

BY
JD
TALS JD
JD
A. A. K. me.
M. J. me.
1

LETTER SENT TO OWNER OF RECORD
LETTER ACKNOWLEDGED
MEETING SET FOR
UPDATED OR REVISED PLANS RECEIVED FOR APPROVAL
PLANS APPROVED
INSPECTION DATE ASSIGNED TO INSPECTOR
INSPECTOR'S REPORT
LETTER SENT APPROVING SITE PLAN COMPLIANCE
CASE CLOSED
CASE REFERRED TO HOUSING COURT

DATE
4/12/67
4/13/67
4/17/67

Revised plans to be submitted ~~on~~ by May 1
1967

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Affirmation: The Town of Pikesville Presbyterian Church Local group -- 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, Zoning Ordinance of Baltimore County, Maryland, as required 40'-0", and 52'-4 1/2" from centerline of road instead of 65'-0".

Section 211-4, Part 2, Yard, Rear, require 18'-0" instead of 30'-0". Section 211-2-b (1.) Parking, requires 75 parking spaces instead of 91 parking spaces.

Section 211-2, Part 2, c, Setback, 40'-0", request to permit parking spaces to be within 30'-0" of street property line instead of required 40'-0".

The Board of Zoning Appeals of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Application is for addition to existing Church structure and will comply with present zoning laws of Church.

Strict compliance with regulations would result in practical difficulty and unnecessary hardship in that needs of the congregation could not be properly met.

Additional parking totaling 125 spaces has been made available to the Church by the YMCA and the Children's Aid Society nearby for parking during Church Services.

Have requested a use permit for additional off-street parking behind the Manse for 30 spaces, which is included in the 75 spaces above.

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 Tauson Presbyterian Church - Board
if trustee - by Robert M. Gallaway
Legal Owner

Address: PO Murray
Temple Blg 4
Petitioner's Attorney

Address: Wingate D Allen
McMinn
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 8th day of June, 1968, 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, this 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, this 8th day of July, 1968 at 2:00 o'clock.



[Signature]
Zoning Commissioner of Baltimore County.

(over)

Thomson Presbyterian Church - Board
of trustees - by Robert Galloway
Legal Owner
Address: _____
Wendell D Allen
Protestant's Attorney

FRED H. GOLLENSBERG
PAUL B. GOLLENSBERG
CARL L. SENEHOLD
—
JOHN F. ETZEL
PHILIP K. CROSS
HARRY W. FRANK

Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.

May 13, 1964

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning from the same at the corner formed by the intersection of the north side of Chesapeake Avenue, 60 feet wide, with the west side of Central Avenue, 60 feet wide, thence binding on the west side of Central Avenue, north 77 degrees 42 minutes East 300.68 feet to Chesapeake Avenue, north 77 degrees 42 minutes East 311.15 feet to the corner formed by the intersection of the north side of Chesapeake Avenue, north 77 degrees 42 minutes East 311.15 feet, thence binding on the east side of Highland Avenue, north 12 degrees 51 minutes East 180.0 feet, thence leaving said Highland Avenue, north 12 degrees 51 minutes East 300.39 feet, thence binding on the south side of Chesapeake Avenue, south 12 degrees 51 minutes East 300.39 feet, thence binding on the south side of Central Avenue and thence binding on the west side of Central Avenue, South 12 degrees 42 minutes West 180.0 feet to the place of beginning.

Containing 1.24 Acres of land more or less.
Being the property of the Towson Presbyterian Church.

Re: Towson Presbyterian Church
Off Street Parking

The proposed parking lot is composed of the rear 60'-0" of the Church Manse property at 400 Highland Avenue. The lot is 69'-0" wide x 168'-4" long. The parking spaces along Chesapeake Avenue are 8'-0" back of the property line and all the spaces are at least 9'-0" wide x 18'-0" long with 24'-0" between spaces. This will allow for the parking of 30 cars. The present screening around the lot is a minimum of 4'-0" high.

PETITION FOR VARIANCES :
Sections 211.2; 211.4;
-2-b (1) and 409.2-c
N. W. Corner Chesapeake
Central Avenues, 9th Dist.
Special Hearing for Off-Street
Parking in Residential Area-
near Presbyterian Church,
Petitioner

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 64-197 -A-SPH
8-5-72

ORDER OF APPEAL

MR. CLERK:

Please enter an Appeal in the above-captioned case
to the Board of Appeals for Baltimore County, Maryland.

Paul Hampshire —
Protestant

RE: PETITION FOR VARIANCES
TO Sections 211.2, 211.4;
409-2-b (I) and 409.2-c
(4) - N. W. Corner Chesapeake
and Central Avenues, 9th. Dist.
Special Hearing for Off-Street
Parking in Residential Area -
Towson Presbyterian Church,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 64-197-A-SPH

ORDER OF DISMISSAL

MR. CLERK:

Please enter a Dismissal of the Appeal in the
above-captioned case.

Petition of Towson Presbyterian Church for variances to Sections 211.2, 211.4, 409.2-b (1), and 409.2-c (4), and special hearing for Off-Street Parking in Residential Area on the northwest corner Chesapeake and Central Avenues in the Ninth District of Baltimore County.

Whereas the Board of Appeals is in receipt of an Order of Dismissal dated September 16, 1964 from the attorney representing the protestants-appellants in the above entitled matter,

Whereas the said attorney for the said protestants-appellants requests that the appeal filed on behalf of said protestants-appellants, be dismissed and withdrawn as of September 16, 1964.

It is thereby ORDERED this 17th day of September, 1964
that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

G. Mitchell Austin
CHAIRMAN

W. H. Parks

William S. Dulaney

LAW OFFICES
JOHN WARFIELD ALINGER
TONYSON, MARYLAND

RE: PETITION FOR VARIANCES TO	:	
Sections 211.2; 211.4;	:	
409.2-b (1) and 409.2-c	:	BEFORE
(A) - W.M. Cor. Chesapeake	:	
and Central Aves., 9th Dist.	:	ZONING COMMISSIONER
Special Hearing for Off-	:	
Street parking in Residential	:	OF
Area - Temon Presbyterian	:	
Church, Petitioner	:	BALTIMORE COUNTY
		No. 64-197-A-SF
		65-1-2P

The petitioner in the above matter has requested variances to Sections 211.01; 211.02; 109.2-b (1) and 109.2-c (4) of the Baltimore County Zoning Regulations to permit front yard of 25' 10 1/2" instead of the required 40 feet; 52' 1 1/2" from the center line of street instead of the required 65' 0"; a rear yard of 18' 9" instead of the required 30 feet; 75 off-street parking spaces instead of the required 91 spaces and to permit parking spaces to be within 3 feet from the street property line instead of the required 8 feet.

It appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances would grant relief to the petitioner without substantial injury to the public health, safety and general welfare of the area involved, the above variances should be granted.

As to the petition for a special hearing to permit off-street parking in a residential area, adequate parking is available on the Y.N.C.A property; Children's Aid and the Family Service Society, Inc. proper and the Brewster property.

The request for additional off-street parking in the rear of the Manse of the Presbyterian Church would be detrimental to the health and welfare of the residents on either side and across the street from the Manse property, therefore, the request for a use permit for off-street parking is DENIED.

It is this 27th day of July, 1964, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for the variances mentioned above should be and the same are hereby granted from and after the date of this Order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

The request for off-street parking is ~~denied~~.

[Signature]
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: JUNE 26, 1964

FROM: Mr. George E. Gervais, Director

SUBJECT: #64-197-A SPH. Variance to permit a front yard 25 feet 10 1/2 inches instead of the required 40 feet; and to permit 52 feet 1 1/2 inches from centerline of road instead of 65 feet; and to permit rear yard of 18 feet 9 inches instead of the required 30 feet; and to permit 75 off-street parking spaces instead of the required 91 spaces; to permit parking spaces to be within 3 feet of street property line instead of the required 8 feet. Special Hearing to permit offstreet parking in a residential area. Northwest corner of Chesapeake and Central Avenues. Being property of The Towson Presbyterian Church.

9th District

HEARING: Wednesday, July 8, 1964 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances to setback and parking requirements requested by the Towson Presbyterian Church.

1. In light of the church's limited land resources and in light of their need to expand their physical plant, the planning staff offers no adverse comment on the variances requested. The planning staff would anticipate that parking proposed elsewhere in the area could be made available to the church.
2. With respect to the Special Hearing, the writer would question whether or not such a hearing must be held inasmuch as the petitioner is attempting to provide parking within 500 feet of the building it (the parking) is intended to serve. With regard to the site plan, the writer questions the adequacy of access to the thirty (30) space parking lot to the rear of the house. Will the existing alley be used for purposes of access into the thirty (30) space lot?

GSD:bms

June 9, 1964

Richard O. Murray, Esq.
The Loyola Building
Towson 4, Maryland

Re: Petition for Variances and Special Hearing
for Off-Street Parking for the Towson
Presbyterian Church

Dear Sir:

The Zoning Advisory Committee has reviewed the above petition and have the following comments to make:

TRAFFIC DEPARTMENT: This office will review a proposed development plan with regard to the suitability of the parking arrangement.

Parking restrictions on the surrounding streets maybe considered at a later date.

No comments from the following Departments: Office of Planning & Zoning, Bureau of Engineering, Health Department, State Roads Commission, P & R Commission, Fire Department, Industrial Development, Buildings Department, Board of Education.

Yours very truly,

JAMES E. DIEN
CHIEF OF PERMITS & PETITION
PROCESSING

JED/ba

TELEPHONE
823-3000

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

No. 26204

DATE 6/30/64

TO: John Warfield Ambrose, Esq.,
105 Jefferson Building
Towson 4, Md.

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

TOTAL AMOUNT

Cost of appeal - property of Towson Pres. Church 55.00
posting 5.00 60.00

PAID - Baltimore County, Md. - Office of Finance

6-1164 6234 • 26204 T/P- 40.00

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.

TELEPHONE
823-3000

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

No. 23086

DATE 7/1/64

TO: Towson Presbyterian Church
Towson 4, Maryland

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY

01-622

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

TOTAL AMOUNT

Advertising and posting of your property
#64-197-ASPH 70.50

PAID - Baltimore County, Md. - Office of Finance

7-1454 6131 • 23086 T/P- 70.50

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 POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 9TH

Date of Posting: June 20, 1964

Posted for: SPECIAL HEARING FOR OFF STREET PARKING IN

RESIDENTIAL ZONE - Petition for Variances - in attach.

Petitioner: The Towson Presbyterian Church

Location of property: NN/COR. OF CHESAPEAKE & CENTRAL AVES.

Location of Sign: Signs N/E COR. CHESAPEAKE AVE. & HIGHLAND AVE.

2 N/S CHESAPEAKE AVE. 175' W OF HIGHLAND AVE.

Remarks:

Posted by: J.S. [Signature] Date of return: June 25, 1964

3/2/64

Petition for Variance to the Zoning Regulations of Baltimore County to permit front yard 25 feet 10 1/2 inches instead of the required 40 feet; and to permit 52 feet 1 1/2 inches from centerline of road instead of 65 feet; and to permit rear yard of 18 feet 9 inches instead of the required 30 feet; and to permit 75 off-street parking spaces instead of the required 91 spaces; and to permit parking spaces to be within 3 feet of street property line instead of the required 8 feet. Special Hearing to permit off-street parking in a residential area.

RESIDENTIAL PROPERTY
K-2

HIGHLAND AVENUE

EXISTING CHURCH BUILDING
FIRST FL. EL. 470.0
250 SEATS

NEW CHRISTIAN EDUCATION WING
FIRST FL. EL. 473.00

CHESAPEAKE

AVENUE

PLOT PLAN

STATIONING DISTRICT
NOTED
1.24 ACRES ZONED R-2
THIS DRAWING & SUPPLEMENTS DRAWING NUMBER P-2

14
P-10000

CENTRAL AVENUE

PROPERTY LINE

45.3

45.2

45.1

45.0

44.9

44.8

44.7

44.6

44.5

44.4

44.3

44.2

44.1

44.0

43.9

43.8

43.7

43.6

43.5

43.4

43.3

43.2

43.1

43.0

42.9

42.8

42.7

42.6

42.5

42.4

42.3

42.2

42.1

42.0

41.9

41.8

41.7

41.6

41.5

41.4

41.3

41.2

41.1

41.0

40.9

40.8

40.7

40.6

40.5

40.4

40.3

40.2

40.1

40.0

39.9

39.8

39.7

39.6

39.5

39.4

39.3

39.2

39.1

39.0

38.9

38.8

38.7

38.6

38.5

38.4

38.3

38.2

38.1

38.0

37.9

37.8

37.7

37.6

37.5

37.4

37.3

37.2

37.1

37.0

36.9

36.8

36.7

36.6

36.5

36.4

36.3

36.2

36.1

36.0

35.9

35.8

35.7

35.6

35.5

35.4

35.3

35.2

35.1

35.0

34.9

34.8

34.7

34.6

34.5

34.4

34.3

34.2

34.1

34.0

33.9

33.8

33.7

33.6

33.5

33.4

33.3

33.2

33.1

33.0

32.9

32.8

32.7

32.6

32.5

32.4

32.3

32.2

32.1

32.0

31.9

31.8

31.7

31.6

31.5

31.4

31.3

31.2

31.1

31.0

30.9

30.8

30.7

30.6

30.5

30.4

30.3

30.2

30.1

30.0

29.9

29.8

29.7

29.6

29.5

29.4

29.3

29.2

29.1

29.0

28.9

28.8

28.7

28.6

28.5

28.4

28.3

28.2

28.1

28.0

27.9

27.8

27.7

27.6

27.5

27.4

27.3

27.2

27.1

27.0

26.9

26.8

26.7

26.6

26.5

26.4

26.3

26.2

26.1

26.0

25.9

25.8

25.7

25.6

25.5

25.4

25.3

25.2

25.1

25.0

24.9

24.8

24.7

24.6

24.5

24.4

24.3

24.2

24.1

24.0

23.9

23.8

23.7

23.6

23.5

23.4

23.3

23.2

23.1

23.0

22.9

22.8

22.7

22.6

22.5

22.4

22.3

22.2

22.1

22.0

21.9

21.8

21.7

21.6

21.5

21.4

21.3

21.2

21.1

21.0

20.9

20.8

20.7

20.6

20.5

20.4

20.3

20.2

20.1

20.0

19.9

19.8

19.7

19.6

19.5

19.4

19.3

19.2

19.1

19.0

18.9

18.8

18.7

18.6

18.5

18.4

18.3

18.2

18.1

18.0

17.9

17.8

17.7

17.6

17.5

17.4

17.3

17.2

17.1

17.0

16.9

16.8

16.7

16.6

16.5

16.4

16.3

16.2

16.1

16.0

15.9

15.8

15.7

15.6

15.5

15.4

15.3

15.2

15.1

15.0

14.9

14.8

14.7

14.6

14.5

14.4

14.3

14.2

14.1

14.0

13.9

13.8

13.7

13.6

13.5

13.4

13.3

13.2

13.1

13.0

12.9

12.8

12.7

12.6

12.5

12.4

12.3