

97-127-KF **PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HOLY SPIRIT LUTHERAN 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-16 zone to an _____ zone, for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices and an office building in a D.R. 16 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

HOLY SPIRIT LUTHERAN CHURCH

By James D. Nolan, III

Legal Owner

Address: 10610 Liberty Road

Towson, Md. 21204

Protestant's Attorney

James D. Nolan

Protestant's Attorney

Address: 204 W. Pennsylvania Avenue

Towson, Md. 21204

823-7800

ORDERED By the Zoning Commissioner of Baltimore County, this 25th day

of January, 1977, 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 held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 10th day of March, 1977, at 2:00 o'clock

P.M.

Zoning Commissioner of Baltimore County.

100P
3/17/77

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dillema, Zoning Commissioner Date: March 1, 1977

FROM: Norman R. Barter, Acting Director of Planning

SUBJECT: Petition 97-167-JSH, Petition for Special Exception for Offices and

Office Building.

Petition for Special Hearing for Off-Street Parking in a residential

zone.

Northeast side of Liberty Road 480 feet Southeast of Holbrook Road.

Petitioner - Holy Spirit Lutheran Church

REMARKS: Monday, March 7, 1977 (1:00 P.M.)

Office use would be appropriate here.

Norman R. Barter
Norman R. Barter
Acting Director of Planning

50312081 rev

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HOLY SPIRIT LUTHERAN 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve and issue a special exception and/or use permit for the use of land in a residential zone for existing parking areas to serve as an office building located on the same site pursuant to the provisions of Section 468.4 and other applicable sections of the Baltimore County Zoning Regulations (1975 Bd.). The requested relief is in the best interest of the public health, safety, and welfare, and in conformity with the letter and spirit of the Regulations, in that the request is to convert an existing church parking area in connection with the requested conversion of an abandoned church to office use, pursuant to a concurrently requested special exception for offices, and the movement of the parking area to the b.b. 16 zoned area would require the front lawn to be torn up, marring the fine appearance of the site and neighborhood.

*and Section 502 and other applicable sections, if any,

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

HOLY SPIRIT LUTHERAN CHURCH

By James D. Nolan, III

Legal Owner

Address: 10610 Liberty Road

Towson, Md. 21204

Protestant's Attorney

James D. Nolan

Protestant's Attorney

Address: 204 W. Pennsylvania Avenue

Towson, Md. 21204 (823-7800)

ORDERED By the Zoning Commissioner of Baltimore County, this 25th day

of January, 1977, 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 10th day of March, 1977, at

2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

2nd DISTRICT

ZONING: Petition for Special Exception for Offices and Office Building.

Petition for Special Hearing for Off-Street Parking in a residential zone.

LOCATION: Northeast side of Liberty Road 480 feet Southeast of Holbrook Road.

DATE & TIME: MONDAY, MARCH 7, 1977 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for Offices and Office Building.

Petition for Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County,

to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Off-Street Parking in a residential zone.

All that parcel of land in the Second District of Baltimore County

Being the property of Holy Spirit Lutheran Church, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, March 7, 1977 at 1:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF

S. ERIC DILLEMA

ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING
NE/S of Liberty Road, 480' SE of Holbrook Road - 2nd Election District
Holy Spirit Lutheran Church - Petitioner
NO. 97-167-JSPH (Item No. 159)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for an office building and offices and a Special Hearing for off-street parking in a residential zone. The subject property is located on the northeast side of Liberty Road, 480 feet southeast of Holbrook Road. This four (4) acre property is presently improved with a one-story frame building, with parking at the rear. As the name indicates, the 4,050 square foot structure was constructed for a church; a use since abandoned. The total tract is located in three (3) zones: D.R.16, D.R.2, and R.C.4.

Testimony on behalf of the Petitioner indicated that several unsuccessful attempts were made to sell the property as a church. As a result of this failure, the Petitioner now wishes to sell the property to the Matterhorn Insurance Agency for office use. As contract purchaser, Matterhorn Insurance Agency proposes to enlarge the existing building by 1,800 square feet, including a one-story addition to the west side of the structure.

Twenty (20) off-street parking spaces in the R.C.1 zone, located at the rear of the building, will be provided.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and the Special Exception should be granted.

GERHOLD CROSS & ETZEL

Registered Professional Land Surveyors

412 DELAWARE AVENUE

TOWSON, MARYLAND 21204

823-4470

January 5, '977

Zoning description for Special

Exception for offices in DR 16 Zone.

All that piece or parcel of land situate lying and being in the Second Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning from the same at a point on the northeast side of Liberty Road at the distance of 480 feet measured southeasterly along the northeast side of Liberty Road from a point in line with the center of Holbrook Road and running thence and binding on the northeast side of Liberty Road, south 69 degrees 36 minutes 30 seconds East 422.40 feet, thence leaving said road and binding on the outline of the land of the petitioners herein, the three following courses and distances viz: North 21 degrees 51 minutes East 387 feet, North 69 degrees 36 minutes 30 seconds West 476.71 feet and South 13 degrees 33 minutes West, binding on the east side of a 75 foot right of way, 389.74 feet to the place of beginning.

The entire tract containing in all 4.00 Acres of land more or less.

Saving and excepting therefrom that portion heretofore Zoned DR 2 and RC 1.

Being the land of the petitioners herein as shown on a plat filed in the office of the zoning commissioner.

GERHOLD CROSS & ETZEL

Registered Professional Land Surveyors

412 DELAWARE AVENUE

TOWSON, MARYLAND 21204

823-4470

January 5, 1977

Zoning description for Use Permit

for Parking in RC 4 Zone

All that piece or parcel of land situate lying and being in the Second Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning from the same at a point on the northeast side of Liberty Road at the distance of 480 feet measured southeasterly along the northeast side of Liberty Road from a point in line with the center of Holbrook Road and running thence and binding on the northeast side of Liberty Road, south 69 degrees 36 minutes 30 seconds East 422.40 feet, thence leaving said road and binding on the outline of the land of the petitioners herein, the three following courses and distances viz: North 21 degrees 51 minutes East 387 feet, North 69 degrees 36 minutes 30 seconds West 476.71 feet and South 13 degrees 33 minutes West, binding on the east side of a 75 foot right of way, 389.74 feet to the place of beginning.

The entire tract containing in all 4.00 Acres of land more or less.

Saving and excepting therefrom that portion heretofore Zoned DR 16 and DR 2.

Further, as the Petitioner's plan meet the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations and that the health, safety and general welfare of the locality involved not being adversely affected, the Special Hearing for off-street parking in a residential zone, in accordance with the plat dated January 4, 1977, and approved March 17, 1977, by John L. Wimbley, Planner III, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of March, 1977, that the Special Exception for an office building and offices and the Special Hearing for off-street parking in a residential zone should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following:

1. The general appearance of the building, including the proposed additional structure around the central core, must remain substantially the same.
2. Screening to the rear of the parking lot, consisting of four (4) foot staggered evergreens, must be installed and maintained.
3. Compliance with the aforementioned approved site plan.

Gerhold Cross & Etzel
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION
and
PETITION FOR SPECIAL HEARING
NE/S of Liberty Rd., 480' SE of
Holbrook Rd., 2nd District
OF BALTIMORE COUNTY
HOLY SPIRIT LUTHERAN CHURCH,
Petitioners
Case No. 77-167-XSPH

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

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

I HEREBY CERTIFY that on this 2nd day of March, 1977, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Mumford & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

LIBER 4814 PAGE 213
THIS DEED, Made this 30th day of July, 1967, by and between CHARLES L. ELLIOTT (also being CHARLES LEO ELLIOTT, JR.) and BARBARA S. ELLIOTT, Trustees under the Last Will and Testament of CHARLES L. ELLIOTT, deceased, which Will has been duly admitted to probate in the Orphans Court for Baltimore County and is of record in the Office of the Register of Wills for said County in Wills Liber JPC 66, folio 226 (hereinafter called Trustees), BARBARA S. ELLIOTT, Widow, BARBARA BLANCHE ELLIOTT, unmarried, and CHARLES LEO ELLIOTT, JR. (also being CHARLES L. ELLIOTT) and SUSAN ELLIOTT, his wife, of Baltimore County, State of Maryland, all parties of the first part, and HOLY SPIRIT LUTHERAN CHURCH, party of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations the receipt whereof is hereby acknowledged the said Trustees aforesaid acting pursuant to and in exercise of the power and authority vested in them under the terms of the aforesaid Last Will and Testament of Charles L. Elliott, deceased, Barbara S. Elliott, Widow, Barbara Blanche Elliott, unmarried and Charles Leo Elliott, Jr., and Susan Elliott, his wife, parties of the first part do hereby grant, convey and assign unto the said party of the second part, its successors and assigns in fee simple, all that parcel of land situate in the Second Election District of Baltimore County, State of Maryland, as follows, according to a survey prepared by Robert D. Norris, Registered Surveyor, dated June 24, 1967.

BEGINNING for the same at a concrete monument, set in the center of a Cherry Tree Stump, on the North edge of the right of way of the Liberty Road at the beginning point of the 16th or North 26 degrees East 60 perch line of the land described in a deed from the Wheeler Holding, Inc. to Charles L. Elliott and Barbara S. Elliott, dated October 30, 1959 and recorded among the Land Records of Baltimore County in Liber No. 3626 folio 22 etc., thence running and binding on a part of said 16th line North 21 degrees 31 minutes East 387.00 feet thence running for lines at division, North 69 degrees 28 minutes 30 seconds West 478.71 feet to a point 75 feet measured at right angles from the 12th or South 19 degrees West 32 perch line of the aforesaid deed thence running parallel to and 75 feet measured at right angles from said 12th line on the East side of a future 75 foot road, with the right to the use of in common, with others entitled thereto, South 13 degrees 33 minutes West 389.74 feet to a point on the North edge of the right of way of the Liberty Road thence running and binding on the North edge of the right of way of the Liberty Road on now laid out 66 feet wide, South 69 degrees 28 minutes 30 seconds East 422.45 feet to the point of beginning.



LIBER 314 PAGE 214

CONTAINING 4.00 acres more or less and being a part of the deed mentioned above. The courses used in the above description are referred to the True Meridian as established by the Baltimore County Bureau of Engineering.

BEING part of the property which by Deed dated October 30, 1959 and recorded among the Land Records of Baltimore County in Liber WJR 3626, folio 22 was granted and conveyed by Wheeler Holding, Inc. to Charles L. Elliott and Barbara S. Elliott (being the said Barbara S. Elliott, Widow, one of the Grantors herein) as tenants in common, in fee simple; the said Charles L. Elliott departed this life on or about May 16, 1961 and by the Last Will and Testament hereto and above referred to, he devised his interest in the property acquired by him by the aforesaid Deed recorded in Liber WJR 3626, folio 22 unto his wife, Barbara S. Elliott and his son, Charles L. Elliott, in trust with full power of sale, etc., all as therein fully set forth.

SEE also Deed dated December - 1965 recorded among the aforesaid land records in Liber OTG 4563, folio 171 from Barbara S. Elliott, Widow to Barbara Blanche Elliott, unmarried and Charles Leo Elliott, Jr.

FURTHER see Deed dated January 4, 1966 and recorded among the aforesaid land records in Liber OTG 4571, folio 341 from Barbara S. Elliott, Widow to Barbara Blanche Elliott, unmarried and Charles Leo Elliott, Jr.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anyway appertaining, and particularly the right of use in common with others of the 75 foot road hereinabove referred to.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, its successors and assigns, in fee simple,

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Grantor covenants that for a period of ten (10) years from the date hereof, it will use the premises described above solely as a site for a church, related church-related facility or uses incidental to such purposes. In the event that Grantor, its successor or assigns, uses the premises described above for any purposes other than those purposes herein permitted prior to June 1, 1977, Grantor shall have the right, upon giving written notice to Grantee, its successor or assigns, to repurchase the premises described above for Forty Thousand Dollars (\$40,000.00). If however, Grantee, its successor or assigns, shall on or before June 1, 1977, build on the premises described above a church or related church-related facility at a total construction price of not less than Forty Thousand Dollars (\$40,000.00) the limitation herein upon the use of the premises described above shall be of no further force or effect.

- 2 -

March 18, 1977

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Special Hearing
NE/S of Liberty Road, 480' SE of Holbrook Road - 2nd Election District
Holy Spirit Lutheran Church - Petitioners
NO. 77-167-XSPH (Item No. 150)

Dear Mr. Nolan:

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

Very truly yours,

George J. Martinek
GEORGE J. MARTINEK
Deputy Zoning Commissioner

GJM/me

Attachments

cc: Mrs. Gail Ross
8 Kiska Court
Randallstown, Maryland 21133
John W. Hession, III, Esquire
People's Counsel

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



PETITION AND SITE PLAN
EVALUATION COMMENTS

Item 150
Petitioner's Name: Holy Spirit Lutheran Church
204 W. Pennsylvania Avenue
Towson, Md. 21204
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of January 1977.

Eric DiNenna
Eric DiNenna
Zoning Commissioner

Petitioner: Holy Spirit Lutheran Church

Petitioner's Attorney: James D. Nolan

cc: Gerald, Cross & Ross
413 Delaware Avenue (21204)

Reviewed by: *Nicholas P. Commodari*
Nicholas P. Commodari
Planning & Zoning Associate III

baltimore county
department of public works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

February 17, 1977

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

Re: Item #150 (1976-1977)
Property Owner: Holy Spirit Lutheran Church
111 W. Liberty Rd., 480' S/E Holbrook Rd.
Existing Zoning: D.R. 2, D.R. 16 & R.C. 4
Proposed Zoning: Special Exception for offices and an office building and a Special Hearing to approve off-street parking in a residential zone.
Acres: 4.00 District: 2nd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied in connection with the Zoning Advisory Committee review of this property for Item #149 (1975-1976) are referred to for your consideration.

The Petitioner has ascertained and clarified his rights in and to the indicated 75-foot right-of-way, which he is utilizing contiguous to the westerly side of this site.

Very truly yours,

Blanchard N. Dyer, P.E.
BLANCHARD N. DYER, P.E.
Chief, Bureau of Engineering

END: EAM: PM: ss
PP-NE Key Sheet
36 IN. 44 Pos. Sheet
NW 9 X TOP
66 Tax Map

Maryland Department of Transportation
State Highway Administration

February 1, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 25, 1977
Item: 150
Property Owner: Holy Spirit Lutheran Church
Location: NE/S of Liberty Rd. (Rte. 26)
480' SE Holbrook Rd.
Existing Zoning: D.R. 2 & D.R. 16 & R.C. 4
Proposed Zoning: Special exception for offices & an office building and a special hearing to approve off-street parking in a residential zone.
Acres: 4.00
District: 2nd

Dear Mr. DiNenna:

The existing entrance is acceptable to the State Highway Administration. The proposed offices should have no adverse effects on the State highway.

CL:JEN:dj

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
John E. Meyers

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 23, 1977

James D. Nolan, Esq.
Nolan, Plunhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification and
Special Exception Petition
Item 150
Holy Spirit Lutheran Church

Dear Mr. Nolan:

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.

Located on the northeast side of Liberty Road approximately 480 feet southeast of Holbrook Road, in the Second Election District, this property, currently zoned D.R. 16, D.R. 2 and R.C. 4, is improved with a one-story frame church building and accessory parking area to the rear. Property immediately to the west is zoned R.L. and improved with a combination dwelling and store, while properties to the north and east consist of dwellings and vacant land, respectively.

This hearing is necessitated by your client's proposal to convert the existing church building to office use. While the parking is currently existing

James D. Nolan, Esq.
Re: Item 150
February 23, 1977
Page 2

in the R.C. 4 zone portion of this property, a Special Hearing is required in view of the fact that this parking will be accessory to offices, whereas in the past it was accessory to a church building, which is permitted as a matter of right in any residential zone.

Since the comments of the Bureau of Engineering were not available at this time, I suggest that you contact Mr. Fred Ringer (494-3754) in order to determine whether there are any conflicts with his department concerning this request.

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,

Nicholas B. Conodari
NICHOLAS B. CONODARI,
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD

Enclosure

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204



February 17, 1977

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 #150, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Holy Spirit Lutheran Church
Location: NE/2 Liberty Rd. 480' SE Holbrook Road
Existing Zoning: D.R. 2 and D.R. 16 and R.C. 4
Proposed Zoning: Special Exception for offices and an office building and a Special Hearing to approve off-street parking in a residential zone
Acres: 4.00
District: 2nd

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
Planner III
Project and Development Planning



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

January 31, 1977

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

Dear Mr. DiNenna:

Comments on 150, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Holy Spirit Lutheran Church
Location: NE/2 Liberty Rd. 480' SE Holbrook Rd.
Existing Zoning: D.R. 2 & D.R. 16 & R.C. 4
Proposed Zoning: Special Exception for offices and an office building and a Special Hearing to approve off-street parking in a residential zone.
Acres: 4.00
District: 2nd

This site has an approved water well and septic system, therefore no health hazards are anticipated.

Very truly yours,

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

TID/2W/ruf



Paul H. Reineke
Chief

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

Attention: Nicholas B. Conodari
Zoning Advisory Committee

Re: Property Owner: Holy Spirit Lutheran Church

Location: NE/2 Liberty Rd. 480' SE Holbrook Rd.

Item No. 150 Zoning Agenda January 25, 1977

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. 301 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED:

George M. Hargrett
Planning Group
Special Inspection Division

Noted and Approved:
George M. Hargrett
Battalion Chief
Fire Prevention Bureau



JOHN D. SEVIER
DIRECTOR

January 27, 1977

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

Dear Mr. DiNenna:

Comments on Item # 150 Zoning Advisory Committee Meeting, January 25, 1977 are as follows:

Property Owner: Holy Spirit Lutheran Church
Location: NE/2 Liberty Rd. 480' SE Holbrook Rd.
Existing Zoning: D.R. 2 & D.R. 16 & R.C. 4
Proposed Zoning: Special Exception for offices and an office building and a Special Hearing to approve off street parking in a residential zone.

Acres: 4.00
District: 2nd

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes. A change of occupancy will be required.
- ☒ B. A building permit shall be required before construction can begin, if alterations are required to conform to business code.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland architect or engineer's original seal may be required to file an application for a building permit.
- ☐ E. 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.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burham
Charles E. Burham
Plans Review Chief
CDB:rrj



STEPHENE COLLINS
DIRECTOR

March 8, 1977

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

Re: Item 150 - ZAC - January 25, 1976
Property Owner: Holy Spirit Lutheran Church
Location: NE/2 Liberty Rd. 480' SE Holbrook Rd.
Existing Zoning: D.R. 2 & D.R. 16 & R.C. 4
Proposed Zoning: Special Exception for offices and an office building and a Special Hearing to approve off-street parking in a residential zone.

Acres: 4.00
District: 2nd

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for offices or the requested parking in a residential zone.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MEF/jie

PETITION FOR SPECIAL EXEMPTION AND SPECIAL HEARING IN-DISTRICT

ZONING: Petition for Special Exemption "X" from the Office and Office Building: Petition for Special Hearing for Off-Street Parking in a residential zone.

LOCATION: North-west side of Liberty Road 600 feet Southwest of Midland Road

DISTRICT: TIME: **MONDAY, MARCH 3, 1987** 6:00 PM

PUBLIC HEARING: Room 808, County Office Building, 11191 Chesapeake Road, Tyngsboro, Massachusetts

The Zoning Commissioner of Boston, in County, by the authority of the Zoning Act and Regulations of Massachusetts County, will hold a public hearing on the Special Exemption for Office and Office Building

Petition for Special Hearing Under Section 8B(7) of the Zoning Regulations of Massachusetts County, and the Special Hearing for Off-Street Parking in a residential zone.

The subject of said land is in the Second District of Massachusetts County.

CERTIFICATE OF PUBLICATION
R7648

Pikeville, Md., Feb. 17, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikeville, Baltimore County, Maryland before the 7th day

the first publication appearing on the
17th day of Feb. 1977
the second publication appearing on the
day of , 19
the third publication appearing on the
day of , 19

RESEARCH DESIGN AND METHODS

Cost of advertisement, XXXXX 39.20

At that place or parcel of land situate, lying and being in the Second Election District of Baltimore County, State of Maryland, as described as follows to-wit:

Beginning for the same at a point on the northeast side of Liberty Road at the distance of 480 feet measured southeasterly along the northeast side of Liberty Road from a point in which the corner of Hollowbrook Road is at right angles and extending on the Hollowbrook side of Liberty Road South 69 degrees, 36 minutes 40 seconds West 420 feet to a point on the northeast side of Liberty Road and extending on the northeast side of the partition line, between the three following courses and distances viz. North 25 degrees 51 minutes East 387 feet, North 09 degrees 33 minutes 30 seconds West 407.71 feet and North 33 degrees 33 minutes West, extending 380.74 feet to the place of beginning.

The above tract containing an of 4.00 Acres of land more or less.

Being and accepting therefrom their portion hereinafter Zoned DR-1 and DR-2.
Being the property of Holy Spirit Lutheran Church, as shown on plat plan filed with the Zoning Department.
Hearing Day: Monday, March 7, 1977 at 1:00 p.m.
Public Hearing, Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of
S. Eric Denenno
Zoning Commissioner of

BOOK REVIEW

CERTIFICATE OF PUBLICATION

TOWSON, MD.,.....February 17....., 1977

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on each~~ ~~at~~ ~~one~~ ~~time~~ ~~successive~~ ~~times~~ before theth day of March 1977, the ~~first~~ publication appearing on the17th day of February 1977.

THE JEFFERSONIAN.

Manager

Cost of Advertisement, \$.....

INTERVIEW FOR SPECIAL AGENTS AND SPECIAL TRAINING IN THE BUREAU

SUBJECT: Petition for Special Hearing
for Office and Office Building
REASON:
Petition for Special Hearing for
Indefinite Parking in a residential
area.
LOCATION: Northeast side of Lib-
erty Road 600 feet southeast of
Church Road.
DATE & TIME: Monday, March 7,
1977 at 1:00 P.M.
PUBLIC HEARING: Room 708, Coun-
cil Office Building, 111 W. Chas-
les Avenue, Tucson, Arizona

The Spring Commissioner of Butte County, by authority of the Mining Act and Regulations of Butte County, will hold a public hear-

• Position for Special Inspector for Office and Office Building.
• Position for Special Hearing Under Section 104.7 of the zoning regulations of Baltimore County, to determine whether or not the zoning Commissioner and/or Deputy Zoning Commissioner should approve Off Street Parking in a residential zone.
• All that parcel of land in the Second District of Baltimore Coun-

Mapping description for Special
Exception for officers in CR 10 Road
Beginning for the same at a point on the northeast side of Liberty Road at the distance of 600 feet measured southeasterly along the northeast side of Liberty Road from a point in line with the center of Hallbrook Road and running thence and ending on the northeast side of Liberty Road, South 90

degrees 34 minutes 20 seconds and 200.00 feet, thence leaving said road and binding on the outlines of the land of the petitioners herein, thence three following courses and distances viz: North 22 degrees 21 minutes East 267 feet, North 69 degrees 34 minutes 20 seconds West 278.71 feet and South 12 degrees 23 minutes West, binding on the east side of a 75 feet right of way, 200.74 feet to the place of begin-

The entire tract containing in all 4.00 Acres of land more or less.

Saving and excepting therefrom that portion heretofore Eased DR 2 and RC 4.

Leasing description for the Permit for Parking in RC 4 Zone

/ All that piece or parcel of land situated, lying and being in the Second and Election District of Baltimore County, State of Maryland and de-

Beginning for the same at a point on the northwest side of Liberty Road at the distance of 100 feet measured southerly along the northwest side of Liberty Road from a point in line with the center of Marlboro Road and running thence and ending on the northwest side of Liberty Road, South 80 degrees 30 minutes 30 seconds East 225.00 feet, thence leaving said road and ending on the outline of the

head of the petitioners herein, the three following courses and distances viz: North 21 degrees 15 minutes East 287 feet, North 60 degrees 20 minutes 20 seconds West 470.71 feet and South 17 degrees 32 minutes West, binding on the east side of a 75 feet right of way, 300.75 feet is the place of beginning.

/ The entire tract containing in all 6.80 Acres of land more or less.

Witness my hand and seal this 10th day of

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Annapolis, Md.

S. JUD. DINENNO
 Zoning Commissioner of
 Baltimore County
 Feb. 17.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: FEB. 19, 1977
 Posted for: PETITIONS FOR SPECIAL EXCEPTION @ SPECIAL HEARING
 Petitioner: HOLY SPIRIT LUTHERAN CHURCH
 Location of property: NELLS OF LIBERTY RD. 480 SE. of Ackerman Rd.
 Location of Sign: NELLS OF LIBERTY RD. 480 SE. of Ackerman Rd.
 Remarks:
 Posted by: Thomas E. Roland Date of return: FEB. 23, 1977

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14 day of
1977. Filing Fee \$ 52⁰⁰. Received ☒ Check
☐ Cash
☐ Other

Petitioner Abby Spindler, et. al. Submitted by Mrs. Long
 Petitioner's Attorney James Nelson Reviewed by DR

* 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

No. 46454

DATE Mar. 8, 1977 ACCOUNT 01-662

80.70

RECEIVED
FROM Messrs. Nolan, Plumbhoff and Williams 204 W.
Penna. Ave., Towson, Md. 21204
FOR Advertising and posting of property for Holy Spirit
Lutheran Church
#17-167-KSPH

VALIDATION OR SIGNATURE OF LESSOR

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

Kp. 46404

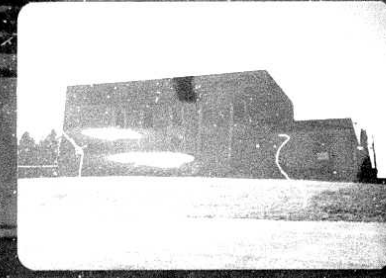
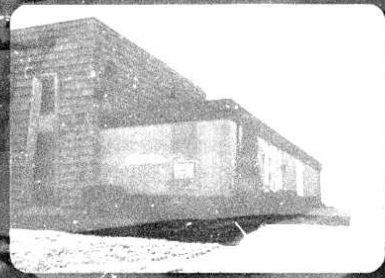
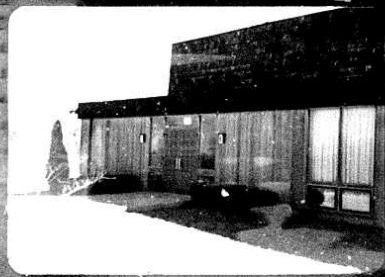
DATE Feb. 14, 1977 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED
FROM Messrs. Nolan, Plumbhoff and Williams, 204 W.
Penn. Ave., Towson, Md. 21204
FOR Petition for Special Reception and Special Hearing
for Holy Spirit Lutheran Church
#77-167-XSPH

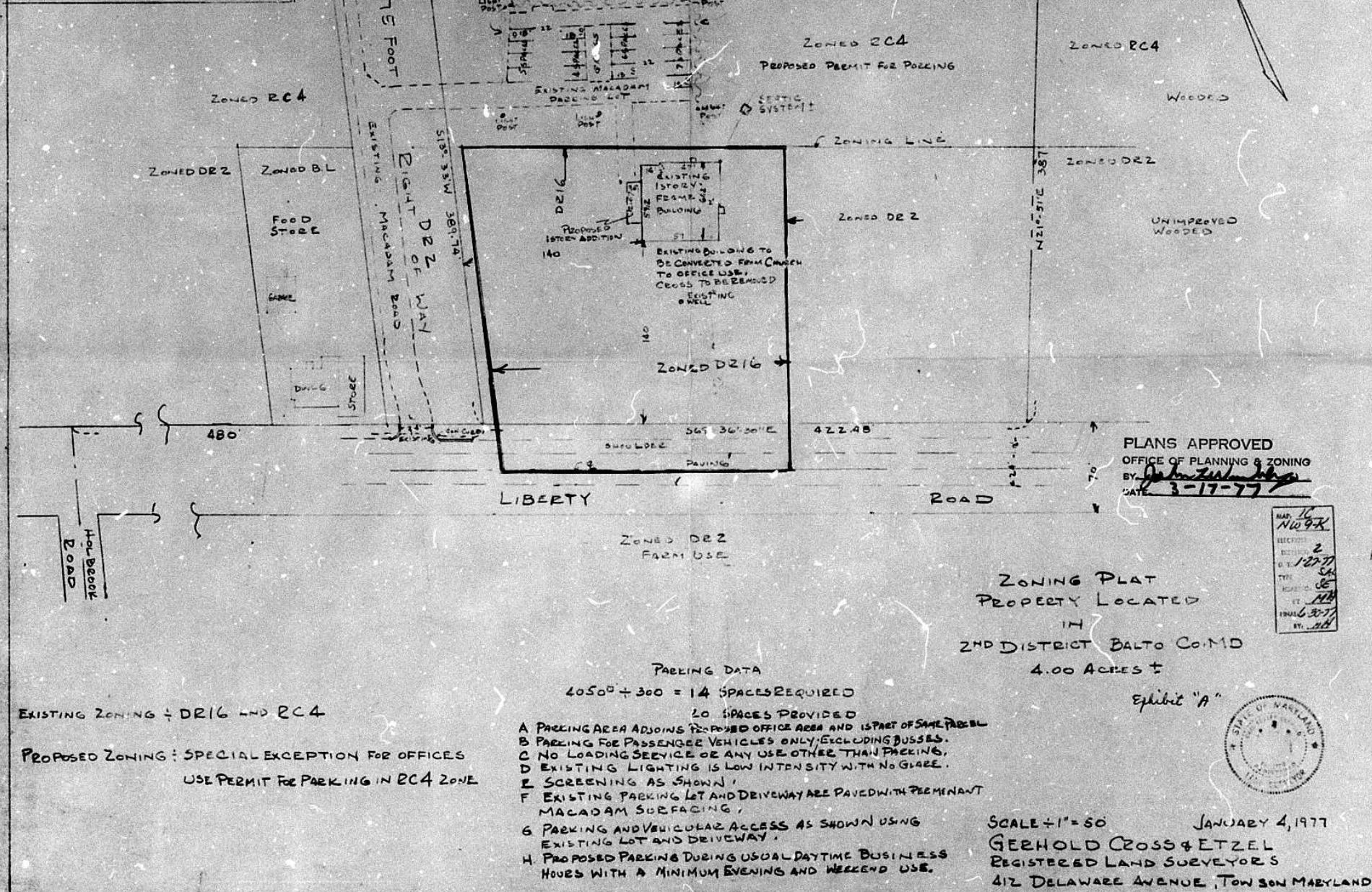
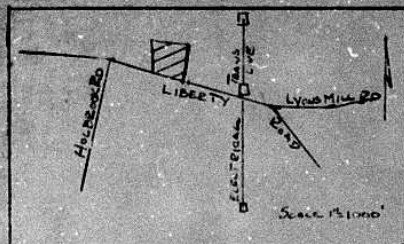
1010 2272 14

VALIDATION OR SIGNATURE OF CASHIER









PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John E. Zwick*
DATE: 3-17-77

MAP:	16
NO:	9-R
SECTION:	2
DATE:	1-27-77
TYPE:	SC
REVISION:	06
BY:	MM
DATE:	6-30-77
BY:	MM

ZONING PLAT
PROPERTY LOCATED
IN
2ND DISTRICT BALTO CO. MD
4.00 ACRES ±

Exhibit "A"



PARKING DATA
 $40500 \div 300 = 14$ SPACES REQUIRED

20 SPACES PROVIDED

- A. PARKING AREA ADJOINS PROPOSED OFFICE AREA AND IS PART OF SAME PARCEL.
- B. PARKING FOR PASSENGER VEHICLES ONLY, EXCLUDING BUSES.
- C. NO LOADING SERVICE OR ANY USE OTHER THAN PARKING.
- D. EXISTING LIGHTING IS LOW INTENSITY WITH NO GLARE.
- E. SCREENING AS SHOWN.
- F. EXISTING PARKING LOT AND DRIVEWAY ARE PAVED WITH PERMANENT MACADAM SURFACING.
- G. PARKING AND VEHICULAR ACCESS AS SHOWN USING EXISTING LOT AND DRIVEWAY.
- H. PROPOSED PARKING DURING USUAL DAYTIME BUSINESS HOURS WITH A MINIMUM EVENING AND WEEKEND USE.

SCALE 1" = 50' JANUARY 4, 1977
GERHOLD CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE, TOWSON MARYLAND

