

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

74-1-A (32)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
Center, Inc.

I, or we, **CHRISTIAN FELLOWSHIP**, 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 238.2 of the Zoning Law of Baltimore County to allow a setback of one foot (1') instead of the required thirty feet (30')

- of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County for the following reasons: (indicate hardship or practical difficulty)
1. That the property had been residential until converted to a church, per a permit granted by the zoning committee and that it had been empty almost two years prior thereto; therefore, the creation of a church in this empty and abandoned residence, improved the neighborhood.
  2. That Pulaski Highway has a commercial strip including the Petitioner's area.
  3. That the church needs enlarging because the present structure is very small and is not large enough for too many people for worship services, therefore, in order to have a better service, there should be more room for each of the participants.
  4. That the addition as proposed would not detract from the area, either residential or Pulaski Highway.
  5. That on the north side there is a gas station.
  6. That most of Pulaski Highway is zoned commercial. 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.

Reverend James J. Lewis,  
Christian Fellowship Center, Inc.  
Contract purchaser  
Legal Owner  
Address: 8125 Pulaski Highway

BY *George Tada*, Petitioner's Attorney  
Address 336 E. Paul Place  
BY *George Tada*, Esquire  
Address 336 E. Paul Place  
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of May 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 throughout Baltimore County, 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 2nd day of July, 1973, at 10:00 o'clock

*George Tada*  
Zoning Commissioner of Baltimore County

**NOTICE** for the same and being known and designated as Lots Numbers 3 and 4, as shown on the Revised Plat of Duvall Terrace, which Plat is recorded among the Land Records of Baltimore County in Plat Book C.W.B. Jr. No. 12, Folio 105. The improvements thereon being known as No. 8123 Pulaski Highway.

**BALTIMORE COUNTY, MARYLAND**

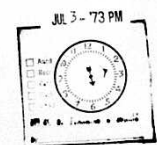
INTER-OFFICE CORRESPONDENCE  
TO: S. Eric DiNanno, Zoning Commissioner Date: June 28, 1973

FROM: William D. Fromm, Director  
Office of Planning and Zoning  
SUBJECT: Petition #74-1-A. Southeast corner of Pulaski Highway and Krusger Ave.  
Petition for Variance for a Side Yard.  
Petitioner - Christian Fellowship Center, Inc.

15th District  
HEARING: Monday, July 2, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

*William D. Fromm*  
William D. Fromm, Director  
Office of Planning and Zoning



WDF:NEG:rw

**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, EA, CC, CA										
Reviewed by: <i>GE</i>										
Previous case:										

Revised Plans: Change in outline or description Yes/No  
Map #

**BALTIMORE COUNTY, MARYLAND**  
OFFICE OF FINANCE - ADVISOR DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 10871  
DATE: June 26, 1973 ACCOUNT: 01-662  
AMOUNT: \$38.75  
DISTRIBUTION: WHITE - CARRIER, YELLOW - CUSTOMER  
George Tada, Inc., 336 E. Paul Place, Baltimore, Md. 21202  
Advertising and posting of property for Christian Fellowship Center, Inc. 474-1-A 387.50

Form 179  
George Tada, Esq., 336 E. Paul Place, Baltimore, Maryland 21202  
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21284  
Your Petition has been received and accepted for filing this 25th day of May 1973  
S. Eric DiNanno, Zoning Commissioner  
Petitioner: Christian Fellowship Center, Inc.  
Petitioner's Attorney: George Tada  
Reviewed by: *GE*  
Zoning Advisory Committee

**CERTIFICATE OF POSTING**  
TOWSON DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 15N  
Date of Posting: JUNE 14 - 73  
Posted for: *George Tada*  
Petitioner: Christian Fellowship Center, Inc.  
Location of property: SE. Corner of Pulaski Highway & Krusger Ave.  
Location of Sign: 1. Post on Front of Property Church  
Remarks: *George Tada*  
Posted by: *George Tada*  
Date of return: 6-21-73

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**  
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21284  
Your Petition has been received on this 1st day of March 1973  
S. Eric DiNanno, Zoning Commissioner  
Petitioner: Christian Fellowship Center, Inc. Submitted by: George Tada  
Petitioner's Attorney: George Tada  
Reviewed by: *GE*  
Zoning Advisory Committee  
\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

**PETITION FOR A VARIANCE FROM ZONING**  
LOCATION: Southeast corner of Pulaski Highway and Krusger Ave.  
DATE & TIME: Monday, July 2, 1973  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to allow a setback of one foot (1') instead of the required thirty feet (30') for the property located at the Southeast corner of Pulaski Highway and Krusger Avenue, which is shown on the Revised Plat of Duvall Terrace, which Plat is recorded among the Land Records of Baltimore County in Plat Book C.W.B. Jr. No. 12, Folio 105. The improvements thereon being known as No. 8123 Pulaski Highway.  
Hearing Date: Monday, July 2, 1973 at 10:00 A.M.  
Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
BY S. ERIC DINANNO, Zoning Commissioner of Baltimore County June 11, 1973

**CERTIFICATE OF PUBLICATION**  
TOWSON, MD. June 11, 1973  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week at an interval of one week before the 2nd day of July, 1973, the first publication appearing on the 11th day of June 1973.  
THE JEFFERSONIAN  
*George Tada*  
Manager  
Cost of Advertisement, \$

**PETITION FOR A VARIANCE FROM ZONING**  
LOCATION: Southeast corner of Pulaski Highway and Krusger Avenue  
DATE & TIME: Monday, July 2, 1973 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to allow a setback of one foot (1') instead of the required thirty feet (30') for the property located at the Southeast corner of Pulaski Highway and Krusger Avenue, which is shown on the Revised Plat of Duvall Terrace, which Plat is recorded among the Land Records of Baltimore County in Plat Book C.W.B. Jr. No. 12, Folio 105. The improvements thereon being known as No. 8123 Pulaski Highway.  
Hearing Date: Monday, July 2, 1973 at 10:00 A.M.  
Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
BY S. ERIC DINANNO, Zoning Commissioner of Baltimore County June 11, 1973

**CERTIFICATE OF PUBLICATION**  
ORIGINAL  
OFFICE OF  
**Essex Times**  
800 Eastern Blvd  
Essex, Md. 21221  
June 18 - 1973  
THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNanno, Zoning Commissioner of Baltimore County was inserted in **ESSEX TIMES** a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 18 day of June 1973; that is to say, the same was inserted in the issue of June 14, 1973.  
**Stromberg Publications, Inc.**  
Publisher.  
*Keith Morgan*

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 practical 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 Variance requested not adversely affecting the health, safety, and general welfare of the community.

It is ORDERED by the Zoning Commissioner of Baltimore County this 5th day of July, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, to permit a side yard setback of one (1) foot instead of the required thirty (30) feet.

It is ORDERED by the Zoning Commissioner of Baltimore County this 5th day of July, 1973, that the above Variance be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of July, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING  
105 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21284

June 28, 1973

JOHN J. DILLON, JR.  
Chairman

George Toda, Esq.  
336 St. Paul Place  
Baltimore, Maryland 21202

RE: Variance Petition  
Item 170  
Christian Fellowship Center, Inc. -  
Petitioners

Dear Mr. Toda:

This petition was before this Committee earlier this year (Item 170) and was returned after a three month waiting period.

The new site plans appear to reflect the comments of the Committee, and, therefore, it is now accepted for a hearing.

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.  
JOHN J. DILLON, JR.,  
Chairman, Zoning Advisory Committee

JJD:jd

Enclosure

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

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

June 11, 1973

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

Re: Item #232 (1972-1973)  
Property Owner: Christian Fellowship Center, Inc.  
8125 Pulaski Highway  
Present Zoning: B.R.  
Proposed Zoning: Variance from Section 238.2 to permit a sideyard setback of 1' instead of the required 30'  
District: 15th No. Acres: 110' x 121'

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.

General:

The comments supplied for this property in connection with Item #170 (1972-1973) remain valid and applicable to this Item #232 (1972-1973). Those comments are referred to for your consideration. In addition, highway right-of-way widening, consisting of a filled area at the intersection of Truener Avenue and Pulaski Highway for slight distance will be required in connection with any grading or building permit application.

Very truly yours,

Ellsworth H. Dier  
ELLSWORTH H. DIER, P. E.  
Chief, Bureau of Engineering

EDH:RAM:MS:as

cc: G. Reiser  
J. Tremmer  
D. Cruse  
J. Loebe  
J. Somers

1-211 Key Sheet  
9 MS 21 Pos. Sheet  
MS 3 Z Topo  
89 Tax Map

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.  
DIRECTOR

Wm. T. MELZER  
SENIOR TRAFFIC ENGINEER

June 7, 1973

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

Re: Item 232 - ZAC - June 5, 1973  
Property Owner: Christian Fellowship Center, Inc.  
8125 Pulaski Highway  
Variance from Section 238.2 to permit a sideyard setback of 1' instead of the required 30'  
District 15

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested side yard setback.

Very truly yours,

Michael S. Flanagan  
Michael S. Flanagan  
Traffic Engineer Associate

MSF/pk

Maryland Department of Transportation  
State Highway Administration

Harry R. Hughes  
Secretary  
Bernard M. Evans  
Administrator

June 6, 1973

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

ITEM 232 (Old Item 170)  
Re: Z.A.C. Meeting June 5, 1973  
Owner: Christian Fellowship Center, Inc.  
8125 Pulaski Highway (Route 40)  
Present Zoning: B.R.  
Proposed Zoning: Variance from Section 238.2 to permit a sideyard setback of 1' instead of the required 30'  
District: 15  
No. Acres: 110' x 121'

Dear Sir:

The subject plan indicates no direct access from Pulaski Highway. Therefore, there will be no requirements from the State Highway Administration.

The 1972 average daily traffic count for this section of Pulaski Highway is ... 30,000 vehicles.

Very truly yours,

Charles Lee, Chief  
Development Engineering Section  
John E. Meyers  
Asst. Development Engineer

CLJ:msbk

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

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

June 7, 1973

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

Dear Mr. DiNenna:

Comments on Item 232 (Old Item No.170), Zoning Advisory Committee Meeting, June 5, 1973, are as follows:

Property Owner: Christian Fellowship Center, Inc.  
Location: 8125 Pulaski Highway  
Present Zoning: B.R.  
Proposed Zoning: Variance from Section 238.2 to permit a sideyard setback of 1' instead of req. 30'  
District: 15  
No. Acres: 110' x 121'

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB:an

WILLIAM D. FROMM  
DIRECTOR

S. ERIC DINENNA  
ZONING COMMISSIONER



June 7, 1973

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 #232, Zoning Advisory Committee Meeting, June 4, 1973, are as follows:

(Old Item No. 170)  
Property Owner: Christian Fellowship Center, Inc.  
Location: 8125 Pulaski Highway  
Present Zoning: B.R.  
Proposed Zoning: Variance from Section 238.2 to permit a sideyard setback of 1' instead of the required 30'  
District: 15  
No. Acres: 110' x 121'

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planning Specialist II  
Project Planning Division

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 5, 1973

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

Re: Item 232 (Old Item No 170)  
Z.A.C. Meeting of: Tuesday June 4, 1973  
Property Owner: Christian Fellowship Center, Inc.  
Location: 8125 Pulaski Highway  
Present Zoning: B.R.  
Proposed Zoning: Variance from Section 238.2 to permit a sideyard setback of 1' instead of the required 30'

Dear Mr. DiNenna:

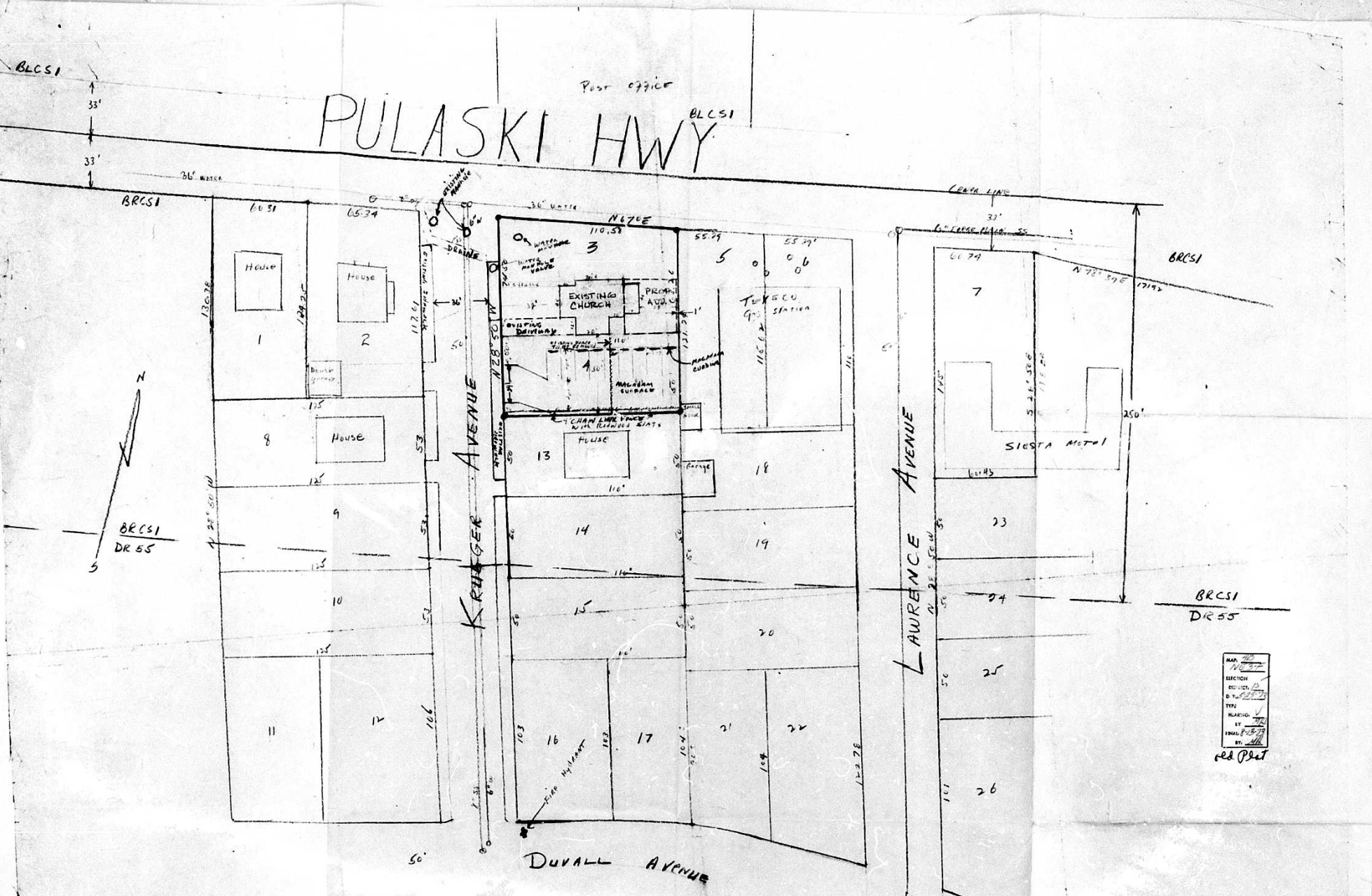
No bearing on student population.

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

WNP/AL

# PULASKI HWY

Post office



Revised 5/24/73  
 SCALE 30 FEET TO ONE INCH  
 15<sup>TH</sup> DIST - BALTIMORE Co. Md  
 Use - Church - Primarily  
 Purpose -

PARKING DATA  
 SEATING CAPACITY - 50  
 PARKING REQUIRED - 50/6 SEATS = 8  
 PARKING PROVIDED - 9 SPACES (7x20)

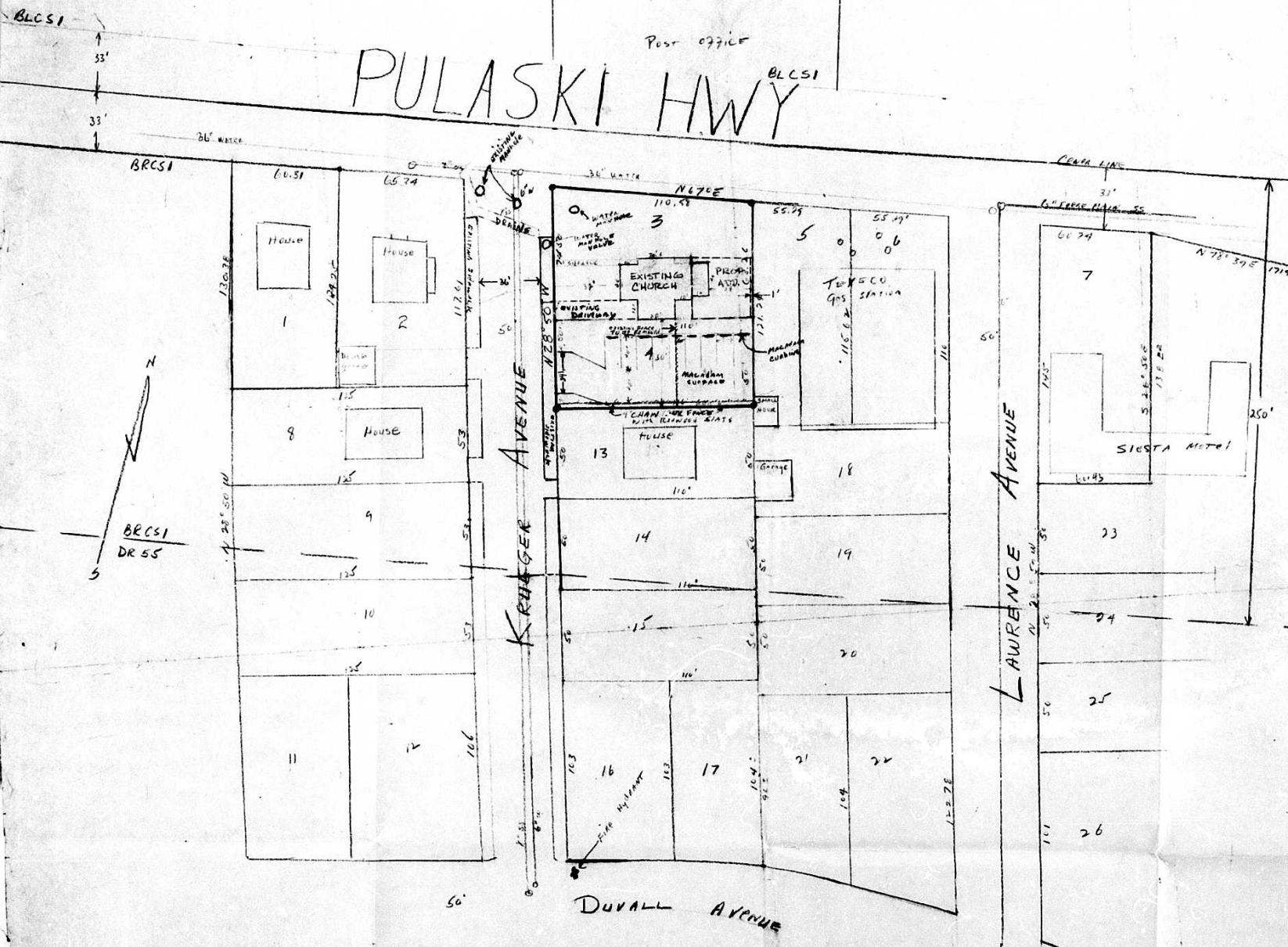
MAP	✓
ELECTION	✓
DESIGN	✓
D.P.	✓
TYPE	✓
MEASUREMENT	✓
BY	✓
DATE	5-24-73
BY	✓

ed Plot



# PULASKI HWY

Post office



Revised 5/24/73  
SCALE 30 FEET TO ONE INCH  
15" DIST. - BALTIMORE CO. MD  
Use - Club - Primarily  
Pavement

PARKING DATA  
SEATING CAPACITY - 50  
PARKING REQUIRED - 50/6 SEATS = 8  
PARKING PROVIDED - 9 SPACES (7x20)

MICROFILMED

