

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mount Olive Baptist Church, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2 b (1) to permit 24 parking spaces instead of the required 50 and V B 2) To permit a rear yard setback of 23' instead of the required 30'

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

The Church is located in a residential area and members usually walk to church

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
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of February, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of January, 1977, at 10:00 o'clock A.M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Zoning Commissioner
FROM: Leslie H. Graef
Director of Planning
SUBJECT: Petition 78-139-A
Petition for Variance for Off-Street Parking and a Rear Yard
North side of Dundalk Avenue Extension 1050 feet
East of New Pittsburgh Avenue
Petitioner - Mount Olive Baptist Church

12th District

HEARING: Wednesday, January 4, 1978 (10:00 A.M.)

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

Leslie H. Graef
Director of Planning

LHG:JGH:dne

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Dundalk Ave. Extension 1050'
E of New Pittsburgh Ave., 12th District : OF BALTIMORE COUNTY
MOUNT OLIVE BAPTIST CHURCH, : Case No. 78-139-A
Petitioners

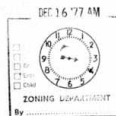
ORDER TO ENTER APPEARANCE

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

I HEREBY CERTIFY that on this 13th day of December, 1977, a copy of the foregoing Order was mailed to Mount Olive Baptist Church, 541 Main Street, Baltimore, Maryland 21222, Petitioners.



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-2251
S. ERIC DINENNA
ZONING COMMISSIONER

February 2, 1978

Mr. Carlton Lewis
Chairman
Mount Olive Baptist Church
541 Main Street
Dundalk, Maryland 21222

RE: Petition for Variances
N/S of Dundalk Avenue, Extension,
1050' E of New Pittsburgh Avenue -
12th Election District
Mount Olive Baptist Church -
Petitioner
NO. 78-139-A (Item No. 93)

Dear Mr. Lewis:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

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

December 28, 1977

Rev. Sheldon Fleming
639 Main Street
Dundalk, Md. 21222

Re: Petition for Variance for Mount Olive Baptist Church
#78-139-A

Dear Sir:

Due to an error in advertising the above petition for a variance, we will have to postpone the hearing until another date. The hearing was scheduled for 10:00 A.M. January 4, 1978, you will be notified of the new time and date when it is scheduled by the Zoning Commissioner.

Would you please contact, Mr. Pierre E. Jones and Carlton Lewis, as I have tried to reach them by phone. If you have any further question on this, please contact Mrs. Anderson, of the Zoning Office on 494-3394.

SED/ha

Yours very truly,

S. ERIC DINENNA
ZONING COMMISSIONER

Mount Olive Baptist Church
541 Main Street
Baltimore, Maryland 21222

Item #93

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

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

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner Mount Olive Baptist Church
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: Mr. Curtis T. Byrd, President
J. Burroughs Realty, Inc.
22 East 24th Street
Baltimore, Maryland 21218

JUN 14 1978

Pursuant to the posting of property, and public hearing, 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 Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit 24 off-street parking spaces in lieu of the required 50 spaces and a rear yard setback of 23 feet instead of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of February, 1977, that the herein Petition for the aforementioned Variances should be and the same are GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of February, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 19, 1977

COUNTY OFFICE BLDG.
110 N. Charles Ave.
Towson, Maryland 21204

Franklin T. Rogers, Jr.,
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING

STATE BOARD OF COMMISSIONERS

FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mount Olive Baptist Church
541 Main Street
Baltimore, Maryland 21222

Attention: Mr. Pierce H. Jones,
Financial Secretary

RE: Variance Petition
Item Number 93
Petitioner - Mt. Olive Baptist Church

Dear Mr. Jones:

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 suitability of the requested zoning.

Located on the north side of Dundalk Avenue, extended, approximately 1,000' east of New Pittsburgh Avenue in the 12th Election District, the subject property is currently improved with the facilities of the Mount Olive Baptist Church. Surrounding properties are zoned D.R. 16, as is the subject site, and are improved with group homes to the north, vacant land to the west and an individual dwelling to the east.

This Variance is necessitated by your proposal to raise the existing church building and construct a new one within 23' of the rear property line in lieu of the required 30'. In addition, a request to allow 24 parking spaces in lieu of the required 50, is also included.

Mount Olive Baptist Church
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Item Number 93
December 19, 1977

Because of the proposed 50' right-of-way of Dundalk Avenue and the requested Variance, the parking layout and location of the proposed building may have to be altered in order to assure an 8' setback from the proposed widening and the requested 23' rear setback. Revised plans reflecting the above should be submitted to this office prior to the scheduled hearing date.

The comments from the Office of Project and Development Planning were not available at this time, however, I personally spoke to Mr. John Wimbley of this office and he assured me there were no site-planning factors required for comment at this time. If this petition is granted, and prior to application for the required building permits, it is my suggestion that you contact this office in order to discuss possible changes to the site plan.

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. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Mr. Curtis T. Byrd, President
J. Burroughs Realty, Inc.
22 East 24th Street
Baltimore, Maryland 21218

Item #93 (1977-1978)
Property Owner: Mount Olive Baptist Church
Page 2
December 8, 1977

Water and Sanitary Sewer:

There is an 8-inch public water main and an 8-inch public sanitary sewer in South Lane and the right-of-way southeast of this site, as constructed by the Maryland Transportation Authority, see Drawings #73-0650 (1) and 73-0649 (1).

Very truly yours,

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

END:HAM:PNR:es

cc: J. Somers

A-W Key Sheet
23 & 24 SE 21 Pos. Sheet
SE 6 F Page
110 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 454-3211

December 29, 1977

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

Dear Mr. DiNenna:

Comments on Item #93, Zoning Advisory Committee Meeting, November 1, 1977, are as follows:

Property Owner: Mount Olive Baptist Church
Location: N/S Dundalk Avenue extended 1050' E. New Pittsburgh Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a rear setback of 23' in lieu of the required 30' and to permit 24 parking spaces in lieu of the required 50 spaces
Acres: 0.55
District: 12th

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 (CC)
John L. Wimbley
Planner III
Project and Development Planning

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 454-3555

STEPHEN C. COLLINS
DIRECTOR

November 9, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 93 - ZAC - November 1, 1977
Property Owner: Mount Olive Baptist Church
Location: N/S Dundalk Ave. Ext'd. 1050' E. New Pittsburgh Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a rear setback of 23' in lieu of the required 30' and to permit 24 parking spaces in lieu of the required 50 spaces.
Acres: 0.55
District: 12th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CSH/kam

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

December 8, 1977

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

Re: Item #93 (1977-1978)
Property Owner: Mount Olive Baptist Church
N/S Dundalk Ave. Ext'd. 1050' E. New Pittsburgh Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a rear setback of 23' in lieu of the required 30' and to permit 24 parking spaces in lieu of the required 50 spaces.
Acres: 0.55 District: 12th

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.

Highways:

Main Street (Dundalk Avenue Extension), an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

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 striping, 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 Drainage:

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.

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

November 28, 1977

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

Dear Mr. DiNenna:

The following are comments on Item #93, Zoning Advisory Committee Meeting of November 1, 1977:

Property Owner: Mount Olive Baptist Church
Location: N/S Dundalk Ave. Ext'd. 1050' E. New Pittsburgh Ave.
Acres: 0.55
District: 12th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

SEC 35 1184

