

70-221-14 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Trustees of St. John's Evangelical Lutheran Church, Inc., 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 217.2 to permit a front yard setback of 15' from the front lot line instead of the required 30' and a center line to the street setback of 15' instead of the required 30'. Also, Sec. 217.2 to permit a side yard setback of 4.64' instead of the required 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.) Due to religious congregation since Church was altered in 1951 the present Narthex entrance has become inadequate. It is not only small but contains open stairs to lower floor (undercroft) and to balcony and has no vestibule. The Tower as proposed together with new space between same and lower building will provide the badly needed vestibule and Narthex, respectively. The stair wing as proposed will eliminate all stairs within the nave and provide new seating space.

The arrangement as proposed will greatly facilitate direct access to and egress from the nave, from the choir balcony and from the undercroft Sunday School space.

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.

Contract purchaser	Paul D. Smith, President St. John's Evangelical Lutheran Church, Inc., 8808 Harford Road, Baltimore, Maryland 21234
Petitioner's Attorney	Shirley L. Snyder, Legal Owner Address: 8808 Harford Road, Baltimore, Maryland 21234
Protestant's Attorney	

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of April 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 106, County Office Building in Towson, Baltimore County, on the 2nd day of June 1970, at 10:00 o'clock.

APPROVED: *Edward D. Hardesty*
Zoning Commissioner of Baltimore County

(over)

70-221-14
#220
#220
#220

ST. JOHN'S EVANGELICAL LUTHERAN CHURCH
8808 HARFORD ROAD
BALTIMORE COUNTY, MARYLAND 21234

DESCRIPTION OF PROPERTY

Beginning for the same at the southwest intersection of Harford Road and Neiffeld Avenue in the 9th Election District of Baltimore County, Maryland and being recorded among the Land Records of Baltimore County in Liber 1742 No. 495 folio 175, etc., Liber 180 No. 175 folio 175, etc., Liber 182 No. 27 folio 86 and Liber 183 No. 133 folio 82 and containing 4.1700 acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner, Date: May 28, 1970

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

SUBJECT: Petition #70-221-A, Southwest corner of Harford Road and Neiffeld Ave. Petition for Variance to permit a front yard setback of 15 feet from the front lot line instead of the required 30 feet and a center line to the street setback of 4.64 feet instead of the required 25 feet.

St. John's Evangelical Lutheran Church of Parkville, Inc. - Petitioners

9th District

HEARING: Tuesday, June 2, 1970 (10:00 A.M.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for variances for this St. John's Evangelical Lutheran Church on Harford Road.

We offer no adverse comment.

GEG:msk

TELEPHONE 682-8000 EXT. 9-7		INVOICE		No. 71255	
BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE: June 2, 1970	
Division of Collection and Receipts		COURT HOUSE		BILLED	
TOWSON, MARYLAND 21204					
TO: St. John's Evangelical Lutheran Church of Parkville 8808 Harford Road Baltimore, Md. 21234		Being Dept. of Baltimore County			
IMPORT TO ACCOUNT NO. 67-221		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$46.25	
QUANTITY	DESCRIPTION	DETAILS ALONG "EXPLANATION AND KEEP THIS PORTION FOR YOUR RECORDS"	COST		
1	Advertising and posting of property 770-221-A		46.25		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND					
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 7, 1970

Mr. Paul D. Smith, President
8808 Harford Road
Baltimore, Maryland 21234

RE: Type of Hearing: Variance for front and side yard setback
Location: SW cor. Harford Rd., Neiffeld Ave.
Petitioners: St. John's Evangelical Lutheran Church
Committee Meeting of April 14, 1970
9th Dist-1st
Item 22

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 St. John's Lutheran Church with a Sunday School building to the rear as well as the parking lot and cemetery. The property to the northeast is improved with several dwellings. The property to the northwest is improved with a Roman Catholic Church School. The property to the southwest is improved with the Evans Funeral Home. The property to the southeast is improved with the St. Ursula's parish and church. Harford Road in this location is improved as far as concrete curb and gutter are concerned; however, Neiffeld Avenue is not.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Harford Road is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Mr. Paul D. Smith, President
8808 Harford Road
Baltimore, Md. 21234
Item 220

Highways: (Continued)

Neiffeld Road is an existing road which shall ultimately be improved as a 30-foot curbed cross section on a minimum 40-foot right-of-way. The dedication of highway widening and construction of road improvements will be accomplished with future development along this road.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Drainage and utility easements may be required in connection with future road and drain improvements.

Water and Sanitary Sewers:

Public water and public sanitary sewerage is available to serve this property.

DEPT. OF TRAFFIC ENGINEERING:

The subject variances should have no effect on trip density.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code, Rules and Regulations, when plans are submitted.

FIRE DEPARTMENT:

This office has no comment.

BOARD OF EDUCATION:

Would not increase student population.

HEALTH DEPARTMENT:

Public water and sewers are available.

Mr. Paul D. Smith, President
8808 Harford Road
Baltimore, Md. 21234
Item 220

HEALTH DEPARTMENT:

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

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.

STATE ROADS COMMISSION:

The existing entrance channelization at the subject site is acceptable to the State Roads Commission.

PROJECT PLANNING DIVISION:

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

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. Ryers
OLIVER L. RYERS, Chairman

OLN:JD

Enc.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: May 14-70

Posted to: Neiffeld Ave. June 2, 1970, 8:15 a.m.

Petitioner: St. John's Evangelical Lutheran Church of Parkville, Inc.

Location of property: SW cor. of Harford Rd. & Neiffeld Ave.

Location of Sign: Charles I. Postle on Harford from Harford Rd. to Neiffeld from Neiffeld Ave.

Remarks: Paul D. Smith

Posted by: Paul D. Smith Date of return: May 21-70

Mr. Paul D. Smith, President
8808 Harford Road
Baltimore, Maryland 21234

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 14th day of April 1970

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner: St. John's Evangelical Lutheran Church

Petitioner's Attorney: Reviewed by: Oliver L. Ryers, Chairman of Advisory Committee

the above Variance should be had; and it further appearing that the sum of

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____

same is granted, from and after the date of this order, to permit a front yard setback of

Pursuant to the advertisement, posting of property and public hearing on the above petition

and it appearing that by reason of _____

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of, 197 .., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR A VARIANCE
NO. DISTRICT

ZONING: Petition for Varian--
Front Yard and Side Yard.
LOCATION: Southwest corner
Harford Road and Neilside Avenue.
DATE & TIME: Tuesday, June
1970 at 10:00 A.M.
PUBLIC HEARING: Room 104, Con-
ty. Office Building, 111 W. Ches-
apeake Avenue, Towson, Mary-
land.

The Zoning Commissioners Baltimore County, by authority the Zoning Act and Regulations Baltimore County, will hold public hearing:

Petition for Variance from Zoning Regulations of Baltimore County to permit a front setback of 15 feet from the front lot line instead of the required

feet and a center line to the street setback of 45 feet instead of required 40 feet; and to permit side yard setback of 4.50 feet instead of the required 25 feet. The Zoning Regulation to be adopted are as follows:

Section 217.2—Front Yards—30 feet from the front lot line and not less than 40 feet from the center line to the front street.

Section 117.7—Slide Yards—25 ft.
All that parcel of land in
Ninth District of Baltimore County
Beginning for the same at
southwest intersection of Har-
Road and Neifeld Avenue in the
Election District of Baltimore County,
Maryland and being recovered
among the Land Records of Baltimore
County in Liber WPC No.

Hearing Date: Tuesday, June 15, 1993

Public Hearing: Room 114, Court
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
By order of
EDWARD D. HARDESTY,
Zoning Commissioner of
Baltimore County
May 14.

CERTIFICATE OF PUBLICATION

TOWSON, MD..... 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 _____ successive weeks before the _____ day of _____, 19____, the first publication appearing on the _____ day of _____, 19____.

THE JEFFERSONIAN

L. L. Smith
Manager

Cost of Advertisement, \$.....

**PETITION FOR
A WRIT OF HABEAS CORPUS**

LOCATION: Southeast corner

DATE & TIME: TUESDAY, JUNE 2, 1992
at 10:00 A.M.
PUBLIC HEARING: Room 104, Gov.
Office Building, 111 W. ...

The Zoning Commission for Baltimore County, by authority of the Zoning and Regulations of Baltimore County.

Public hearing for Veterans from the 2nd Reg. of the 1st Cavalry Division to be held at the home of 13 feet from

that for the interior of the region that end a curve line to the street not of 45 feet beyond of the required 60 and to permit a side yard setback of feet beyond of the required 10 feet.

Section 217.2 - Front Yards - 20'
From the front lot line and not less than

Set from the center line of the road at
Station 217.3 - Side Yards - 20 feet.
All that parcel of land in the
County of Baltimore.

Beginning for the sale of
recreational information of Harford
and Hylfield Runners in the 9th
District of Baltimore County, Maryland.

See also **1940** **1941** **1942** **1943** **1944** **1945** **1946** **1947** **1948** **1949** **1950** **1951** **1952** **1953** **1954** **1955** **1956** **1957** **1958** **1959** **1960** **1961** **1962** **1963** **1964** **1965** **1966** **1967** **1968** **1969** **1970** **1971** **1972** **1973** **1974** **1975** **1976** **1977** **1978** **1979** **1980** **1981** **1982** **1983** **1984** **1985** **1986** **1987** **1988** **1989** **1990** **1991** **1992** **1993** **1994** **1995** **1996** **1997** **1998** **1999** **2000** **2001** **2002** **2003** **2004** **2005** **2006** **2007** **2008** **2009** **2010** **2011** **2012** **2013** **2014** **2015** **2016** **2017** **2018** **2019** **2020** **2021** **2022** **2023** **2024** **2025** **2026** **2027** **2028** **2029** **2030** **2031** **2032** **2033** **2034** **2035** **2036** **2037** **2038** **2039** **2040** **2041** **2042** **2043** **2044** **2045** **2046** **2047** **2048** **2049** **2050** **2051** **2052** **2053** **2054** **2055** **2056** **2057** **2058** **2059** **2060** **2061** **2062** **2063** **2064** **2065** **2066** **2067** **2068** **2069** **2070** **2071** **2072** **2073** **2074** **2075** **2076** **2077** **2078** **2079** **2080** **2081** **2082** **2083** **2084** **2085** **2086** **2087** **2088** **2089** **2090** **2091** **2092** **2093** **2094** **2095** **2096** **2097** **2098** **2099** **2100** **2101** **2102** **2103** **2104** **2105** **2106** **2107** **2108** **2109** **2110** **2111** **2112** **2113** **2114** **2115** **2116** **2117** **2118** **2119** **2120** **2121** **2122** **2123** **2124** **2125** **2126** **2127** **2128** **2129** **2130** **2131** **2132** **2133** **2134** **2135** **2136** **2137** **2138** **2139** **2140** **2141** **2142** **2143** **2144** **2145** **2146** **2147** **2148** **2149** **2150** **2151** **2152** **2153** **2154** **2155** **2156** **2157** **2158** **2159** **2160** **2161** **2162** **2163** **2164** **2165** **2166** **2167** **2168** **2169** **2170** **2171** **2172** **2173** **2174** **2175** **2176** **2177** **2178** **2179** **2180** **2181** **2182** **2183** **2184** **2185** **2186** **2187** **2188** **2189** **2190** **2191** **2192** **2193** **2194** **2195** **2196** **2197** **2198** **2199** **2200** **2201** **2202** **2203** **2204** **2205** **2206** **2207** **2208** **2209** **2210** **2211** **2212** **2213** **2214** **2215** **2216** **2217** **2218** **2219** **2220** **2221** **2222** **2223** **2224** **2225** **2226** **2227** **2228** **2229** **2230** **2231** **2232** **2233** **2234** **2235** **2236** **2237** **2238** **2239** **2240** **2241** **2242** **2243** **2244** **2245** **2246** **2247** **2248** **2249** **2250** **2251** **2252** **2253** **2254** **2255** **2256** **2257** **2258** **2259** **2260** **2261** **2262** **2263** **2264** **2265** **2266** **2267** **2268** **2269** **2270** **2271** **2272** **2273** **2274** **2275** **2276** **2277** **2278** **2279** **2280** **2281** **2282** **2283** **2284** **2285** **2286** **2287** **2288** **2289** **2290** **2291** **2292** **2293** **2294** **2295** **2296** **2297** **2298** **2299** **2300** **2301** **2302** **2303** **2304** **2305** **2306** **2307** **2308** **2309** **2310** **2311** **2312** **2313** **2314** **2315** **2316** **2317** **2318** **2319** **2320** **2321** **2322** **2323** **2324** **2325** **2326** **2327** **2328** **2329** **2330** **2331** **2332** **2333** **2334** **2335** **2336** **2337** **2338** **2339** **2340** **2341** **2342** **2343** **2344** **2345** **2346** **2347** **2348**

Being the property of St. J. Evangelical Lutheran Church of Port...

Hearing Date: Tuesday, June 2,
at 10:00 A.M.

Public Hearing, van 104, G
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

May 14, 1979

OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204 May 18, 197

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardesty, Zoning Commissioner
for Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One

week before the 18th day of May, 1970, that is to say, the s
was inserted in the issue of May 14, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

MICROFIL MED

ORDER RECEIVED FOR FILMING

DATE 6/3/76 - Vic Harrisville

ST. JOHN'S EVANGELICAL LUTH. #70-221-A
CHURCH OF PARKVILLE, INC.-SW/cor. of
Harford Rd. & McDaniel Ave. 9th

70-221-4
#220

PRELIMINARY SITE PLAN

FOR:

ST. JOHN'S EVANGELICAL LUTHERAN CHURCH

ALTERATIONS & ADDITIONS

8808 HANFORD ROAD

NINTH ELECTION DISTRICT

BALTIMORE COUNTY

MARSHALL & LEWIS, ARCHITECTS

1800 N. CHARLES STREET BALTIMORE, MARYLAND 21201

SCALE: 1"=20' MARCH 26, 1970

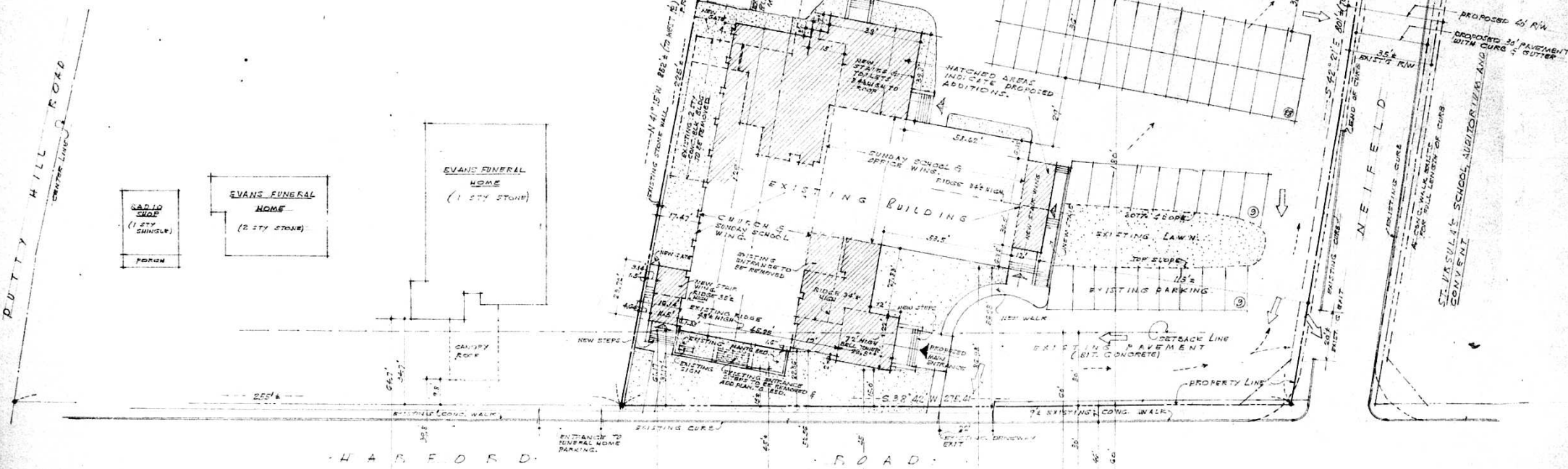
DWG. N° SK 15A

OFFICE COPY

NOTES

1. ZONING - "RA" & "RG"
2. LOT AREA (NOT INCL. PORCHES OR CEMETERY) - 98,076 SQ. FT.
3. BUILDING AREA (WITH PROPOSED ADDITIONS) - 13,481 SQ. FT.
4. PERCENTAGE OF COVERAGE - 13.7
5. SEATS IN CHURCH (INCLUDING CHOIR) - 475
6. MAX. ATTENDANCE (1965) ADULT SUNDAY SCHOOL - 19
7. PROPOSED BELL TOWER IS PERMITTED UNDER THE HEIGHT EXEMPTIONS BY SECTION 300.1 OF THE ZONING REGULATIONS.
8. PROPOSED ADDITIONS SHOWN THUS: [Hatched Area]
9. LAWN AREAS OR PLANTING BELLS SHOWN THUS: [Dotted Area]
10. EXISTING TRAFFIC DIRECTION SHOWN THUS: [Arrows]
11. GENERAL EXISTING LOT DRAINAGE SHOWN THUS: [Arrows]
12. MAIN BLDG. ENTRANCE SHOWN THUS: [Arrow]
13. SECONDARY BLDG. ENTRANCE SHOWN THUS: [Arrow]
14. UNLESS SHOWN OTHERWISE ALL PARKING SPACES ARE EXISTING.

RG ZONE
RA ZONE



ST. JOHN'S EVANGELICAL LUTHERAN CHURCH.

9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

GENERAL LOCATION PLAT.

SCALE: 1"=200' MARCH 28, 1979 DWG NO SK 16

NOTE: THIS PLAT IS FOR RECORD
PARTS OF BALTIMORE COUNTY MAPS
SEE DWG NO SK 15
FOR PROPOSED ADDITIONS
TO PRESENT BLDG.

MARSHALL & LEWIS, ARCHITECTS

1800 N. CHARLES STREET BALTIMORE, MARYLAND 21201

