



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

ARNOLD JADON
ZONING COMMISSIONER

October 1, 1984

Mrs. Christina Bauman
Green Acres at Prince of Peace, Inc.
8334 Liberty Road
Baltimore, Maryland 21207

RE: Zoning Requirements for the
Green Acres at Prince of Peace
Day Care Center -
2nd Election District

Dear Mrs. Bauman:

A recent field inspection by the Zoning Office has determined that the buffer area required by Deputy Zoning Commissioner Jung's Order, Case No. 83-264-X, and the Building Permit, No. C-1060-83, has not been planted in accordance with the approved plan. We are giving temporary approval for your day nursery license until January 1, 1985, in order for you to do this planting.

We have consulted a local nursery and have been informed that it is reasonable to plant the trees and shrubs indicated on the approved plan (C-1060-83) anytime until January.

If you have any further questions regarding this matter, please call Ms. Diana Itter at 494-3391.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED:DI:nr

cc: Mr. Eugene Marton, Senior Warden
Church of the Ascension and Prince of Peace
Mr. Kay Drayton, Health Department
Mr. John France, Permits and Licenses
Mrs. Jean M. H. Jung, Deputy Zoning Commissioner
Mr. James H. Thompson, Chief, Zoning Enforcement
Ms. Diana Itter, Zoning Associate III
Case File



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the church of the ascension and prince of peace

8334 LIBERTY ROAD - BALTIMORE, MD. 21207 - PHONE 522-2340

Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Dyer:

Mrs. Bauman, of Green Acres at Prince of Peace, sent your letter of October 1, 1984, requiring the completion of the buffer planning by January 1, 1985, to the Church.

She claims the Rector told her the Church would take care of the buffer planning. I told Mrs. Bauman that we could not afford the planning and that the Rector did not have the authority to commit the Church to this expenditure. Since Mrs. Bauman may sue the Church for the loss of income from January to June, if her license is not renewed, we respectfully request an extension from January 1, 1985 to July 1, 1985.

As I discussed with Mrs. Itter, the Church property is currently listed with a commercial realtor and Mrs. Bauman has been advised that the property is for sale and she will not be able to remain past 1984-1985 term.

If you have any questions regarding this request, please call and I will be happy to meet with you to answer any questions.

Sincerely,

Kenneth V. Bellin

Kenneth V. Bellin
Junior Warden, Property Commissioner
W-296-6500
H-795-6879

KVB/lb

cc: Kenneth Bellin
Eugene Marren, Senior Warden

November 15, 1984

Due to the circumstances which you have described, the Green Acres at Prince of Peace Day Care Center may continue to operate until July 1, 1985 without benefit of the buffer. The buffer must be planted, however, before any further extension would be granted.

James E. Dyer
JAMES E. DYER, Zoning Supervisor
Baltimore County, Maryland

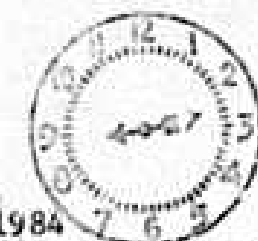
MICROFILMED
See Reverse Side for
CC's

Case File

11/16/84
703D
8

JED Rued
11-9-84
10:45 AM

NOV 6 AM



November 5, 1984

ZONING DEPARTMENT

By

JED:DI:nr

cc: Mrs. Christina Bauman, Green Acres at Prince of Peace, Inc.
Mr. Eugene Marren, Senior Warden
Church of the Ascension and Prince of Peace
Ms. Kay Drayton, Health Department
Mr. John France, Permits and Licenses
Mrs. Jean M. H. Jung, Deputy Zoning Commissioner
Mr. James H. Thompson, Chief, Zoning Enforcement
Ms. Diana Itter, Zoning Associate III
Case No. 83-264-X

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 8th day of June, 1983, that the herein Petition for Special Exception for a nursery school (day care center), in accordance with the site plan prepared by Spellman, Larson and Associates, Inc., dated February 1, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The number of children shall not exceed 40.
2. The hours of operation shall be limited to between 7:00 a.m. and 6:00 p.m., Monday through Friday.
3. Compliance with Section 1801.1B.1.b. of the Baltimore County Zoning Regulations.
4. Compliance with all requirements, including but not limited to Change of Occupancy Permit, of the Department of Permits and Licenses.
5. A revised site plan shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

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

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: 3/22/83

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 22, 1983

RE: Item No: 177, 178, 179, 180, 181, 182
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-264-X
FROM: The Vestry of the Church of the Ascension and Prince of Peace
SUBJECT: The Vestry of the Church of the Ascension and Prince of Peace

Date: May 9, 1983

This office is not opposed to the granting of this petition for this specific use which apparently would fulfill a community need.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 17, 1983

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

Chairman
Nicholas B. Commodari

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

Mr. Kenneth V. Bellin
5800 Lakeview Drive
Sykesville, Maryland 21784

RE: Item No. 177 - Case No. 83-264-X
Petitioner - Church of the Ascension & Prince of Peace
Special Exception Petition

Dear Mr. Bellin:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Spellman & Larson
Jefferson Bldg.
W. Chesapeake Avenue
Towson, Maryland 21204

PETITION FOR SPECIAL EXCEPTION

2nd Election District

ZONING: Petition for Special Exception
LOCATION: Northeast side of Liberty Road, 178 ft. Northwest of the centerline of St. James Road
DATE & TIME: Thursday, May 26, 1983 at 11:00 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 Regulation of Baltimore County, will hold a public hearing:

Petition for Special Exception for a nursery school (day care center)

All that parcel of land in the Second District of Baltimore County

Being the property of The Vestry of the Church of the Ascension and Prince of Peace, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, May 26, 1983 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 177, Zoning Advisory Committee Meeting of March 22, 1983

Property Owner: Church of the Ascension and Prince of Peace

Location: N.E. side Liberty Rd. District 2

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- (X) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 177
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
() The results are valid until _____
() Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- (X) No health hazards are anticipated.
- () Others _____

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
102 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
623-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.
ALBERT RENTY
MARK C. MARTIN

DESCRIPTION FOR A SPECIAL EXCEPTION TO ZONING, CHURCH OF THE ASCENSION AND PRINCE OF PEACE, LIBERTY ROAD, 2ND DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the northeast side of Liberty Road as widened at the distance of 178 feet, more or less, measured northwesterly along the northeast side of Liberty Road from the centerline of St. James Road, 30 feet wide, and running thence and binding on the northeast side of Liberty Road North 63 Degrees 20 Minutes 25 Seconds West 260.00 feet, thence leaving the northeast side of Liberty Road and running North 26 Degrees 30 Minutes 00 Seconds East 342.00 feet South 63 Degrees 30 Minutes 00 Seconds East 22.00 feet and North 26 Degrees 30 Minutes 00 Seconds East 150.00 feet to intersect northeast boundary of the whole tract of land of which this description is a part and running thence and binding on said boundaries South 44 Degrees 44 Minutes 50 Seconds East 285.00 feet South 33 Degrees 07 Minutes 40 Seconds West 136.72 feet and South 30 Degrees 21 Minutes 20 Seconds West 268.50 feet to the place of beginning.

Containing 2.83 acres of land, more or less.

2/1/83



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEY • TECHNICAL CONSULTATION

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 17, 1983

Church of the Ascension and Prince of Peace
c/o Kenneth V. Bellin, Jr. Warden
5800 Lakeview Drive
Sykesville, Maryland 21784

Re: Petition for Special Exception
Vestry of the Church of the Ascension
and Prince of Peace - Petitioners
NE/S of Liberty Rd., 178' NW of the
c/l of St. James Road
Case No. 83-264-X

Dear Sir:

This is to advise you that \$63.50 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 117634

DATE 6/8/83 ACCOUNT R-01-615-000

AMOUNT \$63.50

RECEIVED FROM Church of the Ascension and Prince of Peace
FOR Advertising & Posting Case #83-264-X

6 033*****035010 8080A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION
3rd Election District

CERTIFICATE OF PUBLICATION
43774 Reg L47015

Pikesville, Md., May 4 19 83

CERTIFY, that the annexed advertisement in the NORTHWEST STAR, a weekly published in Pikesville, Baltimore yland before the 26th day of 19 83 publication appearing on the day of May 19 83 publication appearing on the day of 19 83 publication appearing on the day of 19 83

THE NORTHWEST STAR

Cost of Advertisement \$34.00

Vestry of the Church of the Ascension
and Prince of Peace
c/o Kenneth V. Bellin
5800 Lakeview Drive
Sykesville, Maryland 21784

April 27, 1983

NOTICE OF HEARING

Re: Petition for Special Exception
NE/S of Liberty Rd., 178' NW of the
c/l of St. James Rd.
Vestry of the Church of the Ascension and Prince of Peace
Case No. 83-264-X

TIME: 11:00 A.M.

DATE: Thursday, May 26, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Christina T. Bauman
1336 Texas Avenue
Baltimore, Maryland 21234

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

No. 115031

DATE 3/7/83 ACCOUNT R-01-615-000

AMOUNT \$100.00

RECEIVED FROM Christina T. Bauman
FOR Filing Fee for Earl L. Hagan (Special Exception)

6 035*****100010 8080A

VALIDATION OR SIGNATURE OF CASHIER

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 8, 1983

Lee R. Finnesey, Esquire
Room 337
201 North Charles Street
Baltimore, Maryland 21201

RE: Petition for Special Exception
NE/S of Liberty Rd., 178' NW of the
center line of St. James Rd.
2nd Election District
The Vestry of the Church of the
Ascension and Prince of Peace -
Petitioner
NO. 83-264-X (Item NO. 177)

Dear Mr. Finnesey:

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Kenneth V. Bellin
5800 Lakeview Drive
Sykesville, Maryland 21784

The Reverend Charles L. Taylor
Church of the Ascension and Prince of Peace
8334 Liberty Road
Baltimore, Maryland 21207

John W. Hessian, III, Esquire
People's Counsel

the church of the ascension and prince of peace
8334 LIBERTY ROAD • BALTIMORE, MD. 21207 • PHONE 722-2260

Zoning Commissioner's Office
County Office Building
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

March 16, 1983

Dear Miss January:

This is to certify that the property known as the Church of the Ascension and Prince of Peace at 8334 Liberty Road is legally owned by the Vestry of said Church.

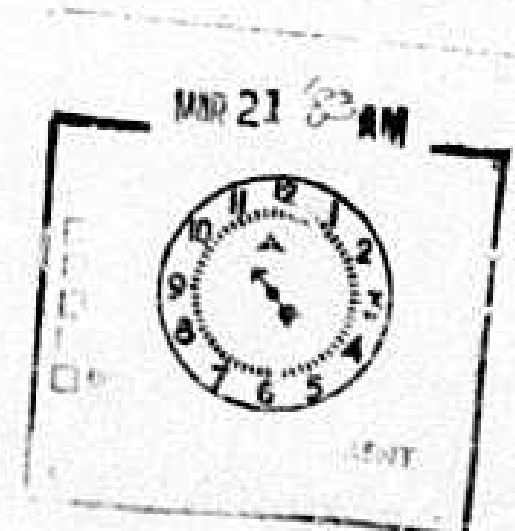
As elected Senior Warden and Junior Warden respectively, the undersigned are empowered to act in the behalf of the Vestry.

Sincerely,

Earl L. Hagan
Senior Warden

Kenneth V. Bellin
Junior Warden

ELH/lb



Mr. Kenneth V. Bellin
5800 Lakeview Drive
Sykesville, Md. 21784

Spillman & Larson
Jefferson Bldg.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

You: Petition has been received and accepted for filing this 22nd day of March 19 83.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Church of Ascension & Prince of Peace

Petitioner's Attorney Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting May 5 1983

Posted for: Special Exception

Petitioner: The Vestry of the Church of the Ascension and Prince of Peace

Location of property: NE/S of Liberty Road, 178' NW of the c/l of St. James Road

Location of Signs: Should be outside of Liberty Road, approx 250' NE of the centerline of St. James Road

Remarks:

Posted by: J. J. Rute Signature Date of return: May 19 1983

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 5 19 83.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time before the 26th day of May 19 83, the first publication appearing on the 5th day of May 19 83.

THE JEFFERSONIAN

L. Frank Stinebaugh
Manager

Cost of Advertisement, \$ 24.50



APARTMENTS

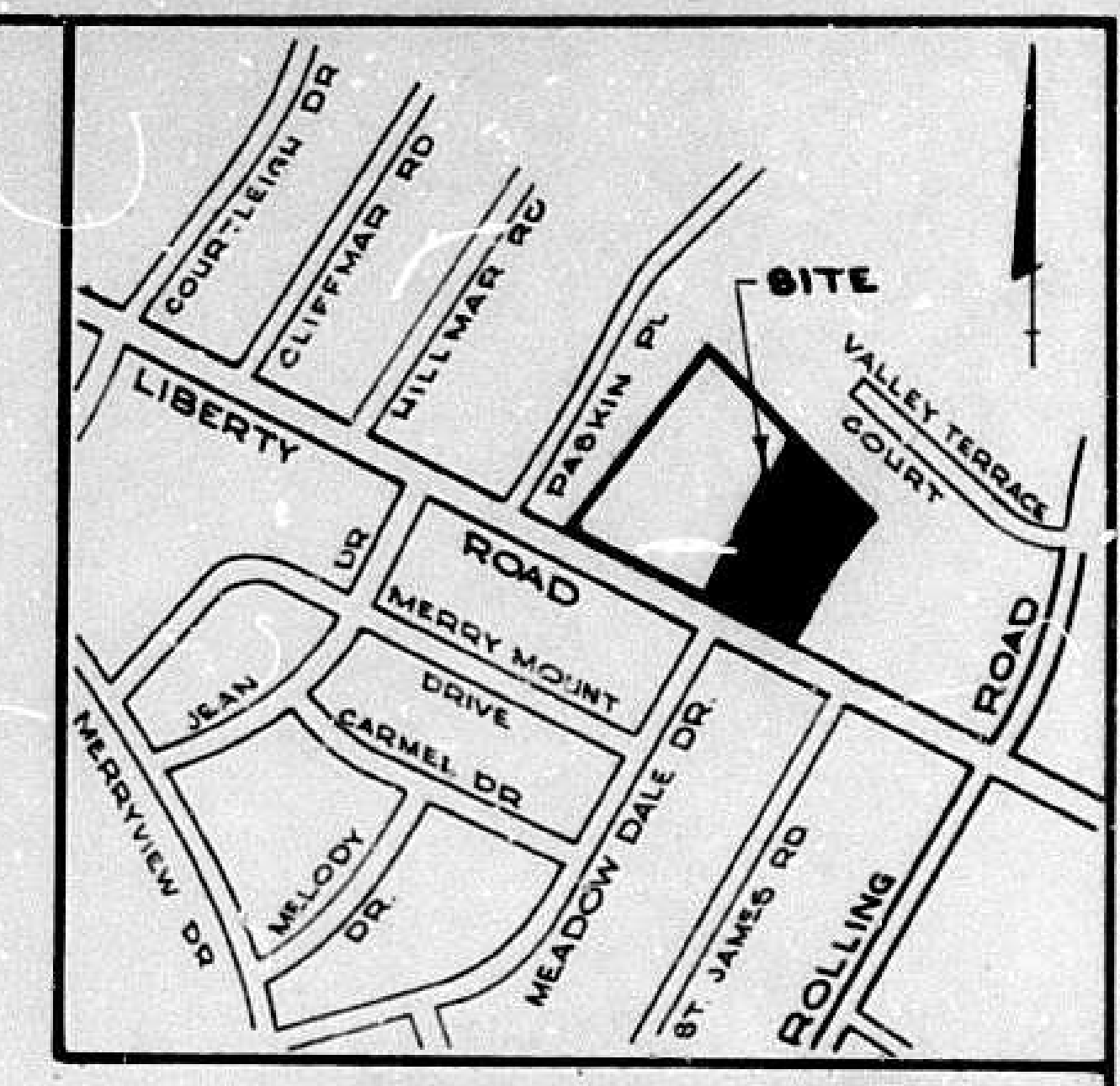
D.R. 16

D.R. 5.5

VACANT

D.R. 16

APARTMENTS



VICINITY MAP
SCALE 1" = 500'

GENERAL NOTES

1. EXISTING ZONING - D.R. 5.5
2. PROPOSED ZONING - D.R. 5.5 WITH A SPECIAL EXCEPTION FOR A NURSERY SCHOOL
3. AREA OF TRACT = 7.20 AC±
4. AREA OF SPECIAL EXCEPTION = 2.83 AC±
5. EXISTING PARKING = 73 SPACES
6. REQUIRED PARKING FOR CHURCH = 380 SEATS ÷ 6 (1 SPACE FOR EVERY 6 SEATS) = 64 SPACES REQ.
7. EXCESS CHURCH PARKING = 9 SPACES
8. PARKING REQ. FOR NURSERY SCHOOL: 1 SPACE FOR EACH TEACHER = 4 SPACES REQUIRED
9. PARKING PROVIDED = 9 SPACES
10. SIZE AND LOCATION OF BUFFER AREA WILL CONFORM TO SECTION: B.O. 11 B. 16.3 N4 OF THE ZONING REGULATIONS FOR BALTIMORE COUNTY.
11. WATER SERVICE - EXISTING PUBLIC
12. SEWER SERVICE - EXISTING PUBLIC



REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND SURVEYORS
SUITE 110, JEFFERSON BLDG., FOWSON, MD., 21044
PHONE 823-3535

PLAT FOR
SPECIAL EXCEPTION TO ZONING
PROPERTY OF
CHURCH OF THE ASCENSION
AND PRINCE OF PEACE
ROCKDALE, MD
2ND ELECT. DIST. BALTO. CO., MD

STON #177

D.R. 5.5

D.R. 5.5

PETITIONER'S
EXHIBIT

