IN RE: PETITION FOR SPECIAL HEARING SW/S Windsor Mill Road, 175' SE of the c/l of Rollwin Road (7321 Windsor Mill Road) 2nd Election District 2nd Councilmanic District St. Thomas Orthodox Church of Baltimore, Inc. - Petitioner	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 96-195-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 7321 Windsor Mill Road, located in the vicinity of Rolling Road in Woodlawn. The Petition was filed by the owner of the property, St. Thomas Orthodox Church of Baltimore, Inc., by Mathew Aloth, a Representative, through Francis X. Borgerding, Jr., Esquire, attorney for the Petitioner. The Petitioner seeks approval, pursuant to Sections 1B01.1.B.1(c) and (e) of the Baltimore County Zoning Regulations (B.C.Z.R.) that the proposed use of the subject property for a Church meets RTA requirements to the extent possible. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Mathew Aloth for St. Thomas Orthodox Church, Paul Lee, Professional Engineer, who prepared the site plan for this project, and Francis X. Borgerding, Jr., Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 3.3 acres, more or less, zoned D.R. 5.5 and is improved with a one-story dwelling. The Petitioners are desirous of expanding the existing dwelling and utilizing same for a proposed church. Testimony revealed that the subject property had been used as a Korean

ORDER RECEIVED FOR FILING
Date 12/25/95
By

church for the past 10 years and that the Petitioners recently purchased the property in the hope of continuing its use as a Church. The Congregation of the St. Thomas Orthodox Church of Baltimore consists of a total of 16 families. A few of the families that are members of this Church actually reside in the Pennsylvania area. Testimony indicated that the membership of this Church has remained consistent for many years and it is not anticipated that the congregation will grow appreciably in the future. Due to the narrow width of the lot and the location of existing residential uses nearby, the relief requested is necessary. Further testimony revealed that the distance between the proposed use and the residential uses nearby is sufficient to meet RTA requirements and will not adversely impact the residential community adjacent to this site.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of December, 1995 that the Petition for Special Hearing seeking approval, pursuant to Section 1B01.1.B.1.c and .e of the Baltimore County Zoning Regulations (B.C.Z.R.) that the proposed use of the subject property for a Church meets RTA requirements to the

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Date 12/28/95
By

extent possible, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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 relief granted herein shall be rescinded.

2) Landscaping of the subject site shall be in accordance with the approved landscape plan.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 12/28/93
By

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 28, 1995

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SW/S Windsor Mill Road, 175' SE of the c/l of Rollwin Road
(7321 Windsor Mill Road)
2nd Election District - 2nd Councilmanic District
St. Thomas Orthodox Church of Baltimore, Inc. - Petitioner
Case No. 96-195-SPH

Dear Mr. Borgerding:

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

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

Very truly yours,

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Mathew Aloth, St. Thomas Orthodox Church of Baltimore, Inc.
7321 Windsor Mill Road, Baltimore, Md. 21207

Mr. Paul Lee, 304 W. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

#194

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7321 Windsor Mill Road
Baltimore, MD 21207

96-195-SPH

which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a special hearing to Section 1B01.1.B.1.c & 1B01.1.B.1.e of the BCZR to show compliance to extent possible with the RTA use requirement.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Legal Owner(s)

St. Thomas Orthodox Church of Baltimore, Inc.
(Type or Print Name)

Signature

Mathew Aloth, Representative
(Type or Print Name)

Signature

7321 Windsor Mill Road 465-3357
Address Phone No.

Baltimore MD 21207
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address Phone No.

Attorney for Petitioner.

Francis X. Borgerding, Jr.
(Type or Print Name)

Signature

409 Wash.Ave.,Ste.600 296-6820
Address Phone No.

Towson MD 21204
City State Zipcode

ORDER RECEIVED FOR FILING
Date 12/28/95
By

Zoning Administration & Development Management

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2hr

unavailable for Hearing

the following dates _____ Next Two Months

ALL ✓ OTHER

REVIEWED BY: MJK DATE 11/6/95

Paul Lee, P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
410-821-5941

96-195-SPH

DESCRIPTION

#7321 WINDSOR MILL ROAD

ELECTION DISTRICT 2C2 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in or near the center of Windsor Mill Road, said point also being located Southeasterly - 175 feet± from the center of Rollwin Road; thence leaving said center of Windsor Mill Road (1) S 32°14' W - 250 feet, (2) N 54°17 W - 75.00 feet, (3) S 32°14' W - 666.60 feet, (4) S 58°32' 50" E - 61.11 feet and (5) S 57°30' E - 169.33 (deed) 170.80 (field) feet, thence (6) N 32°13' E - 543.75 feet, (7) N 57°47' W - 120.75 feet and (8) N 32°15' E - 365.00 feet to the center of Windsor Mill Road, thence running in the paving of said Windsor Mill Road (9) N 54°17' W - 33.16 feet to the point of beginning.

Containing 3.3 acres of land more or less.

J.O. 95-014
6/14/95

194

CERTIFICATE OF POSTING 94-195-SPH

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 2nd Date of Posting 11/27/95

Posted for: Special Hearing

Petitioner: St. Thomas Orthodox Church of Baltimore, Inc

Location of property: 7301 Windsor Mill Rd

Location of Signs: Facing road way on property being zoned

Remarks:

Posted by [signature] Date of return: 12/1/95

Signature

Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-195-SPH
(Item 194)
7321 Windsor Mill Road
SW/S Windsor Mill Road, 175' SE of c/l Rollwin Road
2nd Election District
2nd Councilmanic
Legal Owner(s):
St. Thomas Orthodox Church of Baltimore, Inc.
Hearing: Tuesday, December 12, 1996 at 2:00 p.m. in Rm. 118, Old Courthouse.

Special Hearing: to show compliance to extent possible with the RTA use requirement.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3391.

11/274 Nov. 23. c18737

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 30, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 9, 1995.

THE JEFFERSONIAN,

A. Henrikson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

DATE 11/6/95 ACCOUNT 01-615

Item. 194
By: MDK

AMOUNT $285.00

RECEIVED FROM: St Thomas Indian Orthodox - 7321 Windsor Mill Rd.
Church of Balto.

040 Sp Hearing - $250.00
080 - Sign - $35.00
285.00

FOR:
96-195-SPH

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 194 Petitioner: 7321 Windsor Mill Rd.

Location: St. Thomas Indian Orthodox Church of Balto.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: St. Thomas Indian Orthodox Church of Balto.

ADDRESS: 7321 Windsor Mill Rd.

Balto. MD 21207

PHONE NUMBER: 465-3357

MICROFILMED

Printed with Soybean Ink on Recycled Paper

TO: PUTUXENT PUBLISHING COMPANY
November 22/23, 1995 Issue - Jeffersonian

Please foward billing to:

Mathew Aloth
St. Thomas Orthodox Church of Baltimore, Inc.
7321 Windsor Mill Road
Baltimore, MD 21207
465-3357

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-195-SPH (Item 194)
7321 Windsor Mill Road
SW/S Windsor Mill Road, 175' SE of c/l Rollwin Road
2nd Election District - 2nd Councilmanic
Legal Owner: St. Thomas Orthodox Church of Baltimore, Inc.

Special Hearing to show compliance to extent poosible with the RTA use requirment.

HEARING: TUESDAY, DECEMBER 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County
Department of Permits and
Development Management

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

November 16, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-195-SPH (Item 194)
7321 Windsor Mill Road
SW/S Windsor Mill Road, 175' SE of c/l Rollwin Road
2nd Election District - 2nd Councilmanic
Legal Owner: St. Thomas Orthodox Church of Baltimore, Inc.

Special Hearing to show compliance to extent poosible with the RTA use requirment.

HEARING: TUESDAY, DECEMBER 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: St. Thomas Orthodox Church of Baltimore, Inc.
Francis X. Borgerding, Jr., Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper

Baltimore County
Department of Permits and
Development Management

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

December 4, 1995

Francis X. Borgerding, Jr.
409 Washington Ave., Suite 600
Towson, Maryland 21204

RE: Item No.: 194
Case No.: 96-195-SPH
Petitioner: St. Thomas Orthodox
Church of Balto., Inc.

Dear Mr. Borgerding:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: November 21, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 7321 Windsor Mill Road

INFORMATION:

Item Number: 194

Petitioner: St. Thomas Orthodox Church of Baltimore, Inc.

Property Size:

Zoning: DR-5.5

Requested Action: Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

A review of the plat accompanying the applicant's request reveals that parking spaces fall within approximately 26 feet of improved residential lots located along Rollwin Road. In order to mitigate the impact of the parking lot, Class "A" screening should be provided within the area identified as "landscape area" on the plan.

Prepared by: Jeffrey W. Long

Division Chief: Carl L. Klein

PK/JL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: Nov. 29, 1995

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

RE: Zoning Advisory Committee Meeting
for November 27, 1995
Item No. 194

The Development Plans Review Division has reviewed the subject zoning item. A landscape plan should be submitted at the Special Hearing. This plan should demonstrate how the buffer issues would be addressed if the request is granted.

RWB:sw

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-22-95

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

RE: Baltimore County
Item No. 194 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

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

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 20, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 194, 196, 197, 199, 200, 201, 202 & 203.

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

cc: File

Printed on Recycled Paper

PETITION PROBLEMS

#194 --- MJK

Need power of attorney for person signing for legal owner.

#196 --- JJS

No zoning listed on petition form.

#200 --- JJS

Notary section is incomplete - only one signature notarized.

#201 --- JJS

No telephone number for legal owner.

RE: PETITION FOR SPECIAL HEARING 7321 Windsor Mill Rd, SW/S Windsor Mill Rd, 175' SE of c/l Rollwin Road 2nd Election District, 2nd Councilmanic St. Thomas Orthodox Church of Balto., Inc. Petitioner	* * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 96-195-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Baltimore County
Department of Permits and
Development Management

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

July 11, 2000

Mr. Paul Lee
Century Engineering
32 West Road
Towson, Maryland 21204

Dear Mr. Lee:

RE: Spirit and Intent Zoning Case #96-195-SPH, St. Thomas Indian Orthodox Church of Baltimore, 7321 Windsor Mill Road, 2nd Election District

Pursuant to your letter of June 20, 2000, you have requested an opinion from this office regarding the Special Hearing granted in the above referenced case. You are requesting to amend the previously approved site plan by relocating a parking lot containing 20 parking spaces and an access road providing ingress and egress to the parking lot. This request was necessitated by the fact that nontidal wetlands were found in the area of the proposed parking lot and access road.

Upon review of the facts in case #96-195-SPH and analysis of both exhibit #1 and the re-submitted green-lined site plan, it is the opinion of this office that you request does meet the spirit and intent of the Special Hearing granted in the subject case.

This opinion is based on the following information. The 20 parking spaces are to be located approximately 50 feet south of the original site with an access road wrapping around the perimeter of the proposed church. Both the parking spaces and are access road are outside the 50 feet buffer area and are no closer than 80 feet to the nearest neighbor.

The applicant must landscape the site as per the previously approved landscape plan in accordance with the subject case, and the applicant must provide additional landscaping on the eastern side of the proposed one way access road.

I trust that the information set forth in this letter is sufficiently detailed and responsive to you request. If you need additional information or have any questions, I can be contacted at 410-887-3391.

Sincerely,

Bruno Rudaitis
Planner II
Zoning Review

BR:kew

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 080732

DATE 6/26/00 ACCOUNT 00-D165

AMOUNT $ 40.00 (BR)

RECEIVED FROM: Rajo + Sarah Vergheese

FOR: 00-1840

7321 Windsor Mill Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
6/27/2000	6/27/2000	08:29:32

REG WS06 CASHIER KMCM KXM DRAWER 4
Dept 5 SPB ZONING VERIFICATION
Receipt # 003724 OPEN
CR NO. 080732
Recpt Tot 40.00
40.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CENTURY
ENGINEERING
CONSULTING ENGINEERS

June 20, 2000

6/21/00
To: BPR
6/22/00
$ cashier

Mr. Arnold Jablon, Director
PDM
County Office Building
Towson, Maryland 21204

RE: St. Thomas Indian Orthodox Church of Baltimore
7321 Windsor Mill Road
DRC # 05225E (Our Project No. 99-128)

Dear Mr. Jablon:

A Building Permit (# B416367C) was applied for the above mentioned site in accordance with the approved DRC reply to our request for a limited exemption. A special hearing was held prior to the DRC request to show compliance to the extent possible with the RTA use requirement for a proposed church and was granted in Case # 96-165 SPH on 12-28-95.

In the preparation of the site plan, it was determined that wetlands existed in the area which was proposed for the parking area. In addition, the wetlands were a continuance of an existing drainage problem created by an inadequate drainage system in Rollwin Road. As a result of this problem, it was required for our client to resolve the existing drainage problem and provide water quality for the proposed site.

It was necessary to relocate the parking area out of the existing wetlands. In the processing of the revision, the new location of the parking area requires a change to the Site Plan which was approved at the Special Hearing. The site is 3.3 Ac.± with the proposed church building and parking lot being 0.35 Ac.±.

The existing building was razed due to a structure problem to the old building, but a proposed building envelope had been created on the zoning plan.

We are enclosing one print of the Zoning Site Plan with the proposed changes outlined in red. The proposed building has actually been reduced from the size shown on the DRC Site Plan.

The changes being requested are the results of the Site Plan review and the original concept of the Special Hearing has not changed.

We are requesting a review by your office or by the Zoning Commissioner that we do meet the spirit and intent of the Commissioner's order and will not require a new Special Hearing.

We are also enclosing a check for $ 40.00 along with copies of our DRC approval letter and the zoning office building permit comments.

Very truly yours,

CENTURY ENGINEERING, INC.

Paul Lee

Paul Lee, P.E.
Vice President

PL/cn

Enclosures

32 WEST ROAD TOWSON, MARYLAND 21204 410-823-8070 FAX. 410-823-2184

CENTURY ENGINEERING, INC.
32 West Road
TOWSON, MARYLAND 21204

(410) 823-8070
FAX (410) 823-2184

LETTER OF TRANSMITTAL

DATE 7-6-00	JOB NO. 97-121.00
ATTENTION BRUNO RUDAITIS	
RE: ST. THOMAS INDIAN CHURCH BLDG. PERMIT #416 367C	

TO BALTO. CO. ZONING DEPT.
COUNTY OFFICE BLDG.
TOWSON, MD. 21204

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☑ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1	7-6-00	1	REVISED PLAN TO ACCOMPANY SPIRIT & INTENT LETTER OF 6-20-00

THESE ARE TRANSMITTED as checked below:

☑ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☑ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS BRUNO:

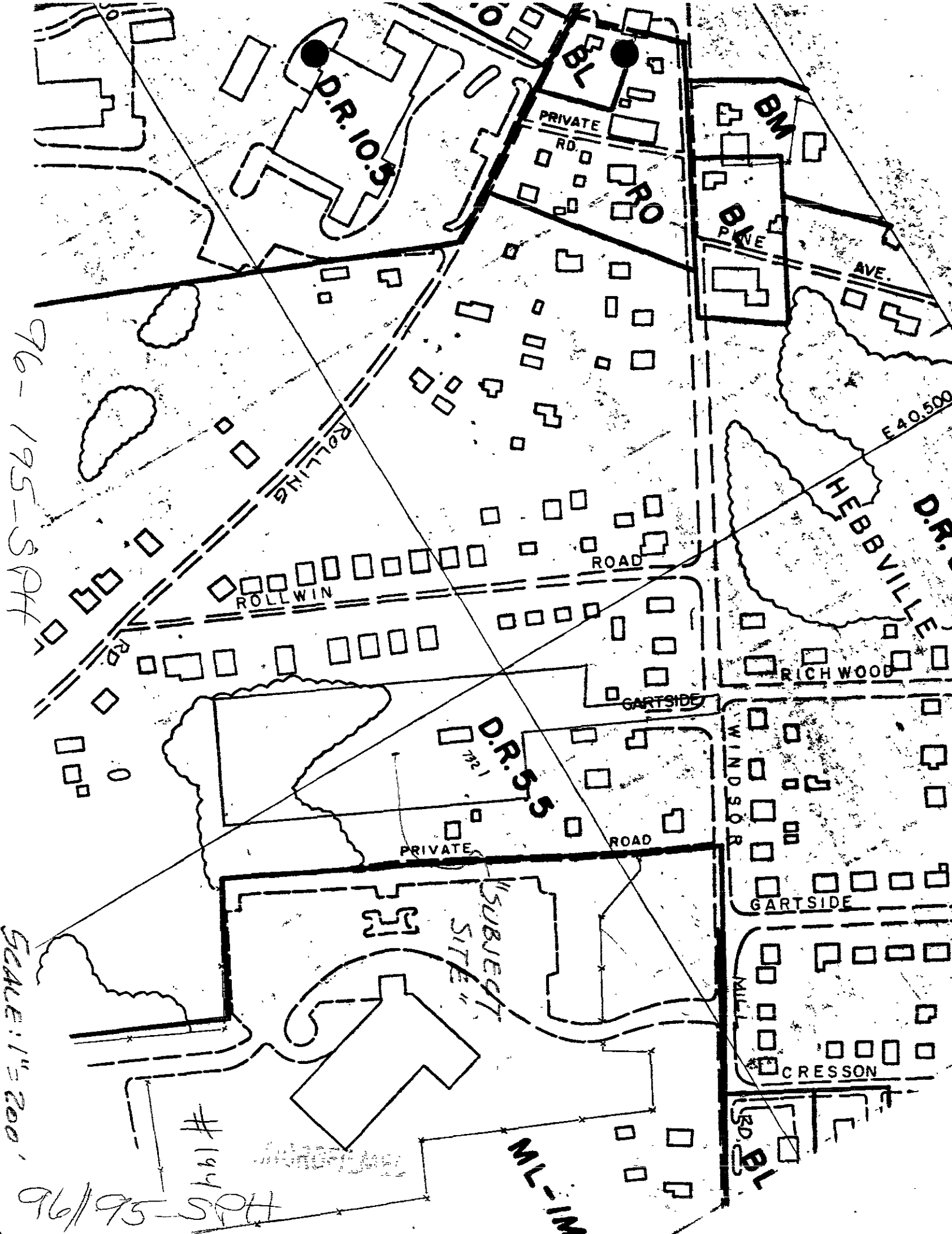
PLAN REVISED IN GREEN REQUESTING APPROVAL OF BLDG PERMIT & SPIRIT AND INTENT LETTER.

MANY THANKS!

COPY TO _____

SIGNED: Paul Lee

If enclosures are not as noted, kindly notify us at once.



D.R. 10.5
BL
PRIVATE RD.
RO
BM
BL
PINE AVE.
E 40,500
HEBBVILLE
D.R.
ROLLING RD
ROLLWIN ROAD
RICHWOOD
GARTSIDE
D.R. 5.5
WINDSOR
PRIVATE ROAD
GARTSIDE
"SUBJECT SITE"
MILL
CRESSON
RD.
BL
ML-IM
96-195-SPH
SCALE: 1" = 200'
#194
96/195-SPH

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Paul Lee	304 W. Pennsylvania Ave 21204
Matthew Roth	1024 Tuscany Rd, Baltimore
John V. John	4 PAULA CT. # 1-A BALTIMORE

Printed with Soybean Ink on Recycled Paper

IN RE: PETITION FOR SPECIAL HEARING
SW/S Windsor Mill Road, 175' SE
of the c/l of Rollwin Road
(7321 Windsor Mill Road)
2nd Election District
2nd Councilmanic District

St. Thomas Orthodox Church of
Baltimore, Inc. - Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-195-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 7321 Windsor Mill Road, located in the vicinity of Rolling Road in Woodlawn. The Petition was filed by the owner of the property, St. Thomas Orthodox Church of Baltimore, Inc., by Mathew Aloth, a Representative, through Francis X. Borgerding, Jr., Esquire, attorney for the Petitioner. The Petitioner seeks approval, pursuant to Sections 1B01.1.B.1(c) and (e) of the Baltimore County Zoning Regulations (B.C.Z.R.) that the proposed use of the subject property for a Church meets RTA requirements to the extent possible. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Mathew Aloth for St. Thomas Orthodox Church, Paul Lee, Professional Engineer, who prepared the site plan for this project, and Francis X. Borgerding, Jr., Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 3.3 acres, more or less, zoned D.R. 5.5 and is improved with a one-story dwelling. The Petitioners are desirous of expanding the existing dwelling and utilizing same for a proposed church. Testimony revealed that the subject property had been used as a Korean

ORDER RECEIVED FOR FILING
Date 12/28/95
By [illegible]

church for the past 10 years and that the Petitioners recently purchased the property in the hope of continuing its use as a Church. The Congregation of the St. Thomas Orthodox Church of Baltimore consists of a total of 16 families. A few of the families that are members of this Church actually reside in the Pennsylvania area. Testimony indicated that the membership of this Church has remained consistent for many years and it is not anticipated that the congregation will grow appreciably in the future. Due to the narrow width of the lot and the location of existing residential uses nearby, the relief requested is necessary. Further testimony revealed that the distance between the proposed use and the residential uses nearby is sufficient to meet RTA requirements and will not adversely impact the residential community adjacent to this site.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of December, 1995 that the Petition for Special Hearing seeking approval, pursuant to Section 1B01.1.B.1.c and .e of the Baltimore County Zoning Regulations (B.C.Z.R.) that the proposed use of the subject property for a Church meets RTA requirements to the

ORDER RECEIVED FOR FILING
Date 12/28/95
By [illegible]

extent possible, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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 relief granted herein shall be rescinded.

2) Landscaping of the subject site shall be in accordance with the approved landscape plan.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 12/28/95
By [illegible]

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 28, 1995

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SW/S Windsor Mill Road, 175' SE of the c/l of Rollwin Road
(7321 Windsor Mill Road)
2nd Election District - 2nd Councilmanic District
St. Thomas Orthodox Church of Baltimore, Inc. - Petitioner
Case No. 96-195-SPH

Dear Mr. Borgerding:

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

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

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Mathew Aloth, St. Thomas Orthodox Church of Baltimore, Inc.
7321 Windsor Mill Road, Baltimore, Md. 21207

Mr. Paul Lee, 304 W. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel; Case File

Printed with Soybean Ink on Recycled Paper

#194

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7321 Windsor Mill Road, Baltimore, MD 21207

96-195-SPH

which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a special hearing to Section 1B01.1.B.1.c & 1B01.1.B.1.e of the BCZR to show compliance to extent possible with the RTA use requirement.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode

Legal Owner(s):
St. Thomas Orthodox Church of Baltimore, Inc.
(Type or Print Name)
Signature: [signature]
Mathew Aloth, Representative
(Type or Print Name)
Signature
7321 Windsor Mill Road 465-3357
Address Phone No.
Baltimore MD 21207
City State Zipcode

Attorney for Petitioner:
Francis X. Borgerding, Jr.
(Type or Print Name)
Signature: [signature]
409 Wash.Ave.,Ste.600 296-6820
Address Phone No.
Towson MD 21204
City State Zipcode

Name, Address and phone number of representative to be contacted.
Name
Address Phone No

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING 1-2hr
unavailable for Hearing
the following dates Next Two Months
ALL ✓ OTHER
REVIEWED BY: [illegible] DATE 11/6/95

ORDER RECEIVED FOR FILING
Date 12/28/95
By [illegible]

Paul Lee, P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
410-821-5941

DESCRIPTION

96-195-SPH

#7321 WINDSOR MILL ROAD

ELECTION DISTRICT 2C2 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in or near the center of Windsor Mill Road, said point also being located Southeasterly - 175 feet± from the center of Rollwin Road; thence leaving said center of Windsor Mill Road (1) S 32°14' W - 250 feet, (2) N 54°17 W - 75.00 feet, (3) S 32°14' W - 666.60 feet, (4) S 58°32' 50" E - 61.11 feet and (5) S 57°30' E - 169.33 (deed) 170.80 (field) feet, thence (6) N 32°13' E - 543.75 feet, (7) N 57°47' W - 120.75 feet and (8) N 32°15' E - 365.00 feet to the center of Windsor Mill Road, thence running in the paving of said Windsor Mill Road (9) N 54°17' W - 33.16 feet to the point of beginning.

Containing 3.3 acres of land more or less.

J.O. 95-014
6/14/95

194

Engineers — Surveyors — Site Planners

CERTIFICATE OF POSTING 96-195-SPH
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting 11/27/95
Posted for: Special Hearing
Petitioner: St. Thomas Orthodox Church of Balto, Inc
Location of property: 7321 Windsor Mill Rd
Location of Signs: Facing road way on property being zoned
Remarks:
Posted by [signature] (Signature) Date of return: 12/1/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 005788

DATE 11/6/95 ACCOUNT 01-615
Item: 194
By: [illegible]
AMOUNT $285.00
RECEIVED FROM: St Thomas Indian Orthodox Church of Balto - 7321 Windsor Mill Rd.
FOR: 040 Sp Hearing - $250.00
080 - Sign - $35.00
$285.00
96-195-SPH
[illegible] $285.00
[illegible] 11-06-95
VALIDATION OR SIGNATURE OF CASHIER
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-195-SPH
(Item 194)
7321 Windsor Mill Road
SW/S Windsor Mill Road, 175' SE of c/l Rollwin Road
2nd Election District
2nd Councilmanic
Legal Owner(s):
St. Thomas Orthodox Church of Baltimore, Inc.
Hearing: Tuesday, December 12, 1995 at 2:00 p.m. in Rm. 118, Old Courthouse.
Special Hearing: to show compliance to extent possible with the RTA use requirement.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3391.
11/274 Nov. 23. c18737

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 30, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 9, 1995.

THE JEFFERSONIAN,
A. Henrickson
LEGAL AD. - TOWSON

Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 194 Petitioner: 7321 Windsor Mill Rd.
Location: St. Thomas Indian Orthodox Church of Balto.

PLEASE FORWARD ADVERTISING BILL TO:
NAME: St. Thomas Indian Orthodox Church of Balto.
ADDRESS: 7321 Windsor Mill Rd.
Balto MD 21207
PHONE NUMBER: 465-3357

Printed with Soybean Ink on Recycled Paper

12

TO: PATUXENT PUBLISHING COMPANY
November 22/23, 1995 Issue - Jeffersonian

Please foward billing to:

Mathew Aloth
St. Thomas Orthodox Church of Baltimore, Inc.
7321 Windsor Mill Road
Baltimore, MD 21207
465-3357

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-195-SPH (Item 194)
7321 Windsor Mill Road
SW/S Windsor Mill Road, 175' SE of c/l Rollwin Road
2nd Election District - 2nd Councilmanic
Legal Owner: St. Thomas Orthodox Church of Baltimore, Inc.

Special Hearing to show compliance to extent possible with the RTA use requirement.

HEARING: TUESDAY, DECEMBER 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County
Department of Permits and
Development Management

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

November 16, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-195-SPH (Item 194)
7321 Windsor Mill Road
SW/S Windsor Mill Road, 175' SE of c/l Rollwin Road
2nd Election District - 2nd Councilmanic
Legal Owner: St. Thomas Orthodox Church of Baltimore, Inc.

Special Hearing to show compliance to extent possible with the RTA use requirement.

HEARING: TUESDAY, DECEMBER 12, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: St. Thomas Orthodox Church of Baltimore, Inc.
Francis X. Borgerding, Jr., Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County
Department of Permits and
Development Management

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

December 4, 1995

Francis X. Borgerding, Jr.
409 Washington Ave., Suite 600
Towson, Maryland 21204

RE: Item No.: 194
Case No.: 96-195-SPH
Petitioner: St. Thomas Orthodox Church of Balto., Inc.

Dear Mr. Borgerding:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: November 21, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 7321 Windsor Mill Road

INFORMATION:

Item Number: 194

Petitioner: St. Thomas Orthodox Church of Baltimore, Inc.

Property Size:

Zoning: DR-5.5

Requested Action: Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

A review of the plat accompanying the applicant's request reveals that parking spaces fall within approximately 26 feet of improved residential lots located along Rollwin Road. In order to mitigate the impact of the parking lot, Class "A" screening should be provided within the area identified as "landscape area" on the plan.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Nov. 29, 1995
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for November 27, 1995
Item No. 194

The Development Plans Review Division has reviewed the subject zoning item. A landscape plan should be submitted at the Special Hearing. This plan should demonstrate how the buffer issues would be addressed if the request is granted.

RWB:sw

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-22-95

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

RE: Baltimore County
Item No. 194 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

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

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 20, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 194, 196,197,199,200,201, 202 & 203.

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

cc: File

Printed on Recycled Paper

PETITION PROBLEMS

#194 — MJK

Need power of attorney for person signing for legal owner.

#196 — JJS

No zoning listed on petition form.

#200 — JJS

Notary section is incomplete - only one signature notarized.

#201 — JJS

No telephone number for legal owner.

RE: PETITION FOR SPECIAL HEARING 7321 Windsor Mill Rd, SW/S Windsor Mill Rd, 175' SE of c/l Rollwin Road 2nd Election District, 2nd Councilmanic St. Thomas Orthodox Church of Balto., Inc. Petitioner	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 96-195-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Baltimore County Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, Maryland 21204

U.S. POSTAGE 0.27 DEC 13 '95 ZIP 21204 02E 02771

Case 96-195-SPH

Unit 8872

Mr. Mathew Aloth
St. Thomas Orthodox Church of Baltimore, Inc.
7321 Windsor Mill Road
Baltimore, Maryland 21207

Printed with Soybean Ink

PLEASE PRINT CLEARLY — PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Paul Lee	304 W. Pennsylvania Ave 21204
Mathew Aloth	7321 Windsor Mill Rd 21207
John H. Jr.	4 PAULA CT. #1-A BALTIMORE

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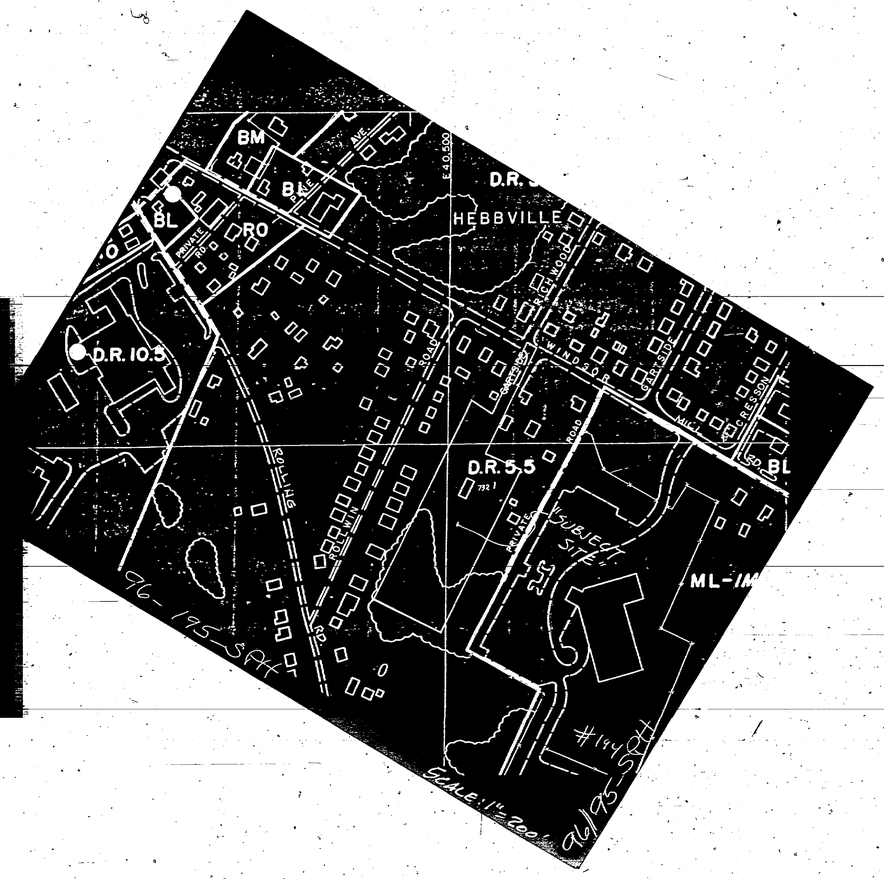
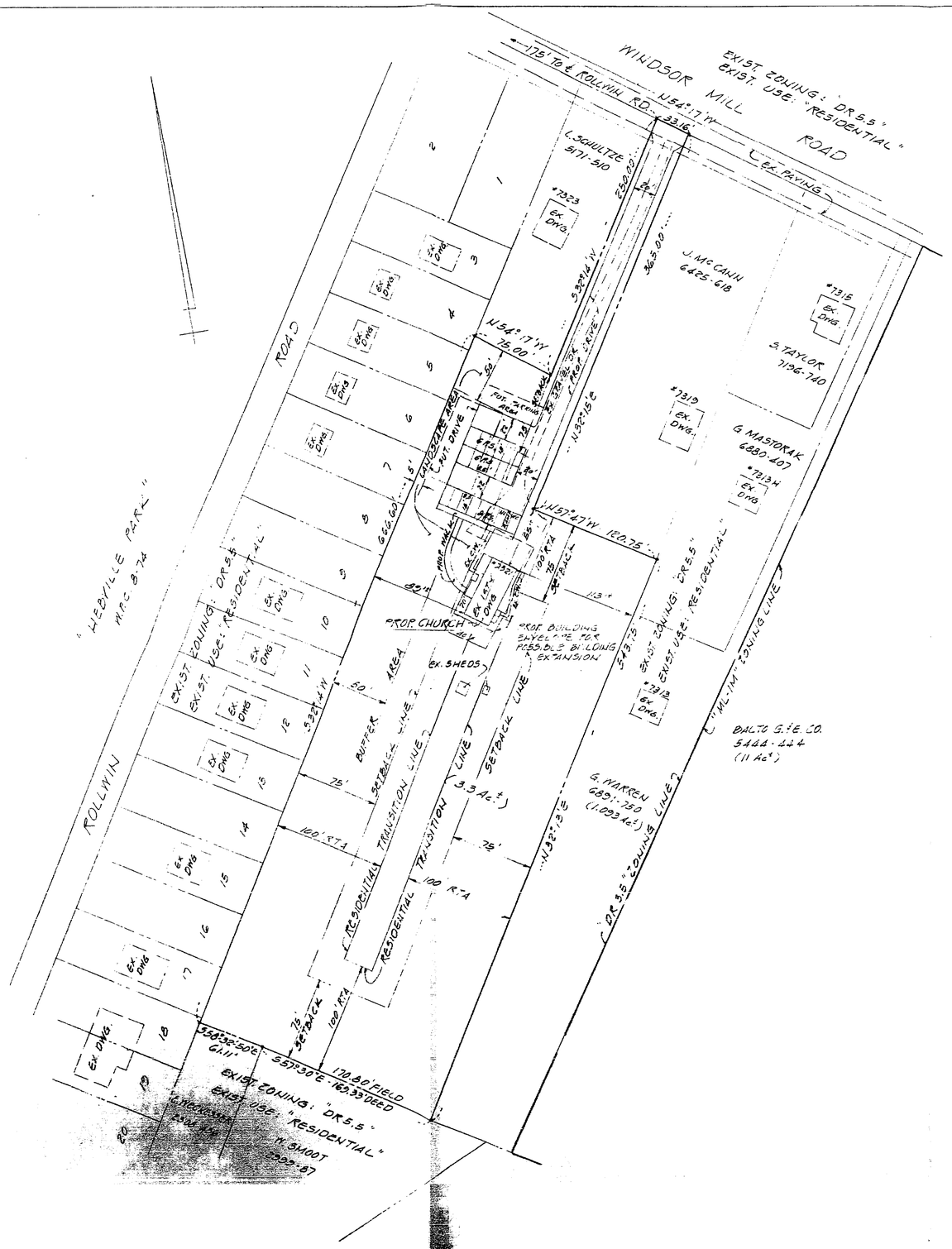
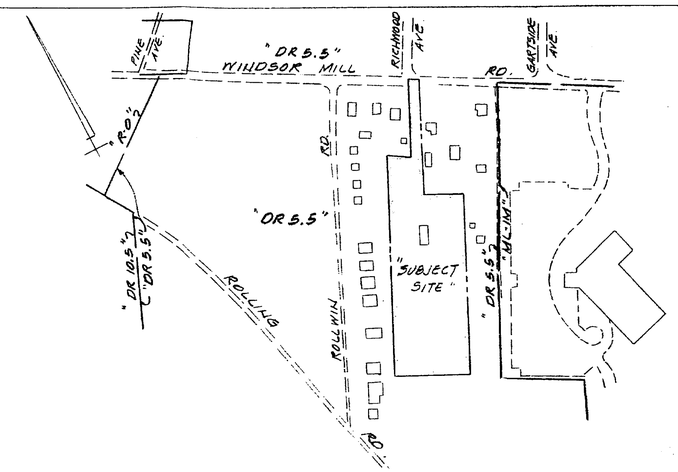






LOCATION PLAN
SCALE: 1" 200'

1. TOTAL AREA OF SITE = 3.3 Ac.± GROSS
2. EXISTING ZONING OF SITE: = "DR 5.5"
3. EXISTING USE OF SITE: = RESIDENTIAL
4. PROPOSED ZONING OF SITE: "DR 5.5"
5. PROPOSED USE OF SITE: "ST. THOMAS ORTHODOX CHURCH OF BALTIMORE, INC.
6. REQUIRED NO. PARKING SPACES: ASSEMBLY SPACE - FUTURE 60 MEMBERS
   ACT. MEMBERS = 32; 60 G 1 P.S./4 = 15 P.S.
7. NUMBER OF PARKING SPACES SHOWN = 20 P.S. (INCL. 2 H.C.)
8. PROPERTY SERVED BY PUBLIC UTILITIES.
9. D.R.C. LIMIT EXEMPTION WAIVER REQUESTED.
10. PETITIONER REQUESTING A SPECIAL HEARING TO SECTION 1B01.1.B.1.c & 1B01.1.B.1.e OF THE BCZR TO SHOW COMPLIANCE TO EXTENT POSSIBLE WITH THE RTA USE REQUIREMENT.
11. ANY SIGNS MUST COMPLY WITH SECTION 413.1.B OF THE BCZR AND ANY ZONING POLICIES
12. PROPERTY HAS NO ZONING HISTORY.
13. PROPERTY SUBJECT TO LANDSCAPE PLAN APPROVAL BY BALTIMORE COUNTY LANDSCAPE ARCHITECT.
14. BUILDING ENVELOPE SHOWN FOR FUTURE BUILDING EXPANSION OR NEW BUILDING LOCATION IF REQUIRED.

96-195-SPH

PLAT TO ACCOMPANY PETITION
FOR

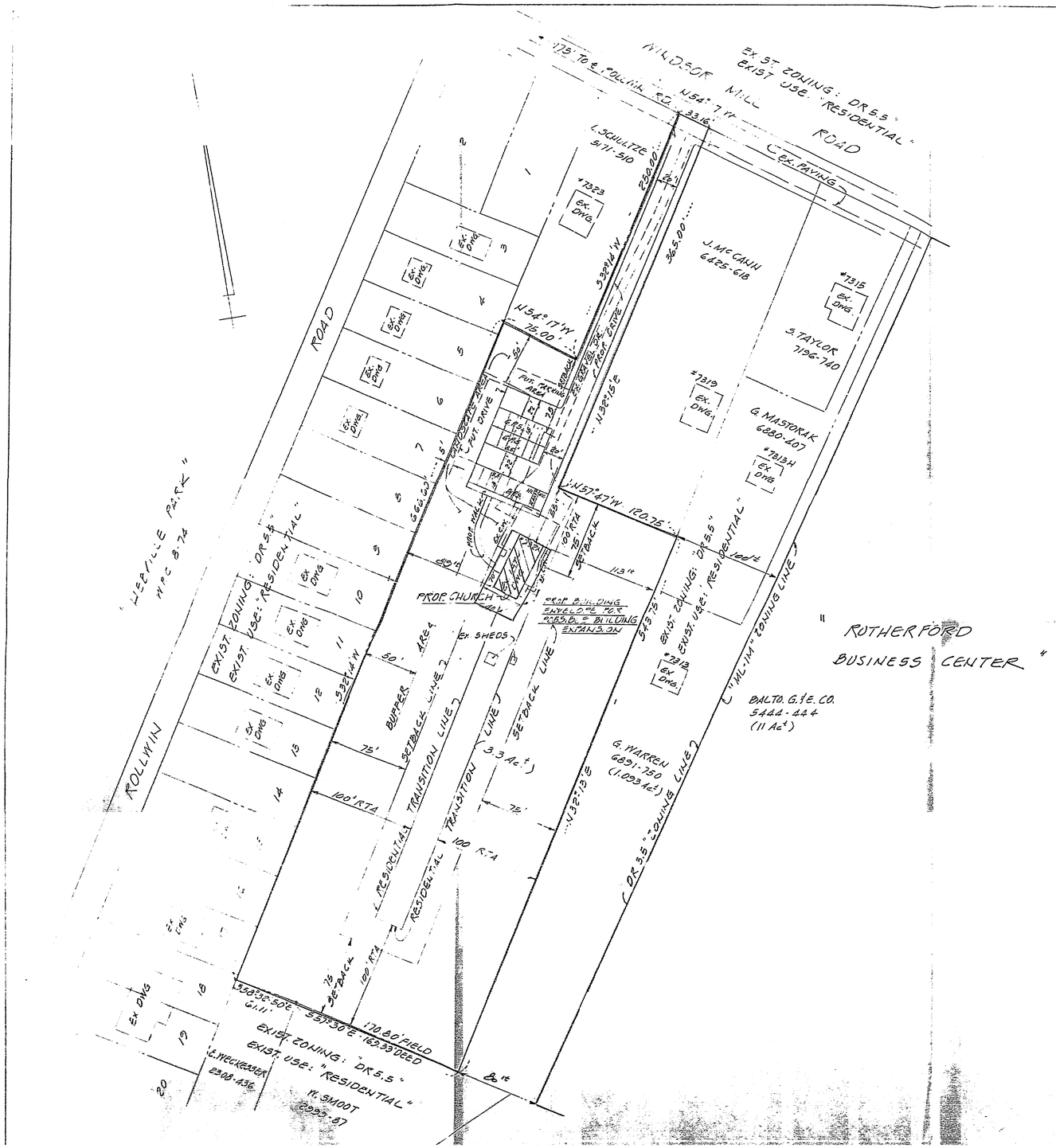
SPECIAL HEARING
*7321 WINDSOR MILL ROAD
(ST. THOMAS ORTHODOX CHURCH OF BALTIMORE, INC.)

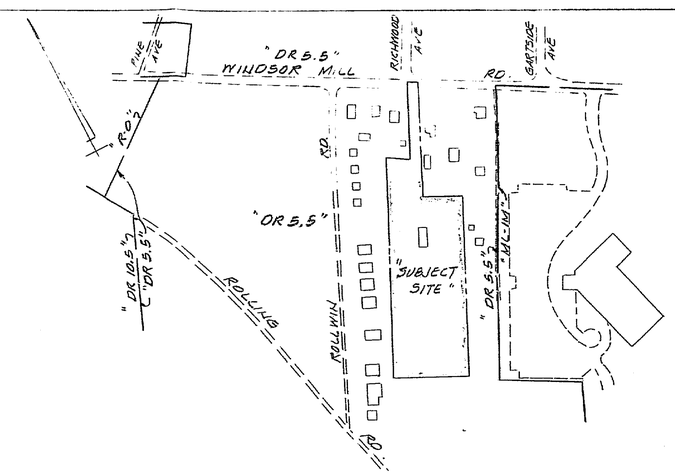
ELECT. DIST. 2C2 — BALTIMORE COUNTY, MD.
SCALE: 1" = 50' — JUNE 15, 1995

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

#194

JO. 95-014





LOCATION PLAN
SCALE: 1" 200'

1. TOTAL AREA OF SITE = 3.3 Ac.± GROSS
2. EXISTING ZONING OF SITE: = "DR 5.5"
3. EXISTING USE OF SITE: = "RESIDENTIAL"
4. PROPOSED ZONING OF SITE: "DR 5.5"
5. PROPOSED USE OF SITE: "ST. THOMAS ORTHODOX CHURCH OF BALTIMORE, INC.
6. REQUIRED NO. PARKING SPACES: ASSEMBLY SPACE + FUTURE GO MEMBERS
   ACT. MEMBERS = 32; GOB 1 P.S./4 = 15 P.S.
7. NUMBER OF PARKING SPACES SHOWN = 20 P.S. (INCL. 2 H.C.)
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14. BUILDING ENVELOPE SHOWN FOR FUTURE BUILDING EXPANSION OR NEW BUILDING LOCATION IF REQUIRED.

PLAT TO ACCOMPANY PETITION
FOR

SPECIAL HEARING
#7321 WINDSOR MILL ROAD

(ST. THOMAS ORTHODOX CHURCH OF BALTIMORE, INC.)

ELECT. DIST. 2C2 — BALTIMORE COUNTY, MD.
SCALE: 1" = 50' — JUNE 15, 1985

[illegible]
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND [illegible]

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'±	HEBBVILLE	N.W. 4-G
DATE		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

MICROFILMED