

76-141-A (21-141-106) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Catonsville Congregation of
Jehovah's Witnesses, 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 504.2 and V.B.2 to permit a front yard
setback for an existing church building of 39 feet, instead of the required 50 feet.

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

Hardship and practical difficulty in that the building is existing and cannot be
moved nor can the entrance from the porch be relocated. The porch is to be
enclosed to make a better facility for the congregation.

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 Legal Owner
Address 1928 Powers Lane Catonsville, Md. 21228

Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day
of December 1976, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 Building in Towson, Baltimore
County, on the 12th day of January 1977, at 11:00 o'clock
A.M.

(over)

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER
North side of Powers Lane
594.2 feet West of Rolling
Road, 1st District OF BALTIMORE COUNTY
CATONSVILLE CONGREGATION OF
JEHOVAH'S WITNESSES, Petitioners Case No. 76-141-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

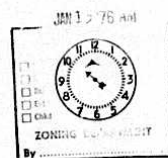
Pursuant to the authority contained in Section 524.1 of the
Baltimore County Charter, I hereby enter my appearance in this
proceeding. You are requested to notify me of any hearing date
or dates which may be now or hereafter designated therefore, and
of the passage of any preliminary or final Order in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

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

John W. Hessian, III
John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 9th day of January, 1976, a copy
of the foregoing Order was mailed to Catonsville Congregation of
Jehovah's Witnesses, Petitioners, 1928 Powers Lane, Catonsville,
Maryland.

John W. Hessian, III



January 16, 1976

Mr. John D. LaVinka
Catonsville Congregation of
Jehovah's Witnesses
1928 Powers Lane
Catonsville, Maryland 21228

RE: Petition for Variance
N/S of Powers Lane, 594.2' W of
Rolling Road - 1st Election Dis-
trict
Catonsville Congregation of Jeho-
vah's Witnesses - Petitioner
NO. 76-141-A (Item No. 106)

Dear Mr. LaVinka:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/sA

Attachments

cc: Mr. Lawrence F. Williams
45 Edmondson Ridge Road
Catonsville, Maryland 21228

John W. Hessian, III, Esquire
People's Counsel

MCA

MCA ENGINEERING CORPORATION
CONSULTING
ENGINEERS
1090 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 653-0900

DESCRIPTION

0.79 ACRE PARCEL, NORTH SIDE OF POWERS LANE, WEST OF ROLLING
ROAD, LAND OF THE CATONSVILLE CONGREGATION OF JEHOVAH'S
WITNESSES, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Front Yard Variance.

Beginning for the same at a point on the north side of Powers Lane, at
the distance of 594.2 feet, more or less, as measured westerly along said north
side of Powers Lane from its intersection with the west side of Rolling Road, said
beginning point being the beginning of the land conveyed to the Catonsville Congregation
of Jehovah's Witnesses by deed recorded among the Land Records of Baltimore County
in Liber G.L.B. 2685, page 217, running thence blinding on said north side of Powers
Lane, (1) N 63° 27' W 200 feet, thence along the outlines of the land herein referred to,
three courses: (2) N 26° 10' E 169 feet, (3) S 64° 38' E 200 feet, and
(4) S 26° 10' W 173 feet to the place of beginning.

Containing 0.79 of an acre of land, more or less.

HGW:impl

J.O. #01-75172
W.O. 11845-G

November 17, 1975



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports



ALBERT B. KALTENBACH, P.E.
DIRECTOR

January 14, 1976

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

RE: Item #106 (1975-1976)
Property Owner: Catonsville Congregation of
Jehovah's Witnesses
N/S of Powers Lane 594.2' W of Rolling Road
Existing Zoning: DR 3.5
Proposed Zoning: Variance from Secs. 504.2 &
V.B. 2 to permit a front yard setback for
an existing church building of 39' instead
of the required 50'.
No. of acres: 0.79
District: 1st

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.

Highway:

Powers Lane, 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,
including highway right-of-way widening and any necessary reversible easements for
slopes will be required in connection with any grading or building permit
applications. (See PW 70-199-3 and Drawing 70-0516, File 5 per Job Order 5-1-2792).

The entrance locations are subject to approval by the Department of Traffic
Engineering and shall be constructed in accordance with Baltimore County
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.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated
on the submitted plan.

Item #106 (1975-1976)
Property Owner: Catonsville Congregation of Jehovah's Witnesses
Page 2
January 14, 1976

Storm Drains: continued

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:

The submitted plan must be revised to indicate the private onsite means
of water supply being utilized by the Petitioner. The 30-inch Catonsville Water
Pumping Station Discharge Main exists in Powers Lane from which no direct
service connections can be made. However, public water main extension can be
made from the reduced diameter main or appurtenances provided, see drawing
59-1047, File 3 and revision thereto.

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

END:PMR:ag

H- N.E. - Key Sheet
4 S.W. 27 - Position Sheet
S.W. 2-G - Topo
94 - Tax Map

cc: J. F. Loos
H. W. Shalowitz - Fairlans - Rolling Road Plaza Shopping Center
File

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Catonsville Congregation of
Jehovah's Witnesses
1928 Powers Lane
Catonsville, Md. 21228

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

Your Petition has been received and accepted for
filing this 2nd day of December 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner Catonsville Congregation of
Jehovah's Witnesses

Petitioner's Attorney

Reviewed by Franklin T. Hofans, Jr.
Chairman,
Zoning Plans
Advisory Committee

cc: MCA
1090 Cromwell Bridge Road
Baltimore, Md. 21204

APR 07 1976

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, the Variance to permit a front yard setback for an existing church building of thirty-nine (39) feet in lieu of the required fifty (50) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of January, 1976, that the herein Petition for the aforementioned 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.

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 196..., 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

Franklin T. Hogans, Jr.
XXXXXXXXXXXXXXXXXXXX
Chairman

RE: VARIOUS

BOARD OF EDUCATION

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

January 8, 1975

Catonsville Congregation of Jehovah's Witnesses
1928 Powers Lane
Catonsville, Maryland 21228

RE: Variance Petition
Item 106
Catonsville Congregation of Jehovah's Witnesses - Petitioner

Gentlemen:

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 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 north side of Powers Lane, 594.2 feet west of Rolling Road, and is currently improved with a religious meeting hall and parking area. The building has an open front porch which is proposed to be enclosed, and the resulting setback of 39 feet is the subject of this Variance petition.

This property abuts on the east the rear of a shopping center, on the west and north residential uses, and across Powers Lane to the south a wooded area.

Catonsville Congregation of Jehovah's Witnesses
Re: Item 106
Page 2
January 8, 1975

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

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
855-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Catonsville Congregation of Jehovah's Witnesses

Location: N/S of Powers Lane 594.2' W of Rolling Road

Item No. 106

Zoning Agenda December 2, 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 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.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and Approved: [Signature]
Planning Group Special Inspection Division Fire Prevention Bureau

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3560

STEPHEN E. COLLINS
DIRECTOR

December 10, 1975

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

Re: Item 106 - ZAC - December 2, 1975
Property Owner: Catonsville Congregation of Jehovah's Witnesses
Location: N/S of Powers Lane 594.2' W of Rolling Road
Existing Zoning: DR. 3.5
Proposed Zoning: Variance from Secs. 504.2 & V.B. 2 to permit a front yard setback for an existing church bldg. of 39' instead of the required 50'.

No. of Acres: 0.79
District: 1st

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to the front yard setback.

Very truly yours,

Michael S. Planigan
Traffic Engineering Associate

MSP/hc

baltimore county
department of health
TOWSON, MARYLAND 21204

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

December 15, 1975

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

Dear Mr. DiNenna:

Comments on Item #106, Zoning Advisory Committee Meeting, December 2, 1975, are as follows:

Property Owner: Catonsville Congregation of Jehovah's Witnesses
Location: N/S of Powers Lane 594.2' W of Rolling Road
Existing Zoning: DR 3.5
Proposed Zoning: Variance from Secs. 504.2 & V.B. 2 to permit a front yard setback for an existing church bldg. of 39' instead of the required 50'.

No. of Acres: 0.79
District: 1st

A revised plot plan is required indicating method of sewage disposal and water supply.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dls

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

December 9, 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 #106, Zoning Advisory Committee Meeting, December 2, 1975, are as follows:

Property Owner: Catonsville Congregation of Jehovah's Witnesses
Location: N/S of Powers Lane 594.2' W. of Rolling Road
Existing Zoning: D.R.3.5
Proposed Zoning: Variance from Secs. 504.2 and V.B. 2 to permit a front yard setback for an existing church bldg of 39' instead of the required 50'
No. of Acres: 0.79
District: 1st

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 8, 1975

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

Z.A.C. Meeting of: December 2, 1975

Re: Item 106

Property Owner: Catonsville Congregation of Jehovah's Witnesses

Location: N/S of Powers Lane 594.2' W. of Rolling Road

Present Zoning: D.R. 3.5

Proposed Zoning: Variance from Secs. 504.2 & V.B. 2 to permit a front yard setback for an existing church building of 39' instead of the required 50'.

District: 1st

No. Acres: 0.79

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich, Jr.
W. Nick Petrovich, Jr.
Field Representative.

H. EMBLE PARKS, PRESIDENT
EUGENE C. MESSER, VICE-PRESIDENT
MRS. ROBERT L. BARNES

MARCUS M. BOTSARIS
JOSEPH N. MCDONALD
ALVIN L. LINDLEY

THOMAS H. WHITELY, JUDGE
WILLIAM J. ...

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 9, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition # 76-141-A. Petition for a Variance for a Front Yard.
North side of Powers Lane 374.2 feet, more or less, West of Rolling Road.
Petitioner - Catonsville Congregation of Jehovah's Witnesses

1st District

HEARING: Monday, January 12, 1976 at 11:00 A.M.

There are no comprehensive planning factors requiring comment on this petition at this time.

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

WDF:NEG:rb



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 21 day of

Nov 1975. Item #

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

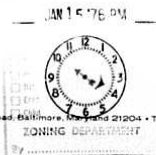
Petitioner Catonsville Schwaiks Submitted by MCA

Petitioner's Attorney _____ Reviewed by Frutiger

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

MCA
MCA ENGINEERING CORPORATION
CONSULTING
ENGINEERS

1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 623-0900



January 15, 1976

Re: POWERS LANE
Our Job Order No. 01-75172

Dear Mr. DiNenna:

At the request of our client, Mr. Lawrence Williams, who represents the Catonsville Md. Congregation of Jehovah's Witnesses, we wish to take this opportunity to thank you for the courtesy which you displayed at the Variance Hearing relative to the above mentioned site.

It is our client's desire to request from your office at this time permission to continue the processing of the building permit to enclose the porch relative to the Variance Hearing. My client is aware that there is a 30-day waiting period for the appeal but would like to process the permit in order that if there is no appeal at the end of this waiting period, the permit would be in order so that the work could commence.

We would appreciate anything your office can do to permit this request.

Very truly yours,

MCA ENGINEERING CORPORATION

Paul Lee
Paul Lee, Senior Vice-President

PL:lmpl

cc: Mr. Lawrence Williams

called P. Lee 1/23/76 - FSD
with name over sign.

acknowledged and approved
Lawrence F. Williams
Feb. 3, 1976

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

1-SIGN

76-141-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: Dec. 27 1975

Posted for: PETITION FOR VARIANCE

Petitioner: CATONSVILLE CONGR. OF JEHOVAH'S WITNESSES

Location of property: N/S OF POWERS LA. 574.2' W OF ROLLING RD.

Location of Sign: N/S OF POWERS LA. 680' W - W OF ROLLING RD.

Remarks: _____

Posted by: Thomas K. Rohrer Date of return: JAN. 2, 1976

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, BA, CC, CA										
Reviewed by: <u>JPH</u>	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case: _____	Map # _____									

BALTIMORE COUNTY, MARYLAND No. 28250

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 12, 1976 ACCOUNT 01-662

AMOUNT \$54.00

RECEIVED FROM: Lawrence F. Williams, 45 Hammond Ridge Rd.
Baltimore, Md. 21220

FOR: Advertising and posting of property for
Catonsville Congr. of Jehovah's Witnesses
76-141-A

25 5 12 12 12 54.00 NC

VALIDATION OR SIGNATURE OF CASHIER



CATONSVILLE, MD. 21228 Dec. 24, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance- Catonsville Congregation of
Jehovah's Witnesses
was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-
lished in Baltimore County, Maryland, once a week for seven one
successive weeks before the 12th day of Jan., 1976, that is to say,
the same was inserted in the issues of Dec. 24, 1975.

STROMBERG PUBLICATIONS, Inc.

By: *Pat Swire*

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 25, 1975

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
of seven successive weeks before the 12th
day of January, 1976, the first publication
appearing on the 25th day of December
1975.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

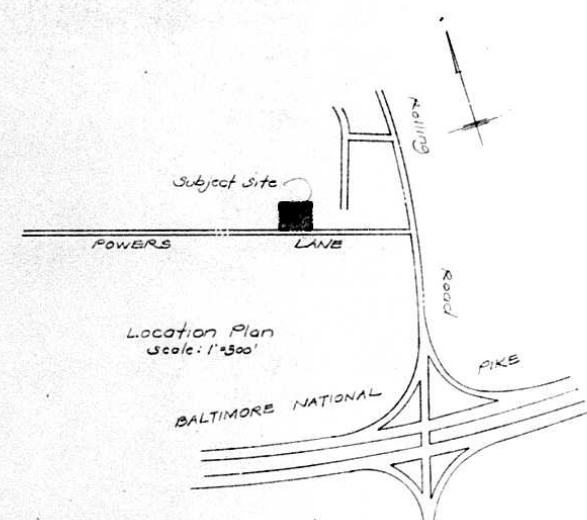
Existing Zoning DR-3.5
Residential Use

Existing Zoning DR-3.5
Residential Use

Existing Zoning DR-3.5 with
A-1, B-1, C-1, D-1, E-1, F-1, G-1, H-1, I-1, J-1, K-1, L-1, M-1, N-1, O-1, P-1, Q-1, R-1, S-1, T-1, U-1, V-1, W-1, X-1, Y-1, Z-1, AA-1, AB-1, AC-1, AD-1, AE-1, AF-1, AG-1, AH-1, AI-1, AJ-1, AK-1, AL-1, AM-1, AN-1, AO-1, AP-1, AQ-1, AR-1, AS-1, AT-1, AU-1, AV-1, AW-1, AX-1, AY-1, AZ-1, BA-1, BB-1, BC-1, BD-1, BE-1, BF-1, BG-1, BH-1, BI-1, BJ-1, BK-1, BL-1, BM-1, BN-1, BO-1, BP-1, BQ-1, BR-1, BS-1, BT-1, BU-1, BV-1, BW-1, BX-1, BY-1, BZ-1, CA-1, CB-1, CC-1, CD-1, CE-1, CF-1, CG-1, CH-1, CI-1, CJ-1, CK-1, CL-1, CM-1, CN-1, CO-1, CP-1, CQ-1, CR-1, CS-1, CT-1, CU-1, CV-1, CW-1, CX-1, CY-1, CZ-1, DA-1, DB-1, DC-1, DD-1, DE-1, DF-1, DG-1, DH-1, DI-1, DJ-1, DK-1, DL-1, DM-1, DN-1, DO-1, DP-1, DQ-1, DR-1, DS-1, DT-1, DU-1, DV-1, DW-1, DX-1, DY-1, DZ-1, EA-1, EB-1, EC-1, ED-1, EE-1, EF-1, EG-1, EH-1, EI-1, EJ-1, EK-1, EL-1, EM-1, EN-1, EO-1, EP-1, EQ-1, ER-1, ES-1, ET-1, EU-1, EV-1, EW-1, EX-1, EY-1, EZ-1, FA-1, FB-1, FC-1, FD-1, FE-1, FG-1, FH-1, FI-1, FJ-1, FK-1, FL-1, FM-1, FN-1, FO-1, FP-1, FQ-1, FR-1, FS-1, FT-1, FU-1, FV-1, FW-1, FX-1, FY-1, FZ-1, GA-1, GB-1, GC-1, GD-1, GE-1, GF-1, GG-1, GH-1, GI-1, GJ-1, GK-1, GL-1, GM-1, GN-1, GO-1, GP-1, GQ-1, GR-1, GS-1, GT-1, GU-1, GV-1, GW-1, GX-1, GY-1, GZ-1, HA-1, HB-1, HC-1, HD-1, HE-1, HF-1, HG-1, HH-1, HI-1, HJ-1, HK-1, HL-1, HM-1, HN-1, HO-1, HP-1, HQ-1, HR-1, HS-1, HT-1, HU-1, HV-1, HW-1, HX-1, HY-1, HZ-1, IA-1, IB-1, IC-1, ID-1, IE-1, IF-1, IG-1, IH-1, II-1, IJ-1, IK-1, IL-1, IM-1, IN-1, IO-1, IP-1, IQ-1, IR-1, IS-1, IT-1, IU-1, IV-1, IW-1, IX-1, IY-1, IZ-1, JA-1, JB-1, JC-1, JD-1, JE-1, JF-1, JG-1, JH-1, JI-1, JJ-1, JK-1, JL-1, JM-1, JN-1, JO-1, JP-1, JQ-1, JR-1, JS-1, JT-1, JU-1, JV-1, JW-1, JX-1, JY-1, JZ-1, KA-1, KB-1, KC-1, KD-1, KE-1, KF-1, KG-1, KH-1, KI-1, KJ-1, KK-1, KL-1, KM-1, KN-1, KO-1, KP-1, KQ-1, KR-1, KS-1, KT-1, KU-1, KV-1, KW-1, KX-1, KY-1, KZ-1, LA-1, LB-1, LC-1, LD-1, LE-1, LF-1, LG-1, LH-1, LI-1, LJ-1, LK-1, LL-1, LM-1, LN-1, LO-1, LP-1, LQ-1, LR-1, LS-1, LT-1, LU-1, LV-1, LW-1, LX-1, LY-1, LZ-1, MA-1, MB-1, MC-1, MD-1, ME-1, MF-1, MG-1, MH-1, MI-1, MJ-1, MK-1, ML-1, MM-1, MN-1, MO-1, MP-1, MQ-1, MR-1, MS-1, MT-1, MU-1, MV-1, MW-1, MX-1, MY-1, MZ-1, NA-1, NB-1, NC-1, ND-1, NE-1, NF-1, NG-1, NH-1, NI-1, NJ-1, NK-1, NL-1, NM-1, NN-1, NO-1, NP-1, NQ-1, NR-1, NS-1, NT-1, NU-1, NV-1, NW-1, NX-1, NY-1, NZ-1, OA-1, OB-1, OC-1, OD-1, OE-1, OF-1, OG-1, OH-1, OI-1, OJ-1, OK-1, OL-1, OM-1, ON-1, OO-1, OP-1, OQ-1, OR-1, OS-1, OT-1, OU-1, OV-1, OW-1, OX-1, OY-1, OZ-1, PA-1, PB-1, PC-1, PD-1, PE-1, PF-1, PG-1, PH-1, PI-1, PJ-1, PK-1, PL-1, PM-1, PN-1, PO-1, PP-1, PQ-1, PR-1, PS-1, PT-1, PU-1, PV-1, PW-1, PX-1, PY-1, PZ-1, QA-1, QB-1, QC-1, QD-1, QE-1, QF-1, QG-1, QH-1, QI-1, QJ-1, QK-1, QL-1, QM-1, QN-1, QO-1, QP-1, QQ-1, QR-1, QS-1, QT-1, QU-1, QV-1, QW-1, QX-1, QY-1, QZ-1, RA-1, RB-1, RC-1, RD-1, RE-1, RF-1, RG-1, RH-1, RI-1, RJ-1, RK-1, RL-1, RM-1, RN-1, RO-1, RP-1, RQ-1, RR-1, RS-1, RT-1, RU-1, RV-1, RW-1, RX-1, RY-1, RZ-1, SA-1, SB-1, SC-1, SD-1, SE-1, SF-1, SG-1, SH-1, SI-1, SJ-1, SK-1, SL-1, SM-1, SN-1, SO-1, SP-1, SQ-1, SR-1, SS-1, ST-1, SU-1, SV-1, SW-1, SX-1, SY-1, SZ-1, TA-1, TB-1, TC-1, TD-1, TE-1, TF-1, TG-1, TH-1, TI-1, TJ-1, TK-1, TL-1, TM-1, TN-1, TO-1, TP-1, TQ-1, TR-1, TS-1, TT-1, TU-1, TV-1, TW-1, TX-1, TY-1, TZ-1, UA-1, UB-1, UC-1, UD-1, UE-1, UF-1, UG-1, UH-1, UI-1, UJ-1, UK-1, UL-1, UM-1, UN-1, UO-1, UP-1, UQ-1, UR-1, US-1, UT-1, UV-1, UW-1, UX-1, UY-1, UZ-1, VA-1, VB-1, VC-1, VD-1, VE-1, VF-1, VG-1, VH-1, VI-1, VJ-1, VK-1, VL-1, VM-1, VN-1, VO-1, VP-1, VQ-1, VR-1, VS-1, VT-1, VU-1, VV-1, VW-1, VX-1, VY-1, VZ-1, WA-1, WB-1, WC-1, WD-1, WE-1, WF-1, WG-1, WH-1, WI-1, WJ-1, WK-1, WL-1, WM-1, WN-1, WO-1, WP-1, WQ-1, WR-1, WS-1, WT-1, WU-1, WV-1, WW-1, WX-1, WY-1, WZ-1, XA-1, XB-1, XC-1, XD-1, XE-1, XF-1, XG-1, XH-1, XI-1, XJ-1, XK-1, XL-1, XM-1, XN-1, XO-1, XP-1, XQ-1, XR-1, XS-1, XT-1, XU-1, XV-1, XW-1, XX-1, XY-1, XZ-1, YA-1, YB-1, YC-1, YD-1, YE-1, YF-1, YG-1, YH-1, YI-1, YJ-1, YK-1, YL-1, YM-1, YN-1, YO-1, YP-1, YQ-1, YR-1, YS-1, YT-1, YU-1, YV-1, YW-1, YX-1, YY-1, YZ-1, ZA-1, ZB-1, ZC-1, ZD-1, ZE-1, ZF-1, ZG-1, ZH-1, ZI-1, ZJ-1, ZK-1, ZL-1, ZM-1, ZN-1, ZO-1, ZP-1, ZQ-1, ZR-1, ZS-1, ZT-1, ZU-1, ZV-1, ZW-1, ZX-1, ZY-1, ZZ-1

Existing Zoning DR-3.5
No Use

Front Yard Variance
Requested



GENERAL NOTES

1. Total Area of Property - 0.75 Acres
2. Existing Zoning of Property - DR-3.5
3. Existing Use of Property - Church Use
4. Proposed Zoning of Property - DR-3.5 w/ a front yard variance
5. Proposed use of Property - Church
6. Petitioner is requesting a front yard variance in order to enclose an existing front porch so that it becomes an integral part of the structure.
7. Petitioner is therefore requesting a variance to Sections 504.2; V.B. 2 (Table 5-4) of the Zoning Code to permit a front yard setback of 30' instead of the required 50' (A variance of 11' from the right of way line of Powers Lane).
8. Off-Street Parking Data:
 - a) Total number of seats in the building - 22
 - b) Required Parking - 22 Spaces (1/6 seats)
 - c) Existing Parking - 22 Spaces (min.)

PLAT TO ACCOMPANY PETITION
for
FRONT YARD VARIANCE
Vicinity

POWERS LANE AT ROLLING RD.

Election District "1" Baltimore County, Md.
Scale: 1"=50' Nov 14, 1975

MCA ENGINEERING CORP.
1000 SPENCER LANE, BALTIMORE, MD. 21204

