

366 u

5113 V

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

St. James Lutheran Church

For Variance to the Zoning Regulations

To the Zoning Commissioner of Baltimore County

St. James Lutheran Church

LEGAL OWNER

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

The Zoning Regulation to be excepted as follows:

Section 211.2- Front yard - 40 feet

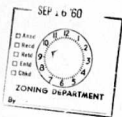
The Reason for Variance:

To permit a front yard of 32 feet instead of required 40 feet.

Property situated:

All that parcel of land in the Second District of Baltimore County on the Northwest most corner Liberty and Holling Roads; thence running Northerly and binding on the West side of Liberty Road 151 feet; thence South 30 degrees 30 minutes West 237 feet; thence South 55 degrees 43 minutes East 151 feet to the North most side of Holling Road; thence Easterly and binding on the North side of Holling Road 237 feet to the place of beginning.

St. James Lutheran Church
LEGAL OWNER
By: J. Harry C. Foster, President
3619 Clifmar Rd., Balto-7
ADDRESS



10/19/60
5130

ST. JAMES LUTHERAN CHURCH
3619 CLIFMAR RD.
BALTIMORE, MD.
21214

5113-V

(ORDERED by the Zoning Commissioner of Baltimore County this 16th day of September, 1960, that the subject matter of this petition be advertised in two newspapers 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 19th day of October, 1960, at 2:30 o'clock P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a variance to Section 211.2 of the Zoning Regulations to permit a front yard of 32 feet instead of the required 40 feet, and it appearing that the Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and a variance to said Regulations would grant relief without substantial injury to the public health, safety and the general welfare of the locality involved, the variance should be granted, therefore:

It is this 14th day of October, 1960, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid variance should be and the same is hereby granted, which permits a front yard of 32 feet instead of the required 40 feet.

J. H. Foster
Deputy Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 9-28-60 #5113

Posted for: Variance to Zoning Regulations

Petitioner: St. James Lutheran Church

Location of property: N.W. Corner of Liberty and Holling Roads, etc.

Location of Signs: Northwest corner of Liberty and Holling Roads.

Remarks: Stage 1 Hearing

Posted by: Stage 1 Hearing Date of return: 9-28-60

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING HEARD AND DECISION

The public is hereby notified that there will be a hearing before the Zoning Commission of Baltimore County, Maryland, on Wednesday, October 19, 1960, at 2:30 P.M., the purpose of the hearing being to determine whether or not St. James Lutheran Church, legal owner of the property at the northwest corner Liberty and Holling Roads, thence running northerly and binding on the West side of Liberty Road 151 feet; thence South 30 degrees 30 minutes West 237 feet; thence South 55 degrees 43 minutes East 151 feet to the North most side of Holling Road; thence Easterly and binding on the North side of Holling Road 237 feet to the place of beginning; and that the Zoning Regulations of Baltimore County, should be excepted to the Zoning Regulations and Restrictions for Baltimore County. The Regulations to be excepted is as follows:

Section 211.2- Front yard-40 feet. To permit a front yard of 32 feet instead of required 40 feet.

The prayer of the petition is to permit a front yard of 32 feet instead of required 40 feet.

By order of
WILHEM H. ADAMS
Zoning Commissioner of Baltimore County
Sept. 28.

TOWSON, MD., September 30, 1960.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one time, seven consecutive weeks before the 19th day of October, 1960, the date of publication appearing on the 30th day of September 1960.

THE JEFFERSONIAN
Frank Shuster
Manager.

Cost of Advertisement, \$.....

TELEPHONE VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 3995
DATE 10/27/60

To: Mr. George M. Polinski
305 Manning Circle
Baltimore 28, Md.

BILLED BY: Zoning

DEPOSIT TO ACCOUNT NO.	03682	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Advertising and sign - St. James Lutheran Church		11.00
	PAID - Baltimore County, Md. - Office of Finance	
	10/27/60 2438 * * * TEL -	14.00
	10/27/60 2438 * * * TEL -	14.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

TELEPHONE VALLEY 3-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

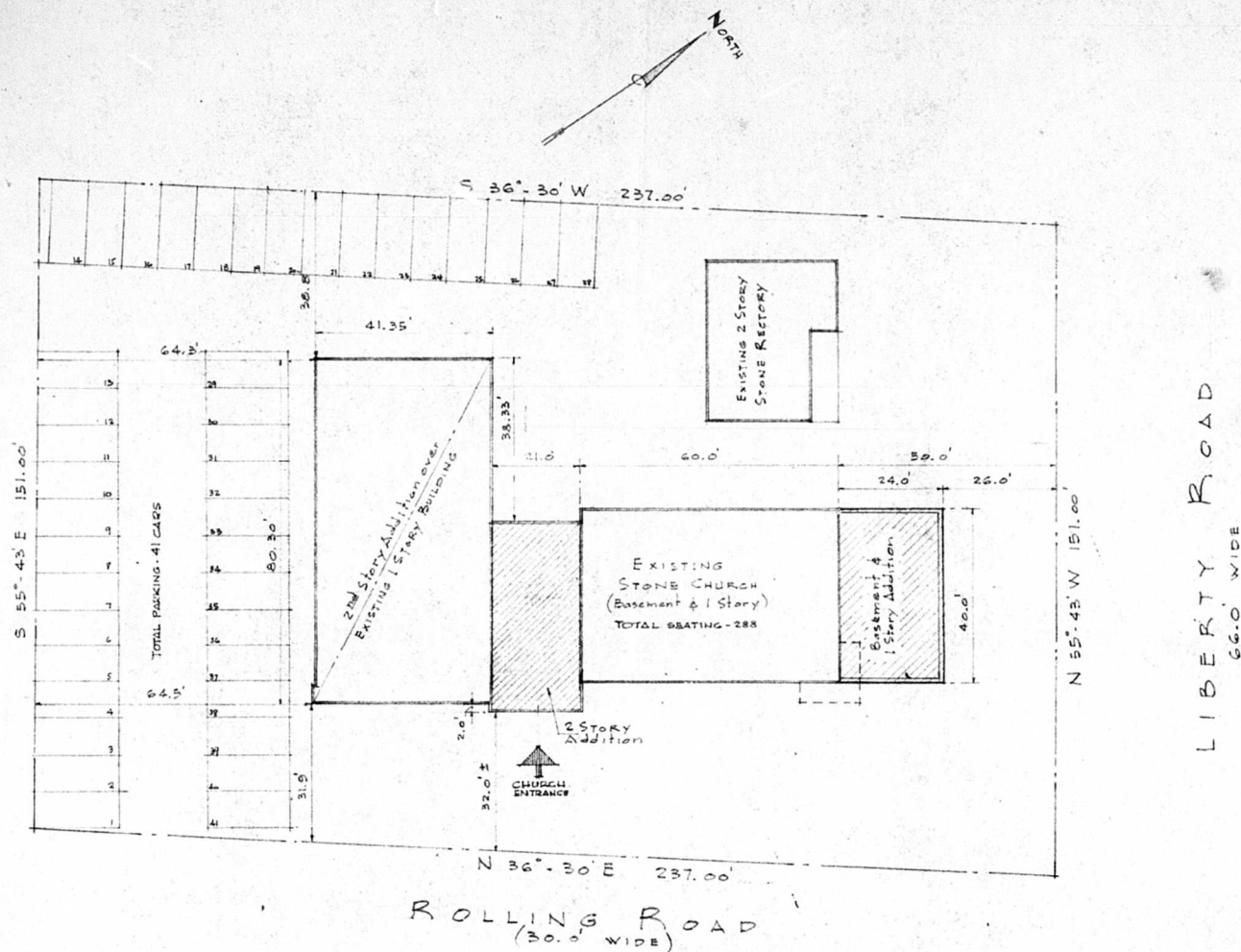
No. 3660
DATE 9/24/60

To: St. James Lutheran Church
3619 Clifmar Rd.
Baltimore 7, Md.

BILLED BY: Zoning

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Petition for Variance - St. James Lutheran Church		10.00
	PAID - Baltimore County, Md. - Office of Finance	
	9-16-60 743 * * * TEL -	10.00
	9-16-60 743 * * * TEL -	10.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



S I T E P L A N - Scale: 1" = 20.0'

ST. JAMES EVANGELICAL LUTHERAN CHURCH
ROCKDALE, SECOND DISTRICT - BALTIMORE COUNTY, MD.

NOTE: Existing data obtained
from survey made by Robert
G. Norris, Registered Surveyor
dated July 11, 1960

MANDRIS & SIPPEL
ARCHITECTS
410 DELAWARE AVE.
TOWSON 4, MD.

Revised: July 14, 1960
Revised: July 28, 1960
Revised: August 24, 1960

