

5718-V PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Inc.

XXXXXX Joppa Gospel Tabernacle, Inc. of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section .208.1 to permit a building line along the side street of 13 feet in lieu of 35 feet from side lot line and 33 feet from the center line of Pershing Avenue instead of the required 60 feet. Also to permit side yard of 15' instead of the required 20' which is required for a principal building in R-6 Zone of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (1) Alleviate hardship or practical difficulty

Variance requested is to permit an addition to the present church building and to change the location or size of the addition would destroy the architectural beauty of the existing building. The layout of the entire property was influenced by the availability of sewerage and topography.

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expense of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

THE JOPPA GOSPEL TABERNACLE, INC.
Contract purchaser *John P. Adams, Jr.* President
Address 1911 E. Joppa Road
SMITH AND HARRISON Baltimore 34, Maryland
Eugene G. Ricks Petitioner's Attorney
Address The Jefferson Building Protestant's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 29th day

November 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of December, 1962, at 11:00 o'clock

P. M. *George R. Thompson*
Zoning Commissioner of Baltimore County
(over)



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts the requested Variance will grant relief without substantial injury to the public health, safety and the general welfare of the locality involved,

the above Variance should be had; ~~which permits a building line along the side street of 13 feet in lieu of 35 feet from side lot line and 33 feet from the center line of Pershing Avenue instead of the required 60 feet; also to permit a side yard of 15 feet instead of the required 20 feet which is required for a principal building in an "R-6" Zone.~~ a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of December, 1962, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, which permits a building line along the side street of 13 feet in lieu of 35 feet from side lot line and 33 feet from the center line of Pershing Ave. instead of the required 60 feet. Also to permit side yard of 15 feet instead of the required 20 feet which is required for a principal building in "R-6" Zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of December, 1962, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Beginning for the same at the intersection formed by the southwestermost side of Joppa Road and the westermost side of Pershing Avenue and running thence south 10 degrees 45 minutes East 335.54 feet; thence running south 79 degrees 15 minutes West 110 feet; thence running north 10 degrees 45 minutes West 396.18 feet to the southwestermost side of Joppa Road; thence running south 71 degrees 53 minutes East 125.61 feet to the place of beginning.

Said lot being number 72 on a plat of Joppa Heights.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 11-28-62
Posted for *Variance to Zoning Regulations*
Petitioner: *Joppa Gospel Tabernacle, Inc.*
Location of property: *1911 E. Joppa Rd. 1/2 mi. W. of Pershing Avenue*
Location of Sign: *South side of Joppa Rd. 1/2 mi. W. of Pershing Avenue*
Remarks: *George R. Thompson*
Posted by *George R. Thompson* Signature Date of return 11-28-62

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 7, 1962
FROM: George E. Gavrells, Deputy Director

SUBJECT: 5718-V - Petition for a Variance to the Zoning Regulations of Baltimore County to permit a building line along the side street of 13 feet in lieu of 35 feet from side lot line and 33 feet from the center line of Pershing Avenue instead of the required 60 feet. Also to permit side yard of 15 feet instead of the required 20 feet which is required for a principal building in R-6 zone.

9th DISTRICT
HEARING: Wednesday, December 19, 1962 (1:00 P.M.)
The Planning staff will offer no comment with respect to the subject petition.

GEG:h



CERTIFICATE OF PUBLICATION

TOWSON, MD. November 30, 1962
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 in each of 1962, successive weeks before the 19th day of December, 1962, the first publication appearing on the 12th day of November, 1962.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

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

To: Joppa Gospel Tabernacle, Inc.
1911 E. Joppa Road
Baltimore 34, Md.

DATE 12/27/62
No. 14249

REPORT TO ACCOUNT NO. 01622
QUANTITY
DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for a Variance 25.00

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.

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

To: Joppa Gospel Tabernacle, Inc.
1911 E. Joppa Road
Baltimore 34, Md.

DATE 12/27/62
No. 15388

REPORT TO ACCOUNT NO. 01622
QUANTITY
DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Advertising and posting of your property 30/59

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 A ZONING VARIANCE

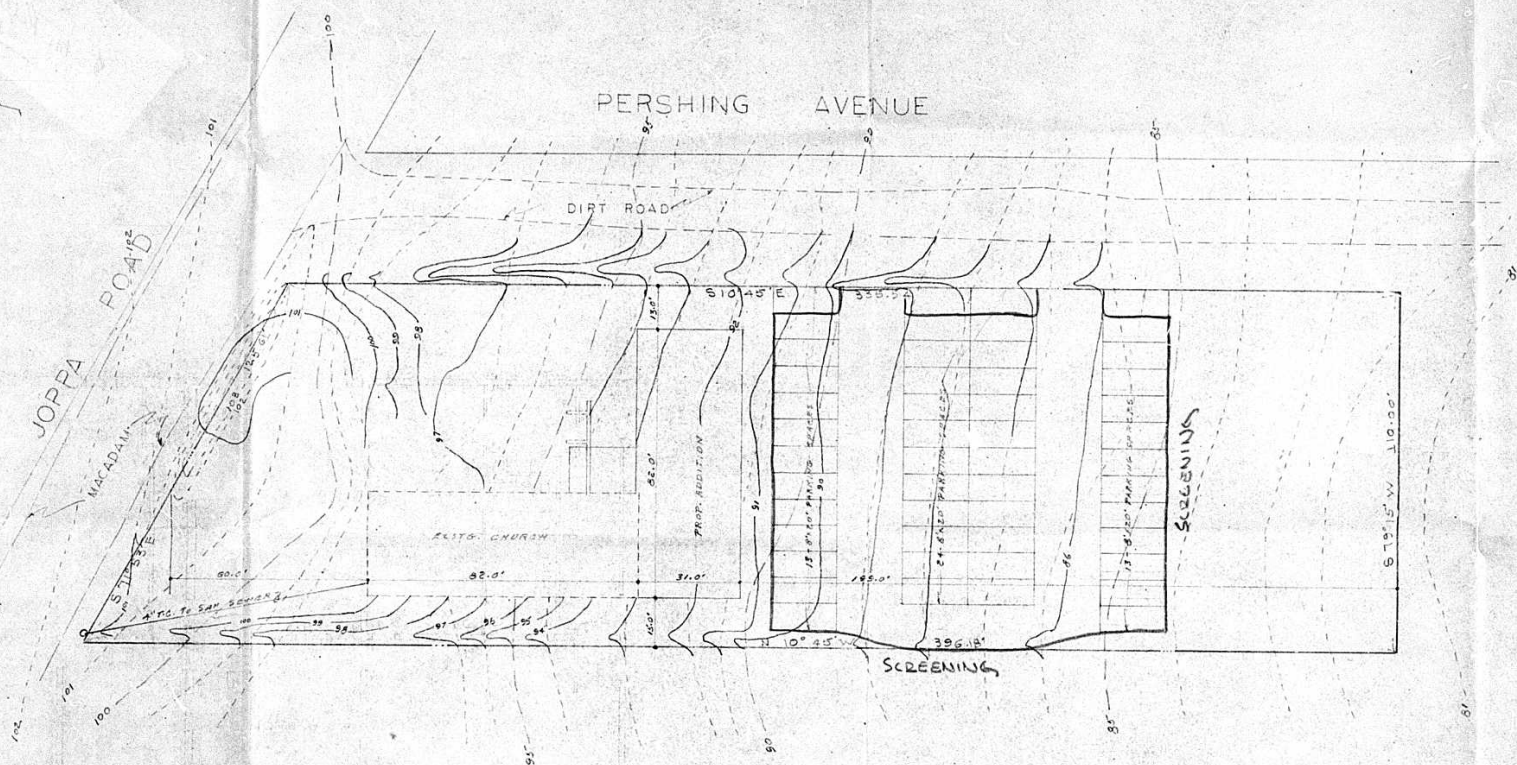
5718
Beginning for the same at the intersection formed by the southwestermost side of Joppa Road and the westermost side of Pershing Avenue and running thence south 10 degrees 45 minutes East 335.54 feet; thence running south 79 degrees 15 minutes West 110 feet; thence running north 10 degrees 45 minutes West 396.18 feet to the southwestermost side of Joppa Road; thence running south 71 degrees 53 minutes East 125.61 feet to the place of beginning.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 29th Nov. 1962
THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1962, successive weeks before the 19th day of December, 1962, the first publication appearing on the 29th day of November, 1962.

THE COUNTY NEWS WEEK

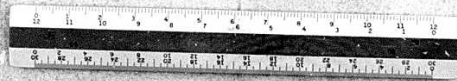
W. J. Shepley
Manager



NOTE:
B.M. TOP OF BOTTOM STEP
TO HOUSE NO 1915 JOPPA RD.
ASSUMED ELEV. 100.00

LOT NO 72 JOPPA HEIGHTS
PROPERTY OF
OTIS B. READ, JR.
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
SCALE 1"=20'

COPY OF PLAT PREPARED BY
THOMPSON & GRACE
ENGINEERS & SURVEYORS
FIDELITY TRUST BLDG.
TOWSON 4 MARYLAND
MARCH 22, 1957



PLOT OF PROPOSED CHURCH ADDITION
FOR:

JOPPA GOSPEL TABERNACLE
OTIS B. READ, JR. PASTOR
JOPPA RD & PERSHING AVE
9TH ELECTION DIST.
BALTIMORE COUNTY MD

DWG
OF

DATE BY IN