

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, the undersigned, 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 10-1 of the Zoning Regulations of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

1. The proposed extension would require the use of a large portion of the existing parking lot if the 60'-0" side set-back is not reduced to a 40'-0" side set-back.
2. The proposed extension which is symmetrical on both sides of the existing blue, would not be for a future church annex without a reduction of foot-candle on the side set-back.

See attached description

Property is to be posted and advertised as presented 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.

Contract purchaser _____ Legal Owner _____
Address _____ Address _____
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____ Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

of April, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 19th day of May, 1968, at 11:00 o'clock

Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1968 19

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 two days, _____ and _____ before the _____ day of _____, 1968.

day of May 1968, the first publication appearing on the _____ day of May 1968.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$ _____

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved

the above Variance should be had, and it is hereby ordered that the

a Variance to permit a side yard of 40' to center line of the street should be granted instead of the required 60' and 25' from property line instead of the required 35'. IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of May, 1968, 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 40' to center line of the street instead of the required 60' and 25' from property line instead of the required 35', subject to approval of the site plan by the Bureau of Public Survey and the Office of Planning and Zoning.

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 May, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

809 Ebb Eastern Ave. May 1, 1968
Baltimore, Md.

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance-Bethel Pentecostal Church of the Assembly of God was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) consecutive weeks before the

20th day of May 1968; that is to say, the same was inserted in the issue of May 1, 1968.

Stromberg Publications, Inc.

Publisher

By _____

DESCRIPTION

Property of Bethel Pentecostal Church of the Assembly of God situated on the Northwest corner of Wythe Avenue and Waldman Avenue designated as lots Nos. 71, 72, 73 and 74 in Section 10-1 of Chesaapeake Terrace, Baltimore County, Maryland. The property boundaries include from the beginning on the Northwest corner of Wythe, Waldman and Lincoln Avenues, the beginning being Lincoln Avenue, 195'-0" along Wythe Avenue to the rear property line, 200'-0" across rear property line to Ketchum Lane, 200'-0" along Ketchum Lane to Waldman Avenue, 195'-0" along Waldman Avenue to Lincoln Avenue, 5'-0" along Lincoln Avenue to the beginning (Wythe Avenue). Buildings on property consist of (1) one story brick parsonage; (2) two story brick church and (3) wood frame church, wood frame church will be demolished.

Proposed one story brick extension will be added to rear of existing church on a portion of lots #71 and 72.

Requests special variance of 40'-0" set-back from the center line of Wythe Avenue to the outside face of proposed extension. The primary use of proposed extension will be exclusively for religious purposes.

1 22, 1968

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

Rev. Daniel M. Hare (Pastor)
Bethel Pentecostal Church of the Assembly of God
7360 Waldman Avenue
Baltimore, Maryland 21219

SUBJECT: Side yard variance for Bethel Pentecostal Church of the Assembly of God, located NW corner Wythe Avenue and Waldman Avenue
15th District
(Item 154, April 16, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Under - Existing 10' water in Waldman Avenue
Adoption of existing utilities to be determined by developer or his engineer.
Under - Existing 10' sanitary sewer in Lincoln Avenue
Road - Waldman Avenue and Lincoln Avenue are to be developed as minimum 34' roads on 40' R/R's

ZONING ADMINISTRATION DIVISION:
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 ensure 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 Commission's hearing.

The following members had no comment to offer:

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

Very truly yours,

James E. Hare
Planning and Zoning Division 11

JEB:jd

cc: Lariya Braun-Bur. of Engr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 9, 1968

FROM: George E. Cavrelle, Director of Planning

SUBJECT: Petition #68-270-A, Variance to permit a side yard of 40 feet to center line of the street instead of the required 60 feet and to permit 25 feet from the property line instead of the required 35 feet. Northwest corner of Wythe and Waldman Avenues. Being the property of Bethel Pentecostal Church of Assembly of God.

15th District

HEARING: Monday, May 20th, 1968 (11:00 A.M.)

If it should be decided to grant the subject petition, we request that the grant be conditioned upon our approval of the site plan.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15-4 Date of Posting: May 14, 1968
Posted for: Henry M. Hare, Jr., Pastor, Bethel Pentecostal Church of the Assembly of God
Petitioner: Bethel Pentecostal Church of the Assembly of God
Location of property: 7360 Waldman Avenue, Baltimore, Maryland
Location of Signs: 7360 Waldman Avenue, Baltimore, Maryland
Remarks: Petition for Variance to permit a side yard of 40 feet to center line of the street instead of the required 60 feet and to permit 25 feet from the property line instead of the required 35 feet.
Posted by: David H. Hare, Jr. Date of return: May 14, 1968

TELEPHONE
822-3000
EXT. 387

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

No. 5437

DATE: May 20, 1968

TO: Bethel Pentecostal Church
7360 Waldman Avenue
Baltimore, Md. 21219
Zoning Dept. of Balto. Co.
INVOICE TO: Bethel Pentecostal Church
7360 Waldman Avenue
Baltimore, Md. 21219
DETAILS: Advertisements and posting of property #68-270-A
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Rev. Daniel M. Hare (Pastor)
Bethel Pentecostal Church of the Assembly of God
7360 Waldman Avenue
Baltimore, Maryland 21219

Your Petition has been received and accepted for filing this

_____ day of April, 1968.

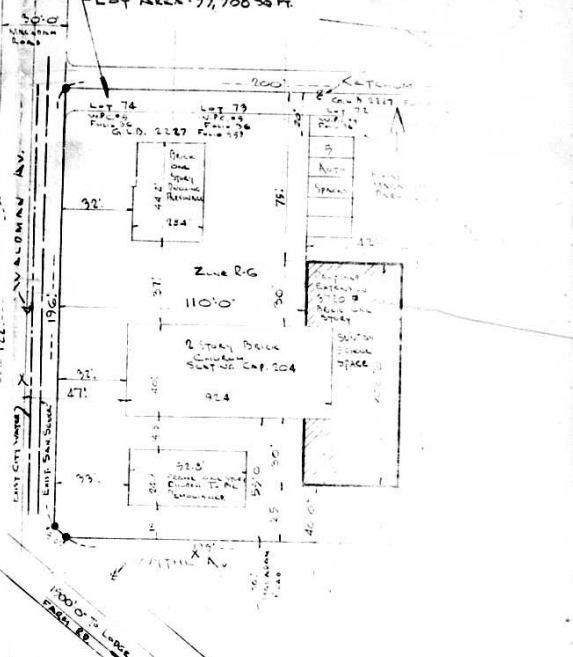
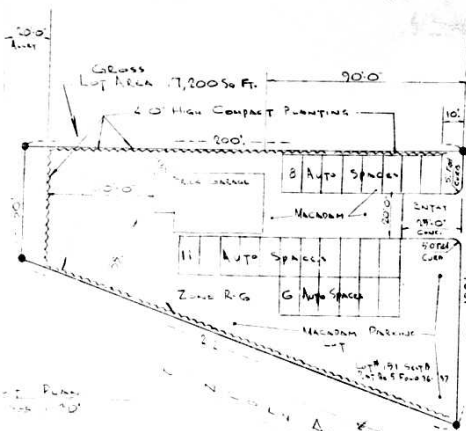
John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner: Bethel Pentecostal Church of the Assembly of God
Petitioner's Attorney: _____

Reviewed by: James E. Hare
Chairman of the Advisory Committee

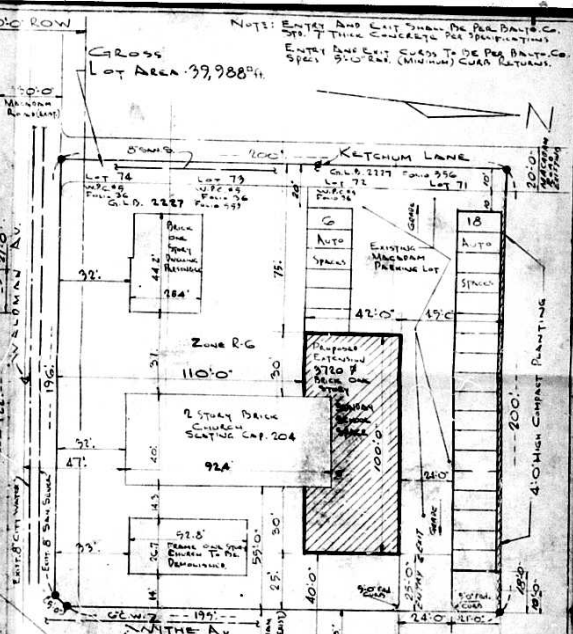
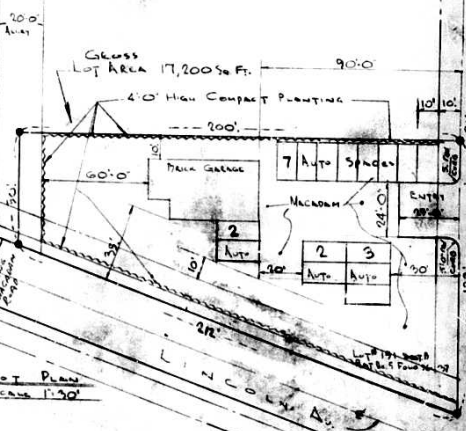
OFF-STREET PARKING DATA:
 Number of Spaces Required - 29
 Number of Special Features - 49
 (1) Parking Space For Each (2) Permits
 All Parking Spaces - Size 9'x20'

CROSS
 Lot Area 39,988 Sq. Ft.



OFF-STREET PARKING DATA:
 Number of Spaces Required - 35
 Number of Special Features - 58
 (1) Parking Space For Each (2) Permits
 (1) Parking Space For Each (2) Permits
 All Parking Spaces - Size 9'x20'
 (2) 100'0" WIDE DRIVEWAY TO BE PROVIDED FOR
 NEW AUTOMOBILE DRIVEWAY TO BE PROVIDED FOR NEW LOT

CROSS
 Lot Area 39,988 Sq. Ft.



PROPOSED EXTENSION
 BETHEL PENTECOSTAL CHURCH
 OF THE ASSEMBLIES OF GOD
 ELLENDALE, MARYLAND

ALBERT K. BROUGHTON AIA
 JAMES S. GAINWELL ASSOCIATES
 ARCHITECT



SHEET 1-A OF 2-DWG.

MICROFILMED

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 4/14/65

File No. 61-270

Revised: 8-1-68 JSC

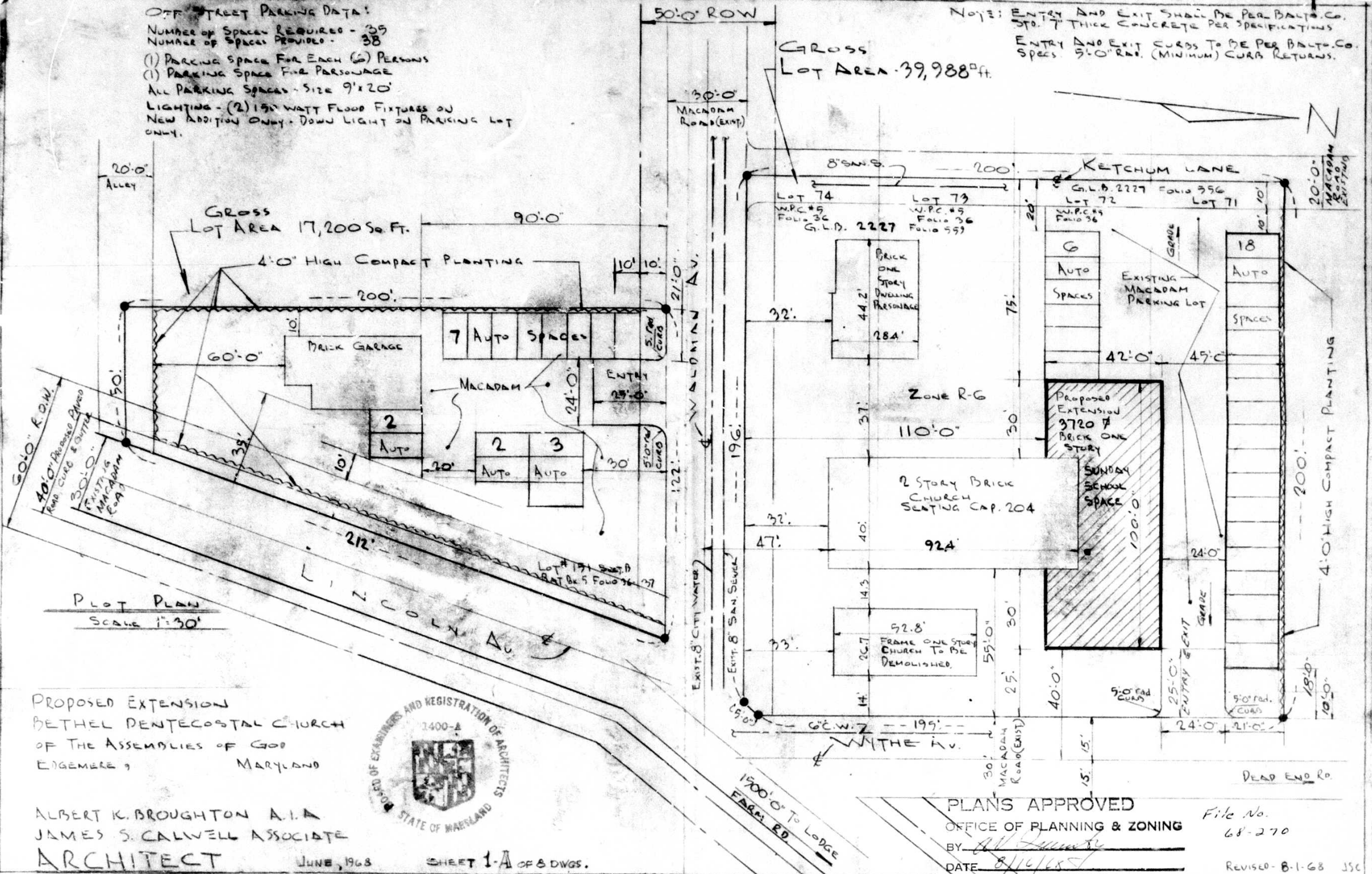
NUMBER OF SPACES REQUIRED - 35
NUMBER OF SPACES PROVIDED - 38

- (1) Parking Space For Each (50) PERSONS
(1) Parking Space For PERSONAGE

LIGHTING - (2) 150 WATT FLOOD FIXTURES ON
NEW ADDITION ONLY. DOWN LIGHT ON PARKING LOT
ONLY.

NOTE: ENTRY AND EXIT SHALL BE PER BALTO. CO.
SPR. 7" THICK CONCRETE PER SPECIFICATIONS
ENTRY AND EXIT CURBS TO BE PER BALTO. CO.
SPRS. 9" O" REQ. (MINIMUM) CURB RETURNS.

GROSS
LOT AREA 39,988^{sq}ft.



PROPOSED EXTENSION
BETHEL PENTECOSTAL CHURCH
OF THE ASSEMBLIES OF GOD
EDGEMERE, MARYLAND

ALBERT K. BROUGHTON A.I.A.
JAMES S. CALWELL ASSOCIATE
ARCHITECT

JUNE 1968

SHEET 1-A OF 8 DWGS.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *W. J. Smith*
DATE: *8/16/65*

File No.
68-270

REVISED - 8-1-68 JSC