

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1. or we, Episcopal Church, 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 1A01.3B3 Request a front yard variance of 40' instead of required 50'. Request a side yard variance of 32' instead of required 50'.

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

The reason for these changes are to minimize grave relocations on the property.

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
Mt. Zion African Methodist Episcopal Church
Legal Center
Address: Long Green, Maryland 21093

Richard C. Murray
Petitioner's Attorney
Cook, Mudd, Murray & Howard
Address: 406 Washington Ave., 21204
Phone: 823-4111

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day

of July 1972 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

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 14th day of August 1972, at 1:00 o'clock

P. M.

By John J. Dillon, Jr. Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner
FROM: Oliver L. Myers, Chairman
SUBJECT: Item 208 (1971-1972)
Property Owner: Mt. Zion African M.E. Church
Manor Road, 800' N/E of Long Green Road
Present Zoning: R.S.C.
Proposed Zoning: Variance from Section 1A01.3B3 for front yard variance of 40' instead of required 50' and a side yard variance of 32' instead of required 50'

District: 11th
No. Acres: 3.44 acres

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:
Manor Road, an existing County road is proposed to be improved in the future on a 70-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening based upon the centerline of the existing road.

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

Sediment Control:
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings immediately of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Water and Sanitary Sewers:
Public water and sanitary sewers are not available to serve this property which is employing private onsite facilities.

END:RAC:W/Myers
cc: John Somers

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WM. T. MELSER
DIRECTOR DEPUTY DIRECTOR

July 10, 1972

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

Re: Item 208 - ZAC - June 13, 1972
Property Owner: Mt. Zion African M.E. Church
Manor Road NE of Long Green Road
Variance from Section 1A01.3B3 for front yard var. of 40' instead of req. 50' and a side yard var. of 32' instead of req. 50'
District 11

Dear Mr. DiNenna:

The driveway to this site should be improved to a minimum width of 24 feet.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: August 10, 1972
FROM: Norman E. Gerber, Office of Planning
SUBJECT: Petition #73-30-A, Beginning 348 feet West of Manor Road and 800 feet North of Long Green Road.
Petition for variance for front and side yards.
Mt. Zion African Methodist Episcopal Church.
11th District
HEARING: Monday, August 14, 1972 (1:00 P.M.)

The Office of Planning and Zoning will offer no comment on this petition.

NEG:cm



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 1, 1972

COUNTY OFFICE BUILDING
110 N. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

OFFICE OF PLANNING AND ZONING

STATE PLANNING COMMISSION

BUREAU OF PUBLIC UTILITIES

PLANNING DEPARTMENT

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HARRIS, COOK, MUDDE, MURRAY & HOWARD
409 Washington Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 208
Mt. Zion African M.E. Church - Petitioner

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 attached comments are a result of this review and inspection.

The subject property is located on the northwest side of Manor Road, approximately 800 feet north of Long Green Road, in the 11th District of Baltimore County. Access to this property is via a 24 foot right of way that extends approximately 250 feet from Manor Road. The subject property is currently improved with an existing church and Sunday school building. There is also an existing grave yard and grave stones appear to date back to the 1800's. There are existing residences along Manor Road at the frontage of this property, and there is a residential development known as the Outpost that is currently under development at the rear of this property. No curb and gutter exists along Manor Road at this location.

This petition is accepted for filing, however, revised site plans that indicate those comments reflected by the Bureau of Engineering, the Department of Traffic Engineering, and the Project Planning Office must be submitted prior to the hearing. Also, all structures within 200 feet of the subject property must be indicated on the revised site plans.

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,
John J. Dillon, Jr.
Chairman
Zoning Advisory Committee

JJD:JU

Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

823-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
ATT: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

RE: Property Owner: Mt. Zion African M.E. Church

Location: Manor Road, 800' N/E of Long Green Road

Item No. 208 Zoning Agenda Tuesday, June 13, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (1) Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (2) A second means of vehicle access is required for the site.
- (3) The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- (4) The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (5) The buildings and structures existing on or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code" 1970 Edition prior to occupancy.
- (6) Site plans are approved as drawn.
- (7) The Fire Prevention Bureau has no comments at this time.

Reviewed: 4/3/80 Noted and Approved
Planning Division Deputy Chief
Special Inspection Division Fire Prevention Bureau

4/17/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 20, 1972

DONALD J. ROOP, M.D., M.P.H.
BALTIMORE STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 208, Zoning Advisory Committee Meeting June 13, 1972, are as follows:

Property Owner: Mt. Zion African M.E. Church
Location: Manor Road, 800' N/E of Long Green Road
Present Zoning: R.S.C.
Proposed Zoning: Variance from Section 1A01.3B3 for front yard variance of 40' instead of required 50' and a side yard variance of 32' instead of the required 50'.

District: 11
No. Acres: 3.44

Private water well and private septic system which appears to be working.

Very truly yours,
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:amu

OCT 27 1972



NOTE: DISTANCES SHOWN ARE ONLY APPROXIMATIONS
AND ARE NOT TO BE USED FOR LAND TRANSFER.

PALMER & CLARK INC.
ENGINEERS
J.W. AYLESBURY RD. TIMONIUM, MARYLAND
SCALE: AS NOTED MAY 26, 1972

