PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Board of Trustees of

2 & M-Perry Hall Baublat Churchbal Daker. of the property situate in Baltimore y and which is described in the description and plat attached hereto and made a part hereof

hereby petition for a Variance from Section 21.7.1 (211.3, 208.3) to permit

a side yard of b' instead of required 20' section 409.2 ((4) To permit

existing parking adjacent to Belair Road to be located 4 feet from the right-of-way

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

Noving the addition south beset of feet to meet the 20 ft set back ill schoolsy affect the following.

Vehicular flow around the South adde of the building.

Reduce the parking spaces boint the required amount.

Increase already severe gride and drainage conditions.

Affect the function and appearance of the building.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pry expenses of above Variance as: rritising, posting, etc., upon filing of this petigin, and critice agree to and are to be bound by the zoning regulations and restrictions of Ralimpre Courty, adopted pursuant to the Zoning Law For Balimore County.

Henry J. Leibecker, Chairman The Board of Trustees of Ferry Hell Saptist Church, Ind Legal Owner Contract purchaser Address 720 Ring Pactory Road

Belair, Maryland

Protestant's Attorney

E/S of Bela S of Joppa

lair Rd. 800',

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day

of Enbruary. 196, 3. that the subject matter of this petition be advertised, as required by the Zoning Law of Bultimore County, in two newspapers of general circulation throughout Bultimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Bultimg in Tosson, Bultimore

Zoging Commissioner of Baltimore County.

PETITION FOR VARIANCE

ZONING Petition for Variance for Sale Yard and Parking LOCATION East side of Belaic Road No feet, more or less, South of Joyge Road. DATE & TIME. Nednesday, April 2, 15c at 200 P.M. PUBLIC HEARING Room 10s, Coun-ty Office Building, 111 W. Chesa. - As Avenue, Temson, Maryland

on 117.1 (211.8, 201.1) Side - 20 feet (hat parcel of land in the oth District of Ballimore Coup-

CERTIFICATE OF PUBLICATION

TOWSON MD

appearing on the 14th day of March 19 68.

gra, ; 4 1968

day ofApril ... 19 68, the first publication

THE JEFFERSONIAN,

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Ealtimore County, Md., once in each of o. time managements before the 3rd

BALTIMORF COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

and it appearing that by reason of the following finding of facts that strict compliance

with the Baltimore County Zoning Regulations would result in practical difficulty

and unreasonable hardship upon the Petitioner and the variance requested would

a Variance to permit a side yard of 8' instead of the required 20' should be granted and to permit existing parking edjacent to Bolair Road to be located 4' from R/W line insteads ORDERED by the Zoning Commissioner of Baltimore County this

day of April , 196 8., 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 of 8' instead of the required 20' and to permit existing perking adjacent to Belair Bead to be located y' from the R/W line varieties of the required 8', the control of the companies of the control of the control

ais ston, Bureau of Public Services and the Office of Planning and Zoning.

...... 196 that the above Variance be and the same is sereby DENIED

Zoning Commissioner of Baltimore County

MICROFILMED :

No. 53078

DATE FOF11 2, 1968

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

grant relief without substantial injury to the public health, safety and general

the above Variance should be had: MKKHXXXXII

in required 20° and to period in the R/W line instead of the required 8°, subject to approval of the 3site plan by the State Roads Commission. Bureau of Date of Date

the above Variance should NOT BE GRANTEN

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Perry Hall Saptist Church , Inc. 8855 Baleir Road Baltimore, Nd. 21236

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

#68-229-A Townen, Maryland

District. //	Date of Posting Miss. 15-68
Posted for Heaving Med good	1.3.1968 0 2'00 PM
Petitioner: Perry Hell Bept	tak Church
Location of property: E/S. F. Belie	tick Church
00.01	04 - 1 2 1
Q Costs at entrance	in Thomas Bed in Front of Charel
Remarks:	
Ported by Mul H. Kese	Date of column) May - 22-18

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21704

The Board of Trustees of Perry Hell Baptist Church, Inc., 720 Ring Factory Road Belair, Maryland

Side yard variance for Porry Hall Saptist Church, located E/2 of Selair Road, intersection of Germer Lane 11.h District (Item 100, February 27, 1968)

ont Mr. Henry J. Laubecher, Chairman

The Zoning Advisory Committee has reviewed the subject petition and has the

NUMPAU OF ENGINEERING

Vator - Existing 12" water in Belair Road
Adequacy of actising utilities to be determined by doveloper or his engineer.
Adequacy of this site.

Road - Delder Road is to be developed as sioms on the submitted plan. The church has
entered into a public works agreement covering their portion of the future improvements

<u>BUREAU OF TRAFFIC ENGINEERING:</u>
The parking setback line along Garner Read must by 81 instead of the 41 as indicated on the set it/oner's plot plan.

HEALTH DEPARTMENT:
Prior to the approval of the new addition and evaluation of the existing sewage
disposal system must be made to determine its adequacy.

STATE ROADS COMMISSION:
The section of the entrence within the State Pads RAW meets minimum standards for entrance width. However, the driveway is only 201 wide. Since busses use the outrance it is recommended that the driveway be widened to a minimum of 251.

ZORING ADMINISTRATION DIVISION:
If the patition is granted, no occupancy may be made until such time as place have been substituted and approved and the property inspected for compliance to the approved plane.

The above comments are not intended to indicate the appropriateness of the configuration requested, but to assure that all parties are made sears of plans or problems that may have a bearing on this case. The Officetor and/or the Deputy Director of the Office of Planning and Zoning will submit recommends appropriateness of the requested anning 10 days before the Jening Commissioner's

The following members had no comment to offers

Project Planing Division Bureau of Fire Prevention Building Engineer Board of Education

Very truly yours,

JAMES 1. DYER, Zontha Supervisor

JED:jd cc: Carlyle Brown-Bur. of Engr.; C. Richard Moore-Bur. of Traffic Engr.; William Greenwelt-Health Dept.; John Hayers-State Roads Comm.

PETITION FOR VARIANCE
11th DISTRICT
ZONING: Petition for Variance for Side Yard and Parketes.
(CATION: East side of Belair Boad 800 (see, nover or less, South of Joppa Boad, DATE & TOME: WEDNES-DAY, APRIL 3, 1968 at 2:00 EM.

DATE & TIME: WEDNIS-DATE & TOSE at 200.
PURILIZE IREADY.
PURILIZE IREADY. The Zoning Regulation to

Tee Zoning Regulation to be excepted as follows: Section 217.1 (211.2, 286.3)— Side Yards - 20 feet. All that parcel of land in the Eleventh Davirier of Bal-timore County, and the State of the State regioning at about formed legibning at about formed legibning at about formed legibning at the side of the cast side of Belair Road 70 feet side and the northeast side of Garner Lane (Pro-posed Belday Bond). 30 feet side and running thome along the southeast side of Belair

West 53-, to 15 colors of beginning.

The above description has been extracted from Deed dated 4 April 1961. Liber 3827, Pages 246, 247, and 248 on file in the Lanz Records of Baltimore County, State of

ORIGINAL

THE BALTIMORE COUNTIAN

No. 1 Newburg Avenue

CATONSVILLE, MD.

March 18. 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Loning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of thereex weekly newspapers published in Baltimore County, Mary-ANECOMAINE weeks before land, once a week for One the 16th day of Merch, 1968, that it to say

the same was inserted in the issues of March 14, 1968.

THE BALTIMORE COUNTIAN

By Faul J Morgan Editor and Manager.

WATKINS AND MAGEE . ARCHITECTS

TWENTY FIVE TWENTY SIX. SAINT PAUL STREET . BALTIMORE, MARYLAND 21218 . BELMONT 5-7187

MARTIN E. MILLER

Let or purcel of ground conveyed unto FERRY BALL BAFFIST CHUSCH, INC., a Maryland Corporation, its successors and essigns, in fee scope, revers by Exampsincto Assocition, inc., a Maryland contaction on thril h, 1961, situate lying and being in the Eleventh Electic, District of Baltimore County, State of Maryland, is described as follows:

Beginning at a point formed by the intersection in the sutmeast side of Heistri Road 70 feet wide and the northeast do . Gamer Lane (Proposed Beldar Road) 30 feet wide and remning theme along the southeast side of Heistri Road form by depress 30 minutes east 99.95 feet more or less to a point and repring theme south 54 degrees 00 winter Scale 180 and 180 feet to a point search 180 degrees 00 winter Scale 180 feet to a point tender minutes east 100 feet to a point tender remning south 51 degrees 00 minutes east 190 feet to a point running themes south 39 degrees 00 minutes west 199.00 feet to the northeast side of Gamer Lane (Proposed Belgar Road) and running theree north 51 degrees 00 minutes west 639.16 feet to the piece of beginning.

The above description has been extracted from Deed dated h April 1961, Liber 3837, Pages 2h6, 2h7, and 2h8 on file in the Land Records of Baltimore County, State of Maryland.

February 12, 1965

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner

FROM Leslie H. Graef, Deputy Director of Planning

SURJECT, Pelltion *68-229-A. Variance to permit a side yard of 8feet instead of the required 20 feet; and to permit existing parking adjacent to Belair Road to be located 4 feet from the right of way instead of the required 8 feet. Peing the property of Perry Hall Edyptial Charter, Inc.

11th District

HEARING: Wednesday, April 3, 1968 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning will offer no

BALTIMORE CONTY OFFICE OF PLANNING TO ZONING

Inc., Towson, Maryland 21204

Your Petition has been received and accepted for filling this

day of

Chairman of Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AN. JONING

of Porry Hall County Office Building III W. Chesapeake Avenu Towson, Maryland 21204

Your Petition has been received and accepted for filing this

Petitioner's Attorney

