

IN RE: PETITION FOR SPECIAL EXCEPTION
S/S Liberty Road, 1594' W of
Wards Chapel Road
(11301 Liberty Road)
2nd Election District
3rd Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-300-X

Liberty Reform Presbyterian
Church - Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception, pursuant to Section 502.1, for a church and school in accordance with Petitioner's Exhibit 1.

The Petitioner, by Claire L. Foster, Chairman, Banking Committee, and Dr. David H. Bryson, Pastor, appeared, testified, and was represented by S. Eric DiNenna, Esquire. Also appearing on behalf of the Petition were Charles W. Gerriotti, Elder, Raymond Ritter, Builder, and Mark L. Robel, Surveyor. There were no Protestants.

Testimony indicated that the subject property, known as 11301 Liberty Road, consists of 21.15 acres more or less zoned R.C. 2 and is improved with an existing church and attached building, a storage building and a one story building and accessory trailer used for a school. Petitioner proposes to construct an addition to the existing school building to provide classroom and study hall facilities for its growing student population. Testimony indicated that currently there are 208 students enrolled at the school and it is projected the number will grow to between 400 and 500 students over the next few years. The proffered testimony indicated that while the building proposed will handle a student capacity of 800, a maximum of 450 students is anticipated. Petitioner testified as to the requirements of Section 502.1 of the Baltimore County Zoning Regula-

tions (B.C.Z.R.) and indicated the conditions contained therein will be met by this project. In support of their request, Petitioners introduced two letters from area residents indicating their approval.

It is clear that the B.C.Z.R. permits the use proposed in a R.C. 2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of February, 1990 that the Petition for Special Exception, pursuant to Section 502.1, for a church and school, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that should they proceed at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any permits, Petitioner shall submit a new site plan incorporating the requirements set forth in the evaluation comments submitted by the Zoning Plans Advisory Committee which have been adopted in their entirety and made a part of this Order.
- 3) The special exception granted herein is limited to classroom and study hall facilities for a maximum of 600 students.
- 4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

JRH:bjs

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

February 7, 1990



Dennis F. Rasmussen
County Executive

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
S/S Liberty Road, 1594' W of Wards Chapel Road
(11301 Liberty Road)
2nd Election District - 3rd Councilmanic District
Liberty Reform Presbyterian Church - Petitioners
Case No. 90-300-X

Dear Mr. DiNenna:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

ORDER RECEIVED FOR FILING
Date 2/7/90
By JRH

ORDER RECEIVED FOR FILING
Date 2/7/90
By JRH

ORDER RECEIVED FOR FILING
Date 2/7/90
By JRH

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-300-X

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a church and a school.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Liberty Reform Presbyterian Church
Signature	<i>Claire L. Foster</i>
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	11301 Liberty Road
S. Eric DiNenna, Esquire	Address
(Type or Print Name)	Owings Mills, MD 21117
Signature	City and State
409 Washington Ave., Suite 600	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, MD 21204	S. Eric DiNenna, Esquire
City and State	409 Washington Ave., Suite 600
Attorney's Telephone No.: 296-6820	Towson, MD 21204 296-6820

ORDERED By The Zoning Commissioner of Baltimore County, this 15 day of Feb, 1990, 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 27 day of Feb, 1990, at 1:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

PETITIONER'S EXHIBIT 2

October 25 1989

Baltimore County Office of Zoning
Baltimore Co. Md. 21204

Office of Planning & Zoning,

To Whom it may Concern,

Our property is adjacent to the property owned by Liberty Reformed Presbyterian church located at 11301 Liberty Road. We have no objections to the proposed expansion of the existing facilities.

We strongly recommend the zoning board to approve this request as the need for these type of facilities are greatly needed at this time.

Very truly yours,

Philip J. Blair, Sr.
Philip J. Blair, Sr.
11247 Liberty Rd.

As Liberty Church has been a member for decades and we approve most heartily of their expansion.

Plans P.J.B. 1/1/90

PHILIP J. BLAIR, SR.
11247 Liberty Road
Randallstown, Maryland 21133
Phone: 922-2284

January 27, 1990

Mr. Clair L. Foster
10104 Lyons Mill Road
Owings Mill, Maryland 21117

Dear Mr. Foster:

I regret very much that a previous engagement will make it impossible to attend the hearing at Towson, Monday, January 29, 1990. However we would appreciate having the following information submitted by you in our behalf at the hearing.

1. We are not members of your congregation, however we have been neighbors since the property adjoining ours was purchased by the church in the late 1960's.
2. We share a common right-of-way with the church. Many improvements have been made in up-grading the road, the construction of parking lots and the signing for traffic control.
3. The building program and landscaping carried out by the church during the past twenty years is of the highest quality, particularly since it was started by converting an old barn into a house of worship.
4. Since this area is not served by the Baltimore County Metropolitan Water and Sewage System, consideration must be given to the availability of an adequate supply of well water and the sanitary disposal of sewage. In this connection I wish to state that I have lived on property contiguous to the church property for over forty years. During this period I have had personal experience with two septic systems and three water wells located on our property and that of my parents. We are very fortunate in having a high water table and excellent percolation. There has been no failure in either system.
5. In summary, we see no adverse effects that the building program of the Liberty Reformed Presbyterian Church will have on this community or the traffic pattern of our right-of-way or the environment with reference to air and noise pollution.

Sincerely,

Philip J. Blair, Sr.
Philip J. Blair, Sr.

PETITIONER'S EXHIBIT 3

PETITIONER'S EXHIBIT 4

October 25 1989

Baltimore County Office of Zoning
Baltimore Co. Md. 21204

Office of Planning & Zoning,

To Whom it may Concern,

Our property is adjacent to the property owned by Liberty Reformed Presbyterian church located at 11301 Liberty Road. We have no objections to the proposed expansion of the existing facilities.

We strongly recommend the zoning board to approve this request as the need for these type of facilities are greatly needed at this time.

Very truly yours,

Philip J. Blair, Sr.
Philip J. Blair, Sr.
11247 Liberty Rd.
Owings Mills, Md. 21117

We believe that the present plans of the Church will be an asset to this area + the future of the next generation.

ORDER RECEIVED FOR FILING
Date 2/7/90
By JRH

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Date 2/7/90
By JRH

ORDER RECEIVED FOR FILING
Date 2/7/90
By JRH

WATER FEE \$20.00
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
ROOM 101 COURT OFFICE BUILDING
TOWSON, MARYLAND 21204

SECTION 22-43 WATER REQUEST FORM

1. General Information and Requirements for Submittal: 3 COPIES OF ALL INFORMATION

1. Name of Development and Location: Liberty Reformed Presbyterian Church
11301 Liberty Road, Owings Mills, Maryland 21117

2. Owner(s) name: Liberty Reformed Presbyterian Church

3. Owner(s) address and phone number: 11301 Liberty Road, Owings Mills, MD 21117 (992-4611)

4. Applicant's name (if other than owner): Vitti, Robert and Associates, Inc.

5. Applicant's address and phone number: 717 YORK ROAD, SUITE 2B, LAUREL, MD 21093 (252-4552)

6. Liber/folio: 5116/660

7. Tax account number: 16-0000-1245

8. Site plan at appropriate scale and vicinity sketch: 3 COPIES EACH, FOLDED NEAR TO 8 1/2"

9. 1996 200' scale aerial photograph with subject site outlined and road network identified: 3 COPIES EACH, FOLDED NEAR TO 8 1/2"

10. Signature of Applicant or Owner, Date: *Richard J. Vitti* 6/15/89

II. Reason for Water Request: Check Appropriate Reason: MUST ATTACH STATEMENT FOR JUSTIFICATION OF REQUEST

(1) Lot line adjustment, including the combination of lots or parcels.

(2) The subdivision of property pursuant to court order, a will, or the line of intestate succession.

(3) The subdivision of land in an approved agricultural land preservation district for the purpose of transferring of title to the owner or his children pursuant to Title 2, Subtitle 2, Agriculture Article of the Annotated Code of Maryland.

(4) The subdivision of land into three or fewer lots.

(5) The subdivision of land in an S.C. zone if no new roads are required.

(6) A commercial development of land involving only one building for a single use.

(7) An industrial development of land involving only one building for a single use.

(8) A minor development.

(9) The construction of public buildings.

(10) The construction of accessory structures.

(11) Any proposed development, if the Director finds that compliance with these regulations would be unnecessary pursuant to the provisions of the Code of Baltimore.

III. NATURE OF WATER:

1. Water of CRO Plan.

2. Water of CRO (existing).

3. Water of Public Works Standard(s). Specify which standard(s) and give reasons for water request.

IV. STATUS:

Approved ☒ Denied ☐

Approved ☒ Denied ☐

PETITIONER'S EXHIBIT 5

P.D. Fields 6/15/89
Director of Planning and Zoning

6/15/89
Baltimore County Planning Board

*A waiver of CRO meeting does not waive the need for an approved plan. Rev. 3/27/87

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS

Charles L. Gaskett *2140 Guntail Woodstock MD*

Raymond L. Fister *2501 Indiana Ave. Bk 21128*

Clair L. Foster *1404 Lanes Mill Rd. O.M. 21117*

David H. Bryson *1717 York Rd, Lutherville, MD 21093*

904 Caren Dr. Eldersburg, MD 21784

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 18, 1990

COUNTY OFFICE BUILDING
111 W. CHARLES ST.
TOWSON, MARYLAND 21204

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

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Item No. 158, Case No. 90-300-X
Petitioner: Liberty Reform Presbyterian
Petition for Special Exception

Dear Mr. DiNenna:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Clair L. Fister
Liberty Reform Presbyterian Church
11301 Liberty Road
Owings Mills, MD 21117

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Liberty Reform Presbyterian Church
Petitioner's Attorney: S. Eric DiNenna

Your petition has been received and accepted for filing this 15th day of November, 1989.

MDOT
Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

December 4, 1989

RE: Baltimore County
Liberty Reformed
Presbyterian Church
Zoning meeting 11/14/89
S/S Liberty Road
MD 28
1,584' west of
Wards Chapel Road
Item #158

Dear Mr. Haines:

After reviewing the submittal for a special exception for a church and a school, we find the plan acceptable showing all required highway improvements.

A State Highway Administration (SHA) access permit must be applied for with the posting of a bond or letter of credit, prior to issuance of building permits.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,
Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB/ea
cc: Liberty Reformed Presbyterian Church
Mr. J. Ogil

RECEIVED
DEC 7 1989
ZONING OFFICE

My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

November 29, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 144, 150, 151, 152, 153, 154, 155, 156, 158, & 159.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/LW

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

11/5/89
Date

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

Zoning Item # 158, Zoning Advisory Committee Meeting of November 14, 1989

Property Owner: Liberty Reformed Presbyterian Church

Location: 11301 Liberty Road District: 2

Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

(1) 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, Bureau of Regional Community Services, for final review and approval.

(2) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.

(3) A permit to construct from the Bureau of Quality Management 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.

(4) A permit to construct from the Bureau of Air Quality Management is required for any chiller boiler generation which has a total cooking surface area of five (5) square feet or more.

(5) 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.

(6) 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 amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 887-3745.

(7) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulation. For more complete information, contact the Division of Maternal and Child Health.

(8) 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 the State Department of the Environment.

(9) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.

(10) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

(11) Soil percolation tests, have been ☒ must be ☐ conducted.
() The results are valid until ☐
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

(12) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

(13) 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 and approval of Building Permit Applications.

(14) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

(15) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3900.

(16) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland as Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

(17) Others

21

D. S. Chavis
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2536
(301) 887-4500

Paul H. Reinke
Chief

DECEMBER 1, 1989

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: LIBERTY REFORM PRESBYTERIAN CHURCH
Location: #11301 LIBERTY ROAD
Item No.: 158 Zoning Agenda: NOVEMBER 14, 1989

Gentlemen:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. WATER FOR FIRE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE URBAN GUIDE FOR FIRE PREVENTION AND CONTROL MASTER PLANNING.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl W. F. Kelly* Noted and Approved
Planning Group Special Inspection Division Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting for November 14, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 144, 150, 153, 154, 155, 156, 159 and 159.

For Item 151, the creation of this lot leaves the 4.939 acre parcel without frontage. Plat 44/89 had previously eliminated frontage of lots east of the P-handle. It appears that a subdivision plat should be prepared for any subsequent division of this tract.

For Item 152, record plat 60/95 identifies Hillside Drive as Hillside Drive.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

899 L 2 330

Liberty Reform Presbyterian Church, Item 158
Page 2
January 4, 1990

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: January 10, 1990
Posted for: Special Exception
Petitioner: Liberty Reform Presbyterian Church
Location of property: 11301 Liberty Road, 1500' N. of Wards Chapel Road, 11321 Liberty Road
Location of Sign: South side of Liberty Road in front of 11321 Liberty Road
Remarks: A. J. Rantz
Posted by: A. J. Rantz Date of return: January 11, 1990
Number of Signs: 1

Dr. David H. Bryson
Pastor
Rev. Samuel J. Serio
Associate Pastor
Youth and Family Ministries
Mr. Marshall B. Sweet
Ministries Coordinator

LIBERTY CHRISTIAN
COUNSELING SERVICE
1049 Liberty Rd.
Sykesville, MD 21784
(301) 549-1700

Dr. David Graham
Director
Mr. Russ Lingle
Minister of Counseling

LIBERTY CHRISTIAN
SCHOOL
Mr. Dan Sitton
Administrator
(301) 655-5527

Liberty Reform Presbyterian Church
11301 Liberty Road Owings Mills, Maryland 21117 (301) 655-5466

October 30, 1989

Baltimore County Office of Planning & Zoning
401 Bosle Avenue
Towson, Maryland 21204

To Whom It May Concern:

The following is an outline of the history of Liberty Reform Presbyterian Church and the events concerning the application for permit to build a new Christian Life center and school building:

The Liberty Reformed Presbyterian Church occupied the site at 11301 Liberty Road in May of 1970, soon thereafter it became evident that there was a need for expansion and a committee was set up to prepare an overall master plan. In 1981 congregational approval was given authorizing the establishment of a school ministry. Later application was made and a permit was granted from the county to construct the building Permit No. 43545. Since this was a relocatable building a change of occupancy permit was requested and obtained Permit No. 43646 dated 6/3/82. As the congregation grew the need for new facilities was evident and a committee was established to plan for future expansion.

An Architect was hired in 1987 to prepare drawings for future buildings and in early 1989 the firm of Vittit-Robel & Associates was hired to prepare site drawings. The following is a list of the events leading to submission of request for Building Permit No. B-030378.
Drawings submitted for waiver C.R.G. Hearing May 25, 1989, Item 1
This was approved on June 15, 1989.
Drawing submitted for waiver Storm Water Management Item 2 drawing - This was approved.
Drawings were submitted for permit to do Sediment Control work.
This was approved and Permit issued Permit No. B 029888 dated 9/8/89.
Drawings were submitted to DEPRA to install new septic system.
This was approved and permit was issued 10/23/89.
Drawings were submitted for Building permit on 9/8/89 and the following Departments have approved application:
Building Department
Fire Department
Approved

RECEIVED
JAN 5 1990
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Liberty Reform Presbyterian Church, Item 158
Zoning Petition No. 90-300-X

The Petitioner requests a Special Exception to approve a church and a school.

In reference to this request, staff provides the following information:

- A site visit determined that addition to school is currently under construction. (See Permit C-1696-89)
- Children were observed playing in an unrestricted portion of the parking lot.
- No designated drop-off point was noted.

Based on the fact that a church and a school presently exist on the property, and construction has already begun, staff recommends the Petitioner's request be granted. However, the following conditions are recommended:

- Should physical education activity continue to take place in the parking lot, the parking of vehicles should be prohibited on the portion where these activities take place.
- A designated drop-off point should be indicated and clearly delineated on-site.
- Lighting needs should be examined if extra curriculum activities are planned.

The following areas should be addressed on the approved zoning plat:

1. The number of students.
2. The grades served or to be served.
3. Hours of operation.

JRW o o o

Page 2

Sediment Control
Public Service
Environmental
Planning
Zoning

Approved
Approved
All items approved waiting
Zoning
Still open

Believing that we were in strict compliance with all of the requirements needed for our building permit, including the zoning, we therefore have begun to stockpile and order materials needed for expected construction. The following items have already been purchased and ordered:
roof trusses
wood arches
steel frames
masonry
H.V.A.C.

All sitework has been completed in full compliance with the sediment control department and is ready to begin construction. To postpone this project at this date would seriously jeopardize our school year for 1990. We, therefore, would respectfully request that the permit be granted without delay.

Sincerely yours,

Clair Foster
Clair Foster
Chairman, Building Committee

CLF/bh

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 4, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 4, 1990.

THE JEFFERSONIAN,

S. Zake Olson
Publisher

December 14, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 100 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
CASE NUMBER: 90-300-X
5/S Liberty Road, 1500' N of Wards Chapel Road
11301 Liberty Road
2nd Election District - 3rd Councilmanic
Petitioner(s): Liberty Reform Presbyterian Church
HEARING: MONDAY, JANUARY 22, 1990 at 9:30 a.m.

Special Exceptions: A church and a school.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTE:
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

October 25 1989

Baltimore County office of Zoning
Baltimore Co. Md. 21204

Office of Planning & Zoning,

To Whom it May Concern,

Our property is adjacent to the property owned by Liberty Reformed Presbyterian church located at 11301 Liberty Road. We have no objections to the proposed expansion of the existing facilities.

We strongly recommend the zoning board to approve this request as the need for these type of facilities are greatly needed at this time.

Very truly yours,

Owner
Address

11301 Liberty Road
P.S. Liberty church has been a wonderful neighbor
And we approve most kindly of their expansion
Plans

P.S.B.
ick

CERTIFICATE OF PUBLICATION

Pikesville, Md., 11/3 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 11th day of

the first publication appearing on the 19th day of Jan 1990
the second publication appearing on the 29th day of Jan 1990
the third publication appearing on the 19th day of Jan 1990

THE NORTHWEST STAR

Manager

Cost of Advertisement \$25.00



Baltimore County
Department of Permits and
Development Management

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

January 28, 1998

Mr. Anthony J. Vitti
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

RE: Zoning Verification
11301 Liberty Road
Liberty Reformed Presbyterian Church
Zoning Case 90-300-X
2nd Election District

Dear Mr. Vitti:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Your clients' request is for a proposed expansion for three (3) classrooms predominately located in the area of the special exception granted for the same in zoning hearing case #90-300-X. The proposed classrooms will not generate an increase in either students or teachers. The square footage of the proposed addition is approximately the same as that shown on the hearing site plan. As such, this proposed expansion would be approved as being within the spirit and intent of zoning hearing case #90-300-X.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rye

c: zoning case 90-300-X

Enclosure

