

REL PETITION FOR VARIANCES
TO ZONING REGULATIONS -
1. S. Sweet Air Road 620
W. of Blenheim Road, 1200
ft. - Chestnut Grove
Presbyterian Church of
Baltimore County

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 55-61-A

The petitioner in the above matter requested the following
variances to the Baltimore County Zoning Regulations:

1. Section 205.1 - A setback from private lane, or right-of-way, of 10 feet from the North 23° 00' East 247.51 foot line instead of a 20 foot setback from said property line.
2. Section 205.2 - Side yards of 10 feet each for two buildings located, side by side, on a single lot instead of the required 20 feet each or a total of 40 feet for both.
3. Section 211.4 - A rear yard setback of 10 feet from the North 70° 17' West 328.28 foot line instead of the required 30 feet.

Since the hearing on the subject petition on August 26, 1964, the petitioner has succeeded in acquiring fee simple title to a 20 foot strip of ground owned by M. Carlton Hays, and after there-fore, the request for the variance to permit a setback from private lane, or right-of-way, of 10 feet from the North 23° 00' East 247.51 foot line instead of 20 feet from said property line, has been dis-posed by the petitioner.

The variance to Section 205.2 requesting side yards of 10 feet each for two buildings located side by side, on a single lot instead of the required 20 feet each or a total of 40 feet for both should be granted, which will give relief to the petitioner both should be granted, which will give relief to the petitioner because of the topography of the land without substantial injury to the public health, safety or general welfare of the locality.

The variance to Section 211.4 requesting an 18 foot setback from the North 70° 17' West 328.28 foot line instead of the required 30 feet should be granted which will give relief to the petitioner without substantial injury to the public health, safety or general welfare of the locality.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Mr. Stephen E. Garrelia, Director

SUBJECT: 65-61-A. Variance to permit a setback from private lane or right of way 10 feet from North 23 degrees 00 minutes East 247.51 foot line instead of 20 feet from said property line; to permit a rear yard of 10 feet from the North 70 degrees 17 minutes West 328.28 foot line instead of the required 30 feet; to permit side yards of 10 feet each for two buildings located side by side on a single lot instead of the required 20 feet each or total of 40 feet for both. South side of Sweet Air Road 620 feet West of Blenheim Road, being property of Chestnut Grove Presbyterian Church of Baltimore County.

10th District Wednesday, August 26th, 1964 (11:00 A.M.)

The Planning staff will offer no comment.

It is this 5th day of January, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that the variance to Section 205.1 to permit side yards of 10 feet each for two buildings located side by side on a single lot, be and the same is hereby granted; and that the variance to Section 211.4, to permit a rear yard of 10 feet from the North 70° 17' West 328.28 foot line, be and the same is hereby granted, from and after the date of this order, subject to approval of the plan panel by the Bureau of Public Services and the Office of Planning and Zoning.

The variance requested to Section 205.2 of the Regulations to permit a setback of 10 feet from the North 23° 00' East 247.51 foot line instead of 20 feet from said property line has been dismissed by the petitioner.

Zoning Commissioner of
Baltimore County

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Chestnut Grove Presbyterian Church of Baltimore County
Petitioner
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.

Herely petition for a Variance from Section 205.1 for a setback from private lane or right of way - request 10 feet from the North 23 degrees 00 minutes East 247.51 foot line instead of 20 feet from said property line. Also a Variance from Section 211.4 - rear yard - request 10 feet setback from the North 70 degrees 17 minutes West 328.28 foot line instead of the required 30 feet.

Set. 205.2 to permit side yds. of 10' each for two buildings located side by side on a single lot instead of the required 20 feet for both. The Church, cemetery and administrative functions fully utilize the Church property on the Northwest side of the private lane or right of way. The only logical and available expansion is to the recently purchased lot, which is the subject of this Petition. The contour of the land makes it almost impossible to locate the proposed buildings in any other way without destroying the utility thereof and without neighboring; that the only affected property is property of the Petitioner; that the expansion of this Church is a community function.

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations. I or 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 for Baltimore County.

CHESTNUT GROVE PRESBYTERIAN CHURCH
OF BALTIMORE COUNTY
By: A. S. Pavlin, Legal Owner
President of Board of Trustees
Address: Pikesville, Maryland

Clinton P. Potts, Attorney
Address: 10101 Pikesville Road
Pikesville, Maryland 21086

ORDERED BY THE Zoning Commissioner of Baltimore County, this 26th day of July, 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 the property be posted, and the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 26th day of August, 1964, at 11:00 o'clock A.M.



Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 10th Date of Posting: 8/16/64
Posted for: Planning Dept. Aug. 26-27, 1964
Petitioner: Chestnut Grove Presbyterian Church
Location of property: 513 Sweet Air Rd.
Location of Sign: 630 W. Blenheim Rd.
Remarks: 1. Sign posted on 8/16/64. 2. Sign posted on 8/16/64. 3. Sign posted on 8/16/64.
Posted by: [Signature] Date of return: 8/13/64

CLINTON P. POTTS, Zoning Commissioner
10101 Pikesville Road
Pikesville, Maryland 21086
The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

The Office of Planning and Zoning are reviewing the subject petition and will submit written comments at a later date if it is deemed necessary.

A Variance should be added to the petition to permit a lesser than required side yard between the proposed education building and the future proposed education building.

The following members had no comment to make:

Redevelopment and Rehabilitation Commission
State Roads Commission
Bureau of Traffic Engineering
Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Building Department
Bureau of Engineering

Yours very truly,

[Signature]
Chief of Permit and
Petition Processing

TELEPHONE 853-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 25282
DATE: 8/29/64
To: Messrs. Jennifer & Jennifer
Jennifer Building
Towson 4, Md.
01-02
PROPERTY TO ACCOUNT NO. 65-61-A
QUANTITY 1
DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Advertising and posting of property for Chestnut Grove Presbyterian Church 14.50
65-61-A
PAID - Baltimore County, Md. - Office of Finance
6-114 678 • 25282 TIP- 1450

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.

DESCRIPTION CHESTNUT GROVE
PRESBYTERIAN CHURCH PROPERTY

BEGINNING for the same at a point on the southerly side of Sweet Air Road 620 feet westerly from the center line of Blenheim Road; and running thence South 12 degrees 04 minutes East 353.29 feet; thence North 74 degrees 47 minutes West 328.78 feet to the Southeast side of a 20 foot lane; thence binding on said lane, North 23 degrees East 247.51 feet to the southerly side of Sweet Air Road; thence binding thereon, North 77 degrees 56 minutes East 150 feet to the place of beginning; containing 1.52 acres of land, more or less.

OFFICE OF THE BALTIMORE COUNTIAN THE COMMUNITY NEWS Riverton, Md. THE HERALD - ARCUS Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

August 11, 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, Maryland, once a week for One Week commencing on or before the 11th day of August, 1964, that is to say the same was inserted in the issues of

August 7, 1964.

THE BALTIMORE COUNTIAN

By Paul J. Morgan, Editor and Manager R.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 27, 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. commencing on or before the 26th day of August, 1964, that is to say the same was published appearing on the 27th day of August, 1964.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$.....

FINISH SCHEDULE

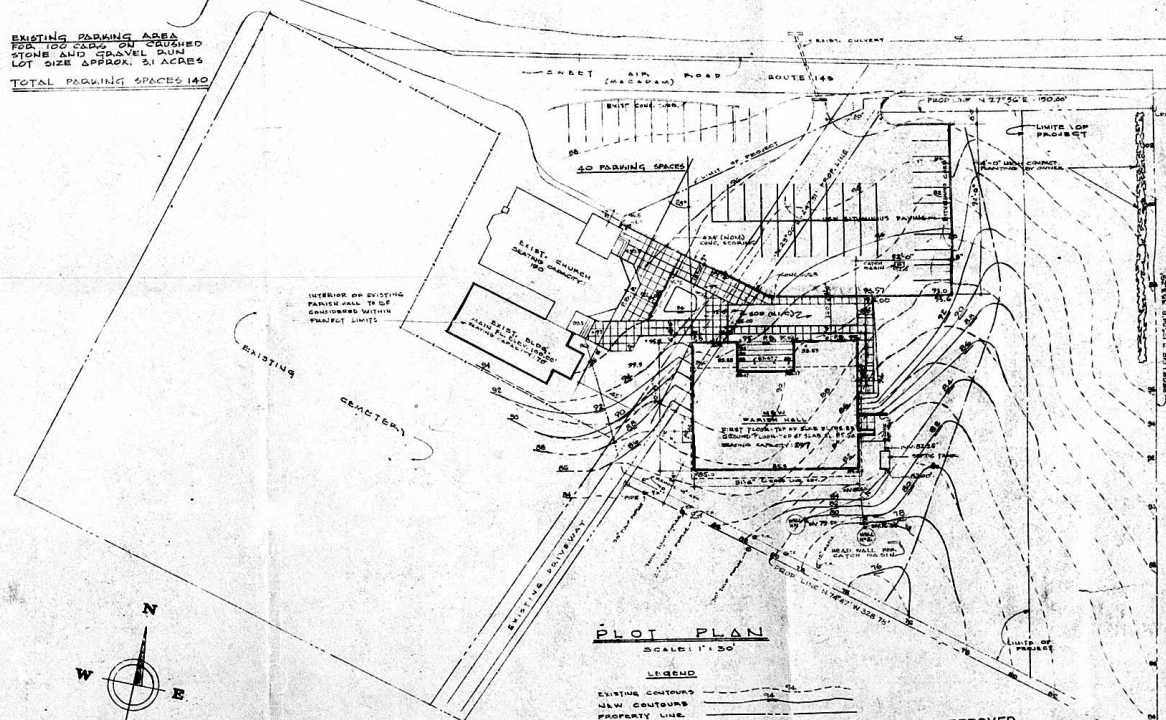
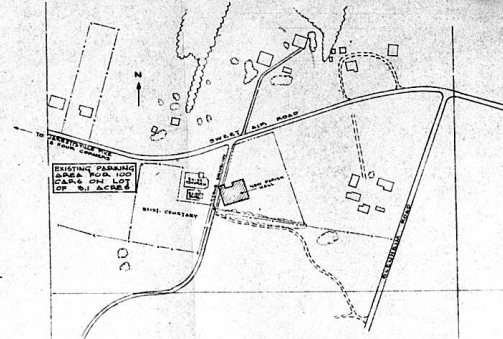
SPACE	FLOOR	FLOOR	BASE	WALL	CEILING	TRIM	SPECIAL EQUIPMENT	REMARKS
LOBBY	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
KITCHEN LOBBY	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
KITCHEN	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
STAIR	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
TOILET #1	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
TOILET #2	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
STORAGE #1	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
ASSEMBLY	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
STAGE	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
TOILET #5	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
JANITORS CLOS.	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
STORAGE #2	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
CORRIDOR #1	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
TEACHING STAIR #1	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 1	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 2	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 3	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 4	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 5	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 6	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 7	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
BALCONY	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
TOILET #3	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
TOILET #4	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
CORRIDOR #2	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
MULTI-PURPOSE RM.	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
TEACHING STAIR #2	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 10	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 11	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 12	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 13	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 14	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 15	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NT 16	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
MECH. SPACE	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
PASTOR'S STUDY	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
SECRETARY	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
GRADE 1	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
ADULT CLASS	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
CHOIR	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
KITCHENETTE	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NEW TOILET #1	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
EXIST TOILET #2	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
PASSAGE #1	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
STAIR	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
EXIST. STORAGE	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NURSERY	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
KINDERGARTEN	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
DESKINERS	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
TEACHING STATION	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
BOILER RM.	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
PASSAGE #2	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
BOOM CLOS.	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
JANITORS CLOS.	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
NEW TOILET #4	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
EXIST TOILET #3	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
PASSAGE #3	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
CHAIN STORAGE	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	
CLOSET UNDER STAIRS	1st	1st	WOOD	WOOD	WOOD	WOOD	WOOD	

ABBREVIATIONS:
 V.L. - VERTICAL
 N.P. - NATURAL
 P.D. - PAINTED
 A.C. - ARCH
 H.C. - HOT IN CONTRACT
 C.B. - CHALK BOARD
 B.C. - BROWN COAT
 W.T. - WOOD THERMOLITE
 M.T. - METAL THERMOLITE
 R.T. - RESILIENT THERMOLITE

R. PATCH BY BUILDING SURFACES AS REQUIRED
 NO PAINT OUTSIDE SURFACES UNLESS SPECIFIED

NEW 1st FLOOR
 NEW 2nd FLOOR
 NEW 3rd FLOOR
 NEW 4th FLOOR
 NEW 5th FLOOR
 NEW 6th FLOOR
 NEW 7th FLOOR
 NEW 8th FLOOR
 NEW 9th FLOOR
 NEW 10th FLOOR
 NEW 11th FLOOR
 NEW 12th FLOOR
 NEW 13th FLOOR
 NEW 14th FLOOR
 NEW 15th FLOOR
 NEW 16th FLOOR
 NEW 17th FLOOR
 NEW 18th FLOOR
 NEW 19th FLOOR
 NEW 20th FLOOR

EXISTING PARKING AREA
 100-120 CARS ON GRAVEL
 STONE AND GRAVEL BLIND
 LOT SIZE APPROX. 5.1 ACRES
 TOTAL PARKING SPACES 140



LEGEND
 EXISTING CONTOURS
 NEW CONTOURS
 PROPERTY LINE
 LINE OF PROPOSED
 I.E. - 10' TO 15' WIDE
 R.D. - 20' TO 25' WIDE

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 DATE: 10/1/75
 PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 DATE: 10/1/75

FARISH HALL & ALTERATIONS TO EXISTING FACILITIES
 CHESTNUT GROVE PRESBYTERIAN CHURCH
 PHOENIX, BALTIMORE COUNTY, MARYLAND

LOCKE & JACKSON
 244 N. CHARLES ST.
 BALTIMORE, MD. 21201

LAMPART CONSULTANTS
 244 N. CALVERT ST.
 BALTIMORE, MD. 21202

MILLER SCHUMACHER & ASSOC.
 244 N. CALVERT ST.
 BALTIMORE, MD. 21202

JOB NO. 2214
 DRAWN BY: GNL
 CHECKED BY: AJR
 DATE: MARCH 18, 1975