

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Council of St. James Evangelical Lutheran Church of Baltimore County, Inc., 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 Special Hearing Under Section 506.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential area.

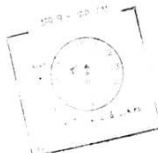
The providing of a new Sunday School building on adjacent Church property has increased the need for additional parking space; there are no nearby parking areas available.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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: The Council of St. James Evangelical Lutheran Church of Baltimore County, Inc.
Address: 3 W. Overlea Avenue, Baltimore, Maryland 21206
Petitioner's Attorney: Walter E. Rudolph, Esq., 3 W. Overlea Avenue, Baltimore, Maryland 21206

ORDERED BY the Zoning Commissioner of Baltimore County, this 22nd day of May, 1968, 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 11th day of May, 1968, at 11:00 A.M.



(over)

Zoning Commissioner of Baltimore County

TELEPHONE 823-3000 EXT. 327

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COUNTY HOUSE

TOWSON, MARYLAND 21204

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

DATE: June 13, 1968

INVOICE NO. 54415

QUANTITY: 1

UNIT PRICE: \$49.00

TOTAL AMOUNT: \$49.00

Advertising and posting of property (68-258-SPH)

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COUNTY HOUSE, TOWSON, MARYLAND 21204

Saint James Evangelical Lutheran Church of Baltimore County, Inc.
3 West Overlea Avenue
Baltimore, Maryland 21206

RE: Petition for Special Hearing
NW corner of Spruce Street and Overlea Avenue - 14th District
The Council of Saint James Evangelical Lutheran Church of Baltimore County, Incorporated - Petitioner
NO. 68-258-SPH

Gentlemen:

Mr. John J. Rengard has again called this office and advised that his house is coated with dust and that he cannot open his windows because of the dust coming into his house. He also advised that the church has done nothing since my letter of April 15, 1968, to blacktop the parking lot.

Therefore, you are advised that unless some definite steps are taken within the next ten (10) days to correct this condition, I will have to place this matter down for a zoning violation hearing.

Very truly yours,

Edward D. Hardesty
EDWARD D. HARDESTY
Deputy Zoning Commissioner

EDH:sl

cc: Mr. John J. Rengard
101 West Overlea Avenue
Baltimore, Maryland 21206

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 14th
Date of Posting: May 22, 1968
Posted for: Mr. John J. Rengard
Petitioner: The Council of St. James Evangelical Lutheran Church
Location of property: NW corner of Spruce Street and Overlea Avenue
Location of Sign: Large black sign on Spruce St. 1 block from Church on

Remarks: None
Posted by: Walter E. Rudolph
Date of return: May 31, 1968

CERTIFICATE OF PUBLICATION

TOWSON, MD. APR. 22, 1968

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 time before the 13th day of May, 1968, the first publication appearing on the 25th day of April 1968.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

May 12, 1968

April 15, 1968

Saint James Evangelical Lutheran Church of Baltimore County, Inc.
3 West Overlea Avenue
Baltimore, Maryland 21206

RE: Petition for Special Hearing
NW corner of Spruce Street and Overlea Avenue - 14th District
The Council of Saint James Evangelical Lutheran Church of Baltimore County, Incorporated - Petitioner
NO. 68-258-SPH

Gentlemen:

Mr. John J. Rengard advises that the parking lot across from his home (subject of a hearing before me in May 1968) is covered with dust, which is creating quite a problem, particularly when the wind is blowing strong. He also advises that the shrubbery as referred to in my Order of May 31, 1968, has not been planted. Mr. Rengard does not want to be characterized as a chronic complainer, but he feels that the present condition of the parking lot constitutes a nuisance and an eyesore.

I would point out that the plat accompanying your Petition specifically states that the parking lot would have a bituminous concrete surface. This plat was incorporated into and as a part of my Order.

Rather than set this matter down for a hearing, I would respectfully suggest that the parking lot be paved in accordance with your original plan and that the shrubbery be planted as soon as possible.

Very truly yours,

Edward D. Hardesty
EDWARD D. HARDESTY
Deputy Zoning Commissioner

EDH:sl

cc: Mr. John J. Rengard
101 West Overlea Avenue
Baltimore, Maryland 21206

PETITION FOR SPECIAL HEARING : BEFORE THE
NW corner of Spruce Street and : DEPUTY ZONING
Overlea Avenue - 14th District : COMMISSIONER
The Council of St. James Evangelical : OF
Lutheran Church of Baltimore County, : BALTIMORE COUNTY
Inc., Petitioner :
NO. 68-258-SPH

The Petitioner requests permission for the use of land in a residential zone for a parking area in accordance with Section 409.4 of the Baltimore County Zoning Regulations.

Since the health, safety and general welfare of the community would not be adversely affected, it would be in order to grant permission for parking in a residential zone.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 21 day of May, 1968, that permission to use the residential tract for parking in accordance with that dated March 19, 1968, and approved May 29, 1968, by Leslie Graef, Deputy Director of Planning for Baltimore County, said plat having been filed as exhibit "A" in this proceeding, and which is incorporated by reference hereto as part of this Order, is granted. It is ORDERED that evergreen type shrubbery at least 6' in height shall be planted on the south property line facing Overlea Avenue so as to shield the parking lot from neighboring residences just across the street.

Edward D. Hardesty
Deputy Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Walter E. Rudolph, Esq.,
3 W. Overlea Avenue
Baltimore, Maryland 21206

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

Your Petition has been received and accepted for filing this

9th day of April, 1968.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

The Council of St. James Evangelical Lutheran Church of Baltimore County, Inc.
Petitioner's Attorney: Walter E. Rudolph, Esq.

Reviewed by: James S. Dyer
Chairman of Advisory Committee

A Description of the Property known as
100 West Overlea Avenue
(Northeast Corner of Spruce Street and Overlea Avenue)

All those lots of ground consisting of lots numbers 270 and 269 as laid out on the Plat of the property of The Overlea Land Company of Baltimore County recorded among the Land Records of Baltimore County, in Plat Book J.W.S. No. 2, folio 77, etc.

Beginning for the same at the corner formed by the intersection of the northeastern side of Overlea Avenue and the northeasternmost side of Spruce Street and running thence northeasterly, thence north-easterly, parallel with the northeasternmost side of Spruce Street, one hundred forty-five feet, to the southwesternmost side of an alley ten feet wide, there laid out; thence southeasterly, thence north-easterly, parallel with the use thereof in common, one hundred feet, to the northeasternmost side of Spruce Street; and thence southeasterly, thence north-easterly, parallel with the use thereof in common, one hundred feet, to the place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 3, 1968

FROM: Walter E. Rudolph

SUBJECT: Petition # 68-258-SPH. Special Hearing to permit off-street parking in a residential zone. Northwest corner of Spruce Street and Overlea Ave. Being the property of The Council of St. James Evangelical Lutheran Church.

14th District

HEARING: Monday, May 13, 1968 (11:00 A.M.)

The planning staff of the office of Planning and Zoning will offer no comment on the subject petition. The plan, in a submitted however, is satisfactory.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Walter E. Rudolph, Esq.,
3 W. Overlea Avenue
Baltimore, Maryland 21206

SUBJECT: Special Hearing for off-street parking in a residential zone, for The Council of St. James Evangelical Lutheran Church of Baltimore County, Inc., located on the NW Cor. of Spruce St. & Overlea Avenue 14th District (Item 146, April 9, 1968)

Dear Sir:

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

ZONING ADMINISTRATION DIVISION

The number of seats in the church buildings complex should be indicated either on revised plans or by letter prior to the hearing. One space is required for each 500 sq. ft. The petitioner should also indicate the method of maintaining the parking area as well as hours of operation.

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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:

Project Planning Division
Bureau of Traffic Engineering
Bureau of Engineering
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James S. Dyer
JAMES S. DYER
Zoning Supervisor

JSD

PETITION FOR
SPECIAL HEARING
14th DISTRICT
ZONING: Petition for Special
Hearing for Off-Street Park-
ing in a Residential Area.
LOCATION: Northwest cor-
ner of Spruce Street and Over-
lea Avenue.

DATE & TIME: MONDAY,
May 13, 1968 at 11:00 A.M.
PUBLIC HEARING: Room
108, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commission of
Baltimore County, by authori-
ty of the Zoning Act and Reg-
ulations of Baltimore County,
will hold a public hearing:
Petition for Special Hearing
to permit Off-Street Parking
in a residential area.

All that parcel of land in the
Fourteenth District of Bal-
timore County.
All those lots of ground con-
sisting of lots numbers 270 and
260 as laid out on the Plat of
the property of The Overlea
Land Company of Baltimore
County recorded among the
Land Records of Baltimore
County, in Plat Book J.V.S.,
No. 2, folio 77, etc.

Beginning for the same at
the corner formed by the in-
tersection of the northwestern-
most side of Overlea Avenue
and the northwesternmost side
of Spruce Street and running
thence northeasterly, bounding
on the northwesternmost side
of Spruce Street, one hundred
feet thence northeasterly, par-
allel with the northwesternmost
side of Spruce Street, one
hundred forty-five feet, to the
southwesternmost side of an al-
ley ten feet wide, there laid
out thence southeasterly, bind-
ing on the southwesternmost
side of said alley, with the line
thereof in common, one hun-
dred feet, to the northwestern-
most side of Spruce Street; and
thence southeasterly, bounding
on the northwesternmost side of
Spruce Street, one hundred
forty-five feet, to the place of
beginning.

Being the property of The
Council of St. James Evange-
lical Lutheran Church of Bal-
timore County, Inc., as shown on
plat plan filed with the Zoning
Department.

Hearing Date: Monday, May
13, 1968 at 11:00 A.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
JOHN C. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

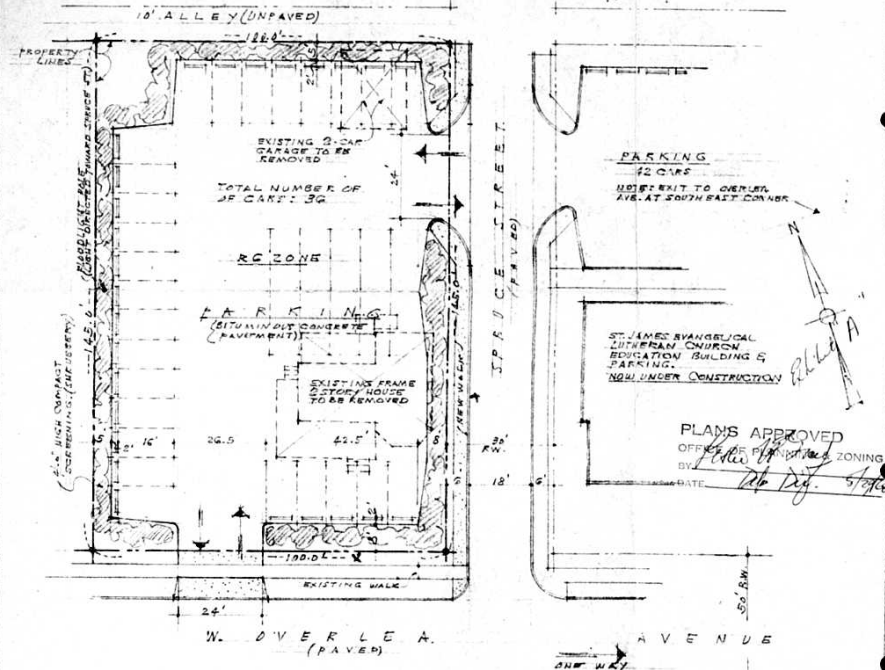
809 Eastern Ave. April 25 19 68
Baltimore, Md.

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Hearing-St. James Evangelical
Lutheran Church of Baltimore County, Inc.
was inserted in **The Eastern Beacon** a weekly news-
paper published in Baltimore County, Maryland, once a week
for one (1) ~~successive~~ weeks before the
13th day of May 1968; that is to say,
the same was inserted in the issue of April 25.

Stromberg Publications, Inc.

Publisher.

By *K. J. Linn Smyth*



PROPERTY PLAT
SHOWING PROPOSED PARKING
LOT 100' W. OVERLEA AVENUE
SCALE 1"=20'-0"

ST. JAMES EVANGELICAL LUTHERAN CHURCH
3 WEST OVERLEA AVENUE
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

MARSHALL C. LEWIS, ARCHITECT
BALTIMORE, MARYLAND
MARCH 19, 1968

SK 2

NOTE:
SEE DWG SK 3 FOR
LOCATION PLAN