

2/6/78 178-147-X **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Vestry of Trinity Church, Towson, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from ... to ... and for the following reason:

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 a Nursery School.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

President of the Vestry of Trinity Church, Towson

Contract purchaser Legal Owner

Address: 131 W. Seminary Ave.
Lutherville, Md. 21093

William C. Barnes
Petitioner's Attorney

Suite 1212
131 W. Seminary Ave.
Lutherville, Md. 21093

ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day of February, 1978, 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 5th day of January, 1978, at 1:00 P.M.

NOV 8 77 PM



(over)

Eric D. Nenna
Zoning Commissioner of Baltimore County

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Vestry of Trinity Church, Towson, of the property situate in Baltimore County, the property outline of which is shown on the map, plat, and description attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from ... to ... and for the following reason:

THE PROPERTY IS REQUESTED TO BE RECLASSIFIED AS FOLLOWS:

EXISTING SITE AREA: 2.00 ACRES TOTAL AREA: 2.00 ACRES

EXISTING ZONING: R-1 ZONING: R-1

EXISTING USE: ... PROPOSED USE: Nursery School

EXISTING PLANS: ... PROPOSED PLANS: ...

EXISTING NUMBER OF PARKING SPACES: ... PROPOSED NUMBER OF PARKING SPACES: ...

EXISTING UTILITIES: ... PROPOSED UTILITIES: ...

EXISTING UTILITY SECURITY APPROVAL: ... PROPOSED UTILITY SECURITY APPROVAL: ...

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signature: William C. Barnes Title: President of the Vestry of Trinity Church, Towson

Address: 131 W. Seminary Ave. City: Lutherville, Md. 21093

DATE: 1/16/78 SIGNATURE: Eric D. Nenna TITLE: Zoning Commissioner

PLANNING BOARD

RECEIVED

AUG 15 1977

OFFICE OF
PLANNING & ZONING

RE: PETITION FOR SPECIAL EXCEPTION
N/S of Seminary Avenue, 148' E of
Bellona Avenue - 8th Election District
Vestry of Trinity Church, Towson -
Petitioner
NO. 78-147-X (Item No. 97)

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 a nursery school at the above location. The facility is presently being operated in a two story building located on the subject property, is under church auspices, and has been permitted as a matter of right in a D.R. Zone. The subject Petition for the Special Exception was occasioned as a result of a decision to allow the nursery school to be operated by an individual and offering its particular services to members of the parish and to the public.

Testimony on behalf of the Petitioner indicated that the school will operate on a nonprofit basis as far as the church is concerned, that no more than twenty-seven children between three and five years of age will be enrolled, and that the hours of operation be between 7:30 a.m. and 6:00 p.m. Comments submitted by the Director of Planning supported the Petitioner's request.

Without reviewing the evidence further in detail but based upon 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 for a nursery school should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of February, 1978, that the Special Exception for a nursery school should be and the same is hereby GRANTED.

from and after the date of this Order, subject to the following:

- The number of pupils attending the nursery school shall not exceed thirty.
- The hours of operation shall be between 7:30 a.m. and 6:00 p.m.
- Approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, the Health Department, and the Office of Planning and Zoning.

Eric D. Nenna
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

1/17/78
BY Eric D. Nenna

GERHOLD, CROSS & ETEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

Zoning Description

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

Beginning for the same in the corner of Bellona Avenue at a point distant north 19 degrees 37 minutes 10 seconds East 148 feet measured along the center of Bellona Avenue from the intersection of the center of Bellona Avenue and the center of Seminary Avenue, thence binding on the center of Bellona Avenue, north 19 degrees 37 minutes 10 seconds East 62 feet, thence leaving said Bellona Avenue and running the two following courses and distances: viz: North 76 degrees 00 minutes East 100 feet, and north 11 degrees 00 minutes East 50.00 feet to intersect the outline of the land of the petitioner herein, thence running with and binding on said outline, south 53 degrees 11 minutes East 76 feet to a point in line with the eastern-most wall of a concrete block church school building, thence leaving said outline and running to and binding for a part on said wall South 11 degrees 00 minutes East 62.37 feet and thence north 76 degrees 00 minutes East 100.15 feet to the place of beginning.

Containing 0.306 of an acre of land more or less.

Being a part of the land of the petitioner herein as shown on a plat filed in the office of the Baltimore County Zoning Commissioners.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 484-3251

ERIC D. NENNA
ZONING COMMISSIONER

February 3, 1978

William C. Barnes, Esquire
Suite 1212
Ten East Baltimore Street
Baltimore, Maryland 21202

RE: Petition for Special Exception
N/S of Seminary Avenue, 148' E of
Bellona Avenue - 8th Election District
Vestry of Trinity Church, Towson -
Petitioner
NO. 78-147-X (Item No. 97)

Dear Mr. Barnes:

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

Very truly yours,

Eric D. Nenna
GEORGE W. MARTINAK
Deputy Zoning Commissioner

GJM/me

Attachments

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 484-3251

ERIC D. NENNA
ZONING COMMISSIONER

Vestry of Trinity Church
Towson
131 W. Seminary Ave.
Lutherville, Md. 21093

RE: Interim Development Control
Act (IDCA) Application 77-35-X

Dear Sirs:

Please be advised that your IDCA application for a Nursery School hearing was approved by the Planning Board on October 21, 1977 and you may now file your petitions, plats, and descriptions for said Special Exception hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,

Eric D. Nenna
ERIC D. NENNA
Zoning Commissioner

SED/JED/szw

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric D. Nenna, Zoning Commissioner Date: January 5, 1978

FROM: Leslie H. Groat, Director of Planning
SUBJECT: Petition 77-147-X - Petition for Special Exception for Nursery School
North side of Seminary Avenue 148 feet East of Bellona Avenue
Petitioner - Vestry of Trinity Church, Towson

8th District

HEARING: Monday, January 9, 1978 (1:00 P.M.)

This office supports the petitioner's request.

Leslie H. Groat
Leslie H. Groat, Director of Planning

LHG/JHW

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S of Seminary Ave. 148' E of
Bellevue Ave., 8th District : OF BALTIMORE COUNTY
VESTRY OF TRINITY CHURCH, : Case No. 78-147-X
TOWSONTOWNE, Petitioners

ORDER TO ENTER APPEARANCE

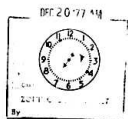
Mr. Commissioner:

Pursuant to the authority contained in Section 324.1 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 20th day of December, 1977, a copy of the foregoing Order was mailed to William C. C. Barnes, Esquire, 10 E. Baltimore Street, Baltimore, Maryland 21202, Attorney for Petitioners.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 27, 1977

William C. C. Barnes, Esquire
10 East Baltimore Street
Baltimore, Maryland 21202

RE: Special Exception Petition
Item Number 97
Petitioner - Vestry of
Trinity Church of Towson-Towne

Dear Mr. Barnes:

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.

The subject of this petition is an existing two-story brick building, currently utilized as a nursery school, located on the east side of Bellevue Avenue north of Seminary Avenue in the 8th Election District. In addition to this building, this property is also improved with a large church building, a framed chapel, a two-story dwelling and garage and an accessory paved parking area.

The existing nursery school has been operated by the church in the past, and therefore, it was permitted in the existing D.R. 3.5 zoning classification as a matter of right. However, due to the fact that it is proposed to be operated by a private individual, this Special Exception is necessitated.

Mr. William C. C. Barnes
Page 2
Item Number 97
December 27, 1977

A request was filed prior to the adoption of the Interim Development Control Act in April of 1977. Because it was not heard and finalized before the enactment of this Act, it was required to be reviewed and approved by the Planning Board prior to processing by this office.

Particular attention should be afforded the comments of the Department of Permits and Licenses and the State Highway Administration concerning the widening of the entrance along Seminary Avenue and revised plans should be filed accordingly. The comments from the Department of Traffic Engineering and the Office of Project and Development Planning were not available at this time; however, I personally spoke to the respective representatives on this committee and they assured me that there were no problems with 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 10 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. Comodari
NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

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

William C. C. Barnes, Esquire
10 East Baltimore Street
Baltimore, Maryland 21202

YOUR 97

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 8th day of December, 1977.

Eric D. DiNenna
ERIC D. DINENNA
Zoning Commissioner

Petitioner: Vestry of Trinity Church of Towson-Towne
Petitioner's Attorney: Mr. C. Barnes
Reviewed by: *Nicholas B. Comodari*
cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, MD. 21204

NICHOLAS B. COMODARI
Chairman, Zoning Plans
Advisory Committee



THORNTON & MOURING, P.E.
DIRECTOR

December 9, 1977

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

Re: Item #97 (1977-1978)
Property Owner: Vestry of Trinity Church of Towson-Towne
5700 Bellevue Ave. 148' W/S Seminary Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a nursery school (IDCA No. 77-382)
Address: 0.108 District: 8th

Dear Mr. DiNenna:

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

General:

Comments were supplied for this property for Project IDCA No. 77-382, and comments were supplied in connection with the Zoning Advisory Committee review of this property for Item #93 (1976-1977). Those comments are referred to for your consideration.

Seminary Avenue (MD. 131) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Seminary Avenue is proposed to be improved in the future, as a County road, with a 50-foot closed section roadway, on an 80-foot right-of-way. Highway right-of-way widening, including a fillet area for sight distance at the Bellevue Avenue intersection and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Very truly yours,
Ellsworth H. Oliver
ELLSWORTH H. OLIVER, P.E.
Chief, Bureau of Engineering

END-24M-PH/RS

cc: J. Trencher
J. Gomez

S-8R Key Sheet - 55 & 46 NW 1 & 2 Pos. Sheets
NW 12 A *Topo 60 1x4 Map



Maryland Department of Transportation
State Highway Administration

Handwritten: Meeting Nov. Jan. 9, 1978

Handwritten: Nov 97

78-147-X
January 9, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Dear Mr. DiNenna:

Following our letter to you of November 7, 1977, we received a letter from Mr. Joseph F. Webb, Vicar of the church, in which he assured us that the nursery school is not a "commercial profit-making venture". We assume that this situation will continue, therefore, we will not require entrance improvements at this time and will accept the plan as is.

Very truly yours,

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

CLJEM:rvd
cc: Mr. J.L. Wimbley

Re: Z.A.C. Meeting, 11-8-77
ITEM: 97, Vestry of
Trinity Church of Towson-Towne - Seminary Ave.
(Route 131) at Bellevue Ave.
Special Exception for a
Nursery School



State Highway Administration

November 7, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Dear Mr. DiNenna:

The easterly entrance from Seminary Avenue is 10' in width. This is considerably less than the minimum standard width of 25'. It is far too narrow to serve the parking lot and must be widened.

Both entrances from Seminary Avenue must be channelized with curb and gutter and must be properly paved.

A permanent barrier, preferably a concrete curb, must be constructed between the westerly parking lot and the State right of way.

The plan must be revised prior to the hearing.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
By: John E. Meyers

CLJEM:rvd



January 5, 1978

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 #97, Zoning Advisory Committee Meeting, November 8, 1977, are as follows:

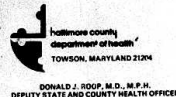
Property Owner: Vestry of Trinity Church of Towson
Location: SE/S Bellona Avenue 148' NE Seminary Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a nursery school (IDCA 77-38-X)
Acres: 0.308
District: 8th

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



November 26, 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 # 97, Zoning Advisory Committee Meeting of November 8, 1977:

Property Owner: Vestry of Trinity Church of Towson
Location: SE/S Bellona Ave. 148' NE Seminary Ave.
Acres: 0.308
District: 8th

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

Very truly yours,

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

SEC 35 1186



December 21, 1977

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

Re:

Item 97 - ZAC - November 8, 1977
Property Owner: Vestry of Trinity Church of Towson
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a nursery school (IDCA 77-38-X)
Acres: 0.308
District: 8th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested special exception for a nursery school.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSE/kam

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Vestry of Trinity Church of Towson
Location: SE/S Bellona Ave. 148' NE Seminary Ave.

Item 14, 97 Zoning Agency Meeting of 11/28/77

Comments:

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 100 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 load-and condition shown at _____

Within 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. 101A "Life Safety Code", 1970 Edition prior to occupancy.
- (X) 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *Mark J. Goff* Noted and Approved: *Paul J. Goff*
Special Inspection Division Fire Prevention Bureau
Deputy Chief



November 3, 1977

JOHN D. SEYFERT
DIRECTOR

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

Dear Mr. DiNenna:

Comments on Item # 97 Zoning Advisory Committee Meeting, November 8, 1977 are as follows:

Property Owner: Vestry of Trinity Church of Towson
Location: SE/S Bellona Ave 148' NE Seminary Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a nursery school (IDCA 77-38-X)
Acres: 0.308
District: 8th

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, for new use.
- ☒ B. A building permit shall be required before construction can begin. A partial change of occupancy shall be required.
- ☐ 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. It appears a property line runs thru this building, if it does it could be a code violation unless there is a firewall.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 9, 1977

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

Z.A.C. Meeting of: November 8, 1977

RE: Item No: 97
Property Owner: Vestry of Trinity Church of Towson
Location: SE/S Bellona Ave. 148' NE Seminary Ave.
Present Zoning: D.R. 3.5
Proposed Zoning: Special Exception for a nursery school (IDCA 77-38-X)

District: 8th
No. Acres: 0.308

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/dp

JOSEPH M. MCGOWAN, PRESIDENT
T. HARVEY WILLIAMS, JR., VICE-PRESIDENT
MARSHALL B. HATDEN

THOMAS H. BOYER
WILLIAM J. CONNOR
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORICK
MRS. HELEN E. SMITH, JR.
RICHARD W. TRACEY, CLV.M.

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Vestry Trinity Church of Towson was inserted in the following:

- ☐ Catonsville Times ☒ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex 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 23rd day of December 1977, that is to say, the same was inserted in the issues of December 22, 1977

STROMBERG PUBLICATIONS, INC.

BY E. L. Binger

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 22, 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 December 22, 1977, at 10:00 a.m. one time successive weeks before the 23rd day of December 1977, the first publication appearing on the 22nd day of December 1977.

THE JEFFERSONIAN,

S. L. Smith
Manager

Cost of Advertisement \$ 49.75

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 65419
DATE January 25, 1978 ACCOUNT 01-662
AMOUNT \$49.75
RECEIVED James, Little, Hall & Steinman, Suite 1110
77 Bow Mar Bldg. 800 N. Wolfe St., Baltimore, Md. 21201
FOR Advertising and printing of property for Vestry of Trinity Church, Towson
\$76-117-1
JAN 26 1978 49.75
VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>ML</u>	Revised Plans: Change in outline or description <u>Yes</u> Previous case: <u>3C</u> Map # <u>3C</u> <u>No</u>									

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting Dec. 13, 1977
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: VESTRY OF TRINITY CHURCH
Location of property: N/S. & E. SEMINARY AVE. 1/4 S.E. OF BELKNAP AVE.
Location of Signs: N/S. & E. SEMINARY AVE. 100' +/- E. OF BELKNAP AVE.
Remarks: S. L. Smith
Posted by: Flora K. Boland Date of return: Dec. 30, 1977
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

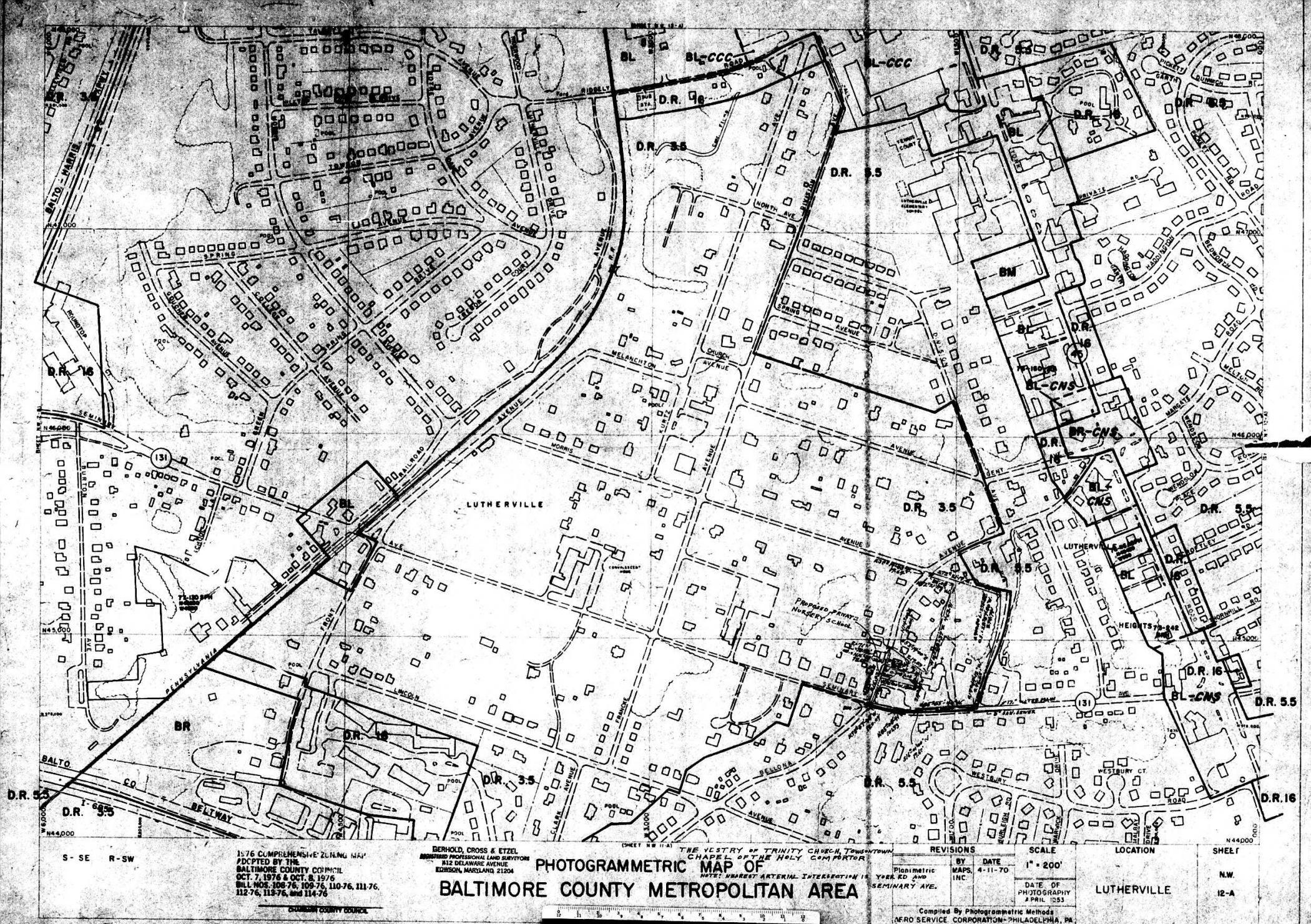
Your Petition has been received * this 28 day of Oct. 1977. Filing Fee \$ 50. Received Check
S. L. Smith Cash
S. L. Smith Other
S. L. Smith
S. Eric DiNenna,
Zoning Commissioner

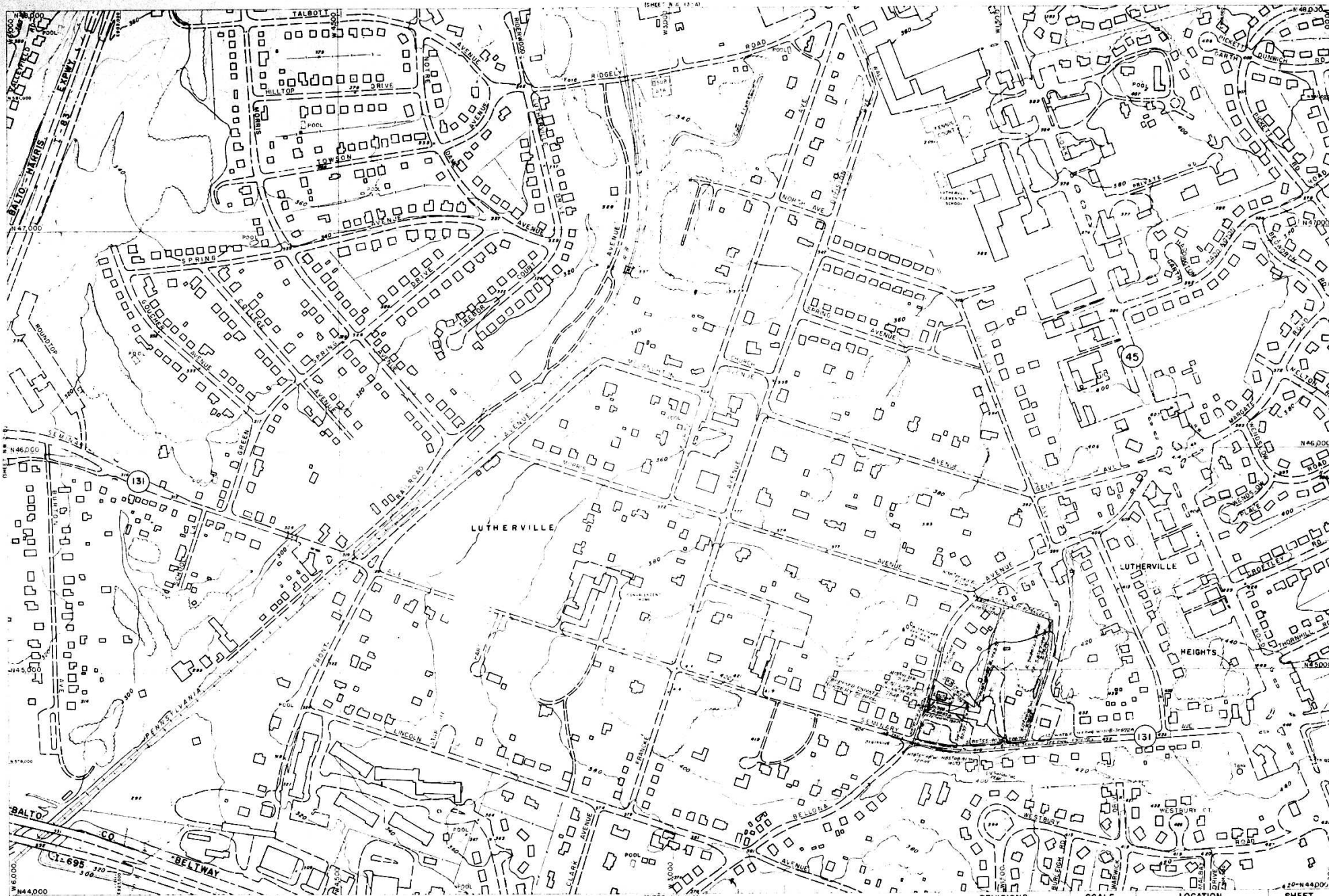
Petitioner TRINITY CHURCH Submitted by W. BARNES.
Petitioner's Attorney NEPC Reviewed by NEPC

* 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. 57295
DATE Nov. 7, 1977 ACCOUNT 01-662
AMOUNT \$50.00
RECEIVED FROM Gordon Langdon (Gorhold, Green & Steel)
FOR Petition for Special Exception for Vestry of Trinity Church Towson
50.00
VALIDATION OR SIGNATURE OF CASHIER







S-SE R-SW

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
412 DELAWARE AVENUE
EDMUNDS, MARYLAND 21204

THE VESTRY OF TRINITY CHURCH, TOWNTOWN
CHAPEL OF THE HOLY COMFORTOR

PHOTOGAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

NOTE: THE NEAREST ARTERIAL INTERSECTION IS YORK RD AND SEMINARY AVENUE

REVISIONS

BY DATE
MAPS 4 1953
JJC

SCALE

1" = 200'

LOCATION

LUTHERVILLE

SHEET

N.W.
12-A

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA



162

14-12 SE

GERHOLD, CROSS & ETZEL
AERIAL PHOTOGRAPHY
412 DELAWARE AVENUE
EDMOND, MARYLAND 21041

4

D.R. 5.5

DR 3.5
USE RESIDENTIAL
(PROPOSED 50' R/W)
BELLONA AVE



EXISTING ZONING DR 3.5
PROPOSED ZONING SPECIAL EXCEPTION
FOR NURSERY SCHOOL
(1st FLOOR ONLY TO BE USED FOR
NURSERY SCHOOL)

PARKING SPACES
NURSERY BLDG 71x30' = $\frac{2130}{300}$ = 7.1 SPACES
CHURCH (350 SEATS) $\frac{162}{3}$ = 54.3
TOTAL SPACES REQD 65.4
SPACES PROVIDED 78

NURSERY SCHOOL
35 CHILDREN
6 TEACHERS
HOURS 7:30AM TO 6PM.
TRANSPORTATION BY PRIVATE AUTOMOBILE

D.R. 5.5

CHURCH OFFICE HOURS 8:00-10:00
FROM 8:00AM TO 10:00AM, 2nd FLOOR
PLAY DATES SEE DR, 1976 - 1977 - 1978 - 1979

NOTE: INTERMEDIATE PILES ON NORTHWEST CORNER 10' BY
SERIALS CROWN STEEL - 10'x10'

CHURCH OFFICE HOURS 8:00-10:00
FROM 8:00AM TO 10:00AM, 2nd FLOOR
PLAY DATES SEE DR, 1976 - 1977 - 1978 - 1979



DEC 28, 1976
PROPERTY OF
CHAPEL OF THE HOLY COMFORTER
SEMINARY AND BELLONA AVE., LUTHERVILLE, MARYLAND
MAY 1965
8th ELECTION DISTRICT

PLANNED BY THOMAS J. ETZEL
SURVEYED BY THOMAS J. ETZEL
TOWSON, MARYLAND 21204