

DEC 26 1972

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 11, 1972

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

RE: Variance Petition
Item 26
Hunts Methodist Church

Dear Mr. Hession:

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 at the intersection of Joppa Road and Old Court Road, in the 9th District of Baltimore County. This DR 1 property is currently improved with Hunts Methodist Church and an existing dwelling that is used as a residence. 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 filing, 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 225 feet of this property and their respective setbacks to Joppa Road or Old Court Road.
- 2.) Show the additional screening for the parking lot from the adjacent residential property.
- 3.) Indicate the location of the existing fire hydrant on Old Court Road.
- 4.) Revise the road widening and indicate method of accommodating storm water from the property.

The petitioner is also advised to pay particular attention to the Bureau of Engineering, Health Department, and the Department

John W. Hession, III
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of Traffic Engineering comments.

This petition is accented 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 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman
Zoning Advisory Committee

JJD:ld

Enclosure

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLENWORTH N. DIVER, P. E., CHIEF

August 21, 1972

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

Re: Item #26 (1972-1973)
Property Owner: Hunts Methodist Church
S/S of Joppa Road and N/S Old Court Road
Present Zoning: D.R. 1
Proposed Zoning: Variance from Section 504.V.B.1.d. to permit 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 409.2b (1) and (3) to permit 59 parking spaces in lieu of the required 120 spaces.
District: 9th No. Acres: 1.438 acres

Dear Mr. DiNenna:

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

Joppa Road and Old Court Road are County roads. Both roads are proposed to be improved in the future. In the immediate vicinity of this site, Joppa Road is proposed to be reconstructed with an interim 27-foot closed-type roadway cross-section (not 26 feet as indicated on the submitted plan) and with an ultimate 40-foot closed-type roadway cross-section, on a 60-foot right-of-way as indicated on the plat.

Old Court Road is also proposed to be reconstructed as a 40-foot roadway on a minimum 50-foot right-of-way.

The highway improvements are not to be required at this time; however, the highway right-of-way widenings together with all necessary revertible easements for slopes, will be required in connection with any grading or building permit 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 approval by the Department of Traffic Engineering, and shall be designed in accordance with Baltimore County Design Standards.

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Property Owner: Hunts Methodist Church
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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 Drainage:

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

In accordance with the drainage policy for this type development, the petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage 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 available and serving this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is employing private onsite sewage disposal.

Public sanitary sewerage can be made available to serve this and adjacent properties by construction of proposed public sanitary sewerage, approximately 645 feet in length, to the westernmost outline of this property at Old Court Road, indicated on the submitted plan (see drawings #66-101 and 101-2, File 1).

Very truly yours,

Ellenworth N. Diver, P.E.
ELLENWORTH N. DIVER, P.E.,
Chief, Bureau of Engineering

ENCLOSURE: THREE

S-26 Key Sheet
M1 NW 8 Position Sheet
NS 11 B Topo
69 Tax Map

cc: John J. Trenner
Samuel Bellivieri
George A. Reiser.

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

August 23, 1972

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

Re: Item 26 - ZAC - August 8, 1972
Property Owner: Hunts Methodist Church
Joppa Road & Old Court Road
Var. from Sec. 504.V.B.1.d. to permit a front yard of 10', a side yard of 19', and a rear yard of 0' in lieu of the req. 70', 40', and 30' respectively; and a variance from Sec. 409.2b (1) & (3) to permit 59 parking spaces in lieu of the req. 120 spaces.
Dist. 9

Dear Mr. DiNenna:

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 it is doubtful that the parking requirement can be met.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nf

Baltimore County Fire Department

J. Austin Ortiz
Chief



Towson, Maryland 21204

875-7318

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

Attention: Mr. Jack Dillon
Zoning Advisory Committee

Re: Property Owner: Hunts Methodist

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

Item No. 26 Zoning Agenda Tuesday, August 8, 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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Hydrant on Joppa Road.
- () 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *ATB*

Noted and
Approved: Deputy Chief
Planning Division
Special Inspection Division
Fire Prevention Bureau

ms
4/25/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 9, 1972

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

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

Dear Mr. DiNenna:

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 N/S Old Court Road
Present Zoning: D.R. 1
Proposed Zoning: Variance from Section 504.V.B.1.d. to permit 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 409.2b(1) and (3) to permit 59 parking spaces in lieu of the required 120 spaces.
District: 9
No. Acres: 1.438

Metropolitan water is available to the site.

Wash water is being discharged onto Joppa Road. The church must comply with Health 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 yours,

Thomas H. Devlin
THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nnf

cc: L.A. Schuppert

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
494-3211

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
494-3211

October 4, 1972

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

Dear Mr. DiNenna:

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 N/S Old Court Road
Present Zoning: D.R. 1

Proposed Zoning: Variance from Section 504.V.B.1.d. to permit 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 409.2b (1) and (3) to permit 59 parking spaces in lieu of the required 120 spaces.

District 9
No. Acres: 1.438 acres

1. 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.

Very truly yours,

Richard B. Williams
Richard B. Williams
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 ZAC MEETING OF AUGUST 1, 1972
Property Owner: Hants Methodist Church
Location: S/S of Joppa Rd. and R/S Old Court Rd.
Present Zoning: D.R. 1
Proposed Zoning: Variance from Section 504.V.B.I.d. to permit a front yard of 10', a side yard of 10', and a rear yard of 0' in lieu of the required 70', 40', and 30' respectively; and a Variance from Sec. 409.2b(1) & (3) to permit pkg. spaces in lieu of required 120 spaces.
District: 9
No. Acres: 1.439 acres

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,

WNP:ld

W. Nick Petrovich
Field Representative

T. BAYARD WILLIAMS, JR., PRESIDENT
WES. JOHN H. COVIELLO, VICE PRESIDENT
MRS. ROBERT J. SERNICK

EUGENE T. MOSS
H. RUSSELL TAYLOR
ALVIN L. JONES
JEROME R. WHEELER, SECRETARY

H. EMILIE PARKS
NORMAN TRACY, V.M.D.
MRS. RICHARD K. MUEHL

PETITION MAPPING PROGRESS SHEET

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 to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>JBK</i>										
Previous case:										
Revised Plans: Change in outline or description							Yes	No		
Tap #										

2 SIGNS

73-93-4

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: Oct 3 - 1972
Posted for: VARIANCE
Petitioner: HANTS METHODIST CHURCH
Location of property: SW COR. OF JOPPA RD. AND OLD COURT RD.
Location of Signs: 0 1/2 S. OF JOPPA RD. 70 FT. E. W. OF COR.
6 N. OF OLD COURT RD. 30 FT. E. W. OF COR.
Remarks:
Posted by: Charles W. Neal Date of return: OCT 17 - 1972
Signature

John W. Hession, III
102 West Pennsylvania Avenue
Towson, Md. 21204

Item 26

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 8th day of August 1972.

R. D. Z...
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Hants Methodist Church

Petitioner's Attorney: John W. Hession, III

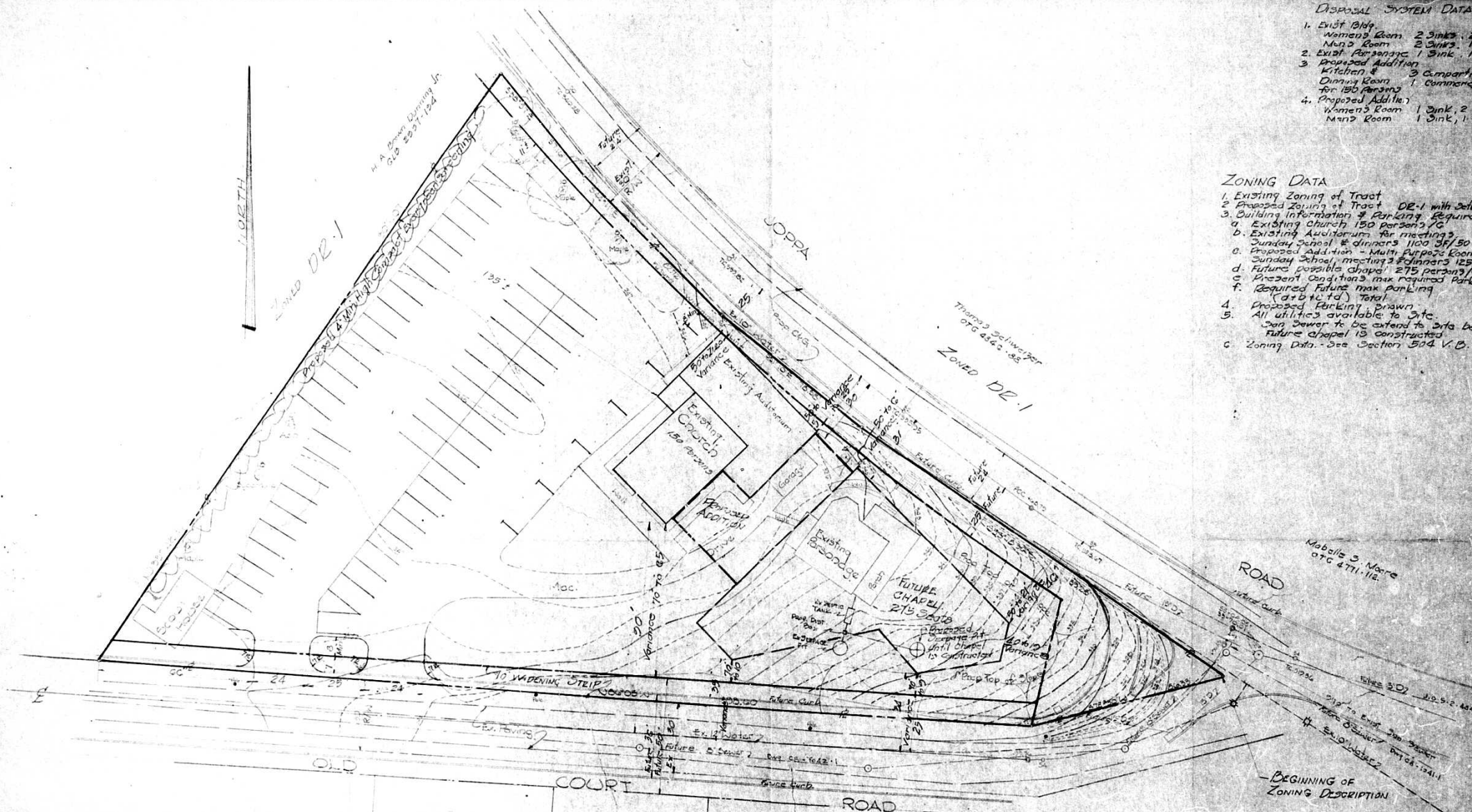
Reviewed by: Mr. DiNenna
Advisory Committee

DISPOSAL SYSTEM DATA

1. Exist Bldg.
Women's Room 2 Sinks, 2 Toilets
Men's Room 2 Sinks, 1 Toilet, 1 Urinal
2. Exist. Porcelain 1 Sink, 1 Toilet
3. Proposed Addition
Kitchen & 3 Compartment Sink
for 150 persons
for 150 persons
4. Proposed Addition
Women's Room 1 Sink, 2 Toilets
Men's Room 1 Sink, 1 Toilet, 1 Urinal

ZONING DATA

1. Existing Zoning of Tract DR-1
2. Proposed Zoning of Tract DR-1 with Selfless & Parking Requirements
3. Building Information & Parking Requirements
 - a. Existing Church 150 persons / 0 23 Spaces
 - b. Existing Auditorium for meetings 23 Spaces
 - c. Sunday School & dinners 1100 SF / 50 23 Spaces
 - d. Proposed Addition - Multi Purpose Room 23 Spaces
 - e. Sunday School, meetings 3 Folioars 1250 SF / 50 23 Spaces
 - f. Future possible chapel 275 persons / 0 47 Spaces
 - g. Present Conditions max required Parking 25 Spaces
 - h. Required future max required Parking (a+b+c+d) Total 123 Spaces
4. Proposed Parking shown 50 Spaces
5. All utilities available to site.
San Sewer to be extended to site before future chapel is constructed
6. Zoning Data - See Section 504 V.B. 2



ZONING PLAT

Property of
HUNTS METHODIST CHURCH
1501 W. Joppa Road, Baltimore, Md. 21204
Old Easton District, Baltimore, Co. Md.
February 14, 1972
Scale: 1" = 20'

Minister: Edward R. Vermette II
Church Phone 823-1143

Rev. May 15, 1972
Rev. May 15, 1972
Rev. July 16, 1972

NOTE:
Tape taken from plat
prepared by DeLorenzo
Brothers.
June 11, 1972
only 24, 25, 26

