

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, OF GRAY MANOR 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 (1) that the property be reclassified from R-1 to R-2 and (2) that a Special Exception be granted for a day nursery in residential zone

and a Variance from Section 409.2b (1) and (5) to permit 23 off street parking spaces instead of the required 38

See attached description

XXXXXX for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, day nursery in residential zone

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

County: FIRST LUTHERAN CHURCH OF GRAY MANOR
Contract purchaser: Peter J. Ziegler, Pastor
Address: C.E. Amoss, Presi- Legal Owner
dent Church Council
212 Oakwood Road
Baltimore County, Maryland

James H. Cook, Esquire
409 Washington Avenue
Towson, Maryland 21204
823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of August, 1974, 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 property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of September, 1974, at 1:00 o'clock

1974
19/3/74

(over)

October 3, 1974

James H. Cook, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance
S/S of Oakwood Road, 340' W of Page Drive - 12th District
First Lutheran Church of Gray Manor - Petitioner
NO. 75-70-XA (Item No. 35)

Dear Mr. Cook:

I have this date passed my Order in a above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/me

Attachments

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
AND VARIANCE : DEPUTY ZONING
S/S of Oakwood Road, 340' W of Page :
Drive - 12th District : COMMISSIONER
First Lutheran Church of Gray Manor - : OF
Petitioner :
NO. 75-70-XA (Item No. 35) : BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a day nursery together with a Variance request to reduce the required number of off-street parking spaces. The property in question is situated on the south side of Oakwood Road, 340 feet west of Page Drive in the Twelfth Election District of Baltimore County.

Testimony indicated that the subject site is improved with the First Lutheran Church of Gray Manor. The total site improvements consist of a two story frame parsonage, church, garage and a twenty-three space parking lot. Said testimony also established that a need exists in the area for a day nursery and that existing facilities within the church would be used with no changes other than the necessary furnishings and equipment. In actuality, only two off-street parking spaces will be required, one for the operator and one for her assistant. All children will be delivered and picked up by their parents.

Without reviewing the testimony in detail but based on all testimony presented, it is the opinion of the Deputy Zoning Commissioner that the Petitioner would be faced with a hardship and/or practical difficulty if required to provide thirty-eight parking spaces for the proposed use. The nursery would be contained within the confines of the existing facilities and would not generate a great deal of traffic or conflict in any way with church services. The requested use will meet a need of and be a benefit to the community in which it is located. As all of the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met, the Special Exception request should also be granted.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 26, 1974

James H. Cook, Esq.
409 Washington Avenue
Towson, Maryland 21204

RE: Special Exception and Variance
Petition
Item 35
First Lutheran Church of
Gray Manor - Petitioner

Dear Mr. Cook:

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 south side of Oakwood Road, approximately 340 feet west of Page Drive, in the 12th District of Baltimore County. It is presently improved with a two-story church and additional buildings, as well as a two-story frame parsonage and garage. Adjacent properties are all improved with various one and two-story single family dwellings.

The petitioner is requesting a Special Exception for a day care center as well as a Variance to permit 23 parking spaces instead of the required 38 spaces. Approximately 1000 square feet of the existing additional building is proposed to be utilized for the day care center.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30th day of October, 1974, that the herein requested Special Exception for a day nursery shall be and the same is GRANTED from and after the date of this Order.

It is further ORDERED that the requested Variance to permit twenty-three parking spaces instead of the required thirty-eight spaces shall be and the same is also GRANTED. Said Variance and Special Exception shall be subject to the approval of a site plan by the Department of Public Works, Fire Department, Health Department and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

- 2 -

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

July 29, 1974

First Lutheran Church of Gray Manor
Lots 312 - 315 & 331 Plat No. 2 " Gray Manor " 13/34
12th District Baltimore County, Maryland

Beginning for the same on the south side of Oakwood Road at the distance of 340 feet measured southerly along the south side of Oakwood Road from the point of intersection of the south side of Oakwood Road and the west side of Page Drive, and thence running and binding on the south side of Oakwood Road the two following courses and distances: South 62 degrees 28 minutes West 162.59 feet and by a line curving to the left with a radius of 304.84 feet for a distance of 5.01 feet, thence leaving Oakwood Road for three lines of division as follows: South 29 degrees 58 minutes East 120.07 feet, North 62 degrees 28 minutes East 32.32 feet and South 36 degrees 41 minutes 25 seconds East 130.31 feet to the north side of Ashwood Road, thence running and binding on the north side of Ashwood Road by a line curving to the right with a radius of 370 feet for a distance of 31.73 feet, thence leaving Ashwood Road for three lines of division as follows: North 33 degrees 23 minutes 40 seconds West 121.78 feet, North 68 degrees 26 minutes East 70.24 feet and North 27 degrees 32 minutes West 120 feet to the place of beginning.

Containing 0.64 acres of land more or less.



Maryland Department of Transportation
State Highway Administration

Harry R. Hill
Director
Barnard M. Evans
Assistant Director

August 1, 1974

Mr. S. Eric O'Hern
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

ITCR 31
2-5-74 Meeting Aug. 6, 1974
Property Owner Loch Raven Village
Apartments, Inc.
Location 3/5 Loch Raven Blvd.
(Route 502) N/S of Greenway
Road - Existing Zoning R-16
Proposed Zoning: Spec. Except.
for Non-Resident Doctors
Office, U. of Acres 0.054
District 9th

Dear Sirs:

The subject plan indicates an access proposed from Loch Raven Blvd., therefore, the State Highway Administration has no comment.

The 1973 average daily traffic count on this section of the State Highway is 32,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
by: J. E. Myers

CLJEM:bk

James H. Cook, Esq.
409 Washington Avenue
Towson, Maryland 21204

RE: Item 35
August 26, 1974

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,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD
Enclosure

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Item 35

James H. Cook, Esq.
409 Washington Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted
for filing this 13th day of August 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: First Lutheran Church of Gray Manor
Petitioner's Attorney: James H. Cook Reviewed by James B. Byrnes, III
Cc: Frank S. Lee Chairman,
1277 Neighbors Avenue
Baltimore, Maryland 21237
Zoning Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 26, 1974

James H. Cook, Esq.
409 Washington Avenue
Towson, Maryland 21204

RE: Special Exception and Variance
Petition
Item 35
First Lutheran Church of
Gray Manor - Petitioner

Dear Mr. Cook:

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 south side of Oakwood Road, approximately 340 feet west of Page Drive, in the 12th District of Baltimore County. It is presently improved with a two-story church and additional building, as well as a two-story frame parsonage and garage. Adjacent properties are all improved with various one and two-story single family dwellings.

The petitioner is requesting a Special Exception for a day care center as well as a Variance to permit 23 parking spaces instead of the required 38 spaces. Approximately 1,200 square feet of the existing additional building is proposed to be utilized for the day care center.

James H. Cook, Esq.
409 Washington Avenue
Towson, Maryland 21204

RE: Item 35
August 26, 1974

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JEB:JD

Enclosure

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 14, 1974

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 35, Zoning Advisory Committee Meeting,
August 13, 1974, are as follows:

Property Owner: First Lutheran Church of Gray Manor
Location: S/S of Oakwood Rd. 340 ft. W/S of Page Drive
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for day nursery in
residential zone. Variance from Section
409.2b (1) & (5) to permit 23 off street
parking spaces instead of the required 38.

No. of Acres: 0.64
District: 12th

Metropolitan water and sewer are available.

Day Care Comments: Prior to approval for a nursery school,
owner or applicant must comply with all Baltimore County Regulations.
For more complete information, contact the Division of Maternal and
Child Health, Baltimore County Department of Health.

Food Protection Comments: Prior to construction, renovation
and/or installation of equipment for this food service facility, 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

DBVB/nc

CC--Eve Smith
L.A. Schuppert

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



August 8, 1974

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 #35, Zoning Advisory Committee Meeting, August 13, 1974, are as follows:

Property Owner: First Lutheran Church of Gray Manor
Location: S/S of Oakwood Road 340 ft. W/S of Page Drive
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for day nursery in residential zone. Variance
from Section 409.2b (1) & (5) to permit 23 off street parking
spaces instead of the required 38

No. of Acres: 0.64
District: 12th.

This office has reviewed the subject petition and offers the following comments. These comments
are not intended to indicate the appropriateness of the zoning in question, but are to assure that
all parties are made aware of plans or problems with regard to development plans that may have a
bearing on this petition.

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 and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 486-3311 ZONING 484-3381

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: August 13, 1974

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

Re: Item 35

Property Owner: First Lutheran Church of Gray Manor
Location: S/S of Oakwood Rd. 340 ft. W/S of Page Drive
Present Zoning: D.P. 5.5
Proposed Zoning: Special Exception for day nursery in residential zone.
Variance from Section 409.2b (1) & (5) to permit 23 off
street parking spaces instead of the required 38.

District: 12th
No. Acres: 0.64

Dear Mr. DiNenna:

No bearing on student population.

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

WMP/al

**CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland**

475-72 XA

District: 12th Date of Posting: 8-13-74
Posted for: Heating, Mon. Sept. 24, 1974, 9:00 A.M.
Petitioner: First Lutheran Church of Gray Manor
Location of property: 1/4 of Oakwood Rd. 340 ft. W/S of Page Drive
Location of Signs: 2 Signs: 1st Sign on front of Church
2nd Sign on Page Drive
Remarks:
Posted by: W. Mark Petrovich Signature Date of return: 8-12-74

PETITION FOR SPECIAL EXCEPTION AND VARIANCE FOR DUNDALK

THE Zoning Commission for Special Exception for a Nursery School, Petition for Variance for Off-Street Parking.

LOCATION: South side of Oakwood Road 340 feet West of Page Drive.

DATE & TIME: MONDAY, SEPTEMBER 30, 1974 at 1:00 P.M.

PLACE: HEARING Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
S. ERIC DINENNA
Zoning Commissioner of BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

September 19, 1974

THIS IS TO CERTIFY, that the annexed advertisement of ZONING COMMISSIONER OF BALTO. COUNTY - S. Eric Dinenna in matter of Pet. 1st Luth. Church Gray Manor was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, on September 13th day of September, 1974; that is to say,

the same was inserted in the issue of Sept. 12, 1974

13th day of September, 1974; that is to say,

the same was inserted in the issue of Sept. 12, 1974

Kimbel Publication, Inc.

Publisher.

By

Kimbel E. Calkins

CERTIFICATE OF PUBLICATION

THE Zoning Commission for Special Exception for a Nursery School, Petition for Variance for Off-Street Parking.

LOCATION: South side of Oakwood Road 340 feet West of Page Drive.

DATE & TIME: MONDAY, SEPTEMBER 30, 1974 at 1:00 P.M.

PLACE: HEARING Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
S. ERIC DINENNA
Zoning Commissioner of BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 12, 1974.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on September 13th day of September, 1974; that is to say,

the same was inserted in the issue of Sept. 12, 1974

THE JEFFERSONIAN.

H. L. Smith
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 10th day of

August 1974. Item #.....

Petitioner 1st Luth. Church Gray Manor Submitted by Cook

Petitioner's Attorney Cook Reviewed by S. E. Dinenna

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

James H. Cook, Esq.
409 Washington Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted

for filing this 13th day of August 1974.

S. Eric Dinenna

S. ERIC DINENNA
Zoning Commissioner

Petitioner First Lutheran Church of Gray Manor

Petitioner's Attorney James H. Cook Reviewed by James H. Cook

CO: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21207

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

No. 16920

DATE Oct. 2, 1974 ACCOUNT 01-662

AMOUNT \$80.25

WHITE - CARRIER
REVENUE, Cook, Esq., Murray & Howard
100 Washington Ave.
Towson, Md. 21204

RECEIVED FOR THE PROPERTY OF FIRST LUTHERAN CHURCH OF GRAY MANOR

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

No. 15145

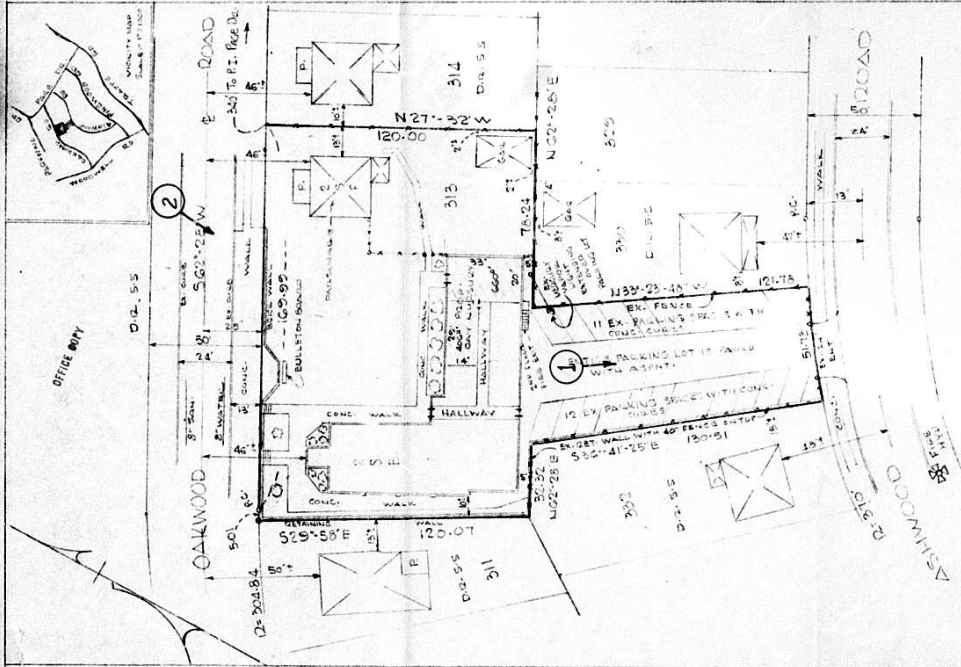
DATE August 20, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CARRIER
REVENUE, Cook, Esq., Murray & Howard
100 Washington Ave.
Towson, Md. 21204

RECEIVED FOR THE PROPERTY OF FIRST LUTHERAN CHURCH OF GRAY MANOR





FIRST LOT HEREIN IS EACH OF SEVEN MAJOR
LOTS 20-26 & 281 "AT No. 2 'GDAY MOUND'" B-24
127
SECTION 21 T. 1 N. R. 2 E. CO. 10,
COUNTY OF LEE, MISSISSIPPI

[illegible]

DAY DATE TIME E. S. 2574
OF COUNCILMAN - 11 - 11 7 50 PM

[illegible]

Page No. 001

NO. OF PULLING SPACES REQ. (1 SPAC = 4 SPACES) (1/3 EMPLOYEES = 1 SPACES)
NO. OF PULLING SPACES REQUIRED = 2 SPACES.
THE PULLING SET IS ASSEMBLED WITH ENG. CORD SPOTS AND IS MANUALLY DRAINED
THE TWO SP. SPACES AROUND THE SET WILL BE PROVIDED WITH PULLING
SPOTS PER SPACES.

BUNCH - 200 SEATS (1000 SEATS) : 33 SPACES
 NEW SPACES REQ. FOR DAY CARE NURSERY : 5 SPACES
 No. of SPACES PROVIDED : 38 SPACES TOTAL
23

VARIANCE REQUESTED 15 SPACES

FRANK S. LETS
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237

