

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, WARD'S CHAPEL UNITED METHODIST CHURCH 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 1400.3B3 to permit a distance between buildings of twenty-six feet (26) in lieu of the required one hundred (100).

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

The distance between the existing stone building and the existing parsonage is now only 71'3". We want to put in a 15'10" wide addition to the existing stone building

reducing the 71'3" distance to 22'7" clear between it and the parsonage.

Please note that the parsonage is planned for removal in the future.

The new addition is planned for this location because there is a cemetery to the rear of the existing structures and there is too little distance between Ward's Chapel Road and the existing structures to accommodate further construction.

See attached description.

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.

Contract purchaser Carlton L. Charnock, Chairman of the Board of Trustees of Ward's Chapel United Methodist Church
Address 11023 Liberty Road, Randallstown, Maryland 21133
Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 1975.

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 27th day of July, 1975, at 10:00 o'clock.

John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

July 16, 1975

Mr. Carlton L. Charnock, Chairman
of the Board of Trustees of Ward's
Chapel United Methodist Church
11023 Liberty Road
Randallstown, Maryland 21133

RE: Petition for Variance
SE/corner of Liberty and Ward's
Chapel Roads - 2nd Election District
Ward's Chapel United Methodist
Church - Petitioner
NO. 76-6-A (Item No. 218)

Dear Mr. Charnock:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/me

Attachments

John W. Hession, III

RE: PETITION FOR VARIANCE
SE/corner of Liberty and Ward's Chapel
Roads - 2nd Election District
Ward's Chapel United Methodist Church -
Petitioner:
NO. 76-6-A (Item No. 218)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Variance that would permit a distance between two buildings of twenty-six feet in lieu of the required one hundred feet. The property in question is one of three adjoining parcels owned by the aforementioned church. Of the three parcels, one parcel contains one acre and is presently improved with the original church, which was constructed in 1870 and an addition thereto constructed in 1949. A second parcel, containing one and one-half acres, more or less, is improved with a fifty year old dwelling used as the church parsonage. The proposed addition, which is the subject of this Petition, will be attached to the aforementioned 1949 addition and will be situated on both the first and second parcels. The requested Variance, which would permit a distance of twenty-six feet between the new addition and the parsonage, would be temporary in nature since the parsonage is expected to be removed within the next three years or so and replaced with a new parsonage to be constructed on the adjoining third parcel. The third parcel, containing approximately sixteen and one-half acres, was described as being unimproved with the exception of an existing macadam parking lot.

The Variance is expected to be temporary in nature because of extensive holdings which will provide a side yard setback from the proposed addition to the easternmost property line of 500 feet, more or less, once the existing parsonage is removed. In view of this and the need to add to an existing church of such long standing, it is the opinion of the Deputy Zoning Commissioner that a practical difficulty does exist and that the Variance can be granted

without being detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of July, 1975, that the herein requested Variance to permit a distance between buildings of twenty-five feet in lieu of the required one hundred feet should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

DATE July 16, 1975
BY John W. Hession, III
MANAGER, PLANNING & ZONING

- 2 -

RE: PETITION FOR VARIANCE
to permit a distance between
buildings of 26 feet instead of
the required 100 feet.
Southeast corner of Liberty and
Ward's Chapel Roads - 2nd District.
WARD'S CHAPEL UNITED METHODIST
CHURCH

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 76-6-A, Item 218

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

John W. Hession, III
John W. Hession, III
People's Counsel



Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 23rd day of June, 1975 to Carlton L. Charnock, Chairman of the Board of Trustees of Ward's Chapel United Methodist Church, 11023 Liberty Road, Randallstown, Maryland 21133, Legal Owner.

John W. Hession, III
John W. Hession, III

I will not attend. JWH.



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

May 22, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. Franklin Hogans

Dear Mr. DiNenna:

At present there is no barrier between the Parking lot and the right of way line of Liberty Road. As a result, vehicles park on the right of way.

A permanent barrier, preferably concrete curb, should be placed along the right of way line. The plan should be revised accordingly.

The 1974 average daily traffic count for this section of Liberty Road is 11,600 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
by John E. Meyers

CLJEM:bk

Re: Z.A.C. meeting May 27, 1975
ITEM: 218
Property Owner: Ward's Chapel
United Methodist Church
Location: SE/C of Liberty Rd.
(Route 26) S Ward's Chapel
Road.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from
Sec. 1400.3B3 to permit a
distance between bldgs. of 26'
in lieu of the required 100 ft.
No. of Acres: 2.503
District: 2nd

Property Description for
Ward's Chapel Methodist Church

Beginning at a railroad spike set at the intersection of the right of way of Liberty Road and Ward's Chapel Road on the southeast corner of the intersection proceed south 81 degrees 46 min. 47 sec. East for 165' to a point then North 8 degrees 13 min. 23 sec. East for 39' to a point on the centerline of Liberty Road then South 81 degrees 46 min. 47 sec. East along the centerline 99.25' to a point then South 8 degrees 10 min. 55 sec. West for 187.95' to a point then North 81 degrees 46 min. 47 sec. West for 25' to a point then South 8 degrees 10 min. 56 sec. West for 291.24' to a point then North 82 degrees 15 min. 19 sec. West 239.25' to a pipe set then North 8 degrees 10 min. 41 sec. East 450.35' to the original railroad spike describing an area of 2.503 ± acres.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
JOINT STATE AND COUNTY HEALTH OFFICER

July 3, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Additional comments on Item No. 218, Zoning Advisory Committee meeting, May 27, 1975, are as follows:

Property Owner: Ward's Chapel United Methodist Church
Location: SE/C of Liberty Road & Ward's Chapel Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1400.3B3 to permit a distance between buildings of 26' in lieu of the required 100'.
No. of acres: 2.503
District: 2nd

An application has been submitted for a soil evaluation. We do not anticipate any problems with the sewage disposal system. Also, additional information has been obtained concerning the water well. Recommendations were made for improvements to the well which should comply with our requirements for a potable water supply.

In view of the above, the County Health Department has no objections to the proposed variance.

Very truly yours,

Thomas A. Devlin
Thomas A. Devlin, R.S., Director
BUREAU OF ENVIRONMENTAL SERVICES

WJD/ak

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 26, 1975

Mr. Carlton L. Charnock, Chairman
of the Board of Trustees of
Ward's Chapel United Methodist Church
11023 Liberty Road
Randallstown, Maryland 21133

RE: Variance Petition
Item 218
Ward's Chapel United Methodist
Church - Petitioners

Dear Mr. Charnock:
The enclosed comments are to be included with
the Zoning Plans Advisory Committee comments sent
you under the above
reference. SJS:jcd 6/27/75

Very truly yours,

Franklin T. Hognans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Henry Powell Hopkins & Assoc., P.A.,
Architects
10 E. Mulberry Street
Baltimore, Maryland 21202

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

June 16, 1975

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #218 (1974-1975)
Property Owner: Ward's Chapel United Methodist Church
S/E cor. of Liberty Rd. & Ward's Chapel Rd.
Existing Zoning: R.B.P.
Proposed Zoning: Variance from Sec. 1100.3B3 to permit
a distance between buildings of 26' in lieu of the
required 100'.
No. of Acres: 2.503 District: 2nd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this
office for review by the Zoning Advisory Committee in connection with the subject
item.

Highways:

Liberty Road (Md. 26) is a State Road; therefore, all improvements, inter-
sections, entrances and drainage requirements as they affect the road come under the
jurisdiction of the Maryland Highway Administration. Any utility construction within
the State Road right-of-way will be subject to the standards, specifications and
approval of the State in addition to those of Baltimore County.

Ward's Chapel Road and Powells Run Road, existing public roads, are proposed
to be improved in the future with some vertical and horizontal realignment, as
40 and 30-foot closed section roadways on 60 and 50-foot rights-of-way, respectively.
Further information may be obtained from the Baltimore County Bureau of Engineering;
the submitted plan should be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic
Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could
result in a sediment pollution problem, damaging private and public holdings down-
stream of the property. A grading permit is, therefore, necessary for all grading,
including the stripping of top soil.

Drainage studies, storm water management drawings and sediment control drawings
will be necessary to be reviewed and approved prior to the recording of any record
plat or the issuance of any grading or building permits.

Item #218 (1974-1975)
Property Owner: Ward's Chapel United Methodist Church
Page 2
June 16, 1975

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the
total actual cost of drainage facilities required to carry the storm water run-off
through the property to be developed to a suitable outfall.

Drainage and utility assessments and/or reservations will be required through
this property.

Open stream drainage requires a drainage reservation or easement of sufficient
width to cover the flood plain of a 100-year design storm. However, a minimum width
of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent)
to prevent creating any nuisances or damages to adjacent properties, especially by the
concentration of surface waters. Correction of any problem which may result, due to
improper grading or improper installation of drainage facilities, would be the full
responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property
which is utilizing private onsite facilities. This property is beyond the Baltimore
County Metropolitan District and the Urban Rural Densification Line. The Baltimore
County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "No
Planned Service" in the area.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

ENDS:RAM:PMW:ss

cc: J. Trenner

PP-WR Key Sheet
36 & 37 NW & 7 Pos. Sheets
NW 9 L Topo
66 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 1, 1975

FROM: William D. Fromm, Director of Planning

Petition #76-6-A.
SUBJECT: Petition for Variance for Distance between Buildings
Southeast corner of Liberty and Ward's Chapel Roads
Petitioner - Ward's Chapel United Methodist Church

2nd District

HEARING: Monday, July 7, 1975 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on
this petition at this time.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw



BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 218
Mr. Carlton L. Charnock, Chairman
of the Board of Trustees of
Ward's Chapel United Methodist Church
11023 Liberty Road
Randallstown, Md. 21133
COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for
filing this 20th day of May 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Ward's Chapel United Methodist Church

Petitioner's Attorney: Henry Powell Hopkins & Assoc., P.A.,
10 E. Mulberry Street (21202)
Reviewed by: Franklin T. Hognans, Jr.
Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hognans, Jr.
Chairman

Mr. Carlton L. Charnock, Chairman
of the Board of Trustees of
Ward's Chapel United Methodist Church
11-23 Liberty Road
Randallstown, Maryland 21133

RE: Variance Petition
Item 218
Ward's Chapel United Methodist
Church - Petitioners

Dear Mr. Charnock:

The Zoning Plans Advisory Committee has reviewed
the plans submitted with the above referenced petition
and has made an on site field inspection of the
property. The following comments are a result of
this review and inspection.

These 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 appropriateness of the requested zoning.

The subject property is located on the southeast
corner of Liberty Road and Ward's Chapel Road, and
is currently the site of Ward's Chapel United Methodist
Church and parsonage.

The petitioner is requesting a Variance to
permit a distance between buildings of 26 feet in
lieu of the required 100 feet, in order that an
addition may be constructed to the existing church
building.

Properties across Liberty Road and opposite this
site are utilized as a service station and retail

Mr. Carlton L. Charnock, Chairman
of the Board of Trustees of
Ward's Chapel United Methodist Church
Re: Item 218
June 19, 1975
Page 2

store, and other adjacent properties are unimproved rural
and farm lands. To the east of the proposed construction
is a parking lot for 40 cars for churchgoing parking.

The petitioner should note the comments of the
State Highway Administration concerning parking along
Liberty Road. The parking lot as shown on the submitted
plan does not allow for the required setback of 8 feet
from the street right of way line for a parking space,
and this situation is evident in the field. The plans
should be revised to indicate the required setback for
parking spaces.

This petition is accepted for filing on the date of
the enclosed filing certificate. Notice of the hearing
date and time, which will be held not less than 30, nor
more than 90 days after the date on the filing certificate,
will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hognans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Henry Powell Hopkins & Assoc., P.A.,
Architects
10 E. Mulberry Street
Baltimore, Maryland 21202

SEP 19 1975

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: T.B.C. Revised Plans: _____
 Change in outline or description _____ Yes
 _____ No
 Previous case: _____ Map # _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 15 day of
MAY 1975. Item # _____


 S. Eric DiNenna,
 Zoning Commissioner

Petitioner WARD'S CHAPEL UNITED METHODIST CHURCH Submitted by MR. CHARNICK
 Petitioner's Attorney _____ Reviewed by UBC

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

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

No. 21661

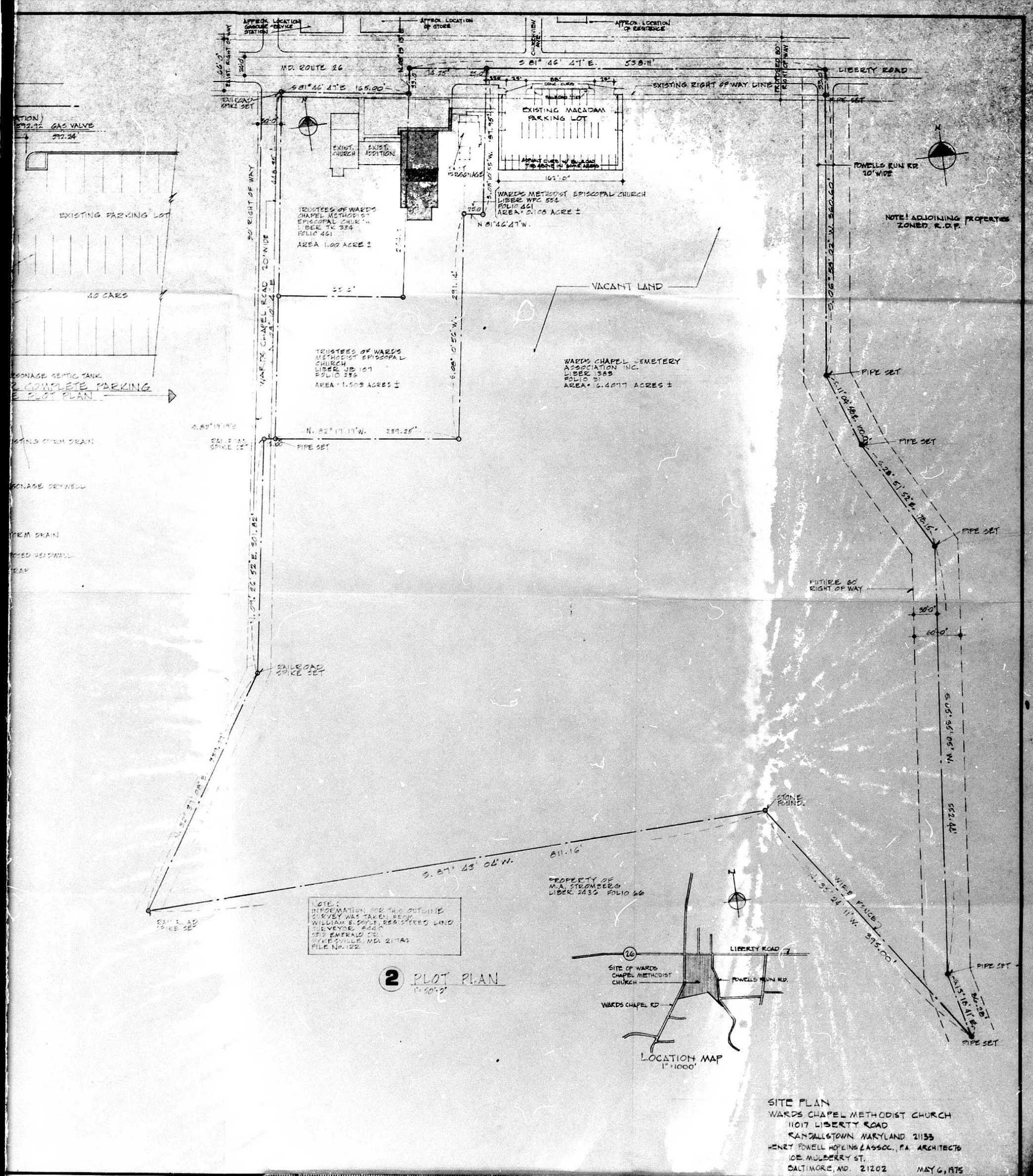
DATE July 7, 1975 ACCOUNT 01-662

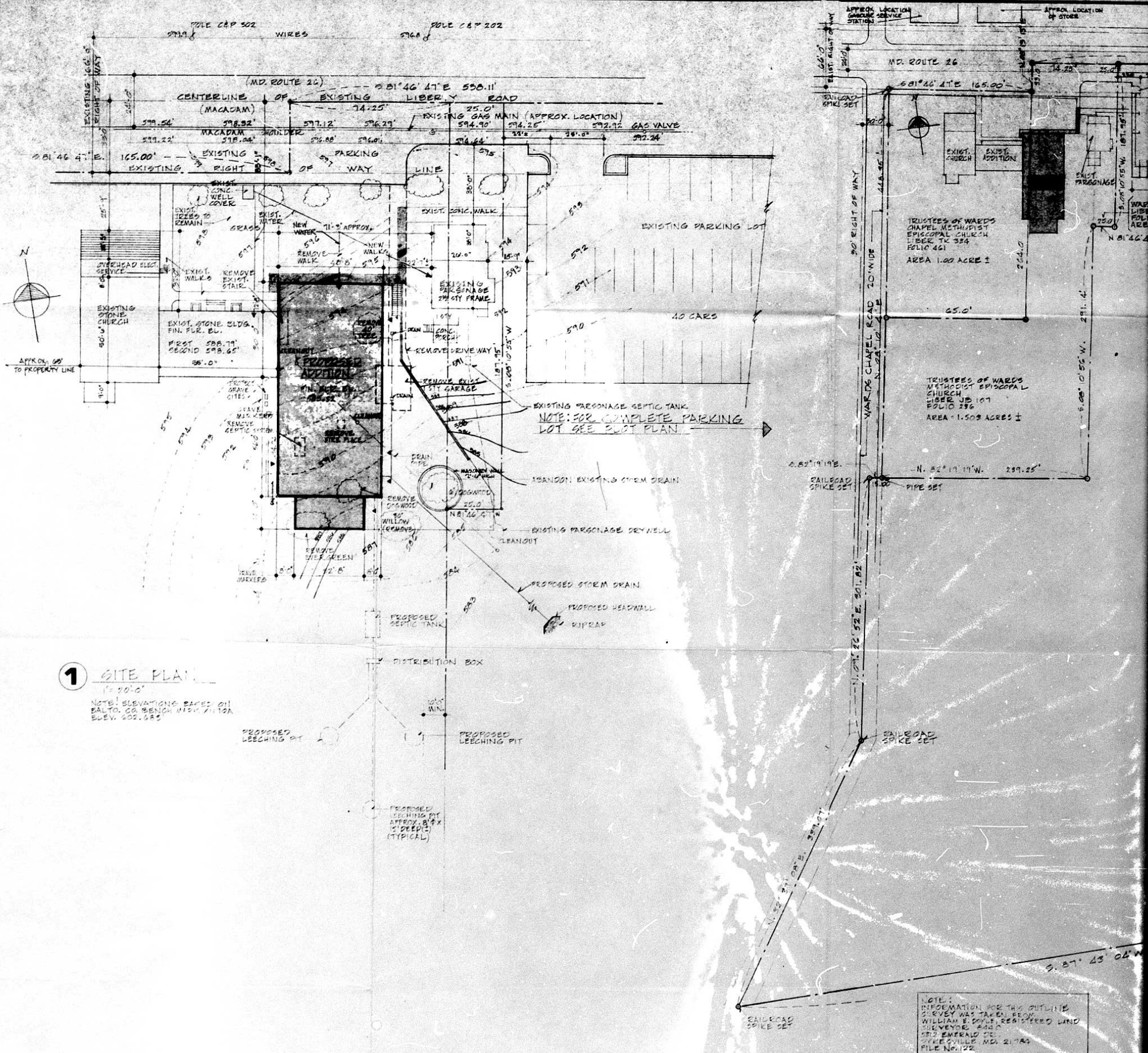
AMOUNT \$50.75

WHITE - CASHIER DISTRIBUTION
 PINK - AGENCY YELLOW - CUSTOMER

Ward's Chapel United Methodist Church
 11023 Liberty Rd.
 Randallstown, Md. 21133

Advertising and posting of property 76-6-A 50.75





PROJECT INFORMATION

1. PROPERTY DATA

ELECTION DISTRICT 21D
ZONED R.D.P.
LOT SIZE 2.503 ACRES

2. PARKING DATA

PEOPLE 200 MAX.
1 CAR/6 PEOPLE
SPACES REQ 34
ACTUAL SPACES IN EXISTING LOT 40