

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
N/S of Urban Lane, 165' E of Ingle- : DEPUTY ZONING
side Avenue - 1st District : COMMISSIONER
St. Timothy's Episcopal Church - :
Petitioner : OF
NO. 70-92-SPH (Item No. 61) : BALTIMORE COUNTY

The Petitioner seeks permission to use the residential tract for off-street parking. The public health, safety and general welfare of the locality involved not being adversely affected, a use permit for parking in a residential zone should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19 day of November, 1969, that permission to use the residential tract for parking in accordance with the plat dated August 4, 1969, revised October 16, 1969, and approved November 5, 1969, by George E. Gavrelis, Director of the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding, and which is incorporated by reference hereto as a part of this Order, is GRANTED.

Edward D. Hardy
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE 11/19/69

BY J. J. Hines

ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George E. Gavrelis, 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 400.7 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 for Union Trust Company in

Property being located 165' or - feet east from Inglewood Avenue, lying along the north side of Urban Lane. The proposed lot being 40' wide and 100' long.

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. It is understood that all expenses, including attorney's fees, connected with this Petition will be paid by the Union Trust Company of Maryland

George E. Gavrelis
Vice President
Address 200 Inglewood Avenue

Baltimore, Maryland 21203

St. Timothy's Episcopal Church
George T. Cobbett
Legal Owner
Address 200 Inglewood Avenue

Baltimore, Maryland 21203

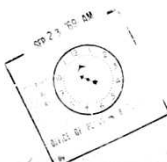
Petitioner's Attorney
Address

Protestant's Attorney
Address

ORDERED By the Zoning Commissioner of Baltimore County, this 19 day of November, 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 19 day of November, 1969, at 11:00 o'clock A.M.

Edward D. Hardy
DEPUTY
Zoning Commissioner of Baltimore County

(over)



11/19/69
JCH

ZONING DESCRIPTION

Beginning for the same one hundred sixty-five feet east of the northeast corner of Inglewood Avenue and Urban Lane, and running thence binding on the north side of said Urban Lane one hundred feet, thence northerly at a right angle to said Urban Lane forty feet, thence westerly and parallel to said Urban Lane one hundred feet, thence southerly forty feet to the point of beginning, being a parcel forty feet by one hundred feet along Urban Lane.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardy, Deputy Zoning Commissioner Date: Oct 24, 1969

FROM: Mr. George E. Gavrelis, Director of Planning

SUBJECT: Petition # 70-92-SPH. Special Hearing for off-street parking in a residential zone. North side of Urban Lane 165 feet east of Inglewood Ave. St. Timothy's Episcopal Church, Petitioner.

1st District

HEARING: Monday, November 3, 1969 (11:00 A.M.)

The Planning staff is in accord with this petition and will approve the plan.



GEG:bms

TELEPHONE 652-3000 EXT. 387

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

No. 67012
DATE: Oct. 14, 1969

TO: Union Trust Company of Maryland
Baltimore & St. Paul Streets
Baltimore, Md. 21203

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 61-432

QUANTITY 1

Petition for Special Hearing for St. Timothy's Episcopal Church
670-92-SPH

RECEIVED BY: OLIVER L. MYERS, Chairman

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 6, 1969

Mr. Perry R. Clark, Vice President
Baltimore & St. Paul Streets
Baltimore, Maryland 21203

RE: Type of Hearing: Special Hearing
for off street parking for Union
Trust Company in R-6 zone
Location: N/S of Urban Lane, 165' E
of Inglewood Ave.
Petitioner: Perry R. Clark
Committee Meeting of Sept. 23, 1969
1st District
Item 51

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 St. Timothy's Episcopal Church, with the properties improved with stores which would front on Frederick Avenue. Urban Lane is vacated in this location. However, there are no curb and gutters constructed along any of the length of the existing road.

BUREAU OF ENGINEERING:

General:

Apparently allowance has been made for a 20-foot wide commercial alleyway, and since public water supply and sewerage is not required, this office has only the following at this time:

The Developer must provide necessary drainage facilities to prevent creating any nuisance 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.

Mr. Perry R. Clark, Vice President
Baltimore & St. Paul Streets
Baltimore, Maryland 21203
Item 61 Page 2

October 6, 1969

PROJECT PLANNING DIVISION:

We concur with the Department of Traffic Engineering's comment in that Urban Lane should be made one way.

A 10 foot high compact screen planter, must be provided to screen the parking spaces.

BOARD OF EDUCATION:

No bearing on student population.

BUREAU OF TRAFFIC ENGINEERING:

Since the subject property is proposed only to provide additional parking spaces in an attempt to alleviate some of the parking problem in this area, this office approves of this off street parking in a residential zone. However, it should be pointed out that if this parking area is to be expanded, then improvements to Urban Lane will be required.

PLANS REVIEW DIVISION:

No comment until construction drawings are submitted to this office. Applicant shall abide by Baltimore County Building Codes.

FIRE DEPARTMENT:

The Fire Department has no comment at this time.

HEALTH DEPARTMENT:

Since the proposed zoning is for parking only, no health problems are anticipated.

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to revise his plans by indicating the information that is required in Section 400.4 of the Baltimore County Zoning Regulations. These questions should be answered and indicated on revised plans prior to the hearing.

Mr. Perry R. Clark, Vice President
Baltimore & St. Paul Streets
Baltimore, Maryland 21203
Item 61 Page 3

October 6, 1969

ZONING ADMINISTRATION DIVISION: (Continued)

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

DLH:JD
Enc.

TELEPHONE 652-3000 EXT. 387

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

No. 67042
DATE: Nov. 3, 1969

TO: Union Trust Company of Md.
Baltimore & St. Paul Streets
Baltimore, Md. 21203

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 61-432

QUANTITY 1

Advertising and posting of property for St. Timothy's Episcopal Church
670-92-SPH

RECEIVED BY: OLIVER L. MYERS, Chairman

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

J. Perry R. Clark, Vice President
Baltimore & Annapolis
Baltimore, Md. 21209

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

33rd

Your Petition has been received and accepted for filing this
day of _____, 1969.

Perry R. Clark, Vice President

Petitioner

Petitioner's Attorney

Reviewed by

JOHN G. ROSE,
Zoning Commissioner

Chairman of
Advisory Committee

1516N 70-92-SPN
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 151

Date of Posting: OCT. 18, 1969

Posted for: SPECIAL HEARING FOR OFF-STREET PARKING AND RESIDENTIAL ZONE

Petitioner: ST. TIMOTHY'S EPISCOPAL CHURCH

Location of property: N.E. OF ORBAN'S LANE 165 FT. E. OF INGLETSIDE AVE.

Location of Signs: N.E. OF ORBAN'S LANE 300 FT. E. OF INGLETSIDE AVE.

Remarks:

Posted by: Charles H. Neal

Date of return: OCT. 27, 1969

PETITION FOR SPECIAL HEARING
1st DISTRICT

ZONING: Petition for Special Hearing for Off-Street Parking in a residential zone.

LOCATION: North side of Orban's Lane 165 feet, more or less, east of Ingleside Avenue.

DATE & TIME: Monday, November 3, 1969 at 11:00 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:

Petition for Special Hearing Under Section 500.7 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 zone.

RECOMMENDING for the same one hundred forty-five feet east of the northern corner of Ingleside Avenue and Orban Lane, and running thence southerly or northerly along Orban Lane one hundred feet, thence southerly at a right angle to said Orban Lane one hundred feet, thence southerly forty feet to the point of beginning, being a parcel forty feet by one hundred feet along Orban Lane.

Being the property of St. Timothy's Episcopal Church, as shown on plat plan filed with the Zoning Commissioner.

Hearing Date: Monday, November 3, 1969 at 11:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of EDWARD D. HARDESTY, Deputy Zoning Commissioner of Baltimore County

Oct. 11

CERTIFICATE OF PUBLICATION

TOWSON, MD. OCT. 16 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 _____ day of _____, 1969, before the _____ day of _____, 1969, the first publication appearing on the _____ day of _____, 1969.

THE JEFFERSONIAN

L. L. Smith
Manager

Cost of Advertisement, \$ _____

PETITION FOR SPECIAL HEARING
1st DISTRICT

ZONING: Petition for Special Hearing for Off-Street Parking in a residential zone.

LOCATION: North side of Orban's Lane 165 feet, more or less, east of Ingleside Avenue.

DATE & TIME: MONDAY, NOVEMBER 3, 1969 at 11:00 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:

Petition for Special Hearing Under Section 500.7 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 zone.

RECOMMENDING for the same one hundred forty-five feet east of the northern corner of Ingleside Avenue and Orban Lane, and running thence southerly or northerly along Orban Lane one hundred feet, thence southerly at a right angle to said Orban Lane one hundred feet, thence southerly forty feet to the point of beginning, being a parcel forty feet by one hundred feet along Orban Lane.

Being the property of St. Timothy's Episcopal Church, as shown on plat plan filed with the Zoning Commissioner.

Hearing Date: Monday, November 3, 1969 at 11:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of EDWARD D. HARDESTY, Deputy Zoning Commissioner of Baltimore County

Oct. 16

ORIGINAL

OFFICE OF

THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 October 20, 19 69

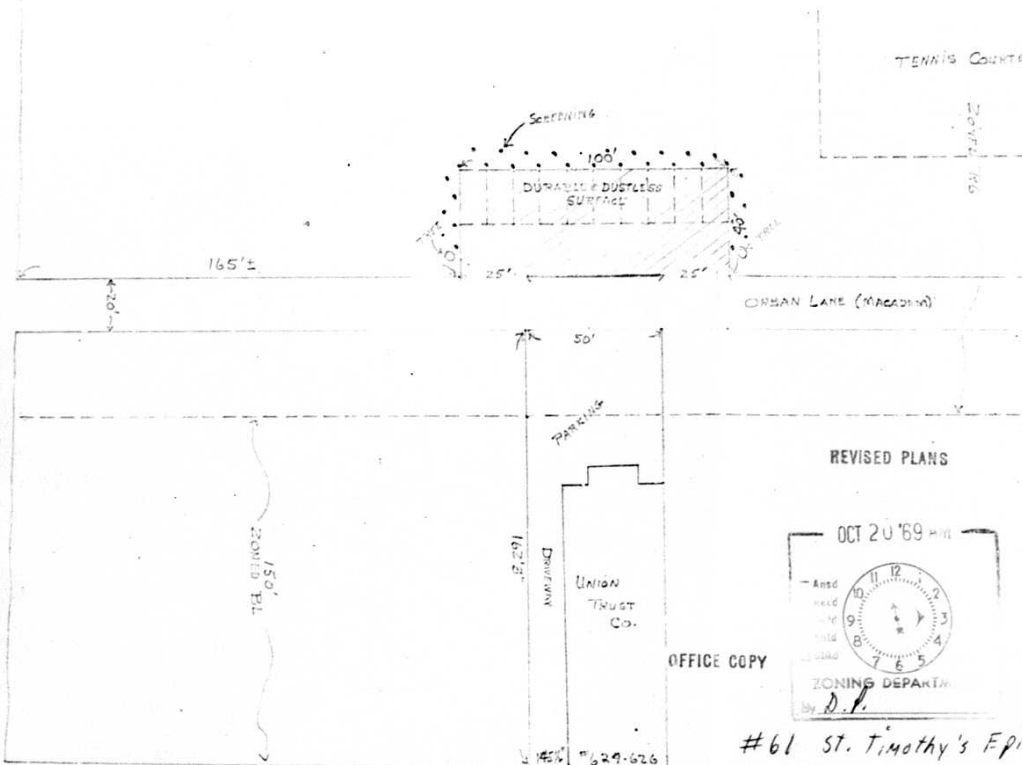
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 20th day of Oct. 1969, that is to say, the same was inserted in the issue of October 16, 1969.

STROMBERG PUBLICATIONS, Inc.

By: Paul Morgan

NOTES:

- The land is directly across the alley (Orban Lane) from the Union Trust Company.
- Only passenger vehicles, excluding busses, may use the parking area.
- No loading, service, or any use other than parking shall be permitted.
- Lighting shall be provided to adequately illuminate the parking area during evening banking hours and shall be equipped with shields to prevent any glare to adjoining properties.
- Screening of four-foot pines shall be planted in two staggered rows five feet apart at ten-foot intervals.
- The parking area shall be paved with a durable and dustless material and have the necessary drainage facilities to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface waters.
- The parking area shall be striped and entrances installed as shown.
- The lot shall be properly maintained at all times with parking permitted and regulated for customers of Union Trust during hours as specified by the Branch Manager.



OFFICE COPY

#61 ST. Timothy's Episcopal Church

August 4, 1968
Scale: 1" = 40'

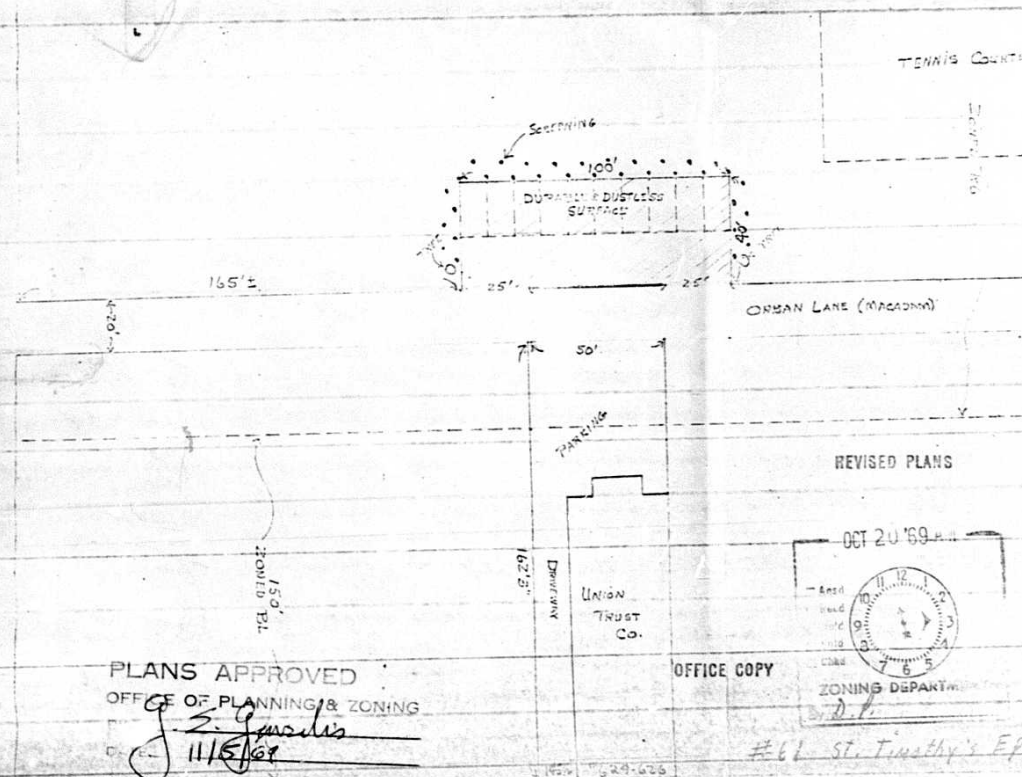
REV. OCT. 16, 1969

FRANKLIN AVENUE

70-92-

NOTES:

- The land is directly across the alley (Orban Lane) from the Union Trust Company.
- Only passenger vehicles, excluding busses, may use the parking area.
- No loading, service, or any use other than parking shall be permitted.
- Lighting shall be provided to adequately illuminate the parking area during evening banking hours and shall be equipped with shields to prevent any glare to adjoining properties.
- Screening of four-foot pines shall be planted in two staggered rows five feet apart at ten-foot intervals.
- The parking area shall be paved with a durable and dustless material and have the necessary drainage facilities to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface waters.
- The parking area shall be striped and entrances installed as shown.
- The lot shall be properly maintained at all times with parking permitted and regulated for customers of Union Trust during hours as specified by the Branch Manager.



OFFICE COPY

#61 ST. Timothy's Episcopal Church

August 4, 1968

REV. OCT. 16, 1969

FRANKLIN AVENUE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
J. Z. Janculis
11/15/68