

ORDERED by the Zoning Commissioner of Baltimore County this 10th day of November, 1953, 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 10th day of December, 1953, at 10:45 o'clock A.M.

Charles H. Davis
Zoning Commissioner
of Baltimore County

Upon hearing on the within petition for an Exception to the Zoning Regulations and Restrictions for Baltimore County as set forth in the within petition, and it appearing that said Regulations and Restrictions would result in practical difficulty and unnecessary hardship upon the petitioner and an Exception to said Regulations and Restrictions would grant relief without substantial injury to the public health, safety, morals and the general welfare of the community, the said petition, therefore, should be granted:

It is this 10th day of December, 1953, ORDERED by the Zoning Commissioner of Baltimore County, that the petition be and the same is hereby granted for an exception to the Regulations and Restrictions which permits a side yard of six (6) feet instead of the required seven feet along each side lot line and a rear yard of five feet instead of the required twenty feet.

Charles H. Davis
Zoning Commissioner
of Baltimore County

ST. LUKE'S METHODIST CHURCH
335 S. Gaymen Oak Ave., Balto. 7, Md.
(1953-2)

2820-1

PETITION FOR EXCEPTION TO ZONING REGULATIONS AND RESTRICTIONS

In the Matter of
ST. LUKE'S METHODIST CHURCH OF WOODLAWN
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For Exceptions to the Zoning Regulations and Restrictions
To the Zoning Commissioner of Baltimore County

St. Luke's Methodist Church of Woodlawn, Legal Owner
of the property hereinafter described hereby petition for exceptions
to the Zoning Regulations and Restrictions for Baltimore County.

The Regulations to be excepted are as follows:

Section III "A" Residence Zone - sub-section "C" paragraph 3,
Side Yard:

There shall be a side yard not less than seven (7) feet
in width along one side lot line.

Rear Yard: Paragraph 4:

There shall be a rear yard, having a minimum depth of
twenty (20) feet but in no case less than fifteen (15) feet in depth.

The reasons for exceptions:

To permit a side yard of six (6) feet instead of the required
seven (7) feet along each side lot line.

To permit a rear yard of five (5) feet instead of the required
twenty (20) feet.

Property situated:

Southeast side of Gaymen Oak Avenue, beginning 275 feet northeast
northwest of Windsor Hill Road, thence northeasterly, on the southeast
Gaymen Oak Avenue, 120.1 feet, thence South 10 degrees 03 minutes East
217.7 feet; thence South 12 degrees 09 minutes West 111.2 feet and
thence North 10 degrees 03 minutes West 232.7 feet to beginning.

St. Luke's Methodist Church of Woodlawn, Inc.

per Kenneth J. Jones, Minister

Address: 2119 Gaymen Oak Ave., Balto. 7, Md.

*See Exhibit
New
10/25*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#2820
District: 1st Date of Posting: 12-2-53
Postal for: Exception to the zoning regulations
Petitioner: St. Luke's Methodist Church
Location of property: S.E.S. Gaymen Oak Ave. lot 234 ft. N.E. of Windsor Hill Rd., thence
N.W. 120.1 ft. on W.S. Gaymen Oak Ave. 217.7 ft. S.E. 111.2 ft. S.W. 232.7 ft. N.W. 101 ft. S.W.
Location of Sign: Southeast side of Gaymen Oak Avenue 335 ft. Northwest of
Windsor Hill Rd.
Remarks:
Posted by: George K. Hummel Date of return: 12-3-53

NOTICE OF ZONING HEARING

Public Notice
The public is hereby notified that there will be a hearing before the Zoning Commission of Baltimore County, in the Board Room, in the basement of the Board Building, Towson, Maryland.

On Monday, Dec. 14, 1953
at 10:45 o'clock A.M.

The purpose of this hearing being to determine whether St. Luke's Methodist Church, legal owner of the property on the southeast side of Gaymen Oak Ave., lot 234 ft. N.E. of Windsor Hill Road, thence northeasterly on the southeast side of Gaymen Oak Ave., 120.1 feet; thence South 10 degrees 03 minutes East 217.7 feet; thence South 12 degrees 09 minutes West 111.2 feet and thence North 10 degrees 03 minutes West 232.7 feet to beginning, should be granted exceptions to the Zoning Regulations and Restrictions for Baltimore County.

The Regulations to be excepted are as follows:

Section III "A" Residence Zone, sub-section "C" paragraph 3, side yard and paragraph 4, rear yard.

Side Yard: There shall be a side yard not less than seven (7) feet in width along one side lot line.

Rear Yard: There shall be a rear yard, having a minimum depth of twenty (20) feet but in no case less than fifteen (15) feet in depth.

The reasons for exceptions:

To permit the erection of an educational building to be used in connection with church activities.

The prayer of the petition is to permit a side yard of six (6) feet instead of the required seven (7) feet along the subject line and to permit a rear yard of five (5) feet instead of the required twenty (20) feet.

By Order of:
Zoning Commissioner
of Baltimore County

Nov. 27-Dec. 4,

FILED DEC 2 1953
OFFICE OF
THE BALTIMORE COUNTIAN

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

December 5, 1953
THIS IS TO CERTIFY, that the annexed advertisement of
Charles H. Davis, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group
of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before
the 5th day of December 1953, that is to say
the same was inserted in the issues of

November 27 and December 4, 1953.
THE BALTIMORE COUNTIAN

By: Paul J. Morgan
Editor and Manager.

December 7, 1953

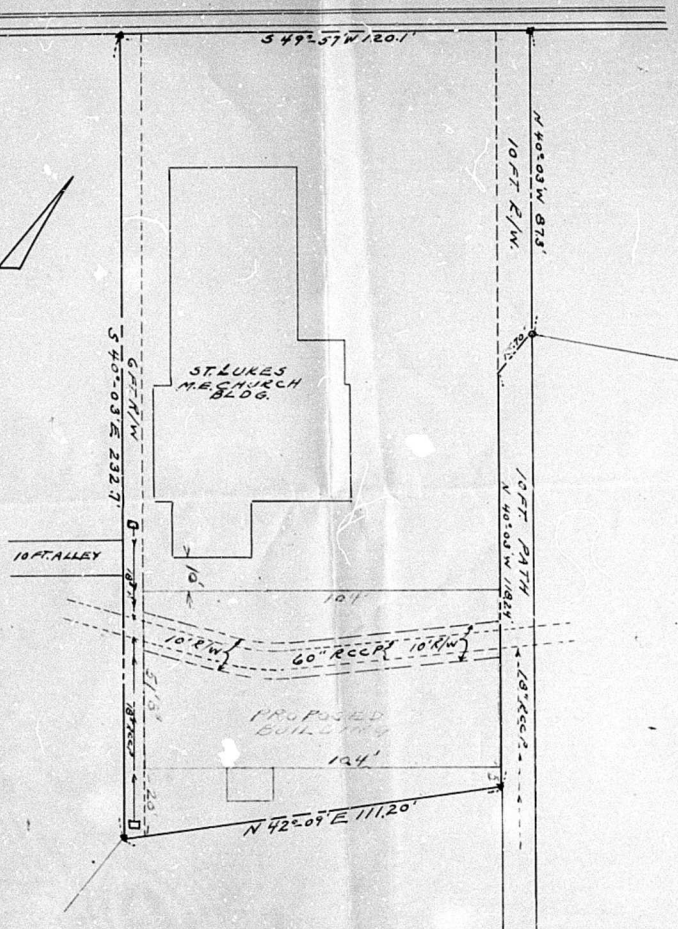
\$8.00
RECEIVED of Lee S. Metrick the sum of Eight (\$8.00) Dollars
being cost of advertisement of property on southeast side of Gaymen
Oak Avenue, St. Luke's Methodist Church, petitioner.

Zoning Commissioner

Hearings:
Monday, Dec. 14, 1953
at 10:45 a.m.
Room 102, Richard Bldg.,
Towson, Md.

PAID
DEC 7 - 53
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

GWYNN OAK AVE.

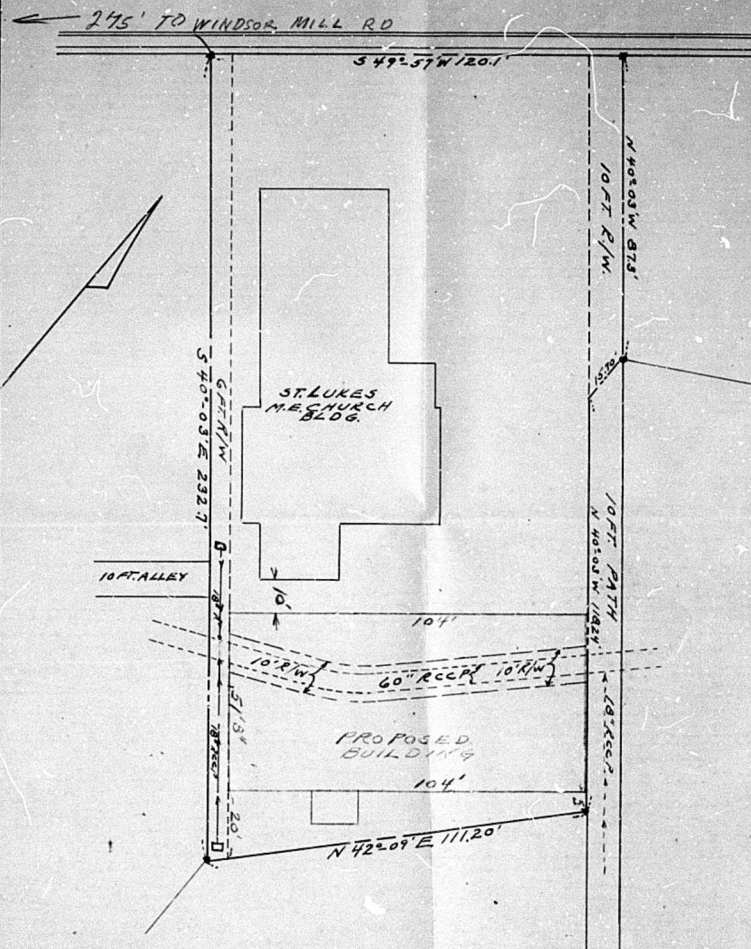


PLAT SHOWING THE PROPERTY OF
ST. LUKES M.E. CHURCH OF WOODLAWN
FIRST DISTRICT, BALTO. CO., MD.

SCALE 1"=20' NOV. 1953
R.C. NORRIS, REG. SURVEYOR

APPROVED PLAN

GWYNN OAK AVE.



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