

#1651-X

PETITION FOR EXCEPTION TO ZONING REGULATIONS

IN THE MATTER OF
Petition of the
Evangelical and Reformed
Church of the Messiah
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For an Exception to the Zoning Regulations

To the Zoning Commissioner of Baltimore County

The Evangelical and Reformed Church of the Messiah Legal Owner
of the property hereinafter described hereby petitions for an
exception to the Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted is as follows:

Sec. III, "A" Residence Zone, Sub. Sec. C, Paragraphs
3 and 4, Side Yard and Rear Yard:

There shall be a side yard not less than seven feet in
width along each side lot line, except in case of a corner lot
the side yard along the side street shall not be less than fifteen
feet and there shall be a rear yard, having a minimum average depth
of twenty feet but in no case less than fifteen feet in depth at
any one point.

Reason for Exception: To permit the erection of a church
with an average side yard setback of one foot instead of the
required fifteen feet and a rear yard depth
of four and one-half feet instead of the required twenty feet.

Property situate: Southwestmost corner of Gwynn Oak
Avenue and Kriel Avenue, in the 2nd District of Baltimore County.

Harry C. Sartain
Joseph L. Hammond, Pastor
Gwynn Oak & Kriel Avenue
Address

ORDERED by the Zoning Commissioner of Baltimore
County this 27th day of January, 1950,
that the subject matter of this petition be advertised in
a newspaper of general circulation throughout Baltimore
County and that the property be posted, as required by the
Zoning Regulations and Act of Assembly aforesaid, and that
a public hearing thereon be had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 30th
day of February, 1950, at 2:00 o'clock
P.M.

Charles H. Deane
Zoning Commissioner
of Baltimore County

Upon hearing on the within petition for an
exception to the Zoning Regulations and it appearing
that said regulation would result in practical difficulty
and unnecessary hardship upon the petitioner, an exception
to the said regulations to permit the erection of a church
with an average side yard setback of one foot instead of
the required fifteen feet and a rear yard depth of four
and one-half feet instead of the required twenty feet,
would grant relief without substantial injury to the public
health, safety, morals and the general welfare of the com-
munity, therefore:

It is this 27th day of February, 1950,
ORDERED by the Zoning Commissioner of Baltimore County,
that the aforesaid petition for an exception to the Zoning
Regulations be and the same is hereby granted.

Charles H. Deane
Zoning Commissioner
of Baltimore County

NOTICE OF ZONING HEARING

Second District
The public is hereby notified that
there will be a hearing before the
Zoning Commissioner of Baltimore
County, in the Second Building
Tower, Baltimore County, Mary-
land.

On Friday, Feb. 11, 1950
at 2:00 P.M.

The purpose of this hearing being
to determine whether or not the
Evangelical and Reformed Church
of the Messiah, legal owner of the
property at the southwest corner
of Gwynn Oak Avenue and
Kriel Avenue, in the 2nd District
of Baltimore County, should be granted
an exception to the Zoning Regu-
lations of Baltimore County.

The Zoning Regulation to be
excepted is as follows:

Sec. III, "A" Residence Zone,
Sub. Sec. C, Paragraphs 3 and 4,
Side Yard and Rear Yard:

There shall be a side yard not
less than seven feet in width along
each side lot line, except in case
of a corner lot the side yard along
the side street shall not be less
than fifteen feet and there shall
be a rear yard having a minimum
average depth of twenty feet but
in no case less than fifteen feet in
depth at any one point.

The prayer of the petition is
to permit the erection of a church
with an average side yard set-
back of one foot instead of the re-
quired fifteen feet and a rear yard
depth of four and one-half feet
instead of the required twenty feet.
By Order of Charles H. Deane,
Zoning Commissioner
of Baltimore County
J.C. 37-Pch. 5.

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. Dundalk, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue CATONSVILLE, MD.

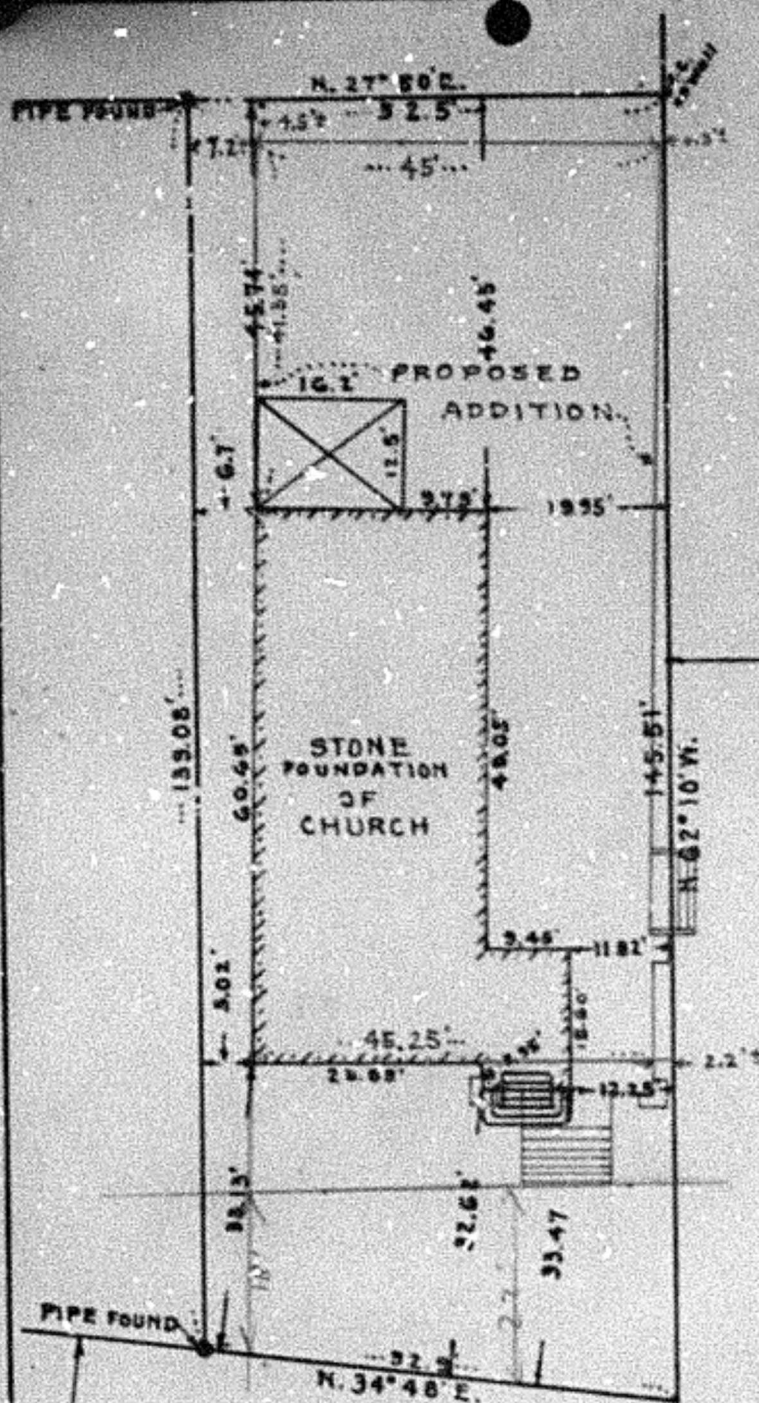
THIS IS TO CERTIFY, that the annexed advertisement of
Charles H. Deane, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 4th day of February, 1950, that is to say
the same was inserted in the issue of
January 27, February 3, 1950

THE BALTIMORE COUNTIAN

By P. J. Morgan
Editor and Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2 Date of Posting Feb. 3/50
Posted for: Exception to Zoning
Petitioner: The Evangelical and Reformed Church of the Messiah
Location of property: S.W. cor. of Gwynn Oak & Kriel Ave.
Location of Signs: S.W. cor. of Gwynn Oak & Kriel Ave.
Remarks:
Posted by: Harry C. Sartain Date of return: Feb. 3/50



BROADACRES
FLAT BOOK WFL 45-44

Gwynn Oak Ave.

W.C. Warren, Land Surveyor
1903 Gwynn Oak Ave.
BALTIMORE, 7, MD.
STATE REGISTER #591
Scale 1"=20' Nov. 1, 1943.