



RESIDENCE R-G

AREA TO BE
RETAINED BY
JOHN SWEEP & WIFE

EXISTING
DWELLING

PROPOSED Church Building

RESIDENCE R-G

ROAD

WEYBURN

EXISTING ZONING R-G

	REQUIRED	REQUESTED	VARIANCE
FRONT	40' R 65' 1/2	25' R 50' 1/2	VARIANCE
INT. SIDE	20'	27'	NO VARIANCE
CORNER	35' R 60' 1/2	38' R 83' 1/2	NO VARIANCE
REAR	30'	17'	VARIANCE

PARKING DATA
1 SPACE FOR EACH 6 SEATS
9 SPACES REQUIRED
11 SPACES PROVIDED

PLAT OF PROPERTY.

TO BE ACQUIRED BY

KINGDOM HALLS INCORPORATED

LOCATED IN

14TH DISTRICT - BALTIMORE CO. - MARYLAND.

OFFICE OF PLANNING & ZONING

BY _____
DATE _____
PLANNING COM. _____
ZONING COM. _____
DATE _____

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY *George S. Dollenberg*
DATE *5/17/63*



ADDN'S 12-30-63

SCALE: 1"=20' MAY 17, 1963.

DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON, MD.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 14, 1964

FROM: Mr. George E. Gavrelis, Deputy Director

SUBJECT: #64-50-A. Variance to permit building line along side street of 20 feet instead of the required 30 feet from side lot line, to permit building line along side street of forty five feet instead of 60 feet from the center line of the street. Northeast corner of 35th St. and Weyburn Rd. Being property of Kingdom Hall, Inc.

14th District

HEARINGS: Monday, February 24, 1964 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variance to the setback requirements of the R-6 zone for principal structures. It has the following advisory comment to make with respect to pertinent planning factors:

1. The proposed church structure occupies a lot which is irregular in shape and which has a limited area for siting a building and providing the requisite parking. In processing the petition, the Planning staff attempted to develop alternative proposals for minimizing the variances that then were being sought. The plan reflects the most plausible pattern for the use of the lot within the context of the area and dimensions of the proposed church structure.

CEG:hms

TELEPHONE
823-3000INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 21620

DATE 2/24/64

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

TO: Mr. William G. Hardy
1907 Washington Rd.
Baltimore 22, Md.BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DEPOSIT TO ACCOUNT NO.	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT
—	01/22	Advertising and posting of property for Kingdom Hall, Inc. #64-50-A	41.00
		PAID - Baltimore County, Md. - Office of Finance	
		2-24-64 542 * 21620 TTP-	41.00

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.

OFFICE OF
THE BALTIMORE COUNTIANTHE COMMUNITY NEWS
Ridgelytown, MdTHE COMMUNITY NEWS
Zimbabwe, Md.THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

February 10, 1964.

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, Mary-
land, once a week for One Week, ~~beginning~~ before
the 10th day of February, 1964, that is to say
the same was inserted in the issues of
February 7, 1964.

THE BALTIMORE COUNTIAN

By: *Paul J. Morgan*
Editor and Manager.
RM

ORIGINAL

PETITION FOR ZONING VARIANCE
14TH DISTRICT

ZONING: Petition for Variance to the Zoning Regulations of Baltimore County to permit building line along side street of 20 feet instead of the required 30 feet from side lot line, and to permit building line along side street of forty five feet instead of the 60 feet from the center line of the street.

LOCATION: Northeast corner of 35th Street and Weyburn Road.

DATE & TIME: Monday, February 24, 1964
at 11:00 A.M.

PUBLIC HEARING: Room 185, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be excepted as follows:

Section 211.3 - Side Yards - 30 feet from the side lot line and 40 feet from the center line of street.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations, will hold a public hearing concerning all that parcel of land in the Fourteenth District of Baltimore County:

Beginning for the same at the northernmost corner of 35th Street and Weyburn Road and running thence and thence on the northeast side of Weyburn Road the line following: North 45 degrees 20 minutes East 149.43 feet and north-easterly by a line curving toward the left having a radius of 295 feet for a distance of 154.65 feet, thence leaving said road and running the three following courses and distances: North 71 degrees 15 minutes 10 seconds West 111.13 feet, South 25 degrees 12 minutes 20 seconds West 70 feet and South 18 degrees 10 minutes 10 seconds West 74.83 feet to a point on the northeast side of 35th Street and thence thence on the northeast side of said 35th Street, southeasterly by a line curving toward the right for a distance of 40 feet to the place of beginning.

Being the property of Kingdom Hall, Inc. as shown on plat plan filed with the Zoning Department.

By Order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.

Feb. 7.

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 7, 1964.

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~~ on the 1st day of February, 1964, the 1st publication appearing on the 7th day of February 1964.

THE JEFFERSONIAN

Frank Thornton
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Date of Posting: 2/16/64
Posted for: *HAASING MON. FEB. 24 - 64 AT 11:00 A.M.*
Petitioner: *Kingdom Hall, Inc.*
Location of property: *NW corner of 35th & Weyburn RD*
Location of Signs: *2 on Weyburn RD opp 35th & on 35th St. and opp 18th on R.R. RT-4*
Remarks:
Posted by: *Robert L. Bull* Date of return: 2/13/64
Signature



RESIDENCE R-6

PARCEL TO BE
RETAINED BY
JOHN SWEEP & WIFE

EXISTING
DWELLING

PROPOSED CHURCH BUILDING

WEYBURN

ROAD

EXISTING ZONING R-6

REQUIRED	REQUESTED	VARIANCE
FRONT 40' R	25' R	VARIANCE
65' L	50' L	VARIANCE
INT. SIDE 20'	27'	NO VARIANCE
CORNER 35' R	38' R	NO VARIANCE
60' L	83' L	-
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PARKING DATA

1 SPACE FOR EACH 6 SEATS
9 SPACES REQUIRED
11 SPACES PROVIDED

PLAT OF PROPERTY.

TO BE ACQUIRED BY

KINGDOM HALLS INCORPORATED

LOCATED IN

14TH DISTRICT - BALTIMORE CO. - MARYLAND.

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY _____ DATE _____

BY _____ DATE _____

BY _____ DATE _____

BY _____ DATE _____

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY George J. [Signature]

DATE 4/11/64

ADDN'S 12-30-63

SCALE: 1" = 20' MAY 17, 1963

DOLLEBERG BROTHERS

SURVEYORS & CIVIL ENGINEERS

709 WASHINGTON AVE. TOWSON, MD.

