

CHARTLEY

BLYD.



ZONED B-M
UNIMPROVED

PROCESSED OFFICE
251. BLDG.

PROCESSED OFFICE
251. BLDG.

B-SPACES

B-SPACES

6 SPACES
10' x 23'

6 SPACES
10' x 23'

"BAKER" PROPERTY

R-10

AREA OF LOT 1.09-ACRES
PRESENT USE - UNIMPROVED, EXCEPTING DWG.
AREA OF PROPOSED BLDG 6400 SQ. FT.
PARKING SPACES REQUIRED 22, - 32 SPACES PROVIDED
PRESENT ZONING B-77 and R-10 - PROPOSED B-M

BALTO. CO. WATER & SEWER AVAILABLE

STUART, ENSO and SCHUSTER INC. OWNER
OFFICE OF THE DIRECTOR

LEISTERSTOWN, 4 DISTRICT
BALTO. CO., MD.

SCALE 1"=30' MAR. 1966
ROBERT C. NORRIS, REG. SURVEYOR
Robert C. Norris

CHARTLEY

BLVD.

8" SANITARY SEWER

30" STORM DRAIN

8" WATER MAIN

EXISTING CONC. C462

EXISTING CONC. C. 462

N 46-19-35E

156.8175 PIPER RD.

288' TO
EXISTING BLVD.

MACADAM
PAVED

B-M

N 43-40-25W 133'

4" SURFCE VING/33' (DENSE)

SEC N CHARTLEY

10' PORCH

PROPOSED
STORE

25' 60' 15'

S 46-19-35W 100'

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: George H. Dwyer

DATE: 4/24/68

Plat showing proposed Royal Farms Store,
Reisterstown, Fourth District, Balto. Co., Md.

Scale 1 in. to 30 ft. July 29, 1967

Robert C. Norris, Reg. Surveyor, No. 759
Old Court Road, Balto. 21207

Revised 4-1-68

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Trustees of First Baptist Church of Dundalk, 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 409.2b (1).

To permit 18 spaces instead of the required 92 spaces.

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

As shown on plot there is only an 18 car parking area on the property.

Our present seating in existing worship building is 240 people.

When the proposed sanctuary is built the seating capacity will increase to 550 people.

We respectfully request waiver of the deficit in off street parking facilities.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, as 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 purchase:

Legal Owner

Address:

Address Dundalk and St. Helena Ave.

Petitioner's Attorney

Protestant's Attorney

Address:

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

of December 1966, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of January, 1967 at 10:00 o'clock

A. M.



Zoning Commissioner of Baltimore County.

(seal)

December 29, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Clarence G. Bonds
First Baptist Church of Dundalk
Dundalk & St. Helena Avenue
Dundalk, Maryland

Re: Petition for Variance for First Baptist Church of Dundalk, N/S St. Helena Ave., 3/8 of Willow Spring Rd., 12th District. (Item 2 - December 27, 1966)

Dear Sir:

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

PRESENT PLANNING:

While it is true that church activity does not normally occur at normal peak traffic hours, still conditions around active church service hours can be difficult. The petition indicates no alternative off-street parking.

The proposed over-building of the property, requires that this alternative parking will occur on the streets system. This will be to the detriment of all concerned, including the congregation.

BUREAU OF TRAFFIC ENGINEERING:

The Variance to Section 409.2b appears to be unrealistic, since the petitioner desires to reduce the 92 spaces required to 18 parking spaces. This Bureau is of the opinion that the parking requirements set forth in the Baltimore County Zoning Regulations is a minimum.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Bureau of Engineering
State House Commission

Very truly yours,

John E. Bond, Principal
Zoning Technician

JED/hm

cc: Albert V. Quisby - Project Planning
C. Richard Moore - Bureau of Traffic Engineering

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 hardship shown

the above Variance should be had, with conditions appearing that a variance should be granted

a Variance to permit 18 parking spaces instead of the required 92 spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th

day of JANUARY, 1967, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit 18 parking spaces instead of the required 92 spaces, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 20, 1967

FROM: George E. Gavelis

SUBJECT: 667-145-A Variance to permit 18 parking spaces instead of the required 92 spaces. East side of Willow Spring Road 105 feet West of Dundalk Avenue. Being the property of First Baptist Church of Dundalk.

12th District

HEARING: Monday, January 30, 1967 (10:00 A.M.)

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

1. Aside from showing hardship, the petitioner should demonstrate that adequate on-street or other parking would be available westerly of Dundalk Avenue and that such parking would not have an adverse impact upon the neighborhood.

First Baptist Church
OF DUNDALK

CLARENCE G. SMITH, PASTOR



Description of property referred to in the application known as First Baptist Church of Dundalk

A parcel of land fronting 358 feet more or less on the Northerly side of St. Helena Avenue, 243 feet more or less on the Easterly side of Willow Spring Road, 105 feet more or less on the Westerly side of Dundalk Avenue and binding on an alley in the rear, a distance of 300 feet or more

DUNDALK AND SAINT HELENA AVENUES BALTIMORE, MARYLAND 21222 PHONES 282-4256 288-3388



Ennis Furniture & Appliance Co.
Appliances - Furniture - Television - Rugs

115 ST. HELENA AVENUE

BALTIMORE 22, MD.

QUALITY - BARGAINS - TERMS

OPEN EVENINGS

Nov. 23, 1966

First Baptist Church
100 St. Helena Ave
Baltimore, 22

To whom it may concern: the church has my permission to use my parking lot across the street on Sundays.

Signed Marion Ennis, President

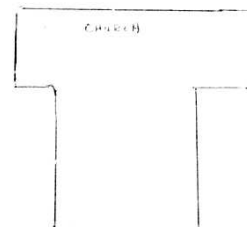
OFFICE COPY

Not To Scale

ENNIS
REFERENCE
TO THE

ENNIS PARKING LOT

St. Helena Ave



Willow Spring Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: GEORGE A. REIER, Chief
Bureau of Public Services Date: November 22, 1966

FROM: J. G. NOSWELL
Office of Planning & Zoning

SUBJECT: Bldg. Appl. #609-66

The Office of Planning and Zoning has reviewed the subject application and is withholding endorsement for the following reasons:

1. The total seating capacity of the existing church building must be noted on the plan.
2. The total seating capacity of the proposed addition must be noted on the plan.
3. Offstreet parking must be provided at the minimum rate of one space for each 6 seats. If the Educational Building (proposed addition) will not be used concurrently with the existing church building, and if this is so noted on the plan, the parking requirement will be calculated from the building having the largest seating capacity. If the existing building and the proposed addition will be used concurrently, the parking requirement will be calculated from the total seating capacity.
4. No parking space may be located within 8 feet of a street property line. The plan must be revised accordingly.
5. The parking area must be screened from the adjacent residences located in the rear of this property. Screening must be a minimum of 4 feet in height, and must be shown on the plan. It is suggested that this screening be in the form of a 4 foot high compact planting made up of a high percentage of evergreen material.