

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
Cor. S/S Liberty Rd., & W/S
Blair Road * ZONING COMMISSIONER
11301 Liberty Road
2nd Election District * OF BALTIMORE COUNTY
1st Councilmanic District
Liberty Reformed Presbyterian * Case No. 98-29-A
Church, Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 11301 Liberty Road in Owings Mills. The Petition was filed by the Liberty Reformed Presbyterian Church, properly owner. Variance relief is requested from Section 413.1.B of the Baltimore County Zoning Regulations (BCZR) to permit a church bulletin board sign with a total square footage of 155 sq. ft., in lieu of the required 30 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case were several members of the congregation, including J. Edward Reed, Deacons' Chairman. Also appearing in support of the Petition was Tony Vitti from Daft, McCune-Walker, Inc., the engineer who prepared the site plan. The Petitioner was represented by Andrew Vance, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is approximately 8.702 acres in area, zoned R.C.2. The property is a roughly rectangular shaped parcel with frontage on Liberty Road in the Owings Mills community of Baltimore County. A portion of the property also abuts Blair Road, a small common drive which is used by the Church and other adjoining property owners.

11/10/97
M. Good

Apparently, the Church has owned the subject property for approximately 27 years. Originally, the Church remodeled an old barn for its religious purposes and in 1977 built a brick sanctuary building which has a capacity for approximately 500 people. In addition to these improvements, a one story school building was ultimately constructed on the site which accommodates approximately 350 students. Other improvements to the site include a small storage building and a large macadam area for parking.

Further testimony and evidence presented was that the Church wishes to construct a new sign on its property identifying the site and advertising the Church's activities. Presently, a wooden sign is located on the property. It is anticipated that this sign will be removed and replaced with a larger sign. The proposed sign will be a monument type sign, with a brick base and a changeable message board. Both the existing sign and proposed sign are shown on the site plan.

As justification for the new sign, testimony was offered that Liberty Road, at this location, has a speed limit of 50 miles per hour and that traffic frequently exceeds that limit. Photographs of the site were also submitted which indicate that visibility can be difficult due to existing vegetation.

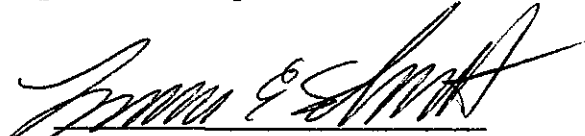
Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the proposed sign is appropriate, particularly given the Church's location and the acreage of the parcel. It is to be emphasized that this is a large tract and a sign of the dimensions proposed is appropriate. Moreover, the character of Liberty Road and the site make the property unique, thereby supporting the variance request. For these reasons, I find that the Petitioner has satisfied the requirements set forth in Section 307 of the BCZR.

OFFICIAL RECORDING
Date 11/10/97
By M. Gooch

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of November 1997, that a variance from Section 413.1.B of the Baltimore County Zoning Regulations (BCZR) to permit a church bulletin board sign with a total square footage of 155 sq. ft., in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

RECEIVED
11/10/97
Mr. Goral



Baltimore County
Zoning Commissioner
Office of Planning

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

November 7, 1997

Andrew Vance, Esquire
1106 Tall Pines Drive
Westminster, Maryland 21157

RE: Case No. 98-29-A
Petition for Variance
Liberty Reformed Pres. Church, Petitioner

Dear Mr. Vance:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

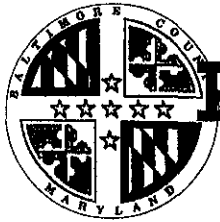
A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. J. Edward Reed
11301 Liberty Road
Owings Mills, Maryland 21117





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 11301 Liberty Road, Owings Mills, MD 21117

which is presently zoned RC-2

98-29-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section (s)

413.1 (B) To permit a church bulletin board sign with a total square footage of 155 sf 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)

To be determined at hearing

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.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Liberty Reformed Presbyterian Church

(Type or Print Name)

Signature

J. Edward Reed-Deacons' Chairman

(Type or Print Name)

Signature

11301 Liberty Road 410-655-5466

Address

Phone No.

Owings Mills, MD 21117

City

State

Zipcode

Name, Address and phone number of representative to be contacted

J. Edward Reed

Name

11301 Liberty Road

410-655-5466

Address

Phone No

Owings Mills, MD 21117

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

Zoning Administration
& Development Management

Zoning Description

for Zoning Variance

98-29-A

Liberty Reformed Presbyterian Church

11301 Liberty Road

Second Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

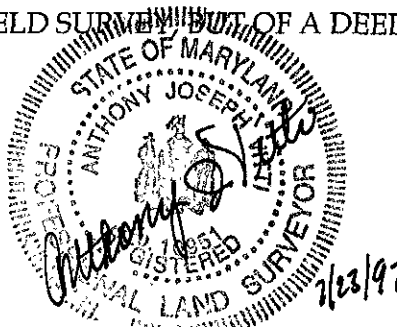
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

Beginning for the same at a point on the south side of Liberty Road

(Maryland Route 26) at a distance of South 88 degrees 09 minutes 11 seconds East 25.26 feet, more or less, from the intersection of Liberty Road and Blair Road, thence leaving south side of Liberty Road and running with binding on the west side of Blair Road (1) South 10 degrees 08 minutes 03 seconds West 172.96 feet to a point, thence leaving Blair Road, (2) North 85 degrees 48 minutes 27 seconds West 154.89 feet, thence (3) South 84 degrees 26 minutes 38 seconds West 282.29 feet, thence (4) North 89 degrees 42 minutes 48 seconds West 1360.62 feet, thence (5) North 04 degrees 28 minutes 59 seconds East 78.33 feet, thence (6) North 05 degrees 09 minutes 06 seconds West 161.18 feet, thence (7) South 88 degrees 09 minutes 11 seconds East 1835.78 feet to the point of beginning.

Containing 8.702 acres of land, more or less, as described in a deed dated April 2, 1981, and recorded among the Land Records of Baltimore County, Maryland, in Liber 6274, Folio 371, from Herbert E. Kronk and Angelina Kronk, his wife, to the Liberty Reformed Presbyterian Church.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT THE RESULT OF A FIELD SURVEY, BUT OF A DEED COMPILATION ONLY.



#29

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 in Towson, Maryland on the property identified herein as follows:

Case: #98-29-A
11391 Liberty Road
Liberty Reformed Presbyterian Church

corner of SS Liberty Road
and W/S Bliss Road
2nd Election District
1st Councilmanic
Legal Owner(s)

Liberty Reformed Presbyterian Church

Variance: to permit a church bulletin board sign with a total square footage of 155 square feet in lieu of the required 30 square feet.

Hearing: Thursday, September 4, 1997 at 10:00 a.m.,
Room 407 Courts Building,
401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

8/143 Aug 14 C165271

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug. 14, 1997

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 Aug. 14, 1997.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: 98-29-A

Petitioner/Developer: _____

REFORM CHURCH

Date of Hearing/Closing: SEPT. 4, 1997

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

11301 LIBERTY ROAD

The sign(s) were posted on AUGUST 21, 1997
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035934

98-29

DATE 7/25/97

ACCOUNT 01-615

Item: 29

By: MDL

AMOUNT \$ 250.00

RECEIVED
FROM:

DMW - 11301 Liberty Rd

FOR:

020- Comm Var.

\$ 250.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/25/1997 7/25/1997 12:35:50

REG W504 CASHIER LGMT LYS DRAWER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 014107

OFLH

CH NO. 035934

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

98-29-A

ZONING NOTICE

Case # : 98-29-A

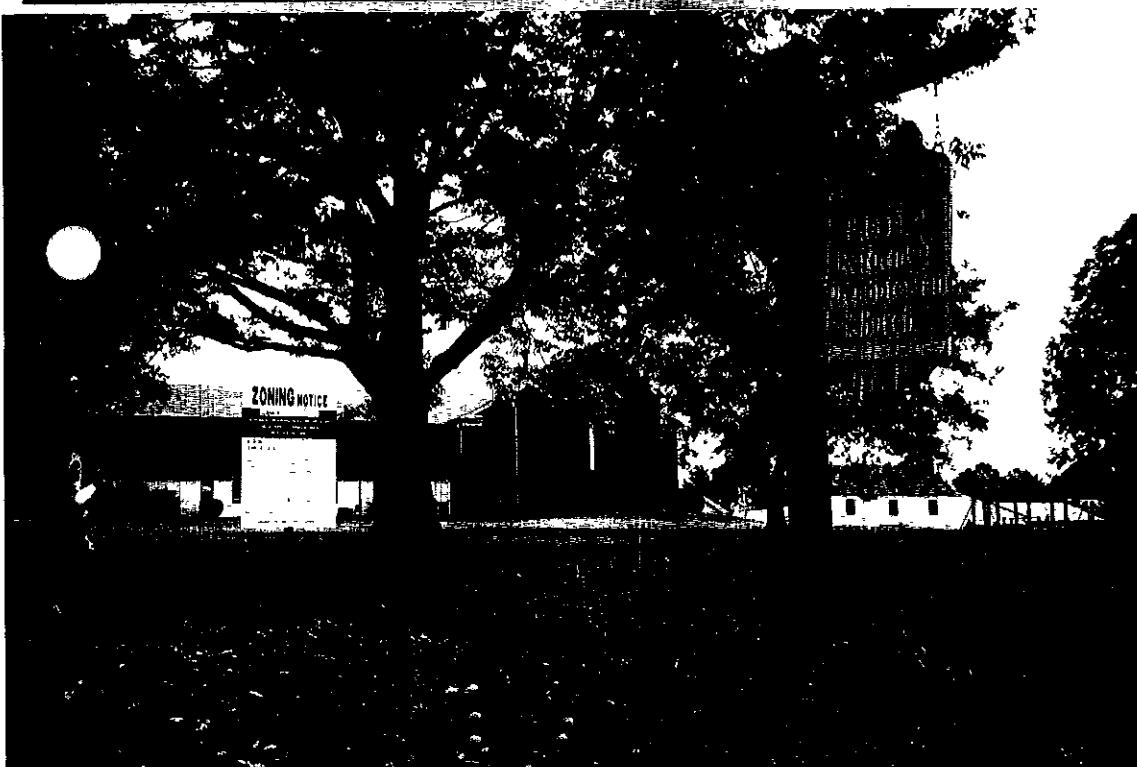
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

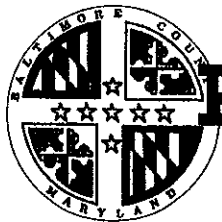
PLACE : ROOM 407 COURTS BUILDING
401 COOLEY AVE TOWSON

TIME & DATE : THURSDAY, SEPTEMBER 4, 1997
10:00 A.M.

VARIANCE-TO PERMIT A CHURCH
BULLETIN BOARD SIGN WITH A
TOTAL SQUARE FOOTAGE OF
155 SQUARE FEET IN LIEU OF
THE REQUIRED 30 SQUARE FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARINGS
CALL 847-3381 THE DAY BEFORE THE SCHEDULED HEARING DATE.
PLEASE BRING THE DATE AND TIME OF HEARING WITH YOU.
HEARINGS ARE HANDICAPPED ACCESSIBLE.





29

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11301 Liberty Road, Owings Mills, MD 21117

which is presently zoned RC-2

98-29-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section (s)

413.1 (B) to permit a church bulletin board sign with a total square footage of 155 sf 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)

To be determined at hearing

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.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Liberty Reformed Presbyterian Church
(Type or Print Name)

Signature

Signature

Address

J. Edward Reed-Deacons' Chairman
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

J. Edward Reed

11301 Liberty Road 410-655-5466

(Type or Print Name)

Address

Phone No.

Signature

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Address

Phone No.

J. Edward Reed

Name

11301 Liberty Road

410-655-5466

Address

Owings Mills, MD 21117

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

7/25/17

Zoning Administration
& Development Management

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than * _____

Format for Sign Printing, Black Letters on White Background:

Item # 29

ZONING NOTICE

Case No.: 98-29-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: * _____

DATE AND TIME: * _____

REQUEST: Variance
to permit a church sign of 155 sq ft.

in lieu of 30 sq ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 29

Petitioner: Liberty Reformed Presbyterian Church

Location: 11301 Liberty Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: D M W

ADDRESS: 200 East Pennsylvania Avenue
Towson, Maryland 21286

PHONE NUMBER: (410) 296-3333

AJ:ggs

(Revised 09/24/96)

TO: PUTUXENT PUBLISHING COMPANY
August 14, 1997 Issue - Jeffersonian

Please forward billing to:

DMW
200 E. Pennsylvania Avenue
Towson, MD 21286
410-296-3333

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-29-A
11301 Liberty Liberty Road
Liberty Reformed Presbyterian Church
corner of S/S Liberty Road and W/S Blairs Road
2nd Election District - 1st Councilmanic
Legal Owner(s): Liberty Reformed Presbyterian Church

Variance to permit a church bulletin board sign with a total square footage of 155 square feet in lieu of the required 30 square feet.

HEARING: THURSDAY, SEPTEMBER 4, 1997 at 10:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

August 7, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-29-A

11301 Liberty Liberty Road

Liberty Reformed Presbyterian Church

corner of S/S Liberty Road and W/S Blairs Road

2nd Election District - 1st Councilmanic

Legal Owner(s): Liberty Reformed Presbyterian Church

Variance to permit a church bulletin board sign with a total square footage of 155 square feet in lieu of the required 30 square feet.

HEARING: THURSDAY, SEPTEMBER 4, 1997 at 10:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: Liberty Reformed Presbyterian Church/J. Edward Reed
DMW

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 20, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

August 27, 1997

Mr. J. Edward Reed
Liberty Reformed Presbyterian Church
11301 Liberty Road
Owings Mills, MD 21117

RE: Item No.: 29
Case No.: 97-29-A
Petitioner: J. Edward Reed

Dear Mr. Reed:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 25, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 8-7-97
Item No. 029 MJK.

Dear Ms. Eubanks:

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

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: August 11, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for August 11, 1997
 Item Nos. 020, 021, 022, 023, 025,
 026, 027, 028, 029, 030, & 033

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 4, 97

DATE: 8/12/97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

29

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: August 12, 1997

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

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 20, 22, 26, 27, 28, 29, 33, 38, 39, 40 and 41

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL



**Baltimore County
Fire Department**

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

DATE: 10/07/06

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

1. Property Owner: See Below

Location: DISTRIBUTION MEETING OF August 4, 1997

Item No.: SEE BELOW

Zoning Agenda:

Item Comment:

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 plan for the property.

2. The Fire Marshal's Office has no comment at this time, IN RESPECT OF THE FOLLOWING ITEM NUMBERS:

020, 021, 022, 023, 025, 026, 027, 028, 029,
030, 031, and 032

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MG-1102F
cc: File



RE: PETITION FOR VARIANCE * BEFORE THE
11301 Liberty Road, Corner of S/S Liberty * ZONING COMMISSIONER
Road and W/S Blairs Road * OF BALTIMORE COUNTY
2nd Election District, 1st Councilmanic *
Liberty Reformed Presbyterian Church *
Petitioner * CASE NO. 98-29-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to J. Edward Reed, 11301 Liberty Road, Owings Mills, MD 21117, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



11303 Liberty Road, Owings Mills, Maryland 21117

(410) 655-5527

To Whom It May Concern,

As Principal of Liberty Christian School (LCS), I felt it was very important to express my views regarding the sign which will advertise both the church and the school. The sign is the very first indication to many that a school actually exists at this location. Furthermore, the new sign will provide space for advertising future events which are very important to the life of the school.

The new sign will serve the school as follows:

1. Will continue to announce to the public that a school exists.
2. Will continue to identify the location of LCS. (This is crucial to family members who are delivering children to the school or picking them up after class and are not familiar with the schools location. Moreover, drivers providing bus service for sports events and field trips use the sign to locate the school. The speed limit on Route 26 is 50mph -- drivers need advance warning as soon as possible when approaching the church/school driveway).
3. Will for the first time provide an easily doable sign service announcing special events related to the school.

Although I am new to LCS, I understand from both faculty and staff that parents have stated in the past that their first knowledge of the school resulted from the small sign on Liberty Road. A larger sign should increase awareness that the school exists; will pinpoint its location; and, will certainly enable us to provide more information about the school on a more timely basis.

Thank you for your consideration in this matter.

Respectfully yours,

A handwritten signature in black ink that reads "Lonnie W. Bishop".

Lonnie W. Bishop, Principal

ecsl

A handwritten note in black ink that reads "Let No 2".

Aug 25, 1997

Liberty Reformed Presbyterian Church
Liberty Road

Hi Neighbors!

This note is to state my support for
your request for zoning approval of the sign.
Mrs. Bulmash and I feel that it would
certainly enhance your most worthy endeavors.

I have also spoken to Mrs. Michael Broache,
across the way on Liberty Ridge Court, and Danny
Blair, our other neighbor. They promised to
drop you a note also. If you don't hear from them,
let me know and I'll "get after them".

"God bless you all"

Dr. Bulmash

Ref No 3



11301 LIBERTY ROAD • OWINGS MILLS, MARYLAND 21117 • (410) 655-5466 • FAX (410) 655-5493

Larry J. Yeager
Pastor

Barry S. Cureton
Associate Pastor

Donald Wheatley
Minister of Visitation

Jo Lingle
Music Ministries Coordinator

September 2, 1997

To Whom it may concern;

Twenty seven years ago the congregation of Liberty Reformed Presbyterian Church remodeled an old barn for its religious purposes and in 1977 built an attached brick sanctuary which has a capacity for 500 people. In 1979 Liberty Christian school was established considerably to the rear of the church and cannot be seen from Liberty Road. During this school year the school will provide for students from kindergarten through the eighth grade. Both the church and school would like to see an increase in membership and enrollment.

The proposed sign would provide information for both church and school. It has been designed by a graphic artist of the J. M. Stewart Corporation. This sign is to be constructed of heavy gauge aluminum extrusions. The sign is supported by rectangular tubing that cradles the sign cabinet which measures 4" x 8". The tubing then extends below the sign to form the legs which are attached to the base plates. The space between the bottom of the sign and base plate would be filled in with red brick masonry similar to the church building's masonry. All illumination is internal.

The speed of traffic on Liberty Road is 50 miles per hour. In order to promote both the church and school, the sign company advised us, at the posted speed limit, we would require a cabinet measuring no less than 4' x 8' with 6" letters. We would need this size in order for drivers and passengers approaching the church property to safely read, assimilate, and react to the sign's information. The brick work and extrusions would require an additional ninety-four square feet for a total of 155 square feet.

Presently there is a small sign made of wood, on the Church property. This sign is double faced and contains the Church's name and is not illuminated.

We are requesting a variance to permit a church/school bulletin board sign of 155 square feet in lieu of the 30 square feet now permitted on our property, consisting of approximately 35 acres.

Thank you for consideration in this matter.

Sincerely,

J. Edward Reed
Deacon Chairman

Design Speed (mph)	Assumed Speed for Condition (mph)	Brake Reaction		Coefficient of Friction f	Braking Distance on Level (ft)	Stopping Sight Distance	
		Time (sec)	Distance (ft)			Computed (ft)	Rounded for Design (ft)
20	20-20	2.5	73.3-73.3	0.40	33.3-33.3	106.7-106.7	125-125
25	24-25	2.5	88.0-91.7	0.38	50.5-54.8	138.5-146.5	150-150
30	28-30	2.5	102.7-110.0	0.35	74.7-85.7	177.3-195.7	200-200
35	32-35	2.5	117.3-128.3	0.34	100.4-120.1	217.7-248.4	225-250
40	36-40	2.5	132.0-146.7	0.32	135.0-166.7	267.0-313.3	275-325
45	40-45	2.5	146.7-165.0	0.31	172.0-217.7	318.7-382.7	325-400
50	44-50	2.5	161.3-183.3	0.30	215.1-277.8	376.4-461.1	400-475
55	48-55	2.5	176.0-201.7	0.30	256.0-336.1	432.0-537.8	450-550
60	52-60	2.5	190.7-220.0	0.29	310.8-413.8	501.5-633.8	525-650
65	55-65	2.5	201.7-238.3	0.29	347.7-485.6	549.4-724.0	550-725
70	58-70	2.5	212.7-256.7	0.28	400.5-583.3	613.1-840.0	625-850

Table III-1. Stopping sight distance (wet pavements).

COPY

CHANGEABLE LETTER SIZE SELECTION CHART

		DURATION OF READABILITY (TIME IN SECONDS)			
		LETTER SIZE			
M.P.H.		4"	6"	8"	10"
	25	5.5	8.2	10.9	13.6
	35	3.9	5.8	7.8	9.7
	45	3.0	4.5	6.1	7.6
	55	2.5	3.7	5.0	6.2
	65	2.1	3.1	4.5	5.7

The *times in seconds* are calculated assuming a 1" letter to be readable at 50 feet. Each 1" increase results in an additional 50 foot readability. By industry studies, the 50 foot per inch readability criterion is generous.

The chart to the left also assumes free flowing traffic. Traffic lights, stop signs, and other conditions can, in some cases, justify smaller character heights.

Remember, the figures in the chart represent the time from which letters first become readable until one passes the sign. They are the *maximum*. The need to monitor traffic conditions, and standard driving concerns restrict the amount of time a driver can dedicate to reading your message. The answer, whenever possible, is to allow the driver more time to read the message through larger letter sizes.

The premier quality of an effective sign is readability. If a sign cannot be read from a distance sufficient to allow time to read it, then the message it carries is silenced. The chart will help you choose the best letter size for the speed of traffic passing by.

From years of study, it has been determined that the recommended minimum reading time is 5 seconds.

Imagine you are the driver of a car driving past your sign. At your speed, what size letter will the sign require to allow you time to read the message before you pass it?

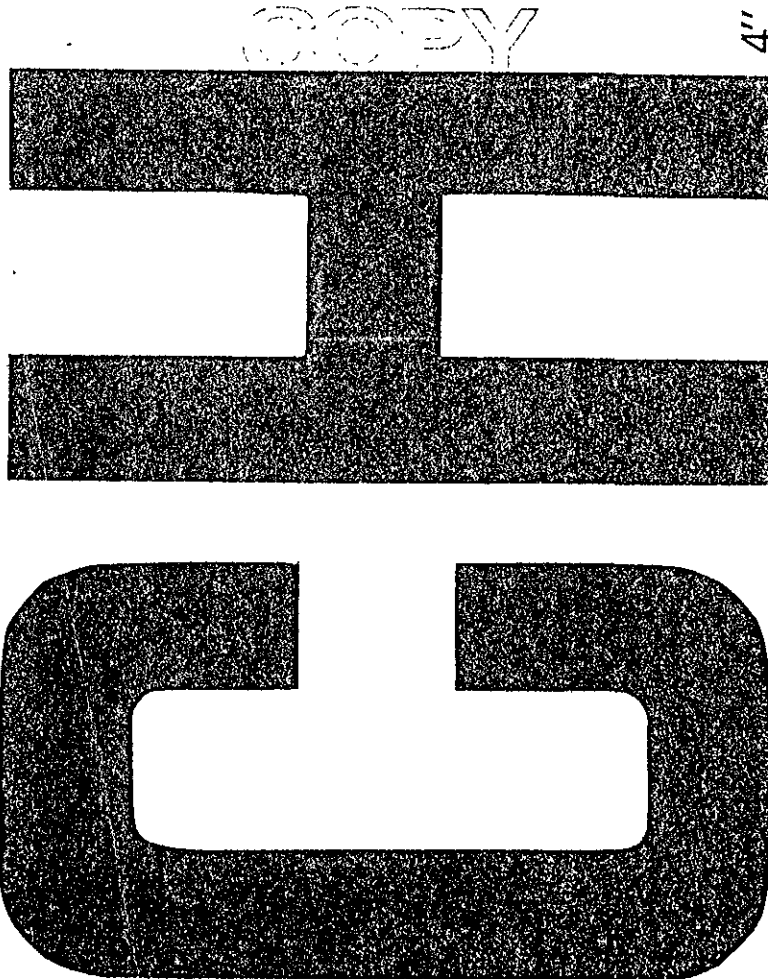
INSTRUCTIONS FOR SIZE SELECTION CHART

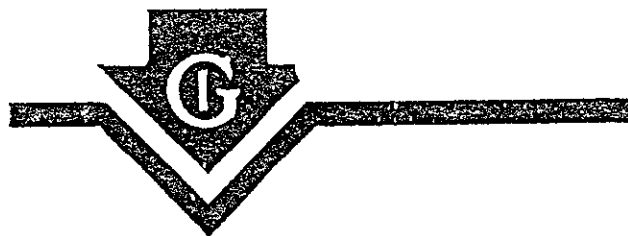
This letter chart has been designed to help you select the most readable letter size for your sign. We recommend that you:

1. Place the chart perpendicular to the road where your new sign will be located. It may be held, tacked to a wooden stake or tree, or taped to an existing sign.
2. Drive by the letter chart at the posted speed limit.
3. Choose the top (8"), middle (6"), or bottom (4") letter size as most readable.



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LETTER VISIBILITY CHART

MAXIMUM READABLE DISTANCE	READABLE DISTANCE FOR MAXIMUM IMPACT	LETTER HEIGHT
100'	30'	3"
150'	40'	4"
200'	60'	6"
350'	80'	8"
400'	90'	9"
450'	100'	10"
525'	120'	12"
630'	150'	15"
750'	180'	18"
1000'	240'	24"
1250'	300'	30"
1500'	360'	36"
1750'	420'	42"
2000'	480'	48"
2250'	540'	54"
2500'	600'	60"

NOTE: The following distances will vary approximately 10% with various color combinations.
 5,280' equals one (1) mile... maximum distance
 in color would be RED or BLACK on WHITE
 background.

COPY

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Tony Vitti
Andrew Vance, Esq.
Ed. Reed

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