IN RE: PETITION FOR ADMINISTRATIVE SPECIAL HEARING	*	BEFORE THE
N/S Allegheny Avenue, 98'3" from intersection of Allegheny Avenue	*	DEPUTY ZONING COMMISSIONER
and Baltimore Avenue	*	OF BALTIMORE COUNTY
9th Election District		
4th Councilmanic District	*	CASE NO. 00-526-SPH
(122 Allegheny Avenue)		
	*	
Trustee of Trinity P.E. Church		
James C. Ransom, Rector	*	
Petitioners		

* * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by Trustee of Trinity P.E. Church, James C. Ransom, Rector, legal owners of that property known as 122 Allegheny Avenue in the Towson area of Baltimore County. The Petitioners herein seek an Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to approve the enclosure of the existing side porch of the former rectory of the Trinity Episcopal Church, which is listed on the Maryland Historical Trust Inventory as "#BA 1421" and listed on the National Register of Historic Places as the "Trinity Church Rectory (Surprise Shop)". The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

As noted above, the Petitioners filed the instant request through a Petition for Administrative Special Hearing. The Administrative Special Hearing process is similar to the Administrative Variance process set out in Section 26-127 of the Baltimore County Code, whereby the Deputy Zoning Commissioner is permitted to grant variance relief without a public hearing in certain cases. Specifically, that section provides that upon request for an

administrative variance from an owner/occupant of a residential property, the property in question is posted with notice of the variance relief sought for a period of at least 15 days. The subject property was posted with a sign describing the request on June 1, 2000. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. The matter is now eligible for review and resolution by this Hearing Officer.

The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 0.37 acres of land, more or less, zoned BM-CT. The information submitted is persuasive to a finding that the proposed alteration will not be inappropriate. There were no adverse comments from any Baltimore County reviewing agency. Furthermore, the Landmarks Preservation Commission reviewed the Petitioners' proposal at their June 8, 2000 meeting and unanimously agreed to recommend "that the proposed addition which retains the existing elements of the porch including the columns, balustrades, and balusters is consistent with Section 26-278". Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of July, 2000 that the request for Administrative Special Hearing to approve a waiver pursuant to, Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to approve the enclosure of the existing side porch of the

former rectory of the Trinity Episcopal Church, which is listed on the Maryland Historical Trust Inventory as "#BA 1421" and listed on the National Register of Historic Places as the "Trinity Church Rectory (Surprise Shop)", be and is hereby GRANTED.

1) The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the Zoning Plans Advisory Committee (ZAC) comment submitted by the Office of Planning dated July 10, 2000, a copy of which is attached hereto and made a part hereof.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 7/13/00
By

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July ~~12~~ 13, 2000

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Administrative Special Hearing
Case No. 00-526-SPH
Property: 122 Allegheny Avenue

Dear Mr. Boozer:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: James C. Ransom, Rector
Trustee of Trinity P.E. Church
122 Allegheny Avenue
Towson, MD 21204

Mr. William C. Hall
823 Corbett Road
Monkton, MD 21111

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 122 Allegheny Avenue, Towson
which is presently zoned BM-CT

This Petition shall be filed with the Department of Permits and Development Management. 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 Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

Permit enclosure of side porch

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Trustee of Trinity P.E. Church
Name - Type or Print

X James C. Ransom
Signature

James C. Ransom, Rector
Name - Type or Print

Signature

122 Allegheny Avenue — 410-823-3588
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Attorney For Petitioner:

F. Vernon Boozer, Esq.
Name - Type or Print

Signature

Company

614 Bosley Avenue — 410-828-9441
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

William C. Hall
Name — day & eve.

823 Corbett Road — 410-472-4486
Address — Telephone No.

Monkton — MD — 21111
City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 00-526-SPH

Reviewed By CTM **Date** 6/8/00

Estimated Posting Date 6/18/00

RZU 9/18/98

Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 823 Corbett Road
Address

Monkton MD 21111
City State Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William C Hall
Signature

Signature

William C. Hall
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ Harford, to wit:

I HEREBY CERTIFY, this 2 day of May, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William C. Hall

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5-2-00
Date

Anne Marie Holt
Notary Public

My Commission Expires 3-1-01

REV 9/18/98

Affidavit in Support of Administrative Special Hearing

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City State Zip Code

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William C Hall
William C Hall
Signature

Signature

William C. Hall
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF Harford **BALTIMORE,** to wit:

I HEREBY CERTIFY, this 2 day of May, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William C Hall

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Anne Marie Holt
Anne Marie Holt
Notary Public

5-2-00
Date

My Commission Expires 2-1-01

REV 9/18/98

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 122 Allegheny Avenue, Towson
which is presently zoned BM-CT

This Petition shall be filed with the Department of Permits and Development Management. 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 Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

Permit enclosure of side porch

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Trustee of Trinity P.E. Church
Name - Type or Print

James C. Ransom
Signature

James C. Ransom, Rector
Name - Type or Print

Signature

122 Allegheny Avenue — 410-823-3588 (day & eve.)
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Attorney For Petitioner:

F. Vernon Boozer, Esq.
Name - Type or Print

Signature

Company

614 Bosley Avenue — 410-828-9441
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

William C. Hall
Name

823 Corbett Road — 410-472-4486
Address — Telephone No.

Monkton — MD — 21111
City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 00-526-SPH **Reviewed By** LTM **Date** 6/8/00

REV 9/18/98 **Estimated Posting Date** 6/18/00

Petition for Administrative Hearing
Relative to:
Modification of Exterior of 122 W. Allegheny Avenue
Towson, MD 21204

The Petitioner is Trinity Episcopal Church, located at 120 W. Allegheny Avenue, Towson, MD 21204. The property in question is the former Rectory, located at 122 W. Allegheny Avenue, and at present in use as the Surprise Shop, a non-profit activity conducted by the Women's Guild of Trinity Church. The property is currently listed under Maryland Historical Trust, Item 1421.

It is desired to enclose the existing open side porch of the building as shown on the attached documents, to provide additional space for the operation of the Shop. Currently, the porch is open to the elements, and unused except for periodic overnight occupation by local vagrants. It is felt that incorporation into the enclosed facilities of the building would facilitate its upkeep, provide much-needed operational space, and eliminate these unwelcome intrusions.

The porch is approximately 12' X 20', with its angled roof supported by six 10" square columns at the outside corners. The columns are linked by a series of balustrades, 30" above the floor, with square balusters between the upper and lower horizontal members. The floor is set 36" above ground level.

It is proposed to retain the balustrades and balusters, and to install an additional wall approximately one foot inside the balustrade assembly. on the exterior sides of the porch. On the south side, there will be installed three single-hung windows, each 36" wide and 72 inches high. with the lower edge of the windows level with the balustrade. On the east side, four similar windows will be installed at the same level, extending back to the penultimate square column on the east side. Exterior paneling, with grooves at 4" intervals, will be installed below all windows and between the two support columns at the rear of the east side. The north wall will be solid paneling without windows and the balustrade will be removed on that side, as will the rear steps. This paneling will be painted a soft gray, to match the existing stone construction as closely as possible. The columns will be repainted to their existing cream color, matching the

#526

color of the trim in the main building, as they do now.

There will be no access to this enclosed room except from inside the Shop through existing doors. The current steps in the rear of the structure will be removed.

Appropriate lattice work will be installed between the floor and ground level to maintain a neat and orderly appearance, and the ground plantings will be retained.

We feel that by maintaining the balustrades and balusters on the south and east sides, and by installing the seven large windows we will retain the open aspect now exhibited by the current installation, and visible from the front and side of the building, while preserving as much as possible the historical architecture of this Towson landmark.

The Surprise Shop has been an integral part of the life of the church and of the community for the past 36 years. Its net income is devoted to outreach, both local and regional. It supports many activities either through monetary gifts, or through outright donation of clothing and household supplies, to such organizations as the Salvation Army, the Assistance Center of Towson Churches, Episcopal Social Services and the Presiding Bishop's Fund for World Relief, and has responded many times to the needs of victims of fire or other disasters, as well as refugee support. This extended workspace will further enhance our continued service to the community and the region by the optimum utilization of currently unused space while maintaining the building's historical aspect in the Towson neighborhood.

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ZONING DESCRIPTION

The Surprise Shop site is located at the northwest corner of the intersection of Allegheny Avenue and Baltimore Avenue. Allegheny Avenue has a right-of way width of 80 feet, and an existing curb-to-curb width at this location of thirty feet. Baltimore Avenue has a right-of-way width of 60 feet and an existing curb-to-curb width of 36 feet. The Shp building is located 54 feet north of the existing curb of Allegheny Avenue and 46 feet east of the existing curb of Baltimore Avenue.

The Shop occupies a portion of Parcel 253 in Election District 9, Councilmanic District 4, and that portion is covered in the following deed description from Liber 130, Folio 141, which is quoted in part below:

"This Deed, made this eighth day of July in the year of our Lord eighteen hundred and eighty-two between Washington Townsend and Elizabeth G. Townsend, his wife, of Chester County in the State of Pennsylvania, of the first part, and the Vestry of Trinity Church , Towsontowne, Baltimore County in the State of Maryland of the second, or other part, the said Vestry of Trinity Church, Towsontown, being a body corporate under the laws of the State of Maryland (said Trinity Church being a church of that denomination of Christians known as "The Protestant Episcopal Church"), Witnesseth that in consideration of the sum of of one thousand and seventy-five dollars paid by the Vestry of Trinity Church, Towsontown, to said Washington Townsend and Elizabeth G. Townsend (the receipt of which we do hereby acknowledge), the said Washington Townsend and Elizabeth G. Townsend, his wife, have granted conveyed and released and by these presents , do grant, convey and release to and unto the Vestry of Trinity Church, Towsontowne,Baltimore County, in the State of Maryland and its assigns in fee simple all that lot, piece or parcel of land and premises situate and lying in Towsontowne in Baltimore County aforesaid and thus described, to wit: Beginning for the same on the northerly side of Allegheny Avenue at a point distant ninety-eight feet, three inches , more or less from the intersection of said Allegheny Avenue and Baltimore Avenue, said point of beginning being also the first line in the Deed from said Washington Townsend and wife to said the Vestry of Trinity Church , Towsontowne, dated the 21st day of July A.D. 1873 and recorded among the Land Record of Baltimore County in Liber E.H.A. it. 082 folio 149 etc., and running thence in a westerly direction on the northerly side of said Allegheny Avenue ninety-eight feet three inches more or less , to said Baltimore Avenue, thence in a northerly direction along the easterly side of said Baltimore Avenue one hundred and sixty-six feet more or less to the lot of ground heretofore conveyed to John Burns by said Townsend and wife, thence conveyed on said lot in an easterly direction ninety-eight feet and three inches, more or less, to the lot of ground conveyed by said Townsend and wife, to said the Vestry of Trinity Church , Towsontowne by the deed above referred to, thence in a southerly direction along the line of said lot, one hundred and sixty - six feet , more or less, to the place beginning on Allegheny Avenue, aforesaid.., together with all the privileges.....*Concluding language regarding have and to hold, etc.*

00-5265PH

526

It is noted that the Surprise Shop occupies the former Rectory of Trinity Church, and the property covered by this above deed was added to the larger property parcel previously granted to Trinity Church in 1873 by the Townsends.

526

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083242

DATE 6/8/00 ACCOUNT 1001 C 150

AMOUNT $ 250.00

RECEIVED FROM: [illegible]

FOR: [illegible]

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
6/08/2000	6/08/2000	11:56:53

REG 0602 CASHIER DOUL PAID DRAWER 2
Dept 5 529 ZONING VERIFICATION
Receipt # 137202 001 11
CR NO. 083242

Rcpt Tot 250.00
250.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 00-526-SPH

Petitioner/Developer William Hall

Date of Hearing/Closing Administrative Special Hearing
Closing Date 7/3/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under penalties of perjury that the necessary sign(s) required by law were posted conspicuously for the property known as
122 West Allegheny Avenue

The signs were posted on 6/16/00
(Month, Day, Year)

Sincerely,

Kelly O'Brien
(Signature of Sign Poster and Date)

Kelly O'Brien
(Printed Name)

200 East Pennsylvania Avenue
Towson, MD 21286
(Address)

410-296-3333
(Telephone Number)

POLICE

RE: PETITION FOR SPECIAL HEARING 122 Allegheny Avenue, N/S Allegheny Ave, 98' W of c/l Allegheny and Baltimore Ave 9th Election District, 4th Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
Legal Owner: Trustee of Trinity P.E. Church Petitioner(s)	*	BALTIMORE COUNTY
	*	Case No. 00-526-SPH

* * * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to F. Vernon Boozer, Esq., Covahey & Boozer, 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 00-526 -SPH Address 122 WEST ALLEGHENY AVE

Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/8/00 **Posting Date:** 6/18/00 **Closing Date:** 7/3/00

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 00-526 -SPH Address 122 WEST ALLEGHENY AVE.

Petitioner's Name WILLIAM HALL Telephone

Posting Date: 6/18/00 **Closing Date:** 7/3/00

Wording for Sign: *Administrative Special Hearing to ~~approve~~*
PERMIT ENCLOSURE OF
SIDE PORCH

WCR - 7/28/99

I HAVE RECEIVED POSTING INFO - [illegible]

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is *due upon receipt and should be remitted directly to the newspaper.*

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-526-SPH

Petitioner: SURPRISE STOP OF TRINITY CHURCH

Address or Location: 122 W. ALLEGHENY AVE. TOWSON MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: TRINITY CHURCH

Address: 120 W. ALLEGHENY AVE.
TOWSON, MD 21204

Telephone Number: 410-823-3588

Revised 2/20/98 - SCJ

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 5, 2000

Mr. F. Vernon Boozer
614 Bosley Avenue
Towson MD 21204

Dear Mr. Boozer:

RE: Case Number 00-526-A , 122 Allegheny Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 6/8/00.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards Jr. /rsj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosure

c: Trustee of Trinity P.E. Church
William Hall

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 17, 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 3, 2000
Item Nos. 516, 517, 518, 519, 520, 521, 522, 523, 524, 526, 527, 528, 529, 530, 531, 532, 534, 535, 536, 537, 538, 540, 541, and 543

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC-7-3-2000-NO COMMENT ITEMS.doc

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 29, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 26, 2000

Item No.: See Below

Dear Ms. Stephens:

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

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

516, 517, 518, 519, 522, 524, 525, 526, 527, 528, 529, 530, 531, 533, 535, 536, 537, 538, 539, 540, 541, 543,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

15

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: August 15, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of June 26, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
516	209 Church Road
518	6 Stanson Court
526	122 Allegheny Avenue
527	7931 Ellenham Avenue
529	3700 Green Oak Court
530	3 Lancashire Court
532	1026-1028 York Road
533	Burmont Avenue
534	4001 Southwestern Boulevard
535	615 Glenrock Road
536	9737 Matzon Road
537	203 Sandhill Road
540	9419 Oak White Road
541	2044 Putnam Road
542	585 Frederick Road
543	110 Woodholme Avenue

completed 6 30-00

AV
7/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Mgmt.

DATE: July 10, 2000

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: No. 122 Allegheny Avenue

INFORMATION

Item Number: 00-526-SPHA

Petitioner: Richard Hall (project manager)

Zoning: BM-CT

Requested Action: Special Hearing to enclose a porch

RECOMMENDATIONS ON THE PROPOSAL

The structure located at No. 122 Allegheny Avenue is listed on the Maryland Historic Trust (MHT) Inventory as the "Trinity Church Rectory (Surprise Shop) MHT # BA 1421.

At their June 8, 2000 meeting, the LPC unanimously agreed to recommend a finding to the hearing officer that the proposed addition which retains the existing elements of the porch including the columns, balustrades, and balusters is consistent with Section 26-278.

Section Chief: _____

Form prepared by: _____

AFK:KA:kra

ORDER RECEIVED FOR FILING
Date 7/13/00
By

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Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6-26-00

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 526 LTM

Dear. Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

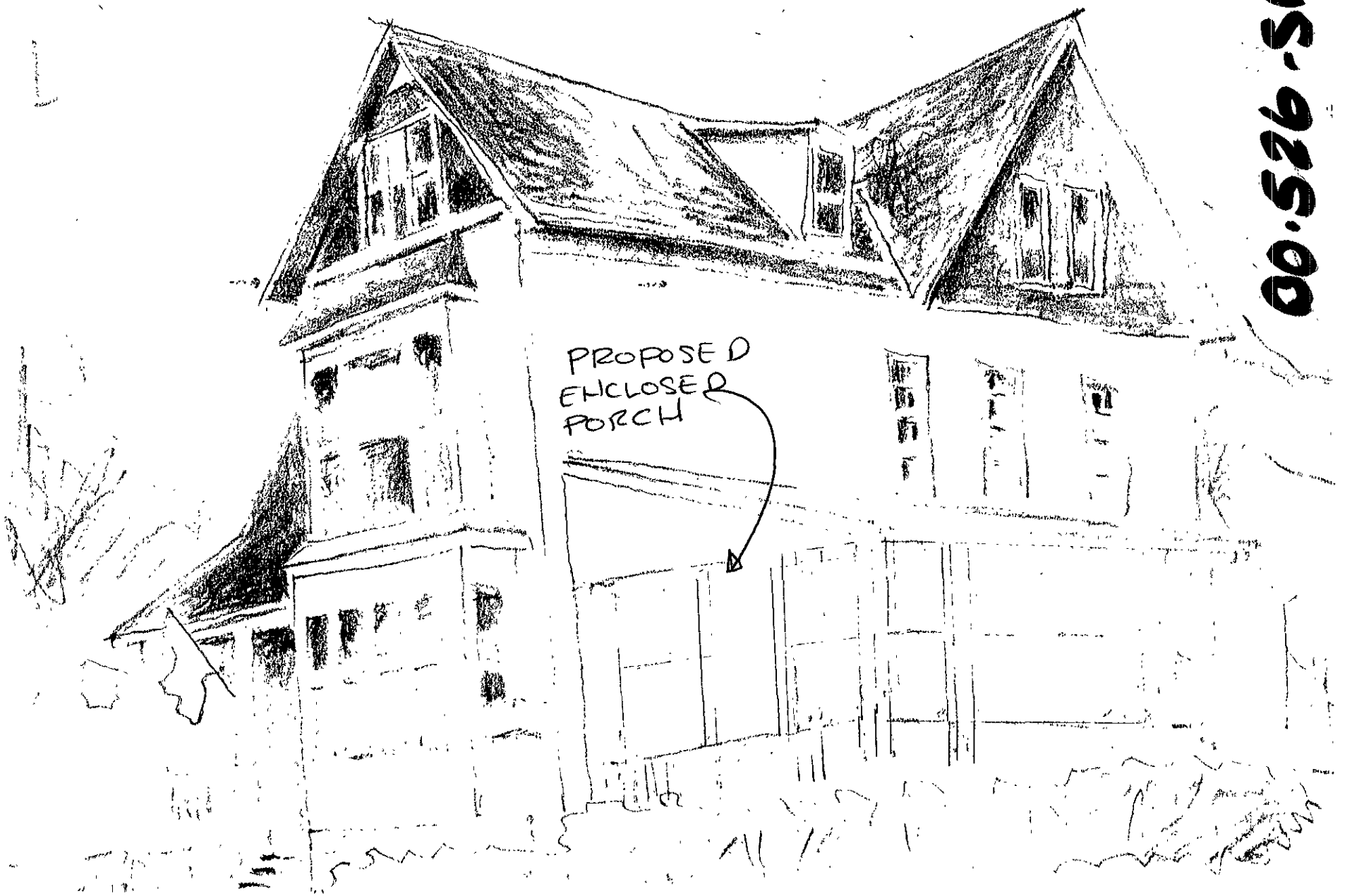
for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

#526



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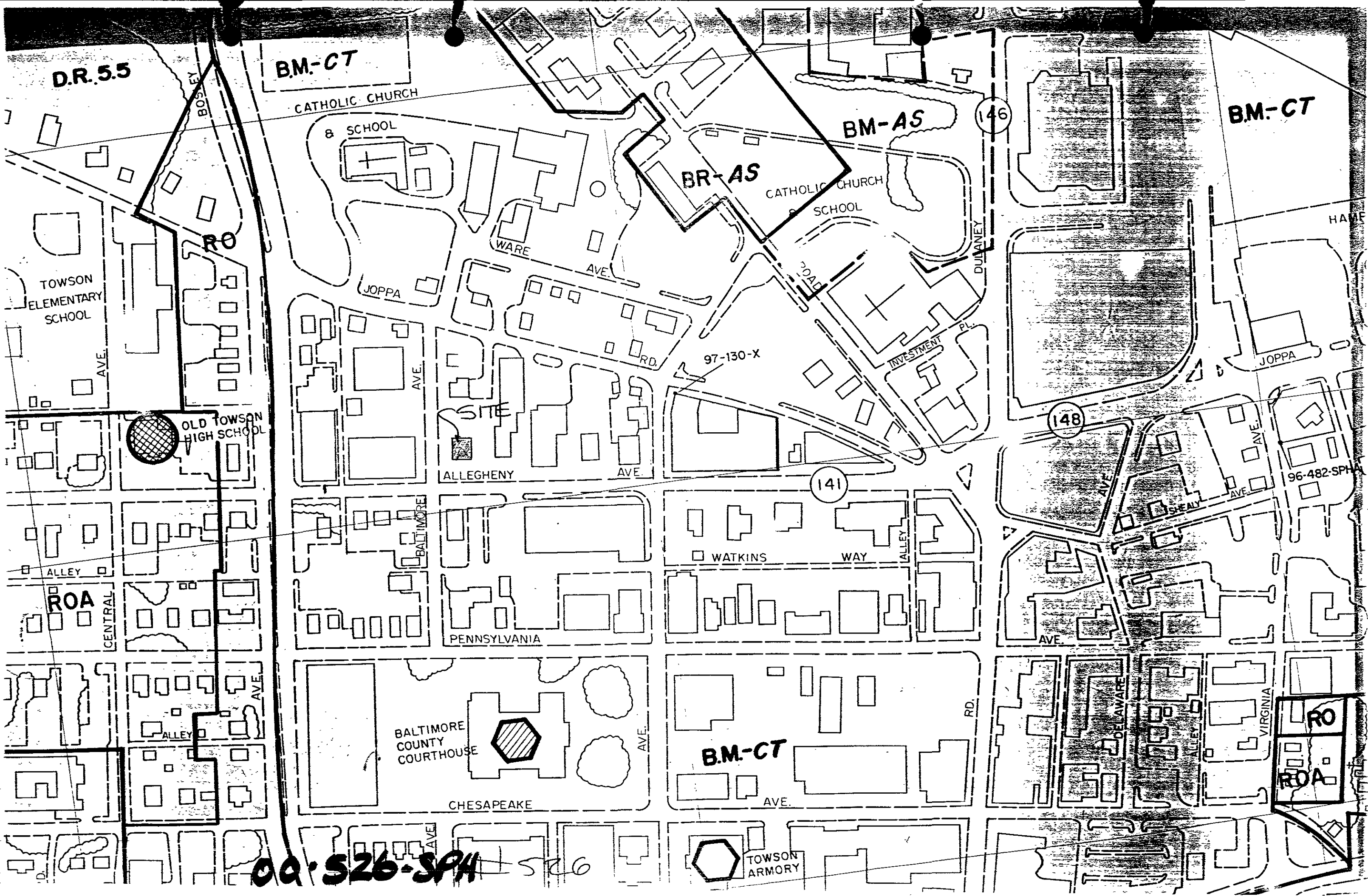
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JOPPA
TOWSON
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DULANEY
ROAD
INVESTMENT
PL.
RD.
97-130-X
JOPPA
148
OLD TOWSON
HIGH SCHOOL
AVE.
SITE
ALLEGHENY
AVE.
141
AVE.
SHEALY
AVE.
96-482-SPHA
BALTIMORE
WATKINS
WAY
ALLEY
ALLEY
ROA
CENTRAL
PENNSYLVANIA
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BALTIMORE
COUNTY
COURTHOUSE
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B.M.-CT
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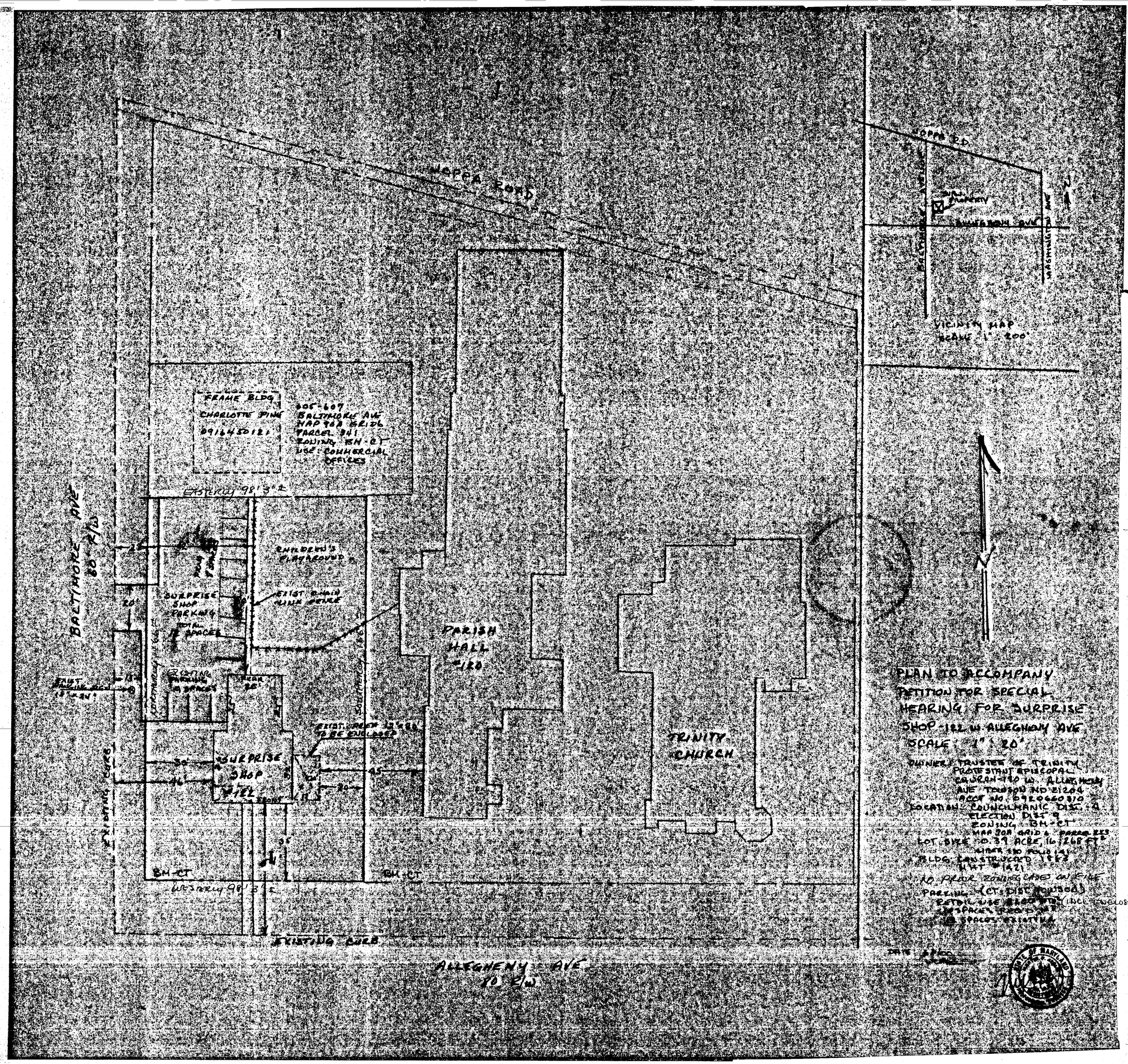

Pet. Ex #1

00-526-SPH