

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Gethsemane Evangelical Lutheran Church of Baltimore
I, or we, _____, 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 211.3 (208.3) To permit a side yard setback of 0 feet from the side lot line and 20 feet from the centerline of the street instead of the required 30 feet from the side lot line and 55 feet from centerline of the street.

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

Our property was acquired in 1953 and the First Unit of the church was built in 1954. Since the original plan called for future construction to be made to the East of the First Unit, allowances were made for set-backs according to the existing Code of 1954. The new set-back regulations now in effect are an unreasonable hardship because there is not sufficient room on the property to provide the necessary facilities for our growing congregation.

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 _____
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____ March _____, 1965, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____ April _____, 1965 at _____ o'clock

By _____
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 31, 1965

FROM: George E. Gavrelis, Director

SUBJECT: Petition # 65-276-A. "Variance to permit a side yard setback of zero feet from the side lot line and 20 feet from the centerline of the street instead of the required 30 feet from the side lot line and 55 feet from centerline of the street. South side of Wilkens Avenue 300 feet Southwest of Maiden Choice Lane. Being the property of Gethsemane Evangelical Lutheran Church of Baltimore."

13th District

HEARING: Monday, April 12th, 1965 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- We understand that the petitioner has been requested to submit additional information regarding this proposal. This information is germane to the requested variance, and it would assist us in evaluating the plan as a whole. It is clear that the parking layout as shown on the current petitioner's plot (revision of February 15th, 1965) will not function properly.
- The portion of the building for which a variance is sought is located across the street from property not in the same ownership. If the variance is granted, it should be conditioned upon appropriate architectural and landscaping treatment.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts _____ of practical difficulty _____

the above Variance should be had; and it further appearing that by reason of _____

to permit a side yard setback of zero feet from the side lot line and 20 feet from the centerline of the street, should be granted. Instead of the required 30 feet from the side lot line and 55 feet from the centerline of the street

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____ April _____, 1965, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a side yard setback of zero feet from the side lot line and 20 feet from the centerline of the street instead of the required 30 feet from the side lot line and 55 feet from the center line of the street.

By _____
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day

of _____, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR VARIANCE 13th DISTRICT

ZONING: Petition for a Variance for side yard.

LOCATION: South side of Wilkens Avenue 300 feet Southwest of Maiden Choice Lane.

DATE & TIME: MONDAY, APRIL 12, 1965 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Petition for a Variance to the Zoning Regulations of Baltimore County to permit a side yard setback of zero feet from the side lot line and 20 feet from the centerline of the street instead of the required 30 feet from the side lot line and 55 feet from the centerline of the street.

The Zoning Regulation to be excepted as follows:

Section 211.3 (208.3) - Side Yard - 30 feet from the front lot line and not less than 55 feet from the centerline of the street.

All that parcel of land in the Thirteenth District of Baltimore County

The property of Gethsemane Evangelical Lutheran Church of Baltimore, Maryland designated as Lot Nos. One (1) to Fourteen (14) inclusive, and Fifty (50) to Fifty-three (53) inclusive, Section B, as shown on a Plot of Wilkens Terrace, which Plot is duly recorded among the land records of Baltimore County in Plot Book W.P.C. No. 7, folio 173.

Being the property of Gethsemane Evangelical Lutheran Church of Baltimore, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, April 12, 1965 at 1:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of

John G. Rose

Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. March 24, 1965

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 one successive weeks before the _____ day of _____ April _____, 1965, the first publication appearing on the _____ day of _____ March _____, 1965.

THE TIMES.

Manager.

John M. Martin

Cost of Advertisement \$ 18.00

Purchase Order AB038

Requisition No. P2074

John W. Eastlack, Pastor
Gethsemane Evangelical Lutheran Church of Balto.
901 Courtney Road
Baltimore, Md. 21227

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this _____ day of _____ March _____, 1965.

Owner Name: Gethsemane Evangelical Lutheran Church of Baltimore
Reviewed by _____

JOHN G. ROSE
Zoning Commissioner

TELEPHONE
823-2000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 28678

DATE 4/6/65

TO: Gethsemane Evangelical Lutheran Church
901 Courtney Road
Baltimore, Md. 21227

BILLED Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 81-622

QUANTITY

Advertising and posting of property

#65-276-A

TOTAL AMOUNT

41.50

COST

41.50

PAID - Baltimore County, Md. - Office of Finance

4-665 3018 * 28678 TIP-

150

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.

March 10, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

Rev. John W. Eastlack
Gethsemane Evangelical Lutheran Church
901 Courtney Road
Baltimore, Maryland 21227

Variance for side yard and centerline set back
SUBJECT: Located 5/8 Wilkens Ave
S/W Maiden Choice Lane, 13th Dist

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

STATE BOARD COMMISSION: Although there is an existing driveway leading into the subject property from Wilkens Avenue, the driveway is of a residential nature. It does not conform, in anyway, (width and grade) to State Roads Commission standards or specifications governing driveways serving the proposed use. In addition parking is shown along the driveway, thereby, hindering the free movement of traffic into the driveway.

OFFICE OF PLANNING AND ZONING: The status of First Avenue should be indicated on all plans or in writing prior to the hearing. If First Avenue is a proposed right-of-way, 60' wide, the parking as indicated on the plans which is within this 60' right-of-way should be omitted. This should also be done prior to the hearing.

The status of Berlin Avenue including the width of the right-of-way and the width of the existing paving should be indicated on the plans prior to the hearing.

A field inspection of the site indicates that a Day Nursery exists on the property in the area of the parking lot. Future plans for this Nursery should also be indicated prior to the hearing.

The following members had no comment to offer:

Board of Education
Fire Department
Health Department
Industrial Commission
Traffic Department
Buildings Department
Bureau of Engineering

cc: Jack Harris - State Roads Commission
Albert Gandy - Office of Planning and Zoning

Yours very truly,

James E. Dyer
Chief of Permit and
Petition Processing

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 24, 1965

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 in each of one successive weeks before the _____ day of _____ April _____, 1965, the first publication appearing on the _____ day of _____ March _____, 1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement \$...

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13 TH Date of Posting: March 27, 1965

Posted for: Variance

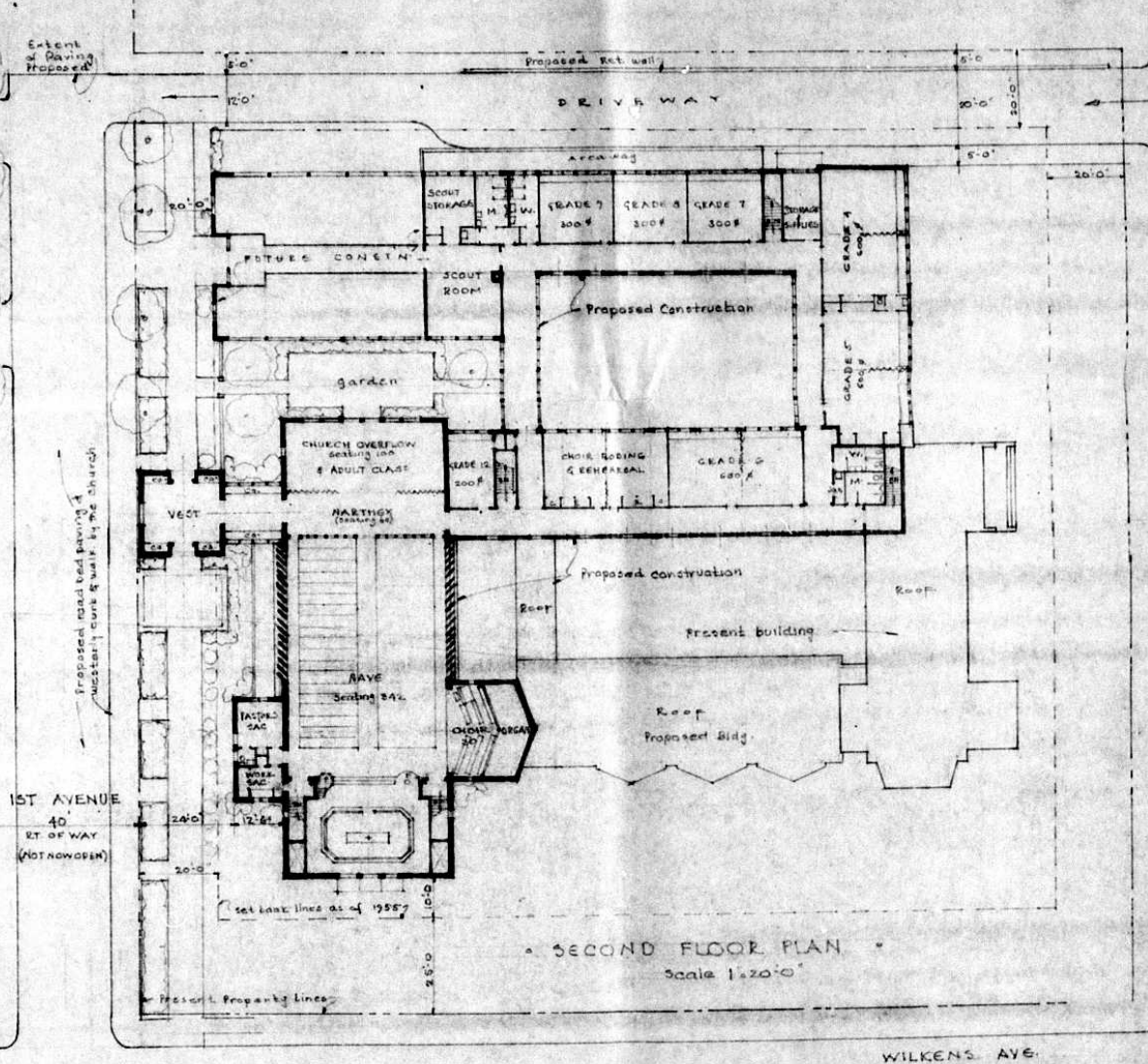
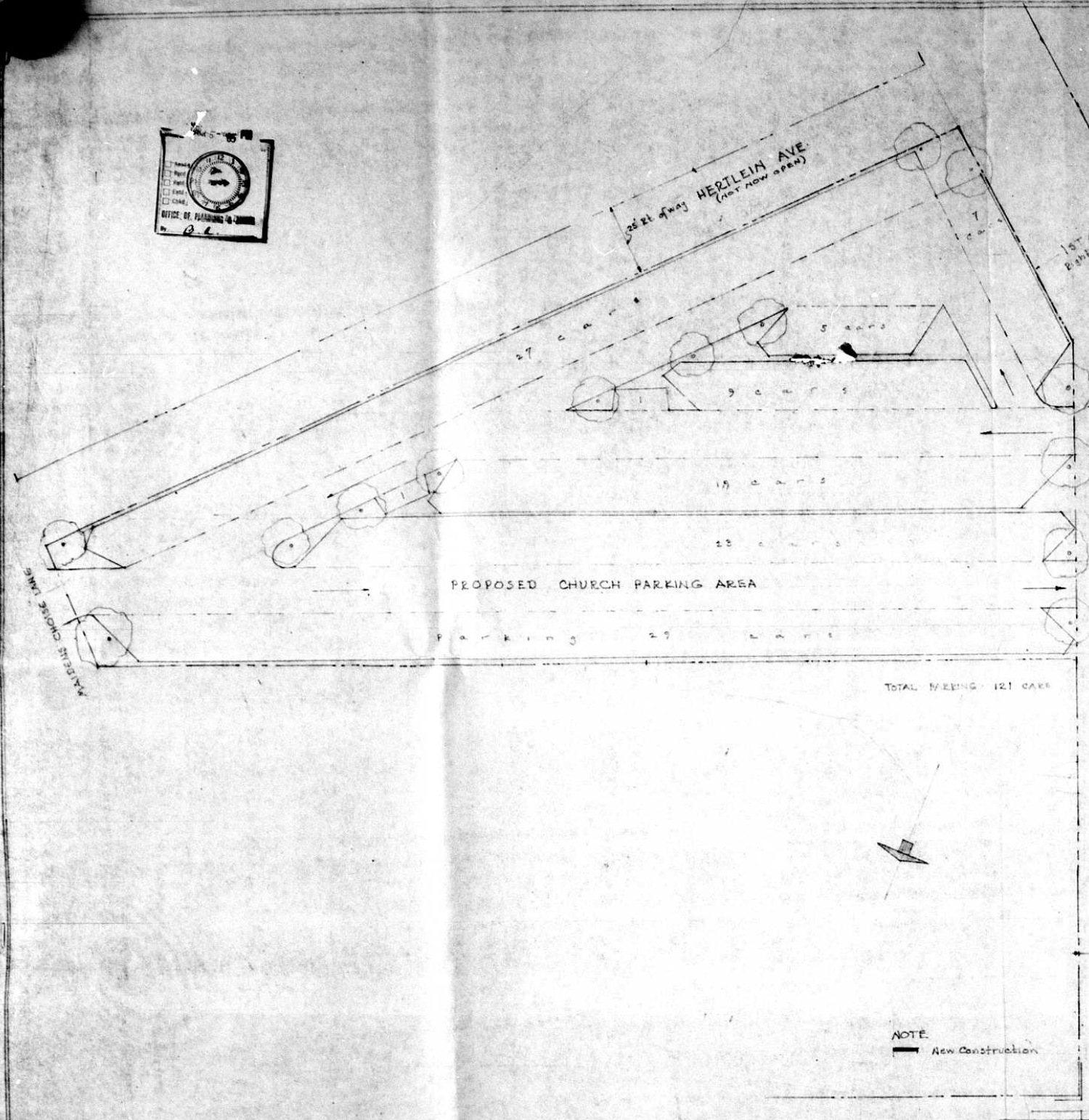
Petitioner: Gethsemane Ev. Church of Balto.

Location of property: 5/8 Wilkens Ave. 300' S.W. of Maiden Choice Lane

Location of Signs: 5/8 Wilkens Ave. 50' S. of Courtney Rd.

Remarks: J.S. Rose

Posted by: J.S. Rose Date of return: April 1, 1965



SCHEMATIC PLAN STUDY - GETHSEMANE LUTHERAN CHURCH - BALTIMORE MD.

Dec. 17, 1964
Rev. Feb. 15, 1965
Rev. April 1, 1965

Mansell McGettigan & Fugate Architects
1831 Chestnut St., Phila. Pa.

