

73-299A (over 10. H.S.) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stevenson Methodist 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 1 A 00.3B.3 to permit a side line setback of 10 feet instead of the required 50 feet.

The Minister of the Church presently resides some miles away from the Church presenting practical difficulty and hardship for the congregation and it is the desire of the Petitioner to construct a residence for said Minister

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.

Stevenson Methodist Church
By: [Signature] Legal Owner
Contract purchaser
Address: Stevenson, Maryland 21153
Petitioner's Attorney
Address: 212 Washington Avenue - 21204
825-2900

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of June 1973, 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 out 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 11th day of June 1973, at 10:15 o'clock.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesaapeake Ave.
Towson, Maryland 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

March 12, 1973

David D. Downes, Esq.,
212 Washington Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 143
Stevenson Methodist Church - Petitioner

Dear Mr. Downes:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southeast corner of Stevenson Road and Valley Road, in the 3rd District of Baltimore County. This property, which is zoned RDP, is currently improved with the Stevenson Methodist Church, a beautiful stone structure, which is a landmark in this area. The property on the south is improved with a frame dwelling approximately 15 feet from the property line. Also, there is a dwelling on the west side of Stevenson Road and homes to the rear of the church property to the east. No curb and gutter exists along Stevenson Road or Valley Road at this location. The church is proposing to construct an addition to the south side which would be a manse for the Pastor and his family.

In reviewing the site plans as submitted several questions were raised. One very serious problem concerns the proposed septic system which appears to be located on the adjoining property. This is further confused by the fact that the tax records, according to the Planning Office, indicate that the church owns the entire tract, including the adjoining property.

Before we can proceed with the hearing for this Variance

David D. Downes, Esq.,
Item 143
March 12, 1973

request, these matters must be resolved. Therefore, this petition is being withheld from approval until such time as revised plans and a letter from the attorney is submitted that would fully clarify this matter.

Very truly yours,
[Signature]
John J. Dillon, Jr.,
Chairman,
Zoning Advisory Committee

JJC:JO
(Enclosure)

Baltimore County, Maryland Department of Public Works

Bureau of Engineering
ELLSWORTH H. LIVEN, P. E. CHIEF

February 27, 1973

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

Re: Item #143 (1972-1973)
Property Owner: Stevenson Methodist Church
Valley Road and Stevenson Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit a side yard setback of 10' instead of required 50'.
District: 3rd No. Acres: 146' x 607'

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.

Highways:

Green Spring Valley Road (Md. 130) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Stevenson Road, an existing public road, is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 40-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening, including a right distance filllet area at the intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. Further information in this regard may be obtained from the Baltimore County Bureau of Engineering. The plan must be revised to indicate the proposed highway right-of-way widening.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be designed 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 downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #143 (1972-1973)
Property Owner: Stevenson Methodist Church
Page 2
February 27, 1973

Storm Drains:

Green Spring Valley Road (Md. 130) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

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 and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property.

Very truly yours,
[Signature]
ELLSWORTH H. LIVEN, P.E.
Chief, Bureau of Engineering

END:RAN:FOR:as

cc: John J. Trenner

S-50 Key Sheet
144 NW 19 Position Sheet
NE 11 E Topo
59 Tax Map

Maryland Department of Transportation State Highway Administration

Harry R. Hargrove
Secretary
James J. O'Donnell
Acting Administrator

February 15, 1973

Mr. S. Eric DiMenna RE: Z.A.C. Meeting, February 13, 1973
Zoning Commissioner Item: 143
County Office Building Property Owner: Stevenson Methodist Church
Towson, Maryland 21204 Location: Valley Road (Route 130) and Stevenson Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit a side yard setback of 10' instead of required 50'.
District: 3
No. Acres: 146' x 607'

Attention Mr. John J. Dillon:

Dear Mr. DiMenna:

An inspection made at the subject site revealed that the existing entrance from Greenspring Valley Road to the parking lot is 10' in width. The opening width must be reduced by the construction or erection of a permanent barrier, preferably a concrete curb. The plan should be revised accordingly. The entrance channelization must meet with the approval of the State Highway Administration.

The 1971 average daily traffic on this section of Greenspring Valley Road is 3525 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
[Signature]
Asst. Development Engineer

CL:JRM:ES

Baltimore County Fire Department

J. Austin Delt
Chief



Towson, Maryland 21204
828-7310

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

Attention: Jack Dillon
Mr. DEWEY DOWNS, Chairman
Zoning Advisory Committee

Re: Property Owner: Stevenson Methodist Church

Location: Valley Road And Stevenson Road

Item No. 143 Zoning Agenda Tuesday Feb. 13, 1973

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 minimum 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.
- (x) 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: [Signature] Noted and Approved:
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/25/72

Zoning Commissioner of Baltimore County

Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

Beginning for the same at the intersection of the center lines of Valley Road and Stevenson Road and thence along the center of Stevenson Road South 06 degrees 06 minutes East 146.17 feet thence North 85 degrees 50 minutes East 587.66 feet thence North 01 degree 31 minutes East 146.66 feet to the center of Valley Road thence binding on the center of Valley Road South 85 degrees 50 minutes West 607.25 feet to the place of beginning.

DDD:dd

WDF:NEG:rw

Cost of Advertisement, \$-----

[illegible][illegible]

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan



2 SIGNS 73-299-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3 Rd. Date of Posting MAY 26 1973
 Posted for: VARIANCE
 Petitioner: STEVENSON METHODIST CHURCH
 Location of property: N. 1/2 COR. STEVENSON & LANEY ROADS
 Location of Signs: (1) E. of STEVENSON RD. SOUTH SIDE GREENSBORO
LANEY RD. (2) 1/4 COR. STEVENSON VALLEY RD. SOUTH E. of
 Remarks: STEVENSON RD.
 Posted by: R. J. [Signature] Date of return: MAY 30 1973
 Signature

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		800 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: <u>[Signature]</u>	Revised Plans: Change in outline or description <u>Yes</u> No									
Previous case: _____	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27th day of June 1973. Item # _____

[Signature]
S. Eric D'Neved
Zoning Commissioner

Petitioner Stevenson Methodist Church Submitted by Downing
 Petitioner's Attorney Downing Reviewed by [Signature]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

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

No. 10836

DATE June 12, 1973 ACCOUNT 01-662

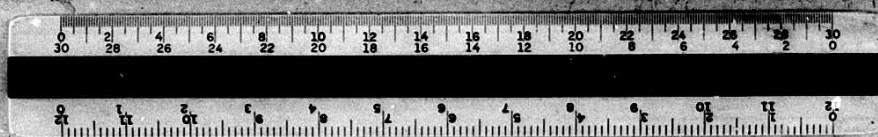
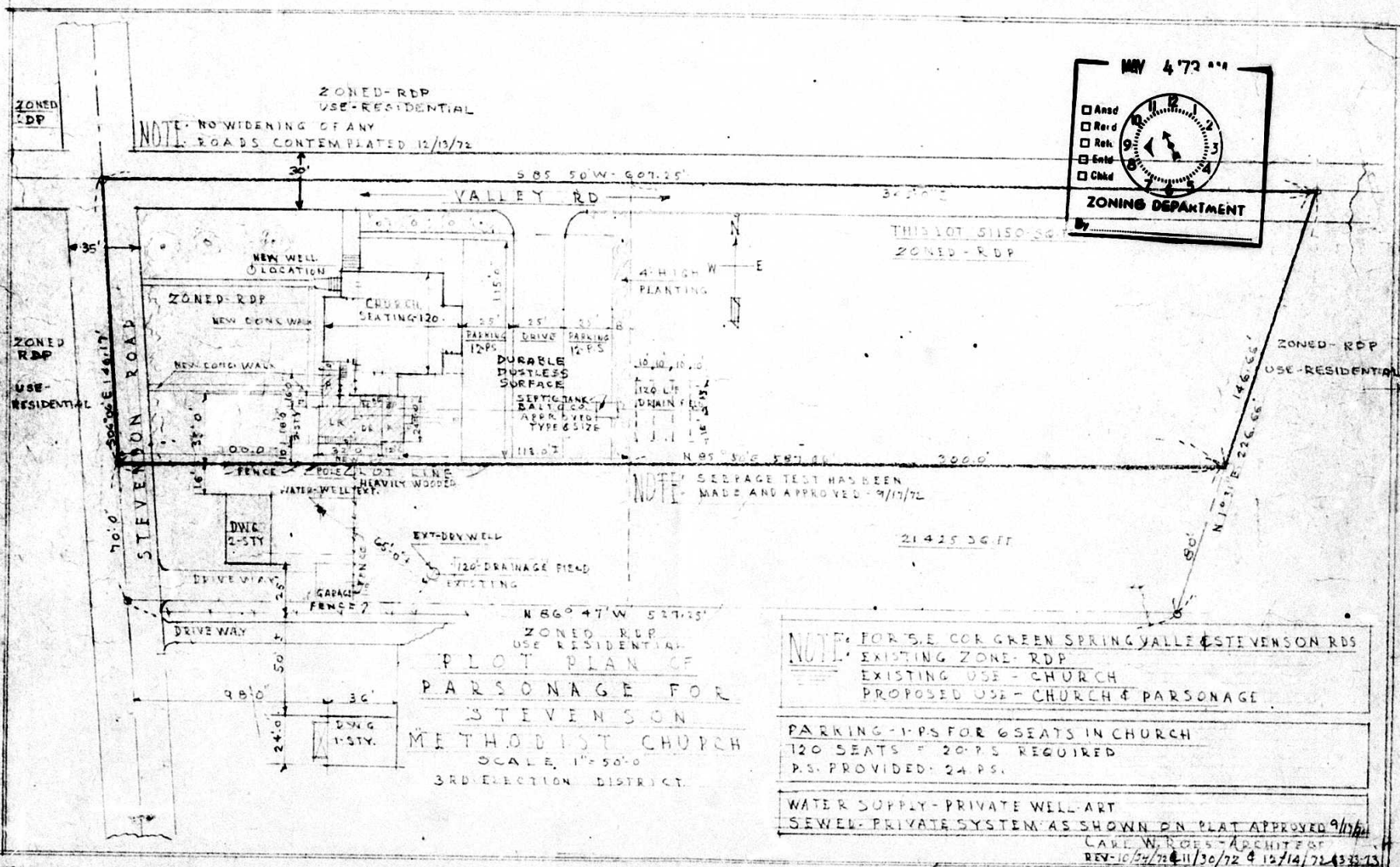
AMOUNT \$48.25

WHITE - CASHIER
DISTRIBUTION
FIRM - AGENCY

YELLOW - CUSTOMER

Messrs. Downing & Deits
212 Washington Ave.
Towson, Md. 21204
Advertising and posting of property for Stevenson
Methodist Church - 413-299-A

48.25 MD

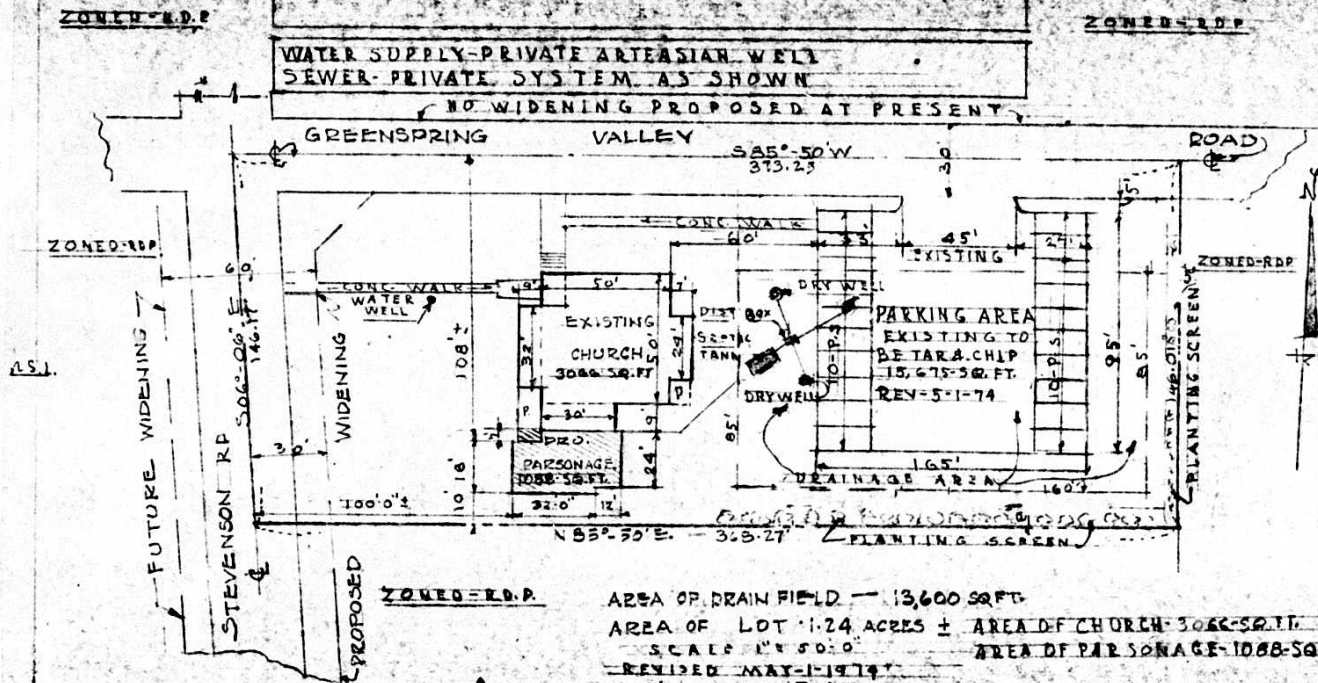


NULL: EXISTING ZONE R.D.P.
EXISTING USE - CHURCH
PROPOSED USE - CHURCH & PARSONAGE

PARKING - 1-PS FOR 6 SEATS IN CHURCH
20 SEATS - 20-PS REQUIRED

WATER SUPPLY - PRIVATE ARTESIAN WELL
SEWER - PRIVATE SYSTEM AS SHOWN

NO WIDENING PROPOSED AT PRESENT



AREA OF DRAIN FIELD - 13,600 SQ. FT.

AREA OF LOT 1.24 ACRES ± AREA OF CHURCH 3066 SQ. FT.

SCALE 1" = 50.0'

AREA OF PARSONAGE 1088 SQ. FT.

REVISED MAY-1-1974

LOCATION PLAT

FOR

PROPOSED PARSONAGE ADDITION

TO

STEVENSON UNITED METHODIST CHURCH

STEVENSON, MARYLAND

3RD ELECTION DISTRICT

BALLIMORE COUNTY

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY

L. Roy E. Dele

DATE

5/20/74

73-299-A

