

86-251-A 140 86-251-A 140

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 1802.2B (V.B.2.CMDP) to permit a front yard setback of 30' in lieu of the required 60'.

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

We are hereby requesting that a Variance be granted to permit a thirty foot setback, from the road edge, of the proposed "Retreat House".

Requiring a setback of sixty feet will place one end of the proposed building far enough down the hill as to require an additional depth of twelve feet to the subfoundation construction. This will result in considerably more costly construction. Permission has already been granted for the building use and a Waiver has been granted eliminating any setback requirement for road widening. 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: _____ Legal Owner(s): _____
(Type or Print Name) Reverend L. G. Smith
(Type or Print Name)

Signature _____
Address _____

City and State _____

Attorney for Petitioner: _____
(Type or Print Name)

Signature _____
Address _____

City and State _____

Attorney's Telephone No.: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of December, 1985, at 11:00 o'clock.

Carl J. Spittel
Zoning Commissioner of Baltimore County.

(over)

LOUIS A. SPITTEL
Consulting Engineer
1920 WOODSTOCK ROAD
WOODSTOCK, MARYLAND 21163
801/465-2990

ZONING DESCRIPTION

Beginning at the Centerline of Westchester Avenue, 20 feet wide, and approximately 2,450 feet from the intersection with Frederick Road and extending N. 41° 23' 28" W. along the property of Theodore A. Edelman 287.66 feet to a point, thence S. 67° 16' 32" W., 281.62 feet to a point, thence S. 16° 50' 00" E., 44.13 feet to a point, thence S. 79° 41' 07" W., 265.67 feet to a point, thence S. 64° 52' 50" W. 448.87 feet to a point, thence S. 19° 16' 31" E., 455.40 feet to a point, thence N. 60° 38' 39" E., 400.95 feet along the property of Patapasco Heights Land Development Co. and Harry L. Schrader to a point, thence S. 70° 34' 15" E. along the property of Harry L. Schrader, 162.55 feet to a point on the Centerline of Westchester Avenue, thence the following courses and distances along the Centerline of Westchester Avenue: N. 56° 11' 21" E. 59.54 feet, curve to the left, Radius = 110.00 feet, length = 111.19 feet, N. 10° 43' 39" W. 125.47 feet, curve to the right, Radius = 75.00 feet, length = 117.19 feet, N. 87° 47' 51" E. 86.47 feet, curve to the left, Radius = 150.00 feet, length = 76.33 feet, curve to the left, Radius = 742.40 feet, length = 130.68 feet, N. 49° 31' 21" E. 49.60 feet to the point of beginning, containing 10.009 acres more or less.

IN RE: PETITION ZONING VARIANCE * BEFORE THE
NW/S of Westchester Avenue, * ZONING COMMISSIONER
2,450' N of Frederick Road - * OF BALTIMORE COUNTY
1st Election District *
Trustees of Penecostal Church, * Case No. 86-251-A
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a front yard setback of 30 feet instead of the required 60 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by The Reverend L. G. Smith, appeared and testified. Louis A. Spittel, a registered civil engineer, appeared on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.2 and located on Westchester Avenue, contains 10 acres and is presently improved with a Sunday school, church, and tabernacle. The Petitioner wishes to construct a 60' x 155' building to be used as a retreat house for camp meeting attendees and speakers and for temporary accommodations for senior citizens and those members of the church who need sanctuary and counseling after suffering a personal tragedy or disaster. The facility will consist of 25 guest rooms, accommodating two guests per room, each with a private bath. There will also be a kitchen, large dining room, and living room.

The Petitioner seeks relief from Sections 1802.2.B (Section V.B.2, Comprehensive Manual of Development Policies (CMDP)), pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

It appears from the testimony that the new building will in fact face toward the church and that the proposed variance is not for the front of the

PETITION FOR VARIANCE 1st Election District

LOCATION: Northwest side of Westchester Ave., 2450 feet North of Frederick Road

DATE AND TIME: Monday, December 16, 1985 at 11:00 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 1802.2B (V.B.2. CMDP) to permit a front yard setback of 30 feet in lieu of the required 60 feet.

Being the property of Reverend L.G. Smith 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

building but for its side, toward Westchester Avenue. If this is so, the Petitioner does not need a variance because the CMDP requires 30-foot side yard setbacks. In any event, whether front or side, the 30-foot setback will be granted.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bl. or Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

- 2 -

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW/S Westchester Ave., : OF BALTIMORE COUNTY
2450' N of Frederick Rd., :
1st District :
REVEREND L. G. SMITH, : Case No. 86-251-A
Petitioner :

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

I HEREBY CERTIFY that on this 22nd day of November, 1985, a copy of the foregoing Entry of Appearance was mailed to Reverend L. G. Smith, 6604 Woodbine Rd., Woodbine, MD 21797, Petitioner; and Louis A. Spittel, P.E., 1920 Woodstock Rd., Woodstock, MD 21163, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of December, 1985, that the Petition for Zoning Variance to permit a front yard setback of 30 feet instead of the required 60 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The retreat house shall serve only church members.

Carl J. Spittel
Zoning Commissioner of Baltimore County

AJ/srl

cc: The Reverend L. G. Smith
People's Counsel

DATE December 17, 1985
BY *Arch L. Long*

- 3 -



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 11, 1985

Reverend L. G. Smith
Trustees of Penecostal Church
6604 Woodbine Road
Woodbine, Maryland 21797

RE: NW/S Westchester Ave., 2450' N of Frederick Rd.
1st Election District
Reverend L. G. Smith - Petitioner
Case No. 86-251-A

Dear Reverend Smith:

This is to advise you that \$ 48.83 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 223, Court House, Towson, Maryland.

BALTIMORE COUNTY, MARYLAND		No. 016157	
OFFICE OF FINANCE - REVENUE DIVISION		DATE 12-16-85	
MISCELLANEOUS CASH RECEIPT		ACCOUNT 01-615-000	
DATE 12-16-85		AMOUNT \$ 48.83	
RECEIVED FROM <i>Rev L G Smith</i>		FOR <i>Arch L Long</i>	
FOR <i>Arch L Long</i>		B 016157	
VALIDATION OR SIGNATURE OF CASHIER			

Plaintiff
VS.
Defendant
CERTIFICATE OF PUBLICATION OF

PATUXENT
Publishing Corp.
10750 Lyle Patuxent Pkwy.
Columbia, MD 21044

November 27 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE
71503

was inserted in the following:

Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 30 day of November 19 85, that is to say,
the same was inserted in the issues of

November 28, 1985

PATUXENT PUBLISHING CORP.
By: *[Signature]*

Reverend L.G. Smith
Trustees of Pentecostal church
6604 Woodbine Road
Woodbine, Maryland 21797

NOTICE OF HEARING

Re: NW/S Westchester Ave., 2450' N of Frederick Rd.
1st Election District
Reverend L.G. Smith - Petitioner
Case No. 86-251-A

TIME: 11:00 a.m.

DATE: Monday, December 16, 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. 012333
DATE: 12/16/85 ACCOUNT: P-012333-000
AMOUNT: \$ 100.00
RECEIVED FROM: *[Signature]*
FOR: *[Signature]*
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: November 26, 1985

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

SUBJECT: Zoning Petition No. 86-248-A, 86-251-A, 86-258-A, and 86-259-A

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

NEC:JGH:slm

[Signature]
Norman E. Gerber, AICP
Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 26, 1985

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

Reverend L. G. Smith
Trustees of Pentecostal Church
6604 Woodbine Road
Woodbine, Maryland 21797

RE: Item No. 140 - Case No. 86-251-A
Petitioner - Trustees of Pentecostal Church
Variance Petition

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Dear Reverend Smith:

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,

[Signature]
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Mr. Louis A. Spittel
1920 Woodstock Road
Woodstock, Maryland 21163

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
111 W. Chesapeake Ave.
Towson, Maryland 21204
494-3211
NORMAN E. GERBER
DIRECTOR

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

November 25, 1985

Re: Zoning Advisory Meeting of October 22, 1985
Item # 140 - TRUSTEES OF PENTECOSTAL CHURCH
Location: NW/S Westchester Ave. 2450' N of Frederick Rd.
Case No. 86-251-A

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, forward 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 to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ This property contains wells 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 11/13/85.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is re-evaluated annually by the County Council.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments:
A VARIANCE OF CEG PLAN 4 STANDARDS (CURB, GUTTER AND SIDEWALK) SEE PLANS 86-251-A, WAS GRANTED BY THE PLANNING BOARD ON NOV 21, 1985

cc: James Roswell

Emure A. Sobor
Chief, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500
PAUL H. REINCKE
CHIEF

November 20, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Trustees of Pentecostal Church
Location: NW/S Westchester Avenue, 2450' N of Frederick Road
Item No.: 140 Zoning Agenda: Meeting of October 22, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 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
TED ZALESKI, JR.
DIRECTOR

November 22, 1985

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

Dear Mr. Jablon:

Comments on Item # 140 Zoning Advisory Committee Meeting are as follows:
Property Owner: Trustees of Pentecostal Church
Location: NW/S Westchester Avenue, 2450' N of Frederick Road
District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

- 1. 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.S.D.I. #17-1) - 1980 and other applicable Codes and Standards.
- 2. A building and other miscellaneous permits shall be required before the start of any construction.
- 3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- 4. 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.
- 5. All Use Groups except B-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. B-4 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 101, Section 101.7, Section 102.2 and Table 102.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 6. The structure does not appear to comply with Table 205 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 101 and 205 and have your Architect/Engineer contact this department.
- 7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- 8. 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 the Use Group is from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
- 9. The proposed project appears to be located in a Flood Plain, Flood/Hazardous. Please see the attached copy of Section 316.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the current elevations above sea level for the lot and the finished floor levels including basement.
- 10. Comments: The structure shall comply with the Code requirements for a Use Group B-1 as indicated in Section 309.2. Professional design, seals and signatures on the construction plans and data sheets will be required. Compliance to the State Handicapped Code is not indicated on the plan but will be required.
- 11. Three 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 103 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
C. E. Roswell, Chief
Building Plans Review

12/2/85

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

November 15, 1985

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

Item No. -ZAC-
Property Owner: Trustees of Pentecostal Church
Location: NW/S Westchester Avenue, 2450' N of Frederick Road
Existing Zoning: D.R.
Proposed Zoning: Variance to permit a front yard setback of 30' in lieu of the required 60'

Acres: 10.009 acres
District: 1st

Dear Mr. Jablon:

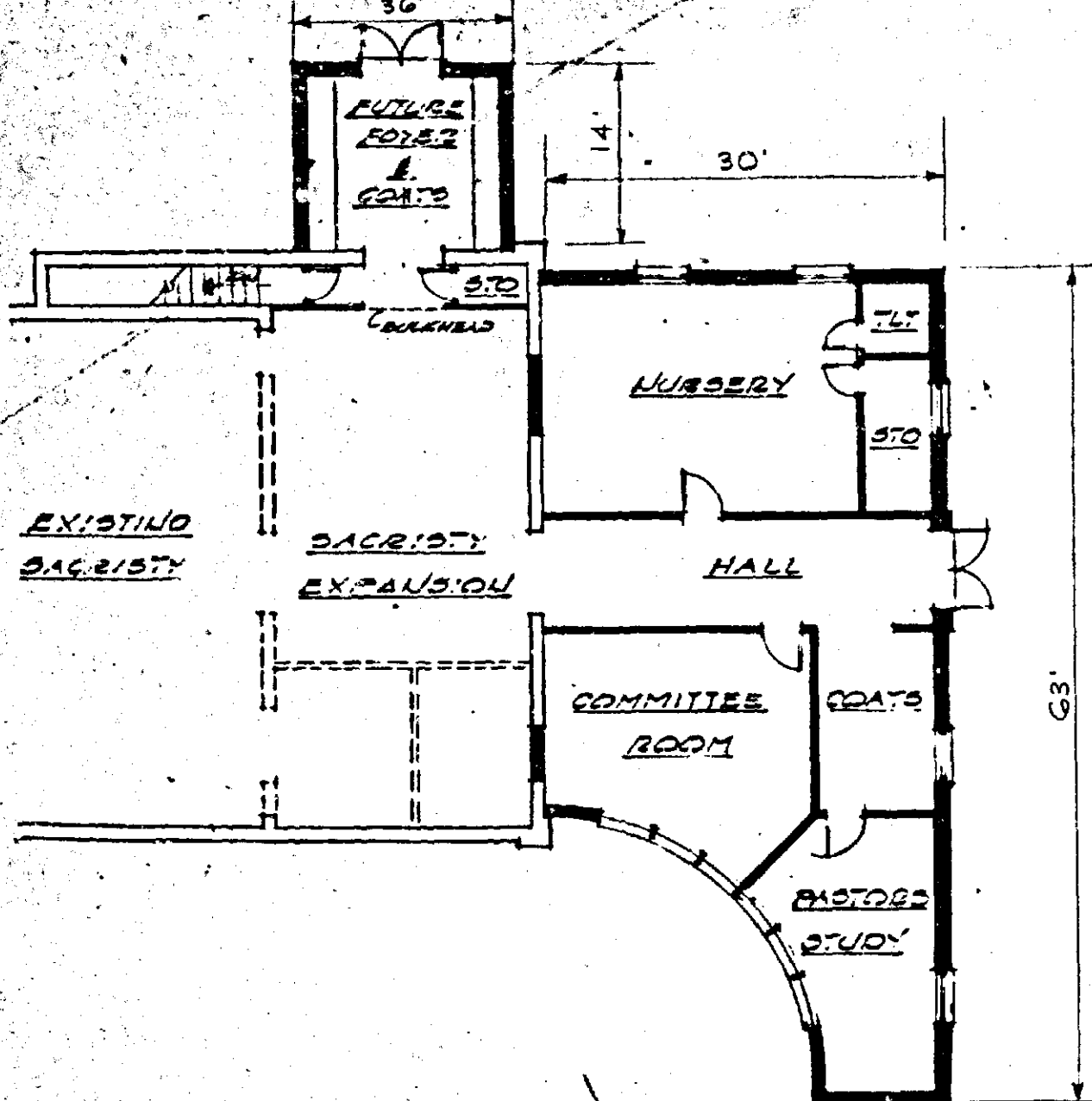
Westchester Avenue has severe safety problems with vertical and horizontal curves, any increase in traffic can only add to these problems.

Any construction on Westchester Avenue may have problems due to the weight limits on the bridges in the area. (Westchester Avenue - 9 tons, Cella Avenue - 10 tons).

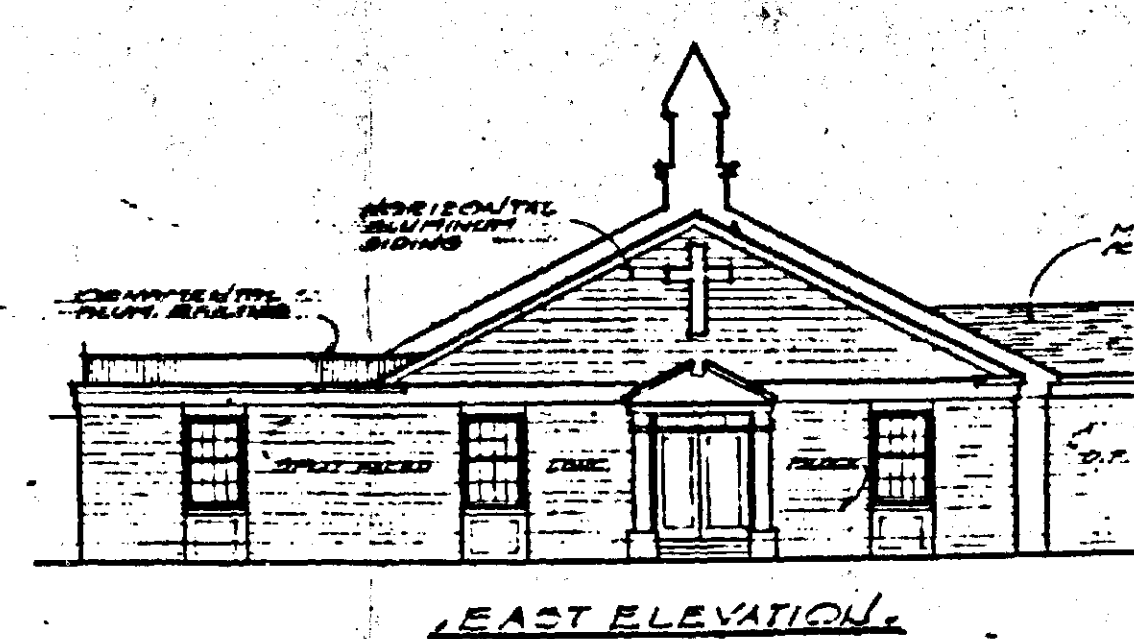
[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

NSF/bld

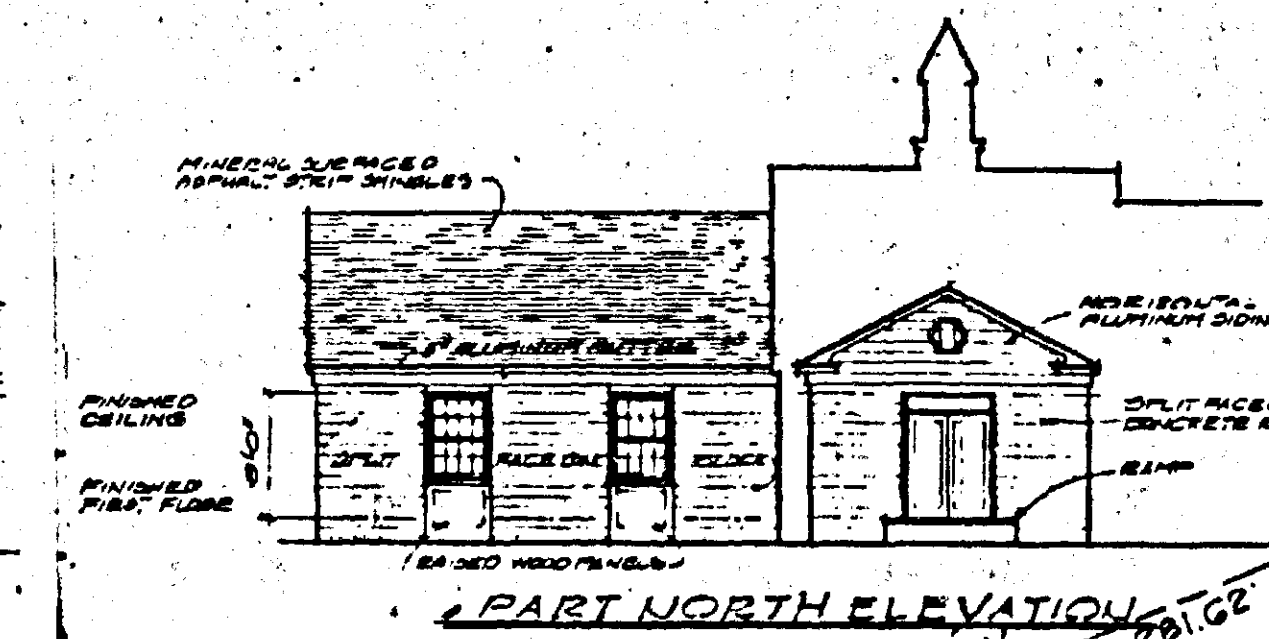
12/16/85



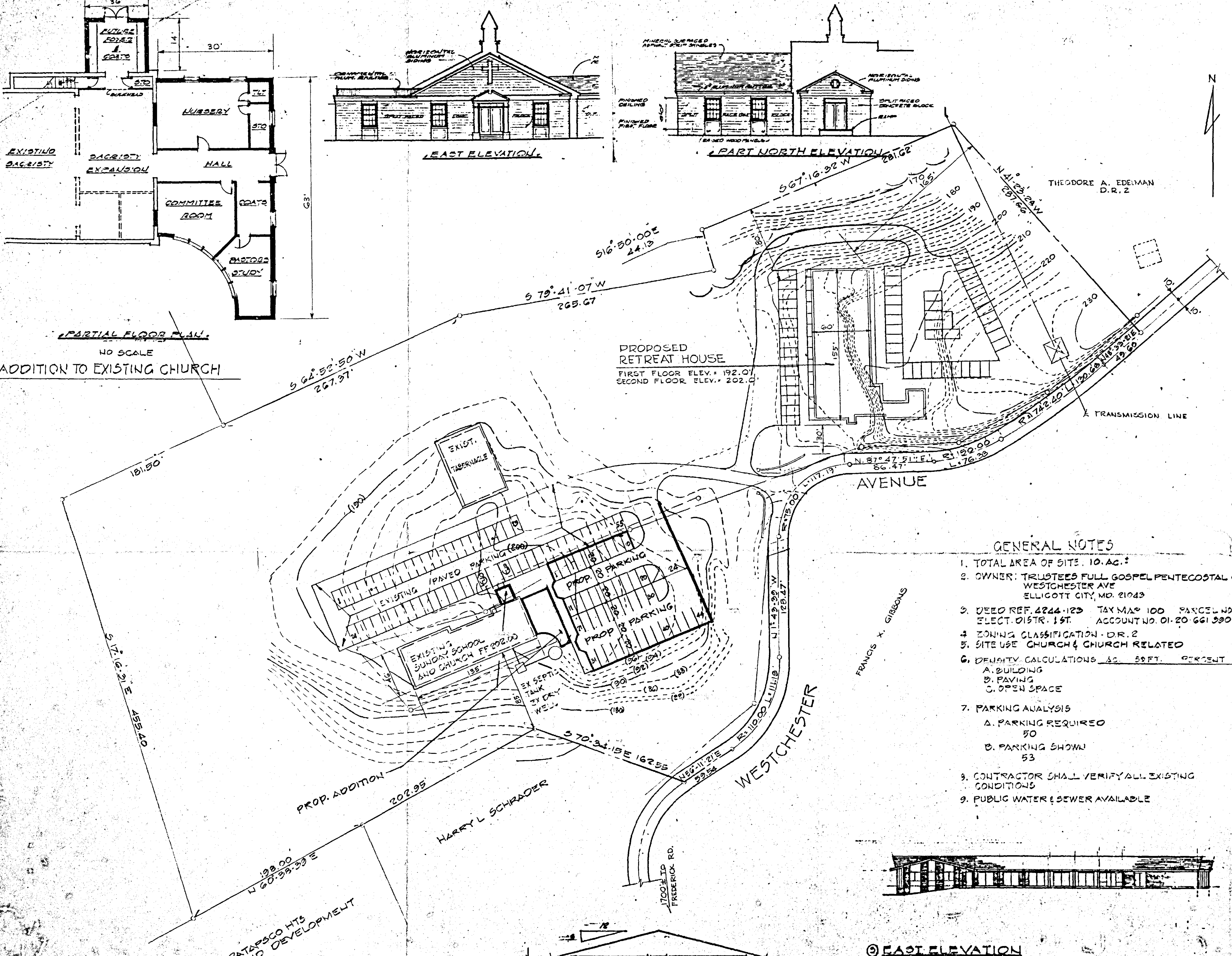
PARTIAL FLOOR PLAN
NO SCALE
ADDITION TO EXISTING CHURCH



EAST ELEVATION

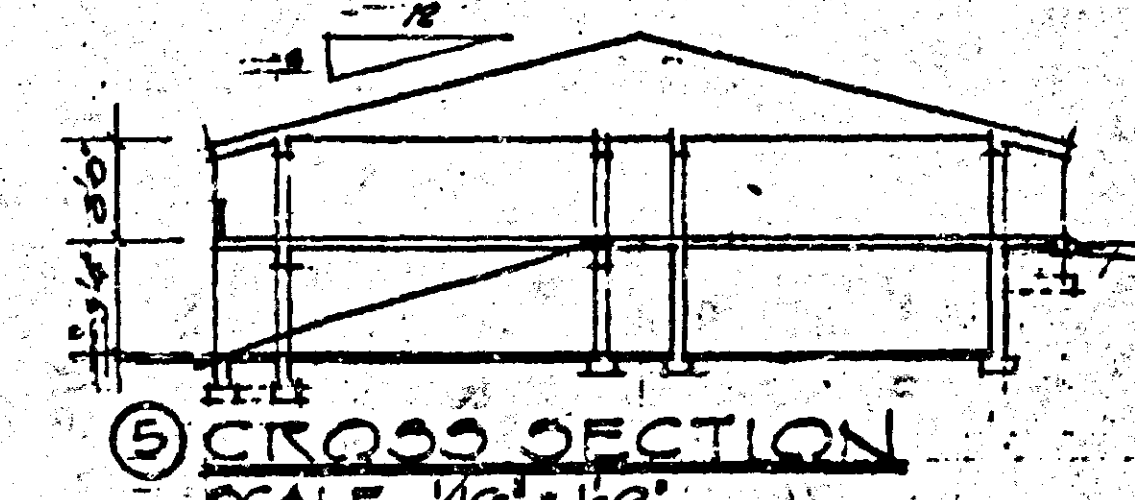


PART NORTH ELEVATION

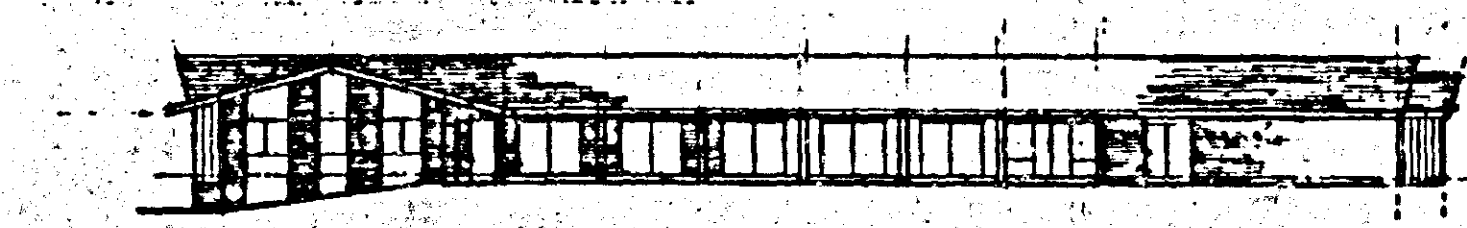


PROPOSED RETREAT HOUSE
FIRST FLOOR ELEV. 192.0'
SECOND FLOOR ELEV. 202.0'

- GENERAL NOTES**
- TOTAL AREA OF SITE, 10 AC.
 - OWNER: TRUSTEES FULL GOSPEL PENTECOSTAL CHURCH
WESTCHESTER AVE
ELLICOTT CITY, MD. 21043
 - DEED REF. 4244-123 TAX MAP 100 PARCEL NO. 684
ELECT. DISTR. 1ST. ACCOUNT NO. 01-20-661-390
 - ZONING CLASSIFICATION - D.R. 2
 - SITE USE CHURCH & CHURCH RELATED
 - DENSITY CALCULATIONS AS 55 FT. PERCENT
A. BUILDING
B. PAVING
C. OPEN SPACE
 - PARKING ANALYSIS
A. PARKING REQUIRED
50
B. PARKING SHOWN
53
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS
 - PUBLIC WATER & SEWER AVAILABLE



CROSS SECTION
SCALE 1/8" = 1'-0"

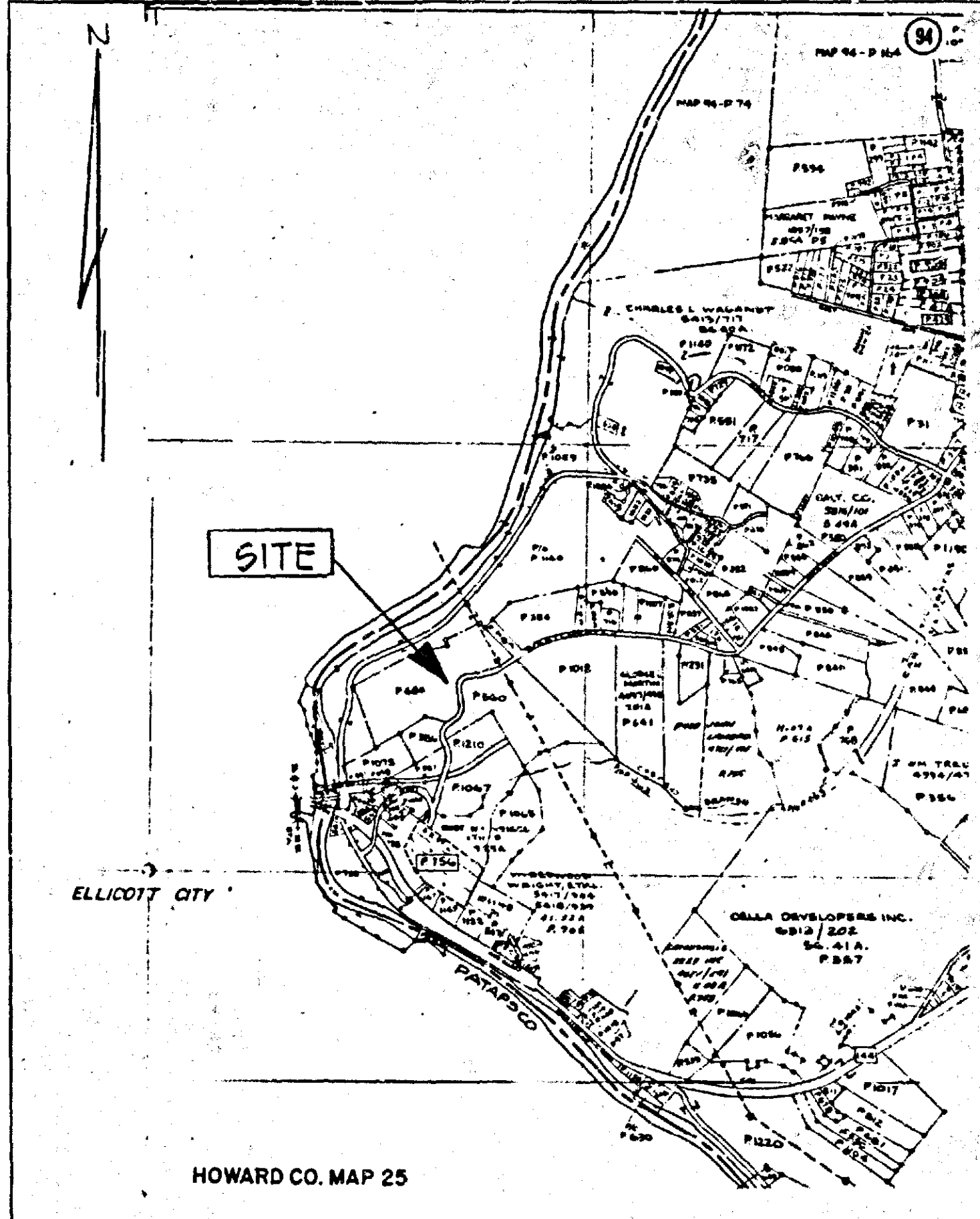


EAST ELEVATION



WEST ELEVATION

PROP. RETREAT HOUSE
NO SCALE



VICINITY MAP
SCALE 1" = 900'

NOTE: THE RETREAT HOUSE IS INTENDED TO BE A MULTI-FACED FACILITY SERVING THE SPIRITUAL AND BODILY NEEDS OF GUESTS. SOME USES ARE: CAMP MEETING ATTENDEES AND SPEAKERS WHO TRAVEL GREAT DISTANCES, PARENTS LIVING WITH ADULT CHILDREN WHO MAY DESIRE ACCOMMODATIONS WHEN THE CHILDREN GO ON VACATION, WIDOWS, WIDOWERS OR VICTIMS OF CALAMITY MAY REQUIRE SANCTUARY, PRIVATE COUNSELING WHERE TRAVEL DISTANCE MAY MAKE OVERNIGHT ACCOMMODATIONS DESIRABLE. ALL LODGING AND USE OF THIS FACILITY WILL BE FOR PHYSICALLY WELL MEMBERS OF THE CHURCH.

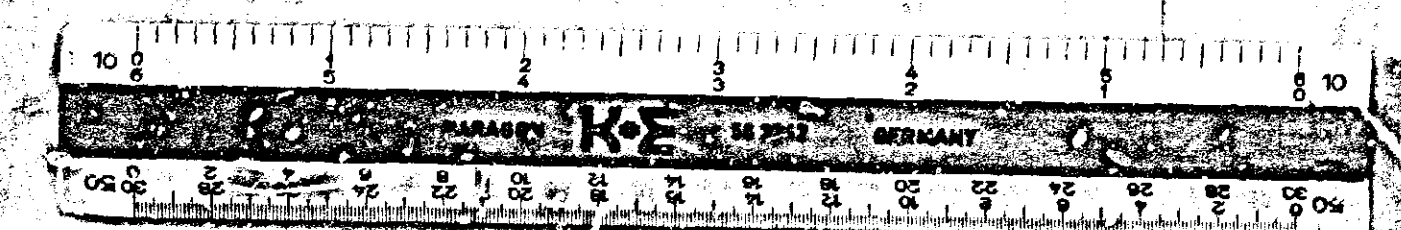
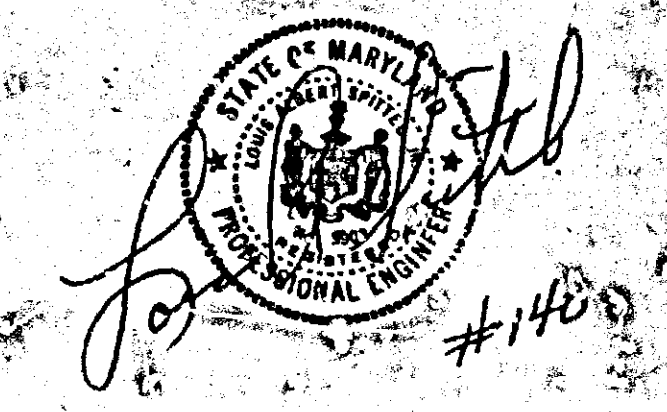
THE FACILITY WILL CONSIST OF 25 GUEST ROOMS WITH ACCOMMODATIONS FOR 2 PEOPLE PER ROOM. DINING ROOM, KITCHEN, LOUNGE, OFFICE, STORAGE ROOMS, MAINTENANCE ROOM AND LIVING QUARTERS FOR THE DIRECTOR.

21
48(C3)
SW 31

SITE DEVELOPMENT PLAN

ADDITION TO EXISTING CHURCH
PROPOSED RETREAT HOUSE
FULL GOSPEL PENTECOSTAL CHURCH
1ST ELECTION DISTRICT
APRIL 27, 1985

ENGINEER:
LOUIS A. SPITTEL
1920 WOODSTOCK ROAD
WOODSTOCK, MARYLAND 21163
301/465-2990



Case No. 86-251-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
13th day of November, 1985.

Reverend L. G. Smith
Trustees of Pentecostal
Church

Petitioner
Petitioner's
Attorney

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Received by:

James E. Dyer
Chairman, Zoning Plans
Advisory Committee

86-251-A

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE
1st Election District

LOCATION: Northwest side of
Westchester Ave., 2450 feet North of
Frederick Road
DATE AND TIME: Monday, Decem-
ber 16, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Balti-
more County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing:

Petition for Variance from Section
1802.2B (V.B.2 CMDP) to permit a
front yard setback of 30 feet in lieu of
the required 60 feet.

Being the property of Reverend
L.G. Smith 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
Nov. 28.

TOWSON, MD., November 28, 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
November 28, 1985

THE JEFFERSONIAN,

W. Venetouli

Publisher

Cost of Advertising

22.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-251-A

District 1st

Date of Posting 11-28-85

Posted for:

Variance

Petitioner:

Reverend L. G. Smith

Location of property:

NW Side of Westchester Ave - 2450' N of
Frederick Road

Location of Signs:

1 sign NW side of Westchester Ave - approx 1700'
North of Frederick Road and 1 sign North side of Westchester Ave

Remarks:

approx 2200' North of Frederick Road

Posted by

A. J. Arata

Signature

Date of return:

Dec 2, 1985

Number of Signs:

2