PETRON FOR ZONING VILLACE FROM AREA AND HEIGHT REGULATIONS 139 A 193

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1, or we Mount Olive Baptist/ Church
ugal owner...of the property situate in Baltimore
ounty 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

Can attached description

VED FOR FILING

CROER

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

1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this tition, and further agree to and are to be bound by the toning regulations and restrictions of limore County adopted pursuant to the Zoning Law For Ballimore County.

Piece & Junes Friends Carllon Lawis - Ch Address 541 Main Street Baltimore, Maryland 21222 Protestant's Attorney

CG (Kreebby: 197 7., that the subject matter of this petition be advertised, as required by the Zoning Law of Raltimore 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

day of James , 197, 8, 31, 198 clock New Oli Henra

10 1 77 AM OFFICE OF PLUMBERS & CORNEL

Zoning Commissioner of Baltimore County. 1/4/78

BALTMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
TO Zoning Commissioner
Leslie H. Graef
FROM Director of Planning Date December 30, 1977

PROM
Petition 78-139-A
SUBJECT Petition for lariance for Off-Street Parking
North side of Dundalk Avenue Extension 1050 feet
East of New Pittsburgh Avenue
Petitioner - Mount Oilve Baptist Church

12th District

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

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

LUC - ICU - Ame

RE: PETITION FOR VARIANCE N/S of Dundalk Ave. Extension 1050' E of New Pittsburgh Ave., 12th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COLINTY

MOUNT OLIVE RAPTIST CHURCH : Case No. 78-139-A

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Rollimore 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.

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

Daly W. Herring III John W. Hessian, 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 aforegoing Order was mailed to Mount Olive Baptist Church. 541 Main Street, Baltimore. Maryland 21222 Petitioners





8

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 1050° E of New Pittsburgh Av 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.

S. ERIC DI NENNA Zoning Commissioner

SED/mc

Attachmente

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

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

Re: Petition for Variance for Mount Olive Baptist Church 678-139-A

Dear Sire

Due to an error in advertising the above petition for a variance, will have to postpone the hearing until another date. The hearing a scheduled for 1000 A.M. Sammay 1, 1978, you will be motified of a new time and date when it is scheduled by the Zoning Commissioner.

Would you please contact, Mr. Pierce H. Jones and Carlton Lewis, as I Have tried to reach them by phone. If you have any further question this, please contact Mrs. Anderson, of the Zoning Office on 101-339

Yours verytruly. S. ERIC DIMENIA

BALTIMORE COUNTY

Legal description for the property of THE MOUNT OLIVE BAFFIST CHURCH OF TURNERS STATION, INCOR-PORATED, situated in the 12th election district of Baltimore County, and having an approximate area of 0.55 acres.

REGINNING at a point on the north side of Dundalk Avenue Extension 45 feet wide which point is approximately 1,050 feet sans from the intersity of the state of the intersity of the state of the state

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 lst day of November 1977.

Petitioner Mt. Olive Baptist Church Petitioner's Attorney Mr. Curtis T. Byrd, President J. Burroughs Bealty, Inc. 22 Fast 24th Street Baltimura, Maryland 21218

JUN 1 4 1978

uant to the agency. posting of property, and public on the above pelition 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 effecting the health, safety, and general welfare of the community, Variances to permit 24 off-street parking spaces inof the required 50 spaces and a rear yard setback of 23 feet instead of the required 30 feet should be granted. IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ February 197 8, that the herein Petition for the aforementioned Variances should be and the same are GRANTED, from and after the date of this Order, subshould be and the same are UKAYLED, From and after the date of this Urder, subject to the approval of a site plan by the Department of Poblic Yopes and the Office of Planning and Zoning.

Zoning Commission of Billimore County 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 RE GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this Zoning Commissioner of Baltimore County

Item #93 (1977-1978) Property Owner: Mount Olive Baptist Church

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 (3) and 73-0649 (1).

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

Page 2 December 8, 1977

END: EAM: FWR: 65

cc: J. Somers

Water and Sanitary Sewer:

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 19, 1977

e0e

MEMBERS

BUREAU OF

DEPARTMENT OF

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

BUILDING DEPARTMEN

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

The Soning 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 the period of the property of the state of the period of the property. The following comments are a result of this review and the period of the period of the state of the period of the period

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 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 raze 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 Page 2 Item Number 93 December 19, 1977

Because of the proposed 50' right-of-way of purples of the proposed property of the purples of the purples of the purples of the purples of the proposed videning and the requested 25' rear setback. Revised plans reflecting the above should be submitted to this office prior to the scheduled hearing data.

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 application that you contact this office and the office plan is the property of the promise of the property of the proper

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,

N. Lotos B. Commedia NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NRCITE

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

ORNTON M. MOURING, P.E.

December 8, 1977

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

Re: Item #93 (1977-1978) Item #93 (1977-1978)
Property Owner: Mount Olive Baptist Church
N/S Dundalk Ave. Ext'd. 1050' g. New Pittsburgh Ave.
Extisting Zoning; D.R. 16
Proposed Zoning; Uarlance to permit a restaback
of 23' in lisu of the required 30' and to permit 24
parking spaces in lisu of the required 50 spaces.
Acress (0.55 bistricts; 124')

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.

Main Street (Dundalk Avenue Extension), an existing public road, is proposed to be improved in the future ar a 30-foot closed section roadway on a 50-foot right-of-way highway right-of-way videning, including any necessary revertible easement 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

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, demaping private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface veters. 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.

December 29, 1977

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

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

Property Country Moure: Moure Clive Repairs Church
Location: N/S Dundall Avenue extended 1050° E. New Pithburgh Avenue
Existing Zoning: D. R. 16.
Proposed Zoning: Variance to permit or eror extlocit. of 23° in lieu of the required 30°
and to permit 24 parking spaces in lieu of the required 50 spaces
Acress: 0.555 District: 12th

This office has reviewed the subject petition and offers the following comments. These community 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

November 9, 1977

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

The sp - Mac Envender 1, 1977

The special Character was a Clark Special Church
Location N/S Bundalk Nov. Ent'd. 1050 F. New Fittshruph Nov.

Frequency Control of the Special Character Character Character Character Charac

No traffic problems are anticipated by the requested variance.

Very truly yours, C. Richard Moore
Assistant Traffic Engine



DONALD J. ROOP, M.D., M.P.H.

November 28, 1977

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

The following are comments on Item # $9\ensuremath{\beta}$, Zoning Advisory Committee Meeting of November 1, 1977:

Property Owner: Mount Olive Baptist Church

N/S Dundalk Ave. Ext'd. 1050' E New Fittsburgh Ave. Location:

12th

Metropolitan water and sewer are available, therefore no health hazards

If a food service facility is proposed, complete plans and specifications must be submitted to the Hivision of Food Protection, Baltimore County Department of Sealth, for review and approval prior to constructor to

Very truly yours,

don 11. Leven Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

SEC 35 1184

JUN 1 4 1978



Attention: N. Commodari, Chairman

Re: Property Owner: Mount Olive Bantist Church

Location: N/S Dundalk Ave. Ext'd 1050' E New Pittsburgh Ave.

Coming Assenda Meeting of 11/1/77

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

- (xx) 1. Fire hydrants for the referenced property are grequired and shall be located at intervals of 300 feet along an approved read in accordance with Baltimore 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 st____

ECEDS 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
- (xx) 5. The buildings and structures existing or proposed on the state shall comply with all applicable requirements of the National Pire Protection prior to occupancy.

 %tition prior to occupancy.
- () 5. Site plans are approved as drawn.
- () 7. The Fire Prevention Dureau has no comments, at this time.

Roviowers HTTCOLX Planning Group Special Inspection Division

Hotod and Leonge M Weigand Deputy Chief Fire Prevention Duroau



BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

Jan. 31, 1978 ACCOUNT 01-662

2829 2EJM 31

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 12 19.78

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in sect

November 2 1977

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

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

Property Comer: Nount Olive Emptist Church Location: %/S Bundalk Ave - Ert's 1050/ E New Fittsburgh Ave. Risting Zoning-D.R. 16 Proposed Zoning-Warlance to permit a rear setback of 23' in lieu of the required '0' and to permit 2' parking spaces in lieu of the required 50 spaces.

Acres: District:

The items checked below are applicable:

- A. Structure shall confors to Baltimore County Bullding Code (B.O.C.A.)
 1970 Edition and the 1971 Supplement and other applicable codes, including
 the code for the Handicapped and aged.
 B. A bullding permit shall be required before construction can begin.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- (X) D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will 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.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section ______.

Very truly yours.

Charles & Sumbon

TION FOR A VARIANCE

Charles E. Burnham Plans Review Chief CEB:rrj

ZONING Petition for Variar for Off-Street Parking and 1 for

Yard

LOCATION: North side of Dundall

Avenue, Extension 1800 feet East

Avenue, Pittatough Avenue,

DATA 1872 Webseeday, Janu
ANY A 1972 Webseeday, Janu
ANY A 1972 Webseeday, Janu
ANY A 1972 Webseeday, Janu
LOCATION OF THE SECTION 1800

CHARLES BALLING, Towa on Manually

Chespeaka Avenue, Towa on Manuala

CERTIFICATE OF PUBLICATION

TOWSON, MD. ... December 15 THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

appearing on the 15th day of December 19.77

L. Leank Shuthan,

Cost of Adve. isement, S ...

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 28, 1977

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

7 A C Meeting of: November 1 1977

RE: Item No: 93
Property Dener: Mount Olive Baptist Church
Location: MS hundalk Ave. Ext'd. 1050' E New Pittsburgh Ave.
Proposed Zomiag: Variance to peralt a rear setback of 25' in lieu of
the required 30' and to permit 24 parking spaces in
lieu of the required 50 spaces.

District: 12th No. Acres: 0.55

Dear Mr. DiNenna:

No bearing on student population,

Very truly yours. W. Nick Petrovich, Field Representative

MNP/hn

THUMES

TOWSON, MD. 21204 December 15

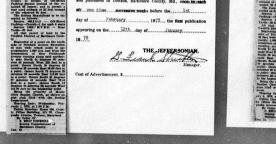
THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Mount Olive Baptist Church, N/S Dundalk Avenue was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the luth day of December 19.77, that is to say, the same was inserted in the issues of December 15, 1977

STROMBERG PUBLICATIONS, INC.

By Esth Burger



65429

50.50 MSC









District 12 3/



THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Mount Olive Baptist
was inserted in the following: Church

- ☐ Towson Times Dundalk Times
- ☐ Arbutus Times
 ☐ Community Times
- C Suburban Times East ☐ Suburban Times West
- weekly newspapers published in Baltimore, County, Maryland, once a week forone successive weeks before the 13th day of January 19 78, that is to say, the same was inserted in the issues of January 12, 1978

STROMBERG PUBLICATIONS, INC.

By Estly Burger

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY #76- 139- A

Date of Posting ... /2 - 75 - 77 Posted for . Hearing Med Jan H. 1928 C. 10:00 AM Power to Missing Stephend Character Line Locate Control of the Character Character of property Mile of Missing Stephend Character Line of Line of Miles Miller Miller of Miles M

Location of Stane I Sign Redul in Bent Josh f. Horsch forg The Undall Ne

Posted by Must H Here

---- Date of return: (2:22-77

CERTIFICATE OF POSTING #78-139-A

Tourson, Maryland

Date of Posting 1-12- 78 Posted for Hearing Wed 20 14 1978- a 1'00 F.M.

Petitioner: Maurit aline Reptist Church Location of property: NIS 1/2 Due dall No Est Let 1050' E. J. new Tetts level Ne Location of Signe I Signe Rated in Varant Set Nigel Besile

Posted by Musl H Hess Date of return: 1-12-28

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

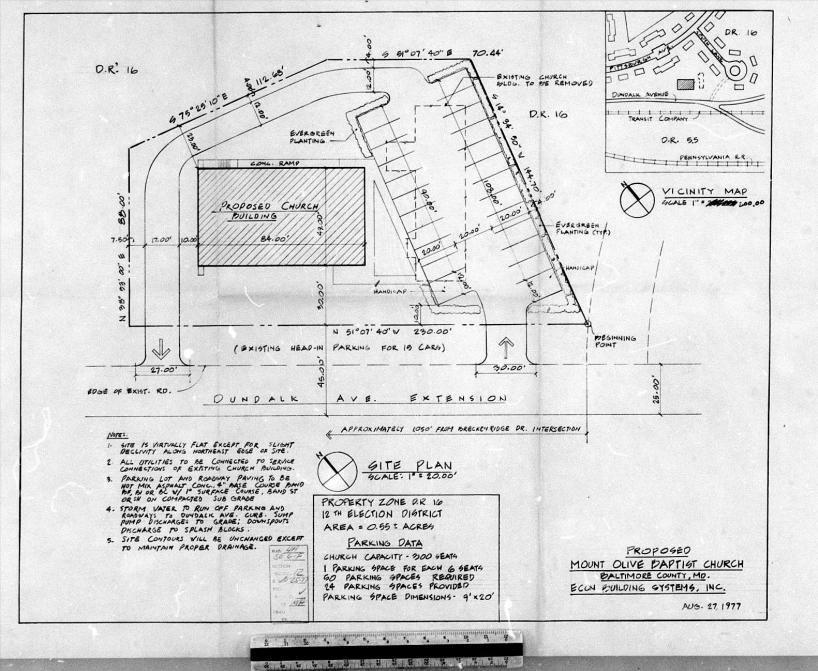
County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204

Your Petition has been received * this ______. Received ______. Check

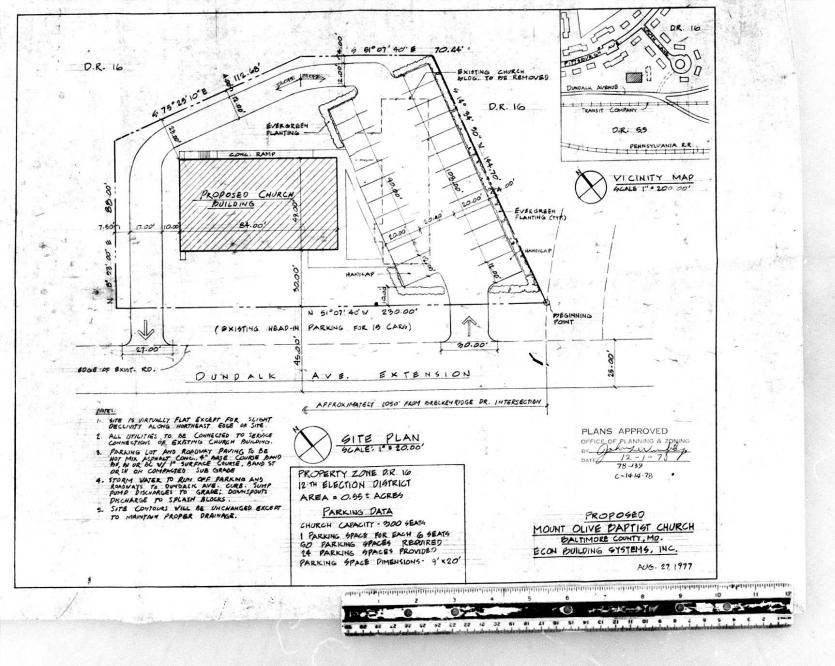
Cash __Other

Petitioner Mr. of By hal Clark Submitted by

Petitioner's Attorney___ Reviewed by * This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



JUN 1 4 1978



and the state of t