

RECEIVED
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BALTIMORE COUNTY
OFFICE OF PLANNING

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF
Educational building
Overlea Ave. - Spruce St.
14th Election District

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

Legal Owner
St. James Evangelical Lutheran Church

of the property herein described hereby petition for a Variance to the
Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted as follows:

Section 208.1 - Side yard - 20 and 35 feet.
Section 211.1a - Rear yard - 30 feet

The Reasons for Variance:

To permit a side yard of 7 feet and 10 feet instead of the required 20 feet
and 35 feet and a rear yard of 8.9 feet instead of the required 30 feet.

Property situated:

All that parcel of land in the Fourteenth District of Baltimore County
on the Southeast corner of Overlea and Spruce Avenues; thence running Easterly
and blinding on the South side of Overlea Avenue 100 feet with a rectangular
depth Southerly of 170 feet and blinding on the East side of Spruce Avenue
to the place of beginning.

St. James Evangelical Lutheran Church
HARRY S. GORRALL Pres.
Legal Owner
AND H. JEFFERSON Treas.
WALTER J. KUDRINSKY Sec. 2nd.
Recording Secretary

OVERLEA AVE & SPRUCE ST.

T-SIGN #6

ORDERED by the Zoning Commissioner of Baltimore County
this 27th day of November 1959,
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 6th day of
January, 1960, at 2:30 o'clock
P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for variance to Section
208.1, side yard, and Section 211.1a, rear yard, of the Regulations,
and it appearing that said Regulations would result in practical diffi-
culty and unnecessary hardship upon the petitioner and the variance
would grant relief without substantial injury to the public health,
safety and the general welfare of the locality, the variance should
be granted, therefore:

It is this 27th day of January, 1960, by the Zoning
Commissioner of Baltimore County, ORDERED that the aforesaid variance
should be and the same are hereby granted, which permit a side yard
of 7 feet and 10 feet instead of the required 20 feet and 35 feet and
a rear yard of 8.9 feet instead of the required 30 feet.

Walter J. Kudrinsky
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
141 W. EISENHARTZ AVE.
BALTIMORE 5, MARYLAND
VA. 3-3600

MELVIN H. ADAMS
DIRECTOR
WALTER H. ADAMS
FORMING COMMISSIONER

NOTICE OF HEARING

St. James Evangelical Lutheran Church
Overlea & Spruce Street
Baltimore 6, Maryland

No: St. James Evangelical Lutheran Church
14th District

TIME: 2:30 P.M.

DATE: Wednesday, January 6, 1960

PLACE: Room 106, County Office Building, 141 W. Chesapeake Avenue,
Towson, Maryland

Zoning Commissioner
of Baltimore County

RECEIPT

Date: 12/15/59

RECEIVED of: St. James Evangelical Lutheran Church, Md. - Office of Finance

LOCATION OF PROPERTY: new above
AMOUNT: \$ 10.00 12-1559 2101 • • • TIL • 1000
12-1559 2101 • • • TIL • 1000

Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 25, 1959.
THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. on December 25, 1959.
at 2 times before the 6th
day of January, 1960, the first publication
appearing on the 18th day of December
1959.

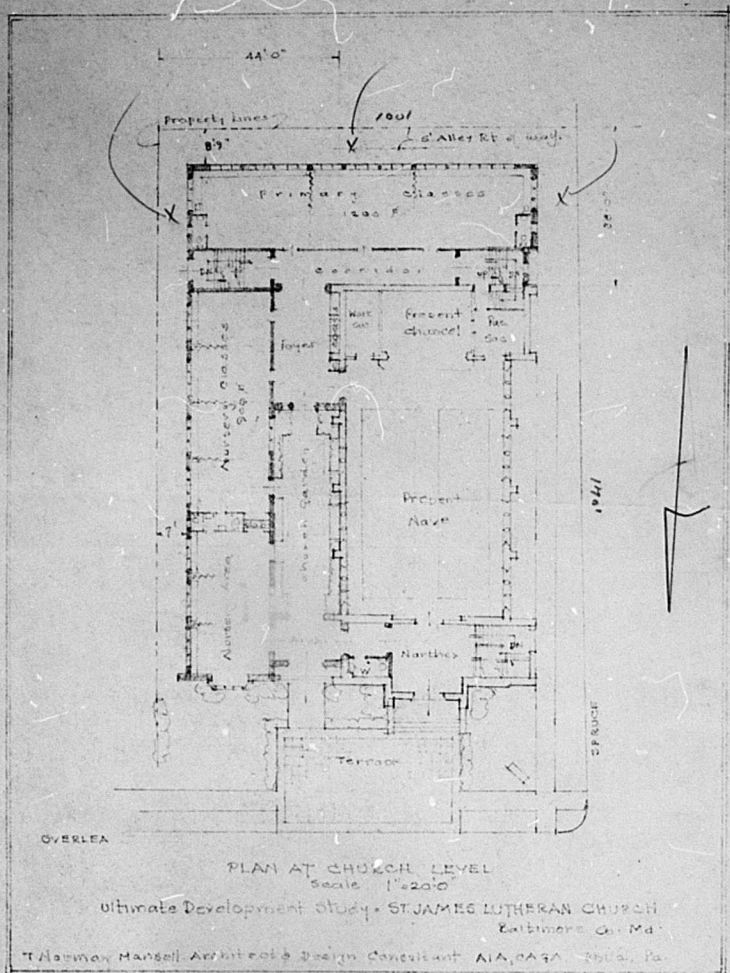
THE JEFFERSONIAN
Walter H. Adams
Manager

Cost of Advertisement, \$

NOTICE OF HEARING
The public is hereby notified that there
will be a public hearing on the subject
County Office Building, 141 W. Chesapeake
Avenue, Towson, Maryland.
On the 6th day of January, 1960.
The purpose of the hearing being to determine
whether or not the proposed variance should
be granted. The subject matter of the hearing
is the proposed variance to the Zoning
Regulations of Baltimore County, Maryland,
which would permit a side yard of 7 feet
and 10 feet instead of the required 20 feet
and 35 feet and a rear yard of 8.9 feet
instead of the required 30 feet. The hearing
will be held in the office of the Zoning
Commissioner of Baltimore County, Maryland,
on the 6th day of January, 1960, at 2:30
o'clock P.M.
The hearing is to be held in the
office of the Zoning Commissioner of Baltimore
County, Maryland, on the 6th day of January,
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and 10 feet instead of the required 20 feet
and 35 feet and a rear yard of 8.9 feet
instead of the required 30 feet. The hearing
will be held in the office of the Zoning
Commissioner of Baltimore County, Maryland,
on the 6th day of January, 1960, at 2:30
o'clock P.M.
WALTER H. ADAMS
Zoning Commissioner of
Baltimore County
Dec. 18, 1959.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 12-22-59
Posted for: Variance to Zoning Regulations
Petitioner: St. James Evangelical Lutheran Church
Location of property: SE corner of Overlea and Spruce Avenues
Location of Sign: South East corner of Overlea and Spruce Avenues
Remarks: None
Posted by: W. H. Adams Date of return: 12-23-59



OK 800 11/27/57

ZONING REGULATIONS REQUIRE:

FRONT YARD 40' SETBACK 65' FROM E OF STREET
SIDE YARD 20' INTERDE 35' ON STREET SIDE
REAR YARD 30'

PARKING - 1 OFF-STREET PARKING SPACE / 5 SEATS

#4443

Mr John Lassahn
9220 Belair Rd
#6