PETITION FOR ZONING VARIANCE

#73-30-A FROM AREA AND HEIGHT REGULATIONS 72.30 f) 307/ TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Mt. Zion African Methodist
1, or we Episcopal Churco. 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. yard variance of 40' instead of required 50', Request a side yard variance NETTE of 32' instead of required 30'.

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.

1, or we agree to pay expenses of above Variance advertising posting, etc., upon filing of this titled, and further agree to and are to be bound by the zoning regulations and restrictions of imper County adopted pursuant to the Zoning Law For Baltimore County. Mt. Zion African Methodist Mt. Zion African MeuroEpiscopal Church
Bar Jones MeuroBar Jones MeuroLegal Owner
Legal Owner Address Long Green, Maryland 21093 Richard C. Murray Petitioner's Attorney Cook, Mudd, Murray & Howard 400 Washington Ave., 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 17th of July

198. AT/2 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 Who Militarione County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Balding in Towson, Baltimore 14th day of August 19672, at 1100 o'clock

P. 1. 12 140.0 .

Phone 823-4111

Mini Continuissioner of Bakimore County. 8/14/72 OFFICE COPY

Beginning at a point on Manor Road approximately 800 feet : Northeast from the intersection of Manor Road and Long Green Road, the following approximate courses and distances North 56 degrees West 348 feet, North 61 degrees West 38 feet, North 74 degrees West 125 feet, South 47 degrees West 56 feet, North 32 degrees East 510 feet, North 67 degrees East 415.9 feet, South 34 degrees West 693.44 feet. South 56 degrees East 262 feet, South 34 degrees East 30 feet, to point of

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. S. Eric DiNenna, Zoning Commissioner Date August 10, 1972

FROM Norman E. Gerber, Office of Planning

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.)

NEG: cm



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 1, 1974

Chairman

Messrs. Cook, Mudd, Murray 5 Howard 409 Washington Avenue Towson, Maryland 21204 RE: Variance Petition ttem 208 Mt. Zion African M.E. Cauch - Petitioner

The Zoning Advisory Committee has reviewed the ninns 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 Nanor Road, approximately 800 feet morth of Long Green Road, in the 11th District of Baltimore County, Access to this promotely sive a 24 foot right of way that eatends ammonimately 257 feet from Names Road. The subject belowed to the control of the subject of the

This petition is accosted for filling, however, revised site plans that indicate those convents reflected by the larness for property of the convents of the c

This petition is accented for filing on the date of the enclosed filing certificate. Notice of the hearing date and the which will be held not less than 30, nor nove than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Apr 1 Dillon 4

BALTA-MORE COUNTY, MARYLAND 05 & 66 N3 18 Position Sheets INTER-OFFICE CORRESPONDENCE NE 17 E Topo 53 Tax Man

Date. June 22, 1972

FROM Ellsworth N. Diver, P.E.

NUMBET Isen #208 (1971-1972)
Property Owner: Mt. Michael #.S. Church
Havor Boad, \$00: 75 of Line Green Road
Proposed Zonior: Variance from Section 1801.333 for front yard
Proposed Zonior: Variance for Instead of required 504 and a side
yard variance of 321 instead of the required 505
District: 11th

Mistrict: 11th No. Acres: 3.ld. 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 roughet the

More Read, an existing County road is proposed to be improved in the future on a 70-00t frint-Ci-way. Highway improvements are not required at this time flower than the flower building persist application. The plant will be connection with any grading or building persist application. The plant work be revised to indicate the proposed highway Fight-oi-way wilming based upon the controlling 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 sedient pollution problem, duraging private and public holdings domainses of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Water and Sanitary Sever:

Public water and saritary Lawersre are not available to serve this procerty which is employing pr wate onsite facilities.

Secund n Diver

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

July 10, 1972

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2:204

Re: Iten 208 - 2AC - June 13, 1972
Property Owner: Mt. Zion African M.E. Church
Manor Road Mt Gof Long Green Road
Variance from Section IA01,383 for front yard
var. of 40' instead of res. 50' and a side yard
var. of 32' instead of res. 50' 50'
District Instead of res. 50'

The driveway to this site should be improved to a minimum width of $2^{l_{\rm c}}$ feet.

Very truly yours.

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204

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

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

Location: Manor Road, 800' N/E of Long Green Road Item Nh. 208 Zoning Agenda Tuesday, June 13, 1972

Pursuant to ir request, the referenced property have been surveyed by this Bureau and the comments below marked with an "x" are emplicable and required to be corrected or incorporated into the final plans for the nonameter.

() 1. Fire hydrants for the referenced property are required and shell be located at intervals of feet alone an approved road in accordance with Bt Standards as published by the Departmen, of Public Morks.

() 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.

The site shall be made to comply with all applicable narts of the Fire Prevention Code prior to occupancy or beginning of congrations.

of the Fire Prevention Code prior to occuming y
of operations.

() 5. The fulldings and structures existing or proposed on the
site shall comply with all applicable remirements of the
site shall comply with all applicable remirements of the
"The Life inferty Code" [700 Lift ion Standard No. 17]
"The Life inferty Code" [700 Lift ion order to occuming,
(x) 7. The Fire Prevention Bureau has no comments at this time.

Beviewer: 41 J.E. A. "Oted and 'moraved: Besuty Chief Shecial Inspection Division Fire Travention Turesu

-BALTIMOR COUNTY, MARY AND DEPARTMENT OF HEALTH-

June 20, 1972

DONALD J. ROOP, M.D., M.P.H.

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee Office of Planning & Zoning

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

Property Owner: Mt. Zion African N.E. Church Location: Namor Road, 800' N/E of Long Green Road Present Zoning: R.S.C. Proposed Zoning: Variance from Section 1A01.383 for front yard variance of 40' instead of re-quired 50' and a side yard variance of 32' instead of the required 50'.

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

Very truly yours.

Thomas H. Devlin, Director BUREAU O. ENVIRONMENTAL SERVICES

OCT 27 1972

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 that strict compliance with the Baltimore County Zoning Regulations would result in practigal 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 Variances requested not adversely affecting the health, safety and general welfare of the community,.... to permit a front yard of forty (40) feet instead of the required fifty (10) feet; and to

**Wariances.permit a side.yard.of.thirty-two.[32] feet... should be granted.
instead of the required fifty (50) feet IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3/ 3/ August 196:72., that the herein Petition form Variance should be and the name is Granted from and after the date of this Order, to primit a front yard of forty (440) feet instead of the required fifty (bay feet) and operant a side yard of thirty-two (32) feet a required fifty (50) feet, subject to the approval of Zaning Commissions of Baltimer County as Stee plan by the Bureau and the Office of Planning and Zoning. ant to the advertisement, posting of property and public hearing on the above petition the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E. GAVREL Director Jofferson Beliding Suits 301 Towson, Md. 21204 494-3211

June 29, 1972

Mr. S. Eric DiNenna, Zoning Commission Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item 208, Zurung 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.

Present Zoring: X.S.C.,
Proposed Zoning: Variance from Section IA01.383 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 acres

The plan must be revised to show:

1. the drive into the parking lot 24' and not 16' as shown.

topography and adjacent property improvements; and screening along the access road.

Richard B. Williams Planner II Project Planning Division
Office of Planning and Zoning BOARD OF EDUCATION OF BALTIMORE COUNTY

June 13, 1972

TOWSON MARYLAND - 21204

Property Owner Mr ZION AFRICAN M. E. CHURCH

District //

Present Zoning RSC

Proposed Zoning VAR

No. Acres 3.44

NO BEIRING ON STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND No. 3795 OFFICE OF FINANCE - REVENUE DIVISION M'SCELLANEOUS CASH RECEIPT DATE_____ About 21, 1972cc PINK - AGENCY 4 9.0 CHIO

H. EMBLIE PARKS, PHIRPON EUGENE G. HESS, YELFHARE MRS ROBERT L BERNEY

THE WALL TE HER

RICHARD W. TRACEY, V.M.D. MAS RICHARD & WUCHES

" OF THE PERSON OF THE

CERTIFICATE OF PUBLICATION

July 27th 1972

Zoning Commissioner of Baltimore County

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ouce the county

of one time ... sucressive needs before the ... 14th ... appearing on the 27th day of July

Cost of Advertisement, \$_..

CERTIFICATE OF PUBLICATION

OFFICE OF Essex Times

839 Eastern Bivd Essex, Md. 21221

July 31 - 19 72

19 72 : that is to say.

THIS IS TO CERTIFY, that the annexed advertisement of 3. Eric Dinenna Zoning Commissioner of Baltimore County ESSEX TIMES a weekly news-

paper published in Baltimore County, Maryland, once a week weeks before the

the same was inserted in the issues of July 27, 1972.

By Ruth Morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Patition has been received

Petitioners Ht. Zien African HoE.Church

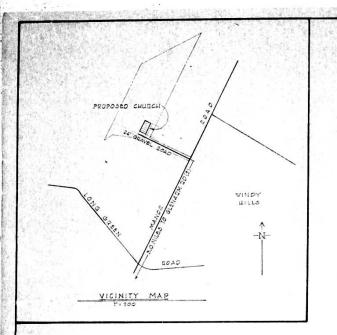
CERTIFICATE OF POSTING PARTMENT OF BALTIMORE COUNTY

Posted for Hearing Monday Que 14 1972 Q 1. P.M. Petitioner Mit Live Sprice Methodist Christine Church Location of property belg 346 10 g Deares Hid And See M. of Location of Signe 2 Sign and in Brest of Sign to Parel 1 Tou

348' Mest of Marie Rd Mul It has

Date of return day 2-22

#73-30-A



DESIDENTAL DEVELOPMENT "OUTPOST STONE PLATBOOK Nº 21 FOLIO 45 EXIST TANK WJ. 2. 4070/ 184 PLONED FIELD (woods) NGI"W 38' -(DEED NOTV 55') 3.44 AC ! (TOTAL) SCORENING (EXISTING ZONE D.S.C.) 2 3 6 1950 / 482 PLOWED PIELD COALDOAD TIES P. 25 MANOR BEER PLATEROL Nº 20 FOLIQ 22 HIM ELECTION DISTRICT BALTIMORE, COUNTY MA RESIDENCE DESIDENCE NOTE: COMPILED FROM DEEDS 4 DWG & DA DATED 4-22-66, BUILDINGS 4 POSSESSION LOCATED IN THE FIELD PAGEIN DATA : NE SPACES DEGUIDED

E ISPACE / GEATS / IBO+G+ 25

NE SPACES / PRIVIDED

USE: CHURCH & SUNDAY SCHOOL
(5 8LDGE) - CAOS SONAM 4 -- 500'T TO LONG GREEN RD.

SITE PLAN

OFFICE SOL

PALMER & CLARK INC.

ENGINEERS

JW AYESBURY D. THONIUM, MARYGAND

GOLE: AS NOTED

MAY 14,1672

MOTE: DON TORE SHOWN ARE ONLY APRIL MATIONS A 42E NOT TO BE USED FOR LAND TRANSFER.