PETITION FOR ZONING VAMANCE FROM AREA AND HEIGHT REGULATIONS 77.47

TO THE ZONING COMMISSIONEF, OF BALTIMORE COUNTY:

i, or we, the Trusteen of Forty our nathegal owner of the property situate in Baltimore County and which is described in the description and plat attached herete and made a part hereof

hereby petition for a Variance from Serion JACO. 3. B. (3) to peralt a setback of 60 feet

from the centerline of Stoney Batter Moad in New of the required 75 feet and to permit

a front setback of 30 feet instead of the required 2 50 feet.

way line in lieu of the required 8 feet.

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

We are playing renovation of our present church facilities to include a feather Enoisy School space. In an dole, it is impossible to renovation to the contract of the contrac

See attahced 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 titles, and further agree to and are to be bound by the routing regulations and restrictions of tuber County adopted pursuant to the Zoning Law For Baltimore County.

Lance a. Ledelin Trustee - Chairman of Legal Owner Address Pork Christian Church Ferk, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this...... 13th

JU 13 76 PM 1,3 77.0 PM

3. The state of this petition be advertised, as required by the Zoning Law of Ballitmore County, in two newspapers of general circulation through-out Ballimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Ballimore County in Boom 106, County Office Building is. Towson, Ballimore

County on the atx 23rd ... day of August 6

Jelion Address 210 W June 1

DATE

DETROE OF PLANNING & AUTOM

Jan 197 6 19 1980 clock

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

DEPARTMENT OF STATE BOADS CO

BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT BUILDING DEPARTHEN BOARD OF EPECATION ZONING ADMINISTRA

August 12, 1976

Prustee - Chairman of the Board Fork Christian Church Fork, Maryland 21051

RE: Trustees of Fork Christian Church - Petitioner Petition for Variance Item No. 7

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced pertition 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 sware of plans that may have a bearing on this case. The Director of Planning may file a written repect with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject site, currently zoned R.D.P., is ated on the southeast corner of Sunshine Avenue Stoney Batter Road, in the 11th Election District.

This site is presently improved with a church building, a dwelling, which is apparently utilized as a parsonage, a storage building and cemetery to the rear of the xisting parking lot. Dwellings abut the site to the east and south, while vacant land exists to the west and north. Said properties are similarly somed R.D. The said proper

Trustice - Chairman of the Board Re: Item No. 7 August 12, 1976 Page 2

The petitioner is requesting setback Variances in order to construct an addition to the front of the existing church building, and allow parking spaces to be situated along the proposed right-of-way line in lieu of the required 8 feet.

The petitioner should pay particular attention the comments of the Bureau of Engineering and Project and Development Planning office.

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, Milles & Commoden NICHOLAS B. COMMODARI, Planning & Zoning Associate III

Enclosur



August 11, 1976

Mr. S. Eri. DiNanna Zoning Commissioner County Office Building

Name 7 (1976-1977)

Troutes of Fork Christian Church
Syf. cor. Summhine Nov. a Stoney Batter Fond
Exiting Sounds (1976)

For centerline of Bono, Batter Mr. in lies of required
From centerline of Bono, Batter Mr. in lies of required
From centerline of Bono, Batter Mr. in lies of required
From centerline of Bono, Batter Mr. in lies of required
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From the Mr. of the Mr.

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.

This site appears as 3 parcels of land on Tax Map 34. There is another well in the vicinity of the proposed addition, and a private sewage disposal system is not indicated as serving U > existing dwelling or personage, which is separated by a fence from the church. from the church.

Somehine Avenue and Stoney Batter Road, existing public roads, are proposed to be improved in the future as 30-foot and 40-foot closed section roadways on 70-foot and 60-foot rights of-way, respectively. Highery improvements, and highey rights—of-way videnings including a filled area for sight distance at the intersection reaches the control of the section of the

Sediment Control:

Development of this property through str.pping, 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 bell.



Item #7 (1976-1977) Property Owner: Trustees of Pork Christian Church Page 2 August 11, 1976

Storm Drains:

The Netitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances 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 Nettinons.

Public water supply and sanitary sewerage are not available to serve this operty, which is located beyond the Baltimore County Metropolitan District and the bean Bural Demarcation Line. The Baltimore County Comprehensive Natura and Sewerage an, memcded Naguat 1974, indicates "Planned Service" in the area in 11 to 30 years.

Elsworth D. Diver Kombor

ELLSWORTH N. DIVER, P.E.

cc: J. Trenner J. Wimbley J. Somers

UU-SE Key Sheet 62 NE 34 Pos. Sheet NE 16 I TOP

Baltimore County Fire Department



Towson. Maryland 21204 823-7210

Office of Planning and Zoning Baltimore County Office Building Towson, Haryland 21204 Attention: Hr. Sunctition, Chairman

Re: Property Owner: Trustees of Fork Christian Church

Tton No. 47 Zoning Agenda July 13, 1976

Gentlemen:

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved read in accordance with Bultimore County Standards as published by the Department of Public Norks.

() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at

DECEMBER of seximus allowed by the Fire Department.

() is The size shell be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. Fire Prevention Code prior to compare the first size of the comply with all applicable requirements of the Hatimal Fire Protection Association Standard in 0. 101 The Life Scafery Code, 1970 Edition prior

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Reviewer H Roted a Approve Flanning Group Special Inspection Division

Deputy Chief Fire Preventi motion Rumanu

Pursuant to the advergement, por	sting of property, and publicating 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 th	ne Petitioner,
555 1 P 235 15 5	
the above Variancesshould be had; and	d it further appearing that by reason of the granting of
the Variances requested not a	dversely affecting the health, safety, and general
welfare of the community, Va	riances to permit a setback of 60 feet from the
instead of the required 50 fee	oad instead of 75 feet, a front setback of 30 feet f, and parking spaces within zero feet of the right wired 8 feet should be granted.
	ommissioner of Baltimore County, this 33
	that the berein Petition for the aforementioned Varian
	ANTED, from and after the date of this Order, sult by the Department of wholic Works and the Office of
Planning and Zoning.	A NO
1	Zoning Commissioner of Baltimore County
59	/
Pursuant to the advertisement, por	sting of property and public hearing on the above petition
ns it appearing that by reason of	- Part - Annual - An
	⁻
he above Variance should NOT BE	GRANTED.
IT IS ORDERED by the Zoning Co	ommissioner of Baltimore County, thisday
f	at the above Variance be and the same is hereby DENIED.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 13, 1976

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

Z.A.C. Meeting of: July 13, 1976

7 Property Dener: Trustees of Fork Christian Church
Location: SE/C Sunshine Ave. & Stoney Batter Road
Proposed Zoning: Variance to permit setback of 60' from centerline
of Stoney Batter Ra., in lieu of required 75' and
to permit parking spaces of 0' from proposed right
of way line in lieu of required 3'.

No bearing on student population

W. Vich telemel W. Nick Petrovich., Field Representative

Nelson R. Kerr, Esquire 210 West Pennsylvania Avenue Towson, Maryland 21204

RE: Patition for Variances
SE/corner of Junanine Avenue and Stoney
Batter and - 1th Election District
Fork Caristian Caurch - Petitioner
NO: /7-42-A (Rem No. 7)

Dear Mr. Kerri

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

Very truly yours. 15/

November 23, 1976

S. ERIC DI NENNA

SED/me

cc: John W. Hessian, III, Esquire Propie's Counsel

DESCRIPTION FOR VARIANCE

Beginning at a point, located at the intersection of the south side of Sunshine Avenue and the east side of Stoney Batter Road, and thence running the six (6) following courses and distances:

1. S 60° 15' E 82.5'

2. S 54 0 45' E 151.8'

3. S 52 ° 26' E 100.00'

4. S 28 0 46' W 347, 35'

5. S 88° 15' W 143.55'

6. and N 02 o 15' E 486.2' to the place of beginning.

Located in the Eleventh Election District of Baltimore County

July 26, 1976

Zoning Commissioner County Office Building Townen, Maryland 21204

Re: Item 7 - EAC - July 13, 1976
Property Owner: Trustees of Pork Christian Church
Location: SEAC Summine Ave. & Stowey Batter Road
Emisting Scaling: R. D. P.
Proposed Conlay:

RE: PETITION FOR VARIANCE

Clarles & Tourte Or

Church, Fork, Maryland 21051, Petitioners.

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

Mr. Commissione

FORK CHRISTIAN CHURCH, TRUSTEES OF: Case No. 77-42-A

ORDER TO ENTER APPEARANCE

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,

I HEREBY CERTIFY that on this 13th day of August, 1976, a copy of the

foregoing Order was mailed to Trustees, Chairman of the Board, Fork Christian

and of the passage of any preliminary or final Order in connection therewith.

Dear Mr. DiMenna:

Thickarft. Hanga Michael S. Flanigan Traffic Engineer Assoc

: BEFORE THE ZONING COMMISSIONER

: OF BALTIMORE COUNTY

Delin Tel Garian TIT

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

Mr. S. Eric DiNenna, Zaning Commissioner Zaning Palvisory Committee Office of Planning and Zaning Baltimore County Office Suiding Towson, Maryland 21204

Dear Mr. DiNenno

Comments on Item #7, Zoning Advisory Committee Meeting, July 13, 1976, are as follows:

Property Owner Tractees of Fost Christian Church
Location. 55/C Sumbine Awanue and Stoney Batter Road
Estating Zoning. R.D. P.
Proposed Zoning: Warinace to pem 3 webook of 60° from centerline of Stoney
Batter Road in lieu of required 25° and to permit porking spaces 0° from
proposed right of way line in lieu of required 8°.
Acres: 143,55° 347-35
344,31° 486.2

District: 1114.

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.

The parking area along Stoney Batter Road must be screened at the building permit stage

Very truly yours,

John SW mblezo John L. Wimbley

Planner III
Project and Development Planning

BALTIMORE COUNTY, MARYLAND

Mr. S. Eric DiNenna

Date August 9, 1976

FROM Norman E. Gerber, Acting Director of Planning

11th District

Hearing: Monday, August 23, 1976 at 10:00 A.M.

There are no comprehensive planning factors requiring comment on this

NEG/JGHA.

AUG 1 3 '76 PM 9 ... (2009) ZONING LA

JAN 1 8 1977

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was appearing on the5th day of ...

19.76

OFFICE OF

TOWSON, MD. 21204 AUE. 5, 19 76

THIS IS TO CERTIFY, that the onnexed advertisement of Petition for a Variance-- Fork Christian Church was inserted in the following:

- ☐ Catonsville Times
 ☐ Dundalk Times
 ☐ Essex Times
- ☐ Arbutus Times
 ☐ Community Times
- ☐ Suburban Times East

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 23rd day of Aud 19-Ze, that is to say, the same was inserted in the issues of Audust 5, 1976.

STROMBERG PUBLICATIONS, INC. 1 mink

H77-42-A

Date of Pushing . 8/5/26. Detroit for Welding Monday Ling 13 1974 0 10 ca 1811. Location at property S/6. /Co. a. J. Serverline Mr. + Stoney Belle Rol

Location of Signe I Sign Gold on Simeline on I am Butter Rd.

Posted by Meel H Kees

Date of return: 8/13 /26

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this___ __1974 Filing Fee \$___

Petitioner's Attorney Reviewed by MBL-

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

September 2, 1976

CASE 77.43.A

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

Comments on Item #7, Zoning Advisory Committee meeting, July 13, 1976 are as follows:

Property Owner: Prustness of Funk Christian Church March Location: On the Property Communities From Strain Communities From Property Communi

Since this is a variance for parking space, no health hazard is anticipated.

Very truly yours,

Thomas H. Deviin, Director BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT m. 38974 AMOUNT \$55.75 283 1 7FW 1 5 5.7 5 HSC

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been 1976.

Petitioner Church - Petitioner

PDP (Vocant Land) Prop 70'R/W (Residence) Ex Dw R.D.P. ROP

R.D.P. Plat to Accompany Variance Requests

> Fork Christian Church Eleventh Election District Scale 1" 50'

Existing Zoring: R.D.P. Proposed Zoning: R.D.P. Variances from Section A00.3B.3 to permit setbooks of sixty (60) Feet from the centerlines of the streets instead of the required seventy five (75) feet and Section 4092c.4 to permit a setback of zero (a) feet from a street property line instead of the required eight (8) feet Proposed Senting: 200 Parking Required: 34 Parking Provided . 36 All existing parking areas to be sadded and for landscaped

15 A/A