

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Charles W. Young and
I or we, Elanence K. Young, 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 203.3 to permit a side yard of
13.5 feet on the south side and 21.4 feet on the north side
instead of required 20 feet

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

1. Existing house is located 13.5 and 21.4 feet from side property line which is in violation to the zoning law of Baltimore County and would create a hardship and practical difficulty for the proposed use.
2. That the expense to rebuild and renovate would be prohibitive.

See attached description

Property is to be posted and advertised as prescribed 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.

Westside Church of Christ
Trustee
Address 1239 Leeds Terrace 21227
Charles W. Young
Contract purchaser
Florence K. Young Legal Owner
Address 6433 Lombard Road
Rome, New York 13440

Julian S. Brewer, Jr.
Petitioner's Attorney
Address 5420 Carville Avenue 21227
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day

of May 1969, 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 31st day of June 1969, at 10:00 o'clock

AM
MAY 14 1969
Zoning Commissioner of Baltimore County
(over)
10:00
6/9/69
100

69-266-A

1400 Rolling Road

69-266-A

AMERICAN ENGINEERING

CONSULTING ENGINEERS AND LAND SURVEYORS

STATE REGISTERED

Box 112 A

PABONA, MD. 21122

EX-2535

DL 5-0480

January 13, 1969.

Description of Property
No. 1400 Rolling Road
Baltimore, Co., Md.

Situate in the First Election District of Baltimore County, State of Maryland, being more particularly described as follows:

Beginning for the same at a point on the westerly side of Rolling Road (As widened to 70 feet), where same is intersected by the first line of the same lot of ground described in deed from Joseph V. Calotta and wife, to Charles W. Young and wife, dated April 30, 1953 and recorded among the land records of Baltimore County in Liber 2289 page 75, thence running along and binding on said first line as now surveyed, South 84°-01'-55" West 119.19 feet to the end thereof and beginning of second line of said deed, thence running and binding on said second line South 7°-56'-05" East 91.0 feet to the end thereof and the beginning of third line of said deed, thence running along and binding on said third line in part, North 84°-12'-55" East 123.57 feet to intersect the aforesaid westerly side of Rolling Road, thence running along and binding thereon North 7°-41'-45" West 92.23 feet to place of beginning..... improvements thereon being known as No. 1400 Rolling Road..... Containing 0.0919 Acres of land, more or less.....

Frank J. Fico

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 29, 1969

FROM: George E. Gavett, Director of Planning

SUBJECT: Petition 69-266-A. Variance to permit a side yard of 13.5 feet on the south side and 21.4 feet on the north side instead of the required 30 feet. 1400 Rolling Road. Charles W. Young, Petitioner.

1st District

HEARING: Monday, June 9, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances to side yard requirements for a principal structure in a R-20 Zone.

It is our understanding that the variance is required in order to permit the use of what appears to be an existing dwelling for church purposes. Will such use here have an adverse effect on surrounding properties? If granted, the granting should be conditioned upon compliance of site plans approved by the appropriate County agencies.

BUREAU OF ENGINEERING

Zoning Plat - Comment

226. Property Owner: Charles W. Young
Location: W/S Rolling Road, 121' S. of center line of Crosby Road if extended

District: 1st
Present Zoning: R-20
Proposed Zoning: Var. to Sec. 205.3 (side yard)
No. Acres: 0.0919

Highways:

Along Rolling Road the Developer will be responsible for the dedication of a 70-foot road right-of-way along his frontage, based on road drawing C-2130.

Storm Drains:

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

Water:

There is an existing 20-inch water main in Rolling Road. (See Drawing 63-305, A-4)

Sewer:

There is an existing 8-inch sanitary sewer in Rolling Road. (See Drawing 63-312, A-10)

HWS:aw

GEG:bm

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 14, 1969

Julian S. Brewer, Jr., Esq.
5420 Carville Avenue
Baltimore, Maryland 21227

Oliver L. Myers
Chairman

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

RE: Type of Hearings: Side Yard Variance
Location: W/S Rolling Rd., 121' S. of center line of Crosby Rd. if extended
1st District
Petitioner: Charles W. Young
Committee Meeting of March 26, 1969
Item 226

Dear Sir:

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 presently improved with a one story brick rancher, 5 to 10 years of age, in excellent repair. The property immediately to the south is improved with dwellings one and a half story brick, 10 to 15 years old, in good repair, and the property to the north is improved with dwellings, one story, brick, ranch type. The property to the east is improved with dwellings of the same nature, and the property to the west is a wooded area, vacant at the present time. Rolling Road is improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Along Rolling Road the Developer will be responsible for the dedication of a 70 ft. road right-of-way along his frontage, based on road drawing C-2130.

Storm Drains:

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

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Julian S. Brewer, Jr., Esq.
5420 Carville Avenue
Baltimore, Maryland 21227
Item 226

Water:

There is an existing 20" water main in Rolling Road. (See Drawing 63-305, A-4).

Sewer:

There is an existing 8" sanitary sewer in Rolling Road. (See Drawing 63-312, A-10).

PROJECT PLANNING DIVISION:

Both the driveway and entrance are inadequate and should be improved with a minimum 24' for the entrance and 18' for the driveway.

BUREAU OF TRAFFIC ENGINEERING:

The present site plan does not provide adequate circulation and access for this use.

FIRE DEPARTMENT:

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

BUILDING ENGINEER'S OFFICE:

The church must meet all Baltimore County Building Code regulations.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health for review and approval.

ZONING ADMINISTRATION DIVISION:

The access to the parking area would be inadequate for the use proposed. The entrance and driveway must be at least 24 ft. in width to accommodate two-way traffic. This office is withholding a hearing date until such time as the

- Page 3 -

Julian S. Brewer, Jr., Esq.
5420 Carville Avenue
Baltimore, Md. 21227
Item 226

revisions are made and revised plans received by this office.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

TELEPHONE 823-3000 EXT. 307		INVOICE		No. 60886	
BALTIMORE COUNTY, MARYLAND					
OFFICE OF FINANCE					
Division of Collection and Receipts					
COURT HOUSE					
TOWSON, MARYLAND 21204					
TO: Cash		DATE: 5/11/69		BY: [Signature]	
REPORT TO ACCOUNT NO. 61-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$25.00	
QUANTITY		DETAILS ALONG WITH REMITTANCE AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
Petition for Variance for Charles W. Young				25.00	
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	
County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204	
Your petition has been received and accepted for filing this	
May 14, 1969	
[Signature]	
John G. Rose, Zoning Commissioner	
Petitioner: Charles W. Young	
Petitioner's Attorney: Julian S. Brewer, Jr.	
Reviewed by: [Signature]	
Chairman of Advisory Committee	

69-266 A

PETITION FOR A VARIANCE
1ST DISTRICT

HEARING: Petition for Variance for Side Yard.
LOCATION: 1804 Hailing Road.
DATE & TIME: Monday, June 9, 1963 at 10:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Dayton, Maryland.

The zoning commissioner of Baltimore County, by authority of the zoning act and regulations of Baltimore County, will hold a public hearing:

The Sizing Regulation is to be accepted as follows:

Other principal building, 50 feet.
All that parcel of land in the
First District of Baltimore County
BEGINNING for the same at a
point on the westerly side of Rolling
Road (As witnessed in T6 feet) to
where same is intersected by the

first line of the same lot of ground described in deed from Joseph W. Culbert and wife, to Charles W. Young and wife, dated April 24, 1951 and recorded among the land records of Baltimore County in Liber 1149 page 74, thence running

along and binding on mid first line as new surveyed. South 54° 01' 33" West 419.19 feet to the end of the line and beginning of second line as old deed, thence running new binding on mid second line South 2° 34' 00" East 91.0 feet to the end of the line and the southern

third line of odd dogs, thence running along and crossing on said third line by part North 64° 15' 34" East 423.37 feet to intersection of adjacent westerly side of Hollow Road, thence running along another section thence East 5° 41' 08"

West 51.25 feet to place of beginning — improvements thereon being known as No. 1400 Rolling Road. Containing 0.9115 Acres of land, more or less.

Being the property of Charles W. Young and Florence K. Young, a

Hearing Date: Monday, June 1, 1983 at 10:00 A.M.
Public Hearing: Room 104, Court Office Building, 111 W. Casspark Avenue, Toronto, Ont.

JOHN G. ROSE,
Selling Commissioner at
Baltimore County

TOWSON, MD., MAY 22 1969, 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 one time ~~times~~ weeks before the 9th day of June, 19 69, the ~~last~~ publication appearing on the 22nd day of May 19 69.

THE JEFFERSONIAN.

L. Leach Strickland
Manager.

Cost of Advertisement, \$.....

No. 62280

DATE June 16, 1969

Zoning Dept. of Baltimore County

Westside Church of Christ
P.O. Box 7309
Baltimore, Md. 21227

IMPORT TO ACCOUNT NO. 01-62		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS			\$59.25
1	Advertising and posting of property for Charles W. Young #29-266-A			49.25
4				

IMPORTANT: MAKE CHECKS PAYABLE TO THE ORDER OF THE U.S. DEPARTMENT OF COMMERCE

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

PETITION FOR A VARIANCE
1st DISTRICT
ZONING

LOCATION: 1400 Rolling Road.
DATE & TIME: MONDAY, JUNE
9, 1969 at 10:00 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Section 205.3 - Side Yard - For other principal buildings 30 feet.

Beginning for the same at a point on the westerly side of Rolling Road (As widened to 70 feet), where same is intersected by the first line of the same lot of ground described in deed from Joseph M. Cullen...

Charles W. Young and wife, dated April 30, 1953 and recorded among the land records of Baltimore County in Liber 2289 page 75. Thence running along and binding on said first line as now surveyed, South 84 degrees - 01' - 00" East

419.19 feet to the end thereof and beginning of second line of said deed, thence running and binding on said second line South 2 degrees - 56' - 05" East 41.0 feet to the end thereof and the beginning of third line of said deed, thence running

...and binding on said third line in part, North 84 degrees - 12' - 55" East 422.7 feet to intersect the aforesaid westerly side of Rolling Road, the said running along and binding thence North 5 degrees - 41' - 45" West 92.23 feet to place of beginning.

Being the property of Charles W. Young and Florence K. Young, as shown on plat plan filed with the Zoning Department.

Hearing Date: Mon'ry, June 9,
1969 at 10:00 A.M.
Public Hearing: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF:
JOHN G. ROSE
COUNTY CLERK

May 22, 1969

May 22, 1969

ORIGINAL

OFFICE OF

THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 May 26, 19 69

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

was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-

lished in Baltimore County, Maryland, once a week for **One**

the same was inserted in the issue of May 26, 1969, that is to say,

May 22, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

Baile Co. MD

Light Standards (10 ft. High) and direction of Light. All Lighting to be directed away from adjacent residential area.

PROPOSED SEATING CAPACITY - 100

PARKING SPACE 9'x20'

NO REQD - 17

No CEVD - 17
No SAMS - 18

PRESENT ZONING - RESIDENTIAL R-20
PROP. ZONING - RESIDENTIAL R-20
with exception for variance
from SAC 265.3 to permit side
variance on South of 13.5 ft
and side variance on North
of 24.4 feet instead of
required 30 feet.

"WEST SIDE CHURCH OF CHRIST."
1400 ROLLING RD
BALTO CO., MD.

ELEVATIONS BASED ON BALTO CO. DATUM.
BM 7712 A CHS Sq. - ROLLING & COUNSWAY RDS
ELEV 470.430

RV 4-24-69



AMERICAN ENGINEERING

Consulting Engineers & Land Surveyors

Box 112A

Pasadena, Md. 21122

Scale: 1"=50' Jan 10, 1969

