PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

25.006.7 #137

OF LATTER DAY Morritt Blvd.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

hereby petition for a Variance from Section 1302.23 (504-V.B.2) to perait setbacks for another principal building of twenty-five (25) feet from the front property tion, iso (10) feet from the side property line, and eavent on (17) feet from the tear property line instead of the required forty (20) feet, twenty (20) feet, one (11ty (30) feet, propertively.

of the Zoning Regulations of Baltimere County, to following reasons: (indicate hardship or practical	the Zoning Law of Baltimore County; for the difficulty)							
The present sanctuary does not provid	e adequite facilities for the congre-							
gation. Should the planned addition	to the sanctuary be limited to the							
present loning bethacks, the necessary classroom, social, and youth activiti								
of the Church would be severely curto	iled. To provide a balanced program of							
ministry to the congregation, the war	lances, is requested, are needed.							
See attached de	scription							
Property is to be posted and advertised as for we, agree to pay expenses of above Var pettion, and further agree to and are to be bound Balkyage County adopt. J pursuant to the Zoning	riance advertising, posting, etc., upon filing of this i by the zoning regulations and restrictions of							
31	10Ph 511							
13.	Elder L.M.Futnat, Freedding Elder Seorganized Church of Jeaus Christ of							
Contract purchaser	Latter Day Saints Legal Owner							
Addre	Address World t 8174. Baybrian 84.							
	Dundalk, Zaryland							
Petitioner's Attorney	Protestant's Attorney							
Address 28 '75 AM	Baltimore County, thisday							
of Jebruary 197 5 that the s required by the Zoning Law of Baltimore County out Baltimore County that property be posted a	ubject matter of this petition be advertised, as i, in two newspapers of general circulation through- nd that the public hearing be had before the Zoning b, County Office Building in Toxson, Baltimore							
	March 497 8 at 10:00 clock							
A. M.	Almi li ifina							
	Zoning Commissioner of Baltimore County.							
(0	ver)							

DESCRIPTION FOR VARIANCE

BEGINNING at a point on the southwest corner of Merritt Blvd. and Baybriar Road, and being lot No. 7, Block 2 is shown on Plat No. 8 of "Dundalk", G.L.B. Liber 19, folios 135 and 136.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZOUING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. 3.1.2.2. 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 409.251 to permit zero (0) offstreet 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 scating capacity of the Sanctuary, so that the present mineteen (19) space parking requirement should not change. If the Sunday norming on street parking becomes a problem, the monthly marking let ocross 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.

1, as we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, as of furtier agree to and are to be bound by the zoning regulations and restrictions of Balimore County 2-dopted pursuant to the Zoning Law For Baltimore County.

Elder L.M. Putnage.
Blder L.M. Putnage.
Reorganized Church of Josus Christ of
LATYOF TRY SETHTS
Legal Owner

Address Reuritt Blyd. & Baybriar Ed.

Dundalk, Maryland

Petitioner's Attorney

Protestant's Attorney

15-226-A

#137

ORDERED By The Zoning Commissioner of Baltimore County, this......

197 ... hat the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through att 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 Balding in Tows. Baltimore County in Room 106, County Office Balding in Tows. Baltimore , 197 ___Shat the subject matter of this petition be advertised, as

County, on the

Commissioner of Baltimore County.

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 Baybrian 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 accommodate on the adjacent streets, affairs held at the subject property may cause neighborhood nuisances.

WDF:NEG:rw

RE: PETITION FOR A VARIANCE : FOR FRONT, SIDE AND HEAR YANDS, AND OFF-STREET : PARKING.
Southwest corner of Ferritt : coulsvard and Paybrian

BEFORE TIN

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 pessage of any preliminary or final Order in connection

I TEREST CERTIFY That a copy of the foregoing Order was mailed this h^2 day of Earch, 1975, to Elder L. H. Patnam, Day Saints, Merritt Blvd. h Haybrian cost, Amsdelk, Maryland, 21222, Petitioner.

Ben



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

April 3, 1975

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

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

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

JAMES E. DYE

JED/me

Attachments

Item 137

or L. B. Putnam, Presiding Elder
Acremated Church SALTIMORE COURTY OFFICE OF PLANNING of Jesus Church SALTIMORE SALTIMORE
Of Jesus Chica Bushafar Ed.
Berritt Blvd. & Baybriar Ed.
Dundalk, Md.
Towson, Maryland 21204 OFFICE OF PLANNING & ZONING

filing this 28th

Your Petition has been received and accepted for day of **Pebruary** 197**%5**

Petitioner R.L.D.3. Church

Petitioner's Attorney_

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 an
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
we have 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
ling, and 17 feet from the rear property line instead of the required 40 feet, 20 feet and 30 feet, respectively should be granted. The BORDERED by the Zonnig Commissioner of Baltimore County this
day of APC. 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.
Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of
7 (8) 9
the above Variance should NOT BE "#ANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of, 197 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 following finding of facts that seriet 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 a Variance required 50 spaces should be granted IT IS ORDERED by the Zoning Commissioner of Baltimore County this 320 day of ____April _____, 197 5_, that the herein Petition for a Variance should be and the same is granted, from and after the date of this gp James & Hyla 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 _ __, 197 __, that the above Variance be and the same is hereby DENIED.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

XXXXXXXXXXXXXXXX

Franklin T. Hogan EXPERS

REALTH DEPARTMENT

BOARD OF EDUCATION SUITED OF THE March 10, 1975

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

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above refered pertition and has made an on site field inspection[be]. 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 aware of plans or problems with regard to the development plans that may have a bearing on this problems with regard to the well-pending than that only the plans that may have a bearing on this with the Joing 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 parks; process 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 Buroau 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 pathing 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

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.

France Commission FRANKLIN T. HOGANS, JR. Chairman, Zoning Plans Advisory Committee

FTH. ID

Enclosure

Baltimore County, Margland Bepartment Of Jublic Works

COUNTY OFFICE BUILDING

Barren of Engineering February 13, 1975

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

He. 1tem #137 (1976-1975)

Property Cowner: R.L.D.S. Church
S74 corner of Nerritt Elvd. and Saybriar Rd.
Existing Zoning: D.S. 5.5

Existing Zoning: D.S. 5.5

Offstreet Light High Signature Companies and Say Signature Conference Companies Conference Companies Compan

Zoning Commissioner of Baltimore County

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for seview 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 ldwisory Committee review in connection with this Item #337 (197%-1975).

Very truly yours,

ELISMORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: en

F-SE Key Sheet 15 SE 20 Pos. Sheet

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD. P.E.

Zoning Commissioner of Baltimore County

February 26, 1975

Mr. S. Eric DiNenna County Office Building

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 Existing Zoning: D.R. 5.5

Proposed Zoning: VARIANCE from Sec. 409.281 to permit 0 offstreet parking spaces instead of the required 50 pagese. VARIANCE from Sec. 1802.28 (504 V.R.2) to permit refracts or another principal bidg. of the section of the permit property line, 10' from the side line a 17' from the rear property line instead of the required 40', 20', 6' 30' respectively.

No. of Acres: 3 acres

No. of Acres: .5 acres District: 12th

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 years,

Michael S. Flanigan Traffic Engineering Assoc

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204

825-7310

Office of Planning and Uning Baltimore County Office Building Towson, Haryland 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

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 hydranis for the referenced property are required and shall be located at intervals of feet along an approved read in accordance with Baltimore County Stummards as published by the

) 2. A second means of vehicle access is required for the site.

EIGESS the maximum allowed by the Fire Department.
The site shall be made to comply with all applicable parts of the
Fire Frewardon Code prior to occupancy to beginning of operations.
The buildings and struc' a cdisting or proposed on the site shall
comply with all applicab. requirements of the listical Fire Protection
Association Tansward No. 101 "The Life Safety Code", 1970 Edition prior
to occument.

() 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Bureau has no comments at this time. Please indicate parking for this site. Noted and

Reviewer: 47. Kell Approved: Planning Group
Special Inspection Division

Deputy Chief Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

January 17, 1975

Mr. S. Eric DiMenna, 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 Merrite Blvd. and Baybriar Rd.
Existing "Yamigs" D.R. 5.3
Proposed Zoning: VARIANCE from Sec. 409.2°L' to permit
Offstreet parking spaces. VARIANCE from
Sec. 500.2°L' to permit sectors of the sector of the sector of the sector principle of the sector of the sector principle of the sector of the sector

Metropoli.an water and sever are available.

Air Pollution Comments: "he building or buildings on this may be subject to a parinit to construct and a permit to operate any and if feel burning and processing equipment. Additional information maps to busined from the Division of Air Pollution and Industrial Bygion, Buildiner 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 A. Alaha Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

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



February 19, 1975

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 #137, Zoning Advisory Committee Meuting, January 7, 1975, are as follows:

Property Owner, R.L.D.S Church Location: SW/cor of Merritt Blvd, and Baybriar Road Existing Zoning: D.R.5.5

Proposed Zoning: Variance from Sec. 409.281 to permit 0 offstreet parking spaces instead of the required 50 spaces. Variance from Sec. 1802.28(504V.B.2) to permit setbacks for another principal building of 25' from the front property line. 10' from the side line, & 17' from there property line instead of the required 40', 20' & 30' respectively No. of Acres: .5 acres District: 12

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

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

Very truly yours,

John Ill unbley 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 494-2211 ZONIN/ 484-3351

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 8, 1975

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

Z.A.C. Meeting of: January 7, 1975

Re: Item

Property Owner:

R.L.D.S. Church

Incations

SW/cor. of Merritt Blvd. & Baybriar Road

Present Zoning:

Proposed Zoning:

Variance from Section 409,281 to permit 0 offstreet parking spaces instead of the required 50 spaces. Variance from Section 1802.28 (504V.B.2) to permit serbacks for another principal bldg, of 25' from the front property line, 10' from the 416 line, and 17' from the rear property line instead of the required 40', 20', and 30' respectively.

District:

No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours. le hid Felroud W. Nick Petrovich.,

WNP/ml

OF EMSLIE PARKS, PARKS

MARCUS M. BOTEAR

MRT RICHARD + BUTE

CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN,

earl Structer

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 seach of one time ___successive weeks before the___lat__ day of Narch 19.75, the first publication appearing on the 13th day of March 19 75

Cost of Advertisement S.

PETITION FOR A VARIANCE

120 DETRICT
ZOUNG: Pottion for Variance
for Front, Side and Rear Varia,
and Ord-Street Pariang.
See and Control Pariang.
See and Street Pariang.
MARCH 31, 1975 at 1600 A.M.
FIRLE ERASHIPS. Boom 101,
FIRLE ERASHIPS. Boom 101,
FIRLE ERASHIPS. Boom 101,
To Zoning Commissioner,
and Commissioner,
a

Spaces Instead of the required 30 spaces,
The Zoning Republish to be excepted as followed by the Spaces of the Spa

Twelsh District of Baltimore County SEGENNING at a police on the students corner of Merritt Blvd, and Defen to the Segendary of the Segendary

plat plan filed with the Zoning Department, Hearing Date: Morday, March 31, 1975 at 19-90 A.W. Public Hearing: Room 106, Comp-ty Office Building, III W. Chesa-puake Avenue, Towson, M. BY ORDER OF S. ERIC DINENNA BY ORDER OF S. ERIC DINENNA BY ORDER OF S. ERIC DINENNA BY ORDER OF

BY ORDER OF S, ERIC DINENNA ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATS OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.

THIS IS TO CERTIFY, that the annexed advertisement of

March 20, 19 75

Zoning Commissioner Balto County in matter petition Church of Jesus Christ of Latter Day Saints was inserted in The Dundalk Fagle a weekly news-

paper published in Baltimore County, Maryland, once rfcsmnmnmnmnmnmnmnmnmnmnmnmsuccessive weeks before the 14th day of March

19 75 ; that is to say, the same was inserted in the issuesmof March 13,1975

Kimbel Publication, Inc.

Publisher.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

#75-226-A

	Date of Posting. 3/13/21
District /2 F	Date of Posting
Posted for Heaven Monday	moul 31" 1975 Q 1000 AM
Petitioner Reargangill	Church of Demos Charl
Lecation of property 5 N /con	1 min H one of Bushian Del
Location of property: SNICOR	J. Mariste 1009 1. Maganite
Location of Signa: / Segre Just	I right in Book of Church Sign
	/
Remarks:	2/2/2
Posted by Merl & Gets	Date of return:

FUNCTION	Wal	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	b	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received * this 2550 day of

1974. Item #

Petitioner Proces Cruser Or Submitted by

Petitioner's Attorney Reviewed by * This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

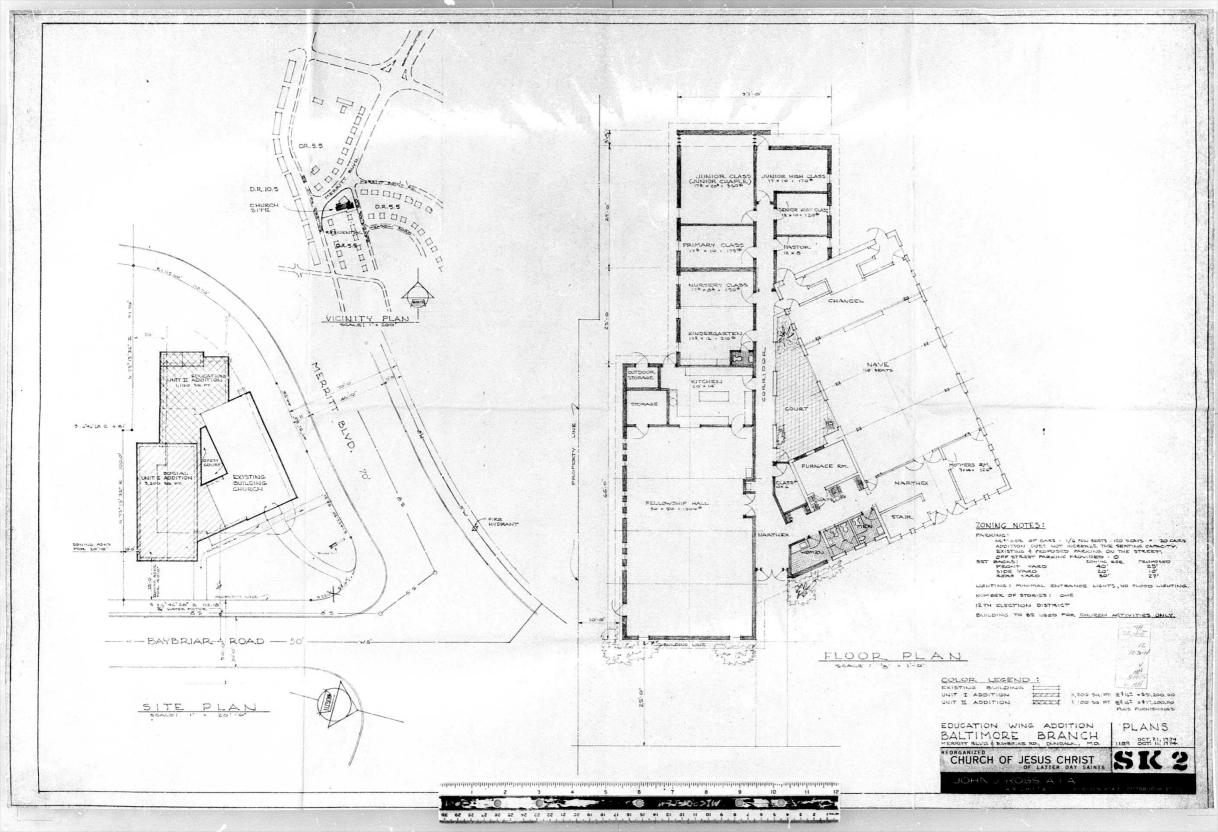
BALTIMORE COUNTY MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

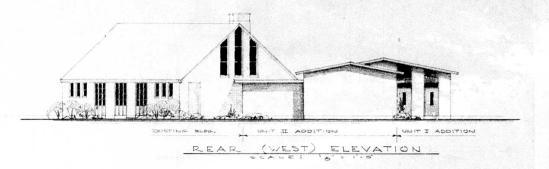
DATE April 2, 1975 ACCOUNT 01-662

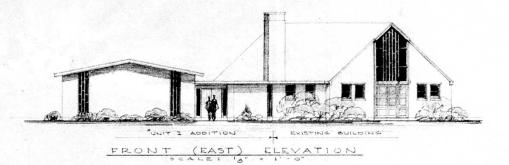
AMOUNT_\$60.25

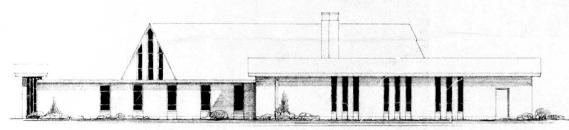
PINK - AGENCY Reorganized Church of Jesus Christ of Latter Day Saints %Irvin L. Jones 2901 Gray Manor Terrace

Baltimore, Md. 21222 Advertising and posting of property-975-226-A









LEFT SIDE (SOUTH) ELEVATION



PARTIAL NORTH ELEVATION

EDUCATION WING ADDITION
BALTIMORE BRANCH
MERRITT BUND & BAYBRIAR ET. DIADALE, MD.
REDREARIZED
CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS

ELEVATIONS

JOHN J. ROSS. A I A.

