

ORDERED by the Zoning Commissioner of Baltimore County  
this 11th day of June, 1961,  
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 26th day of  
July, 1961, at 1:00 o'clock  
P. M.

Zoning Commissioner  
of Baltimore County

Upon hearing on the above petition for variances to Sections  
h09.2 (b-1); 211.2; 211.3 and 211.4 of the Zoning Regulations to  
permit 16 spaces for off-street parking; a front yard of 25.58 feet  
instead of the required 40 feet; a side yard of 10 feet instead of  
the required 35 feet and a rear yard of 12.7 feet instead of the  
required 30 feet, and it appearing that the Regulations would result  
in practical difficulty and unnecessary hardship upon the petitioner  
and variances to said Regulations would grant relief without sub-  
stantial injury to the public health, safety and the general welfare  
of the locality involved, the variances requested should be granted,  
therefore:

It is this 26th day of July, 1961, by the Zoning  
Commissioner of Baltimore County, ORDERED that the aforesaid  
variances should be and the same are hereby granted, which permit  
16 spaces for off-street parking, a front yard of 25.58 feet instead  
of 40 feet; a side yard of 10 feet and a rear yard of 12.7 feet.

Zoning Commissioner of  
Baltimore County

TELEPHONE  
VALLEY 3-3000

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

No. 7424

DATE 7/26/61

TO: Church of God of Dundalk  
Willow Spring Road & Yorkway  
Dundalk 22, Md.

BILLED BY: Zoning Department of  
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622 TOTAL AMOUNT \$35.00

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE COST

Advertising and posting of property

35.00

7-2661 2431 • • • TRL- 35.00

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.

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

For Variance to the Zoning Regulations

To the Zoning Commissioner of Baltimore County

The Dundalk Church of God LEGAL OWNER  
of the property hereinafter described hereby for a Variance to the  
Zoning Regulations of Baltimore County.

The Zoning Regulations to be exempted as follows:

Section: h09.2 (b)-1-Parking space - 1 for each 6 seats  
Section: 211.2 - Front Yard - 40 feet  
Section: 211.3 - Side Yard - 35 feet  
Section: 211.4 - Rear Yard - 30 feet

The Reasons for the Variances:

To permit 16 spaces for Off Street Parking, also to permit a front yard  
of 25.58 feet instead of required 40 feet, to permit a side yard of  
10 feet instead of required 35 feet and to permit a rear yard of 12.7 feet  
instead of the required 30 feet.

Property Situate:

Concerning all that parcel of land in the Twelfth District of  
Baltimore County, beginning at the point of intersection of the northeasterly  
corner of Yorkway (a right-of-way 40 feet wide) and Willow Spring Road  
(a right-of-way 60 feet wide); thence along the northerly side of Yorkway  
on a bearing North 88 degrees 09 minutes 15 seconds East a distance of 232.38  
feet to a point; thence along the westerly side of Kinship Road (a right-of-  
way 40 feet wide) along a chord bearing North 1 degree 20 minutes 12 seconds  
East a distance of 100.14 feet to a point; thence along the southerly side  
of a paved alley (a right-of-way 14 feet wide, along a bearing South 88  
degrees 09 minutes 15 seconds West a distance of 219.69 feet to a point;  
thence along the easterly side of Willow Spring Road along a bearing South  
8 degrees 29 minutes 00 seconds West a distance of 101.65 feet to the  
place of beginning.

Consisting of Lots 1, 2, 3 and 4 Block #12 Section A of Flat #2 of  
Dundalk, situate in Baltimore County, State of Maryland and recorded in the  
land records of Baltimore County in Liber WPC #7 Folio 185.

The Dundalk Church of God

ATTORNEY

LEGAL OWNER

ADDRESS

ADDRESS

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th

Date of Posting: 7-6-61

Posted for: variance to zoning regulations

Petitioner: The Dundalk Church of God  
Location of property: NE corner of Yorkway and Willow Spring  
Road, 14 1/2 blocks  
Location of Signs: fourth corner of Willow Spring Road and  
Yorkway

Remarks:

Posted by: George R. Hume Signature

Date of return: 7-1-61

OFFICE OF PLANNING AND ZONING  
Inter-Office Correspondence

Date: July 13, 1961

To: John G. Rose, Zoning Commissioner  
From: George R. Gavrila, Deputy Director

Subject: #5327-V, Variance to permit 16 spaces for  
Off-street parking, side yard of 25.58'  
instead of required 40', side yard of 10'  
instead of required 35' and rear yard of 12.7'  
instead of required 30'  
NE/c Yorkway and Willow Spring Roads  
The Dundalk Church of God.

12th District

7/26/61

1:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the  
subject petition and offers no comment.

GEO:bc

JUL 13 '61

JUL 13 '61



PETITION FOR A VARIANCE TO  
THE ZONING REGULATIONS

ZONING: Petitioner: A Variance  
to permit 16 spaces for off-street  
parking, also to permit a front  
yard of 25.58 feet instead of the  
required 40 feet and to permit a  
side yard of 10 feet instead of the  
required 35 feet and to permit a  
rear yard of 12.7 feet instead of  
the required 30 feet.

DATE AND TIME: WEDNESDAY,  
JULY 26, 1961, 1:00 P.M.  
PUBLIC HEARING: Room 105,  
County Office Building, 111 N.  
Charles Avenue, Towson,  
Maryland.

The Zoning Regulations to be  
exempted as follows:  
Section: h09.2 (b)-1-Parking space  
for each 6 seats.  
Section: 211.2 - Front Yard - 40  
feet.  
Section: 211.3 - Side Yard - 35 feet.  
Section: 211.4 - Rear Yard - 30 feet.

The Zoning Commissioner of Baltimore County, by authority of the  
House of Delegates and Regulations of Baltimore County, will hold a public  
hearing on the above petition for a Variance to the Zoning Regulations  
on the date and time specified above.

In the Twelfth District of Baltimore County, beginning at the point  
of intersection of the northeasterly  
corner of Yorkway (a right-of-way  
40 feet wide) and Willow Spring  
Road (a right-of-way 60 feet wide);  
thence along the northerly side of  
Yorkway on a bearing North 88  
degrees 09 minutes 15 seconds East  
a distance of 232.38 feet to a point;  
thence along the westerly side of  
Kinship Road (a right-of-way 40  
feet wide) along a chord bearing  
North 1 degree 20 minutes 12 seconds  
East a distance of 100.14 feet to a  
point; thence along the southerly  
side of a paved alley (a right-of-  
way 14 feet wide, along a bearing  
South 88 degrees 09 minutes 15  
seconds West a distance of 219.69  
feet to a point; thence along the  
easterly side of Willow Spring Road  
on a bearing South 8 degrees 29  
minutes 00 seconds West a distance  
of 101.65 feet to the place of be-  
ginning, being the property of The  
Dundalk Church of God, as shown  
on plat plan filed with the Zoning  
Department.

Consisting of Lots 1, 2, 3 and 4  
Block No. 12 Section A of Flat No.  
2 of Dundalk, situate in Baltimore  
County, State of Maryland, and re-  
corded in the land records of Bal-  
timore County in Liber WPC No. 7  
Folio 185.

BY ORDER OF  
JOHN G. ROSE,  
Zoning Commissioner of  
Baltimore County 7-4-1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 6, 1961

THIS IS TO CERTIFY, That the annexed advertisement  
was published in The COUNTY Paper, Inc., a weekly news-  
paper printed and published in Towson, Baltimore County,  
Md., once in each of one successive weeks before the  
26th day of July, 1961, the date  
publication appearing on the 6th day of  
July, 1961.

The COUNTY Paper, Inc.

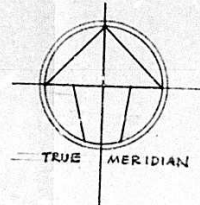
John G. Rose  
Manager

JUL 7 - '61

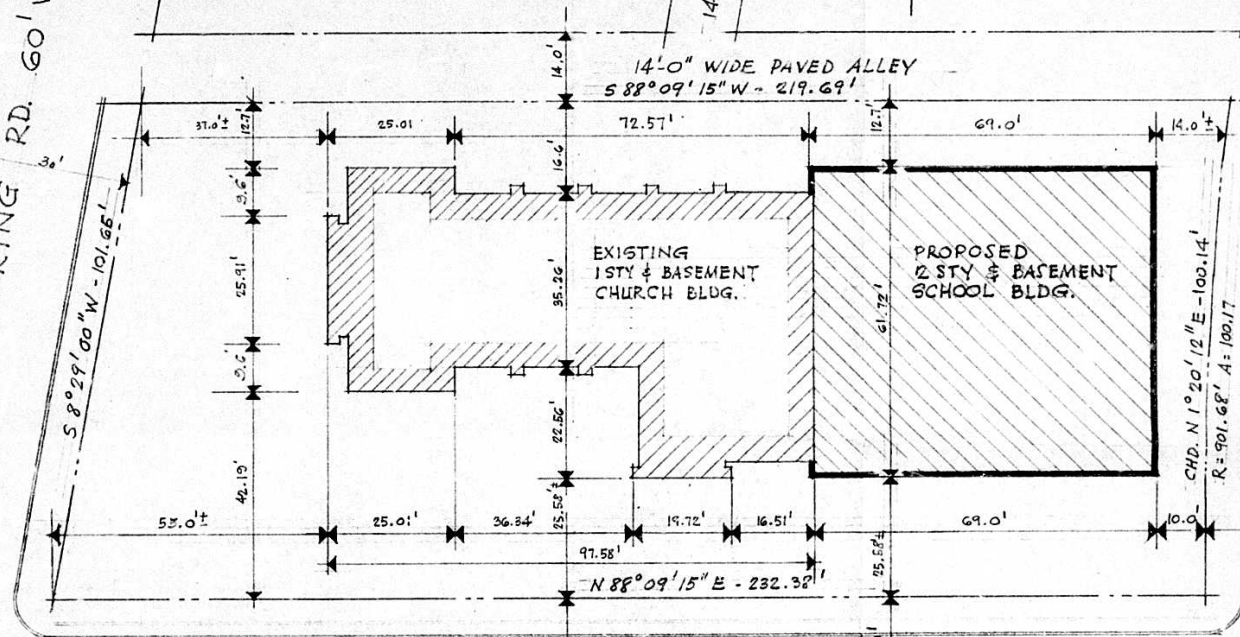


WILLOW SPRING RD. 60' WIDE  
 $S 8^{\circ} 29' 00'' W - 101.65'$

14'-0" WIDE ALLEY



14'-0" WIDE PAVED ALLEY  
 $S 88^{\circ} 09' 15'' W - 219.69'$



KINSHIP RD. 40' WIDE

YORKWAY - 40' WIDE

ZONING: RESIDENTIAL "R-6"  
 LOT COVERAGE: EXISTING BLDG : 4381 SQ. FT. = 19.4%  
 PROPOSED " : 4259 " = 18.8%  
 TOTAL : 8640 " = 38.2%  
 LOT : 22563 "

## PRELIMINARY SITE PLAN

DUNDALK CHURCH OF GOD  
 YORKWAY & WILLOW SPRING RD.

12 TH ELECTION DISTRICT OF BALTIMORE COUNTY

1" = 20'

JUNE 12, 1961

MARSHALL & LEWIS ARCHITECTS  
 2125 MARYLAND AVENUE BALTIMORE 18, MARYLAND HO 7-5906

