

Baltimore Methodist Church
1500 Ridge Ave.
Baltimore 27, Md.
Attn: C. Winfield Hall, Pastor

Gentlemen:

SUBJECT: Petition for Variance

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

- OFFICE OF PLANNING & ZONING: No comment
- TRAFFIC DEPARTMENT: An additional parking deficiency in this area is underrivable
- BUREAU OF ENGINEERING: No comment
- HEALTH DEPARTMENT: No comment
- STATE ROADS COMMISSION: No comment
- REDEVELOPMENT COMMISSION: No comment
- FIRE DEPARTMENT: No comment
- INDUSTRIAL DEVELOPMENT: No comment
- BUILDING DEPARTMENT: No comment
- BOARD OF EDUCATION: No comment

cc: Gilbert Tolson-Traffic

Yours very truly,

James C. Dyer
JAMES C. DYER

JSD/ba

TELEPHONE 622-3000

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 23390
DATE 5/20/64

TO: Baltimore Methodist Church
Ridge & Arbutus Aves.
Baltimore 27, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 0102

QUANTITY: 1

ADVERTISING AND POSTING OF PROPERTY: \$4.10-4

3-2064 4107 • 23390 TTP- 9250

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.

RE: VARIANCE TO THE ZONING REGULATIONS
1500 Ridge Ave.
Baltimore 27, Md.
Petitioner

DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 44-139-A

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of practical difficulty variance to Section 211-3 (208.3) Side and Rear Yards to permit a side yard of 7 feet 0 inches instead of the required 20 feet 0 inches; and to permit a side yard on street side of 15 feet 0 inches instead of the required 35 feet 0 inches from side street lot line and 10 feet 0 inches from center line of street instead of the required 20 feet 0 inches; to permit a rear yard of 17 feet 7 1/2 inches instead of the required 30 feet 0 inches, should be granted.

The requested Special Hearing for a use permit for parking in a residential zone, Section 107-2 (c), to permit 12 parking spaces instead of the required 50 spaces, should also be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of May, 1964, that the herein petition for Variances should be granted as herein stated.

The Special Hearing for a use permit also is granted to permit 12 parking spaces in a residential zone instead of the required 50 spaces.

The granting of the Variances as above stated and the use permit for off-street parking are subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

David D. Hall
Deputy Zoning Commissioner

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BALTIMORE 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, Variance to Section 211-3 (208.3) to permit a side yard of 7 feet 0 inches instead of the required 20 feet 0 inches; and to permit a side yard on street side of 15 feet 0 inches instead of the required 35 feet 0 inches from side street lot line and 10 feet 0 inches from center line of street instead of the required 20 feet 0 inches; to permit a rear yard of 17 feet 7 1/2 inches instead of the required 30 feet 0 inches; to permit 12 parking spaces instead of the required 50 spaces.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The Congregation of the Church has expanded. The existing property is all that the Church owns or can acquire. It is impracticable to design the educational building to be placed any differently on the lot provided.

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.

BALTIMORE METHODIST CHURCH
C. Winfield Hall, Pastor
Legal Owner
Address 1500 Ridge Ave.
Baltimore 27, Md.
1500 Ridge Ave.
John N. Galloway, Jr.
Petitioner's Attorney
Address 207 Chestnut St.
Baltimore 20, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of May, 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 17th day of May, 1964, at 11:00 A.M.



(over)

**CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland**

District 13th
Posted for VAR. TO PERMIT SIDE YD. 7' 0" INSTEAD OF REQ. 20' 0" TO 7' 0"
Petitioner: BALTIMORE METHODIST CHURCH
Location of property: 1500 Ridge Rd. & Arbutus Ave.
Date of Posting: MAY 2, 1964
Location of Signs: @ N.E. Cor. Ridge Rd. & Arbutus Ave. @ S.E. Cor. Ridge Rd. & Park Ave.
Remarks: J. L. Brown
Posted by: J. L. Brown
Date of return: MAY 7, 1964
2 Signs

Feb. 11, 1964

Description of lots number 17, 18 and 19 of the subdivision of Baltimore, located at the southeast corner of Ridge Avenue and Park Avenue, District 13 of Baltimore County, Maryland.

Beginning for the same at the corner formed by the southerly line of Ridge Avenue and the easterly line of Park Avenue, thence binding on the southerly line of Ridge Avenue north 79°27'14" east 100 feet to the division line between lots 17 and 18 as shown on the recorded plat to the division line of Baltimore recorded in Plat Book 8 folio 46 thence east 155.15 feet to a point marking the division line between lots 19 and 20 of said plat, thence binding on same south 79°40'04" west 100.11 feet to the easterly line of Park Avenue, thence binding on the southerly line of Park Avenue (30 feet wide) north 11°02'16" west 160.71 feet to the place of beginning.

Being all and the same lots 17, 18 and 19 as shown on the Wode Plat recorded in Plat Book 8 folio 46 and being the same in a conveyance from Hamilton Wade and Sarah T. Wade, his wife to the Baltimore Methodist Church a body corporate, recorded among the land records of Baltimore County in Liber G.L.B. 2698 folio 182.



Chas. W. Heiler
Chas. W. Heiler

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. John G. Hovey, Zoning Commissioner Date: May 8, 1964
FROM: George R. Garvin, Deputy Director
SUBJECT: 23390-13th SPH. Variance to permit a side yard of 7 feet 0 inches instead of the required 20 feet 0 inches; and to permit a side yard on street side of 15 feet 0 inches instead of the required 35 feet 0 inches from side street lot line and 10 feet 0 inches from center line of street instead of the required 20 feet 0 inches; to permit a rear yard of 17 feet 7 1/2 inches instead of the required 30 feet 0 inches. A special hearing to permit 12 parking spaces instead of the required 50 spaces. Northeast corner of Ridge and Arbutus Avenues, being property of Baltimore Methodist Church.
13th District
HEARING: Monday, May 18, 1964 (11:00 A.M.)

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

ZONING: Petition for Variance to the Zoning Regulations of Baltimore County to permit a side yard of 7 feet 0 inches instead of the required 20 feet 0 inches; and to permit a side yard on street side of 16 feet 0 inches instead of required 35 feet 0 inches from side street lot line and 40 feet 0 inches from center line of street instead of the required 60 feet 0 inches; to permit a rear yard of 17 feet 7 1/2 inches instead of the required 30 feet 0 inches.

LOCATION: Northeast corner of Ridge and Arbutus Avenues.

DATE & TIME: MONDAY, May 13, 1964 at 11:00 A.M.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be accepted as follows:

Section 211-3 (208.3) - Side Yards - 20 feet & 35 feet from the side lot line.

Rear Yard - 30 feet.

Section 209.2 (b) 1 - 1 for each 6 seats.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Concerning all that parcel of land in the Thirteenth District of Baltimore County.

Description of lots number 17, 18 and 19 of the Resubdivision of Halethorpe, located at the southeast corner of Ridge Avenue and Park Avenue, District 13 of Baltimore County, Maryland.

Beginning for the same at the corner formed by the southerly line of Ridge Avenue and the easterly line of Park Avenue, thence binding on the southerly line of Ridge Avenue north 78 degrees 27 minutes 44 seconds east 100 feet to the division line between lot 17 and 18 and 32 as shown on the recorded plat of Resubdivision of Halethorpe recorded in Plat Book 8 folio 64 thence binding on the division line between lots 17, 18 and 19 and 32, south 17 degrees 10 minutes 48 seconds east 156.46 feet to a point marking the division line between lots 19 and 20 of said plat, thence binding on same south 75 degrees 49 minutes 44 seconds west 108.12 feet to the easterly line of Park Avenue, thence binding on the easterly line of Park Avenue (50 feet wide) north 14 degrees 10 minutes 16 seconds west 160.71 feet to the place of beginning.

Being all and the same lots 17, 18 and 19 as shown on the said Plat recorded in Plat Book 8 folio 64 and being the same in a conveyance from Hamilton Wade and Sarah T. Wade, his wife to The Halethorpe Methodist Church, a body corporate, recorded among the Land Records of Baltimore County in Liber G.L.B. 2658 folio 182.

Description of lots number 239, 240 and 241, W.P.C. of Halethorpe being at the southeast corner of Ridge Avenue and Arbutus Avenue, District 13 of Baltimore County, Maryland.

Beginning for the same at the corner formed by the easterly line of Arbutus Avenue with the northerly line of Ridge Avenue, thence binding on the northerly line of Ridge Avenue (50 feet wide) north 78 degrees 27 minutes 44 seconds east 150 feet to a point marking the division line between lots number 241 and 242 as shown on the recorded plat of Halethorpe, recorded among the Land Records of Baltimore County in Plat Book 1 folio 160, thence binding on the division line between lots number 241 and 242 north 11 degrees 32 minutes 16 seconds west 125 feet to a point thence binding on the rear line of lots number 239, 240 and 241 of the aforesaid plat of Halethorpe north 78 degrees 27 minutes 44 seconds west 150 feet to the easterly line of Arbutus Avenue (50 feet wide) thence binding on the easterly line of Arbutus Avenue south 11 degrees 32 minutes 16 seconds east 125 feet to the place of beginning.

Being lots number 239, 240 and 241 as shown on the recorded plat of Halethorpe, recorded among the Land Records of Baltimore County in Plat Book 1 folio 160.

Being also the same lots described, in a deed dated March 30, 1931 which was granted and conveyed by The Baltimore City Missionary and Church Extension Society of the Methodist Episcopal Church, to Trustee of The Halethorpe Methodist Episcopal Church, recorded among the Land Records of Baltimore County in Liber W.P.C. 252 folio 485.

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

By Order Of John G. Rose, Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., May 1, 1964.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of nine successive weeks before the 18th day of May, 1964, the first publication appearing on the 30th day of April 1964.

THE TIMES,

John M. Martin
Manager

Cost of Advertisement, \$ 41.50
Purchase order T 8426
Requisition No. N 5084

ZONING: Petition for Variance to the Zoning Regulations of Baltimore County to permit a side yard of 7 feet 0 inches instead of the required 20 feet 0 inches; and to permit a side yard on the street side of 16 feet 0 inches instead of required 35 feet 0 inches from side street lot line and 40 feet 0 inches from center line of street instead of the required 60 feet 0 inches; to permit a rear yard of 17 feet 7 1/2 inches instead of the required 30 feet 0 inches.

LOCATION: Northeast corner of Ridge and Arbutus Avenues.

DATE AND TIME: MONDAY, May 18, 1964 at 11:00 A.M.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be accepted as follows:

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Section 209.2 (b) 1 - 1 for each 6 seats.

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

By ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY

APR. 30.

May 4, 1964

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

was inserted in THE BALTIMORE COUNTRY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week before the 4th day of May, 1964, that is to say the same was inserted in the issues of

April 30, 1964.

THE BALTIMORE COUNTRY

By *Paul J. Morgan*
Editor and Manager

