, Annie Dorsey, Daisha McNair, Theresa Minor, and Elmer Sembly, III and Lynn Sembly, Petitioners. Joseph Larson from the consulting firm that prepared the site plan presented the Petitioner's case. Sharon Neal attended the hearing as an adjacent property owner

11/2/05  
Ray

and interested citizen. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

### **Testimony and Evidence**

The subject property is composed of two parcels shown on Petitioners' Exhibit 1 as Lot A and Lot B, both of which are zoned DR 5.5 and vacant. Lot A is situated between a paper street known as James Place and Dogwood Road. This lot was the subject of Zoning Case No. 03-151-A in which the Zoning Commissioner granted variances from setback and Residential Transition Area (RTA) requirements so that a 90-seat church could be built on the property. Mr. Larson proffered that while the Petitioners were going through the permit process to build the church, Lot B, which lies to the north across James Place, became available. Lot A rises steeply from Dogwood Road and would have been a difficult project to grade for the church and parking lot. Consequently, the Petitioners purchased Lot B and present a rearranged plan for the church which will now be built on Lot B. The parking lot for the church will be on Lot A and provide 62 spaces. Twenty-three spaces are required.

Lot B is approximately 102 ft. x 120 ft. and consists of 0.28 acres. The same 40 ft. x 90 ft. church is proposed, as approved in the prior case. However, this leaves only 30 ft. beyond the church length dimension (15 ft. on each end) and so the Petitioners can not meet the front yard setback requirement of 40 ft. and rear yard setback of 30 ft. Indeed, if the setback requirements are strictly enforced the church could only be half the presently planned size. Rotating the building 90 degrees makes the setback problem worse as the lot is 102 ft. in width.

Similarly to the prior case, the Petitioners presented many letters of support from nearby property owners. However, Ms. Neal who owns the property to the west of Lot B indicated that she was concerned that the proposed church would adversely affect her use of her property. She wanted significant screening between her property and the church and to move the church away

from her property as far as possible. The Petitioners agreed and Mr. Larson proffered that the Petitioners could move the church an additional 15 ft. to the east. With this change Ms. Neal indicated her support for the project. The Petitioners indicated that property owners on the other side of Lot B would not object to this change.

However, in reviewing the applicable zoning regulations after the hearing, it appears that the most the Petitioners can move the church to the east is 5 additional feet because Section 1B01.2.C.1 requires a 20 ft. side yard setback. Neither Mr. Larson nor the undersigned Deputy Commissioner realized this fact during the hearing. Having since discovered the problem, Mr. Larson contacted Ms. Neal to explain the situation. He reported in his January 4, 2005 letter, which is now part of the file, that Ms. Neal does not object to the Petitioners' correcting Exhibit 1 to show the sidewalk for the church having a 30 ft. setback from her property rather than the 40 ft. dimension given at the hearing. She would, however, like specific input as to the selection of screening flora and that the screening be setback 10 ft. from the boundary between the properties.

Mr. Larson indicated that Lots A and B are part of the "Richardson Heights" subdivision which was recorded in the Land Records for Baltimore County in 1924 as shown by the subdivision plat Exhibit 4. Lot A is composed of Lots 14 through 18 of Section B of Richardson Heights while Lot B is composed of lots 14 through 18 and lots 1 through 7 of Section A of the same subdivision. He noted that this subdivision was recorded in the Land Records much before the DR zoning regulations were imposed.

In regard to the RTA variance, the Zoning Regulations require a 100 ft. buffer width for the church and parking lot. Lot B (the church) is only 102 ft. wide and so the RTA buffer can not reasonably be provided between the church and the adjoining residential uses. Similarly, the

parking on Lot A can not reasonably be buffered by a 100 ft. strip from adjacent residences as Lot A is only 170 ft. wide.

**Findings of Fact and Conclusions of Law**

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the requests. Lot A has previously been found by the Zoning Commissioner to be unique in a zoning sense. In addition to its odd shape, the land rises sharply from Dogwood Road which is the reason the Petitioners ultimately purchased Lot B because it is somewhat more on grade with the northern part of Lot A. Taking Lots A and B together the shape of the subject property is more irregular than before. In addition, as Mr. Larson points out, the underlying lots of the Richardson Heights subdivision were recorded in the Land Records much before the DR zoning regulations were imposed. It is not as if there is a clean slate to work with such as when new subdivisions are proposed after the Zoning Regulations are imposed. Consequently, I find the subject property unique in a zoning sense.

I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Lot B is only 120 ft. long and unless the church were to be one half the size previously approved, the front and rear setback requirements can not practically be met.

Furthermore, I find that these variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. There will be no adverse impact on the community with proper screening of the church from adjacent properties.

In regard to the RTA variance, the Zoning Regulations require a 100 ft. buffer width for the church and parking lot. Lot B (the church) is only 102 ft. wide and so the RTA buffer can not reasonably be provided between the church and the adjoining residential uses. Similarly, the

parking on Lot A can not reasonably be buffered by a 100 ft. strip from adjacent residences as Lot A is only 170 ft. wide. I find that the proposed 10 ft. RTA area around the church and parking lot will not adversely affect adjoining residential properties if the dense evergreen plantings and privacy fence suggested by the Office of Planning and Ms. Neal are incorporated into the plan.

Having approved the requested variances I will approve the special hearing request to amend the previously approved site plan from Zoning Case No. 03-151-A for the reasons given above.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance and special hearing requests should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 7 day of January, 2005, that the Petitioners' request for Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an amendment to the previously approved site plan from Zoning Case No. 03-151-A, be and is hereby GRANTED.

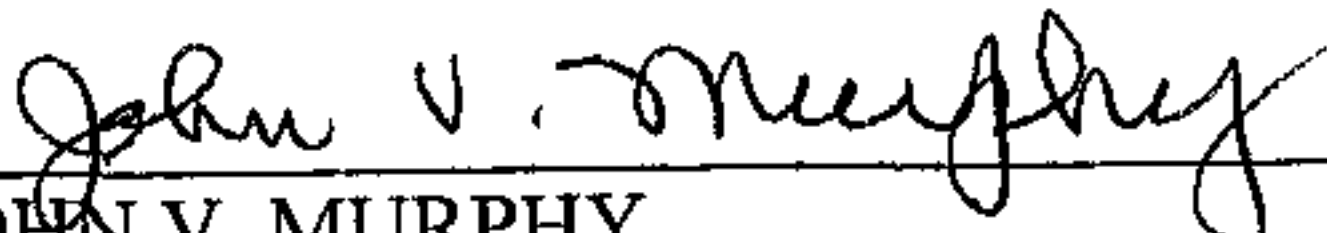
IT IS FURTHER ORDERED, that the variance relief requested from Sections 1B01.2C.1.a and 1B01.1.B.1.(e) to permit a proposed church with a 15 ft. front and 15 ft. rear setback in lieu of the required 40 ft. and 30 ft. respectively and to permit a residential transition area of a minimum of 10 ft. for the church and parking lot in lieu of the required 100 ft., be and is hereby GRANTED, subject, however, to the to the following restrictions which are conditions precedent to the relief granted herein:

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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be

required to return, and be responsible for returning, said property to its original condition;

2. Compliance with the ZAC comments submitted by the Office of Planning dated December 10, 2004, a copy of which is attached hereto and made a part hereof, including but not limited to providing dense evergreen screening and lighting approved by the Baltimore County Landscape Architect after consultation with Ms. Neal. Said screening shall be set 10 feet onto the Petitioner's property from the boundary between the Petitioner and Neal properties in accord with the agreement between Ms. Neal and the Petitioner shown in Mr. Larson's letter of January 4, 2005 included in the file;
3. Compliance with the ZAC comments submitted by the Bureau of Development Plans Review dated December 7, 2004, a copy of which is attached hereto and made a part hereof;
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

  
\_\_\_\_\_  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

DATE

1/17/05

BY

raj

## Zoning Commissioner

Suite 405, County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204  
Tel: 410-887-3868 • Fax: 410-887-3468



## Baltimore County

*James T. Smith, Jr., County Executive*  
*William J. Wiseman III, Zoning Commissioner*

January 7, 2005

Mr. & Mrs. Elmer V. Sembly, III  
755 Friendship Road  
Westminster, Maryland 21157

Re: Petitions for Special Hearing & Variance  
Case No. 05-247-SPHA  
Property: 6730 Dogwood Road

Dear Mr. & Mrs. Sembly:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure

c: Joseph L. Larson  
Spellman & Larson  
105 W. Chesapeake Avenue  
Towson, MD 21204

Ronald & Annie Dorsey  
4740 Shamrock Ave.  
Baltimore, MD 21206

Daisha McNair  
1407 Coldstream Road  
Baltimore, MD 21221

Theresa Minor  
3928 Elmora Ave.  
Baltimore, MD 21213

Sharon F. Neal  
6719 Meekins Ave.  
Baltimore, MD 21207

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6730 Dogwood Road

which is presently zoned DR 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Refer to attached sheet.

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 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

Not applicable

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

Elmer V. Sembly, III

Name - Type or Print

Signature

Sophelia L. Sembly

Name - Type or Print

Signature

755 Friendship Road

Address

410-840-8455

Telephone No.

Westminster

City

MD

State

21157

Zip Code

## Representative to be Contacted:

Joseph L. Larson

Name

105 W. Chesapeake Avenue

Address

410-823-3535

Telephone No.

Towson

City

MD

State

21204

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By D.T.

Date

11/12/04

Case No. 05-247-SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING  
11/7/05  
11/12/04

**SPECIAL HEARING PETITION**

An amendment to the previously approved Site Plan from Zoning Case No. 03-151-A.

05-247-SPHA



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6730 Dogwood Road

which is presently zoned DR 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)

Refer to attached sheet.

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

Argument and reasons to be presented at the hearing.

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

Not applicable

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 05-247-SPHA

Legal Owner(s):

Elmer V. Sembly, III

Name - Type or Print

Signature

Sophelia L. Sembly

Name - Type or Print

Signature

755 Friendship Road

410-840-8455

Address

Telephone No.

Westminster

MD

21157

City

State

Zip Code

Representative to be Contacted:

Joseph L. Larson

Name

105 W. Chesapeake Avenue

410-823-3535

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By D.T.

Date 11/12/04

ORDER RECEIVED FOR FILING

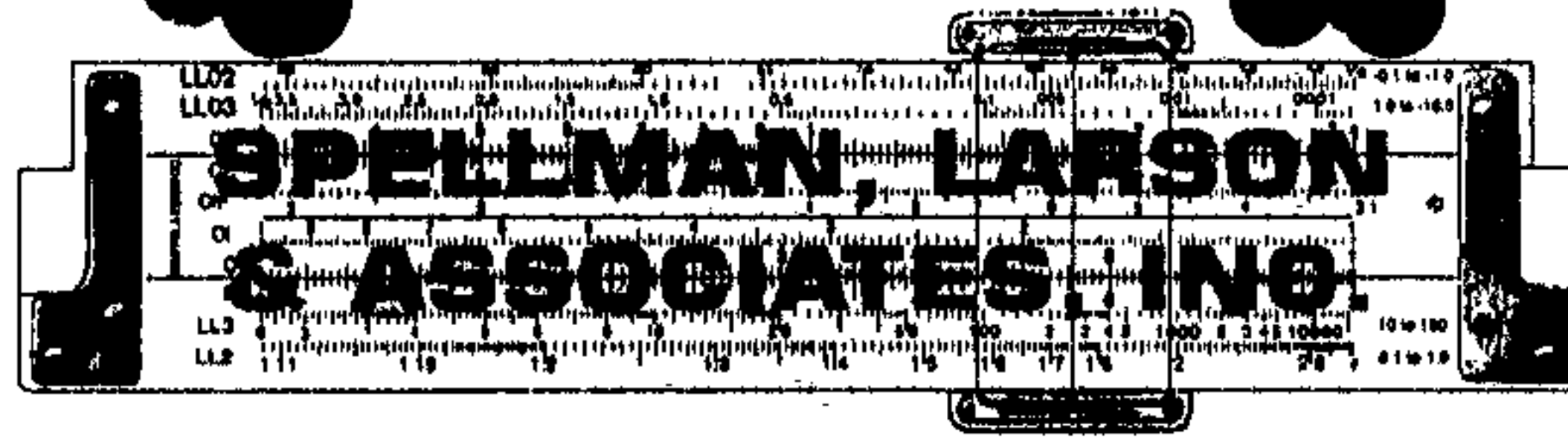
11/16/04  
9/15/98

## **VARIANCE PETITION**

1B01.2<sup>C</sup>1.1., 1B01.1.B.1.a.(1)

To permit a proposed church with a 15' front and 15' rear setback in lieu of the required 40' and 30' respectively and to permit a residential transition area of a minimum of 10' for the church and parking lot in lieu of the required 100'.

05-247-SPHA



ROBERT E. SPELLMAN, P.L.S.  
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS  
105 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
TEL (410) 823-3535 / FAX (410) 825-5215

LOT A

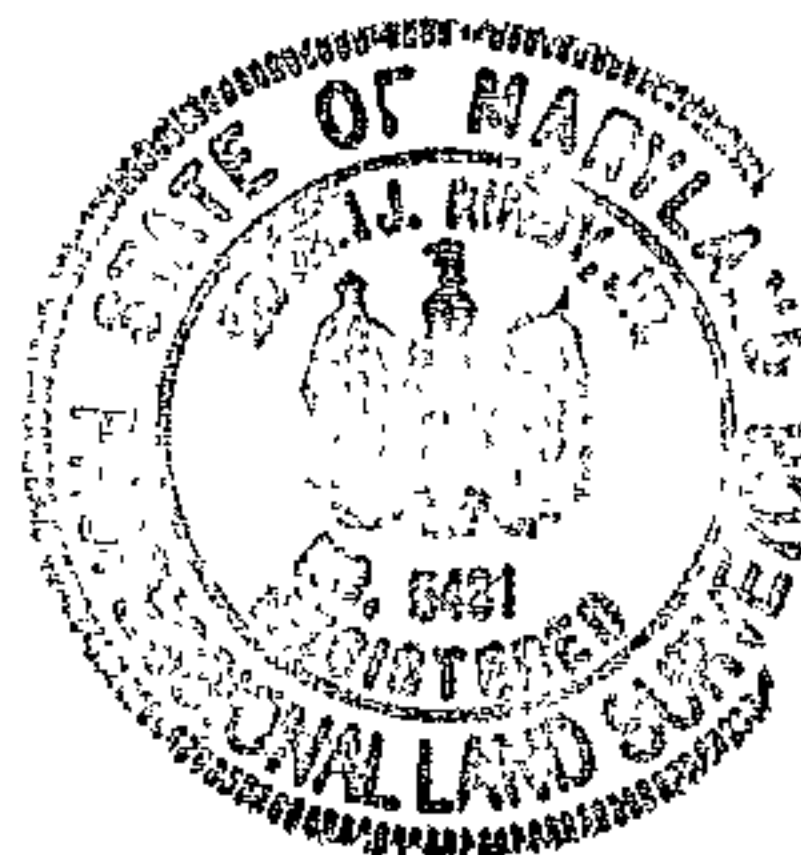
**DESCRIPTION FOR A ZONING PETITION, SEMBLY PROPERTY,  
6730 DOGWOOD ROAD, 2<sup>nd</sup> ELECTION DISTRICT, BALTIMORE COUNTY,  
MARYLAND**

**BEGINNING** for the same at a point on the north side of Dogwood Road, 45 feet wide, at the distance of 225 feet, more or less, measured along the north side of Dogwood Road from the center line of Featherbed Lane, 30 feet wide, and running thence and binding on the north side of Dogwood Road south 64 degrees 42 minutes east 126.92 feet thence leaving the north side of Dogwood Road and running north 40 degrees 30 minutes east 171.4 feet to the south side of James Place, a 40 foot wide unimproved road and running thence on the south side of James Place north 49 degrees 30 minutes west 170.76 feet thence leaving James Place and running south 40 degrees 30 minutes west 125 feet south 49 degrees 30 minutes east 48.24 feet and south 40 degrees 30 minutes west 79.64 feet to the place of beginning.

**CONTAINING 0.67 acres of land more or less.**

October 1, 2004

File#D11010401



05-247-SPHA

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 42196

DATE 11/2/04

ACCOUNT 0010016150

AMOUNT \$ 650.00

RECEIVED FROM: SPECIALTIES PRESS

FOR: ITEM # 2417 05-247-SPHA

1130 DOBSON RD. PY D THOMPSON

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

VOID RECEIPT

ISSUED: 11/12/04 TIME: 11:15 AM

BY: 11/12/04 11:15 AM 2

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CASHIER'S VALIDATION

#### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #05-247-SPHA

6730 Dogwood Road

N/east side of Dogwood Road, n/west of centerline of Whitestone Road extended

2nd Election District - 4th Councilmanic District

Legal Owner(s): Elmer V. and Sophelia L. Sembly

**Special Hearing:** to allow an amendment to the previously approved site plan from Zoning Case No. 03-161-A. **Variance:** to permit a proposed church with a 15-foot front rear setback in lieu of the required 40 feet and 30 feet respectively and to permit a residential transition area of a minimum of 10 feet for the church and parking lot in lieu of the required 100 feet.

**Hearing:** Tuesday, December 28, 2004 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/12/652 Dec. 14

33019

## CERTIFICATE OF PUBLICATION

12/16/, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/14/, 2004.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*J. Wilkins*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date December 14, 2004

RE: Case Number 05-247-SPHA

Petitioner/Developer ELMER + SOPHELIA SEMBLY / JOSEPH LARSON

Date of Hearing/Closing DECEMBER 28, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6730 DOGWOOD RD.

The sign(s) were posted on

December 11, 2004

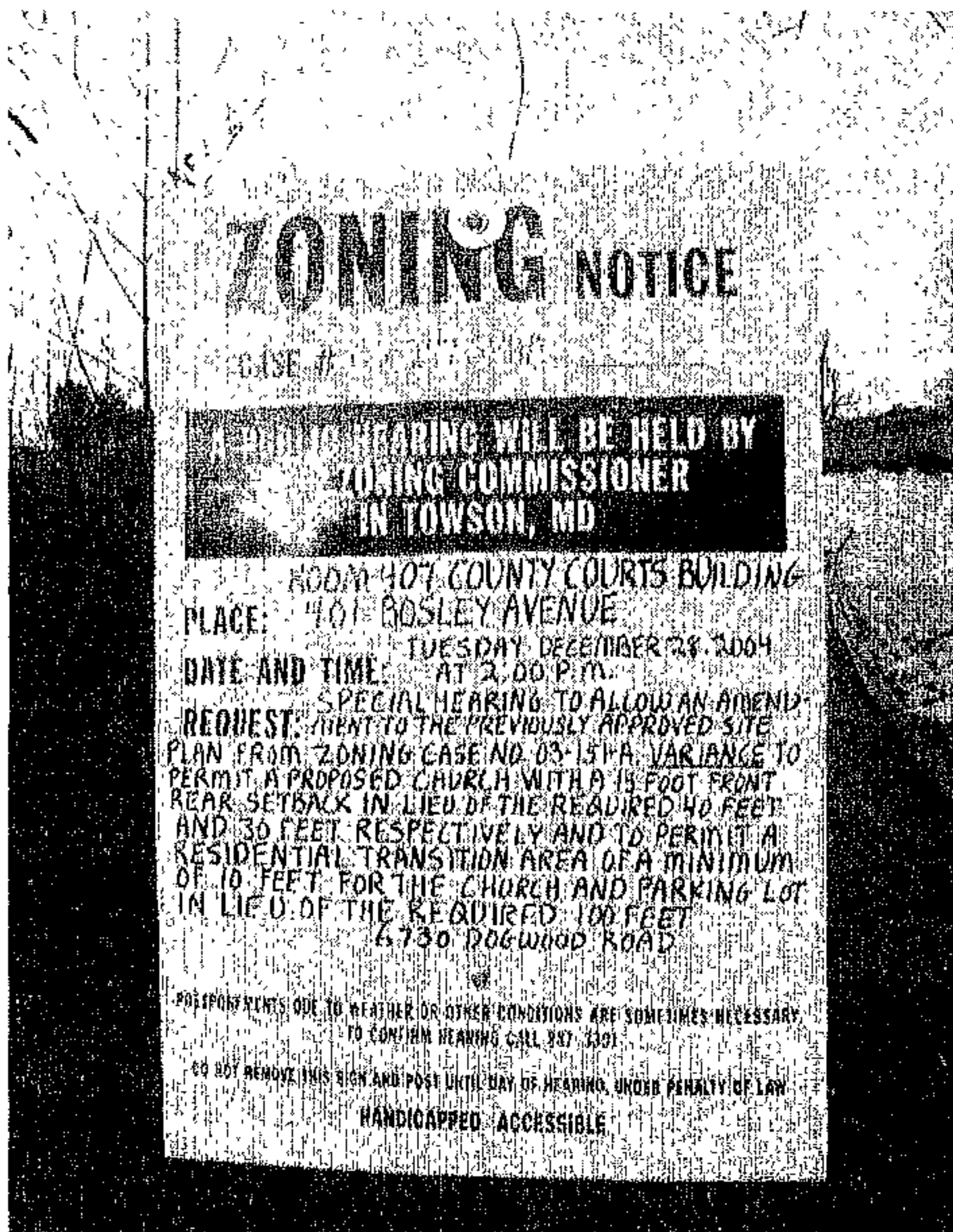
*Linda O'Keefe*  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley Maryland 21030  
(City, State, Zip Code of Sign Poster)

410-666-5366  
(Telephone Number of Sign Poster)



**Department of Permits and  
Development Management**

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



**Baltimore County**

*James T. Smith, Jr., County Executive  
Timothy M. Kotroco, Director*

November 26, 2004

**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: 05-247-SPHA**

6730 Dogwood Road

N/east side of Dogwood Road, n/west of centerline of Whitestone Road extended

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Elmer V. and Sophelia L. Sembly

Special Hearing to allow an amendment to the previously approved site plan from Zoning Case No. 03-151-A. Variance to permit a proposed church with a 15-foot front rear setback in lieu of the required 40 feet and 30 feet respectively and to permit a residential transition area of a minimum of 10 feet for the church and parking lot in lieu of the required 100 feet.

Hearing: Tuesday, December 28, 2004 at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Elmer & Sophelia Sembly, 755 Friendship Rd., Westminster 21157  
Joseph Larson, 105 W. Chesapeake Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 13, 2004.**
- (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.

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, December 14, 2004 Issue - Jeffersonian

Please forward billing to:  
Elmer Sembly  
755 Friendship Road  
Westminster, MD 21157

410-840-8455

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## 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: 05-247-SPHA**

6730 Dogwood Road

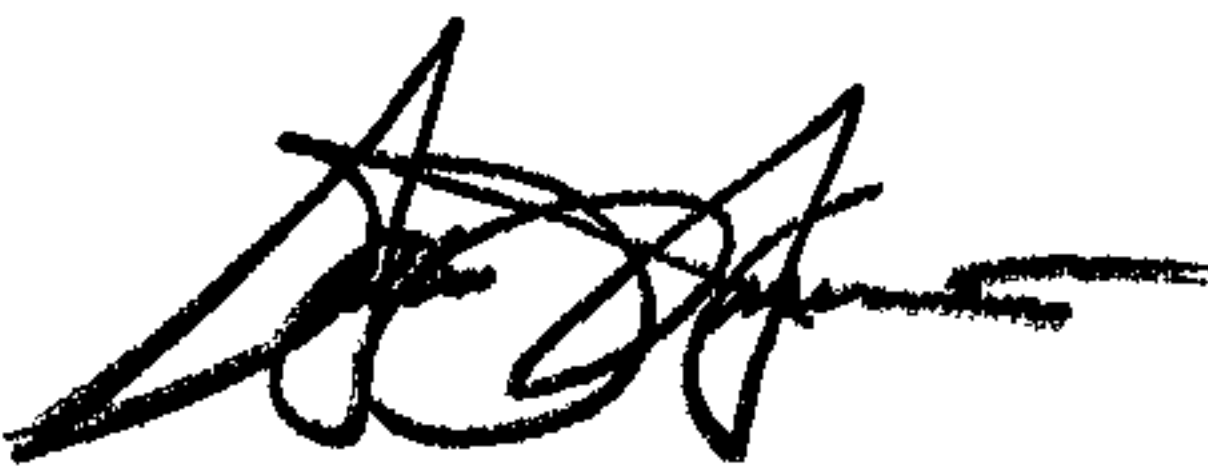
N/east side of Dogwood Road, n/west of centerline of Whitestone Road extended

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Elmer V. and Sophelia L. Sembly

Special Hearing to allow an amendment to the previously approved site plan from Zoning Case No. 03-151-A. Variance to permit a proposed church with a 15-foot front rear setback in lieu of the required 40 feet and 30 feet respectively and to permit a residential transition area of a minimum of 10 feet for the church and parking lot in lieu of the required 100 feet.

Hearing: Tuesday, December 28, 2004 at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

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

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

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

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 05-247-SPHA

Petitioner: MR. ELMER SEMBLY

Address or Location: 6730 DOGWOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. ELMER SEMBLY

Address: 155 FRIENDSHIP RD.

WESTMINSTER, MD 21157

Telephone Number: 410-840-8455

**Department of Permits  
Development Management**

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



**Baltimore County**

*James T. Smith, Jr., County Executive  
Timothy M. Kotroco, Director*

December 21, 2004

Elmer V. Sembly, III  
Sophelia L. Sembly  
755 Friendship Road  
Westminster, Maryland 21157

Dear Mr. and Mrs. Sembly:

RE: Case Number: 05-247-SPHA , 6730 Dogwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 12, 2004.

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." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel  
Joseph Larson 105 W. Chesapeake Avenue Towson 21204

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



## Fire Department

700 East Joppa Road  
Towson, Maryland 21286-5500  
Tel: 410-887-4500



## Baltimore County

*James T. Smith, Jr., County Executive*  
*John J. Hohman, Chief*

County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 22, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 22, 2004

Item No.: 227-241, 243, 245-249

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



Printed on Recycled Paper

Robert L. Ehrlich, Jr., *Governor*  
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*  
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 11.22.04

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

RE: Baltimore County  
Item No. 247 DT

Dear Ms. Matthews:

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,

Steven D. Foster, Chief  
Engineering Access Permits Division

My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)

gm  
12/28

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco  
PDM

FROM: John D. Oltman, Jr JPO  
DEPRM

DATE: December 10, 2004

SUBJECT: Zoning Items # See List Below

RECEIVED

DEC 10 2004

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of November 22, 2004.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-227  
05-229  
05-230  
05-232  
05-233  
05-234  
05-235  
05-238  
05-239  
05-240  
05-241  
05-242  
05-243  
05-244  
05-245  
05-246  
05-247  
05-248

Reviewers: Sue Farinetti, Dave Lykens

Jan 12/05

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Timothy M. Kotroco, Director  
Department of Permits and  
Development Management

**DATE:** December 10, 2004

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

RECEIVED

DEC 13 2004

**SUBJECT:** 6730 Dogwood Road

**INFORMATION:**

**Item Number:** 5-247

**Petitioner:** Elmer Sembley

**Zoning:** DR 5.5

**Requested Action:** Variance

ZONING COMMISSIONER

### SUMMARY OF RECOMMENDATIONS:

Per Section 1B01.1B.1.(6) of the BCZR, a finding shall be conducted relative to new churches or other building for religious worship to determine that "the proposed improvements are planned in such a way that compliance, to the extent possible with RTA use requirement, will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises."

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. Submit building elevations to the Office of Planning for review and approval prior to applying for a building permit.
2. Install a compact dense evergreen screening in conjunction with a 6-foot high wood privacy fence wherever the requested variances adjoin residential property lines.
3. Direct all exterior lighting away from all adjacent residential use.
4. Limit the height of all exterior lighting to 14 feet.

ORDER RECEIVED FOR FILING

1/17/05  
Ray

5. Submit a landscape and lighting plan to Avery Harden, Baltimore County's Landscape Architect for review and approval.

Prepared by: Mark A. Cunniff

Division Chief: Lynn J. Harden

AFK/LL:MAC:

ORDER RECEIVED FOR FILING

1/2/05

W:\DEVREVZAC\5-247.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

**TO:** Timothy M. Kotroco, Director  
Department of Permits &  
Development Management

**DATE:** December 7, 2004

**FROM:** Robert W. Bowling, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For November 29, 2004  
Item No. 247

The Bureau of Development Plans Review has reviewed the subject-zoning item.

James Place shall be improved as a 30-foot street cross section with curb and gutter across the frontage of lot "B".

The right-of-way for James Place in front of lots A and B shall be deeded over to Baltimore County at no cost at this time.

The means of providing water and sewer service to the church building shall be clearly established.

The minimum drive aisle between perpendicular parking spaces is 22 feet wide.

RWB:CEN:jrb

cc: File

ZAC-11-29-2004-ITEM NO 247-12092004

ORDER RECEIVED FOR FILING

Date

12/6/5

By

Ray

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
AND VARIANCE \*  
6730 Dogwood Road; NE/side Dogwood Rd,\* ZONING COMMISSIONER  
NW c/line Whitestone Road extended \*  
2<sup>nd</sup> Election & 4<sup>th</sup> Councilmanic Districts \* FOR  
Legal Owner(s): Elmer & Sophelia Sembly \*  
Petitioner(s) \* BALTIMORE COUNTY  
\* 05-247-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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

**RECEIVED**

NOV 24 2004

Per *CLH*

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 24<sup>th</sup> day of November, 2004, a copy of the foregoing Entry of Appearance was mailed to Joseph Larson, 105 W. Chesapeake Avenue, Towson, MD 21204, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



ROBERT E. SPELLMAN, P.L.S.  
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS  
105 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
TEL (410) 823-3535 / FAX (410) 825-5215

**Mr. Carl Richards, Supervisor**  
Office of Zoning  
Dept. of Permits and Development Management  
Baltimore County

**November 18, 2004**

**Re: Sembly Project**  
Job No. 202015  
6730 Dogwood Road  
Case No. 05-247 SPHA

Dear Carl,

Zoning Petitions have been filed for the above captioned project for a Special Exception and Variance as identified as Case No. 05-247 SPHA..

I am herein respectfully requesting your consideration and cooperation in setting this Case in for an expedited Hearing date at your earliest possible convenience due to serious time constraints affecting the property.

The project was granted zoning relief previously by Case No. 03-151-A but has been delayed due to an acquisition of a second parcel of property which has required us to re- file for the above mentioned new Zoning Petitions prior to Site Development Plan processing.

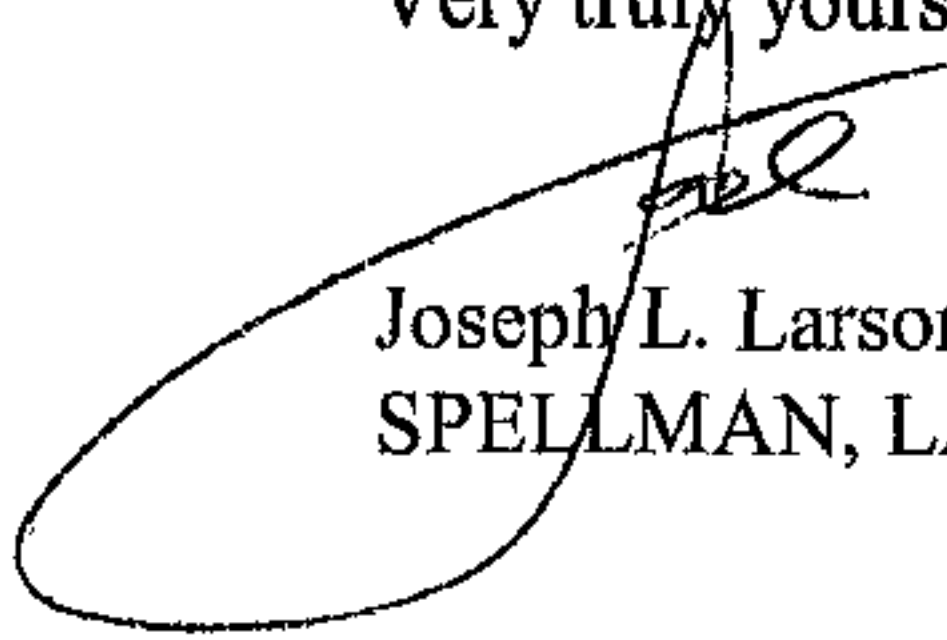
We expect no opposition and a very brief hearing as was the situation with the previous Hearing.

The acquisition of the new parcel has caused unfortunate delays but will provide a more functional site development.

The project has enjoyed neighborhood support and for these reasons we are hoping we can obtain your cooperation since the Hearing should be quite brief.

I sincerely appreciate whatever assistance you can afford us.

Very truly yours,

  
Joseph L. Larson, President  
SPELLMAN, LARSON & ASSOC., INC.

cc: Elmer Sembly  
File#L10080402



ROBERT E. SPELLMAN, P.L.S.  
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS  
105 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
TEL (410) 823-3535 / FAX (410) 825-5215

RECEIVED

JAN 4 2005

Ms. Sharon Neal  
6719 Meekins Avenue  
Gwynn Oak, MD 21207-4134

January 4, 2005

ZONING COMMISSIONER

Re: 6730 Dogwood Road  
Zoning Case No. 05-247-SPHA

Dear Ms. Neal,

Pursuant to our meeting at your home on Monday last, I wish to herein confirm the agreement reached regarding the above captioned Zoning Case.

Our meeting was arranged to resolve an issue that arose due to the oversight that I had made at the Zoning Hearing before Deputy Commissioner Murphy regarding relocating the Church Building easterly fifteen feet to be set ten feet off of the easternmost property line of the Sembly Property. Unfortunately upon Deputy Commissioner Murphy's review of this matter he informed this office that the Zoning Regulations for non-residential buildings require a building setback of twenty feet, which would only allow the building shift to be five feet easterly instead of the proposed fifteen feet.

You and I reviewed this issue very thoroughly at our meeting at your home whereby after a lengthy discussion you have agreed to support this building relocation subject to the following conditions.

In order to provide you the proper screening and a comfort level with regard to a buffer between your residence and the Church Building the landscaping along your easternmost property line will consist of a dense tree or shrub buffer of a species to be selected by you. Of course, the species must be in compliance with the Landscape Manual and endemic to the general area. This buffer will be set ten feet off of your easternmost property line into the Sembly Property. Further there will be no fence installed on the Sembly Property along your property line.

In accordance with these conditions you are in agreement with regard to relocating the new building only five foot easterly.

**Ms. Sharon Neal  
January 4, 2005  
Re: 6730 Dogwood Road**

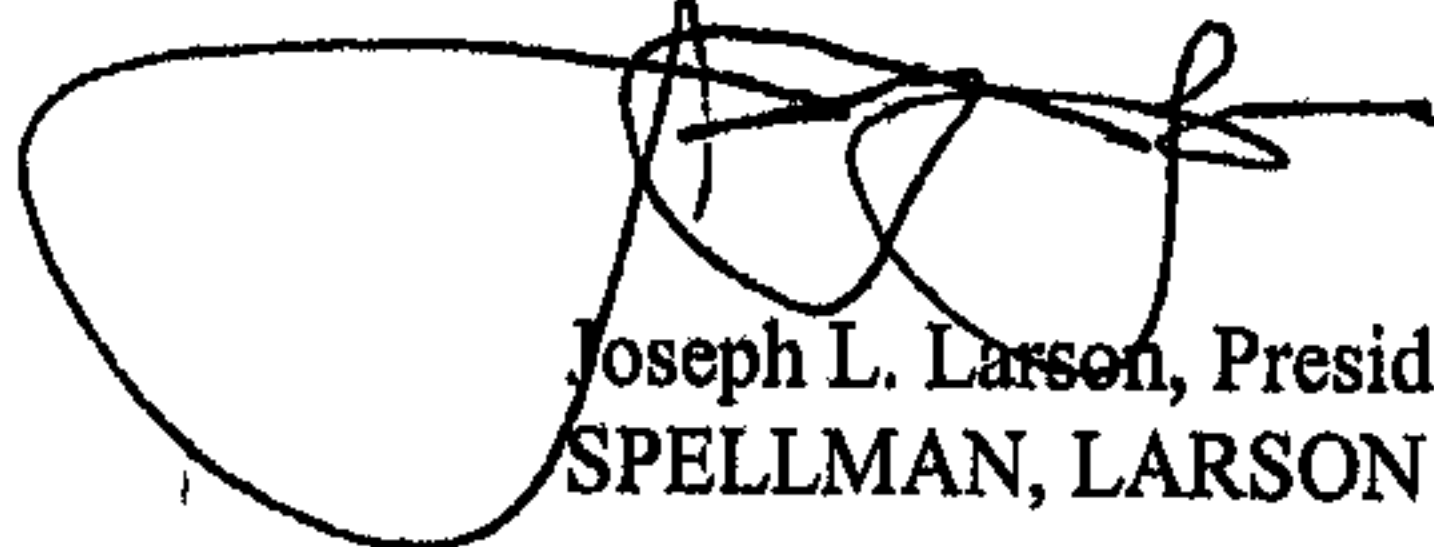
**Page 2**

I appreciate your cooperation with regard to this matter and we will keep you informed and be in contact with you when we are in the process of developing our Landscape Design.

Further, and as a courtesy we will within the next couple of days, set the corner markers for your lot on James Place as per our agreement.

Should you have any questions or wish to discuss this matter in any further detail please feel free to contact me at any time.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Joseph L. Larson', is written over the typed name and company name.

**Joseph L. Larson, President  
SPELLMAN, LARSON & ASSOC., INC.**

**cc: Deputy Commissioner John Murphy  
Elmer Sembly**

**File#L01040501**

IN RE: PETITION FOR VARIANCE  
NE/S Dogwood Road, 225' E of the c/l  
Featherbed Lane  
(6730 Dogwood Road)  
2<sup>nd</sup> Election District  
2<sup>nd</sup> Council District

Elmer V. Sembly, III, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 03-151-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, Elmer V. Sembly, III, and his wife, Sophelia L. Sembly. The Petitioners request relief from Section 1B01.1.B.1.e(3) and (5), and 1B02.C.1.a of the Baltimore County Zoning Regulations to permit Residential Transition Area (RTA) setbacks and buffers of 10 feet each in lieu of the required setbacks of 75 feet and buffers of 50 feet for a proposed parking lot; to allow a church building with setbacks and buffers of 25 feet each in lieu of the required 75-foot setbacks and 50-foot buffers; and, to allow a side street setback of 10 feet in lieu of the required 35 feet. 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 Elmer and Sophelia Sembly, property owners, and Joseph Larson, a representative of Spellman, Larson and Associates, Inc., the consultants who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped unimproved parcel located on the northeast side of Dogwood Road, not far from the Baltimore Beltway and Security Boulevard in western Baltimore County. The rear of the property abuts an unimproved paper street, known as James Place. As shown on the site plan, the property

contains a gross area of 0.67 acres, more or less, zoned D.R.5.5 and is proposed for development with a small, one-story church building with a capacity of 90 seats. The building will be 90' x 40' in dimension and contain 3600 sq.ft. in area. In addition to the church building, the plan shows a macadam parking area that will provide parking for up to 36 vehicles. A schematic building elevation drawing of the proposed building was submitted into evidence as Petitioner's Exhibit 2. It was indicated at the hearing that the proposed Church, which is nestled within a residential community, will attract residents from the surrounding neighborhood. In fact, several letters of support were received from neighbors and property owners in the vicinity.

Although the D.R.5.5 zone permits churches by right and no parking variance is necessary, variance relief is required from setback requirements. Several of the variances relate to the RTA requirements contained in Section 1B01.1.B of the B.C.Z.R. Those requirements provide increased buffers and setbacks between differing housing types and uses. As noted above, the property is located within a residential neighborhood.

Testimony and evidence offered was persuasive to a finding that the property is unique given its unusual shape and the existence of the paper street immediately to the rear of the property. Indeed, an examination of the site plan shows that the building could not be located on this property is strict adherence to the RTA requirements were required. It is also clear that the proposed use will not be detrimental to adjacent uses. The fact that the proposed building is modest in size and that sufficient on-site parking is provided are persuasive factors.

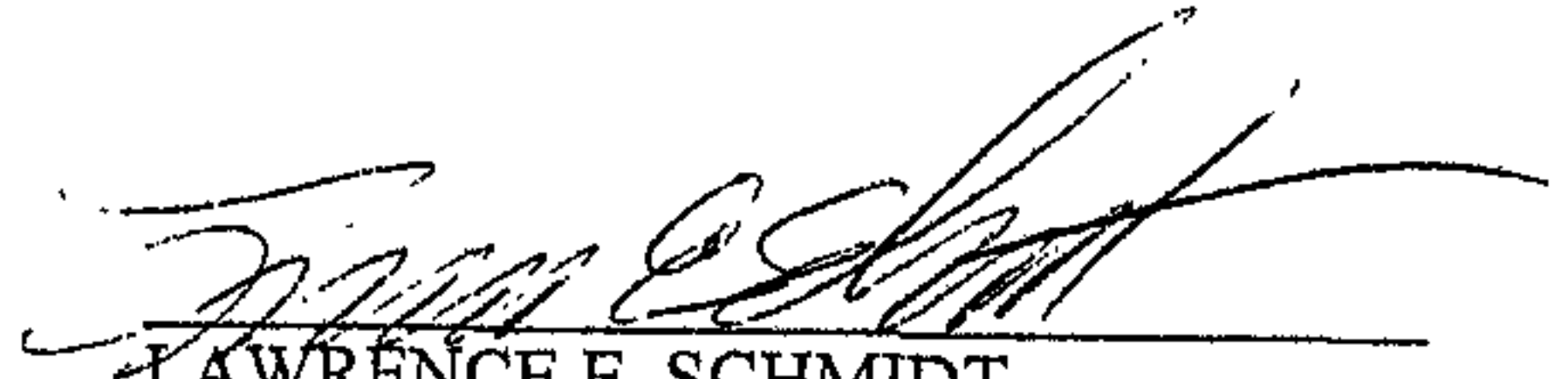
Based upon the testimony and evidence offered, I am persuaded to grant the relief requested. In sum, I find that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. It is also to be noted that there were no adverse Zoning Advisory Committee ZAC comments from any County reviewing agency. Thus, it is clear that there will be no detriment to the surrounding locale, and that relief can be granted.

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 this 3rd day of December, 2002 that the Petition for Variance seeking relief from Section 1B01.1.B.1.e(3) and (5), and 1B02.C.1.a of the Baltimore County Zoning Regulations to permit Residential Transition Area (RTA) setbacks and buffers of 10 feet each in lieu of the required setbacks of 75 feet and buffers of 50 feet for a proposed parking lot; to allow a church building with setbacks and buffers of 25 feet each in lieu of the required 75-foot setbacks and 50-foot buffers; and, to allow a side street setback of 10 feet in lieu of the required 35 feet, 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.

LES:bjs

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

CASE NAME 6730 Daywood Rd.  
CASE NUMBER 05-247-SPHA  
DATE 12/28/04

# CITIZEN'S SIGN-IN SHEET

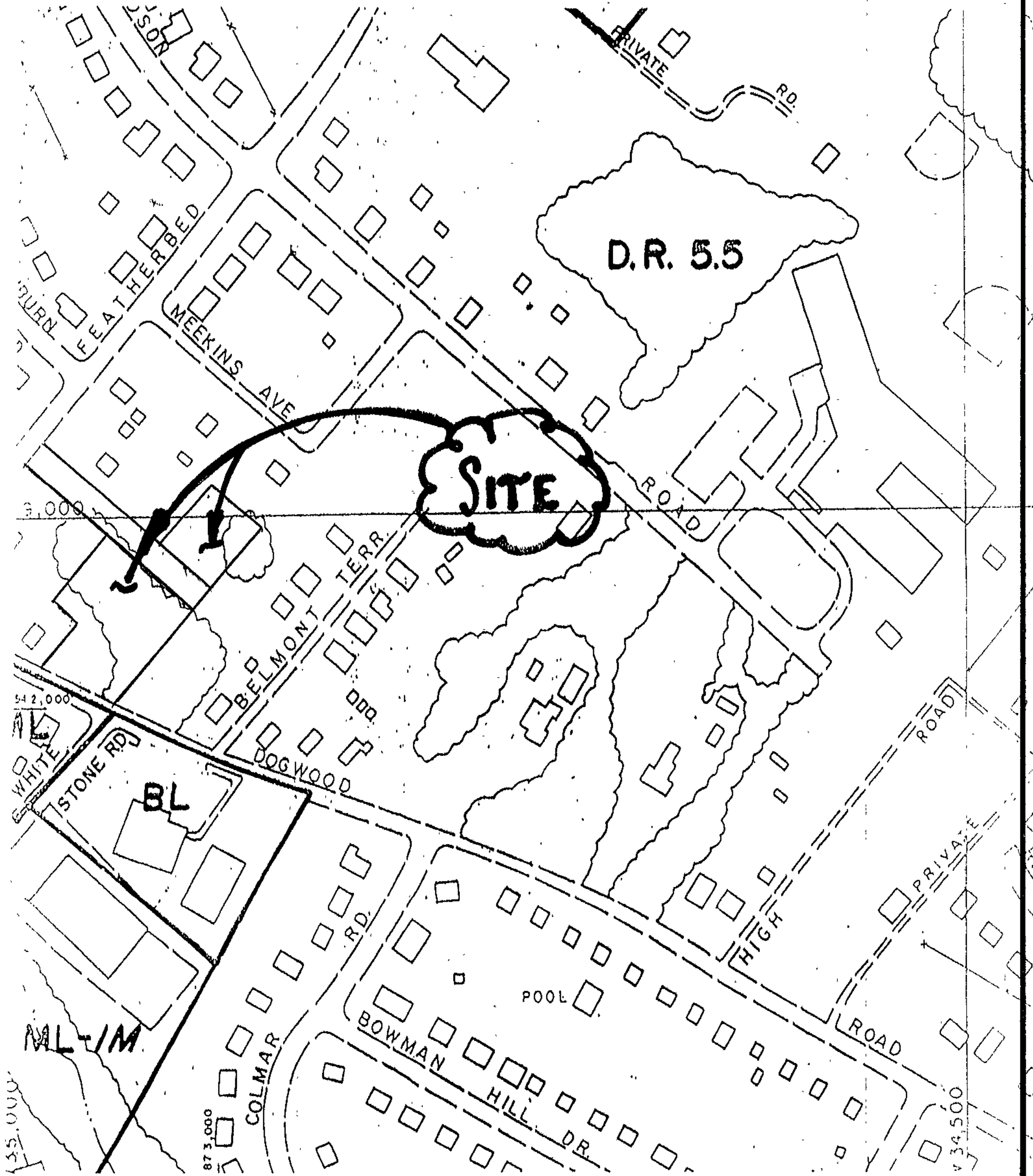
[illegible]

CASE NAME 6730 Dogwood Rd  
CASE NUMBER 05-247-SPHA  
DATE 12/28/04

**PETITIONER'S SIGN-IN SHEET**

[illegible]

# ZONING MAP • NW-3F



SCALE: 1" = 200'

05-247-SPHA

"NO OBJECTION LETTER"

From: (Print Name(s), Address, Telephone)

Paul Miller 3508 30th Dr 21244

Bessie Miller 3508 30th Dr 21244

Byron Miller 3508 30th Dr 21244

410-655-3609

To:

Zoning Commissioner of Baltimore County

Re:

Case # 05-247-SPHA

To Whom It May Concern:

I (we) being a resident of the community have no objection to the development of the church facility and parking area on the referenced lots (St James & Dogwood Rds.).

Sincerely,

Paul Miller  
Signature

12-19-04  
Date

Bessie A Miller  
Signature

12-19-04  
Date

Mail to:

The church in Woodlawn  
C/o Elmer V. Sembly, III, Minister  
755 Friendship Road  
Westminster, MD 21157

*Ref #3*

"NO OBJECTION LETTER"

From: (Print Name(s), Address, Telephone)

Dwayne, Ward  
7 Van Yerrel Ct  
Baltimore, MD 21207  
(410) 298-4487

To:  
Zoning Commissioner of Baltimore County

Re:  
Case # 05-247-SPHA

To Whom It May Concern:

I (we) being a resident of the community have no objection to the development of the church facility and parking area on the referenced lots (St James & Dogwood Rds.).

Sincerely,

Dwayne Ward  
Signature

12-26-04  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Mail to:

The church in Woodlawn  
C/o Elmer V. Sembly, III, Minister  
755 Friendship Road  
Westminster, MD 21157

"NO OBJECTION LETTER"

From: (Print Name(s), Address, Telephone)

Mrs Debra Tucker + Gregory D. Pinkney  
6804 Townbrook Dr Apt D  
Gwynn Oak, MD 21207  
443-939-7087

To:

Zoning Commissioner of Baltimore County

Re:

Case # 05-247-SPHA

To Whom It May Concern:

I (we) being a resident of the community have no objection to the development of the church facility and parking area on the referenced lots (St James & Dogwood Rds.).

Sincerely,

Mrs Debra Tucker

Signature

12/19/04

Date

Mr. Gregory D. Pinkney

Signature

12/19/04

Date

Mail to:

The church in Woodlawn  
C/o Elmer V. Sembly, III, Minister  
755 Friendship Road  
Westminster, MD 21157

"NO OBJECTION LETTER"

From: (Print Name(s), Address, Telephone)

Banner Masonry Corp.

6729 Dogwood Road

Baltimore, MD 21207

410-944-5452

To:

Zoning Commissioner of Baltimore County

Re:

Case # 05-247-SPHA

To Whom It May Concern:

I (we) being a resident of the community have no objection to the development of the church facility and parking area on the referenced lots (St James & Dogwood Rds.).

Sincerely,

*George M. Strunge*  
Signature George M. Strunge

12/20/04  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Mail to:

The church in Woodlawn  
C/o Elmer V. Sembly, III, Minister  
755 Friendship Road  
Westminster, MD 21157

"NO OBJECTION LETTER"

From: (Print Name(s), Address, Telephone)

Deborah A. Davis  
6732 Dogwood Rd  
Baltimore, Md. 21207

To:  
Zoning Commissioner of Baltimore County

Re:  
Case # 05-247-SPHA

To Whom It May Concern:

I (we) being a resident of the community have no objection to the development of the church facility and parking area on the referenced lots (St James & Dogwood Rds.).

Sincerely,

Deborah A. Davis  
Signature

12/18/04  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Mail to:

The church in Woodlawn  
C/o Elmer V. Sembly, III, Minister  
755 Friendship Road  
Westminster, MD 21157

"NO OBJECTION LETTER"

From: (Print Name(s), Address, Telephone)

MELVIN GLADNEY  
6734 Dogwood Rd  
BALTIMORE MD. 21207

To:

Zoning Commissioner of Baltimore County

Re:

Case # 05-247-SPHA

To Whom It May Concern:

I (we) being a resident of the community have no objection to the development of the church facility and parking area on the referenced lots (St James & Dogwood Rds.).

Sincerely,

Melvin Gladney  
Signature

12/25/04  
Date

Fannie Gladney  
Signature

12/25/04  
Date

Mail to:

The church in Woodlawn  
C/o Elmer V. Sembly, III, Minister  
755 Friendship Road  
Westminster, MD 21157