

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lansdowne Assembly of God, 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 211.3 (208.3) To permit a setback of 31' from a wide lot line and 56' from the centerline of the street instead of the required 35' and 60' respectively.

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

Section 409.2b(1) To permit 31 parking spaces instead of the required 36 parking spaces

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.

Lansdowne Assembly of God
Contract purchaser
Address
Petitioner's Attorney
Address
ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of October, 1969.

of August, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 1st day of October, 1969, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 19, 1969
FROM: Mr. George F. Gonnelli, Director of Planning

SUBJECT: Petition 70-65-A. Variance to permit a side yard setback of 31 feet from a side lot line and 56 feet from the centerline of the street instead of the required 35 feet and 60 feet; and to permit 31 parking spaces instead of the required 36 spaces. Southwest corner of Washington and Fourth Avenues. Lansdowne Assembly of God, Petitioners.

13th District

HEARING: Wednesday, October 1, 1969 (10:00 A.M.)

If granted, the granting should be conditioned upon compliance with plans to be approved by the appropriate State and County agencies.

GEG:am

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 21, 1969

COUNTY OFFICE BLDG.
1111 Chestnut Ave.
Towson, Maryland 21204
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

Frank E. Ciccone, Esq.,
First National Bank
Towson, Maryland 21204

RE: Type of Hearing: Side yard setback
Variance
Locations: S. Fourth Avenue & W. Washington Avenue
Petitioners: Lansdowne Assembly of God
Committee Meeting of July 8th, 1969
13th District
Item 314

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 presently vacant with the properties surrounding it improved with dwellings of masonry and frame in the new to 20 year bracket, in good repair. Washington Avenue, Fifth Avenue and Fourth Avenue are improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Fourth Avenue, Fifth Avenue and Washington Avenue are existing County Highways, which have been improved as 24-foot closed sections with flexible type pavement on 50-foot rights-of-way and are in satisfactory condition. No further highway improvements are required at this time; however, highway widening in the form of fillcuts, 10-foot long on each leg, will be required at the intersection of the existing right-of-way lines to allow for future construction of wider pavement.

The entrances shall be constructed in accordance with Baltimore County standards and their location is subject to the approval of the Department of Traffic Engineering.

Storm Drains:

A 72" x 44" corrugated metal pipe arch storm drain has been constructed within a 15-foot easement through the subject

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First National Bank
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Storm Drains (Continued)

property and no structure, including footings, will be permitted to encroach on this easement. Extreme caution shall be exercised in any excavation as the existing storm drains would be within 4 feet of the proposed building indicated on the subject plan. The petitioner's architect should investigate the need for affording protection to both the existing storm drain and the proposed building, and all heavy equipment and vehicles should be restricted from operating over the storm drain pipe.

The Applicant 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 Applicant.

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

The parking layout should be revised prior to the hearing as per comments of the Department of Traffic Engineering.

BUREAU OF TRAFFIC ENGINEERING:

The parking plan as shown is not satisfactory. Vehicles entering from Washington Avenue must back out into Washington Avenue, if the 19 spaces to the rear of the building are full. All circulation should be on site. The petitioner's engineer should contact C. Richard Moore, Department of Traffic Engineering.

OFFICE PHONE:
921-2182

William G. Ulrich, Jr.
Registered Land Surveyor

18 FULLERTON HEIGHTS AVE. BALTIMORE, MD. 21226

FOR THE PURPOSE OF ZONING ONLY
Thirteenth Election District of Baltimore County, Maryland

Beginning for the same at the intersection of the south side of Fourth Avenue with the west side of Washington Avenue at the northeast corner of Lot No. 392 Section No. 11 as shown on the plat of Lansdowne said plat being recorded among the land records of Baltimore County in platbook No. 1 folio 49 running thence and binding on the west side of Washington Avenue south zero degrees 50 minutes west 200.00 feet to the north side of Fifth Avenue running thence and binding on Fifth Avenue north 89 degrees 10 minutes west 100.00 feet to the division line between lots numbered 412 and 413 running thence and binding on the division line between lots numbered 412 and 413 and lots numbered 388 and 389 north zero degrees 50 minutes east (parallel to Washington Avenue) 200.00 feet to the south side of Fourth Avenue thence binding on the south side of Fourth Avenue south 89 degrees 10 minutes east 100.00 feet to the place of beginning.

Being lots numbered 389, 390, 391, 392, 412, 413, 414, 415, and 416, Section No. 11 as shown on the plat of Lansdowne heretofore mentioned.



William G. Ulrich, Jr.

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Towson, Maryland 21204
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FIRE DEPARTMENT:

Zoning is for parking variance, no comment.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

This office has no comment.

HEALTH DEPARTMENT:

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.

Food Service Comments: 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:

In view of the comments by the Bureau of Traffic Engineering, this office is withholding a hearing date until such time as revised plans are received in conformance with these comments.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD
Enc.

FOURTH AVENUE

R-G

R-G

FIFTH AVENUE

R-G

R-G

13TH ELECTION DISTRICT OF BALTIMORE COUNTY, MD
FOR THE PURPOSE OF ZONING ONLY
PRESENT ZONING R-G
PROPOSED CHURCH BUILDING
LANSOWNE ASSEMBLY OF GOD
PROPOSED VARIANCES:
1 SETBACK OF 56' IN LIEU OF 60' FROM THE
E OF WASHINGTON AVENUE AND 31' FROM
THE RIGHT OF WAY LINE IN LIEU OF 35'
2 31 PARKING SPACES IN LIEU OF 36
(5 SPACES)

PARKING DATA:

SPACES: 9X18 PARALLEL
9X25 45° angle
SEATING CAPACITY 216
1 SPACE PER 6 SEATS
SPACES REQUIRED 36
SPACES SHOWN 31
PARKING AREA TO BE OF A DURABLE &
DUSTLESS SURFACE
AREA OF PARCEL: 20,000 sq ft
AREA OF BUILDING: 3,312 sq ft
NOTE: PUBLIC WATER & SEWER LINES EXISTING
AND AVAILABLE



#314 OFFICE COPY
LANSOWNE Assembly of God
Revised parking July 31, 1969

368
WILLIAM G. ULRICH JR.
COUNTY SURVEYOR
COURT HOUSE TOWSON MD. 21204
SCALE 1" = 20' APRIL 28, 1969



William E. Ulrich Jr.

FOURTH

AVENUE

EXISTING CURB

4' HIGH COMPACT SCREEN PLANTING
S. 89° 10' E. - 100.0'

10 PKNG. SPACES

EXISTING DWELLING

ZONED R-6

4' HIGH COMPACT SCREEN PLANTING

POOL

ZONED R-6

EXISTING DWELLING

EXISTING CURB

FIFTH

AVENUE

R-6

R-6

R-6

PLAT FOR ZONING PURPOSES

"LANDSDOWNE ASSEMBLY OF GOD"
13th ELECTION DISTRICT
BALTIMORE COUNTY, MD.

PRESENT ZONING --- R-6
PROPOSED USE --- CHURCH

VARIANCE REQUESTED TO
SECTION 208.3
56' IN LIEU OF 60' FROM THE CENTER
LINE OF WASHINGTON AVE
31' IN LIEU OF 35' FROM THE WEST
R/W LINE OF WASHINGTON AVE

PARKING DATA

SEATING CAPACITY --- 216
PARKING REQ. (1 per 6) = 36
PARKING PROPOSED = 40
PARKING AREA & DRIVEWAYS
TO BE PAVED WITH DURABLE
AND DUSTLESS SURFACE

PUBLIC SEWER & WATER AVAILABLE



William S. Wilson, Jr.

NOV. 24, 1962.

SCALE: 1" = 20'

70-65-A

