

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
KINGSTON PARK BAPTIST CHURCH, INC.

I, or we, the 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 1802.301 to permit a rear yard of 151'-0" (V.B.2.) and/or V.B.1d instead of the required 50'-0" and to Sec. 102.3 & 1802.28 (50d) to permit a setback of 151'-0" between buildings instead of the required 40'-0".

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for following reasons (indicate hardship or practical difficulty)
1. Urgently need additional classroom space due to the increased enrollment of children.
 2. Existing frame constructed Sunday School Building must be demolished due to deterioration of wood members. The cost of repairs and maintenance would be extremely costly to the Church.

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: Donald S. Hill Legal Owner
Address: 142 KINGSTON PARK RD BALTIMORE MD 21202

Planner's Attorney: _____
Protestant's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this... 20th... day of December, 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 the 24th day of January, 1972, at 10:00 o'clock.

John P. Linn
Zoning Commissioner of Baltimore County.

ZONING DESCRIPTION
Kingston Park Baptist Church

Beginning at a point 600' ± East of the Intersection of Cockspur Road and West Kingston Park Lane and being recorded among the land records of Baltimore in Liber G.L.B. No. 2596 Folio 269 and Parcel 2 in G.L.B. No. 4499 Folio 278 containing Parcel 1) 1.2 acres Parcel 2) 0.326 acres

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner
FROM: George E. Cavelli, Director of Planning

DATE: January 24, 1972

SUBJECT: Petition 72-165-A. Beginning 600 feet, more or less, east of the intersection of Cockspur Road and West Kingston Park Lane Kingston Park Baptist Church, Inc. - Petitioner

15th District

HEARING: Monday, January 24, 1972 (10:00 A.M.)

The planning staff will offer no comment on this petition.

ALBERT K. BROUGHTON A.I.A. & ASSOCIATE ARCHITECT
6 BLISTER STREET BALTIMORE 20, MD. MURDOCK 6-5092

JAMES S. CALWELL ASSOCIATE NO. 5-2860

RE: Type of Hearing (various)
Location: Int. of 20' S. E. Kingston Park Lane & W/S W. Kingston Park Lane
Date: See meeting of August 31, 1971
District: 15th District
Case No. 72

Dear Mr. Dyer,
May we thank you for your letter of September 21, 1971 wherein you transmitted your departmental comments for the proposed project. For the purpose of clarity, we will reply to the comments categorically in the same order in which were given.

Bureau of Engineering
Generally we have redrawn the plot plan to a larger scale in order to show the existing gravel roads as they exist now separately in respect to the property lines and existing county road right of ways. We have also had a physical survey of the immediate neighborhood and have shown all existing utility, septic tanks, privies, adjacent structures, etc. To facilitate your review, we have "marked" in red, the locations of all wells and septic tanks as they exist in respect to this property. We obtained prints of your drawings numbered (B00-0050-2) and have shown all proposed utility easements, and right of way widening which is required in respect to this property.

Highways
We have revised the plot plan to show the proposed 20 foot closed type roadway on the 20 foot right of way for the South Lane. We have shown the 6 foot strip of land along the South Lane necessary to provide a 30 foot right of way. We have revised our parking lot layout in order to provide one (1) single main entrance to the church site from the proposed South Lane. We acknowledge the fact that the final entrance location to the parking lot is subject to approval by the Department of Traffic Engineering. We also acknowledge that entrance design must comply with Baltimore County Standards. We have revised the plot plan to show the 20 foot right of way and 16' roadway required for both East and West Kingston Park Lane. The owners are aware that the widening of the right of way are required from this property and take no exception to this requirement. We take note of your comment that the ultimate improvements proposed for East and West Kingston Park Lane will consist of a 20 Foot modified



GE Gmh

ORDER RECEIVED FOR FILING
DATE 1/19/72
BY [Signature]

72-165-A
72-165-A
72-165-A

ALBERT K. BROUGHTON A.I.A. & ASSOCIATE ARCHITECT
6 BLISTER STREET BALTIMORE 20, MD. MURDOCK 6-5092

JAMES S. CALWELL ASSOCIATE NO. 5-2860

concrete curb and gutter roadway situated on the 25 foot right of ways. This too, would be a much needed improvement to the Community. We have obtained copies of right of way plans (B00-005-283) and have approved the contents of the requirements relative to grading. However, this site is virtually flat and we do not anticipate any grading problems in respect to the placement of the proposed building, development of parking lot, or entrance to the site.

Settlement Controls
Because of the topographical nature of the site (being virtually flat) we anticipate doing very little grading and practically no disturbance of existing grade conditions. The building planned will be arch on grade construction for the first floor. Consequently very little earth will be disturbed on this site. However, we do concur with your study of requirements for settlement control and will furnish the necessary grading drawings required for any grading or building permits.

Storm Drains
The revised plot plan does not provide for any storm drains at this site inasmuch as we felt there was no surface water problem with the development of this site. Our study of the site has never disclosed any surface water problem being generated from this site to adjacent properties. We designed the original church building several years ago and to date have never encountered any surface water problems, even in the severest storms for this area. We do plan to install either crushed stone or flag surface to the new parking lot which will also help to keep any surface water on the site.

We have shown the 10 foot utility easement on the adjacent parcel of land which is owned by the church, reference to your drawing (B00-005-283). This easement provides no problem to the church inasmuch as no structures are located on the site and the site will normally be used only for overflow parking. In respect to your last comment on surface water, we do not anticipate any problem for reasons outlined. However we do wish to acknowledge the conditions and acceptance of responsibility.

Wells
In respect to the water supply problem in the community, we made a detailed survey of the wells in the area. These wells have been located and "marked" in red on the revised plot plan for your convenience. In respect to the existing well located on the church property, our survey disclosed that the well supplies water to the church and to houses # 102, 104, 106, and 108 only.

ALBERT K. BROUGHTON A.I.A. & ASSOCIATE ARCHITECT
6 BLISTER STREET BALTIMORE 20, MD. MURDOCK 6-5092

JAMES S. CALWELL ASSOCIATE NO. 5-2860

Project Planning Division
We wish to thank this division for offering their assistance and expertise in regard to the parking layout as previously presented. We have carefully restudied the parking requirement and have revised the parking on the new plot plan, coming up with a scheme which we feel now satisfies the parking requirements. However, we are not adverse to constructive criticism and would welcome any additional suggestions for improvement to this scheme.

Traffic Engineering
We wish to acknowledge the comment of this division. We wholeheartedly agree with their comment relative to the poor condition of the existing streets. We hope the county authorities are able to undertake the improvements to the streets leading to this community in the very near future.

Building Engineer's Office
We wish also to acknowledge this office's comments. The proposed educational building has been designed, to the best of our knowledge, to conform with the Baltimore County Building Code. We shall endeavor to make any changes required by this office for strict conformance to the code. We have also noted your comment referenced to Section 109.101 for parking lots and will conform to this requirement.

Health Department
In regard to this department's comment, we respectfully and most earnestly ask for relief. On the subject of sewage, please note the fixture count given on the revised plot plan. With the proposed demolition of the present frame classroom building and the removal of toilet fixtures from the existing church, our net gain of toilet fixtures in this proposed new facility is absolutely none. We have maintained exactly the same number of fixtures. In the new design, we have concentrated on consolidating the toilet fixtures for both sex in one central area. This approach was taken for functional as well as economic reasons. All toilet fixtures would discharge into the existing septic tank and drain field which was approved by the health department approximately seven (7) years ago at the time we designed the church building. We also wish to state that the new classroom building will be used only for Sunday school purposes. There will be no daily classes held in the facility. We questioned the church committee in respect to the function of the present sewage system and it was emphatically stated that there has been no problem whatsoever with this system. Under the circumstances, we wish to assure you that this construction has no desire to perpetuate a problem. If they honestly felt a problem existed, their only desire for the construction of this new building is to remove their children from a very old building which we all

ALBERT K. BROUGHTON A.I.A. & ASSOCIATE ARCHITECT
6 BLISTER STREET BALTIMORE 20, MD. MURDOCK 6-5092

JAMES S. CALWELL ASSOCIATE NO. 5-2860

know is nonconforming and is a hazard to the children's safety. In summary, the toilets in the new building would hardly ever be used, except perhaps by one or two persons on Sunday or perhaps during an evening meeting. Inasmuch as these toilets do not generate daily use, we respectfully ask for reconsideration by the health department for relief of their regulations.

In respect to the private water supply from the existing well, we now know as a result of a very close survey, that only a few houses previously mentioned and the church, draw water from this well. It therefore appears to be a question in regard to the condition of this water, we respectfully request that the health department have a sanitation conduct a water sample test to assure everyone involved, whether or not any bacteria presently exist in the water of this well. Certainly, the church authorities do not wish to expose either members of their congregation or their neighbors in the community to any chance of contamination which could conceivably affect these persons' health. Consequently, we asked that this test be conducted to relieve everyone's apprehension, including the county health authorities in order that the existing well can be used in good conscience until public water supply is available to this community.

Fire Department
We wish to acknowledge the comment of this department with assurance that the new building will be constructed in conformance to the Fire Department's 101, Life Safety Code. One of the prime reasons the church present wood frame and finish structure is very old, has no sprinkler protection whatsoever and is personally felt as a professional, it is a constant danger to this community. As a fire standpoint, this building was heavily damaged during the August 1968, storm. Even though there appears to be no serious structural damage, it is possible that this structure is ready to the relief of the community.

Board of Education
The proposed structure will be used solely for Sunday school activities.

Zoning Administration Division
We are submitting revised plot plans incorporating all information requested in your letter of September 21, 1971. We sincerely hope that this resubmission of plans along with this letter of explanation will enable your agency to now schedule a hearing date in the near future for this project. If for some reason, your agency deems it necessary to submit additional information on our plans, we will be very happy to comply to these requirements.

cc: Mr. Claude Slagter

Very truly yours,
Albert K. Broughton A.I.A.
Albert K. Broughton A.I.A.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
ATTN: Oliver L. Myers
FROM: Ellsworth M. Dyer, P.E.

DATE: February 22, 1972

SUBJECT: 72-165-A (1971-1972)
Property Owner: Kingston Park Baptist Church, Inc.
Int. of 20' S. E. Kingston Park Lane & W/S W. Kingston Park Lane
Present Zoning: D.C. 105
Proposed Zoning: Variance from 1802.301 rear yard; 102.3 and 1802.28 (50d) distance between buildings
District: 15th
No. Acres: 1.526

The following is furnished in regard to the revised Plot Plan, dated October 1971, submitted for Zoning Advisory Committee review in connection with this item.

General
The comments transmitted by this office, dated September 16, 1971, in connection with this item 42 (1971-1972), remain valid and applicable. However, clarification of those comments, regarding the proposed ultimate 30-foot right-of-way for South Lane, appears to be required as follows:

The 6-foot highway right-of-way widening strip, to provide a 30-foot right-of-way width for South Lane, is required from the frontage of this property (the church site) and will be required in connection with any grading or building permit application for this site. A sidewalk (4 feet wide) is also required along this South Lane frontage of the Church site. Construction drawings for South Lane are being prepared; therefore, elevation and grade is available for the design of their proposed entrance apron.

In connection with the proposed improvement of both East and West Kingston Park Lane, a reversible slope easement (5 feet wide) is required along the Church site frontage of these lanes to facilitate road construction in the relatively limited area. The reversible slope easement is to be contiguous to the highway widening (17.5 feet) shown on Right-of-Way Plan B00-008-2 and 3.

This office has no further comment in regard to the revised plan, dated October 1971.

Ellsworth M. Dyer, P.E.
Ellsworth M. Dyer, P.E.
Chief, Bureau of Engineering

END:EM:MR:js
cc: J. Trenner/J. Leese/S. Bellestri/O. Keys/PLB

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21284
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Attn: Oliver L. Myers Date: December 7, 1971

FROM: Michael S. Flanigan

SUBJECT: Item 42 - Revised Plan
Petitioner: Kingston Park Baptist Church
E. Kingston Park Lane & W. Kingston Park Lane

Revised plans must be submitted at the building permit stage. The revised plans should show better circulation on the parking lot and curbing around the parking lot. Should the developer have any problem laying out the parking lot, this department will assist.

Michael S. Flanigan
Traffic Engineer Associate

MSF:nr

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 21, 1971

Kingston Park Baptist Church, Inc.
120 Kingston Park Road
Baltimore, Maryland 21220

RE: Type of Hearing: Variance
Location: Int. of 30 1/2 S. E. Kingston Park Lane & 40 1/2 W. Kingston Park Lane
Petitioner: Kingston Park Baptist Church, Inc.
Committee Meeting of August 31, 1971
15th District
Item 42

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 presently improved with a two story masonry church, with the surrounding properties improved with dwellings 25 to 50 years of age. In good repair. W. Kingston Park Lane and E. Kingston Park Lane do not exist as shown on the petitioner's site plan and are not improved with concrete curb and gutter.

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.

General:

The submitted plan must be revised to correctly depict the outlines of the subject properties and adjacent properties, and to properly orient and show all of the physical features, i.e., roads, walls, septic tank, structures, etc.

Proposed utility easement, highway right of way and widening required from these properties must be indicated on the revised plan (See RW 69-008-2 & 3).

Highways:

South Lane is proposed to be constructed as a 24 foot classed type roadway cross-section on a 2 1/2 foot right of way in

Kingston Park Baptist Church, Inc.
Item 42
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conjunction with the Development "Resubdivision of Part of Section Six Hawthorne", (Recorded O.T.G. 34, Folio 110). Sidewalk and highway right of way widening, consisting of a 6 foot strip of land along the South Lane frontage of this property to provide a 30 foot right of way, will be required in connection with any grading or building permit application. It is suggested that entrance be considered only from the proposed South Lane for the "church site".

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

East Kingston Park Lane and West Kingston Park Lane, adjacent to this property, are proposed to be improved subsequent to installation of public utilities, with an interim 16-foot open-type roadway cross-section on a 25 foot right of way. Construction drawings are being prepared for this interim improvement. Highway right of way and widening is required from this property for this proposed road improvement (See RW 69-008-2 & 3).

The ultimate improvements proposed for East and West Kingston Park Lanes in this area, consist of a 24 foot modified, concrete curb and gutter roadway cross-section on a 25 foot right of way (No sidewalks are proposed).

Although highway improvements are not being required at this time, highway right of way and widening, together with any necessary reversible slope easements, will be required in connection with any grading or building permit application (See right of way plats RW 69-008-2 & 3). At such time as the ultimate highway improvements are required, the adjoining property owners will be assessed per Baltimore County policy.

For further information, the petitioner is advised to contact the Chief of the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering.

Sediment Control:

Development of this property through striping, 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.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had, and it further appearing that by reason of the granting of the Variance requested will not adversely affect the health, safety and general welfare of the community a Variance to permit a rear yard of fifteen (15) feet instead of the required fifty (50) feet and to permit a setback of fifteen (15) feet between buildings instead of the required forty (40) feet should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 21st day of February, 1972, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, to permit a rear yard of fifteen (15) feet instead of the required fifty (50) feet and to permit a setback of fifteen (15) feet between buildings instead of the required forty (40) feet subject to the approval of a site plan by the Bureau of Public Services, Deputy Zoning Commissioner of Baltimore County and the Office of Planning and Zoning.

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, this 7th day of February, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
2/1/72 - 80-46000-000

Kingston Park Baptist Church, Inc.
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Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

Although provisions for accommodating storm water or drainage have not been indicated on the submitted plan, storm drains will be required in connection with any grading or building permit application and any highway improvement. A utility easement is required through the lot of ground east of East Kingston Park Lane (See RW 69-008-2).

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:

Public water supply is not available to serve this property which utilizes its private well as its source of water supply at the same time supplying a number of the homes in the area from the same well.

Public water mains are being designed to serve all of the properties in this area (See Drawings: #68-0828 and 0901, File 3).

For further information, the petitioner is advised to contact the Chief of the Water Design Group of the Baltimore County Bureau of Engineering.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

The owners should meet with this office to work out a more efficient parking layout.

TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic. However, it must be pointed out that due to the existing conditions of the streets in this area, some traffic problems may result.

Kingston Park Baptist Church, Inc.
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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 Section 409.10H, re: Parking Lots.

HEALTH DEPARTMENT:

This department will not approve any further improvements on this property until such time as public water and sewer are made available.

FIRE DEPARTMENT:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1957 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

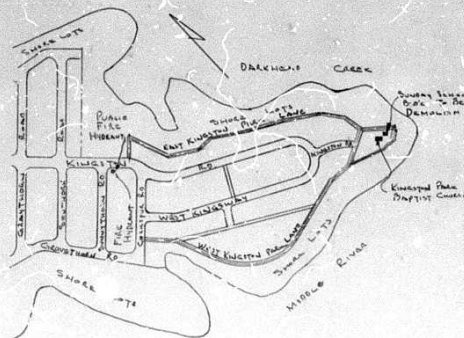
No bearing on student population.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date on the subject site until such time as revised plans are submitted in accordance with the Bureau of Engineering comments, Health Department comments, and Project Planning comments in the foregoing.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JN
En.



LOCATION PLAN
SCALE 1" = 500'

HAWTHORNE
PLAT OF MR. ELEANOR DINT NOLAN
PLAT RECORDED IN BALTIMORE COUNTY IN PLAT BOOK G.L.A. 425
FOLIO 9135 RECORDED FOR RECORD JUNE 19, 1971 W.D.C. 20 P. 100-701

| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
|---|----------|----|------------------|----|-----------|----|--|----|-----------|----|
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added - outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: <u>UOB</u> | | | Revised Plans: | | | | Change in outline or description: <u>Yes</u> | | | |
| Previous case: | | | Map # <u>4 B</u> | | | | | | | |

Kingston Park Baptist Church, Inc.
120 Kingston Park Road
Baltimore, Maryland 21220

Item 42

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

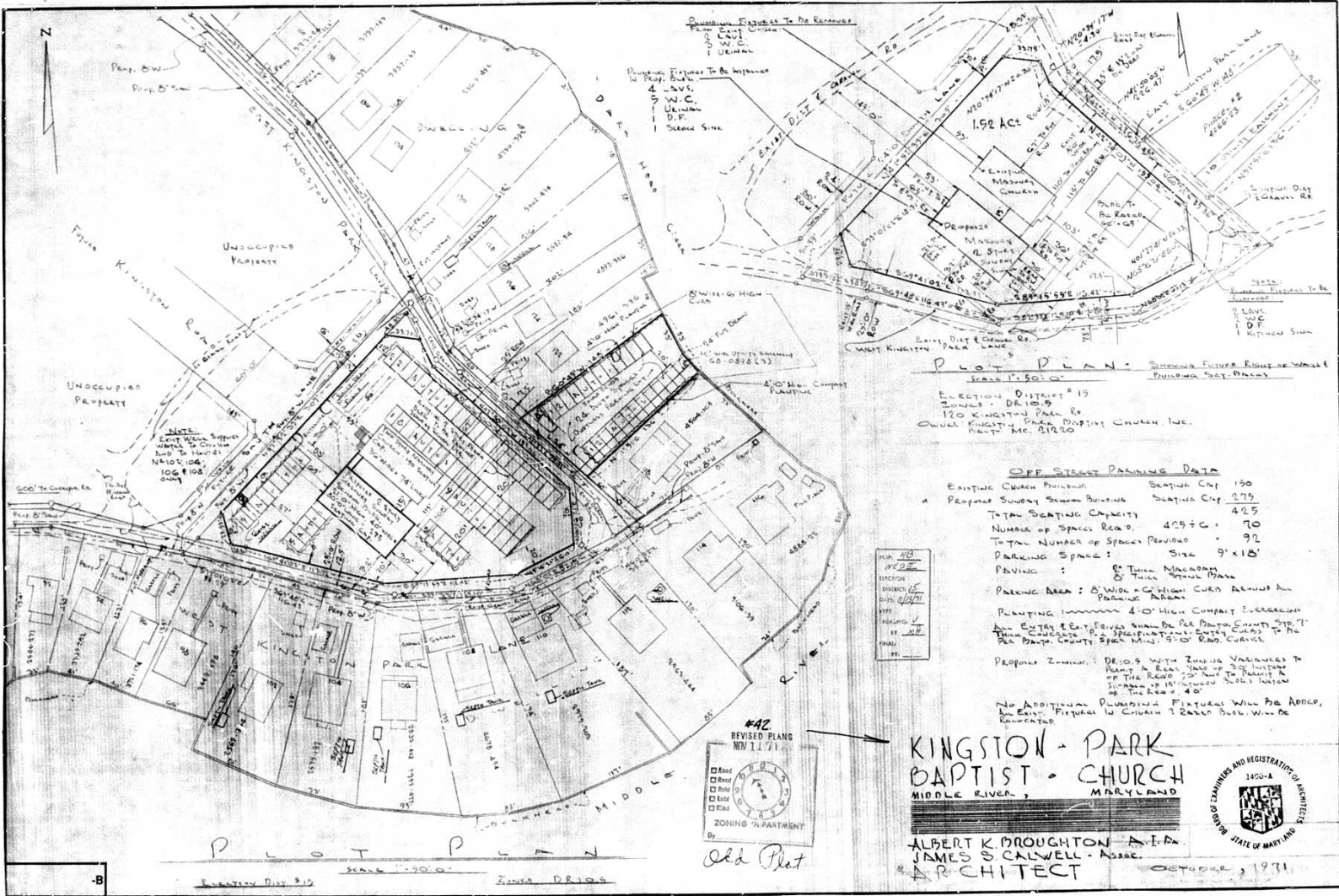
Your Petition has been received and accepted for filing this 21st day of December, 1971

S. Eric DiNenna
Zoning Commissioner

Petitioner: Kingston Park Baptist Church, Inc.

Petitioner's Attorney

Reviewed by: Oliver L. Myers
Chairman
Advisory Committee



Proposed Features To Be Retained
 1. LAUL
 2. W.C.
 3. UPRNAL

Proposed Features To Be Removed
 4. -AVI
 5. W.C.
 6. UPRNAL
 7. D.F.
 8. Second Side

PLOT PLAN - Showing Future Building on Subject
 SCALE 1"=50'-0"
 ELECTION DISTRICT #19
 ZONING - DR 10-B
 1100 KINGSTON PARK RD
 OWNED KINGSTON PARK BAPTIST CHURCH, INC.
 PART - MC. 21220

OFF STREET PARKING DATA

| | | |
|---------------------------------|--------------|----------|
| EXISTING CHURCH BUILDING | SEATING CAP. | 150 |
| PROPOSED SUBSIDIARY BUILDING | SEATING CAP. | 275 |
| TOTAL SEATING CAPACITY | | 425 |
| NUMBER OF SPACES REQUIRED | | 70 |
| TOTAL NUMBER OF SPACES PROVIDED | | 92 |
| PARKING SPACE: | SIZE | 9' x 18' |

PAVING : 8" TULL MACADAM
 8" TULL SPALL MASS

PARKING AREA : 8" WIDE CURB CURB AROUND ALL PARKING AREAS

PLANTING : 4" HIGH COMPANY SUBSTITUTES
 ALL ENTRY & EXIT POINTS SHALL BE PER PLANT COUNTY SPEC. TO
 THIN CHOCOLATE PLANT SPECIFICATIONS ENTRY SHALL BE TO THE
 PER PLANT COUNTY SPEC. MIN. 5'00" HIGH CURB

PROPOSED ZONING : DR 10-B WITH ZONING VARIANCES TO
 PERMIT A BEAR TEND OF 200' OUTSIDE
 OF THE ROAD 75' AWAY TO PERMIT A
 SIGNAGE TO BE INSTALLED 100' AWAY FROM
 THE ROAD & 40'

NO ADDITIONAL PLANTING FEATURES WILL BE ADDED,
 AN EXIST. FIGURE IN CHURCH 2' RADIUS BUSH WILL BE
 MAINTAINED

**KINGSTON - PARK
 BAPTIST - CHURCH**
 MIDDLE RIVER, MARYLAND

ALBERT K. BROUGHTON AIA
 JAMES S. CALWELL - Assoc.
 ARCHITECT



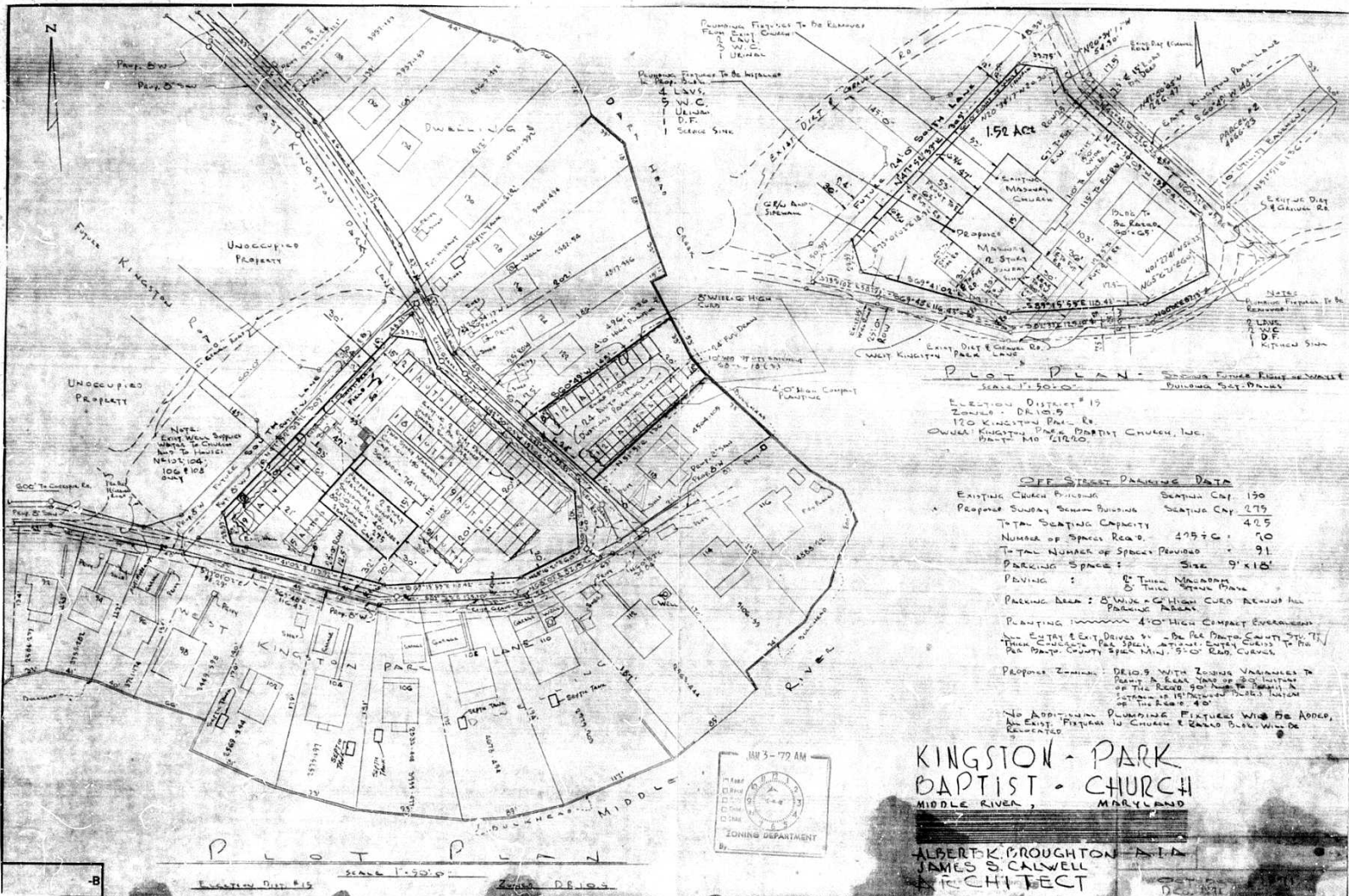
OCTOBER, 1971

#42
 REVISED PLANS
 NOV 11, 1971

Board
 Staff
 City
 State
 Other

ZONING DEPARTMENT
 By: *Old Plot*





PLOT PLAN - Showa Proper Plans as per Zoning Department
 Scale 1" = 20'-0"

ELECTION DISTRICT # 15
 ZONING - DR 10.5
 170 KINGSTON PARK - R.
 OWNER KINGSTON PARK BAPTIST CHURCH, INC.
 PLANT # 101220

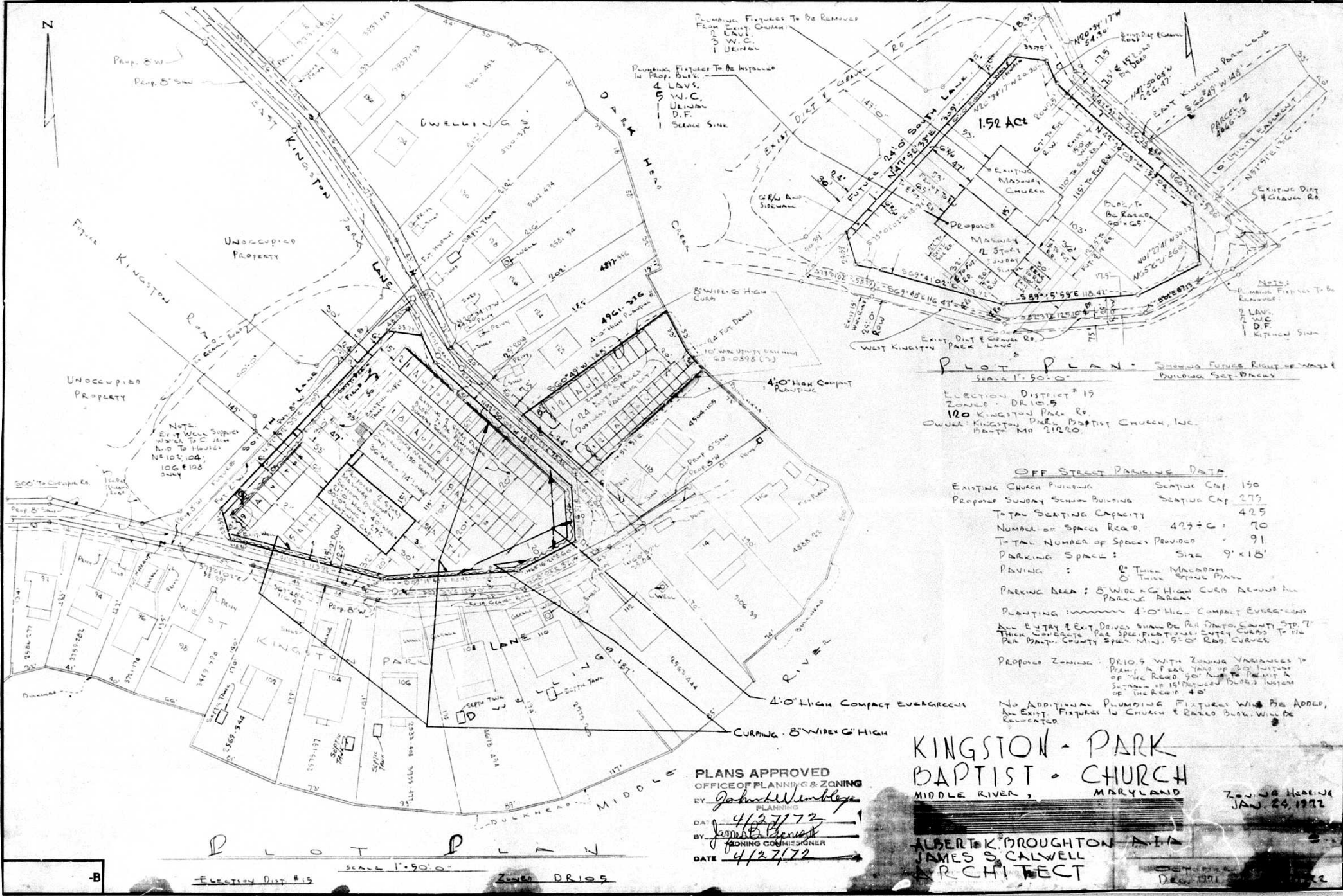
OFF STREET PARKING DATA

| | | |
|--|--------------|--|
| EXISTING CHURCH PARKING | SEATING CAP. | 150 |
| PROPOSED SUNDAY SCHOOL BUILDING | SEATING CAP. | 275 |
| TOTAL SEATING CAPACITY | | 425 |
| NUMBER OF SPACES REQUIRED | | 425 + 6 = 431 |
| TOTAL NUMBER OF SPACES PROVIDED | | 91 |
| PARKING SPACES | | Size 9' x 18' |
| PAVING: | | 8" Thick Macadam 5" Thick Gravel Base |
| PARKING BARR: | | 2" WIDE 4" HIGH CUES ROUNDED ON ALL PARKING SPACES |
| PLANTING: | | 4" HIGH COMPACT EVERGREENS ALONG EXITS & ENTRY DRIVES & ONE PER PARKING SPACES TO THE THREE CORNERS OF EACH SPACE, APPROX. ENTRY CURVE TO THE PARK PLANT COUNTY SPEC. MIN. 5'0" RAD. CURVES |
| PROPOSED ZONING: | | DR 10.5 WITH ZONING VARIANCES TO PLANT A BARR YARD OF 20' MINIMUM OF THE ROAD FOR NORTH & SOUTH SIDING AS 15' MINIMUM DIST. FROM OF THE ROAD 40' |
| NO ADDITIONAL PLANTING FIXTURES WILL BE ADDED, THE EXIST. FIXTURES IN CHURCH & BARR YARD WILL BE REMOVED | | |

**KINGSTON - PARK
 BAPTIST - CHURCH**
 MIDDLE RIVER, MARYLAND

**ALBERT K. BROUGHTON & I.D.
 JAMES S. CALWELL
 ARCHITECTS**





PLUMBING FIXTURES TO BE REMOVED
IN PROP. BLDG.
1 W.C.
1 URINAL
1 URINAL

PLUMBING FIXTURES TO BE INSTALLED
IN PROP. BLDG.
4 LAVS.
5 W.C.
1 URINAL
1 D.F.
1 SERVICE SINK

PLOT PLAN - SHOWING FUTURE PLACEMENT OF WEST BUILDING SET BACKS
SCALE 1" = 50'-0"

ELECTION DISTRICT # 15
ZONE - DR105
120 KINGSTON PARK RD
OWEN KINGSFORD BAPTIST CHURCH, INC.
HART MD 21240

OFF STREET PARKING DATA

| | | |
|---------------------------------|--------------|----------|
| EXISTING CHURCH BUILDING | SEATING CAP. | 150 |
| PROPOSED SUNDAY SCHOOL BUILDING | SEATING CAP. | 275 |
| TOTAL SEATING CAPACITY | | 425 |
| NUMBER OF SPACES REQ'D | 425 ÷ 6 | 70 |
| TOTAL NUMBER OF SPACES PROVIDED | | 91 |
| PARKING SPACE: | SIZE | 9' x 18' |

PARKING : 8' Thick Macadam & Thick Stone Mass
PARKING AREA : 8' WIDE x 6' HIGH CURB ALONG ALL PARKING AREAS
PLANTING : 4'-0" HIGH COMPACT EVERGREENS
ALL ENTRY & EXIT DRIVES SHALL BE PER DISTRICT COUNTY SPEC. 7" THICK CONCRETE PER SPECIFICATIONS. ENTRY CURVES TO FIT PER DISTRICT COUNTY SPEC. MIN. 5'-0" RAD. CURVES
PROPOSED ZONING : DR105 WITH ZONING VARIANCES TO PERMIT A 10' FEET WIDE UP TO 10' HIGH SIGN ON THE ROAD 90' NORTH OF THE INTERSECTION OF THE ROAD 40'
NO ADDITIONAL PLUMBING FIXTURES WILL BE ADDED, ALL EXIST. FIXTURES IN CHURCH & BATH BLDG. WILL BE RELOCATED

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John W. Winkler*
PLANNING
DATE: 4/27/72
BY: *James B. Bennett*
ZONING COMMISSIONER
DATE: 4/27/72

KINGSTON - PARK
BAPTIST - CHURCH
MIDDLE RIVER, MARYLAND

ZONING BOARD
JAN. 24, 1972

ALBERT K. BROUGHTON AIA
JAMES S. CALWELL
ARCHITECT

PLOT PLAN
ELECTION DIST # 15
SCALE 1" = 50'-0"
ZONE DR105

