

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, DAVIDSON, PRESBYTERIAN CHURCH, 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 205.2 TO PERMIT A FRONT YARD SET BACK FOR AN OTHER PRINCIPAL BUILDING OF 28 FEET FROM THE FRONT PROPERTY LINE INSTEAD OF THE REQUIRED 50 FEET, SECTION 205.3 TO PERMIT A SIDE YARD SET BACK FOR AN OTHER PRINCIPAL BUILDING OF 18 FEET FROM THE SIDE STREET PROPERTY LINE AND 47.25 FEET FROM THE CENTER LINE OF THE SIDE STREET INSTEAD OF THE REQUIRED 35 FEET AND 60 FEET RESPECTIVELY.

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

DUE TO THE LOCATION OF THE EXISTING CHURCH BUILDING AND THE SEVERE GRADE DIFFICULTIES, WE HEREBY SEEK THE ZONING VARIANCE STATED ABOVE IN ORDER TO PROVIDE AN ADEQUATE SANCTUARY AND EDUCATIONAL FACILITIES.

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.

DAVIDSON, PRESBYTERIAN CHURCH

Contract purchaser

John R. Fisher Legal Owner

Address 121 N. Chesapeake Ave

Address Ridgely and Charmuth Roads

Lutherville-Timonium, Md.

Petitioner's Attorney

Protestant's Attorney

Address 121 N. Chesapeake Ave

ORDERED By The Zoning Commissioner of Baltimore County, this 9th 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 13th day of April, 1965, at 10:30 clock

A.M. 10 AP 4/13/65

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 following finding of facts that the variance requested will grant relief to the petitioner without substantial injury to the public health, safety or general welfare of the locality involved, the following variances should be granted:

1. To permit a front yard setback for an other principal building of 28 feet instead of the required 50 feet;
2. To permit a side yard setback for an other principal building of 18 feet from the side street property line and 47.25 feet from the center line of the side street instead of the required 35 feet and 60 feet respectively.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of April, 1965, that the herein Petition for Variance should be and the same is granted, from and after the date of this order, subject to approval of the site plan for the development of said property by the Bureau of Public Services and the Office of Planning and Zoning.

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 9th day of April, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Beginning for the same at a point at the beginning of the N 16°-30'-00" W 145.00 foot line of Lot No. 41 Block 7 Section II of Havenwood Subdivision located in the Eighth Election District of Baltimore County, Maryland, said point also being in the northerly right of way line of Ridgely Road eighty (80) feet wide, thence leaving the beginning point so fixed and running with the aforementioned line which is also the westernmost line of said lot, referring the courses and distances to true North at Baltimore City, Maryland.

N 16°-30'-00" W 145.00 feet to a point, said point being the northwest most corner of the above mentioned lot, thence leaving said lot

N 87°-14'-00" W 335.48 feet to a pipe found, said pipe also being in the easterly right of way line of Charmuth Road sixty (60) feet wide, thence running along said right of way,

By a curve to the left having a radius of 820' an arc length of 146.46 feet a chord bearing of S 02°-21'-04" E and a chord length of 146.25 feet to a point, thence still continuing along said right of way,

By a curve to the left having a radius of 2,970 feet an arc length of 86.57 feet a chord bearing of S 08°-17'-48" E and a chord length of 86.56 feet to point of curvature of a fillet curve, thence

By a fillet curve to the left having a radius of 25.00 feet an arc length of 42.48 feet a chord bearing of S 57°-49'-00" E and a chord length of 37.55 feet to a point, said point being in the northerly right of way line of Ridgely Road eighty (80) feet wide, thence running along said right of way,

N 73°-30'-00" E 340.00 feet to the point of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavell, Director

SUBJECT: Petition #65-278-A. "Variance to permit a front yard setback for another principal building of 28 feet from the front property line instead of the required 50 feet; and to permit a side yard setback for another principal building of 18 feet from the side street property line and 47.25 feet from the center line of the side street instead of the required 35 feet and 60 feet respectively. Northeast corner of Ridgely and Charmuth Roads. Being the property of Havenwood Presbyterian Church."

8th District

HEARING: Tuesday, April 13th, 1965 (10:30 A.M.)

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

We are unable to write upon whatever allegations of practical difficulty and unnecessary hardship may be made by the petitioner. We question, however, whether all solutions to the problem of expanding the present church have been fully explored within the context of the Zoning Regulations.

PETITION FOR VARIANCE

NEW DISTRICT

ZONING: Petition for Variance for front yard and side yard.

LOCATION: Northeast corner of Ridgely and Charmuth Roads.

DATE: Tuesday, April 13, 1965 at 10:30 A.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.

Section 205.2 - For other principal building 18 feet from the front lot line.

Section 205.3 - Side Yard 35 feet from the side lot line and not less than 60 feet from the center line of the street.

All that parcel of land in the Eighth Election District of Baltimore County

beginning for the same at a point at the beginning of the N 16°-30'-00" W 145.00 foot line of Lot No. 41 Block 7 Section II of Havenwood Subdivision located in the Eighth Election District of Baltimore County, Maryland, said point also being in the northerly right of way line of Ridgely Road eighty (80) feet wide, thence leaving the beginning point so fixed and running with the aforementioned line which is also the westernmost line of said lot, referring the courses and distances to true North at Baltimore City, Maryland.

N 16°-30'-00" W 145.00 feet to a point, said point being the northwest most corner of the above mentioned lot, thence leaving said lot

N 87°-14'-00" W 335.48 feet to a pipe found, said pipe also being in the easterly right of way line of Charmuth Road sixty (60) feet wide, thence running along said right of way,

By a curve to the left having a radius of 820' an arc length of 146.46 feet a chord bearing of S 02°-21'-04" E and a chord length of 146.25 feet to a point, thence still continuing along said right of way,

By a curve to the left having a radius of 2,970 feet an arc length of 86.57 feet a chord bearing of S 08°-17'-48" E and a chord length of 86.56 feet to point of curvature of a fillet curve, thence

By a fillet curve to the left having a radius of 25.00 feet an arc length of 42.48 feet a chord bearing of S 57°-49'-00" E and a chord length of 37.55 feet to a point, said point being in the northerly right of way line of Ridgely Road eighty (80) feet wide, thence running along said right of way,

N 73°-30'-00" E 340.00 feet to the point of beginning.

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

Hearing Date: Tuesday, April 13, 1965 at 10:30 A.M. Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order: JOHN G. ROSE, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 25, 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., on successive weeks before the 13th day of April, 1965, the first publication appearing on the 26th day of March, 1965.

THE JEFFERSONIAN

John G. Rose Manager

Cost of Advertisement \$

TELEPHONE 823-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 30508

DATE 4/29/65

TOWSON Community Presbyterian Church

Lutherville-Timonium, Md.

BILLED BY: Zoning Department officials, Co.

DEPOSIT TO ACCOUNT NO. 88-422

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property #65-278-A	70.50
		70.50

4-1965 3667 • 30508 TIP-

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 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., on successive weeks before the 13th day of April, 1965, the first publication appearing on the 26th day of March, 1965.

THE TIMES

John W. Martin Manager

Cost of Advertisement \$ 34.00

Purchase Order #0388

Requisition No. #2076

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 8th Date of Posting 3-25-65

Posted for Havenwood Presbyterian Church

Petitioner Havenwood Presbyterian Church

Location of property NE corner of Ridgely Rd and Charmuth Rd

Location of Signs on Ridgely Rd & Charmuth Rd opposite Church house next to Church building sign

Remarks Robert E. Gavell

Posted by Robert E. Gavell Date of return 4-1-65

304 Robert E. Gavell

Towson Community Presbyterian Church

Ridgely and Charmuth Roads

Lutherville-Timonium, Md.

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

9th day of March 1964

JOHN G. ROSE

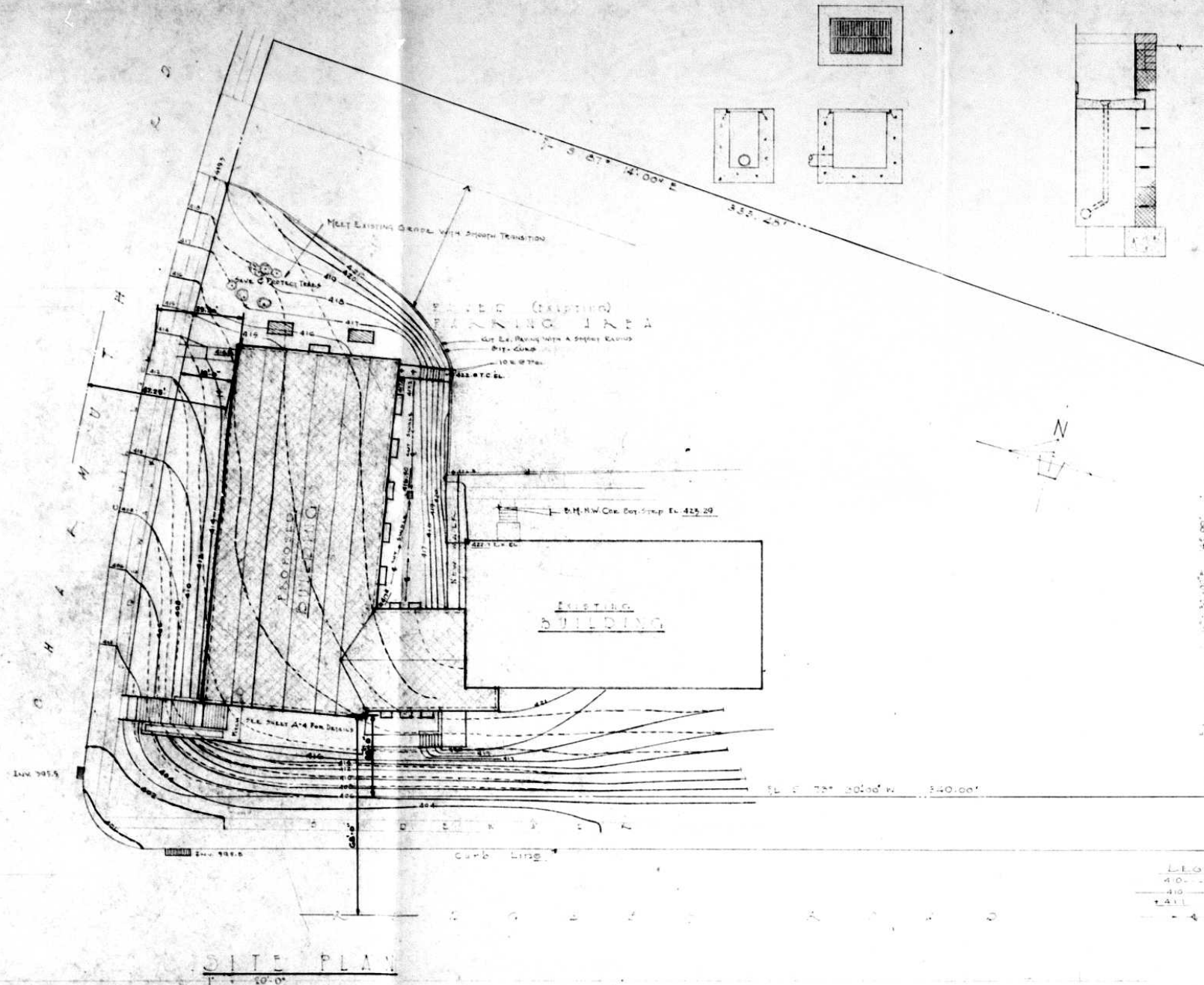
Zoning Commissioner

Owner Name: Towson Presbyterian Church

Reviewed by: John G. Rose

LIST OF DRAWINGS

- A-1 LIST OF DRAWINGS, SITE PLAN, & MISC. DETAILS
- A-2 BASEMENT PLAN, FINISH SCHEDULE, TOILET RMS, LIBRARY, STUDY, PARLOR ELEVATIONS
- A-3 FIRST FLOOR PLAN, FINISH SCHEDULE, DOOR SCHEDULE, & DETAILS
- A-4 SOUTH & WEST ELEVATIONS, EXTERIOR STAIR PLAN, SECTIONS & DETAILS
- A-5 EAST & NORTH ELEVATIONS, WINDOW SCHEDULE, DETAILS
- A-6 LONG & CROSS SECTIONS, CLASSROOM ELEVATION, CABINET & SHELVEING DETAILS
- A-7 CHANCEL PLAN, SECTION & DETAILS
- A-8 BALCONY PLAN, SECTION & DETAILS
- A-9 ELEVATION SECTION, CHANCEL & NARTHEX
- A-10 WALL SECTIONS
- A-11 WALL SECTIONS, STAIR PLANS, SECTIONS & DETAILS
- S-1 BASEMENT & FOUNDATION PLAN, GENERAL NOTES, & TYPICAL DETAILS
- S-2 FIRST FLOOR & BALCONY PLAN FRAMING, SECTIONS & DETAILS
- S-3 ROOF FRAMING PLAN, SECTIONS & DETAILS
- S-4 UNDERPINNING, SCHEDULES & DETAILS
- ME-1 SITE PLAN, & DETAILS
- M-2 BASEMENT PLAN & DETAILS, MECH.
- M-3 FIRST FLOOR PLAN & DETAILS, MECH.
- E-2 BASEMENT PLAN, & DETAILS, ELEC.
- E-3 FIRST FLOOR PLAN, & DETAILS, ELEC.



LEGEND
 40' - ELEVATION
 410 - PROPOSED ELEVATION
 411 - SPOT ELEVATION
 - 4 - 6' OF GRADE

CICERO H. BROWN, JR.
 ARCHITECT
 DUNCAN BUILDING
 TOWSON 4, MARYLAND

STRUCTURAL ENGINEER:
 DANIEL M. PEARCE & ASSOC.
 TOWSON, MARYLAND

MECHANICAL ENGINEER:
 ALBERT B. GIPE & ASSOC.
 BALTIMORE, MARYLAND

ALTERATIONS AND ADDITIONS TO
**HAVENWOOD
 PRESBYTERIAN
 CHURCH**
 RIDGELY & CHARMUTH RDS
 LUTHERVILLE, MARYLAND

REVISIONS			
NO.	DATE	ITEM	REF.

TITLE OF DRAWING
 LIST OF DRAWINGS
 SITE PLAN
 MISC. DETAILS

JOB NO.	6427	DRAWING
SCALE		A-1 OF SHEETS
DATE		
LAST REV.		