

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO...Zoning Commissioner
Date May 1, 1987
Norman E. Gerber, AICP, Director
FROM...Office of Planning and Zoning
CHESAPEAKE BAY CRITICAL AREA FINDINGS--
SUBJECT...EDGEMERE CHURCH OF GOD (87-441-A, Item #336)

In accordance with Section 8-1813 of the Chesapeake Bay Critical Area Law and the July 8, 1985 Opinion from the County Attorney, it is hereby my "findings" that the proposed development will comply with the terms of Section 8-1813(a) for minimizing adverse impacts on water quality and protecting identified habitats, provided that the Special Exception is conditioned on compliance with the following requirements:

1. Two (2) major deciduous trees, or four (4) conifers, or four (4) minor deciduous trees are planted and maintained on the lot. A combination of these three tree types is acceptable provided that 2,000 square feet of tree cover is provided. A large deciduous tree is estimated to cover 1,000 square feet and a minor deciduous or conifer 500 square feet. Any existing trees that are to remain can be credited toward meeting these requirements.
2. Storm water runoff from impervious surfaces associated with this petition should be directed over previous areas such as lawn to encourage maximum infiltration in so far as feasible.

Norman E. Gerber, AICP
Director

NEG:PJS:pat

cc: Uri Avin
Tim Dupan
David Fields
Jim Hoswell
Tom Vidmar
People's Counsel

RECEIVED
MAY 4 1987

ZONING OFFICE

CPS-008

SUTTON AND McCURDY, P.A.
ATTORNEYS AT LAW
2113 OLD OREMS ROAD
BALTIMORE, MARYLAND 21204-4190
(301) 546-2200

WILLIAM R. SUTTON

T. WRAY McCURDY

March 5, 1987

Baltimore County
Office of Zoning & Planning
Towson, Maryland 21204

Re: Item 336 - Edgemere Church of God

Dear Sir or Madam:

Please schedule the above captioned for an early hearing on the zoning variance as the congregation of the church is rapidly expanding and this matter has been pending for over a year.

Kindly keep this office informed of all future proceedings. Thank you for your cooperation.

Very truly yours,

William R. Sutton

WRS:brw

cc: Edgemere Church of God

RECEIVED
MAR 10 1987

ZONING OFFICE

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

June 15, 1987

Rev. Howard Hancock
Edgemere Church of God
7118 Ellen Avenue
Baltimore, Maryland 21219

Dear Sir:

This is to acknowledge your letter of June 15, 1987 in regards to your request to use the parking facilities at Chesapeake Terrace Elementary School. I have talked with Dr. Pollock, Treasurer of the Board, and there seems to be no objections to your using these facilities at any time that said use would not be in conflict with the school requirements.

Sincerely yours,

Harvey W. Kreuzburg, Jr.
Associate Superintendent
Division of Physical Facilities

RECEIVED
EXHIBIT 3

JOHN J. WHEELER, Chairman
ALVIN LEBLACK
JOHN J. WHEELER, Chairman

JOHN J. WHEELER, Chairman
ALVIN LEBLACK
JOHN J. WHEELER, Chairman

JOHN J. WHEELER, Chairman
ALVIN LEBLACK
JOHN J. WHEELER, Chairman

IN RE: PETITION ZONING VARIANCES * BEFORE THE
NW corner of Ellen Avenue * ZONING COMMISSIONER
and Headland Boulevard * OF BALTIMORE COUNTY
(7414 Ellen Avenue) - *
15th Election District *
Edgemere Church of God, * Case No. 87-441-A
Petitioner *
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit side street setbacks of 22 feet and 29 feet in lieu of the required 35 feet, a front yard setback of 27 feet in lieu of the required 40 feet, a rear yard setback of zero feet in lieu of the required 30 feet, and 25 parking spaces in lieu of the required 78 spaces, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by The Reverend Howard Hancock, appeared and testified and was represented by Counsel. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.5.5 and located at the corner of Ellen Avenue, Headland Boulevard, and North Dakota Avenue, is improved with a church. The church has been at this location for 25 years and now proposes to construct a 66' x 42' addition.

Since 1972, the Baltimore County Board of Education has allowed the church to utilize the available parking at the Chesapeake Terrace Elementary School, which is located 45 feet away, directly across Headland Boulevard. See Petitioner's Exhibit 3. In addition, the Edgemere Lodge No. 537, Loyal Order of Moose, also allows the church to utilize its parking lot, which is only two blocks away. See Petitioner's Exhibit 4.

The instant Petition not only requests variances for deficient setbacks created by the proposed addition but also requests variances to bring existing deficient setbacks up to current standards. The addition will be at an angle

to the west property line, the rear of the building, with its closest point being zero feet; however, the Petitioner hopes to be able to construct the addition further away from the property line than that which is being requested. The adjoining property owner does not object to the request. See Petitioner's Exhibit 2. The addition will also need a side yard setback of 22 feet to the north property line, North Dakota Avenue. The existing building requires a side yard setback of 29 feet to the south property line, Ellen Avenue, and a front yard setback of 27 feet to the east property line, Headland Boulevard. The church will be able to provide 25 parking spaces on the site.

The Petitioner seeks relief from Sections 1802.2.B, Baltimore County Zoning Regulations (BCZR), and V.B.2, Comprehensive Manual of Development Policies (CMOP), and Section 409.2.b, BCZR, pursuant to Section 307, BCZR.

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:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. 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
3. 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. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances 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 variances 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 variances requested will not be detrimental to the public health, safety, and general welfare.

Although the Petitioner will not have sufficient parking on the site, any problems created by the addition will be cured by the continued use of the elementary school and the Moose Lodge parking lots. Testimony was clear that, in the experience of the church, parking was not a problem and that there is no expectation that the addition will create any. In fact, the church owns three vans which they utilize to transport parishioners, thereby limiting the number of vehicles coming to the church.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of May, 1987, that the Petition for Zoning Variances to permit side street setbacks of 22 feet and 29 feet in lieu of the required 35 feet, a front yard setback of 27 feet in lieu of the required 40 feet, a rear yard setback of zero feet in lieu of the required 30 feet, and 25 parking spaces in lieu of the required 78 spaces 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.

1. 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.

2. Compliance with the Chesapeake Bay Critical Area comments submitted by the Director of Planning, dated May 1, 1987, attached hereto and made a part of this Order.

Zoning Commissioner of
Baltimore County

AJ/srl

Attachment

cc: William R. Sutton, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
Date May 19, 1987
By [Signature]

ORDER RECEIVED FOR FILING
Date May 19, 1987
By [Signature]

ORDER RECEIVED FOR FILING
Date May 19, 1987
By [Signature]

336 87-441-A 336 87-441-A SEE ATTACHED - SCHEDULE "A" 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: William R. Sutton (Type or Print Name) _____ Signature _____ 2115 Old Orem's Rd. Address _____ Baltimore, MD 21220 City and State _____ Attorney's Telephone No.: 686-2200 ORDERED BY The Zoning Commissioner of Baltimore County, this 24th 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 11th day of May, 1987, at 10:15 o'clock A.M. ESTIMATED LENGTH OF HEARING: 15 min. (over) AVAILABLE FOR HEARING: MON./TUES./WED. - 10:00 AM - 12:00 PM ALL OTHER: 15 min. REVIEWED BY: CKE DATE: 2/1/87

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland District: 15th Posted for: 15th Petitioner: Edgemere Church of God Location of property: 7414 Ellen Ave. Location of sign: 15' E. 7414 Ellen Ave. Remarks: 15' E. 7414 Ellen Ave. Posted by: [Signature] Number of Signs: 1 Date of Posting: 4/23/87

SCHEDULE "A" The church is currently existing with a front yard setback (Headland Boulevard) and a side yard setback (Ellen Avenue) that are not in compliance with the current D.R.5.5 standards, and we are bringing these setbacks in conformance with the requirements of this zone. Because of the increase in numbers of the congregation, an addition is required to the rear of the existing building, and the size of same and inadequate yard area necessitates a rear and side yard variance. It should be noted that the side yard variance is required even though the side wall of the addition is setback further than the existing side building wall on a straight line projection of said wall. This is the most practical location for this addition and any other location would also require a variance request. Because of the proposed construction, additional parking spaces are needed, and the small size of the property necessitates a parking variance. Also, additional parking will be provided by the Chesapeake Elementary School to the east and the Edgemere Moose, Lodge Number 537, located at 7439 Bay Front Road. Additional reasons may be provided at the hearing.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER

NW/Corner Ellen Ave. & Headland Blvd. (7414 Ellen Ave.), : OF BALTIMORE COUNTY

15th District : Case No: 87-441-A

EDGEMERE CHURCH OF GOD, : Case No: 87-441-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

People's Counsel for Baltimore County

Peter Max Zimmerman

Deputy People's Counsel

Room 223, Court House

Towson, Maryland 21204

494-2188

I HEREBY CERTIFY that on this 14th day of April, 1987, a copy of the foregoing Entry of Appearance was mailed to William R. Sutton, Esquire, 2115 Old Orem's Rd., Baltimore, MD 21220, Petitioner's Attorney.

Peter Max Zimmerman

Phone: 687-6912

FRANK S. LEE Registered Land Surveyor 1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237 May 16, 1985 No. 7414 Ellen Avenue 15th District Baltimore County, Maryland Beginning for the same at the intersection of the north side of Ellen Avenue with the west side of Headland Blvd., said point of beginning being 563.47 feet measured westerly along the north side of Ellen Avenue from the west side of Lodge Farm Road, thence running and binding on the north side of Ellen Avenue North 86 degrees 57 minutes 57 seconds West 185.90 feet, thence leaving Ellen Avenue for two lines of division as follows: North 14 degrees 12 minutes 05 seconds East 111.86 feet and North 11 degrees 11 minutes 40 seconds East 110.74 feet to the south side of North Dakota Avenue, thence running and binding on the south side of North Dakota Avenue South 86 degrees 59 minutes 14 seconds East 166.97 feet to the west side of Headland Blvd. and thence running and binding on the west side of Headland Blvd. South 7 degrees 55 minutes 04 seconds West 218.10 feet to the place of beginning. Containing 0.62 acres of land more or less.

BALTIMORE COUNTY

OFFICE OF PLANNING & ZONING

TOWSON, MARYLAND 21204

494-3353

ARNOLD JARLOM

ZONING COMMISSIONER

May 5, 1987

William R. Sutton, Esquire

2115 Old Orem's Road

Baltimore, Maryland 21220

RE: PETITION FOR ZONING VARIANCES

NW/cor. Ellen Ave. and Headland Blvd.

(7414 Ellen Ave.)

15th Election District - 7th Councilmanic District

Edgemere Church of God - Petitioner

Case No. 87-441-A

Dear Mr. Sutton:

This is to advise you that \$117.17 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, Towson, Maryland

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: 5/11/87 ACCOUNT: 8-21-617-000

SIGN & POST RETURNED

AMOUNT: \$ 117.17

Edgemere Church of God, 7414 Ellen Ave., Balto., Md. 21219

RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-441-A

FOR: 8 8027*****1171718 8112F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCES 15th Election District - 7th Councilmanic District Case No. 87-441-A LOCATION: Northwest Corner Ellen Avenue and Headland Boulevard (7414 Ellen Avenue) DATE AND TIME: Monday, May 11, 1987, at 10:15 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: Petition for Zoning Variances to permit side street setbacks of 22 feet (proposed) and 29 feet (existing) in lieu of the required 35 feet, a front yard setback of 27 feet (existing) in lieu of the required 40 feet, a rear yard setback of 0 feet (proposed) in lieu of the required 30 feet, and 25 parking spaces in lieu of the required 78 spaces Being the property of Edgemere Church of God, as shown on plat 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 JARLOM ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION TOWSON, MD. April 23, 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 22, 1987. THE JEFFERSONIAN, Susan Shindler Obrecht Publisher

PETITION FOR ZONING VARIANCES

15th Election District

7th Councilmanic District

Case No. 87-441-A

LOCATION: Northwest Corner Ellen Avenue and Headland Boulevard (7414 Ellen Avenue)

DATE AND TIME: Monday, May 11, 1987 at 10:15 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:

Petition for Zoning Variances to permit side street setbacks of 22 feet (proposed) and 29 feet (existing) in lieu of the required 35 feet, a front yard setback of 27 feet (existing) in lieu of the required 40 feet, a rear yard setback of 0 feet (proposed) in lieu of the required 30 feet, and 25 parking spaces in lieu of the required 78 spaces

Being the property of Edgemere Church of God, as shown on plat 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 JARLOM

Zoning Commissioner

of Baltimore County

494-3353

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 March, 1987

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Edgemere Church of God Received by: James E. Dyer
Petitioner's Attorney: William R. Sutton, Esquire Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 1, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-439-A, 87-440-A, 87-441-A and 87-442-A

Please consider the Chesapeake Bay Critical Area Findings
(see memo dated 5/1/87) to be this office's comment.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slb

CPS-008

Edgemere Lodge #537
Loyal Order of Moose

7439 Bay Front Road
Baltimore, Maryland 21219
Office: 1-(301)-477-5370

VAUGHN M. CONRAD
Secretary

May 8, 1987

Rev Hancock
7414 Ellen Ave
Baltimore, Md 21219

Dear Rev. Hancock:

The Board of Officers of Edgemere Lodge #537 has approved that the back part of our parking lot may be used by the Church when necessary.

If you need further information, please contact me at 477-5370 week days from 8:30 A.M. to 2:30 P.M.

Very truly yours,

Vaughn M. Conrad
Vaughn M. Conrad
Administrator

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May 8, 1987

I, the undersigned fully understand the desire of the Edgemere Church of God to expand their worship facilities. Inasmuch as my home is located directly behind the Edgemere Church of God and faces North Dakota Avenue, I felt it would be of interest to you to know that my family and I have no objections to the church expanding their worship center up to their property line.

Bernard L. Dieter

RECEIVED
MAY 11 1987
2

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 5, 1987

William R. Sutton, Esquire
2115 Old Orens Road
Baltimore, Maryland 21220

RE: Item No. 336 - Case No. 87-441-A
Petitioner: Edgemere Church of God
Petition for Zoning Variance

Dear Mr. Sutton:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



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

Item No. 336 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Meeting of March 3, 1987
Edgemere Church of God
NW/cor. Ellen Ave. and Headland Blvd.
D.R. 5.5
VARIANCES to permit side street setbacks of 22' and 29' in lieu of the required 35', a front yard setback of 27' in lieu of the required 40', a rear yard setback of 6' in lieu of the required 30', and 25 parking spaces in lieu of the required 78 spaces 0.62 acres 15th

Area:
District:

Dear Mr. Jablon:

The requested variance to parking can be expected to cause parking problems in the residential area around the site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



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

PAUL H. REINKE
CHIEF

March 5, 1987

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

RE: Property Owner: Edgemere Church of God

Location: NW/Cor. Ellen Avenue and Headland Blvd.

Item No.: 336

Zoning Agenda: Meeting of 3/3/87

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 or _____ 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:

Planning Group
Special Inspection Division

Noted and

Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

March 13, 1987

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

Dear Mr. Jablon:

Comments on Item # 336 Zoning Advisory Committee Meeting are as follows:
Property Owner: Edgemere Church of God
Location: NW/cor. Ellen Ave. and Headland Blvd.
District: 15th

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 47-81, the Maryland Code for the Handicapped and Aged (A.B.C. 11-101-1 - 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/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 One Group except Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 10' to an interior lot line. Two Groups require a one hour wall if closer than 10' to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 10' of an interior lot line. No openings are permitted in the west wall of the building.
- (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 112 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 Use _____. See Section 112 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 47-81. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: Handicapped spaces provided shall be compatible with the number required based on final zoning requirement.

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 obtain the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanagan
Michael S. Flanagan
Building Plans Bureau

L/2778

April 3, 1987

RE: PETITION FOR ZONING VARIANCES
NW/cor. Ellen Ave. and Headland Blvd.
(7414 Ellen Ave.)
15th Election District - 7th Councilmanic District
Edgemere Church of God - Petitioner
Case No. 87-441-A

TIME: 10:15 a.m.

DATE: Monday, May 11, 1987

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

Zoning Commissioner
of Baltimore County

A.I.:med

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

No. 29997

DATE 5/12/87 ACCOUNT# 01-615
AMOUNT \$ 100.00

RECEIVED FROM SUTTON'S MC CUEY

FOR FINING FEE FOR VARIANCE ITEM 336

6 023 ***** 100004 2154

VALIDATION OR SIGNATURE OF CASHIER

is the attorney of record
copies of our Petition for
(originals). Please come into
execute same. Thank you.

Office of

4 Eastern Blvd.
Baltimore, Md. 21221

APRIL 23, 1967

THIS IS TO CERTIFY, that the annexed advertisement of

ZONING HEARINGS, IN THE MATTER OF, EDMERE
CHURCH OF GOD 15th ELECTION DISTRICT. TO
ADVERTISE N/W COR. ELLEN AVE. AND HEADLAND BLVD.
(7414 ELLEN AVE.) PO#86919 REQ#M00086,
140 LINES @ \$70.00

was inserted in **The Avenue News** a weekly newspaper

published in Baltimore County, Maryland once a week for ONE

successive week(s) before the 24 day of APRIL 19 87.

that is to say, the same was inserted in the issues of 4/23/ 19 87

per publisher

By Debbie Caldwell

15th Election District -
7th Councilmanic District
Case No. 87-441-A

LOCATION: Northwest
Corner Ellen Ave. and
Headland Boulevard
(Talea)

DATE & TIME: Monday
May 11, 1987 at
10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building (111 W. Chesapeake Ave.), 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 Variances to permit side street setbacks of 22 feet (proposed) and 29 feet (existing) in lieu of the required 35 feet, a front yard setback of 27 feet (existing) in lieu of the required 40 feet, a rear yard setback of 0 feet (proposed) in lieu of the required 30 feet, and 25 parking spaces in lieu of the required 78 spaces.

Being the property of
Edgemore Church of God, as
shown on plat plan filed
with the Zoning Office.

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

