PETITON FOR ZONING VA. IANCE FROM AREA AND HEIGHT REGULATIONS 75-93-4

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY-

59 parking spaces in lieu of the required 120 spaces.

I, or we.Hunts Methodist Church legal owner s of the property situate in Bal County and which is described in the description and plat attached hereto and made a part hereof

1B02.2B &1B02.3C1
hereby petition for a Variance from Section (50%, Vanal, d) in narmit a front yard of

10', a side yard of 19', and a rear yard of 0' in lieu of the required 70', 40', and 30 respectively; and a Variance from Section 409.25 (i) and (3) to permit

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

Requested variances are based on maximum projected needs of the church.

Present regulations and programmed road widenings on three significant of this property severly limit the character and capability of this site.

see attacked description

Property is to be posted and advertised as prescribed by Zoning Regulations.

for 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 roning regulations and restrictions of Ballimore County adopted pursuant to the Zoning Law For Ballimore County.

HUNTS METHODIST CHURCH (also now know as Hunts United Memorial Methodist Church)

Contract purchases

Chairman, Building Committee Owner James L. Miller R.C. MURRAY

Petitioner's Att w/
John W. Hessian, III
102 West Penneylyania Avenue Towson, Maryland 21206

ORDERED By The Zoning Commissioner of Baltimore County, this 8th

19th

10/19/12

RE: PETITION FOR VARIANCES SW/corner of Joppa Road and Old Court Road - 9th District Hunts Methodist Church -

COMMISSIONER OF

: BALTIMORE COUNTY

REFORE THE

This Petition represents a request for a Variance from the front, side question, is improved with the Hunts Methodist Church, and is located at the southeast intersection of Joppa Road and Old Court Road in the Nineth District

Testimony indicated that the need for setback Va: rances was brought about, in part, by the proposed widening of Joppa Road and Old Court Road.

addition, as proposed, represents the largest possible expansion that would ever be undertaken by the church. The proposed addition to the existing church is planned to be built within the next year. However, the future chapel s not contemplated for the next five (5) to seven (7) years, and final plans for this section could result in substantial compliance with setback requirements in ofar as existing property lines are concerned.

The parking Variance is also related to the most strigent interpetation subject to change, the Petitioner felt that in order to properly plan bine Variance was justified at this time

The Petitioner also pointed out the difficulties involved in the development of their property. Existing buildings are located at the acute angle of triangular shaped property, and more or less, dictate that future additions

DATE

be located in this point or area. The topography of the site also requires that parking be located at the larger end of the triangle, at a point where buildings normally would have neen built and could have complied with the

Based on the above testimony, it is the opinion of the Deputy Zoning oner, that the Petitioner has m t the burden of proving hardship and/or practical difficulty and that the proposed improvements will not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this Grad of November, 1972, that the herein Petition for a Variance to permit a frent yard of ten (10) feet, a side yard of nineteen (19) feet and a rear yard of zero (0) feet in lieu of the required seventy (70), forty (40) and fifty (50) feet, respectively; and to permit fiftyspaces, should be and the same is GRANTED from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, Traffic Department, and the Office of Planning and Zoning.

> Deputy Zoning Commissioner of Baltimore County

CONTAINING 1.438 acres of land more or less.

July 14, 1972

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE NOV. 2, 1972 ACCOUNT 01-662

AMOUNT \$63.25 PINK - AGENCY

ina af property 6325 att

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

October 24, 1972

TO. Mr. S. E.s. DiNenna, Zoning Commissioner Date... FROM Norman E. Gerber, Office of Planning

Petition #73-93-A. Southwest corner of Joppa and Old Court Roads.

Petition for variance for front, side and rear yards, and off-street parking
Hunts Methodist Church – Petitioner

9th District

HEARING: Thursday, October 19, 1972 (2:00 P.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the

If the variances are granted the only development should be conto conformance to an approved site plan.

DCT 2 4 '72 AM _

CERTIFICATE OF PUBLICATION

19 72 the first publication

THE JEFFERSONIAN

appearing on the 28th day of September

TOWSON, MD. 21204 THIS IS TO CERTIFY, that the annexed adve-S. Eric Dinenna Zoning Commissioner of Baltimere County

TOWSON TIMES

STROMBERG PUBLICATIONS, Inc.

By Reth Morgan

DEC 26 1972

Sementer 11, 1972

John W. Hessian, III 102 West Pennsylvania Avenue Towson, Maryland 21204

RE: Variance Petition Item 26 Hunts Methodist Church

Dear Mr. Hessian:

J. J. DILLON, J

The Zoning Alvisory 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 at the intersection of Japan Band and Did Court Bond, in the 9th District of Baltimore County, This 28 I property is currently improved with husts tetherist Church and an existing dealling that is used as a personner. There are several attractive and well maintained homes on the north, south, and west sides of this property. Concrete curb and gutter do not exist at this location.

This petition is accented for filling, however, revised site plans must be submitted prior to the hearing that indicate the following items:

- 1.) Show location and use of all structures within 200 feet of this property and their respect entrances to Joppa Road or Old Court Road.
- Show the additional screening for the parking lot from the adjacent residential property.
- Indicate the location of the existing fire hydrant on Cld Court Rood.
- 4.) Revise the road widening and indicate method of accommodating storm water from the proper

The patitioner is also advised to pay particular attention au of Engineering, Health Department, and the Depar

John W. Hessian,III Item 26 September 11, 1972

of Traffic Engineering comments.

This petition is accommed for filing on the date of the enclosed filing certificate. Notice of the bearing date and time, which will be held not less than 30 nm or than 90 days after the date on the filing certificate, will be formered to you in the near future.

John & Dillon & DHN J. DILLON, JR.,

JJ0:J0

Enclosur

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

August 23, 1972

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item 26 - 2AC - August 8, 1972
Property Owner: Hants Methodist Church
Var. from Sec. 504.V.8.1.d. to permit a front yard
of 10', a side yard of 19', 6 a rear yard of 0' in
Ileu of the req. 70', 40', 6.30' respectively; and
a variance from Sec. 400, 2b (1) 6.31 to permit 5
parking spaces in lieu of the req. 120 spaces.
21st. 9

Dear Mr. Di Nenna:

This department considers parking a very important part of any operation. If there is a need to expand the physical facilities of this site, there is a corresponding need to expand the available parking, especially in an area where there is no public transportation and very few people can be expected to walk to the site.

The plan shows what appears to be a future second entrance on Joppa Road and this department objects to more than one entrance on Joppa Road. We believe that the parking lot can be redesigned to give more parking spaces, though ic is doubtful that the parking requirement can be met.

Very truly yours,

michael Flanier Michael S. Flanigan Traffic Engineer Associate

mls 4/25/72

Baltimore County Fire Department



Towsou, Maryland 21204

825-7310

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Towson, Maryland 21209
Mr. Jack Millon
Attention: Mr. Jack Millon
Attention: Mr. Jack Millon
Zoning Advisory Committee

Re: Property Owner: Hunts Methodist

Location: S/S of Joppa Road and U/S Old Court Road

Zoning Agenda Tuesday, August 8, 1972

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.

Fire hydrants for the referenced property are required and shall be located at intervals of 50 feet along an approved road in accordance with Baltimore County Standards approved by the Department of Public Works. Hydrant on

() 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 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.

() 5. Site plans are approved as drawn.

() 7. The Fire Prevention Sureau has no comments at this time.

Planning Grober Special Inspection Division

Deputy Chief Fire Prevention Bureau

HVR: mn/

Re: Item #26 (1972-1973)

Baltimore County, Maruland

Bepartment Of Bublic Works COUNTY OFFICE BUILDING

August 21, 1972

Item #25 (1972-1973)
Proporty Comer: Aunts Methodist Church
S/S of Joppa Road and N/S Old Court Road
Present Zening: D.R.
Proposed Zoning: Variance from Section SCh.V.B.l.d. to remposed duming and 500; a decayard of 19; and a rear yard of 01 in lieu of the required 70; h01 and 301 respectively; and a Variance from Section Moy.2b (1) and (3) to permit 59 parting pages in lieu of the recuired 120 spaces. District: 9th No. Acres: 1,338 acres

Dear Mr. DiMenna:

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.

Bareau of Engineering

Hr. S. Eric DiMenna Zoning Commissioner County Office Building Towson, Maryland 21204

Jopps Read and Old Court Road are County reads. Both reads are proposed to be improved in the Auture. In the immediate vicinity of this site Jopps Read is proposed to be reconstructed with an interin 27-foot closed-type readway cross-section (not 22 feet as indicated on the submitted plan) and with an ultimate Do Toot closed-type readway cross-section, on a Co-foot ight-Caway as indicated on the plan.

Old Court Road is also proposed to be reconstructed as a 1:0-foot roadway on a minimum 50-foot right-of-way.

The highway improvements are not to be required at this time; however, the highway rights-of-way widenings together with all necessary revertible easements for slopes, will be required in connection with any grading or building pormit application.

The plan must be revised to indicate the proposed interim and ultimate highway improvements. Information in this regard may be obtained from the Baltimore County Bureau of Engineering.

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

Page 2 August 21, 1972

Sediment Control:

Development of this property through stripping, grading and stabilisation could result in a sediment pollution problem, damaging private and public holdings dom-streem of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Provisions for accommodating onsite storm water or drainage have not been indicated

In accordance with the confee policy for this type development the Petitisar is responsible for the tot. Secula cost of drainage facilities required to carry the storm water run-off through the property to be developed to a mittable outfall.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to provent creating any missaces or damages to adjace t properties, especially by the concentration of surfaces waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the Auli responsibility of the institutions.

Public water supply is available and serving this property.

Public sanitary sewerage is not available to serve this property which is employing

Public sanitary sewerage can be made available to serve this and adjacent properties by construction of proposed public santtary sewerage, approximately diffect in length, to the watermost outline of this property at Old Court Road, indicated on the substited plan (See Prawings #65-Dill and 1052, File 1).

Very truly yours,

Elloworth N. Deve but.

ELLSMORTH N. DIVER F.E.
Chief, Bureau of Engineering

END: EAM: FWR: se

S-SE Key Sheet 41 NW 8 Position Sheet NW 11 B Topo 69 Tex Map

George A. Reier

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING



JEFFERSON BUILDING

August 9. 1972

BALTIMORE COUNTY, MARYLAND

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

Nr. S. Eric DiNenna, Zoniug Commissioner Office of Planaing and Zoning County Office Building Towson, Maryland 21204

Comments on Item 26, Zoning Advisory Committee Meeting, August 8, 1972, are as follows:

Property Owner: Hunts Methodist Church Location: S/S of Joppa Road and M/S Old Court Road Present Zoning: D.R. 1 Present Zoning: D.R. 1 Present a front yard of 10', a side yard of 19' and a rear yard of 0' in lieu of the required 70', 40' and 30' respectively, and a Variance from Soction 409.2b(1) and (3) to permit 59 parking spaces in lieu of the required 120 spaces. No. Acres: 1.438

DEPARTMENT OF HEALTH-

Metropolitan water is available to the site.

Wash water is being discharged onto Joppa Road. The church must comply with Heelth Department requirements based on previous soil evaluation.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly vours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

cc: L.A. Schuppert

Acting Director

Zoning Commissioner County Office Buildin 111 V. Choseposto A Toyana, Md. 21204

October 4, 1972

Mr. S. Eric DiNenno, Zonina Co Arr. S. Eric Unvenno, Zoning Co Zoning Advisory Committee Office of Planning and Zoning' Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Di Neona

Comments on Item \$26, Zoning Advisory Committee Meeting, August 8, 1972,

Property Owner: Hunts Methodist Church Location: 5/5 of Joppa Road and N/5 Old Court Road Present Zoning: D.R.1 Proposed Zoning: Variance from Section 504.V.8.1.d to permit a front yord

Variance from Section 504.V.8.1.4 to pormit a front year of 11° as ide year of 19, and a rear year of 01 in lie of the required 70', 40', and 30' respectively; and a Variance from Section 40°7.20' (and (3) to permit 59 parking spaces in lieu of the required 120 spaces.

District: 9 No. Acres: 1.438 acres

 The parking island should be revised to eliminate the need for two entrances on Old Court Road and add additional spaces. The petitioner or his engineer should contact the Project Planning Office for suggestions on obtaining additional parking.

2. Screening should be provided along Joppa Road

Lichard B Willerwipe R. A. Richard B. Williams
Project Planning Division
Office of Project Planning Division Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 2, 1972

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

Re: Item #26 ZMC MESTING OF ANGUST 1, 1972
Property Owner: Marts Methodist Church
Location 5.62 of Jopps Rd. and M/S Gld Court Rd.
Location 5.62 of Jopps Rd. and M/S Gld Court Rd.
Location 5.62 of Jopps Rd. and M/S Gld Court Rd.
Location 5.62 of Jopps Rd. and M/S Gld Court Rd.
Proposed Joning: Variance from Section 504.V.B.I.d. to permit a front yard
of 10', a side yard of 19', and a reary rand of 0' in Item of the required 70', 10', and
30' respectively; and variance from Sec. 1,09.2b(1) & (3)to permit page, spaces in Lieu of
District: 9
No. Acres: 1.123 acres

Dear Mr. DiNenn.:

No bearing on student population

Very truly yours,

WNP:ld

W. Nick Petrovich Field Representative

T BAYARD MILLIAMS, 28, PARTITEST MAS JOHN IN CHRISTIAN AND MISSIST WAS MUSICAL SERVICED.

..............

FUDENE TLHESS
H BUSSTILL KNUSS
ALVON LIBERES
HUA R, AMEELER SUCCE

H. EMBLIE PARKS TIDHARDW TRACET VM D. MRS RICHARDY WUSH/EL

2	SIGN	
0		

73-93-4

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District. 9 7th Posted for: VARIAN RE	Date of Posting. OeT 3-1972
Petitioner: HUNTS METHO. Location of property: SW/Con. D.	DIST PHUREH FJORRA AND OLD COURT READS
Location of Signar O 7/5 OF NOPE	RU Jeoft. t- W. of Com.
Paraseke:	L Data of return: Oct 17-1972

PETITION	M	APPI	NG	PRO	GRE	SS	SHE	T		
FUNCTION		Мор		inal	Dup	licate	Tro	cing	200	Sheet
Telterion	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										_
Reviewed by:	_	_	C	hange	d Pla in ou	tline	or desc	ripti	on	

02 Mest Pennsylvania Avanus casen, Md. 21206 BALTIMORE COUNTY OFFICE OF PLANITING AND ZONING	
County Office Building	
111 V. Chesapeake Avenue Yowson, Naryland 21204	

8th day of August

Petitioner Hunts Hethodist Church

Petitioner's Attorney John W. Hossien, III

