PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION 71-261

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ha Born.

Johnson Bowie - Petitioner's Attorney 22 West Pennsylvania Avenue address Towson, Maryland 21204

I, or we The Vestry of Trinity Church Towsontown, a Maryland Corporation County and which is described in the description and plat attached hereto and made a part hereot. #5
hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant SE13-C to the Zoning Law of Baltimore County, from an ... F.A.tone; for the following reasons:

1. That there was an error in the adoption of the Zoning Map for this part of

2. That there has been a change in conditions since the adoption of said Zoning Map. in that across the street the property has been changed from R.A. Zone to a B.L. Zone and at present there is construction of a partiag garage and shop complex.

3. That the property requested to be rezoned by the Petitioner will be used in connection with the church activities in the operation of the "Surprise Shop", which is a consistant use for a B. L. Zone. (SEE ATTACHED SHEET)

and (2) for a Special Exception, under the said Zoning-Law and Zoning Regulations of Ball

Property is to be posted and advertised as prescribed by Zoning Regulations. etc., upon filing of this petition, and further agree to and are to be bound by the zoning

ns and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore The Vestry of Trinity Church, Towsontown By Plangle Just P. Kingsley Smith

Address 120 W. Allegheny Avenue

Towson, Maryland 21204 MeCen Protestal's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd

....., 19870, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-Sommissions of Palestre Spunty in Room 106, County Office Building in Towson, Baltimore County of the State of nore County, that property be posted, and that the public hearing be had before the Zoning



4. That the request for commercial zoning is consistent with preliminary recommendation of consultants to the Planning Board of Baltimore County in relation to the long-range planning for central Towson

That the reclassification to B. L. of the subject property is consistent with the preliminary recommendation of the Planning Board relating to the comprehensive zoning of this area for extension of commercial zoning to the center line of Baltimore Avenue.

6. That the requested zoning reclassification is in accordance with the change in conditions and the comprehensive planning proposal of the property to be reclassified B. L.

BALTIMORE COUNTY, MARYLAND

NTER-OFFICE CORRESPONDENCE

#71-26R

Date. July 24, 1970

Zoning Commissioner
Mr. George E. Gavrelis, Director of Planning

Petition #71-26-R. Northeast corner of Bultimore and Allegheny Avenues
Petition for McClassification from R.A. to B.L. Zone
The Vestry of Trinity Church, Towsontown - Petitioners

9th District

HEARING: Thursday, July 30, 1970 (2:00 p.m.)

The Stoff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R.A. to B.L. zoning. In connection with a series of studies both by the Planning Stoff and consultants relating to future growth and zoning for central Towon, recommendations have been made to increase the supper and or commercial zoning within the core carea of Towson. In maps adopted by the Planning Board last February almed at comprehensively rezoning the Country, Business, Major zoning was recommended for the subject property.

We voice no objection and do endorse the request for reclassification have

GEG:msh



FROM THE OFFICE OF GROAGE WILLIAM STEPHENS, JA. AND ASSOCIATES, INC. SMCINEERS
P.O. BOX # 6828, TOWSON, AD. 21204

Description to Accompany John Petition for Reclassification From Existing &A Jone to BL Zove 120 Allegheny Ave. Trinity Episcopal Church.

Seginning for the same at a point formed by the intersection of the north side of Allegheny Averue and the east side of Baltimore Avenue, more properly northeast corner of said intersection and running thence binding side of said Baltimore Avenue North 6º 29' 20' East 166.00 feet, 20" West 166.00 feet to the hersin mentioned north side of Allegheny thence binding on said north side of Allegheny Avenue North 83° 30' 40" dest 96.25 feet to the place of beginning.

Containing 0.374 acres of land more or less.





BALTIMORE COUNTY ZUNING ADVISORY COMMITTEE

1

June 11, 1970

BUREAU OF FIRE PREVENTION

HEALTH DEPARTME

PROTECT PLANNING

BUILDING DEPARTMEN

BOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

DATE 8/3/20

Jos. on Bowle, Esq. 22 West Pennsylvania Avenue Charman

RE: Type of "merine: Reclassification from an R.A. zone to an B.L. zone, and for Special Exception Location: N/E Cer, of Int. of Balti. 6 Allegheny Aves. Petitioner: The Vestry of Trinity Church Committee Neeting of April 21, 1970 9th Bistr.et Item 245 METABERS BUREAU OF ENGINEER NO DEPARTMENT OF STATE ROADS COMMIS

The Jonin; Advisory Committee has reviewed the plans submitted with the above referenced petition and has nade an on site field inspection of the property. The following comments are a result of this review and inspect on.

To low ing comments are a result or this review and inspect on.

25 story building which is used as a rectory for the Trinity
Episcopal Church which borders the property immediately to the
east. The oruperty to the north is improved with two dwellings,
30 to 50 year bracket, in excellent repair. The property to the
south is improved with an office building and a parking
facility which is presently under construction. Allegheny
Avenue and Baltimore Avenue are improved with concrete curb
and gutter.

BUREAU OF ENGINEERING:

Allegheny Avenue and Baltimore Avenue are existing curbed streets which shall ultimately be improved as a 40-foot curbed street on an 80-foot right-of-wey and a 40-foot curbed street on a 60-foot right-of-wey respectively.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration

June 11, 1970 . 2 .

60

Storm Drains: (Continued)

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.

Sediment Control:

Devel-pment of this property through stripping, grading and stabilization could result in a saddment pollution problem, demaging private and public roldings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Water and Sewer:

Public water and sanitary sewer services are available to serve this site.

PROJECT PLANNING DIVISION:

This office has reviewed subject plat and has no comment.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from RA to BL of .37 acros. This small parcel should create no major traffic problems, Momever, should the land surrounding this parcel change to BL, then some traffic problems may be expected.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

HEALTH DEPARTMENT:

Public water and sewers are available.

Air Pollution Comments: The building or pulldings on this site may be subject to registration and compliance with the Haryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

(1)

- 3 -June 11, 1970

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BOARD OF FOUCATION:

Would not increase student population.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet all requirements of Baltimore County Building Code Rules and Regulations.

ZONING ADMINISTRATION DIVISION: This office is withholding approval of the subject application until revised plans are received indicating the proposed cross section curb and gutter of Allegheny and Baltimore Avenues.

Very truly yours, Ollen X Higer OLIVER L. HYERS, Chairman

OLH: JD

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRES

Mr. Edward D. Hardesty Attn: Oliver L. Hvers

C. Richard Moore

TO:

FROM:

SUBJECT: Item 245 - ZAC - April 2:, 1970 Property Owner: The Vestry of Trinity Church Baltimore Ave. & Allegheny Ave. Reclass. to BL

The subject petition is requesting a change from RA to BL of .31 ucres. This small parcel should create no rajor traffic problems, however, should the land surrounding this parcel change to BL, then some traffic problems may be expected.

Date__April 22, 1970

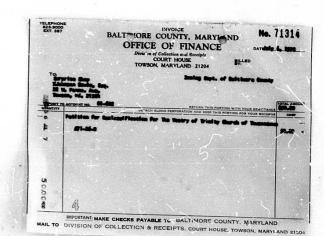
11-16-70

t appearing that by rea	ason of substantial changes in the character of the neighborhood
he above Reclassificati	on should be had; zadciteducther.oppearingcthat.blporesonce-texexexexexex
Special-Succeptions for	w the Zoning Commissioner of Ealtimore County this.
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	, 198.79, that the herein described property or area should be and
e same is hereby recla	ssified; from aD RA zone to a BL
Secretarios de la companione de la compa	benefities for access or access coccase access contained the card, the assess is
from and after	r the date of this order, subject to the approval of the site plan by
Office of Plann	
2	DEDUTY Zoning Commissioner of Baltimore County
N.	/
Pursuant to the ad	ivertisement, p ing of property and public hearing on the above retition
I E	reason of
18	A CONTRACTOR OF THE PROPERTY O

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e above re-classification	on should NOT BE HAD, and or the Special Exception should NOT BE
RANTED.	
	the Zoning Commissioner of Baltimore County, thisday
	, 196 that the above re-classification be and the same is hereby
ENIED and that the al	bove described property or area be and the same is hereby co "in-ed as and
remain a	zone; and or the Special Exception for
**************	be and the same is hereby DENIED
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PETITION FOR RECLASSIFICATION Sh DISTRICT ZORING Phon R.A. to B.L. Zone,	TOWSON I MES
LOCATION: Reathers over of Relations on the State of Reathers and State of Reathers of Rea	724 YORK 90AD 821-7500 TOWION, MD 21204
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Republisher of Baltimore County, will hold a public hearing.	July 13 - 19 7
Present Zenine B A	THIS IS TO CERTIFY, that the annexed advertisement of
Personal Learner E	Edward D, Hardasty Borling Commissioner of Baltimore County TOWNON was inserted in THE EDWINGSHIP THES, a weekly newspaper published in Baltimore County, Maryland, once a week for one weekly before the 13th lay of July 19 70, that is to say, the same was inserted in the issued of July 9, 1970.
plat plan filed with the noning Department Rearing Date Thursday, July 30, 1970st 200 P.M.	STROMBERG PUBLICATIONS, Inc.
Office Building, 111 W. Cheespeak Avenue, Townes, Md. BY ORDER OF EDWARD D. HARDESTY ZOMING COMMISSIONER OF BALTIMORE COUNTY	By Ruth Morgany

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Johnson Brai 22 West Pers Pressen Berr	o, Boydro sylvenia Aven Send 21005			•	
	PULLILINEE (COUNTY OFFICE OF	PLANNING AND	ZONING	
		County Office 1)1 W. Chesapes Towson, Maryla	Building		
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-	-854	-	_ day of	Juma	
			40	06. 11	1
			EDWARD D. H	HOEST, Ha	edesty
Petitioner	Section Commission of the Comm	Trially Charge	Zoning Com	1881oner	
Petitioner	s Attorney	ann Dule, De	ukre Revi	wed by Muse	13
		THE RESERVE OF THE	Market Co.		of the



251845

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

DATE OF FINANCE

TOWN HARTLAND 212M

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TOWN MARYLAND 212M

AND THE PROPERTY OF THE PROPERT

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

		39		
PERTIFICATE	OF	PUBLICATION		

TOWSON, ND. JULY 9, 1970

TOWSON, ND. JULY 9, 1970

TOWSON, ND. JULY 9, 1970

THIS IS TO CERTIFY, that the americal advertisement was published in The JEFFERSONIAN, a we-kly newspaper printed and published in Towson, Baltimore County, Md. once in each county of the second state of the

THE JEFFERSONIAN.

ost of Advertisement, \$

