

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, the 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone; for the following reasons:

For that on November 11, 1967, the Petitioner purchased the land designated as parcel A Reserved as shown on Sub-Division Plat No. 4, containing 0.6 acres of land and a lot of ground containing 2.3 acres of land from Automatic Sewerage Corporation and that in order to obtain a building permit on said land, it was determined that Baltimore County had inadvertently deeded the subject site as public land on the zoning map. That said land is not public land and the Petitioner is desirous of having the zoning changed to allow the construction of a church on the premises.

See attached description and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... a church...

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and or Special Exception 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
Address
Petitioner's Attorney
Protestant's Attorney

Address 1122...
ORDERED By The Zoning Commissioner of Baltimore County, this... day of December 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... day of February, 1969, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

STUDY OF ENVIRONMENT
Convents - Zoning Plat

Mh. Property Owner: Trustees of Patterson Park Baptist Church of Baltimore, Maryland
Location: E/S Merritt Blvd., N/W/S Searles Road
District: 12th
Present Zoning: Public Land
Proposed Zoning: RG
No. Acres: 2.06

Highways:
Searles Road: An existing improved road on a 60' right-of-way.
Merritt Boulevard: An existing improved road on a 120' right-of-way.

Water:
Existing 8" main in Searles Road.
Sanitary Sewerage:
An existing 8" main in Searles Road.

Storm Drainage:
Drainage to Searles Road and Merritt Boulevard accepted by existing systems.
This site lies primarily within the flood plain of an existing open drainage system. Reclamation of this site for building purposes cannot be made without full channel improvements within this site and in conjunction with the Grange Elementary School site.

CRW:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE
Zoning Commissioner
Date: January 2, 1969

FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item No. 144

December 30, 1968
Trustees of Patterson Park Baptist Church of Baltimore, Maryland
E/S Merritt Blvd.
N/W/S Searles Rd.

This plan has been reviewed and there are no site planning factors requiring comment.

RBW:vh

RICHARD B. WILLIAMS
Planner

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

TO: Mr. John G. Rose
FROM: C. Richard Moore
SUBJECT: Item 144 - ZAC - December 23, 1968
Property Owner: Trustees of Patterson Park Baptist Church of Baltimore, Maryland
Merritt Blvd. & Searles Road

Although the parking meets Baltimore County Zoning regulations, there could be parking problems at certain periods of the day, causing parking on the street. This parking would block the free right turn from Searles Road to Merritt Boulevard. Therefore, additional parking should be provided.

C. Richard Moore
Engineer II

CRM:nr

BALTIMORE COUNTY, MARYLAND

ZONING ADVISORY COMMITTEE MEETING
OF Dec 23, 1968

Petitioner: Trustees of Patterson Park Baptist Church of Baltimore, Maryland
Location: E/S Merritt Blvd., N/W/S Searles Rd.
District: 12th
Present Zoning: Public Land
Proposed Zoning: RG
No. of Acres: 2.06

Comments:
In the petition for rezoning to RG is contained a request for a rezoning of the 15-acre zoning district. The zoning district is shown on the map as being a 15-acre district.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning
Date: December 30, 1968
FROM: Captain Charles F. Morris, Jr., Fire Department
SUBJECT: Item 144 - Zoning Agenda, Monday, December 23, 1968
Property Owner: Trustees of Patterson Park Baptist Church of Baltimore, Maryland
Location: E/S Merritt Blvd., N/W/S Searles Road
District: 12th

- Owner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.
- Site plan shall be required to show location of fire hydrants nearest to site, also size water mains.

Charles F. Morris, Jr.
Captain

cc: Mr. Martin Jay Hanna,
Fire Protection Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
Date: December 30, 1968
FROM: William M. Greenwalt
SUBJECT: Item 144 - Zoning Advisory Committee Meeting December 23 - Rescheduled for December 30, 1968

144. Property Owner: Trustees of Patterson Park Baptist Church of Baltimore, Maryland
Location: E/S Merritt Blvd., N/W/S Searles Rd.
District: 12th
Present Zoning: Public Land
Proposed Zoning: RG
No. Acres: 2.06

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMG/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose
Date: December 30, 1968
FROM: Elsworth N. River, P.E.
SUBJECT: Zoning Advisory Committee Meeting Friday, December 27, 1968

Attached are comments for the zoning petitions for the Zoning Advisory Committee Meeting to be held on Friday, December 27, 1968.

Elsworth N. River, P.E.
Chief, Bureau of Engineering

END:HAM:sw
Enclosures

ZONING DESCRIPTION
FOR
ANTHONY BAPTIST CHURCH

BEING all of the easternmost side of Merritt Boulevard (120 feet wide) at the northernmost end of the line connecting the easternmost side of said Merritt Boulevard with the northernmost side of Searles Road (variable width) said point of beginning being on the outline of Parcel "A" as shown on Plat A Eastfield as filed among the Land Records of Baltimore County in Liber O.T.O. No. 21 folio 9, thence binding on the easternmost side of said Merritt Boulevard north 24 degrees 49 minutes 18 seconds east 208.13 feet, thence leaving said Boulevard and binding on the north side of said Parcel "A" south 88 degrees 10 minutes 15 seconds east 33.84 feet, thence continuing said course and binding on the fourth or south 61 degrees 10 minutes 15 seconds east 14.95 feet line of that tract of land which by deed dated October 11, 1967 and recorded among the Land Records of Baltimore County in Liber O.T.O. No. 4513 folio 541 etc. was conveyed by The Delwood Company to the Trustees of the Patterson Park Baptist Church of Baltimore, Maryland, thence running with and binding on said fourth line and the fifth through fourteenth lines of said deed the eleven following courses and distances south 61 degrees 10 minutes 15 seconds east 14.95 feet, south 11 degrees 00 minutes 23 seconds east 79.21 feet, south 8 degrees 01 minutes 13 seconds east 97.00 feet, south 18 degrees 04 minutes 13 seconds east 125.00 feet, south 0 degrees 34 minutes 13 seconds east 63.00 feet, south 4 degrees 40 minutes 47 seconds east 130.00 feet, south 10 degrees 39 minutes 13 seconds east 68.00 feet, south 25 degrees 20 minutes 13 seconds east 338.00 feet, south 56 degrees 14 minutes 13 seconds east 248.00 feet, south 51 degrees 44 minutes 13 seconds east 327.00 feet, and south 23 degrees 07 minutes 45 seconds east 135.92 feet to the end of said fourth line and to the north side of said Searles Road (60 feet wide) as shown on said Plat A Eastfield, thence binding on the north side of said Searles Road westerly by a line curving to the north with a radius of 270 feet for a distance of 38.50 feet, thence leaving said Road and binding on the eastern and northern outline of said plat the six following courses and distances north 2 degrees 11 minutes 30 seconds east 109.16 feet, north 35 degrees 04 minutes 30 seconds east 101.27 feet, north 59 degrees 34 minutes 00 seconds east 290.18 feet, north 30 degrees 00 minutes 00 seconds west 772.17 feet, northwesterly by a line curving to the west with a radius of 62.91 feet for distance of 87.84 feet, and north 54 degrees 54 minutes 00 seconds west 70.08 feet to the easternmost side of said Searles Road (60 feet wide), thence binding on the western and northern side of said Searles Road the four following courses and distances north 25 degrees 06 minutes 00 seconds east 91.09 feet, northerly by a line curving to the west with a radius of 230 feet for a distance of 336.85 feet, north 59 degrees 33 minutes 39 seconds west 41.95 feet and north 17 degrees 22 minutes 01 seconds west 114.17 feet to the place of beginning.

CONTAINING 2.846 acres of land more or less.

BEING all of Parcel "A" as shown on Plat A Eastfield filed as aforesaid and all of that tract of land which by deed dated October 11, 1967 and recorded among the Land Records of Baltimore County in Liber O.T.O. No. 4513 folio 541 etc. was conveyed by The Delwood Company to the Trustees of the Patterson Park Baptist Church of Baltimore, Maryland.

November 8, 1968

#69-157R



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 28, 1969

FROM: George E. Gervelli, Director of Planning

SUBJECT: Petition #69-157-R, Reclassification from Public Land to R.G. Zone. Northeast corner of Merritt Boulevard and Searles Road, Trustees of the Patterson Park Baptist Church of Baltimore, Md., Petitioners.

12th District

HEARING: Monday, February 10, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from zoned public land to R.G. zoning. We agree that the zoning map is in error. Of all the private uses which might then occur on this tract, we feel that the church best provides transition between the group housing, the schools, and nearby shopping.

GE:bm

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Messrs. Stockdale, Russell and Jarrell
1213 Fidelity Building
Baltimore, Md. 21201

Advertising and posting of property for Patterson Park Baptist Church
69-157-R

REPORT TO ACCOUNT NO.	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			\$97.00

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: Jan 24 69
Posted by: Mary Mary Decker, 1213 Fidelity Bldg., Baltimore, Md.
Petitioner: Trustees of the Patterson Park Baptist Church of Baltimore, Md.
Location of property: Northeast corner of Merritt Blvd. & Searles Rd.
Location of Signs: 1213 Fidelity Bldg. & 1213 Fidelity Bldg.
Remarks: See H. N.
Date of return: Jan 31 69

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

#69-157R

January 13, 1969

Oliver L. Myers
ARCHITECT

MEMBERS

REPRESENTING

TRAFFIC ENGINEERING

STATE ROAD COMMISSION

DEPARTMENT OF

HEALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATION

DEVELOPMENT

Alan H. Stockdale, Esq.
1213 Fidelity Bldg.,
Baltimore, Maryland 21201

RE: Type of Hearing: Reclassification from public land zone to an R-G zone and Special Exception for the construction of a church.
Locations: 1213 Fidelity Bldg., NW/4 Searles Rd. 12th District
Petitioners: Trustees of Patterson Park Baptist Church of Baltimore, Maryland
Committee Meeting of December 23rd Item 14b

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is bounded on the west by Merritt Blvd., on the south by Searles Road and on the northeast by the Board of Education. To the rear of the subject site exists a flood control plain. The property is presently not improved.

BUREAU OF ENGINEERING:

Highways: Searles Road: An existing improved road on a 60' right-of-way.

Merritt Boulevard: An existing improved road on a 140' right-of-way.

Water: Existing 8" main in Searles Road.

Sanitary Sewerage: An existing 8" main in Searles Road.

Sewer Drainage: Drainage to Searles Road and Merritt Boulevard accepted by existing systems.

This site lies primarily within the flood plain of an existing open drainage system. Reclassification

CERTIFICATE OF PUBLICATION

TOWSON, MD. JAN 23 1969

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 (1) consecutive weeks before the 10th day of February, 1969, the date publication appearing on the 13th day of January, 1969.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

Alan H. Stockdale, Esq.,
1213 Fidelity Bldg., Baltimore, Md. 21201

County Office Building
111 Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

2nd day of January, 1969.

John G. Rose,
Zoning Commissioner

Petitioner: Trustees of Patterson Park Baptist Church of Baltimore, Md.
Petitioner's Attorney: Alan H. Stockdale, Esq.,
Counsel

Alan H. Stockdale, Esq.,
1213 Fidelity Bldg.,
Baltimore, Maryland 21201
RE: Item 14b

January 10, 1969

BUREAU OF ENGINEERING: (Continued)

Sewer Drainage: (Continued)

Of this site for building purposes cannot be made without full channel improvements within this site and in conjunction with the Grange Elementary School site.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

Although the existing conditions Baltimore County Zoning regulations, there could be parking problems at certain periods of the day, causing parking on the street. This parking would block the free right turn from Searles Road to Merritt Boulevard. Therefore, additional parking should be provided.

BOARD OF EDUCATION:

If the petition for rezoning to R-G is granted a possible increase of some 15 pupils would result. The Grange Elementary School serving this area is presently at capacity.

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

Site plan shall be required to show location of fire hydrants nearest to site, also size water mains.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Control: The building or buildings on this site may be subject to registration and compliance with the Maryland State Board of Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

In view of the comments by the Bureau of Traffic Engineering, it is suggested that the petitioner provide for additional parking along the strip of land that borders Searles Road.

Very truly yours,

ALAN H. STOCKDALE, ESQ.

OLMSTED
Enc.

THE DUNDALK TIMES

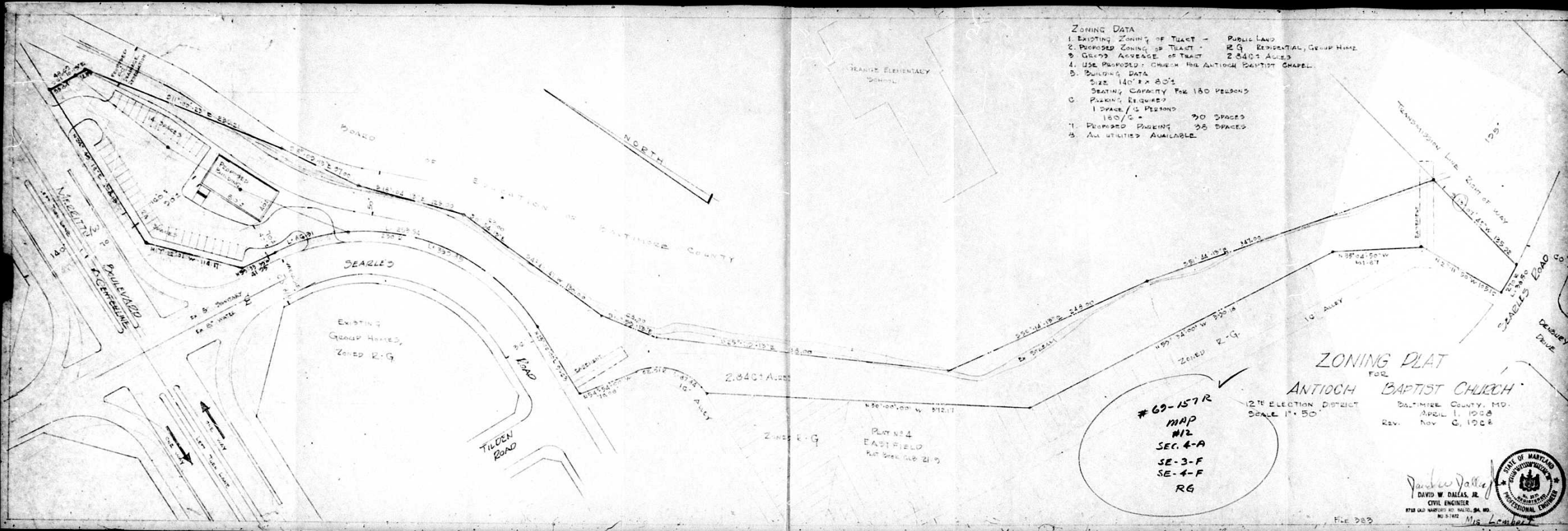
DUNDALK, MD. 21222 January 27, 1969

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

was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) week before the 27th day of January, 1969, that is to say, the same was inserted in the issue of January 22, 1969.

STROMBERG PUBLICATIONS, Inc.

By: [Signature]



- ZONING DATA**
1. EXISTING ZONING OF TRACT - PUBLIC LAND
 2. PROPOSED ZONING OF TRACT - R G RESIDENTIAL, GROUP HOME
 3. GROSS ACRES OF TRACT - 2,840.1 ACRES
 4. USE PROPOSED - CHURCH FOR ANTIOCH BAPTIST CHAPEL
 5. BUILDING DATA
 - SIZE 140' x 80'
 - SEATING CAPACITY FOR 180 PERSONS
 6. PARKING REQUIRED
 - 1 SPACE / 15 PERSONS
 - 180 / 15 = 12 SPACES
 7. PROPOSED PARKING - 35 SPACES
 8. ALL UTILITIES AVAILABLE

ZONING PLAT
FOR
ANTIOCH BAPTIST CHURCH

BALTIMORE COUNTY, MD.
APRIL 1, 1968
REV. NOV. 6, 1968

#69-157R
MAP
#12
SEC. 4-A
SE-3-F
SE-4-F
RG

