

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The Council of St. James Evangelical Lutheran Church, Inc., of Baltimore County, Inc., legal owner of the property situated 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 of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

The Church is situated in a completely developed area without available additional land immediately adjacent to the existing church building for parking or for further building construction.

The present spaces for Sunday School and Kindergarten Day School are very inadequate and space such as could be provided by the building indicated on the Preliminary Site Plan is urgently needed.

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 for her agreement to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

The Council of St. James Evangelical Lutheran Church, Inc., of Baltimore County, Inc., legal owner of the property situated 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 of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

The Church is situated in a completely developed area without available additional land immediately adjacent to the existing church building for parking or for further building construction.

The present spaces for Sunday School and Kindergarten Day School are very inadequate and space such as could be provided by the building indicated on the Preliminary Site Plan is urgently needed.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of December, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 1st day of January, 1966, at 10:00 o'clock A.M.

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 - practical difficulty -

the above Variance should be had and in fact appearing that by reason of -

To permit a front yard and setback of 10' from the front property line and 35' from the center line of the street instead of the required 40' & 65' respectively; to permit a side yard and setback of 5' from the side property line and 23' from the center line of the street instead of the required 35' & 60' respectively; to permit a Variance 42 spaces for off-street parking instead of the required 52 spaces.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of December, 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 front yard and setback of 10' from the front property line and 35' from the center line of the street instead of the required 40' & 65' respectively; to permit a side yard and setback of 5' from the side property line and 23' from the center line of the street instead of the required 35' & 60' respectively; to permit 42 spaces for off-street parking instead of the required 52 spaces, subject to approval of the Bureau of Public Services and Office of Planning and Zoning.

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 28th day of December, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: St. James Evangelical Lutheran Church
3 West Overlea Ave.
Baltimore, Md. 21206

REPORT TO ACCOUNT NO.	QUANTITY	UNIT PRICE	TOTAL AMOUNT
01-422	1	48.20	48.20
Advertising and posting of the property for Church			
66-175-A			
2-366 1600 • 3576 11P-			1820

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Mr. Walter R. Rudolph, President
The Council of St. James Evangelical Lutheran Church
3 W. Overlea Avenue
Baltimore, Maryland 21206

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 28th day of December, 1965.

JOHN G. ROSE
Zoning Commissioner

Petitioner The Council of St. James Evangelical Lutheran Church of Balto. Co., Inc.
Petitioner's Attorney Reviewed by

A Description of the Property of the
St. James Evangelical Lutheran Church
(Formerly Nos. 6 and 8 W. Overlea Avenue
Baltimore, Maryland 21206)

Being known and described as lots 271, 272, 273, and 274 as shown on the plat of Overlea, being a plat of the Overlea Land Company, recorded among the land records of Baltimore County in Plat Book J.W.S. No. 2, Folio 77 and further described as follows:

Being the property at the northeast corner of West Overlea Avenue and Spruce Street.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th
Date of Posting 1-17-66
Posted for Hearing Monday, Jan. 17, 1966, at 10:00 A.M.
Petitioner The Council of St. James Evangelical Lutheran Church of Baltimore County, Inc.
Location of property 3 West Overlea Ave., Baltimore, Md.
Location of Sign 3 West Overlea Ave., Baltimore, Md.
Remarks Robert R. Rudolph
Posted by Robert R. Rudolph Date of return 1-20-66

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th
Date of Posting 1-17-66
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Remarks Robert R. Rudolph
Posted by Robert R. Rudolph Date of return 1-20-66

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date January 14, 1966

Mr. George E. Gavrill, Director
FROM Office of Planning and Zoning

SUBJECT: Petition 66-175-A, NE cor. of West Overlea Avenue & Spruce Street. Petition for Variance front, side yards and for off street parking. The Council of St. James Evangelical Lutheran Church of Baltimore County, Md. - Petitioners.

14th District

HEARING: Monday, January 31, 1966. (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 17, 1966

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 a week for 14 days, commencing on the 1st day of January, 1966, the first publication appearing on the 17th day of January, 1966.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$...

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

731 Eastern Ave. January 14, 1966
Balto. 21, Md.

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance-northeast corner of W. Overlea Ave. & Spruce St. was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) successive week before the 1st day of January, 1966; that is to say, the same was inserted in the issue of January 12.

Stromberg Publications, Inc.
Publisher.

By: [Signature]

PETITION FOR A VARIANCE 14th DISTRICT

ZONING: Petition for Variance for front yard, side yard and Off Street Parking.

LOCATION: Northeast corner of West Overlea Avenue and Spruce Street.

DATE & TIME: Monday, January 31, 1966 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Ave., 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 from the Zoning Regulations of Baltimore County to permit a front yard setback of 10 feet from the front property line and 35 feet from the center line of the street instead of the required 40 feet and 65 feet respectively; to permit a side yard and setback of 8 feet from the side property line and 23 feet from the center line of the street instead of the required 40 feet and 65 feet respectively; to permit 42 spaces for Off Street Parking instead of the required 52 spaces.

The Zoning Regulations to be excepted as follows:

Section 211.2 - Front Yard - 40 feet from the front lot line and not less than 35 feet from the center line of the street.

Section 211.3 (208.3) - Side Yards - 35 feet from the side lot line and not less than 30 feet from the center line of the street.

Section 409.2 (403.1) - For each 6 seats.

All that parcel of land in the Fourteenth District of Baltimore County.

Being known and described as lots 271, 272, 273, and 274 as shown on the plat of Overlea Land Company, recorded among the land records of Baltimore County in Plat Book 2 W, S. No. 2, Folio 77 and further described as follows:

Being the property at the northeast corner of West Overlea Avenue and Spruce Street.

Being the property of The Council of St. James Evangelical Lutheran Church of Baltimore County, Inc., as shown on plat filed with the Zoning Department.

Hearing Date: Monday, January 31, 1966 at 10:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of

JOHN G. ROSE
Zoning Commissioner of Baltimore County

Jan. 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 13, 1966.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., successively on 1.13.66 successive weeks before the 11st day of January, 1966, the first publication appearing on the 13th day of January 19.66.

THE JEFFERSONIAN,

L. L. Smith
Manager.

Cost of Advertisement, \$.....

PETITION FOR VARIANCE 14th DISTRICT

ZONING: Petition for Variance for front and side yards and Off-Street Parking.

LOCATION: Northeast corner of West Overlea Avenue and Spruce Street.

DATE & TIME: MONDAY, MARCH 7, 1966 at 1:00 P.M.

PUBLIC HEARING: Room 108, 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 from the Zoning Regulations of Baltimore County to permit a front yard and setback of 10 feet from the front property line and 35 feet from the center line of the street instead of the required 40 feet and 65 feet respectively; to permit a side yard and setback of 8 feet from the side property line and 23 feet from the center line of the street instead of the required 35 feet and 60 feet respectively to permit 42 spaces for Off-Street Parking instead of the required 52 spaces.

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Section 211.2 - Front Yard - 40 feet from the front lot line and not less than 35 feet from the center line of the street.

Section 211.3 (208.3) - Side Yards - 35 feet from the side lot line and not less than 30 feet from the center line of the street.

Section 409.2 (403.1) - For each 6 seats.

All that parcel of land in the Fourteenth District of Baltimore County.

Being known and described as lots 271, 272, 273, and 274 as shown on the plat of Overlea Land Company, recorded among the land records of Baltimore County in Plat Book J.W.S. No. 2, Folio 77 and further described as follows:

Being the property at the northeast corner of West Overlea Avenue and Spruce Street.

Being the property of The Council of St. James Evangelical Lutheran Church of Baltimore County, Inc., as shown on plat plus filed with the Zoning Department.

BY ORDER OF

JOHN G. ROSE

ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF

The Eastern Beacon

731 Eastern Ave.

February 23

1966

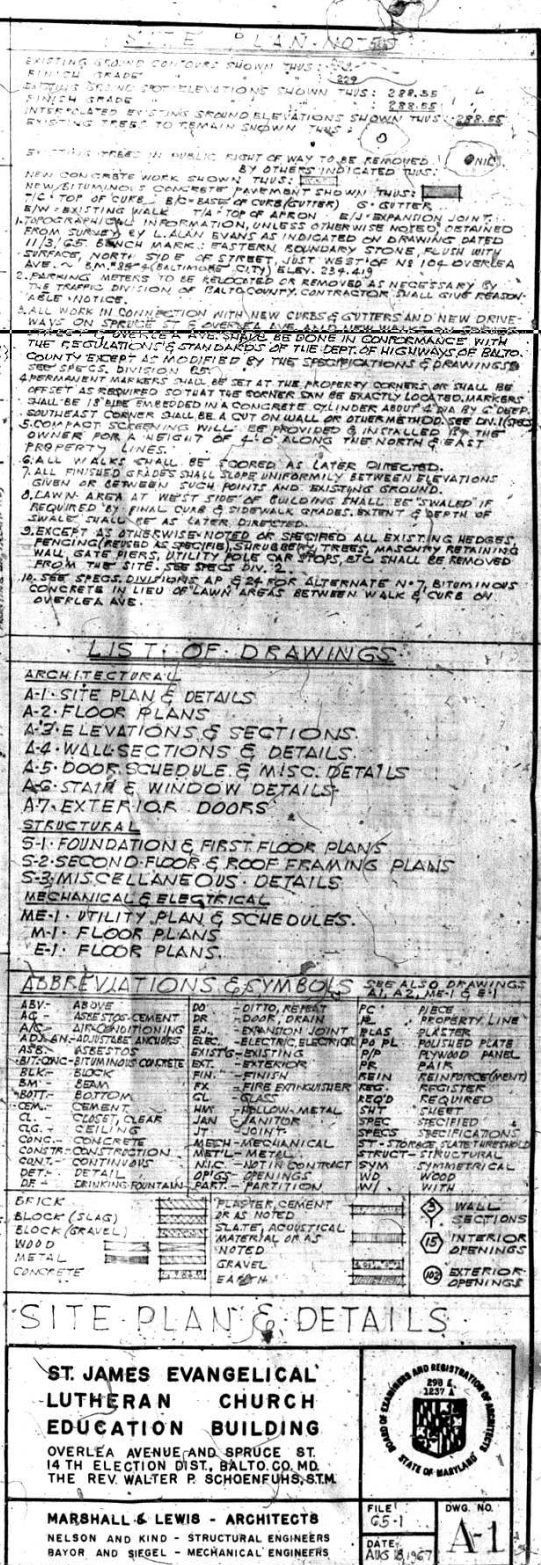
Balto. 21, Md.

THIS IS TO CERTIFY, that the annexed advertisement of Petition for variance-Council St. James Evangelical Lutheran Church was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) successive weeks before the 7th day of March 1966; that is to say, the same was inserted in the issue of February 16.

Stromberg Publications, Inc.

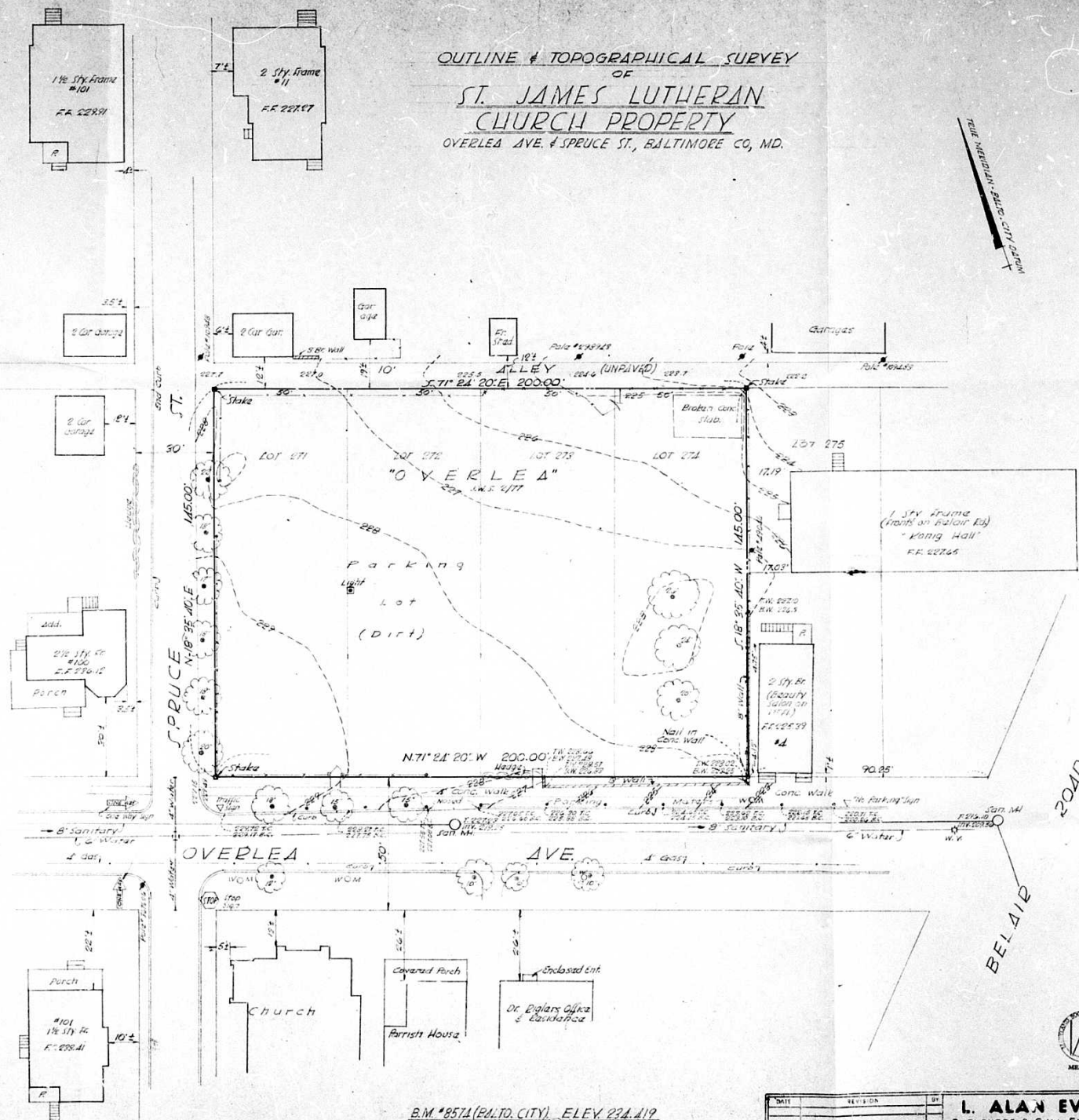
Publisher.

By *Paul John Smith*



OUTLINE & TOPOGRAPHICAL SURVEY
OF
**ST. JAMES LUTHERAN
CHURCH PROPERTY**
OVERLEA AVE. & SPRUCE ST., BALTIMORE CO., MD.

TRUE MERIDIAN BALTO. CITY 21° 21' 30" N



B.M. *851A (BALTO. CITY) ELEV. 234.419
Eastern Boundary Stone, flush with
surface, North side of Overlea Ave., just
West of 2 1/2 Sty. Frame (101)



DATE	REVISION	BY
L. ALAN EVANS SURVEYORS & CIVIL ENGINEERS 4120 ELSDORE AVE. - PHONE NA 8-2144 BALTIMORE 14, MARYLAND - branch office - 8 POPLAR STREET - PHONE AC 8-9388 CAMBRIDGE, MARYLAND STATE OF MARYLAND REG. NO. 2838 NOV 9, 1965 DWG. No. 1906		