

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carney Assembly of God 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 for a Variance from Section 1802.33B (2)(c) to permit a front yard of 25' from the property line and 55' from the center of street instead of the required 40' and 65', respectively.

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

1. The nine (9') feet extension to the existing building is for the access steps to the main floor level.
2. We feel that to exclude these steps by walls and put we are creating a safer means of access for the public using this building. Also it will prohibit neighborhood children from playing in the steps and would eliminate the possibility of them injuring themselves by falling.

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.

BY Carney Assembly of God Church
Contract purchaser
Address 3319 Summit Avenue
Baltimore, Md. 21234

Address 3319 Summit Avenue
Baltimore, Md. 21234

Address 3319 Summit Avenue
Baltimore, Md. 21234

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of September, 1971, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on 28th day of October, 1971, at 10:30 o'clock.

Henri W. Hanna
Zoning Commissioner of Baltimore County.

(over)

Beginning at a point 455.62' N. of Madgett Road in the 11th District of Baltimore County and thence running North 3° 13' E for 100', then North 86° 47' W for 318.57', then S 10° 04' E for 102.75', then S 86° 47' E for 294.95' to the point of beginning. The development known as "Home Acres", Lot #79, known as 3319 Summit Avenue as recorded in Land Records of Baltimore County in Liber 2639, Page 292.

CARNEY ASSEMBLY OF GOD

3319 SUMMIT AVENUE
BALTIMORE, MARYLAND 21234



Rev. CARL JONES, Pastor
477-1806

October 26, 1971

Mr. S. Eric DeNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Carney Assembly of God
Order 10/28/71
Variance 72-113-A

Dear Mr. DeNenna:

We would like to request waiver of the thirty-day appeal period in connection with the Zoning Variance ordered by you today. We stand ready to accept full responsibility in the case any appeal is made during that time.

This request is made due to the contract price we have from the builder, who has held this price for over 90 days, and should we have to wait the thirty extra days, we may run into difficulties in November if the President's "Freeze" is lifted.

We would be most appreciative of your consideration of this request.

Very truly yours,
Carl Jones
Rev. Carl Jones, Pastor

CJ:ew

SUNDAY SERVICES—
Sunday School and Adult Bible Class 10:00 A.M.
Sunday Morning Worship 11:00 A.M.
Sunday Night 8:00 P.M.
MID-WEEK SERVICE—
Thursday (Bible Study) 8:00 P.M.

BALTIMORE COUNTY, MARYLAND		255
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE	Oct. 27, 1971	ACCOUNT 01-662
AMOUNT		\$43.25
DISTRIBUTION		
WHITE - CASHIER	GREEN - ASSESSOR	YELLOW - CUSTOMER
3319 Summit Ave. Carney, Md. 21234 Advertising and posting of property - #72-113-A 11/1/71 28 43.25 REC		

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 10, 1971

Carney Assembly of God Church
3319 Summit Avenue
Baltimore, Maryland 21234

RE: Type of Hearing: Variance
Location: W/S Summit Ave., 455' N. of
Madgett Rd.
Petitioner: Carney Assembly of God Church
Committee Meeting of July 20, 1971
11th District
Item 19

Gentlemen:

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 located on the west side of Summit Avenue. It is currently improved with a one story masonry building that is used as a church. There is a driveway on the north side that is used as an entrance to the subject property and there is an exit on the south side of the subject church. There are residential dwellings existing both to the north, south and east of the subject site. To the rear it is wooded and there is a small stream located to the rear portion of the subject property.

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

Summit Avenue, an existing County road, is proposed to be improved in the future as a 30 foot cleared type highway cross section on a 50 foot right of way. Highway improvements are not required at this time. However, highway right of way widening, together with reversible easement for slopes will be required in conjunction with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County standards.

Carney Assembly of God Church
Item 19
August 10, 1971

Sediment Control

Development of this property through stripping, 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 stripping of top soil.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Water and Sewer

Both public water supply and sanitary sewerage are available to serve this property which is presently utilizing a metered water connection and a private on site sewage disposal system. This property should be connected to the existing 8 inch public sanitary sewer in Summit Avenue (Drawing 59-574, A-10).

DEPT. OF TRAFFIC ENGINEERING

Although the plan as shown is minimum, it is operated adequately at present and variances should have no major effect on traffic.

BOARD OF EDUCATION

No bearing on student population.

BUILDINGS ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Parking Lots, Section 402.101.

ZONING ADMINISTRATION DIVISION

This office is approving the subject site, however, revised plans as required by the Bureau of Engineering and the Health Department will be required.

Carney Assembly of God Church
Item 19
August 10, 1971

by the Bureau of Engineering and the Health Department will be required prior to the hearing.

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:JD
Enc.

S. Eric DeNenna
Zoning Commissioner

Reverend Carl Jones
Carney Assembly of God
3319 Summit Avenue
Baltimore, Maryland 21234

RE: Petition No. 72-113-A

Dear Reverend Jones:

This letter is in reply to your inquiry of October 26, 1971, wherein you requested a waiver of our thirty (30) day appeal period. I will grant this waiver with the understanding that the Carney Assembly of God accept full responsibility in case any appeal is made to the Baltimore County Board of Appeals. You may file your building application at your earliest convenience.

Very truly yours,

S. ERIC DE NENNA
Zoning Commissioner

By Ruth Morgan

Cost of Advertisement, \$.....

Ligon

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

H72-115-A

District: 11th

Date of Posting: Oct. 6 - 71

Posted for: Kenneth Sharkey est. 28 - 1921 S. 130 P.M.

Petitioner: Carmy Assembly of God Church

Location of property: NW 1/4 of Summit on N.W. 42nd St. No. 2

Margaret B.

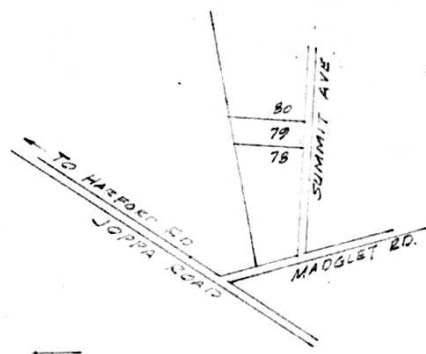
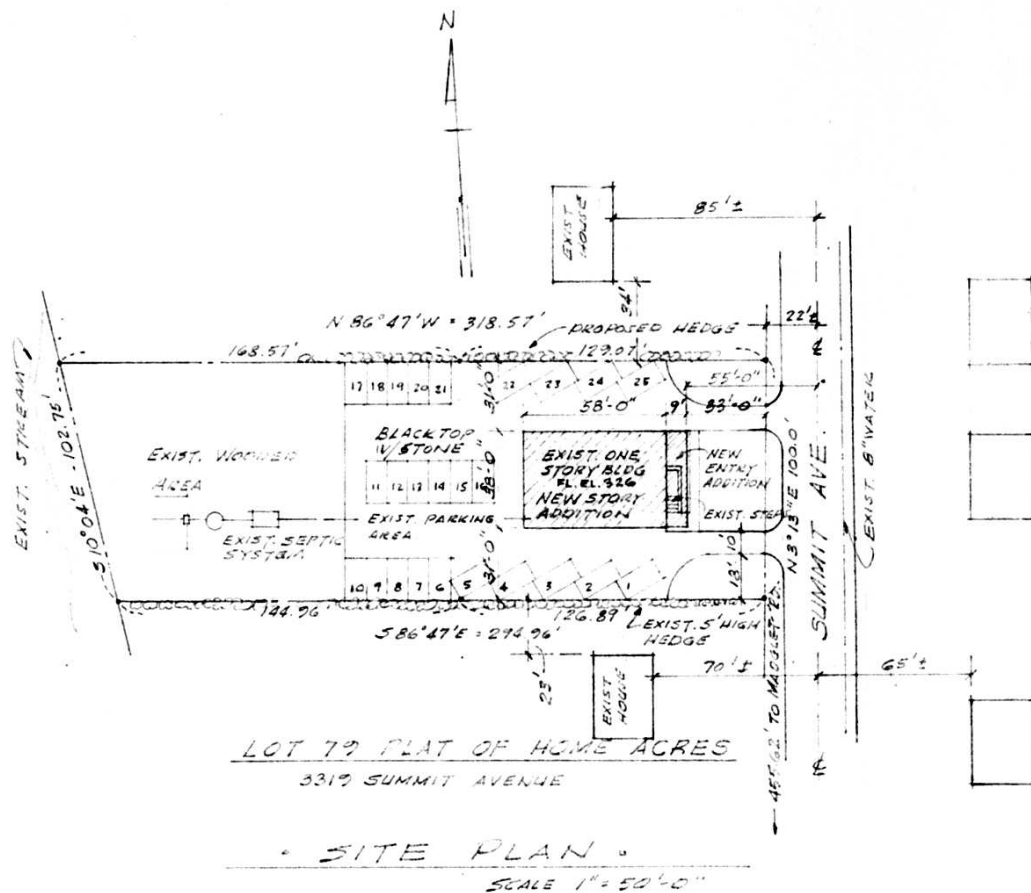
Location of Signs: 1 sign posted Sept. 10 2nd fl. Church

Remarks:

Posted by: Shirley H. Hess

Signature

Date of return: Oct. 14 - 71



- NOTES.
1. ELECTION DISTRICT 11
 2. AREA OF PROPERTY 28,600 sqft.
 3. NO CHANGE TO SITE WORK, PARKING DRIVES, UTILITIES EXISTING TO REMAIN.
 4. EXIST. ZONE D.R.S.
 5. PARKING FOR 150 SEATS = 25 SPACES

MAP:	41C
ELECTION:	NE 100E
DISTRICT:	11
D-TE:	7/19/71
TYPE:	
HEARING:	YMR
BY:	4.4
FINAL:	12/19/71
BY:	4.4

CARNEY ASSEMBLY OF GOD CHURCH

3319 SUMMIT AVE BALTIMORE COUNTY, MD.

ALTERATIONS & ADDITIONS TO

CARNEY ASSEMBLY OF GOD

CHURCH

C-1

DATE: 4/1/71

REV. 7/1/71

