

RE: PETITION FOR VARIANCE TO SECTIONS 211.2 and 211.3 of the Zoning Regulations - S.E. Side Hopewell Ave., 3971 S. Back River Road, 15th Dist., First Baptist Church, Petitioner

RECORDS COMMISSIONER OF BALTIMORE COUNTY

No. 64-111-4

The petitioner, in the above entitled matter, has requested variance to Section 211.2 of the Baltimore County Zoning Regulations to permit a front yard setback of 13 feet from the front property line and 25 feet from the center line of the street instead of the required 20 feet and 65 feet respectively and a variance to Section 211.3, of the said Regulations, to permit a side yard of 9 feet from the interior lot line instead of the required 20 feet and to permit a side yard on a side street of 2 feet from the center line instead of the required 15 feet and 60 feet.

Section 307 - Variance - provides that such variance shall be granted only in strict harmony with the spirit and intent of said Regulations and only in such manner as to grant relief to the petitioner without substantial injury to the public health, safety and general welfare of the locality involved.

It is this 11th day of April, 1964, by the Zoning Commissioner of Baltimore County, COMBID that the aforesaid variance requested in the subject petition should be and the same are hereby granted from and after the date of this Order subject to approval of the plan plan by the Bureau of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE RECORDS COMMISSIONER OF BALTIMORE COUNTY:

I, or we, First Baptist 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 211.2-211.3 to permit a front yard setback of 13 feet from the front property line and 25 feet from the centerline instead of the required 20 feet and 65 feet respectively. Section 211.3 - To permit a side yard of 9 feet from the interior lot instead of the required 20 feet and the permit a side yard on a side street of 2 feet from the side lot line and 17 feet from the center line instead of the required 15 feet and 60 feet. of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County for the following reason: (Indicate hardship or practical difficulty)

See Attached Description

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

I, or we, agree to pay expenses 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.

Contract purchaser

Legal Owner

Address

Address

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day

March 1964, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of April, 1964, at 10:00 o'clock A.M.



[Signature]
Zoning Commissioner of Baltimore County

Being lot number 154 located on the southeast side of Hopewell 3971st measured in a northeasterly direction from the east side of Back River Neck Road. Said lot being recorded in the subdivision of Midriver Park among the plat records of Baltimore County in Plat Book Number 4, Folio 12.

CERTIFICATE OF POSTING
RECORDS DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Plotted: 15th
Filed: Hearing Tues. April 14, 1964 at 10:00 AM
Petitioner: FIRST BAPTIST CHURCH
Location of property: 3971 S. Hopewell Ave. 15th Dist. Back River Neck Rd
Location of signs: Don't Post, 444 N. of Church Rd. 15th Dist. Wike Road, 15th Dist. 6th Ave. Hopewell Ave. 15th Dist. 18th Ave. University to Church
Posted by: [Signature] Date of return: 4/14/64

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 13, 1964

FROM: Mr. George E. Carvello, Acting Director

SUBJECT: 44-111-4 Variance to the Zoning Regulations of Baltimore County to permit a front yard of 13 feet from the front property line and 25 feet from the center line instead of the required 20 feet and 65 feet respectively, and to permit a side yard of 9 feet from the interior lot instead of the required 20 feet and to permit a side yard on a side street of 2 feet from the side lot line and 17 feet from the center line instead of the required 15 feet and 60 feet. Being property of the First Baptist Church.

15th District

REMARKS: Tuesday, April 13, 1964 (10:00 A.M.)

The Planning staff will offer no adverse comment on the subject petition.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 21, 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., on... 1st... day of... 1964... 1964, the 1964 publication appearing on the... 22nd... day of... March 1964...

THE JEFFERSONIAN

[Signature]
Manager

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. April 1 1964

THIS IS TO CERTIFY, that the annexed advertisement of First Baptist Church was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 24 day of March 1964 that is to say, the same was inserted in the issues of 3-26-64

Stromberg Publications, Inc.

Publisher

By *[Signature]*

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

To: First Baptist Church of Back River, Inc. 3971 S. Hopewell Ave. 15th Dist. Back River Neck Rd. 15th Dist.

REPORT TO ACCOUNT NO. 64-111-4

QUALITY GOOD

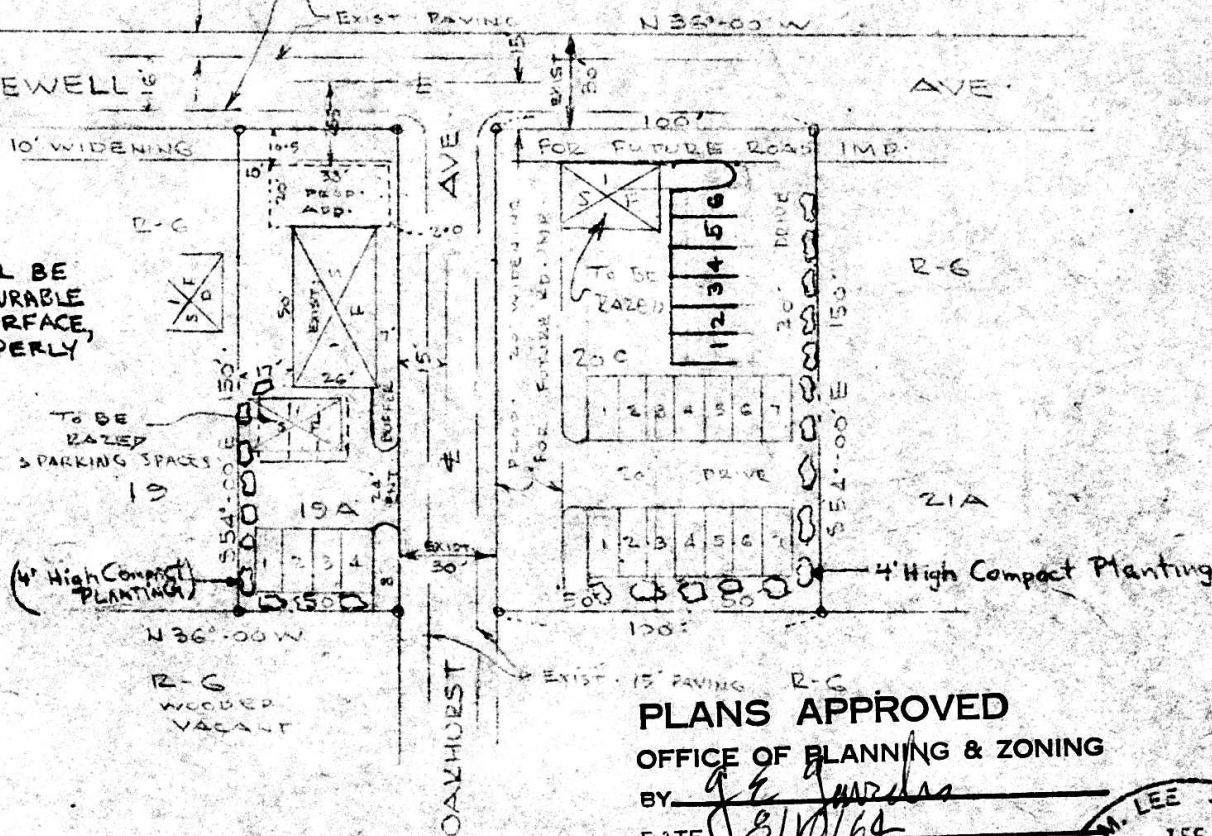
ADVERTISING AND POSTING OF YOUR PROPERTY 20.00

PAID - Baltimore County, Md. - Office of Finance

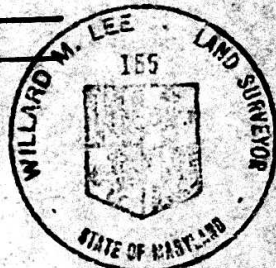
6-1268 2334 • 23331 • T/P- 2340

REPORT: 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 RETURNANCE.

NOTE: PARKING AREA SHALL BE PROVIDED WITH A DURABLE AND DUSTLESS SURFACE, AND SHALL BE PROPERLY DRAINED.



PLANS APPROVED
OFFICE OF PLANNING & ZONING
 BY J. E. J.
 DATE 8/10/64



AREA OF LOTS - 22,500 SQ. FT.
 NO. OF SEATS - 150
 1 PARKING SPACE FOR C SEATS
 NO. OF PARKING SPACES SHOWN - 27

LOTS 19A-20C - 21
MIDRIVER PARK
 PLAT BOOK 4/12
 15TH District Baltimore Co; Maryland
 Scale: 1"=50' Date: 8-3-64

Thurman M. Lee
 CIVIL ENGINEER

