

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Jones Creek Christian Church
I, or we, the undersigned, 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 1-802.28 (1) (2) - so permit side setbacks of 5' instead of required 20'. Zone DR-5.5

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Necessary Church expansion of the Sunday School building to provide adequate teaching facilities.
Currently (5) classes meet in the present undivided building 60'x20'. We also have (5) classes that meet in other parts of the Church.
The proposed 10' expansion to both sides would provide the required (10) classrooms.
The present 60' x 20' building is used for Sunday School assembling, youth group and Christian Women activities.

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 of Baltimore County.

Contract purchaser: Robert L. Peters, Jr., Albert B. Hudson, Trustees
Address: 7348 Geise Avenue, Baltimore, Maryland 21201
Petitioner's Attorney: Paul H. Heinke
Protestant's Attorney: _____

Check by The Zoning Commissioner of Baltimore County, this 26th day of October, 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 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 1st day of December, 1976, at 10:00 o'clock.
Eric S. Dillenna
Zoning Commissioner of Baltimore County.
(over)

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THOMAS M. HOUNG, P.E.
DIRECTOR

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

Re: Item 79 (1976-1977)
Property Owner: Jones Creek Christian Church
N & S Geise Ave., 277' & 272' W. Lincoln Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit side setbacks of 5' in lieu of the required 20'.
Acres: .50' x 200' District: 15th

Dear Mr. Dillenna:
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:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #79 (1976-1977) remain valid and applicable. Those comments are referred to for your consideration.

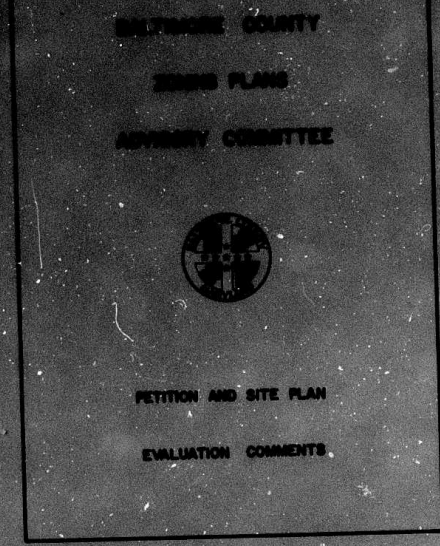
The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

The southernmost portion of this lot 300, Section "B", "Chesapeake Terrace", (W.C.C. 5, Folio 36) is subject to tidal flooding of Jones Creek.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #79 (1976-1977).

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

END: EAM: PWR:SS
A-NE Key Sheet
27 SE 31 Post Sheet
SE 7 H Topo
111 Tax Map



Baltimore County
Department of Public Works and Licenses
TOWSON, MARYLAND 21204
JOHN D. DILLON
DIRECTOR

October 29, 1976

Mr. E. Eric Dillenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Dillenna:

Comments on Item # 79 Zoning Advisory Committee Item, October 26, 1976

Property Owner: Jones Creek Christian Church
N & S Geise Ave., 277' & 272' W. Lincoln Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit side setbacks of 5' in lieu of the required 20'.
Acres: .50' x 200' District: 15th

The items checked below are applicable:

(X) 1. Structure shall conform to Baltimore County Building Code (Article 1910 Edition and the 1971 Supplement or other applicable codes).

(X) 2. A building permit shall be required before construction can begin.

(X) 3. Three sets of construction drawings will be required to file an application for a building permit.

(X) 4. Three sets of construction drawings with a registered Professional Architect or Engineer's original seal will be required to file an application for a building permit.

(X) 5. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

() 6. No comment.

() 7. Requested setback variance conflict with the Baltimore County Building Code. See Section _____

Very truly yours,
Michael S. Diver, P.E.
Michael S. Diver, P.E.
Chief, Bureau of Engineering

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
1118 CHESAPEAKE AVE.
TOWSON, MARYLAND 21204
Nicholas J. Dillenna
Bureau of Engineering
Acting Chairman

November 23, 1976

MEMBERS
BUREAU OF ENGINEERING
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Jones Creek Christian Church
7348 Geise Avenue
Baltimore, Maryland 21201

RE: Jones Creek Christian Church -
Item 79
Variance Petition

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, zoned D.R. 5.5, is located on the north and south sides of Geise Avenue, 272 feet west of Lincoln Avenue, in the 15th Election District. It is currently improved with a combination Church and Sunday School building, with accessory gravel parking on the south side of Geise Avenue. Adjacent properties are similarly zoned and improved with single family dwellings.

An addition to the sides of the existing classroom facility is being proposed, and due to the insufficient width of this site, a Variance is necessitated.

There are no adverse comments from the various agencies concerning the lack of paving and screening of the existing parking area, in light of the fact that it has apparently been existing in this status for some

Jones Creek Christian Church
Re: Item 79
November 22, 1976
Page 2

time. In order to avoid future questions, a decision as to whether this area should comply with the present paving and screening regulations, should be included within the final order.

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,
Michael S. Dillenna
Michael S. Dillenna, P.E.
Acting Chairman, Zoning Plans Advisory Committee

NBC:JD
Enclosure

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
1001 825 7210
Paul H. Heinke
CHIEF

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

Attention: Nick Comandari, Chairman
Zoning Advisory Committee

Re: Property Owner: Jones Creek Christian Church

Location: N & S Geise Ave., 277' and 272' W. Lincoln Ave.

Item No. 79

Zoning Agenda October 26, 1976

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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved main 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

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(X) 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 "Life Safety Code", 1970 Edition prior to occupancy. "Place of assembly."

() 6. Site plans are approved as drawn.

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

REVIEWED: Paul H. Heinke Noted and Approved: George M. Wagonet
Planning Group
Special Inspection Division
Battalion Chief
Fire Prevention Bureau

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
1001 825 7210
STEPHENE COLLINS
DIRECTOR

November 16, 1976

Mr. Eric S. Dillenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 79 - ZAC - October 26, 1976
Property Owner: Jones Creek Christian Church
Location: N & S Geise Ave., 277' & 272' W. Lincoln Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setbacks of 5' in lieu of req. 20'.
Acres: .50 x 200'
District: 15th

Dear Mr. Dillenna:

No traffic problems are anticipated by the requested variance to the side yard setbacks.

Very truly yours,
Michael S. Dillenna
Michael S. Dillenna
Traffic Engineer Associate

MSF:nc

ORDER RECEIVED FOR FILING
DATE 12/15/76 BY [Signature]

Pursuant to 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 RECROSSING of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit side setbacks of 5 feet instead of the required 20 feet should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

December 15, 1976, that the herein Petition for the aforementioned Variance should be and the same is hereby GRANTED, from and after the date of this Order, and that to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

BY [Signature]
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 December 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. NOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 1, 1976

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

Dear Mr. DiNenna:

Comments on Item #79, Zoning Advisory Committee Meeting, October 26, 1976, are as follows:

Property Owner: Jones Creek Christian Church
Location: N and S/S Geise Avenue, 277' and 272' W. Lincoln Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setbacks of 5' in lieu of the required 20'
Acres: 50 x 200'
District: 15th

Metropolitan water and sewer are existing; no health hazards are anticipated.

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TEDB:VW/MD

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 436-3211

December 15, 1976

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 #79, Zoning Advisory Committee Meeting, October 29, 1976, are as follows:

Property Owner: Jones Creek Christian Church
Location: N and S/S Geise Avenue 277' and 272' W. Lincoln Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setbacks of 5' in lieu of the required 20'
Acres: 50 x 200'
District: 15th

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 comments.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Project and Development Planning

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 436-3211

December 15, 1976

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 #79, Zoning Advisory Committee Meeting, October 29, 1976, are as follows:

Property Owner: Jones Creek Christian Church
Location: N and S/S Geise Avenue 277' and 272' W. Lincoln Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setbacks of 5' in lieu of the required 20'
Acres: 50 x 200'
District: 15th

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

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Project and Development Planning

1 - to owner or agent
1 - to planning and zoning
1 - to public hearing officer
1 - to [unclear]
1 - to [unclear]

December 15, 1976

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 #79, Zoning Advisory Committee Meeting, October 29, 1976, are as follows:

Property Owner: Jones Creek Christian Church
Location: N and S/S Geise Avenue 277' and 272' W. Lincoln Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setbacks of 5' in lieu of the required 20'
Acres: 50 x 200'
District: 15th

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 comments.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Project and Development Planning

December 2, 1976

Mr. Robert L. Peters, Jr.
Jones Creek Christian Church
7348 Geise Avenue
Baltimore, Maryland 21221

RE: Petition for Variance
N & S sides of Geise Avenue, 277' & 272' W of Lincoln Avenue -
15th Election District
Jones Creek Christian Church -
Petitioner
NO. 77-100-A (Item No. 79)

Dear Mr. Peters:

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

Very truly yours,

[Signature]
S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

cc: John W. Hossain, III, Esquire
People's Counsel

DESCRIPTION FOR VARIANCE
JONES CREEK CHRISTIAN CHURCH
15TH ELECTION DISTRICT

Beginning at points on the North and South sides of Geise Avenue, 277 feet and 272 feet, respectively, from the West side of Lincoln Avenue and being lot numbers 270 and 300 of Section "B" of Chesapeake Terrace WPC Liber 5, Folios 36 - 37.

Also known as 7348 Geise Avenue.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 30, 1976
FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-100-A, Petition for Variance for Side Yards, North and South sides of Geise Avenue 277 feet and 272 feet, more or less, West of Lincoln Avenue
Petitioner - Jones Creek Christian Church

15th District

HEARING: Wednesday, December 1, 1976 (7:00 P.M.)

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

[Signature]
Norman E. Gerber
Acting Director of Planning

NEG:jhrw

MAR 11 1977

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N and S sides of Geise Ave., 277 and 272' : OF BALTIMORE COUNTY
W of Lincoln Ave., 35th District
JONES CREEK CHRISTIAN CHURCH, : Case No. 77-100-A
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I 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 thereat, 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. Heslian, III
John W. Heslian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of November, 1976, a copy of the foregoing Order was mailed to Jones Creek Christian Church, 7348 Geise Avenue, Baltimore, Maryland 21221, Petitioner.

John W. Heslian, III
John W. Heslian, III



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 40495
DATE Nov. 11, 1976 ACCOUNT 07-662
AMOUNT \$53.15
RECEIVED Jones Creek Christian Church, 7348 Geise Ave.
Baltimore, Md. 21221
FOR Advertising and printing of property - 777-000-2
\$53.15
532500
VALIDATION OR SIGNATURE OF CARRIER

OFFICE OF

THE **TIMES**
PAPER

ELLCOTT CITY, MD. Nov. 11, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance— Jones Creek Christian Church was inserted in THE ~~ELLCOTT CITY~~ **TIMES**, a weekly newspaper printed and published in ~~ELLCOTT CITY~~ **Baltimore**, Maryland, once a week for one successive weeks before the 1st day of Dec. 1976 that is to say the same was inserted in the issues of Nov. 11, 1976.

STROMBERG PUBLICATIONS, Inc.

By *Pat O'Neil*

CERTIFICATE OF PUBLICATION

TOWSON, MD. NOVEMBER 11, 1976

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 a week at one time ~~before the 1st day of Dec.~~ before the 1st day of Dec. 1976, the 1976 publication appearing on the 11th day of November 1976.

THE JEFFERSONIAN
S. Frank Johnston
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#77-100-A

District 15th Date of Posting 11-11-76
Posted for Heaven, Md. Ave. 1st 11-26-76 2:00 P.M.
Petitioner: Jones Creek Christian Church
Location of property: N. & S. sides of Geise Ave. 277 & 272 W. of Lincoln Ave.
Location of Sign: 1 sign on both sides of Church 1 sign on both sides of Geise Ave. at West Gate
Remarks:
Posted by Mark H. Hays Date of return 11-15-76

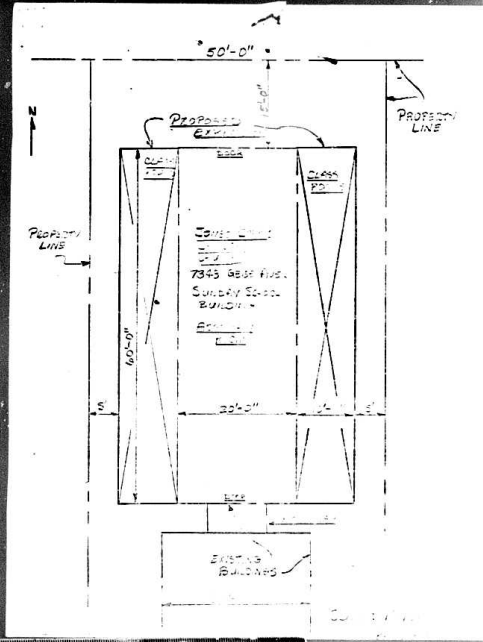
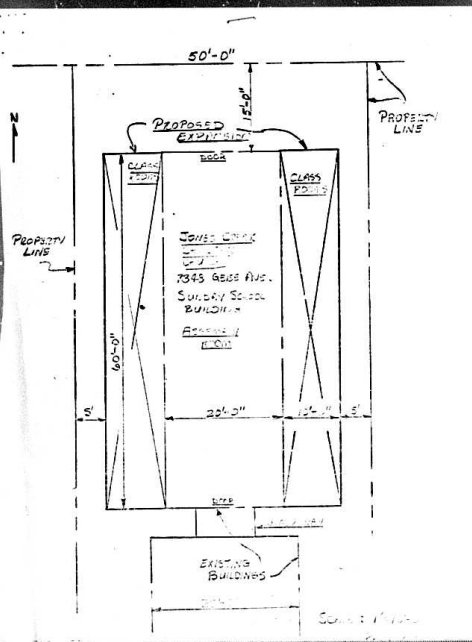
Sum 79
JONES CREEK CHRISTIAN CHURCH BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
7348 Geise Avenue
Baltimore, Md. 21221
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of October 1976.

S. Eric Dienna
S. ERIC DIENNA
Zoning Commissioner

Petitioner Jones Creek Christian Church
Petitioner's Attorney _____

Reviewed by *Nicholas B. Commodari*
Nicholas B. Commodari,
Planning & Zoning
Associate III



MAR 11 1977

RE: PETITION FOR VARIANCE
N and S sides of Geise Ave. 277' and 272'
W of Lincoln Ave. 35th District
JONES CREEK CHRISTIAN CHURCH,
Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-100-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 534.1 of the Baltimore County Charter, I hereby enter my appearance in this proceedings. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, 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. Heslian, III
John W. Heslian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of November, 1976, a copy of the foregoing Order was mailed to Jones Creek Christian Church, 7348 Geise Avenue, Baltimore, Maryland 21221, Petitioner.

John W. Heslian, III
John W. Heslian, III



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
RECEIVED
DATE: Nov. 14, 1976 ACCOUNT: 40495
AMOUNT: \$0.00
RECEIVED: Jones Creek Christian Church, 7348 Geise Ave.
BALTIMORE, MD. 21221
FOR: Recording and posting of property - 77-100-A
5325
VALIDATION OR SIGNATURE OF CLERK

OFFICE OF

THE TIMES

ELICOTT CITY, MD. Nov. 11, 1976

THIS IS TO CERTIFY, that the enclosed advertisement of
Petition for a Variance-- Jones Creek Christian
Church
was inserted in THE ~~Times~~ TIMES, a weekly newspaper
printed and published in Baltimore County, Maryland, once a week for
one successive weeks before the 1st day of Dec. 1976 that
is to say the same was inserted in the issues of Nov. 11, 1976.

STROMBERG PUBLICATIONS, Inc.

Ph. Dink

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 11, 1976

THIS IS TO CERTIFY, that the enclosed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., commencing
on the 11th day of November, 1976, the 11th publication
appearing on the 11th day of November
1976.

H. Frank Smith
H. Frank Smith
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
JONES DEPARTMENT OF BALTIMORE COUNTY #77-100-A
Towson, Maryland

District: 15th Date of Posting: 11-11-76
Posted to: Heavy Mail Box 1st 11-11-76 7:00 AM
Petitioner: Jones Creek Christian Church
Location of property: N. & S. sides of Geise Ave. 277' & 272' W. of
Lincoln Ave.
Location of Sign: 1 sign posted on front of Church 1 sign posted
on opp. side of road on vacant lot
Remarks:
Posted by: *Michael H. Hays* Date of return: 11-18-76



Sum 76
JONES CREEK CHRISTIAN CHURCH COUNTY OFFICE OF PLANNING & ZONING
1333 Geise Avenue Towson, MD. 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 14th day of November 1976.
H. Frank Smith
H. Frank Smith
Planning & Zoning
Associate III

