

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Elder L. R. Putnam, Presiding Elder, 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,

herby petition for a Variance from Section 1002.23 (504-7.8.2) to parallel setbacks

for another principal building of twenty-five (25) feet from the front property

lines, 100 (10) feet from the side property lines, and seventy (70) feet from the rear property line instead of the required forty (40) feet, twenty (20) feet, and thirty (30) feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The present sanctuary does not provide adequate facilities for the congregation. Should the planned addition to the sanctuary be limited to the present zoning setbacks, the necessary classrooms, social, and youth activities of the Church could be severely curtailed. To provide a balanced program of ministry to the congregation, the variance, as requested, are needed.

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.

Contract purchaser

Elder L. R. Putnam, Presiding Elder
Reorganized Church of Jesus Christ of
Latter Day Saints Legal Owner

Address: Merritt Blvd. & Baybriar Rd.

Dundalk, Maryland

Petitioner's Attorney

Protestant's Attorney

Address _____

FEB 28 75 AM ORDERED By The Zoning Commissioner of Baltimore County, this _____ 28th _____ day

of _____ February _____ 1975 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 31st _____ day of _____ March _____ 1975 at _____ 10:00 o'clock _____ A. M.

Eric D. DiNenna
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, R. L. D. S. 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,

herby petition for a Variance from Section 1002.23 (504-7.8.2) to parallel setbacks

parking spaces instead of the required fifty (50) spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

When the present sanctuary was completed in 1957, plans were then being made to later add a church school addition. The addition is still needed. It is not intended to provide an increase in the seating capacity of the Sanctuary, so that the present nineteen (19) space parking requirement should not change. If the Sunday morning on street parking becomes a problem, the school parking lot across the street from the church is available to us. We can provide no parking space on our present lot.

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.

Contract purchaser

Elder L. R. Putnam, Presiding Elder
Reorganized Church of Jesus Christ of
Latter Day Saints Legal Owner

Address: Merritt Blvd. & Baybriar Rd.

Dundalk, Maryland

Petitioner's Attorney

Protestant's Attorney

Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 28th _____ day

of _____ February _____ 1975 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 31st _____ day of _____ March _____ 1975 at _____ 10:00 o'clock _____ A. M.

Eric D. DiNenna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 20, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-226-A, Southwest corner of Merritt Boulevard and Baybriar Road.
Petition for Variance for Front, Side and Rear Yards, and Off-Street Parking.
Petitioner - Reorganized Church of Jesus Christ of Latter Day Saints

12th District

HEARING: Monday, March 31, 1975 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer:

Because the parking requirements of the Baltimore County regulations are stated as minimums and because any parking must be accommodated on the adjacent streets, affairs held at the subject property may cause neighborhood nuisances.

William D. Fromm
William D. Fromm, Director
Office of Planning

WDF:NEG:rw

RE: PETITION FOR A VARIANCE :
FOR FRONT, SIDE AND REAR :
YARDS, AND OFF-STREET :
PARKING. :
Southwest corner of Merritt :
Boulevard and Baybriar :
Road 12th District :
:
:
REORGANIZED CHURCH OF :
JESUS CHRIST OF LATTER :
DAY SAINTS :
:
:
Case No. 75-226-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. McHenry, Jr.
Charles E. McHenry, Jr.
Deputy People's Counsel

John W. Putnam, Jr.
John W. Putnam, Jr.
People's Counsel
County Office Building
Towson, Maryland 21204
436-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 28 day of March, 1975, to Elder L. R. Putnam, Presiding Elder Reorganized Church of Jesus Christ of Latter Day Saints, Merritt Blvd. & Baybriar Road, Dundalk, Maryland, 21222, Petitioner.

John W. Putnam, Jr.
John W. Putnam, Jr.
People's Counsel



I WILL NOT APPEAR.

April 3, 1975

Elder L. R. Putnam
Presiding Elder
Reorganized Church of Jesus Christ of
Latter Day Saints
Merritt Boulevard & Baybriar Road
Dundalk, Maryland 21222

RE: Petition for Variance
Merritt Boulevard & Baybriar Road -
12th District
Church of Jesus Christ of Latter Day
Saints - Petitioner
NO. 75-226-A (Item No. 137)

Dear Mr. Putnam:

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

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 137
Elder L. R. Putnam, Presiding Elder
Reorganized Church of Jesus Christ of Latter Day Saints
Merritt Blvd. & Baybriar Rd. County Office Building
Dundalk, Md. 111 W. Chesapeake Avenue
Towson, Maryland 21204

filing this 28th day of February 1975 Your Petition has been received and accepted for

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner R.L.D.S. Church

Petitioner's Attorney

Reviewed by Franklin S. McHenry, Jr.
Chairman,
Zoning Plans
Advisory Committee

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 granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, Variances to permit setbacks for another principal building of 25 feet from the front property line, 10 feet from the side property line, and 17 feet from the rear property line instead of the required 40 feet, 20 feet and 30 feet, respectively should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3RD day of April, 1975, 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 Department of Public Works and the Office of Planning and Zoning.

James E. Hogan
Deputy Zoning Commissioner of Baltimore County

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 day of 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

to permit zero off-street parking spaces instead of the required 50 spaces

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 3RD day of April, 1975, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

James E. Hogan
Zoning Commissioner of Baltimore County

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 day of 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

March 10, 1975

XXXXXXXXXXXXXXXXXXXX
Franklin T. Hogans, Jr.

Elder L. R. Putnam, Presiding Elder
Reorganized Church of Jesus Christ of
Latter Day Saints
Merritt Blvd. & Baybriar Road
Dundalk, Maryland

RE: Variance Petition
Item 137
R.L.D.S. Church - Petitioner

Dear Sir:

The Zoning Plans 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 with the zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest corner of Merritt Blvd. and Baybriar Road, and is currently improved with a one-story building used for religious services.

The petitioner is requesting a setback Variance as well as a Variance to permit zero off street parking spaces instead of the required 50, in order that an addition may be constructed onto the existing building.

The properties to the east, north and south are developed as single family homes, and properties to the west, across Sollers Point Road, are developed as group homes.

Elder L. R. Putnam, Presiding Elder
Re: Item 137
March 10, 1975

Page 2

A field inspection reveals no provision for required off street parking existing on the site and few, if any, areas of legal on street parking in the immediate environs of the church.

Please note the comments of the Bureau of Engineering concerning the indication of existing fire hydrant locations, as well as comments of the Department of Traffic Engineering concerning possible traffic problems.

The Committee feels that some provision for off street parking should exist to serve this building, as well as this proposed addition, and requests that any means existing or proposed to acquire, lease or otherwise provide such parking facilities, be submitted prior to the 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,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

February 13, 1975

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

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

Re: Item #137 (1974-1975)
Property Owner: R.L.D.S. Church
SW corner of Merritt Blvd. and Baybriar Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 409.2B1 to permit 0 offstreet parking spaces instead of the required 50 spaces. Variance from Sec. 1802.2B (504V.B.2) to permit setbacks for another principal building of 25' from the front property line, 10' from the side line, and 17' from the rear property line instead of the required 40', 20' and 30' respectively.
No. of Acres: .5 Acres District: 12th

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

Baltimore County utilities and highway improvements are not involved.

The submitted plan must be revised to correctly indicate the locations of existing fire hydrants in relation to this site.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #137 (1974-1975).

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAH:FAH:es
1-SE Key Sheet
1-SE 20 Pos. Sheet
SE 1 & 2 Top
103 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

February 26, 1975

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

Re: Item 137 - ZAC - January 7, 1975
Property Owner: R.L.D.S. Church
Location: SW/cor. of Merritt Blvd. and Baybriar Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: VARIANCE from Sec. 409.2B1 to permit 0 offstreet parking spaces instead of the required 50 spaces. VARIANCE from Sec. 1802.2B (504 V.B.2) to permit setbacks for another principal bldg. of 25' from the front property line, 10' from the side line, & 17' from the rear property line instead of the required 40', 20', & 30' respectively.
No. of Acres: .5 acres
District: 12th

Dear Mr. DiNenna:

The proposed variances to the setbacks from the property lines are not expected to cause any traffic problems. The proposed variance to the parking can be expected to cause some problems for the neighborhood.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc.

MSF/bza

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: R.L.D.S. Church

Location: SW/cor. of Merritt Blvd. and Baybriar Rd.

Item No. #137 Zoning Agenda January 7, 1975

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 structure 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. Please indicate parking for this site.

Reviewed: *H. J. Kelly* Noted and Approved: *Paul H. Riechers*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 17, 1975

DONALD J. ROOP, M.D., M.P.H.
DEPUTY HEALTH OFFICER - 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 137, Zoning Advisory Committee Meeting, January 7, 1975, are as follows:

Property Owner: R.L.D.S. Church
Location: SW/C of Merritt Blvd. and Baybriar Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: VARIANCE from Sec. 409.2B1 to permit 0 offstreet parking spaces. VARIANCE from the required 50 spaces. VARIANCE from Sec. 1802.2B(504V.B.2) to permit setbacks for another principal bldg. of 25' from the front property line, 10' from the side line, and 17' from the rear property line instead of the required 40', 20' & 30' respectively.
No. of Acres: .5 Acres
District: 12th

Metropolitan water and sewer are available.

Air Pollution Comments: This building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

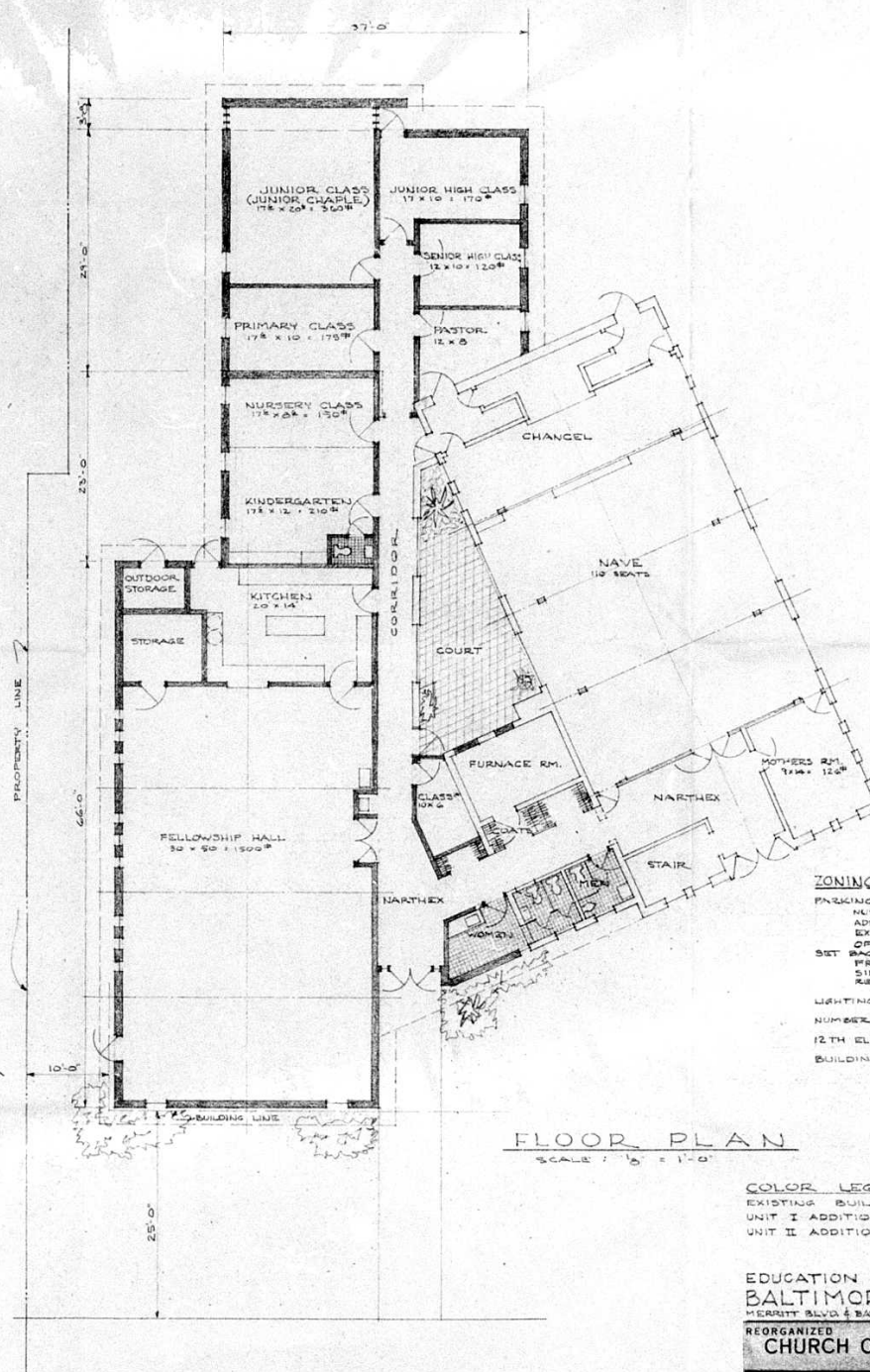
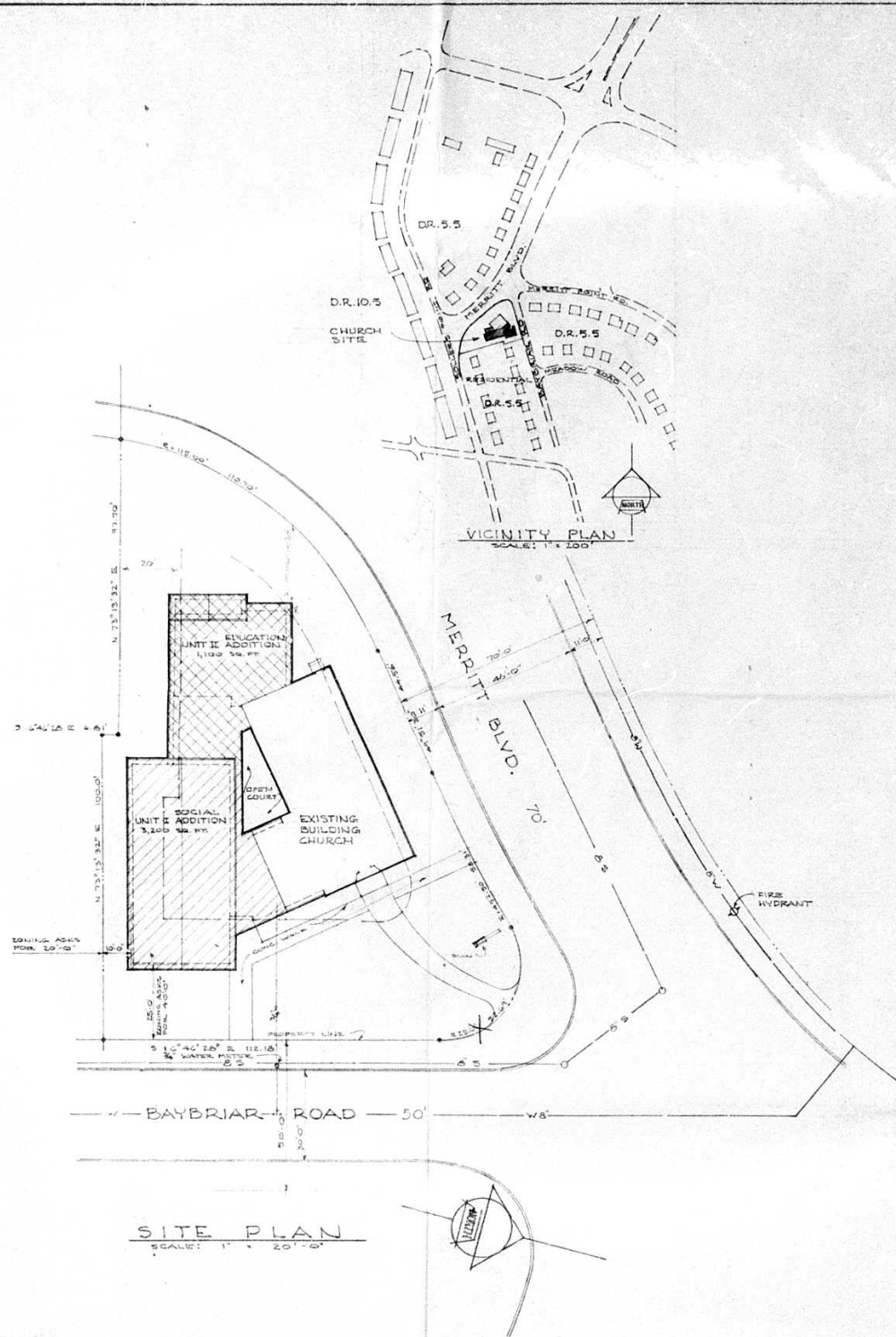
Food Protection Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

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

HBV/mcp

CC-W.L. Phillips
L.A. Schuppert



ZONING NOTES:

PARKING:
NUMBER OF CARS - 1/4 ROW SEATS - 120 SEATS - 20 CARS
ADDITION DOES NOT INCREASE THE SEATING CAPACITY.
EXISTING & PROPOSED PARKING ON THE STREET.
OFF STREET PARKING PROVIDED - 0
SET BACKS:
FRONT YARD 40' 25'
SIDE YARD 20' 10'
REAR YARD 30' 27'

LIGHTING: MINIMAL ENTRANCE LIGHTS, NO FLOOD LIGHTING.
NUMBER OF STORIES: ONE
12TH ELECTION DISTRICT
BUILDING TO BE USED FOR CHURCH ACTIVITIES ONLY.

COLOR LEGEND:

EXISTING BUILDING
UNIT I ADDITION 3,200 SQ. FT. \$162 x \$51,000.00
UNIT II ADDITION 1,100 SQ. FT. \$81 x \$17,000.00
PLUS FURNISHINGS

EDUCATION WING ADDITION
BALTIMORE BRANCH
MERRITT BLVD. & BAYBRIAR RD. DUNDALK, MD.
REORGANIZED
CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS

PLANS

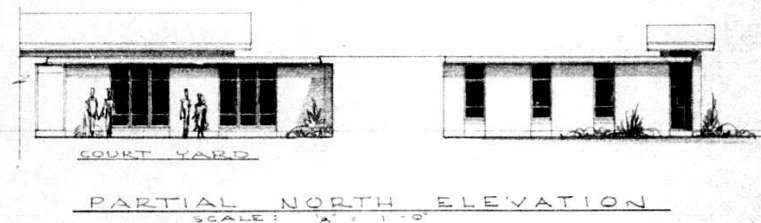
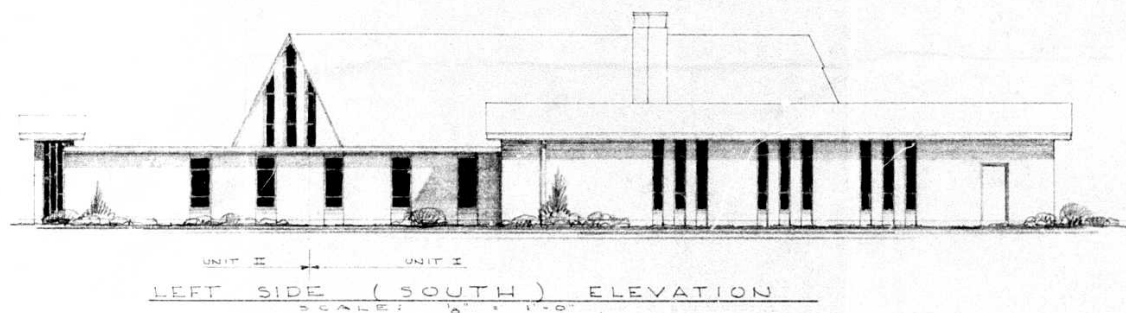
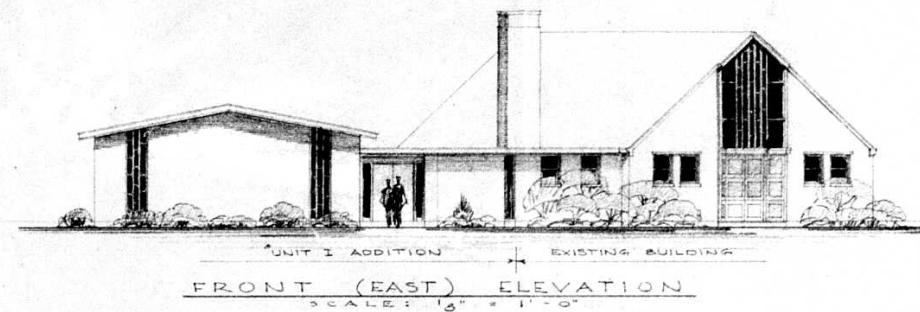
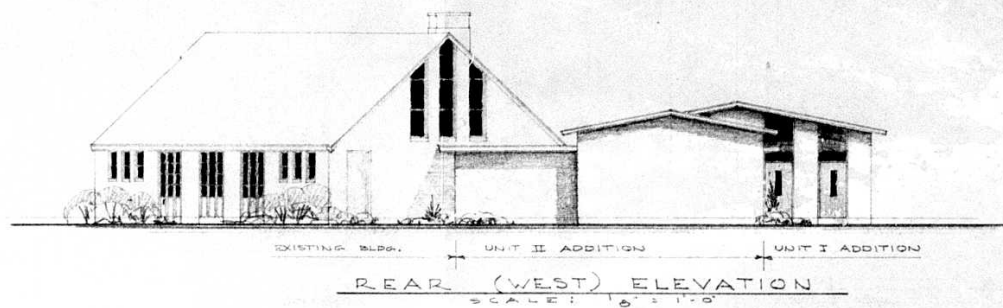
OCT. 11, 1974

OCT. 11, 1974

SK 2

JOHN J. ROSS AIA

ARCHITECT - GREENE & JAY, PITTSBURGH, PA.



EDUCATION WING ADDITION
BALTIMORE BRANCH
HERRITT BLVD. & BAYVIEW RD., DUNDALK, MD.
REORGANIZED
CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS

ELEVATIONS
115° OCT. 11, 1974

SK 3

JOHN J. ROSS AIA
ARCHITECT 138 BRON ROAD PITTSBURGH 37, PA.



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