

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Essex United Methodist Church, 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 EA-1 zone, to an EA-2 zone; for the following reasons:

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 Day Nursery.

Property is to be posted and advertised as prescribed by Zoning Regulations.

or we agree to pay expenses of above re-classification and/or Special Exception advertising, setting, 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 Edward D. Hardisty, Bd. of Trustees  
Legal Owner

Address 600 Maryland Ave., 21221  
BY Robert J. Romacka Petitioner's Attorney

Address Cornelia Federal Building, 1000 Union Deposit Road, Baltimore, Md. 21201  
ORDERED By The Zoning Commissioner

of January 22, 1970, 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 108, County Office Building in Towson, Baltimore County, on the 9th day of February, 1970, at 11:00 o'clock.

Edward D. Hardisty  
DEPUTY Zoning Commissioner of Baltimore County.

(over)

Robert J. Romacka, Esq.,  
309 Eastern Blvd.,  
Baltimore, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this 22nd day of January, 1970.

John C. Rose  
Zoning Commissioner

Petitioner's Attorney Robert J. Romacka

Oliver L. Myers  
Chairman of Advisory Committee

PHONE MU 7-6922

FRANK S. LEE  
1277 NEIGHBORHOOD AVENUE  
BALTIMORE, MARYLAND 21227

September 30, 1969

Essex Methodist Church  
N.W.C. Maryland Avenue and Woodward Drive  
Lots 13, 14, 15 & 16 Block "G" Essex 3/15  
15th District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the north side of Maryland Avenue (50 feet wide) with the west side of Woodward Drive (50 feet wide) and thence running and binding on the north side of Maryland Avenue South 68 degrees 49 minutes 30 seconds West 200 feet thence running for a line of division North 21 degrees 30 minutes 30 seconds West 145 feet to the south side of a 30 foot alley thence running and binding on the south side of said alley North 68 degrees 49 minutes 30 seconds East 400 feet to the west side of Woodward Drive and thence running and binding on the west side of Woodward Drive South 21 degrees 10 minutes 30 seconds East 145 feet to the place of beginning.

Containing 29,000 square feet of land.



## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
131 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

January 8, 1970

OLIVER L. MYERS  
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSIONER

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Robert J. Romacka, Esq.,  
309 Eastern Blvd.,  
Baltimore, Maryland 21221

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 improved with the Essex United Methodist Church. It is a two story brick building with a basement. The property to the north is improved with stores and a used car lot. The properties to the east, west and south are improved with dwellings. Maryland Avenue and Woodward Drive are improved as far as concrete curb and gutter are concerned.

### PROJECT PLANNING DIVISION:

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

### HEALTH DEPARTMENT:

There is public water and sewer available to this site.

Day Nursery Comment: Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County Regulations. For more complete information, contact Division of Maternal and Child Health Baltimore County Department of Health.

Robert J. Romacka, Esq.,  
309 Eastern Blvd.,  
Baltimore, Maryland 21221  
Item 121 Page 2

January 8, 1970

### HEALTH DEPARTMENT: (Continued)

Air Pollution Comment: 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.

### FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1970 edition, Chapter 10, "Institutional Occupancies" when construction plans are submitted for approval.

### BUILDING ENGINEERS' OFFICE:

Petitioner to comply with Baltimore County Building Code #465. Recommend that arrangements be made for an interior inspection by Building Engineers' Office.

### ZONING ADMINISTRATION DIVISION:

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

OLM:JO

Enc.

### PETITION FOR SPECIAL EXCEPTION

15th DISTRICT

ESSEX: Petition for Special Exception for Nursery School.

LOCATION: Northwest corner of Maryland Avenue and Woodward Drive.

DATE & TIME: Monday, February 9, 1970 at 11:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 131 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, Md., is hereby giving notice to the public that a public hearing will be held on the subject matter of this petition at the time and place specified above.

The hearing will be held on the subject matter of this petition at the time and place specified above.

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## CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 22, 1970.

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 successive weeks before the 22nd day of January, 1970, the first publication appearing on the 22nd day of January, 1970.

THE JEFFERSONIAN,

Richard Morgan Manager.

Cost of Advertisement: \$.....

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

2 Signs

Dr. 15th

Posted for: Hearing Monday, Jan. 9, 1970, 11:00 A.M.

Petitioner: Essex United Methodist Church

Location of property: N.W. Cor. of Maryland Ave. & Woodward Drive

Location of Sign: 131 W. Chesapeake Ave. & Woodward Drive

Another: See sign on Woodward Drive

Remarks: None

Posted by: Michael H. Shaw

Date of return: Jan. 29, 1970

## THE ESSEX TIMES

ESSEX, MD. 21221 January 22, 1970

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardisty, Deputy Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 22nd day of Jan., 1970, that is to say, the same was inserted in the issue of January 22, 1970.

STROMBERG PUBLICATIONS, INC.

Richard Morgan

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met...

a Special Exception for a Nursery School should be granted  
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25 day of February, 1969, that the same be and the same is hereby granted from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services, the Office of Planning and Zoning, the Baltimore County Health Department and the Baltimore County Fire Department.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1969, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: December 31, 1969  
FROM: Mr. J. J. Forrest  
SUBJECT: Item 121 - Zoning Advisory Committee Meeting - December 30, 1969

#### Health Department Comments:

121. Property Owner: Essex United Methodist Church  
Location: N.W. Cor. of Maryland Ave. & Woodward Dr.  
District: 15th  
Present Zoning: R-6  
Proposed Zoning: SE for Day Nursery  
No. Acres: 29,000 sq. ft.

There is public water and sewer available to this site.

**Day Nursery Comment:** Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County Regulations. For more complete information, contact Division of Maternal and Child Health, Baltimore County Department of Health.

**Air Pollution Comment:** 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.

*J. J. Forrest*  
Chief  
Water and Sewer Section  
BUREAU OF ENVIRONMENTAL HEALTH

1JF:jms

### BUREAU OF ENGINEERING

Zoning Plat - Comments

121. Property Owner: Essex United Methodist Church  
Location: N.W. cor. of Maryland Avenue and Woodward Dr.  
(1969-1970)  
District: 15th  
Present Zoning: R-6  
Proposed Zoning: S.E. for Day Nursery  
No. Acres: 29,000 sq. ft.

#### Highways:

The entrance locations are subject to approval by the Department of Traffic Engineering.

#### General:

Since all utilities exist and all required highway improvements have been completed adjacent to the subject site, this office has no further comment.

#### Notes:

1- SW Key Sheet  
2- and 5 NE 27 Position Sheets  
NE 1 and 2 0 Topo  
27 Tax

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 30, 1969  
Attn: Mr. Myers  
FROM: Inspector John Lilley  
Fire Department  
SUBJECT: Property Owner Essex United Methodist Church

Location: NW corner of Maryland Avenue and Woodward Drive  
Item #121 Zoning Agenda Tuesday, December 30, 1969

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1957 edition, Chapter 10, "Institutional Occupancies" when construction plans are submitted for approval.

*John Lilley*  
Inspector John Lilley

cc: Mr. Jay Hanna

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

Mr. Edward Hardesty  
TO: Deputy Zoning Commissioner Date: January 5, 1970  
FROM: Mr. John L. Wimbley  
Project Planning Division  
SUBJECT: Zoning Advisory Agenda Item #121

December 30, 1969  
Essex United Methodist Church  
NW Cor. of Maryland Ave. & Woodward Drive

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

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner Date: December 30, 1969  
Attn: Mr. O. L. Myers  
FROM: Mr. Everett Reed, Plans Review  
SUBJECT: #121 Essex United Methodist Church  
N.W. Cor. of Maryland Avenue & Woodward Drive  
District #15

PETITIONER TO COMPLY WITH BALTIMORE COUNTY BUILDING CODE #403. RECOMMEND THAT ARRANGEMENTS BE MADE FOR AN INTERIOR INSPECTION BY BUILDING ENGINEER'S OFFICE.

*Everett Reed*  
Everett Reed, Plans Review

SRach

### BALTIMORE COUNTY, MARYLAND

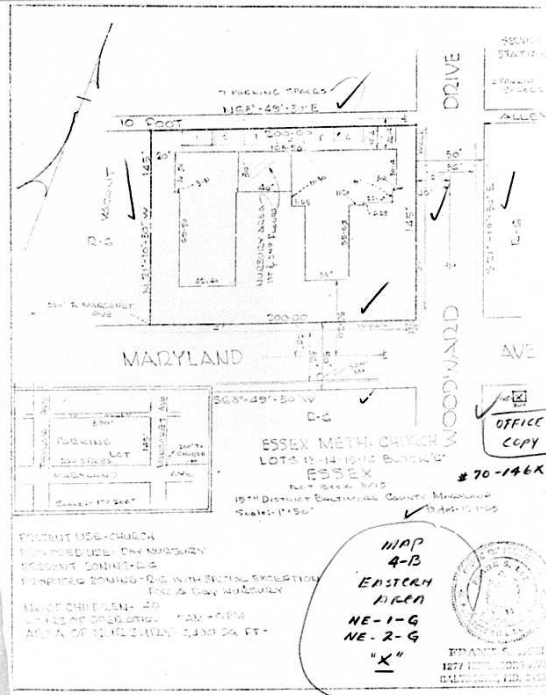
#### DEPARTMENT OF TRAFFIC ENGINEERING JEFFERSON BUILDING TOWSON, MARYLAND 21204 INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty  
Attn: Oliver L. Myers Date: January 9, 1970  
FROM: C. Richard Moore  
SUBJECT: Item 121 - ZAC - December 30, 1969  
Property Owner: Essex United Methodist Church  
NW Corner of Maryland Ave. & Woodward Dr.  
SE for Day Nursery

The 10 foot alley is not adequate for the parking as shown. There is no indication as to the number of parking spaces required and/or variance which may be required.

*C. Richard Moore*  
C. Richard Moore  
Assistant Traffic Engineer

CRM:er



TELEPHONE 823-9000 EXT. 987

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

DATE: Feb. 17, 1970

NO. 69287

TO: Essex United Methodist Church, Inc.  
Maryland & Woodward Avenue  
Baltimore, Md. 21204

REPORT TO ACCOUNT: 10-202

RETURN TO: 10-202 WITH YOUR RECEIPTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY: 17

UNIT: 4.00

AMOUNT: 68.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

