

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 201.3.C. to permit a double-faced, free-standing illuminated sign, 32 sq. ft. per face, in lieu of the permitted 8 sq. ft. sign attached to the building.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
A 4 x 8 double-faced illuminated sign has been donated to the church. Site is located on Philadelphia Road adjacent to the beltway ramp and other commercial properties. Church sanctuary is located 280 feet from the road with a dwelling located in front of it. This sign would replace an existing, non-illuminated sign of the same size.

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:
(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.:

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of March, 1987, 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 4th day of May, 1987, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

DESCRIPTION FOR VARIANCE 8612 PHILADELPHIA ROAD 14 TH ELECTION DISTRICT

Beginning at a point on the northwest side of Philadelphia Road (66' wide), at a distance of 26' feet, more or less, northeast of the centerline of Golden Ring Road and running thence and binding on the northwest side North 49° 11' 13" East, 132.00 feet; thence leaving said road and running North 53° 11' 26" West, 976.00 feet; thence South 49° 11' 13" West, 132.00 feet; thence South 53° 11' 26" East, 976.00 feet to the point of beginning. Containing 2.96 acres of land, more or less.

PETITION FOR ZONING VARIANCE

14th Election District - 6th Councilmanic District
Case No. 87-432-A

LOCATION: Northwest Side Philadelphia Road, 265 feet Northeast of the Centerline of Golden Ring Road (8612 Philadelphia Road)
DATE AND TIME: Monday, May 4, 1987, at 2:00 p.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:
Petition for Zoning Variance to permit a double-faced, free-standing illuminated sign, 32 square feet per face, in lieu of the permitted 8 square foot sign attached to the building

Being the property of Grace Baptist Church of Baltimore, Maryland, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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
NW/4 Philadelphia Rd., 265' NE
of C/L of the C/L of Golden Ring Rd. (8612 Philadelphia Rd.)
14th District
OF BALTIMORE COUNTY
Case No. 87-432-A
GRACE BAPTIST CHURCH OF BALTIMORE, MARYLAND, INC.

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-7188

I HEREBY CERTIFY that on this 31st day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Frank W. Garrettsen, Chairman, Board of Trustees, Grace Baptist Church of Baltimore, Maryland, Inc., 8612 Philadelphia Rd., Baltimore, MD 21237, Petitioner.

Peter Max Zimmerman
Deputy People's Counsel

Petition For Zoning Variance

14th Election District
6th Councilmanic District
Case No. 87-432-A
LOCATION: Northwest Side Philadelphia Road, 265 feet Northeast of the Centerline of Golden Ring Road (8612 Philadelphia Road)
DATE AND TIME: Monday, May 4, 1987, at 2:00 p.m.
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The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit a double-faced, free-standing illuminated sign, 32 square feet per face, in lieu of the permitted 8 square foot sign attached to the building.
Being the property of Grace Baptist Church of Baltimore, Maryland, Inc., as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) 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

The Times

Middle River, Md., April 15, 1987
This is to Certify, That the annexed
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of two successive weeks before the 18th day of May, 1987.
Publisher.

Mr. Frank Garrettsen
Chairman of the Board of Trustees
Grace Baptist Church of Baltimore, Maryland, Inc.
527 St. Francis Road
Towson, Maryland 21204

NOTICE OF HEARING

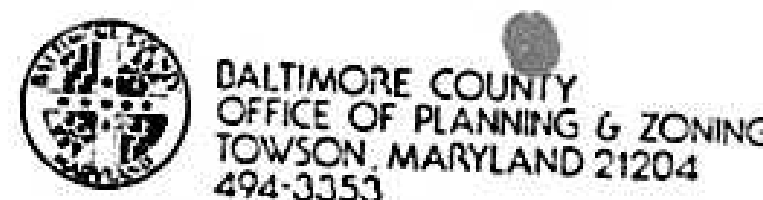
RE: PETITION FOR ZONING VARIANCE
NW/4 Philadelphia Rd., 265' NE of the c/l of Golden Ring Rd. (8612 Philadelphia Rd.)
14th Election District - 6th Councilmanic District
Grace Baptist Church of Baltimore, Maryland, Inc. - Petitioner
Case No. 87-432-A

TIME: 2:00 p.m.
DATE: Monday, May 4, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 4/13/87
Posted for: Variance
Petitioner: Grace Baptist Church of Baltimore
Location of property: NW/4 Phil Rd., 265' NE of Golden Ring Rd.
Location of Sign: Facing Phil Rd. across St. Francis Road, on property of Baltimore
Remarks:
Posted by: [Signature]
Number of Signs: 1



ARNOLD JABLON
ZONING COMMISSIONER

April 30, 1987

Mr. Frank Garrettsen
Chairman of the Board of Trustees
Grace Baptist Church of Baltimore, Maryland, Inc.
527 St. Francis Road
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
NW/4 Philadelphia Rd., 265' NE of the c/l of Golden Ring Rd. (8612 Philadelphia Rd.)
14th Election District - 6th Councilmanic District
Grace Baptist Church of Baltimore, Maryland, Inc. - Petitioner
Case No. 87-432-A

Dear Mr. Garrettsen:

This is to advise you that \$80.07 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 this payment to Baltimore County, Maryland, and remit to the Zoning Office, Towson, Maryland

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

DATE: 5-4-87 ACCOUNT: 801-615-000
SIGN & POST RETURNED AMOUNT: \$ 80.07

RECEIVED FROM: Grace Church of Baltimore Inc.

FOR: Advertising & Posting

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD, April 16, 1987
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 April 16, 1987.

THE JEFFERSONIAN,

Publisher

32.17

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

DATE: 5/1/87 ACCOUNT: 801-615-000
AMOUNT: \$ 100.00

RECEIVED FROM: Grace Baptist Church of Baltimore Inc.

FOR: Filing Fee for Variance

VALIDATION OR SIGNATURE OF CASHIER



William K. Hoffmann
Secretary
Hal Kassoff
Administrator

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

February 17, 1987

Re: Baltimore County
Item 318
Property Owner: Grace
Baptist Church of Balto.
Md. Inc.
Location: NW/S
Philadelphia Road
265' NE of centerline
of Golden Ring Road
Existing Zoning: R.O.
and D.R. 16
Proposed Zoning:
Variance to permit
a double faced free-
standing illuminated
sign, 32' per face, in
lieu of the permitted 8'
sign attached to the
building
Area: 2.96 acres
District: 14th

Att: James Dyer

Dear Mr. Jablon:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein, (333-1642) for all comments relative to zoning.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

by: George Gosman

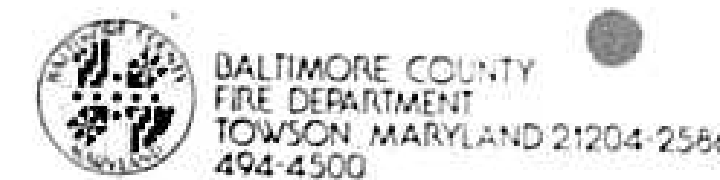
CL-GG:es

My telephone number is 333-1350

Teletypewriter for Impaired Hearing or Speech
333-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. A. Jablon
Page 2
February 17, 1987

cc: J. Ogle
q Morris Stein w/att.



PAUL H. REINCKE
CHIEF

February 18, 1987

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

Re: Property Owner: Grace Baptist Church of Baltimore, Maryland, Inc.
Location: NW/S Philadelphia Rd., 265 ft. NE of centerline
Item No.: 318 Zoning Agenda: Meeting of 2/17/87

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.

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.

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: *John F. O'Neill*
Noted and Approved: _____
Planning Group
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

Feb. 12, 1987

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

Dear Mr. Jablon:

Comments on Item # 318 Zoning Advisory Committee Meeting are as follows:

Property Owner: Grace Baptist Church of Baltimore Maryland, Inc.
Location: NW/S Philadelphia Road, 265 feet NE of centerline of Golden Ring Road
District: 14th

APPLICABLE CODES AND STANDARDS:

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.S.B. #17-1 - 1985) 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/are 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 Two Group except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. R-4 Two Group require a one hour wall if closer than 5'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1001, Section 1002 and Table 1007. No openings are permitted in an exterior wall within 5'-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 401 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 degree of the Change is from the _____ to the _____ or to Mixed Use. 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 516.01 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 finish floor levels including basement.

Comments: All signs shall comply to Article 19 and its amendments in Council Bill #17-85.

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. To derive the applicant may obtain additional information by visiting Room 212 of the County Office Building at 711 Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Rasmussen
Mr. E. Rasmussen, Chief
Building Plans Bureau

4/22/87

IN RE: PETITION FOR ZONING VARIANCE
NW/S Philadelphia Rd., 265' NE
of the c/l of Golden Ring Rd.
(8612 Philadelphia Road)
14th Election District
6th Councilmanic District
Grace Baptist Ch. of Balto.,
Md., Inc. - Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-432-A

The Petitioner herein requests a variance to permit a double-faced, freestanding, illuminated sign, 32 sq.ft. per face, in lieu of the permitted 8 sq.ft. sign attached to the building.

Testimony on behalf of the Petitioner by the Pastor and Chairman of the Board of Trustees indicated that the subject property was originally improved with a dwelling and a garage and is currently the site of the Grace Baptist Church of Baltimore, Maryland, Inc. The garage, identified as an "existing one st. frame bld'g" on the plan submitted, prepared by Frank S. Lee, dated February 22, 1985, has since been razed and the dwelling currently contains Sunday School rooms on the first floor and a parsonage for the associate pastor on the second floor. A 250-seat sanctuary was completed and occupied on May 9, 1986. The congregation anticipates razing the existing dwelling and constructing a new sanctuary, which will be capable of accommodating 700 people, within the next 5 to 8 years. From the Baltimore Beltway to the site along Philadelphia Road are a State Highway yard and storage cone, a wooded lot and a B & E substation. On the other side are a residence with an insurance company on the first floor, and a dell. The variance is being requested because the sanctuary is currently located to the rear of the property, behind the existing dwelling. The congregation would like to publicize its meetings and functions in a fashion similar to many other churches. They have been given a sign of the size, type and illumination as shown on the plan. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24 day of May, 1987, that a double-faced, freestanding, illuminated sign, 32 sq.ft. per face, in accordance with the plan submitted, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

The sign shall be removed within three (3) months after occupancy of a new sanctuary located in the front portion of the property or within eight (8) years from the date of this Order, whichever is earlier.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

May 7, 1987

Mr. Frank Garrettsen
Chairman of the Board of Trustees
Grace Baptist Church of Baltimore, Maryland, Inc.
8612 Philadelphia Road
Baltimore, Maryland 21237



Dennis F. Rasmussen
County Executive

RE: Petition for Zoning Variance
NW/S Philadelphia Road, 265' NE
of the c/l of Golden Ring Road
14th Election District
6th Councilmanic District
Case No. 87-432-A

Dear Mr. Garrettsen:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: People's Counsel

ORDER RECEIVED FOR FILING
Date 5/19/87
By Betty Seligman

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 day of _____, 19__.

17th March 87

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Grace Baptist Church of Baltimore, Maryland, Inc.
Petitioner's Attorney: _____
Received by: _____
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
Date: April 10, 1987
SUBJECT: Zoning Petition No. 87-432-A

This office is not supportive of the placement of large, illuminated signs for viewing from the Beltway.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slb

RECEIVED
APR 14 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 23, 1987

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

cc:
Chairman

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

Frank Garrettsen
Grace Baptist Church of
Baltimore, Maryland, Inc.
8612 Philadelphia Road
Baltimore, Maryland 21237

RE: Item No. 318 - Case No. 87-432-A
Petitioner: Grace Baptist Church of Baltimore, Maryland, Inc.
Petition for Zoning Variance

Dear Mr. Garrettsen:

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:kbb

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237
Frank Garrettsen
527 St. Francis Road
Towson, Maryland 21204

Maryland Department of Transportation
State Highway Administration

William K. Hollmann
Secretary
Mal Kassoff
Administrator

February 17, 1987

Re: Baltimore County
Item 318
Property Owner: Grace Baptist Church of Baltimore, Md. Inc.
Location: NW/S Philadelphia Road
265' NE of centerline of Golden Ring Road
Existing Zoning: R.O. and D.R. 16
Proposed Zoning: Variance to permit a double faced free-standing illuminated sign, 32' per face, in lieu of the permitted 8' sign attached to the building
Area: 2.96 acres
District: 14th

Att: James Dyer

Dear Mr. Jablon:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein, (333-1642) for all comments relative to zoning.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engineering
Access Permits

by: George Gosman

CL-GG:es

My telephone number is 333-1350

Tristepwiser for Impaired Hearing or Speech
363.7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203 / 217

Mr. A. Jablon
Page 2
February 17, 1987

cc: J. Ogle
q Morris Stein w/att.

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 19, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 306, 317, (318), 319, 320, 321, 323, 324, 325, and 326.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
434-4500

PAUL H. FESCKE
CHIEF

February 18, 1987

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

RE: Property Owner: Grace Baptist Church of Baltimore, Maryland, Inc.
Location: NW/S Philadelphia Rd., 265 ft. NE of centerline
Item No.: 318
Zoning Agenda: Meeting of 2/17/87

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.

- () 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.
- () 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

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

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

Feb. 12, 1987

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

Dear Mr. Jablon:

Comments on Item # 318 Zoning Advisory Committee Meeting are as follows:

Property Owner: Grace Baptist Church of Baltimore, Maryland, Inc.
Location: NW/S Philadelphia Road, 265 feet NE of centerline of Golden Ring Road
District: 14th
APPLICABLE ITEMS ARE CIRCLED:

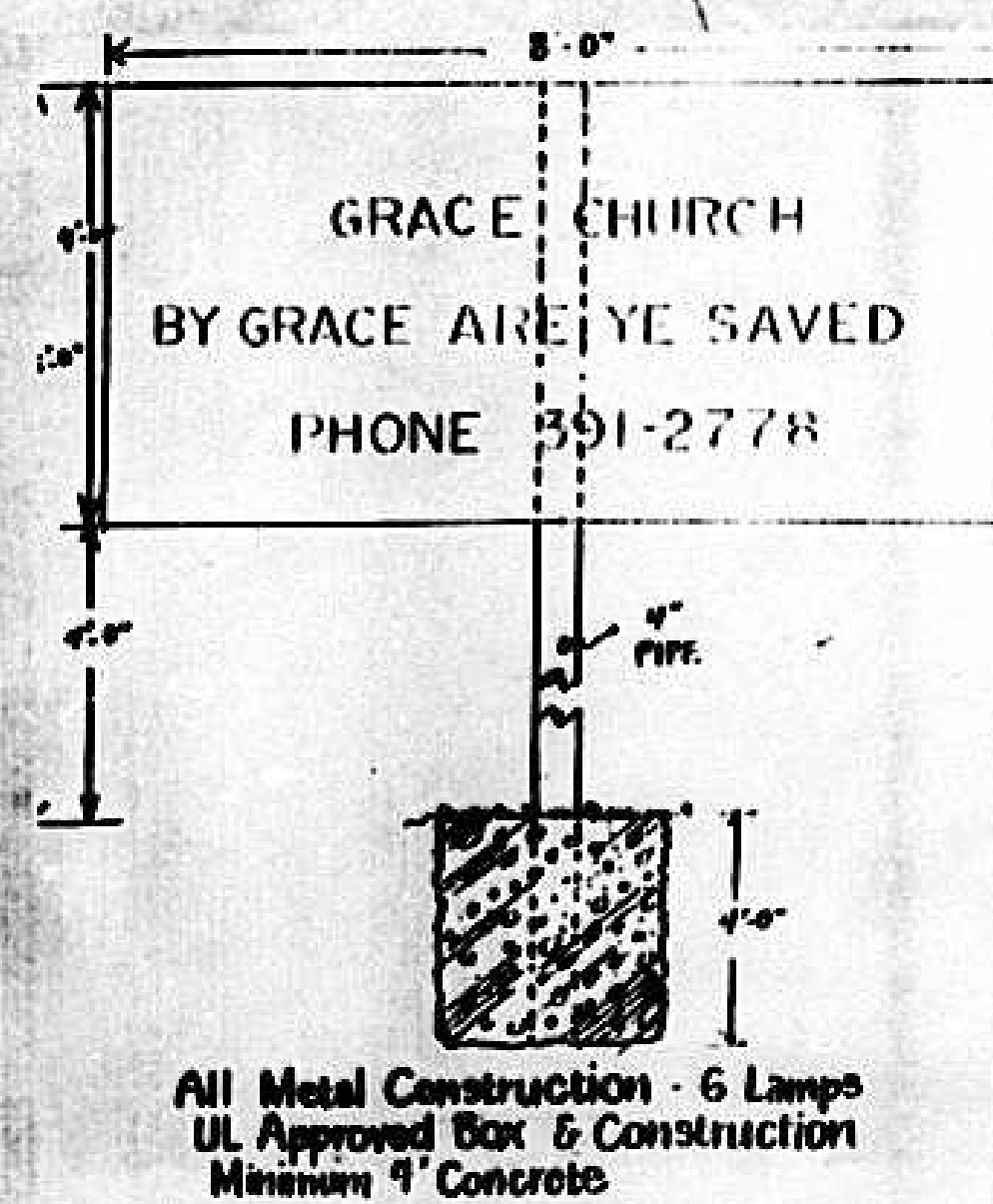
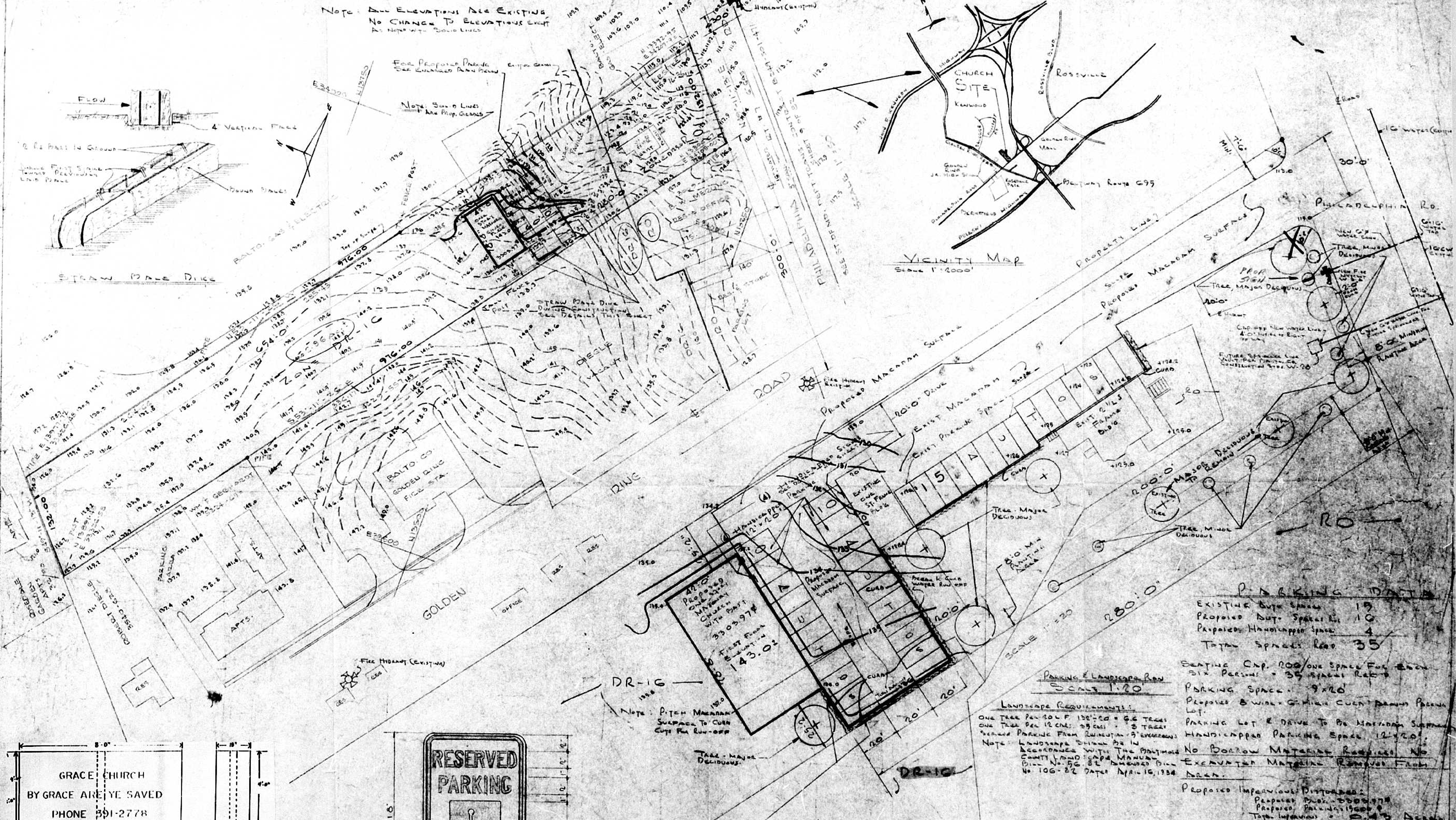
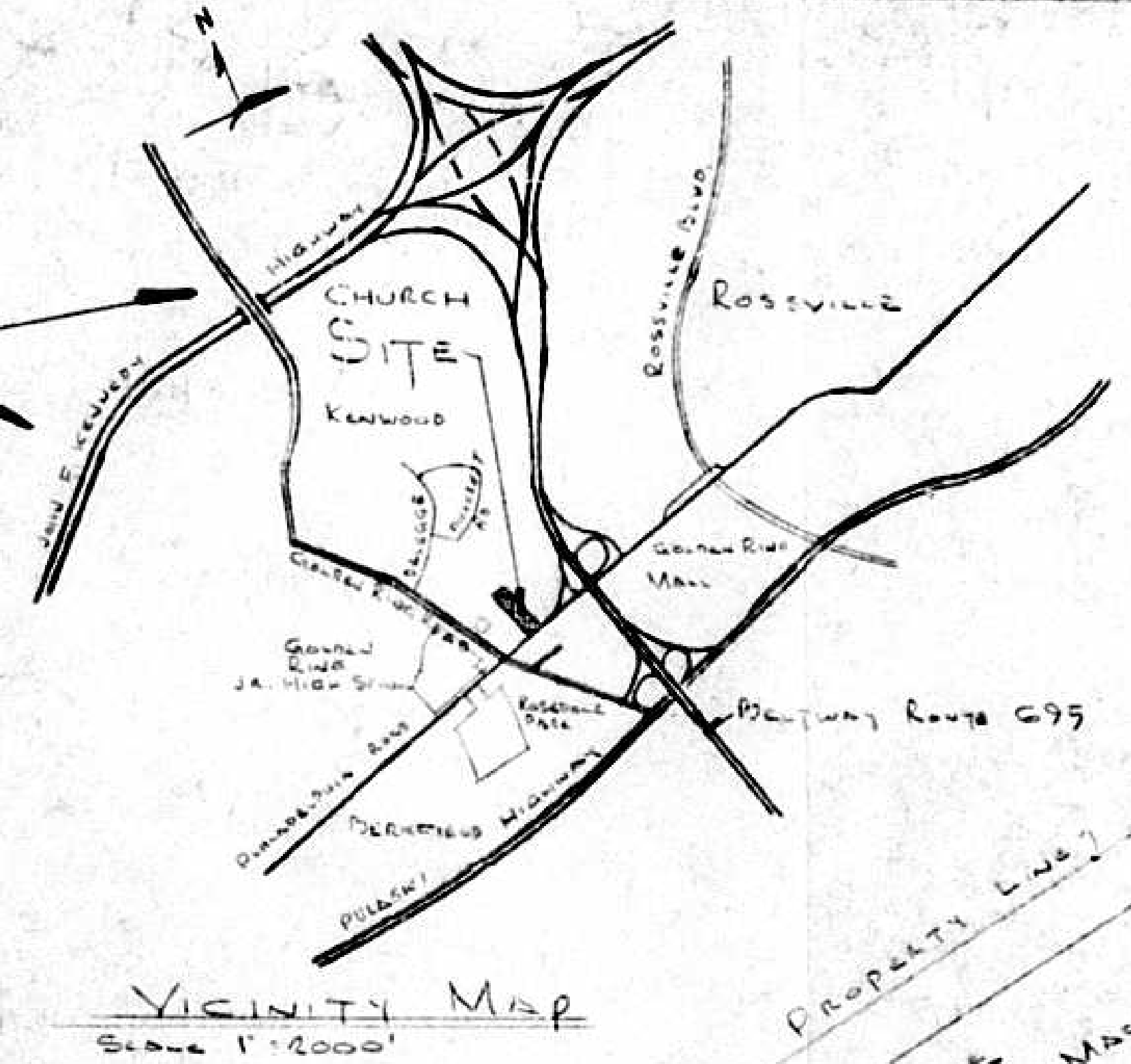
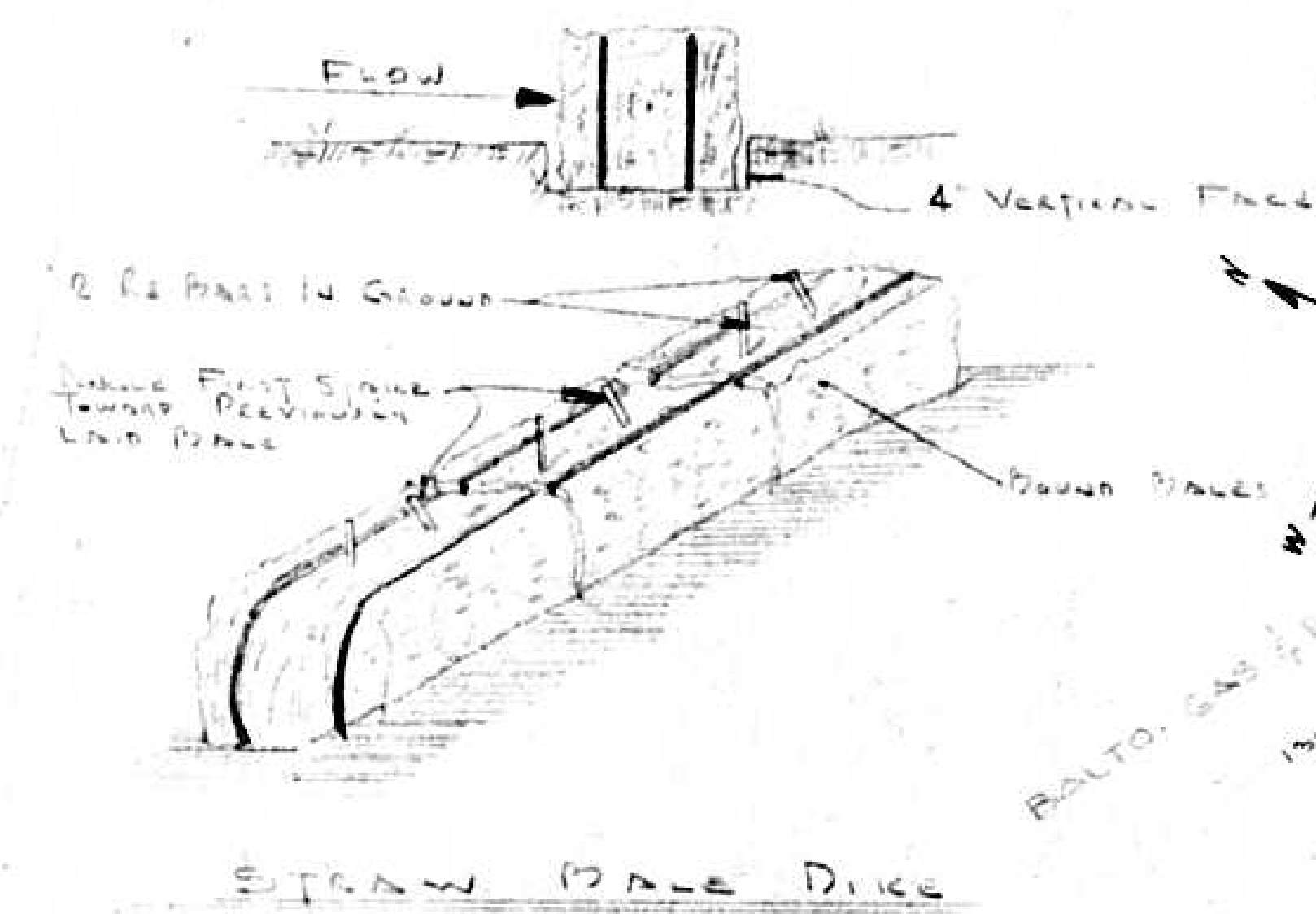
- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #11-1 - 1980) and other applicable codes and standards.
- (B) A building and other miscellaneous permits shall be required before the start 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 B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 8'-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 401, Section 1207, Section 1205.2 and Table 1202. 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 C05 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 401 and C05 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 the _____ to the _____ or to Mixed Use. See Section 311 of the Building Code.
- I The proposed project appears to be located in a Flood Plain, Flood/Overline. Please see the attached elevations above sea level for the lot and the finished floor levels including basement.
- (J) Comments: All signs shall comply to Article 19 and its amendments in Council Bill #17-85.

E. 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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Mr. C. E. Burman
Building Plans Bureau

4/22/86

NOTE: ALL ELEVATIONS ARE EXISTING
NO CHANGE TO ELEVATIONS EXCEPT
AS NOTED WITH SOLID LINES



Handicapped Signs in accordance with M.D.T.C. 09.01.07.06

PARKING DATA

Existing Space	19
Proposed Space	10
Proposed Handicapped Space	4
Total Spaces	33

Seating Cap. 200/one Space for each six persons = 33 spaces req'd

Parking Space: 9' x 20'

Proposed 8' wide 6' high curb around parking lot

Parking Lot & Drive to be Macadam Surface

Handicapped Parking Space 12' x 20'

No Borrow Material Required No Excavation Material Removal From Area

Proposed Impervious Disturbance:
Proposed Area: 5000 sq ft
Proposed Permeable Area: 1000 sq ft
Total Impervious: 6000 sq ft

Acc't N: 14-23-054400891 - UPR 6162 Faw 214

GRACE BAPTIST CHURCH
#8612 PHILADELPHIA ROAD - TEL. 391-2778
14TH DISTRICT BALTIMORE CO, MARYLAND

2-22-35

Permit 73419 C-300-89

Sheet 1 of 1

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FRANK R. LEE
1117 NORTHERN AVE.
BALTIMORE, MD 21205
687-0123