

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

the Trustees of
the AMES METHODIST CHURCH, legal owner 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 208-2 Side Yard and Section 209-2 of the Zoning Regulations of Baltimore County, to permit the erection of a two-story building on the property, instead of required 20 feet

Section 211-4 Rear Yard - Request 5 instead of required 30 feet

Section 209-2-1 to permit 0 parking spaces instead of required 35 spaces of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Due to the overcrowded conditions in the Sunday School of Ames Methodist Church, space is acutely needed. The only possibility of expansion of our facilities is toward the south and east at the rear of the property on which we propose to erect a two-story structure to accommodate the required space. The type of construction of the present building does not permit additional stories on the existing structure.

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations. If 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 of Baltimore County.

AMES METHODIST CHURCH
7, Russell Cox, President

Contract purchaser Legal Owner

Address 9-11 Walker Avenue

Pikesville, Maryland

Petitioner's Attorney Protestant's Attorney

Address 1545 day

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of August, 1963, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of October, 1963, at 10:00 o'clock.

John G. Rose
Zoning Commissioner of Baltimore County

12-10-63 10/17/63

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 that the granting of the Variance would grant relief to the petitioner without substantial injury to the health, safety, and general welfare of the location involved.

the above Variance should be had: XXXXXXXXXXXXXXXXXXXXXXXXXXXX

for Variance to Sections 208-2 Side Yard and Section 209-2 (1) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15 day of October, 1963, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit 7 side yard instead of the required 20 and to permit a rear yard of 5 instead of the required 30, and to permit 0 parking spaces instead of required 35 spaces.

Edward O. Hildebrand
Deputy Zoning Commissioner of Baltimore County

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 15 day of October, 1963, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 27, 1963

FROM: Mr. George R. Gavrilis, Deputy Director

SUBJECT: 63-232-N Variance to permit 7 feet side yard instead of the required 20 feet and to permit a rear yard of 5 feet instead of the required 30 feet; and to permit 0 parking spaces instead of required 35 spaces 230 feet from East side of Heisterstown Road on the South side of Walker Avenue. Being property of Ames Methodist Church.

1st District

RECEIVED: Monday, October 7, 1963 (1:00 P.M.)

Due to the exigencies of time the Planning staff was unable to complete the comments on the subject petition.

CEB:ms

PETITION FOR ZONING VARIANCE

1st District

ZONING: Petition for Variance to the Zoning Regulations of Baltimore County to permit the erection of a two-story building on the property, instead of required 20 feet and to permit a rear yard of 5 feet instead of the required 30 feet; and to permit 0 parking spaces instead of required 35 spaces.

LOCATION: 230 feet from the East side of Heisterstown Road on the South side of Walker Avenue.

DATE & TIME: MONDAY, OCTOBER 7, 1963 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

THE Zoning Regulations to be excepted as follows:

Section 211-4 - Rear Yard - 20 feet

Section 209-2-1 - 1 for each 6 feet

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance to the Zoning Regulations of Baltimore County, to permit the erection of a two-story building on the property, instead of required 20 feet and to permit a rear yard of 5 feet instead of the required 30 feet; and to permit 0 parking spaces instead of required 35 spaces, on the property of Ames Methodist Church, located at the intersection of Heisterstown Road and Walker Avenue, in the 1st District of Baltimore County, on Monday, October 7, 1963, at 1:00 P.M. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Being the property of Ames Methodist Church, as shown on plat plan filed with the Zoning Department.

BY AN ORDER OF

JOHN G. ROSE,

ZONING COMMISSIONER OF BALTIMORE COUNTY

Sept. 28, 1963

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Sept. 28, 1963

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

No. 20171
DATE 10/7/63

TO: T. Russell Cox
9-11 Walker Ave.
Pikesville 6, Md.
X Ames Methodist Church

BILLED BY Zoning Department of Baltimore County

DEBIT TO ACCOUNT NO.	CHARGE	DEBIT	CREDIT	BALANCE
0122	Advertising and posting of property	55.00		55.00
				55.00

8

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.

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 21, 1963

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 the 21st day of September, 1963, the first publication appearing on the 20th day of September, 1963.

THE JEFFERSONIAN,
Towson, Maryland
Manager.

Cost of Advertisement \$

OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Ridgester, Md.
THE HERALD - ARGUS
Catonsville, Md.
THE COMMUNITY PRESS
Dundalk, Md.
No. 1 Nowburg Avenue
CATONSVILLE, MD.

Sept. 28, 1963

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week successive weeks before the 28th day of September, 1963, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting Sept. 21, 1963
Posted for Petition for Variance to permit 7 feet side yard instead of the required 20 feet and to permit a rear yard of 5 feet instead of the required 30 feet; and to permit 0 parking spaces instead of required 35 spaces, on the property of Ames Methodist Church, located at the intersection of Heisterstown Road and Walker Avenue, in the 1st District of Baltimore County, on Monday, October 7, 1963, at 1:00 P.M. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Remarks: See above
Posted by John G. Rose
Signature John G. Rose
Date of return Sept. 28, 1963

REISTERSTOWN ROAD

Election District 3
Property - .66[±] AC.

Marker - U.S. # 2
East Side Rosterstown Road

ALLEY.

Pikeville Elementary School Property

PLOT PLAN
AMES METHODIST CHURCH
9411 Walker Ave. Pikesville 8, Maryland
August 10, 1963 SCALE 1" = 20'-0"