

86-168-A #42 **PETITION FOR ZONING VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 1203.4 B.4 to permit a front yard setback of five feet instead of the required 50 feet.

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

See Addendum

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: NONE
(Type or Print Name)
Signature: *[Signature]*
Address: *[Address]*
City and State: *[City and State]*

Legal Owner(s): Vestry of Trinity Episcopal Church, Long Green
(Type or Print Name)
Signature: *[Signature]*
Address: *[Address]*
City and State: *[City and State]*

Attorney for Petitioner: *[Signature]*
(Type or Print Name) *[Name]*, III
Address: *[Address]*
City and State: *[City and State]*
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: *[Name]*, *[Address]*, *[Phone No.]*
Name: *[Name]*, *[Address]*, *[Phone No.]*
Name: *[Name]*, *[Address]*, *[Phone No.]*
Attorney's Telephone No.: *[Number]*
Filing date: July 31, 1985

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of September, 1985, 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 108, County Office Building in Towson, Baltimore County, on the 22nd day of October, 1985, at 10:00 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

Trinity Church's Exhibit No. 2

8583 : THIS DEED made this 3rd day of April 1947 by Jerome S Scott et al : Jerome S Scott and Beasie W Scott his wife par- ties of the first part grantors to The Vestry of Vestry of Trinity Church Long Green : Trinity Church Long Green a body corporate party US \$1.10 St \$1. : of the second part grantees

WITNESSETH that in consideration of five dollars and other good and valuable considerations recited whereof by the first parties is acknowledged the said first parties do hereby grant and convey unto the said second party its successors and assigns in fee simple all that place or parcel of land situate in the Eleventh Election District of Baltimore County designated as lot No 1 on the plat of the property of the Summerfield Realty Company recorded among the land records of Baltimore County in plat book No 9 folio 3 etc and described as follows to wit

BEGINNING for the same on the northernmost side of a road 16 feet wide at the distance of 175 feet 2 inches north 44 degrees 55 minutes west from the intersection of the northernmost side of said road with the last or north 20 1/2 degrees east 14 2/10 parcels line of that parcel of land secondly described which by deed dated March 1st 1927 and re- corded among the land records of Baltimore County in Liber WFC No 641 folio 510 etc was conveyed by Frank J Zembower and wife to The Summerfield Realty Company mid point of inter- section with said line being 116 feet from the beginning thereof running thence binding on the north side of said road south 44 degrees 55 minutes east 157 feet 10 inches to the westernmost side of another road 16 feet wide laid out along the last line above referred to of the land conveyed by Zembower to Summerfield Realty Company running thence binding on said road with the use in common with others entitled thereto north 22 degrees 10 min- utes east 472 feet more or less to the southernmost side of another road 16 feet wide run- ning thence binding on the southernmost side of said road north 44 degrees 55 minutes west 100 feet to lot No 2 on the plat of the property of the Summerfield Realty Company running thence binding on lot No 2 south 41 degrees 25 minutes west 435 feet 6 inches to the place of beginning Containing 1 8/10 acres of land more or less

BEING all the same land and premises which by deed dated May 3 1928 and recorded among the land records of Baltimore County in Liber WMH No 655 folio 255 was conveyed by The Summerfield Realty Company a body corporate to the within named grantors

TOGETHER with the buildings and improvements thereon and all the rights and ap- purtenances therunto belonging or in any wise appertaining

TO HAVE AND TO HOLD said land and premises unto the second party its successors and assigns forever in fee simple

AND the first parties covenant to warrant specially the land and premises intended hereby to be conveyed and to execute such other or further assurances thereof as may be requisite

AS WITNESS the hands and seals of the grantors
WITNESS Jerome S Scott (Seal)
Lillian A Kelly Beasie W Scott (Seal)

STATE OF MARYLAND BALTIMORE COUNTY TO WIT

I HEREBY CERTIFY that on this 3rd day of April 1947 before me the subscriber a notary public of the State of Maryland in and for the County aforesaid personally appeared Jerome S Scott and Beasie W Scott his wife and severally acknowledged the foregoing deed

ADDENDUM **PETITION FOR ZONING VARIANCE** **OF** **VESTRY OF TRINITY EPISCOPAL CHURCH, LONG GREEN**

Applicant requests a zoning variance in order to construct an addition to its existing Parish House. Applicant has owned the land surrounding the present Church buildings and surrounding the location of the proposed addition for many years. Attached are ten (10) copies of the plat of Smeallie, Orrick & Janka, Ltd., Architects and Planners, marked Exhibit No. 1, on which the addition, lines of pertinent Deeds, and rights of way are shown.

The reason for the request for a variance is the proximity to the addition of a 16 foot right of way, which is men- tioned in the Deed from Jerome S. Scott and wife to the Church dated April 3, 1947 and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1544, folio 209, copy attached and marked Trinity Church's Exhibit No. 2. This right of way is shown on the attached Plat as running along the front of the proposed addition. Applicant believes that this "paper" private roadway or right of way, as it runs along the North 22° 10'E 472' line of said Deed (shown on the Plat), has never been opened or used as a street or right of way. The closest distance from the 16 foot "paper" road to the addition is five (5) feet, more or less. Between the site for the proposed addition and Manor Road lie the Church's existing chapel and the Church's parking lot.

The distance from the proposed addition to Manor Road, the nearest State or public road is approximately 250 feet, as shown on the Plat.

Due to the fact that the 16 foot right of way may never have been opened and the fact that the distance to the closest public street is 250 feet, your Petitioner feels that the requirement to obtain a zoning variance is an exceedingly tech- nical matter. It will be exceedingly difficult, if not impossible, to extinguish all rights to the 16 foot right of way despite the fact that it may never have been used or opened as a right of way. The construction of the addition is vital to the life and growth of the Church. The denial of this request for a variance would constitute an undue hardship and substantially impair its ability to serve the community.

Date: July 31, 1985

Vestry of Trinity Episcopal Church, Long Green,

By: *[Signature]*
George Tucker, Junior
Warden of Vestry

29:4421-2

-2-

42

IN RE: PETITION FOR VARIANCE
Beginning 85' W of Manor Road
and 800' NW of the c/l Manor
View Road (12400 Manor Road) -
11th Election District
Vestry of Trinity Episcopal
Church,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-168-A

The Petitioner herein requests a variance to permit a front yard setback of five feet in lieu of the required fifty feet.

Testimony on behalf of the Petitioner indicates that the existing chapel was built about 150 years ago, the existing parish house in 1956. At this time, the parish house needs to be expanded by a two-story addition to accommodate the Sunday church school, a pre-school day care service, special meetings, and spa- tial needs of the minister and staff. The church property is made up of over twenty separate parcels. A 16-foot right of way, drawn on a 1928 plat for a housing development, mentioned in a 1947 recorded deed and running through the existing cemetery, has never been used. A variance is necessary in order to lo- cate the addition on the site. The five-foot setback requested is from the a- forementioned 16-foot right of way. There were no protestants.

After due consideration of the testimony and evidence presented, and it ap- pearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely af- fect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 29th day of October, 1985, that the herein Petition for Variance to permit a front yard setback of five feet in lieu of the required fifty feet, in accordance with the plan prepared by Smeallie, Orrick and Janka,

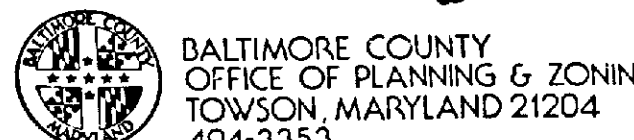
Ltd., revised July 5, 1985, marked Petitioner's Exhibit 1, is hereby CRANTED, from and after the date of this Order.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

JMHJ:bg

PROPERTY DESCRIPTION

BEGINNING at a point 85 feet West of the West side of Manor Road. Said point being 800 feet Northwest from the centerline of Manor View Road and running North 44 degrees 55 minutes West 100 feet; thence South 41 degrees 25 minutes West 435 feet 6 inches; thence South 44 degrees 55 minutes East 157 feet 10 inches; thence North 22 degrees 10 minutes East 472 feet to the beginning point.
ALSO KNOWN AS 12400 Manor Road.



ARNOLD JABLON
ZONING COMMISSIONER

October 29, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Charles F. Stein, III, Esquire
7801 York Road, Suite 224
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
Beginning 85' W of Manor Road
and 800' NW of the c/l Manor
View Road (12400 Manor Road) -
11th Election District
Vestry of Trinity Episcopal
Church, Petitioner
Case No. 86-168-A

Dear Mr. Stein:

I have this date passed my Order in the above captioned matter in accord- ance with the attached.

Very truly yours,
[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

ORDER RECEIVED FOR FILING
DATE *[Date]*
BY *[Signature]*

ORDER RECEIVED FOR FILING
DATE *[Date]*
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

PETITION FOR VARIANCE
11th Election District

LOCATION: 85' West of Manor Road and 800' Northwest of the centerline of Manor View Road (12400 Manor Road)

DATE AND TIME: Tuesday, October 22, 1985 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 Variance from Section 1A03.4.B.4 to permit a front yard setback of 5' in lieu of the required 50'.

Being the property of Vestry of Trinity Episcopal Church, Long Green as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
85' W/Manor Rd. & 800' NW/Centerline of Manor View Rd. (12400 Manor Rd.), 11th District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 86-168-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 24th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Charles F. Stein, III, Esquire, and R. Samuel Jett, Jr., Esquire, Stein and Jett, P.A., 7801 York Rd., Suite 224, Towson, MD 21204, Attorneys for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 17, 1985

Stein and Jett, P.A.
7801 York Road, Suite 224
Towson, Maryland 21204

Re: Petition for Variance
85' W/Manor Rd. & 800' NW/cl of Manor View Rd. (12400 Manor Rd.)
11th Election District
Vestry of Trinity Episcopal Church,
Long Green - Petitioner
Case No. 86-168-A

Dear Sirs:

This is to advise you that \$70.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make payment to Baltimore County, Maryland, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

Amount: \$70.25

DATE: 10-22-85 ACCOUNT: R-01-415-000

RECEIVED FROM: Trinity Episcopal Church

FOR: Long Green Petitioner 86-168-A

VALIDATION OR SIGNATURE OF CASHIER

Stein and Jett, P.A.
7801 York Road, Suite 224
Towson, Maryland 21204

September 20, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
85' W/Manor Rd. & 800' NW/cl of Manor View Rd. (12400 Manor Rd.)
11th Election District
Vestry of Trinity Episcopal Church,
Long Green, Petitioner
Case No. 86-168-A

TIME: 10:00 a.m.

DATE: Tuesday, October 22, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 008624

DATE: 7-31-85 ACCOUNT: R-01-415-000

AMOUNT: \$100.00

RECEIVED FROM: 51-... + J-... + J-...

FOR: Paying fee for 12 sets of plans

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
October 4, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Charles F. Stein, III, Esquire
Stein and Jett, P.A.
7801 York Road, Suite 224
Towson, Maryland 21204

RE: Item No. 42 - Case No. 86-168-A
Petitioner - Vestry of Trinity Episcopal Church, Long Green
Variance Petition

Dear Mr. Stein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following 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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

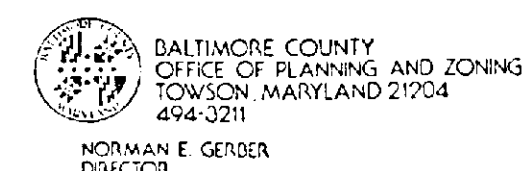
Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Smeallie, Orrick and Janka, Ltd.
5820 York Road
Baltimore, Maryland 21212



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3353

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 25, 1985

Re: Zoning Advisory Meeting of August 13, 1985
Item # 42
Property Owner: VESTRY OF TRINITY EPISCOPAL CHURCH
Location: CHURCH, LONG GREEN
W/SIDE MANOR RD. 800' NW/CL OF MANOR VIEW RD.

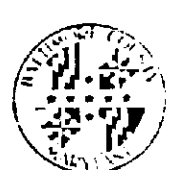
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Roswell

Eugene A. Rober
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3553

STEPHEN E. COLLINS
DIRECTOR

August 28, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- August 13, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

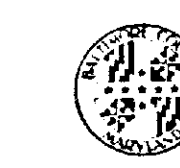
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 38, 39, 40, 41, 42, 44, 45, and 46.

Michael S. Flanigan
Traffic Engineering Associate II

SEC/MSF/bmr



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

August 20, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Vestry of Trinity Episcopal Church, Long Green

Location: W/S Manor Road, 800' NW of centerline of Manor View Road

Item No.: 42 Zoning Agenda: Meeting of August 13, 1985

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 _____ 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, 16' road as shown shall be provided for Fire Dept. apparatus access - 35' turning radius required
- ☐ 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 operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



**BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610**

August 26, 1985

**TED ZALESKI, JR.
DIRECTOR**

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 42 Zoning Advisory Committee Meeting are as follows:

Property Owner: Vestry of Trinity Episcopal Church, Long Green
Location: W side of Manor Road, 800' NW of c/l of Manor View Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ A All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- ☒ B A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ D Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-1, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 1401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- ☒ J Comments: See Section 313.0 for mixed uses vs. incidental uses. If the combined second floor area exceeds 4000 square feet access for the handicapped shall be required on both levels. See Also Council Bill #50-85 and #51-85.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief
Building Plans Review

4/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: October 3, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-166-A, 86-167-A, and 86-168-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 2, 1985.

TOWSON TIMES,

J. Venetoni
Publisher

38.25

PETITION FOR VARIANCE
11th Election District
LOCATION: 85' West of Manor Road and 800' Northwest of the centerline of Manor View Road (12400 Manor Road)
DATE AND TIME: Tuesday, October 22, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 Variance from Section 1403.4 B.4 to permit a front yard setback of 5' in lieu of the required 50'.
Being the property of Vestry of Trinity Episcopal Church, Long Green as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
BALTIMORE COUNTY
October 1985

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 3, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 3, 1985.

THE JEFFERSONIAN,

J. Venetoni
Publisher

Cost of Advertising

22.00

PETITION FOR VARIANCE
11th Election District
LOCATION: 85' West of Manor Road and 800' Northwest of the centerline of Manor View Road (12400 Manor Road)
DATE AND TIME: Tuesday, October 22, 1985 at 10:00 a.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:
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Being the property of Vestry of Trinity Episcopal Church, Long Green as shown on the plat filed with the Zoning Office.
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By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Oct. 3.

Case No. 86-168-A

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 17th day of September, 1985.

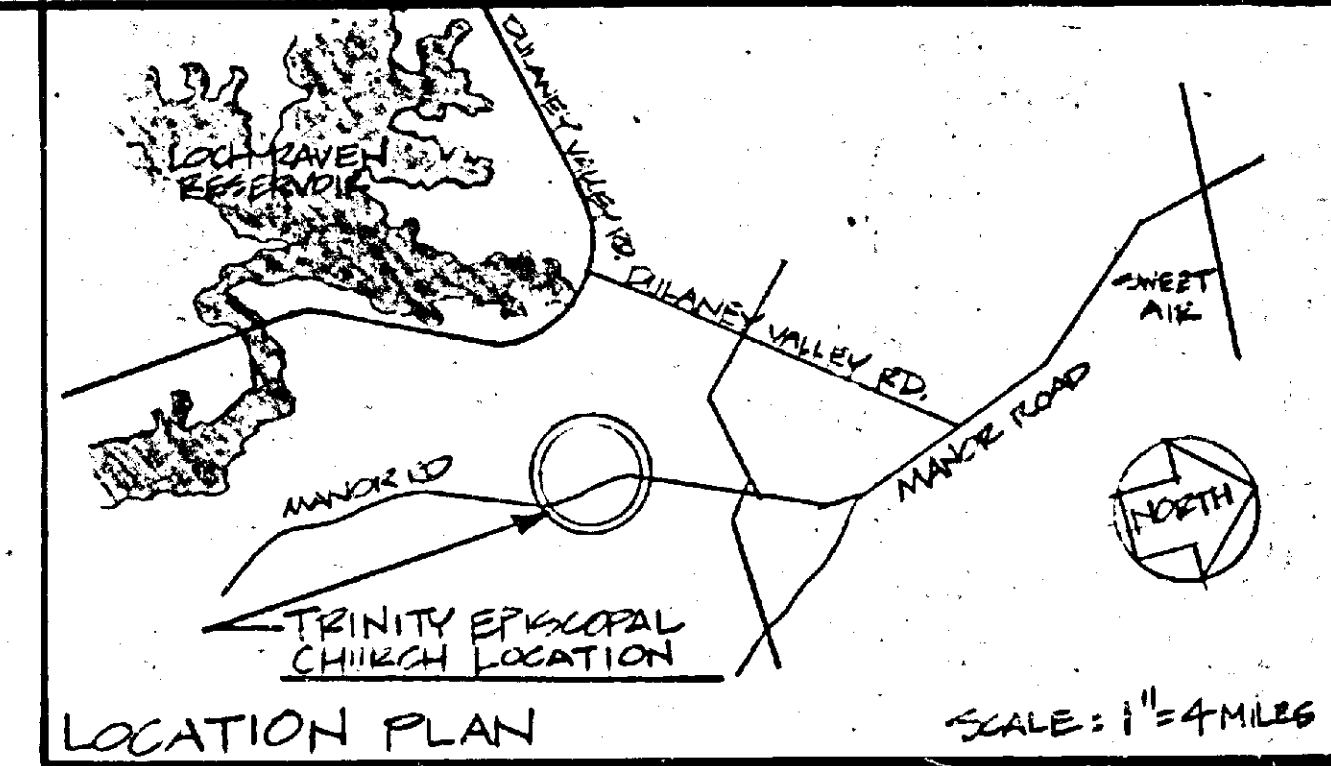
Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Vestry of Trinity Episcopal Church, Long Green
Petitioner's Attorney: Charles F. Stein, III, Esquire

Received by: JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 9/30/85
Posted for: Variance
Petitioner: Vestry of Trinity Episcopal Church, Long Green
Location of property: 85' W/ Manor Rd. & 800' NW of c/l of Manor View Rd.
12400 Manor Rd.
Location of Signs: 12400 Sign, Facing Manor Rd. across H. Ft. road way.
160' W/ Manor Rd. Facing parking area, both on property of petitioner.
Remarks: *M. H. Haly*
Posted by: *M. H. Haly* Date of return: 10/1/85
Number of Signs: 2



TRINITY EPISCOPAL CHURCH			
DEED REFERENCE			
LIBER	WG 155	FOLIO	288
	LMB 195		126
	LMB 195		141
	CWB(Jr) 1109		386
	CWB(Jr) 943		11.7
	CWB(Jr) 1147		425
	CWB(Jr) 1107		540
	JWB 1544		209
	JWB 1561		376
	EJS 1370		242
	TBS 9		35
	TBC 1842		134
	4008		293
	4008		293
	4410		171

AREA SUMMARY	
Existing area:	
Buildings	Sq. ft.
Chapel	2,153
Parish House	2,760
Storage Building #1	216
Storage Building #2	108
Storage Building #3	60
Pump House	96
	5,393 sq. ft.
	X .25
	1,348.25 sq. ft.
Addition	1,412 sq. ft.
Addition	1,412
Existing Buildings	5,393
	.2618
Addition	1,412
25% Extension	- 1,348.25
	63.75 sq. ft.

AREA SUMMARY NOTES:
ADDITIONAL STRUCTURES
NOT CALCULATED:
1. COVERED STEPS
AT CHAPEL 72 S.F.
2. EXTERIOR STAIR
AT PARISH HOUSE 80 S.F.
3. EXTERIOR STAIR
AT PARISH HOUSE 25 S.F.
4. MONUMENT 80 S.F.
257 S.F.
X .15
64.55 S.F.

PLEASE NOTE THAT THE PROPOSED ADDITION
INCLUDES A 145 S.F. INTERIOR EXIT STAIR
WHICH WAS REQUESTED BY THE BALTIMORE
COUNTY FIRE DEPT.

PARKING SUMMARY	
CHAPEL SEATING CAPACITY: 125	125/60 = 21 SPACES
CHURCH/DAY SCHOOL:	
FULL TIME EMPLOYEE	1
PART TIME EMPLOYEES	9
	SPACES REQUIRED: 31
	SPACES PROVIDED: 59

EXISTING LANDSCAPE SCHEDULE	
A - 12-22" TULIPS	56-168-A
B - 30" TULIP	4D
C - 14" HICKORY	NR. LLE
D - 8-12" SPRUCE	11
E - TRIPLE 24" FAB DICE	4 1/2
F - 16" CHERRY	11
G - SHRUBS	11
H - 34" OAK	11
I - DOUBLE 24" WALNUT	11
J - 6" DOGWOODS	11
K - 8" ARBOREUS	11

GENERAL NOTE:
TRINITY EPISCOPAL CHURCH, LONG GREEN, SHALL ASSUME
FULL RESPONSIBILITY FOR INFORMATION SHOWN ON THIS DRAWING.
INFORMATION SHOWN ON THIS LWS. BASED ON
DATA & SURVEYS PROVIDED BY TRINITY EPISCOPAL
CHURCH INCLUDING:
"PLAT OF PROPERTY OF SUMMERFIELD REALTY CO."
BY WILLIAM WHITNEY, APRIL 25, 1926
"PROPERTY OF TRINITY CHURCH, LONG GREEN"
BY COLLEENBERG BROS., NOV. 5, 1949
"TRINITY EPISCOPAL CHURCH, LONG GREEN"
BY GERHOLD, CROSS, ETZEL, DATED MARCH 25, 1985

PLOT PLAN
SCALE: 1" = 50'-0"
11th ELECTION DISTRICT

ZONING: RC-4

ADDITION TO THE PARISH HOUSE
TRINITY EPISCOPAL CHURCH
12400 MANOR ROAD BALTIMORE COUNTY, MD. 21092

PLOT PLAN
DATE: 5-10-85
REVISED: 7-5-85
JOB NO. 84-10
DRAWN BY: C-1
SNEALLIE, ORRICK AND JANKA, LTD.
ARCHITECTS PLANNERS
6920 YORK ROAD BALTIMORE, MD. 21212