

PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTYFor VARIANCE to the Zoning Regulations
To the Zoning Commissioner of Baltimore County*Immanuel Presbyterian Church* Legal Owner
of the property hereinafter described hereby petition for a Variance
to the Zoning Regulations of Baltimore County.

The Zoning Regulations to be excepted are as follows:

Section 211.3 -- Side Yard: For one-family dwellings, 8 feet wide
for one side yard and not less than 20 feet for the sum of both, except
that for a corner lot the building line along the side street shall be not
less than 20 feet from the side lot line and not less than 15 feet from
the center line of the side street;

Section 211.4 -- Rear Yard: 30 feet deep.

Section 409.2 -- Parking Spaces: Paragraph b, sub-paragraph 1.
High school, college, or university auditorium, theatre, church, general
auditorium, stadium or similar place of assembly . . . 1 for each 6 seats.The Reason for Variance: To permit a side yard setback on Avalon
Avenue of 6 feet instead of the required 20 feet and to permit a side yard
setback on Del Rio Avenue of 5 feet instead of the required 20 feet.
To permit a rear yard setback of 7 feet instead of the required 30
feet.To permit thirteen less parking spaces than required under section
409.2.Property situated: All that parcel of land in the Twelfth District
of Baltimore County, on the southeast corner of Avalon and Inverness
Avenues; thence running easterly and lying on the south side of Avalon
Avenue 130 feet; thence south 35 degrees 24 minutes west 116.5 feet to
the north side of Del Rio Avenue thence westerly and lying on the north
side of Del Rio Avenue 138.72 feet; thence with a radius of 34.80 feet and
lying on Inverness Avenue 96.83 feet to place of beginning.*Immanuel Presbyterian Church*
Clara C. Wilson, Board of Trustees
Legal Owners*303 Bayview Dr.*
Address

11/7/55

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ORDERED BY the Zoning Commissioner of Baltimore

County this 30th day of October, 1955,
that the subject matter of this petition be considered 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 7th
day of November, 1955, at 11:00 o'clock
A.M.Zoning Commissioner
of Baltimore CountyRE: PETITION FOR VARIANCES TO ZONING REGU-
LATIONS - Southeast corner of Avalon and
Inverness Aves., 12th District -
Immanuel Presbyterian Church, PetitionerUpon hearing on petition for variances to the Zoning
Regulations for Baltimore County, and it appearing that said
Regulations would result in practical difficulty and unnecessary
hardship upon the petitioner and variances to said Regulations
would grant relief without substantial injury to the public health,
safety and the general welfare of the community, the petition
should be granted, therefore:It is this 14 day of November, 1955, ORDERED by the
Deputy Zoning Commissioner of Baltimore County, that the following
variances, be and the same are hereby granted, to wit:

- To permit a side yard setback from Avalon Avenue of
four (4') feet instead of the required twenty (20')
feet.
- To permit a side yard setback from Del Rio Avenue of
five (5') feet instead of the required twenty (20')
feet.
- To permit a rear yard setback of seven (7') feet
instead of the required thirty (30') feet, and
- To permit thirteen less parking spaces than required
under section 409.2.

James H. Adams
Deputy Zoning Commissioner
of Baltimore County

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OFFICE OF
THE BALTIMORE COUNTY

NOV 1 - 1955

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

October 31, 1955

THIS IS TO CERTIFY, that the annexed advertisement of
Wilkie H. Adams, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTYAN, a group of
three weekly newspapers, published in Baltimore County, Mary-
land, once a week for 3 successive weeks before
the 31st day of October, 1955, that is to say
the same was inserted in the issues of
October 21 and 28, 1955.

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THE BALTIMORE COUNTYAN

By *Paul J. Morgan*
Editor and ManagerNOTICE OF ZONING HEARING
The public is hereby notified
that there will be a hearing
before the Zoning Commission
of Baltimore County, Maryland,
on the 14th day of November,
1955, at 11:00 A.M., in the
office of the Zoning Commis-
sioner, at the southeast corner
of Avalon and Inverness Avenues,
12th District, Baltimore County,
Maryland, to consider and
act upon the petition for
variance to the Zoning Regu-
lations of Baltimore County,
submitted by the Immanuel
Presbyterian Church, of the
southeast corner of Avalon
and Inverness Avenues, 12th
District, Baltimore County,
Maryland, for a variance to
the Zoning Regulations to
permit a side yard setback
of 6 feet instead of the
required 20 feet, and to
permit a rear yard setback
of 7 feet instead of the
required 30 feet, and to
permit thirteen less parking
spaces than required under
section 409.2 of the Zoning
Regulations of Baltimore
County.By Order of
WILKIE H. ADAMS,
Zoning Commissioner of
Baltimore County.
Oct. 21-28CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3657

District 12
Posted for Variance to the Zoning Regulations etc. Date of Posting 10-28-55
Petitioner: Immanuel Presbyterian Church
Location of property: S.E. Cor. of Avalon and Inverness Avenues, 12th District, Baltimore County, Maryland
Location of signs: South side of Avalon Avenue 6 ft. east from the Southeast Corner of Avalon and Inverness Avenues
Remarks: By *George E. Hummel*
Posted by George E. Hummel Date of return: 10-29-55

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