

THE MATTER OF
J. WEINER, ET AL
SPECIAL EXCEPTION FOR
GARAGE AND VARIANCES
SPACES AND SETBACKS
OWNER OF LIBERTY ROAD
TOWSON
DISTRICT

BEFORE
COUNTY BOARD OF
OF
BALTIMORE
CASE

OPINION AND ORDER
and Joint Motion for Variation of Zoning
Commissioner's Order read and the parties having
had the opportunity to be heard at 9:00 a.m. on
January 21, 1988, and on January 21, 1988, by the County
Board of Appeals of Baltimore County.

ORDERED, that the 1987 Order of the Zoning Commissioner
of Baltimore County, Maryland, be and the same is, hereby modified by adding the following
condition:

10. (a) The proposed change in zoning shall be subject to the following conditions:
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98. The proposed change in zoning shall be subject to the following conditions:
99. The proposed change in zoning shall be subject to the following conditions:
100. The proposed change in zoning shall be subject to the following conditions:

No. 88-84-XA
J. Weiner, et al

COUNTY BOARD OF
OF BALTIMORE COUNTY

WILLIAM
man
Buckley
Buckley, Jr.

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

January 28, 1988

FILE

Phyllis Cole Friedman
Room 223, Old Court House
Towson, MD 21204

Dear Ms. Friedman:

Enclosed is a copy of the Order and Order passed
today by the County Board of Appeals of Baltimore County on the subject case.

Encl.

cc: Paul

Paul
Estate
Esquire
Jablon, County Attorney

IN RE: PETITION FOR ZONING VARIANCE
S/S Liberty Rd., 1,584' W of
the c/l of Wards Chapel Rd.
(11301 Liberty Road)
2nd Election District
3rd Councilmanic District
Herbert E. Kronk, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-74-A

The Petitioners herein request a variance to permit a double-faced free-standing sign of 174.72 sq.ft. in lieu of the permitted 30 sq.ft.

Testimony on behalf of the Contract Purchaser, the Liberty Reformed Presbyterian Church, indicated that 17 years ago, the congregation remodeled an old barn for its religious purposes and in 1977 built an attached brick sanctuary. In 1979 the school was established and currently is operated in a building considerably to the rear of the church. During the school year 1987/88 the school will provide for students from pre-kindergarten through 8th grade. There were 185 students enrolled as of August 4, 1987, the date of the hearing. Current facilities provide space for 15 more students. The school would like a full enrollment. The proposed sign (drawing marked Petitioner's Exhibit 2), would provide information for both church and school. It has been designed by a graphic artist to be constructed of redwood and red brick masonry similar to the church building masonry. The requested 174.72 sq.ft. is to be utilized as 56.5 sq.ft. for each face of the sign, 8.5 sq.ft. for each face of the base, and 45 sq.ft. for the masonry side supports. The existing sign is single-faced and approximately 4' x 8' in size.

There were no Protestants.

The Petitioner stipulated to a visit to the site by the Deputy Zoning Commissioner at which time it was observed that not one, but four signs existed, consisting of a single-faced sign between redwood posts, a large double-faced sign approximately 4' x 12' on each face, providing school information, and two

ORDER RECEIVED FOR FILING
Date 8/10/87
By [Signature]

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.18 - to permit a double faced freestanding sign 174.72 square feet in lieu of the required 30 square feet

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

- Both Church and School ministry needing one large sign to depict continuity.
- Liberty Road traffic is 40-50 MPH. We need a sign large enough to be seen and read with no impairment on the performance of the oncoming drivers.
- Aesthetically practical.

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.

LIBERTY REFORMED PRESBYTERIAN CHURCH
Contract Purchaser:
J. Edward Reed, Chairman
(Type or Print Name)
Signature
11301 Liberty Road
Address
Owings Mills, Maryland 21117
City and State

Legal Owner(s):
Mr. Herbert E. Kronk
(Type or Print Name)
Signature
Mrs. Angelina Kronk
(Type or Print Name)
Signature

Attorney for Petitioner:
(Type or Print Name)
Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Mr. James L. Bowen
Name
3706 Laburnum Drive
Address
Randallstown, Maryland 21133
City and State
Phone No. 922-6097

Attorney's Telephone No.: 922-4380

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of August, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of August, 1987, at 9:45 o'clock a.m.

ESTIMATED LENGTH OF HEARING 1/2 hr.
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS (over)
OTHER
REVIEWED BY: RLW DATE 8/5/87

KAY DOWEN
833-4328

small signs at the corner of the access road, one for the Church and one for the Korean congregation.

After due consideration of the testimony and evidence presented, and following the site visit to the property, it is the opinion of the Deputy Zoning Commissioner that the proposed sign is excessive for an RC 2 zone which still retains its rural and open nature. However, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners. The variance requested, if granted in part, would not adversely affect the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 10th day of August, 1987, that a variance to permit a double-faced freestanding sign of 112 sq.ft., be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, in part, subject to the following restrictions:

- Each face of the sign shall not exceed 25 sq.ft. (50 sq.ft. total), each face of the base shall not exceed 8.5 sq.ft. (17 sq.ft. total), and masonry side supports shall be red brick and shall not exceed 45 sq.ft. total.
- A revised site plan showing all adjacent parcels owned by the Liberty Reformed Presbyterian Church shall be submitted to the Office of Zoning within 90 days. Note on the plan that no other freestanding sign will be located on the property.

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

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

J. Robert Haines
Zoning Commissioner

August 10, 1987



Mr. & Mrs. Herbert E. Kronk
4407 Deer Park Road
Owings Mills, Maryland 21117

RE: Petition for Zoning Variance
S/S Liberty Road, 1,584' W of the c/l of Wards Chapel Rd.
(11301 Liberty Road)
2nd Election District
Case No. 88-74-A

Dear Mr. & Mrs. Kronk:

Pursuant to the recent hearing held on the subject case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted, in part, and subject to the restrictions noted in the attached Order.

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

Very truly yours,

Jean M. H. Jung
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: Mr. J. Edward Reed, Chairman
Liberty Reformed Presbyterian Church
11301 Liberty Road
Owings Mills, Maryland 21117

Mr. James L. Bowen
3706 Laburnum Drive
Randallstown, Maryland 21133

People's Counsel

RE: PETITION FOR VARIANCE
S/S Liberty Rd., 1,584' W of C/L
of Wards Chapel Rd. (11301
Liberty Rd.), 2nd District
HERBERT E. KRONK, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-74-A

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
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 13th day of July, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Herbert E. Kronk, 4407 Deer Park Rd., Owings Mills, MD 21117, Petitioners; J. Edward Reed, Chairman, Liberty Reformed Presbyterian Church, 11301 Liberty Rd., Owings Mills, MD 21117, Contract Purchaser; and Mr. James L. Bowen, 3706 Laburnum Drive, Randallstown, MD 21133, who requested notification.

ORDER RECEIVED FOR FILING
Date 8/10/87
By [Signature]

Zoning Description

Beginning on the south side of Liberty Road 66 feet wide, at the distance of 1,584 feet west of the centerline of Wards Chapel Road, and thence running the following bearings and distances: (1) North 85 degrees 48 minutes 27 seconds West 154.89 feet, (2) South 84 degrees 26 minutes 38 seconds West 282.29 feet, (3) North 89 degrees 42 minutes 48 seconds West 1360.62 feet, (4) North 04 degrees 28 minutes 59 seconds East 78.35 feet, (5) North 05 degrees 09 minutes 06 seconds West 161.18 feet, (6) South 88 degrees 09 minutes 11 seconds East 1835.78 feet, and (7) South 10 degrees 08 minutes 03 seconds West 172.96 feet to the place of beginning. Also known as 11301 Liberty Road in the 2nd Election District.

Lot Area: 8.7 Acres

238
Revised

PETITION FOR ZONING VARIANCE

2nd Election District - 3rd Councilmanic District
Case No. 88-74-A

LOCATION: South Side of Liberty Road, 1,584 feet West of Centerline of Wards Chapel Road (11301 Liberty Road)

DATE AND TIME: Tuesday, August 4, 1987, at 9:45 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 Variance to permit a double-faced free-standing sign of 174.72 square feet in lieu of the required 30 square feet

Being the property of Herbert E. Kronk, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-74-A

District: 2nd Date of Posting: July 14, 1987
Posted for: Variance
Petitioner: Herbert E. Kronk, et ux
Location of property: S/S Liberty Rd., 1,584' W of c/l of Wards Chapel Rd. (11301 Liberty Rd.)
Location of Sign: S/S of Liberty Rd. in front of subject property
Remarks:
Posted by: S. J. Grata Date of return: July 17, 1987
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 16, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 16, 1987.

THE JEFFERSONIAN,

Susan Linder Orselt
Publisher

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md. July 16, 1987

THIS IS TO CERTIFY that the annexed Reg. #M03384, P.O.#89839 was published for one (1) successive week's days previous to the 15th day of July, 1987, in the

- ☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
☐ Randallstown News, a weekly newspaper published in Baltimore County, Maryland.
☒ Community Times, a weekly newspaper published in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per Jenna K. Hagan

LOCATION: South Side of Liberty Road, 1,584 feet West of Centerline of Wards Chapel Road (11301 Liberty Road)
DATE AND TIME: Tuesday, August 4, 1987, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit a double-faced free-standing sign of 174.72 square feet in lieu of the required 30 square feet being the property of Herbert E. Kronk, et ux, as shown on plat plan filed with the Zoning Office.
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 88-74-A

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 16th day of June, 1987.

Arnold Jablon
Zoning Commissioner

Petitioner Herbert E. Kronk, et ux Received by: [Signature]
Petitioner's Attorney [Signature] Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

July 29, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Herbert E. Kronk
Mrs. Angelina Kronk
4407 Deer Park Road
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE
S/S Liberty Rd., 1,584' W of c/l of Wards Chapel Rd. (11301 Liberty Rd.)
2nd Election District - 3rd Councilmanic District
Herbert E. Kronk, et ux - Petitioners
Case No. 88-74-A

Dear Mr. and Mrs. Kronk:

This is to advise you that \$77.63 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

No. 37832

DATE: 8/1/87 ACCOUNT: 8-01-215-000

STAMP & POST RETURNED ON 77.63

RECEIVED FROM: Liberty Reform Presbyterian Church, 11301 Liberty Rd., Owings Mills, MD. 21117

FOR: ADVERTISING & POSTING RE CASE 88-74-A

VALIDATION OR SIGNATURE OF CASHIER

ICN AND POST RETURNED ON AT DE ISSUED.
the time it is placed by self.
ore County, Maryland, and remit Aiding, Towson, Maryland

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

No. 29855

DATE: 12/10/86 ACCOUNT: 201-1615-000

AMOUNT: 100.00

RECEIVED FROM: James E. Dyer

FOR: GRAND VARIANCE

VALIDATION OR SIGNATURE OF CASHIER

Mr. Herbert E. Kronk
Mrs. Angelina Kronk
4407 Deer Park Road
Owings Mills, Maryland 21117

July 1, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S Liberty Rd., 1,584' W of c/l of Wards Chapel Rd. (11301 Liberty Rd.)
2nd Election District - 3rd Councilmanic District
Herbert E. Kronk, et ux - Petitioners
Case No. 88-74-A

TIME: 9:45 a.m.

DATE: Tuesday, August 4, 1987

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

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
January 7, 1988
NOTICE OF ASSIGNMENT

HEARING ROOM #218

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 88-84-XA

MORTON J. WEINER, ET AL
NE/corner of Liberty Road and Florida Road
(8024-8030 Liberty Road)
2nd Election District
2nd Councilmanic District

SE -service garage
VAR -parking spaces and setback

9/21/87 - Z.C. GRANTED special exception;
GRANTED variances w/restrictions

At the request of Counsel for Petitioner and as a result of a tentative agreement reached between Counsel for Petitioner and People's Counsel for Baltimore County, Appellant in this case, this case has been scheduled for a 9:00 a.m. hearing on Thursday, January 21, 1988.

ASSIGNED FOR: THURSDAY, JANUARY 21, 1988 at 9:00 a.m.

cc: Robert W. Cannon, Esquire Counsel for Petitioner
Morton J. Weiner Petitioner
Donald H. Ready Real Estate

Mr. Joseph Lepski

Phyllis Cole Friedman

People's Counsel for Baltimore County

P. David Fields
James G. Hoswell
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Robyn Clark
Arnold Jablon, County Attorney

RECEIVED
JAN 11 1988
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
July 20, 1987

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

Chairman

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

Mr. & Mrs. Herbert E. Kronk
4407 Deer Park Road
Owings Mills, Maryland 21117

RE: Item No. 238 - Case No. 88-74-A
Petitioner: Herbert E. Kronk, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Kronk:

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
Chairman
Zoning Plans Advisory Committee

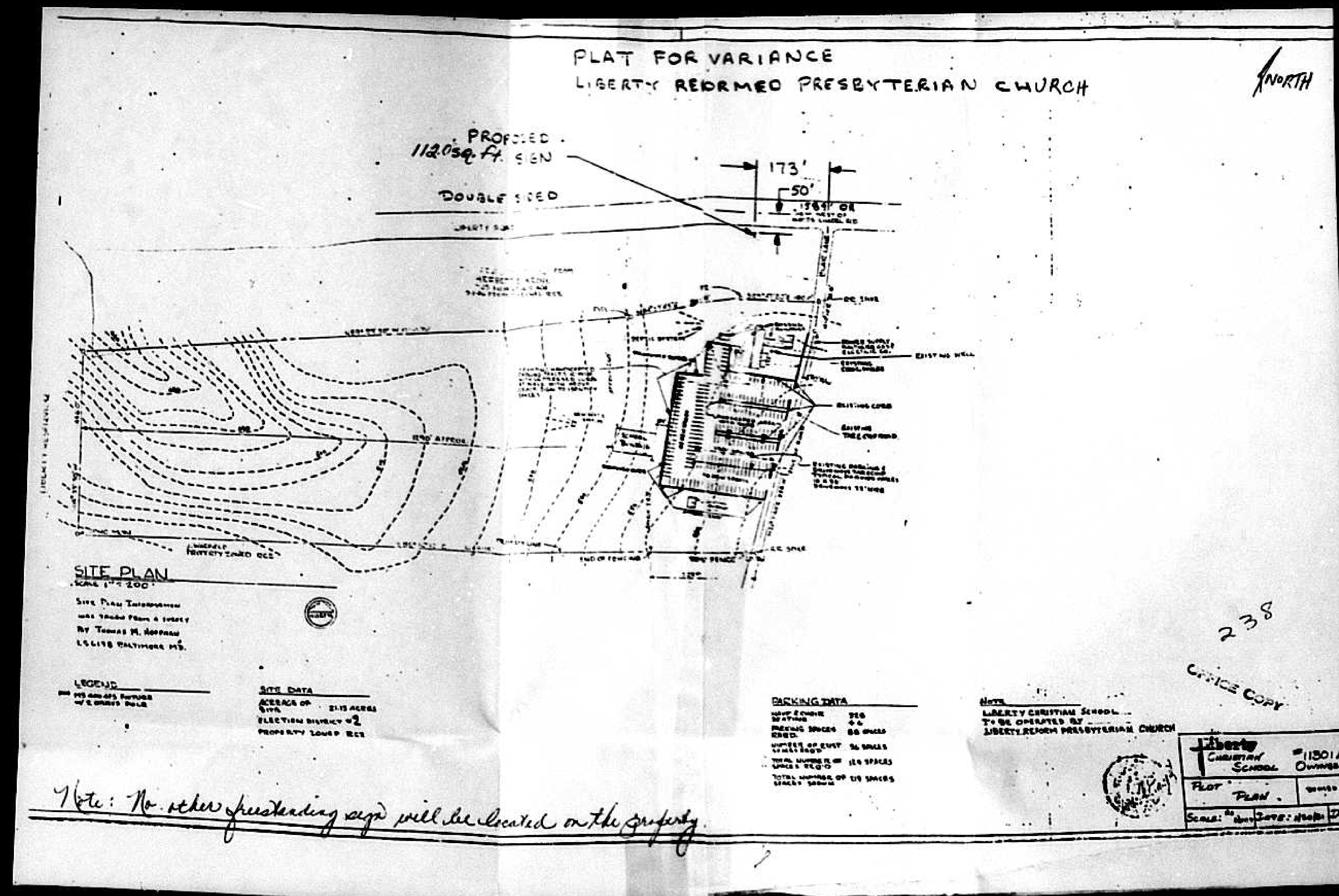
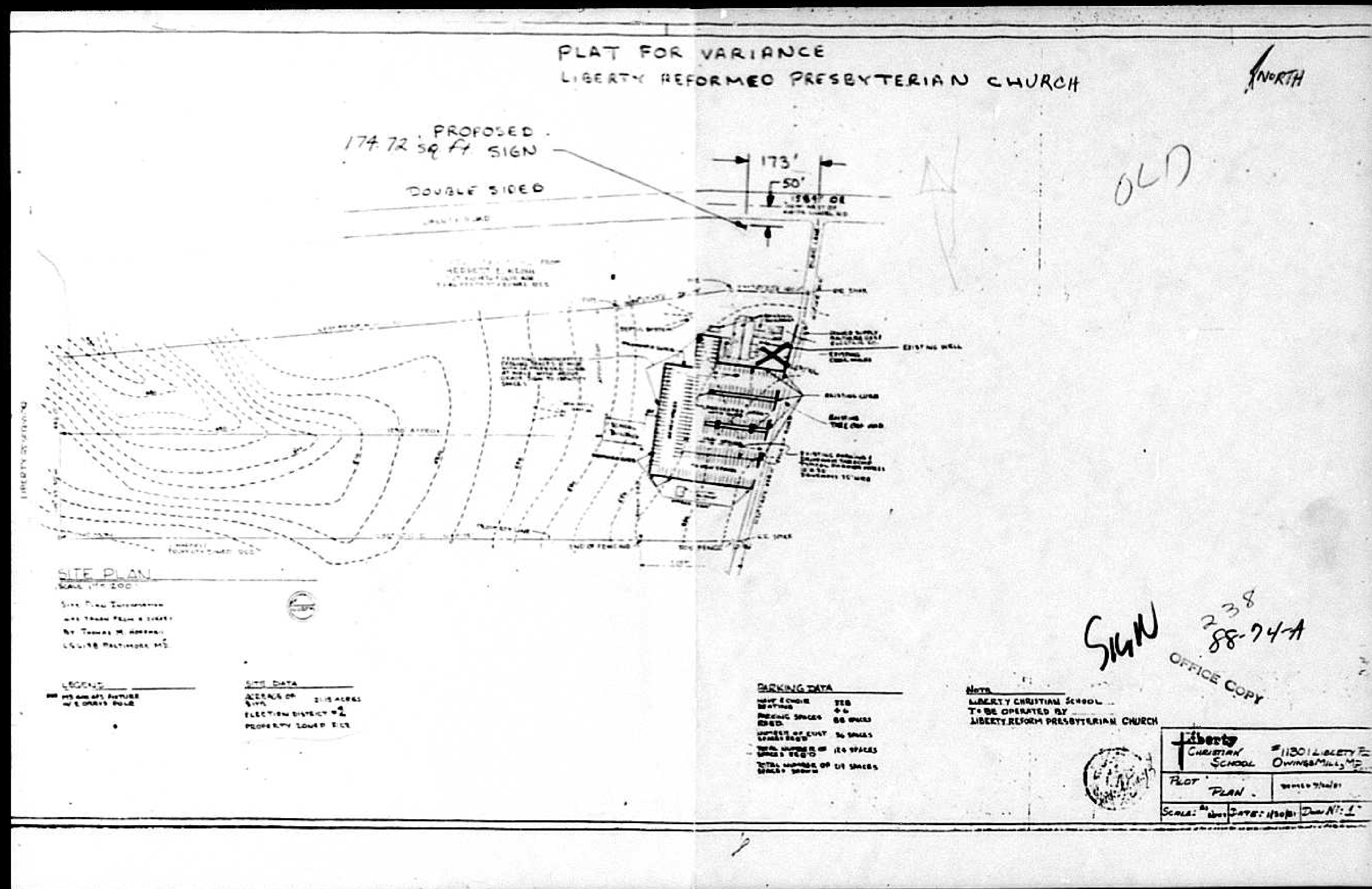
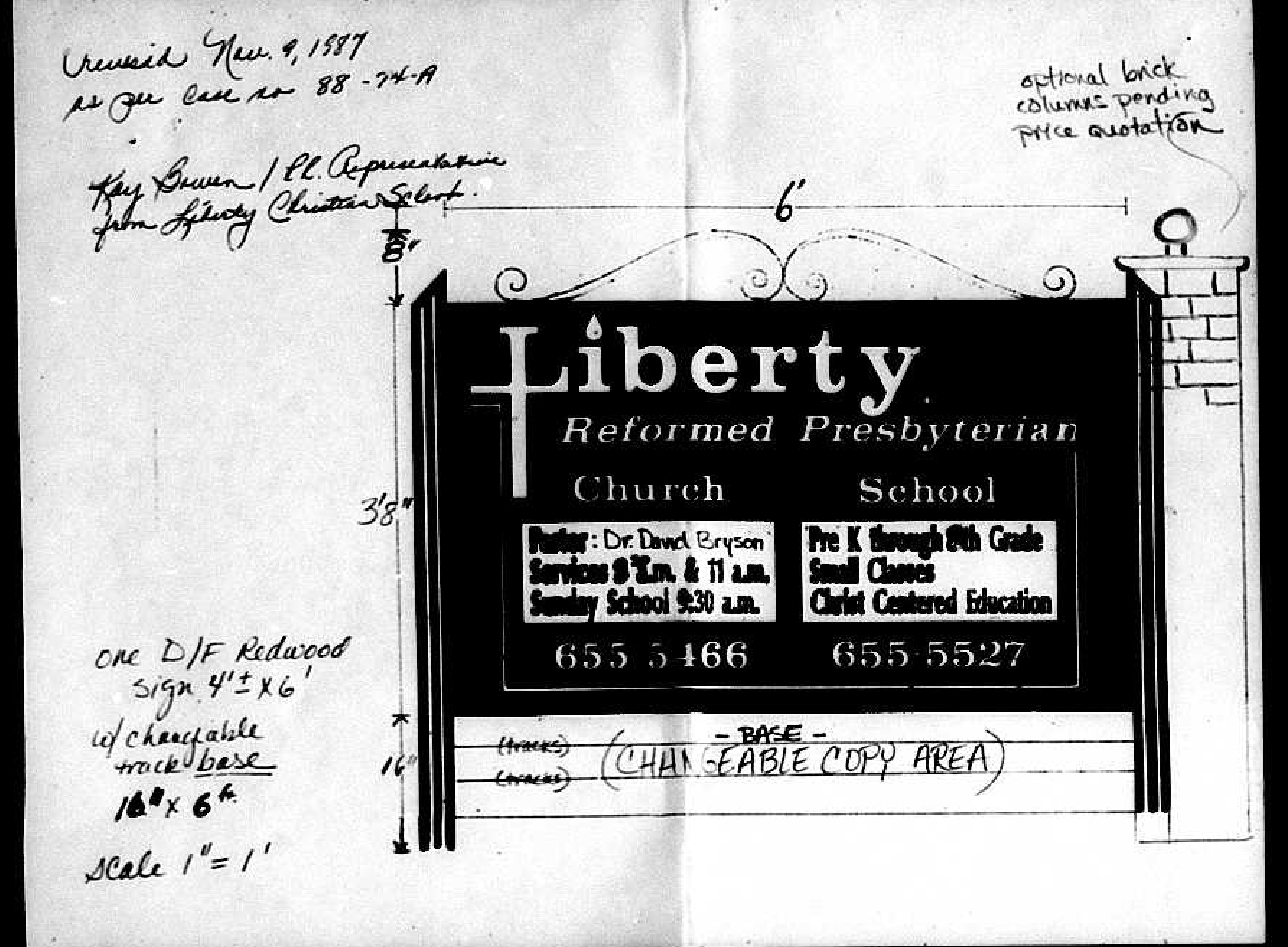
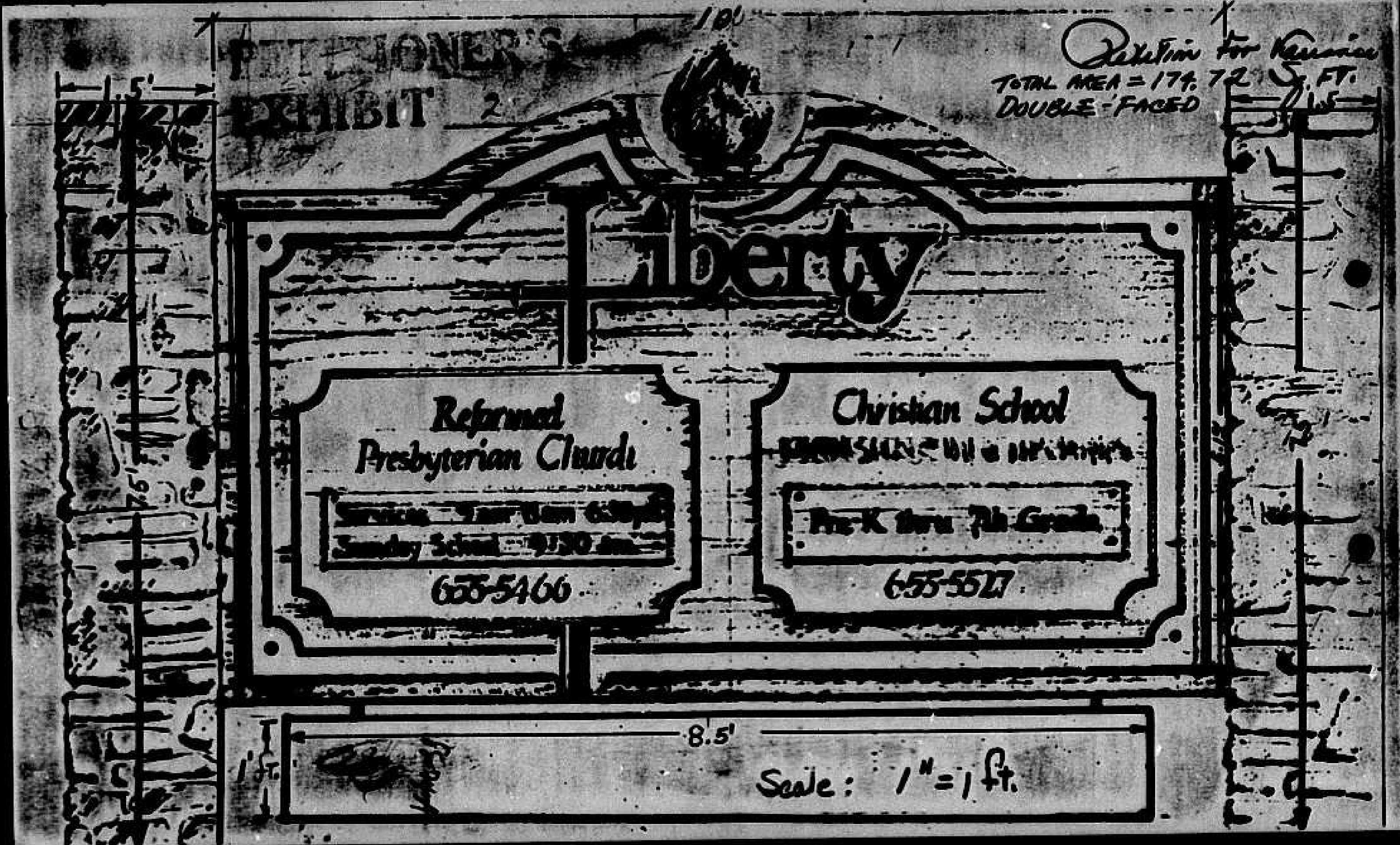
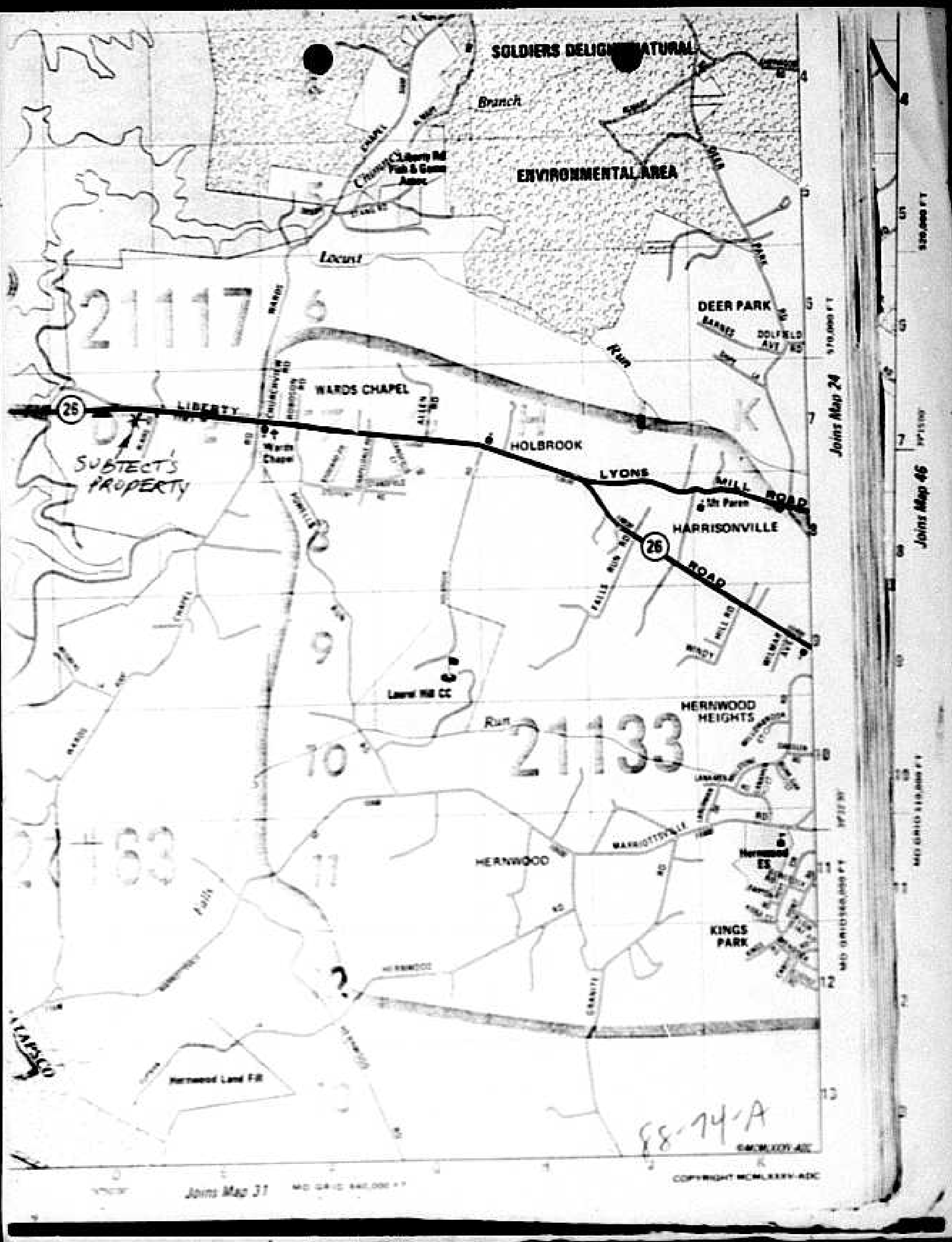
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Enclosures

cc: Mr. James L. Bowen
3706 Laburnum Drive, Randallstown, Md. 21133

Mr. J. Edward Reed, Chairman
Liberty Reformed Presbyterian Church, Contract Purchaser
11301 Liberty Road, Owings Mills, Md. 21117

File



PLAT FOR VARIANCE LIBERTY REFORMED PRESBYTERIAN CHURCH

Property of:
Mayor & City Council of Baltimore
Liber 2326, Folio 351

1584' WEST OF
WARDS CHAPEL ROAD

66' R/W

EXISTING ROUTE 26 LIBERTY ROAD PAVING 24'

1835.78

EXISTING Right of Way Line

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