

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Trustees of Mt. Carmel U. M. Church, legal owners 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 Sect. 1. A.00.3.B(1) to permit a distance from the centerline of Hereford Road (Mt. Carmel Road of 16 feet and of Mt. Carmel Road of 60 feet in lieu of 75 feet in the aforementioned zoning regulation.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
In order to provide auxiliary facilities and robing room for the pastor and choir, it will be necessary to add two rooms to the front of this 123 year old stone structure. The variance is necessary so that these rooms can be built onto the front of the church where the congregation enters. These rooms cannot be built on any other side since they would encroach on graves contained in the cemetery nor could they be built under the present structure since there is no basement or foundation under this old structure.

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.

Center of purchaser: Trustees of Mt. Carmel U. M. Church
Address: Mt. Carmel Road
Parkton, Maryland 21120
Petitioner's Attorney: _____
Protestant's Attorney: _____

By The Zoning Commissioner of Baltimore County, this 11th day of October, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of November, 1974, at 10:15 o'clock.

James E. Dyer
Zoning Commissioner of Baltimore County.
(over)

Mr. Roger Griest
Trustees of Mt. Carmel U. M. Church
Mt. Carmel Road
Parkton, Maryland 21120

RE: Petition for Variances
SE/corner of Hereford and Mt.
Carmel Roads - 5th District
Trustees of Mt. Carmel U. M. Church-
Petitioners
NO. 75-101-A (Item No. 61)

Dear Mr. Griest:

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNanno, Zoning Commissioner Date: October 30, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-101-A, Southeast corner of Hereford and Mount Carmel Roads
Petition for Variance for Distances from the centerline of Streets.
Petitioner - Trustees of Mt. Carmel U. M. Church

5th District

HEARING: Wednesday, November 13, 1974 (10:15 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 of Planning

WDF:NEG:rw

MT. CARMEL UNITED METHODIST CHURCH PROPERTY

Zoning Description

Beginning for the same at an iron spike set on the SE corner of the intersection of Mt. Carmel (Hereford) and Mt. Carmel (Prettyboy) Roads, in Election District #5, Baltimore County, Maryland, said spike being 20' S. of the center line of Mt. Carmel (Hereford) Road and 20' E. of the center line of Mt. Carmel (Prettyboy) Road thence binding on the S. side of Mt. Carmel (Hereford) Road the following S 80°-48'-58"E108.067' to the point of curve of a 300.00' Radius Curve thence following the curve 324.833' to a pipe, thence leaving Mt. Carmel (Hereford) Road S 58°-04'-07"W 347.80' to a pipe thence N 44°-32'-28"W 285.70' to a stone set 15' E. of the center line of Mt. Carmel (Prettyboy) Road thence along the E side of Mt. Carmel (Prettyboy) Road N 37°-45' E 249.217' to the place of beginning.

Being the same property of the Mt. Carmel United Methodist Church recorded among the land records of Baltimore County, in Liber 155 Folio 143-5 and Liber 206 Folio 200 containing 2.957 acres.

Charles A. Logan

TELEPHONE: 235-5004

Charles A. Logan

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
612 EAST 34TH STREET BALTIMORE, MARYLAND 21218

November 4, 1974.

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

Re: Application for Set Back Variance relative to 170' addition to Mt. Carmel United Methodist Church, S.E. corner of the intersection of Mt. Carmel (Hereford) and Mt. Carmel (Prettyboy) Roads, Baltimore, Maryland, 21204.

Dear Sir:

We are handing to you herewith ten (10) copies of plat plan of Proposed Addition to Mt. Carmel United Methodist Church, prepared by Charles A. Logan, Reg. Prof. P.E., and revised 10/11/74, to show parking space changes suggested by Mr. John V. Winkley of the Planning Department.

Sincerely,

Charles A. Logan
Charles A. Logan

Print- Roger D. Train.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 11, 1974

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

JAMES B. BYRNES, III
Chairman

Mr. Roger Griest
Trustees of Mt. Carmel
United Methodist Church
Mt. Carmel Road
Parkton, Maryland 21120

RE: Variance Petition
Item 61
Trustees of Mt. Carmel United
Methodist Church - Petitioners

Dear Mr. Griest:

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 at the southeast intersection of Hereford and Prettyboy Roads, in the 5th Election District of Baltimore County. It is presently improved with an old stone church and surrounding cemetery. A 2-1/2 story frame residence exists on the northwest corner of the aforementioned intersection, as does a similar structure opposite the site on Hereford Road. The educational building used in conjunction with the church is located to the southwest along Prettyboy Road.

The petitioner is requesting a Variance to permit setbacks from the center lines of Prettyboy and Hereford Roads of 46 feet and 60 feet, respectively, instead of the required 75 feet. A 17' addition is proposed on the front of the existing structure and is to be utilized for bathroom facilities as well as a cloakroom for the convenience of the parishioners.

Mr. Roger Griest
Re: Item 61
October 11, 1974

Page 2

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

JBB:JD

Enclosure

cc: Charles A. Logan
612 E. 34th Street
Baltimore, Maryland 21218

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 Petitioners

the above Variance should be had; and it further appearing that by reason of the STANDARD of the Variations requested not adversely affecting the health, safety and general welfare of the community, Variations to permit distances from the center line of streets of 40 feet (Prettyboy and Mount Carmel Roads); and to permit 60 feet instead of the required 75 feet for both (Mount Carmel and Hereford Roads

a Variance should be granted. It IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of November, 1974, that the herein Petition for a Variance 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 State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of November, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

Bureau of Engineering
ELLSWORTH N. DYER, P.E., CHIEF

October 2, 1974

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

Re: Item #61 (1974-1975)
Property Owner: Trustees of Mt. Carmel United Methodist Church
3/8 corner of the intersection of Mt. Carmel (Hereford) and Mt. Carmel (Prettyboy) Roads
Existing Zoning: RDP
Proposed Zoning: Variance from Section 1A00.3B.(3) to permit a distance from the centerline of Prettyboy (Mt. Carmel) Rd. of 46' and of Mt. Carmel (Hereford) Rd. of 60' in lieu of 75' in the aforementioned zoning regulations.
No. of Acres: 2.957 District: 5th

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:

Mt. Carmel - Hereford Road (Mt. 137) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Mt. Carmel - Prettyboy Road, an existing public road is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening, including fillet areas for sight distances at the intersection and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Design 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 #61 (1974-1975)
Property Owner: Trustees of Mt. Carmel United Methodist Church
Page 2
October 2, 1974

Storm Drains:

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 which lies beyond the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicated "No Planned Service" in this area.

Very truly yours,

Ellsworth N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:RAM:FW:as

cc: J. Somers

CG-37 Key Sheet
105 NW 22 Pos. Sheet
NW 27 F Topo
21 Tax Map



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

September 20, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
Attn: Mr. James B. Byrnes III
County Office Bldg.
Towson, Md.

Re: Z.A.C. Meeting, Sept. 17, 1974 Item: 61.
Property Owner: Trustees of Mt. Carmel United Methodist Church
Loc. SE/C of the inters. of Mt. Carmel (Hereford) & Mt. Carmel (Prettyboy) Roads. (Site 137)
Existing Zoning: RDP
Prop. Zoning: Variance from Sect. 1A00.3B (3) to permit a distance from the centerline of Prettyboy (Mt. Carmel) Rd. of 46 feet and of Mt. Carmel (Hereford) Rd. of 60 feet in lieu of 75 feet in the aforementioned zoning regulations.
No. of Acres: 2.957 Dist. 5th

Dear Mr. DiNenna,

The subject plan indicates a parking arrangement that would require vehicles to back onto Mt. Carmel Road (Route 137) in order to leave the site. This situation is extremely hazardous especially with the poor stopping sight distance due to the vertical and horizontal alignment of Rte 137. The plan should be revised prior to a hearing date being assigned.

The 1973 average daily traffic count on this section of Route 137 is 1350 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

By: John E. Meyers

John E. Meyers

CL-JEM-as

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Oeltz
Chief



Towson, Maryland 21204

813-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Trustees of Mt. Carmel United Methodist Church

Location: SE/C of the intersection of Mt. Carmel (Hereford) & Mt. Carmel (Prettyboy) Roads
Item No. 61 Zoning Agenda September 17, 1974

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 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.

Reviewed: *J. Austin Oeltz* Noted and
Planning Group Approved:
Special Inspection Division

Deputy Chief
Fire Prevention Bureau

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

September 20, 1974

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

Dear Mr. DiNenna:

Comments on Item 61, Zoning Advisory Committee Meeting, September 17, 1974, are as follows:

Property Owner: Trustees of Mt. Carmel United Methodist Church
Location: SE/C of the intersection of Mt. Carmel (Hereford) & Mt. Carmel (Prettyboy) Roads.
Existing Zoning: RDP
Proposed Zoning: Variance from Section 1A00.3B.(3) to permit a distance from the centerline of Prettyboy (Mt. Carmel) Rd. of 46 feet and of Mt. Carmel (Hereford) Rd. of 60 feet in lieu of 75 feet in the aforementioned zoning regulations.
No. of Acres: 2.957
District: 5th

Comments: Approved water well exist; complete soil evaluation required.

Very truly yours,

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

gHVB/ncc

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



October 14, 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 #61 Zoning Advisory Committee Meeting, September 17, 1974 are as follows:

Property Owner: Trustees of Mt. Carmel United Methodist Church
Location: SE/C of intersection of Mt. Carmel (Hereford) and Mt. Carmel (Prettyboy) Rds.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.(3) to permit a distance from the centerline of Prettyboy (Mt. Carmel) Road of 46 feet and of Mt. Carmel (Hereford) Road of 60 feet in lieu of 75 feet in the aforementioned zoning regulations.
No. of Acres: 2.957
District: 5th

This officer 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.

The parking as shown on the site plan in front of the church, will not function without backing into Hereford Road (Mt. Carmel).

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING AREA 2011 ZONING AREA 3011

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 24, 1974

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

Z.A.C. Meeting of: September 17, 1974

Re: Item 61

Property Owner: Trustees of Mt. Carmel United Methodist Church

Location: SE/C of the intersection of Mt. Carmel (Hereford) & Mt. Carmel (Prettyboy) Roads.

Present Zoning: RDP

Proposed Zoning: Variance from Section 1A00.3B.(3) to permit a distance from the centerline of Prettyboy (Mt. Carmel) Rd. of 46 ft. and of Mt. Carmel (Hereford) Rd. of 60 ft. in lieu of 75 ft. in the aforementioned zoning regulations.

District: 5th

No. Acres: 2.957

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

Walter Peterson
Walter Peterson,
Field Representative.

WSP/m

W. EMILE PARKER, President
J. ROBERT M. HUBBARD, Vice President
W. ROBERT J. DENNEY, Secretary

MARCUS W. ROTENBERG, Treasurer
J. ROBERT M. HUBBARD, Secretary

T. DARWIN WILSON, JR., Chairman
RICHARD W. THOMAS, JR., Vice Chairman
W. ROBERT J. DENNEY, Secretary

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

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

Re: Item 61 - ZAC - September 17, 1974
 Property Owner: Trustees of Mt. Carmel United Methodist Church.
 Location: S&C of the intersection of Mt. Carmel (Hereford) & Mt. Carmel (Prettyboy) Roads.
 Existing Zoning: RDP
 Proposed Zoning: Variance from Section 1A00.3B(3) to permit a distance from the centerline of Prettyboy (Mt. Carmel) Rd. of 46 feet and of Mt. Carmel (Hereford) Rd. of 60 feet in lieu of 75 feet in the aforementioned zoning regulations.

No. of Acres: 2.957
District: 5th

Dear Mr. DiNenna:

The requested variances are not expected to cause any major traffic problems.

The driveway and the parking lot do not meet county standards and should be changed.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Asso.

MSF/ib

	Item
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING	

Mr. Roger Griest
Trustees of Mt. Carmel
United Methodist Church
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

for filing this 11th day of October 1974

Petitioner Trustees of Mt. Carmel United Methodist Church

Petitioner's Attorney _____ Reviewed by James E. Byrnes, III
cc: Charles A. Logan, Chairman,
612 E. 34th Street
Baltimore, Md. 21218
Zoning Advisory Committee

CERTIFICATE OF POSTING
G DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 5 Date of Posting: OCT. 19 1924
 Posted for: PETITION FOR VARIANCE
 Petitioner: TRUSTEES OF MR. CARMEL L.M. CHILDREN
 Location of property: SE/ COR. OF HERFORD AND MR. CARMEL Rds
 Location of Signs: SE/ COR. OF HERFORD AND MR. CARMEL Rds
 Remarks:
 Posted by: Thomas E. McManus Date of return: OCT. 25 1924

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 6th day of July 1974. Item #

S. Eric DiNenna,
Zoning Commissioner

Petitioner MT CARVEL U.M. Submitted by _____
 Petitioner's Attorney CHURCH Reviewed by [Signature]
 * This is not to be interpreted as acceptance of the Petition for
 assignment of a hearing date.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 17 1971

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 in each one ~~one time~~ successive weeks before the 13th day of November, 1974, the ~~first~~ publication appearing on the 17th day of October 1974.

THE JEFFERSONIAN

Cost of Advertisement, \$ _____

PETITION MAPPING PROGRESS SHEET

FUNCTION	Web Map		Original		Duplicate		Tracing		200 She	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Potion number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JTE</u>										
Previous case: _____										

Reviewed Plans:
Change in outline or description _____ Yes
Map # _____ No

Reviewed Plans:
Change in outline or description _____ Yes
Map # _____ No

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

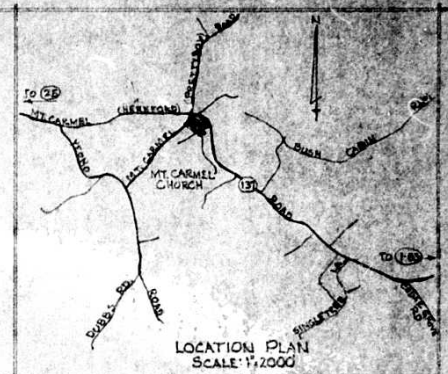
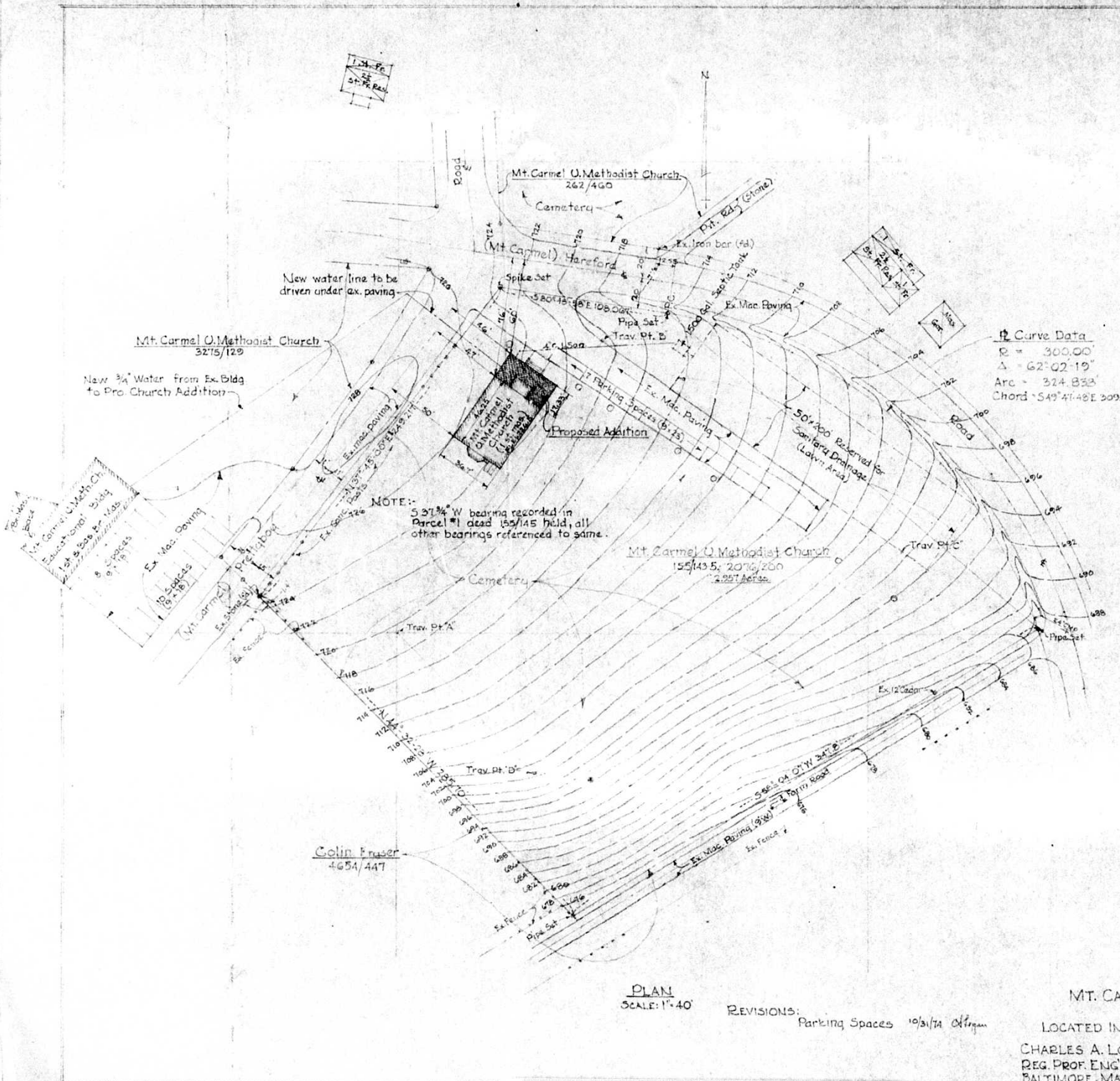
No. 17152

DATE Nov. 20, 1974 ACCOUNT 01-662

AMOUNT \$63.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY
Mount Carmel United Methodist Church
Box 313 Upperco, Md. 21155
Advertising and posting of property-----#75-101-A
JOS 63 APR 21 6300





Curve Data
 $R = 300.00'$
 $\Delta = 62^{\circ}02'19''$
 $ARC = 324.832'$
 $CHORD = 549'41.48'' E 309.196'$

PARKING DATA	
Existing Zoning -	RDP
Existing Use -	Church
Proposed Use -	Church (Add.)
Church Parking -	1 space / 6 seats
120 Seats -	20 spaces req'd.
Spaces Provided -	25 spaces shown

NOTE:
 S 37 1/4° W bearing recorded in Parcel #1 dead 155/145 hold, all other bearings referenced to same.

REVISED PLANS
Linkhard



PLOT PLAN
 -OF-
PROPOSED ADDITION
 -TO-
MT. CARMEL UNITED METHODIST CHURCH
 HEREFORD, MARYLAND
 LOCATED IN ELECTION DISTRICT NO. 5, BALTIMORE CO., MD.
 CHARLES A. LOGAN
 REG. PROF. ENGR. & L.S. #808
 BALTIMORE, MARYLAND
 AUGUST 21, 1974
 SCALE: 1" = 40'
 SHEET 1 OF 1

PLAN
 SCALE: 1" = 40'
 REVISIONS:
 Parking Spaces 10/31/74 *Chirman*



