

PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF
First Church of Christ,
Scientist

BEFORE THE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

For Variance to the Zoning Regulations
To the Zoning Commissioner of Baltimore County:

First Church of Christ, Scientist, Dawson Heights Local Center
of the property hereinafter described hereby petitions for a Variance
to the Zoning Regulations of Baltimore County.

The Regulation to be excepted is as follows:
Section 409.2 - Parking Space - (1) Church 1 for each
6 seats.

The reason for Variance:
To permit 42 parking spaces less than required under the
Zoning Regulations.

Property situated:

All that parcel of land in the 9th District of Baltimore County on
the Northeast corner of Alghurth Road and Maryland Avenue thence running
Easterly and binding on the North side of Alghurth Road 300 feet thence
North 15 degrees East 300 feet; thence North 74 degrees West 55 feet;
thence South 15 degrees West 50 feet; thence North 74 degrees West 115
feet to the West side of Maryland Avenue thence running Southerly and
binding on the East side of Maryland Avenue 150 feet to the place of
beginning.

Bellevue M. Kingston, Chairman
Pauline C. Rogers, Clerk
First Church of Christ, Scientist
Address: 201 Alghurth Road
Dawson Heights, Maryland

IN THE MATTER OF PETITION
FOR VARIANCE TO ZONING
REGULATIONS - N.E. COR.
ALGHURTH ROAD AND MARYLAND
AVE., 9th DISTRICT -
First Church of Christ, Scientist,
Petitioner

BEFORE
BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY
Case No. 3765-V

OPINION

The First Church of Christ, Scientist, purchased a tract
of land at the northeast corner of Alghurth Road and Maryland Avenue
in Townon during the year 1950 before the adoption of the present
Zoning Regulations requiring provisions for off-street parking.

They now plan to build a church facing Alghurth Road
and a Sunday School building facing Maryland Avenue.

Even after purchasing an additional lot on Maryland
Avenue they find that they cannot carry out their building plans
and still comply with the regulations as to the number of off-
street parking spaces.

They filed a petition with the Zoning Commissioner
under Section 409.5 of the Regulations asking for a variance from
the regulations so that they may proceed with their plans and have
42 parking spaces less than required.

Several neighbors appeared in protest but it is clear
that they were not opposing the variance requested; but rather that
they were opposed to the church providing any parking facilities at
all.

It is fortunate that the large parking facilities of the
Townon High School are available for the use of the congregation of
this church.

The fact that these facilities are available does not
justify us in relaxing the restrictions entirely and so think that
the church must be required to provide as many parking spaces as
their plans make reasonably possible.

Under all the circumstances we think their request for
permission to provide 42 parking spaces less than required is
reasonable and we will sign an Order accordingly.

ORDER

For the reasons set forth in the above-stated Opinion
it is this _____ day of May, 1956, by the Board of Zoning
Appeals of Baltimore County, ORDERED that a variance or exception
with respect to Section 409.5 of the Zoning Regulations with
respect to required parking spaces is granted so as to permit
the Petitioner herein to provide 42 parking spaces less than as
required by said Regulations.

BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE TO ZONING REGULATIONS
N. E. Corner Alghurth Road and Maryland Ave.,
9th District - First Church of Christ,
Scientist, Petitioner

Upon hearing on petition for a variance to the Zoning
regulations to permit 42 parking spaces less than the spaces required
under the regulations, because of the hardship caused by refusing the
First Church of Christ, Scientist the use of its land after having
purchased it for off-street parking and because its services are
limited as are most all other churches, it is felt that this can
hardly cause much, if any, adverse affect any more than the parking
problem has caused with regard to many of our churches.

As this property was purchased in 1950 long before the
adoption of the new Zoning Regulations and if the petitioner had
built the new edifice prior to March 30, 1955, it would not have had
to provide such a large parking area. Section 409 of the Zoning
Regulations would create an undue hardship upon the petitioner. The
Zoning Commissioner may approve a modified plan upon petition after
a public hearing.

For the above reasons it is the opinion of the Deputy
Zoning Commissioner of Baltimore County that the aforesaid petition for
a variance should be granted.

It is, therefore, this _____ day of March, 1956,
ORDERED by the Deputy Zoning Commissioner of Baltimore County, that
the aforesaid petition for a variance, in and the same is hereby
granted which permits 42 parking spaces less than required by the
Zoning Regulations.

Deputy Zoning Commissioner
of Baltimore County

The Towson Manor Association, Inc.
15 HILLTOP ROAD • TOWSON 4, MARYLAND

President
CHARLES W. WHITE
VA. 3307
Vice President
EARL WOODRIDGE W. HUGHES
VA. 3378

Secretary
W. L. HUBBARD J. PROCTOR
VA. 3307
Treasurer
JOHN M. ROSENBERGER
VA. 3378

April 5, 1956

Mr. Charles H. Doing, Chairman
Board of Zoning Appeals of Balto. County
County Office Building
Townon 4, Maryland

Dear Mr. Doing:

RE: PETITION FOR VARIANCE TO ZONING
REGULATIONS - N.E. COR. ALGHURTH
ROAD AND MARYLAND AVE., 9th DIST.
FIRST CHURCH OF CHRIST, SCIENTIST,
PETITIONER

We wish to request an appeal to the Deputy Zoning
Commissioner's Office regarding the above petition for variance
to Zoning Regulations. Our check for \$30.00 is enclosed to
cover the cost of this appeal.

Please advise us on what date this appeal will be
heard.

Very truly yours,
Charles W. White
Charles W. White
President

ccw:jp
Enclosure



February 20, 1956

\$10.00

RECEIVED OF Bellevue M. Kingston, Chairman of
First Church of Christ, Scientist, the sum of Ten
(\$10.00) dollars, being cost of petition for Variance
to the Zoning Regulations, advertising and posting
property, Northeast corner of Alghurth Road and
Maryland Avenue, 9th District of Baltimore County.

Zoning Commissioner
of Baltimore County

HEARING:

Monday, March 19, 1956
at 11:00 A. M.

County Office Building
111 N. Chesapeake Avenue
Townon 4, Maryland
Room 108

RECEIVED
FEB 21 1956
COUNTY CLERK'S OFFICE
BY *HW*

April 5, 1956

\$30.00

RECEIVED OF The Towson Manor Association, Inc.,
the sum of Thirty (\$30.00) Dollars, being cost of
appeal to the Board of Zoning Appeals of Baltimore County
from the decision of the Zoning Commissioner granting
variance to the Zoning Regulations.

Zoning Commissioner



CERTIFICATE OF PUBLICATION

TOWSON, MD., March 9, 1956.

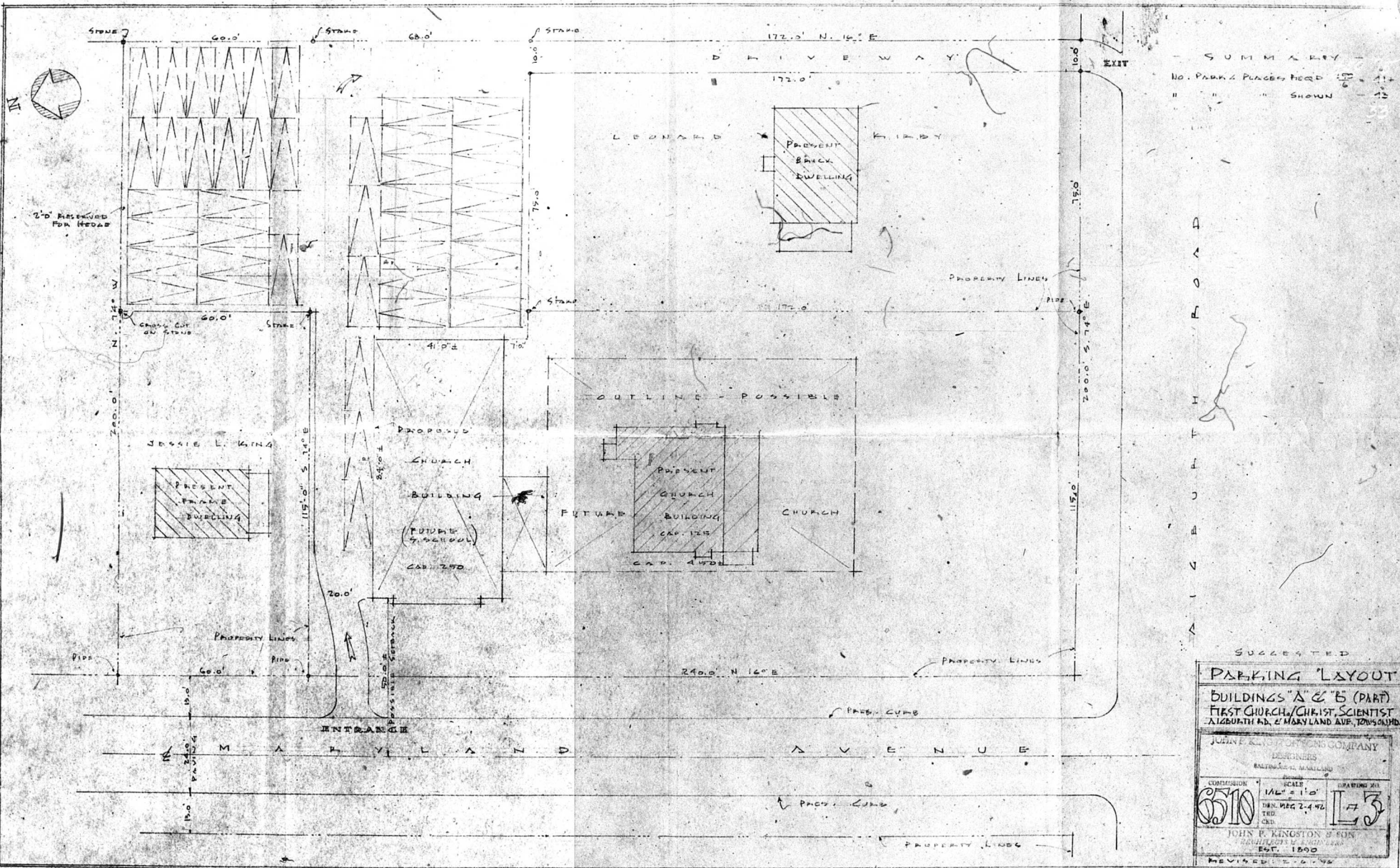
THIS IS TO CERTIFY, That the aforesaid advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on March 9, 1956.
SE. 2 TIMES. SUBSCRIPTIONS before the _____ day of
March, 1956, the first publication
appearing on the _____ day of _____ 1956.

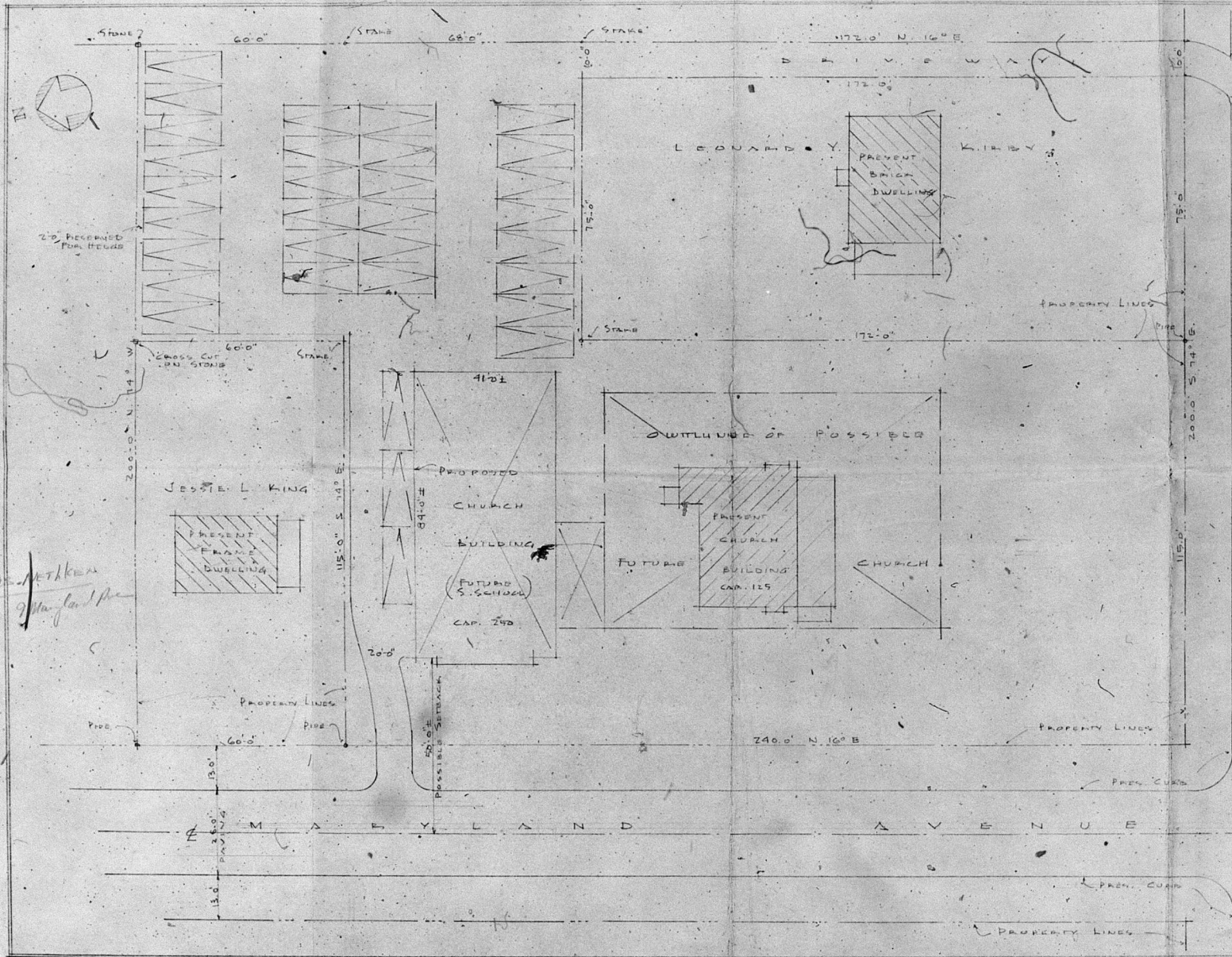
THE JEFFERSONIAN,
R. S. Smith
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *9* Date of Posting: *3-8-56*
Posted for: *First Church of Christ, Scientist*
Petitioner: *First Church of Christ, Scientist*
Location of property: *201 Alghurth Road, Dawson Heights, Maryland*
Location of signs: *201 Alghurth Road, Dawson Heights, Maryland*
Remarks: *Large, 8' x 10' sign*
Posted by: *Large, 8' x 10' sign* Date of return: *3-8-56*





SUMMARY
 Not Park'd. Places: 11+
 Shown: 32

SUGGESTED
PARKING LAYOUT
 BUILDINGS "A" & "B" (PART)
 FIRST CHURCH, CHRIST. SCIENTIST
 ALICEBETH RD. & MARYLAND AVE, TOWSON, MD.