

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
& VARIANCE		
NE side of Liberty Road; 130 feet SE of	*	DEPUTY ZONING
Blair Avenue		
2 nd Election District	*	COMMISSIONER
4 th Councilmanic District		
(Liberty Road @ Anne Hathaway Drive)	*	FOR BALTIMORE COUNTY
 Morton J. Macks and Thomas O. Frech	*	
<i>Legal Owners</i>		
	*	
 Spirit and Truth Church		
<i>Contract Purchaser</i>	*	Case No. 2010-0018-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the legal owners of the subject property, Morton J. Macks and Thomas O. Frech, and the contract purchaser, Spirit and Truth Church. The Special Hearing request was filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to determine, pursuant to Section 1B01.1.B.1.g(6) of the B.C.Z.R. that the proposed church is planned in such a way that compliance, to the extent possible with Residential Transition Area (RTA) use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises. The Variance request is from Section 1B01.2.C.1.a to permit a front setback of 20 feet in lieu of the 40 feet required. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requested Special Hearing and Variance petitions was Pastor Roy Pope on behalf of Petitioner Spirit and Truth Church, as well as Thomas L. Stephens, Trustee, Esther Stephens, Associate Pastor, and Frederick Batson, Building

10.1.09


Supervisor. Also appearing in support of the requested relief was Richard E. Matz with Colbert Matz Rosenfelt, Inc., the professional engineer who prepared the site plan. Appearing as an interested citizen was Mae Randolph of 3607 Blair Avenue. There were no Protestants or other interested persons in attendance at the hearing.¹

Testimony and evidence presented revealed that the subject property is a square-shaped property consisting of approximately 11,325 square feet or 0.26 acre, more or less, zoned R.O., D.R.3.5, and D.R.5.5. The property is located on the north side of Liberty Road, south of Church Lane and west of Old Court Road, in the Randallstown area of Baltimore County. The property is currently unimproved and heavily wooded, situated between a residential area of single-family homes to the north and west and an apartment complex to the east. Photographs of the subject property and surrounding area were marked and accepted into evidence as Petitioner's Exhibits 2A through 2H. Also situated across the street is the Baltimore County Resource Center.

Petitioner is the Spirit and Truth Church. According to Reverend Pope, the church was founded in 2003 and currently rents a church building located at 4600 Parkside Drive on the east side of Baltimore City -- near Gardenville. The church has approximately 30 members, with an expectation of growth during the ensuing years to about 60 members. Presently, the church has one Sunday service. At this juncture, Petitioner desires to purchase the subject property in order

¹ It should be noted that in the days following the hearing, the undersigned received a number of emails and letters from interested members of the community. These communications universally expressed opposition to the proposed church at the subject location. However, at the outset of the hearing, the undersigned found that the subject property had been properly posted with a sign for 15 days prior to the hearing in order to give neighbors and interested persons or organizations notice of the hearing and an opportunity to attend and express their positions. The sign included the hearing date, time, place, and subject matter. Notice of the hearing was also advertised in *The Jeffersonian* newspaper, as well as posted on the County's Website. The hearing was convened at which time testimony and evidence from the parties in attendance was received. At the conclusion of the hearing, the evidence was closed for consideration of the evidence and preparation of this Order. In light of the above and based on the policy of this Office, it would not be appropriate -- nor would it be fair to the parties in attendance at the hearing -- for the undersigned to consider additional evidence after the hearing was held and the record closed. Nonetheless, the emails were printed and they along with the letters received were placed in the case file.

to construct a new church building for the congregation. As shown on the site plan, the new church would be a one-story building consisting of approximately 1,800 square feet and set back 20 feet from Liberty Road. Access to the property would be via Anne Hathaway Drive, which is the entrance to the adjacent apartment complex from Liberty Road. Parking would be located to the rear of the property with 18 parking spaces, including one handicapped space. The property has access to public water and sewer services.

In support of the requested relief, Mr. Matz, Petitioner's consulting engineer, explained that although a single-family home could be constructed on the subject property, the location is not the most desirable for a residence given its location close to Liberty Road and near the entrance to an apartment complex. He also indicated that the proposed church would fit in well with the adjacent residential communities and would be adequately shielded from view. As shown in the photographs of the adjacent property to the west, which were marked and accepted into evidence as Petitioner's Exhibits 3A through 3H, there is a partial fence on that property as well as trees and shrubbery that would provide screening from the proposed church property and building. Preliminary drawings and floor plan were marked and accepted into evidence collectively as Petitioner's Exhibit 5. These drawings illustrate a one-story building with a pitched roof and windows for natural light. The main entrance into the church would be via the northwest corner of the building facing the parking lot. Finally, Mr. Matz indicated that if the relief were granted, Petitioner would provide a landscape plan that would address the RTA buffering from the adjacent residential property, and would also likely construct a fence to provide screening.

Testifying as an interested citizen was Ms. Randolph, who resides at 3607 Blair Avenue, about 200 feet north of the subject property. Photographs of her home were marked and accepted into evidence as Community Exhibits 2A and 2B. In an email to the undersigned sent prior to the

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[Signature]

hearing, Ms. Randolph expressed opposition to a church at the subject location. She cited the close proximity of a church to her residential property, as well as the potential environmental impact to a stream running behind the property in an open space area adjacent to the existing apartment complex. She was also concerned about the addition of another church to the area because there were already four churches within a two block radius, and the impact another church would have on traffic in the area. At the hearing, however, Ms. Randolph's concerns were tempered by Petitioner's presentation and she expressed no opposition in her live testimony.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated August 4, 2009 which indicates that staff visited the site and reviewed materials submitted with the Petitions. The site is located in a Master Plan designated Revitalization District and a Community Conservation Area. A Commercial Corridors Policy in The Master Plan 2010 (page 163) states, "Reduce potential land use conflicts between commercial corridors and nearby residential areas." The proposed 29 foot setback is too close to guarantee continued privacy and enjoyment of the adjacent homeowners' rear yards. The proposed 20 foot front setback will also have negative impacts on the existing character of the adjacent residential community as well. The proposed use and design of the site as a church is too intense. The Planning Office recommends denial of the requested special hearing and variance for the proposed church.

Pursuant to Sections 1B01.1.A.3 and 204.3.A.1 of the B.C.Z.R., churches are a use permitted by right in the D.R. and R.O. Zones. As set forth in Section 1B01.1.B.1 of the B.C.Z.R., the Residential Transition Area (RTA) is a one hundred foot area, including any public road or public right-of-way, extending from a D.R. zoned tract boundary into the site to be developed. That section further states that the purpose of an RTA is to assure that similar housing types are

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10-1-09

built adjacent to one another or that adequate buffers and screening are provided between dissimilar housing types. Due to its proximity to a residential zone, the subject property would generally be required to meet the RTA standards, which include a 50 foot RTA setback and a 75 foot RTA buffer from the adjacent residential property to the west. However, as a planned new church for religious worship, Section 1B01.1.B.1.g(6) of the B.C.Z.R. states that a new church or other building for religious worship is excepted from the RTA requirements upon a finding that the proposed improvements are planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises.

Although I am understanding of Petitioner's desire to have a permanent home for their small congregation, I am not persuaded in this instance that the proposed church would be compatible with the character and general welfare of the surrounding residential premises. The subject property is very small -- approximately a quarter acre -- and at this time is heavily wooded. Petitioner's project would require removal of just about every tree and together with the building and parking would overcrowd the land. I am also concerned about the impact of additional traffic and the potential fate of the site in the event the congregation increases to its goal of 60 members or beyond and outgrows the proposed building. It is also important to note the comments from the Office of Planning regarding the policy to "reduce potential land use conflicts between commercial corridors and nearby residential areas." In short, in my view, the subject site does not lend itself to the reduction in RTA buffers and setbacks requested by Petitioner and the proposed church at this location would not be in keeping with the residential character of the area.

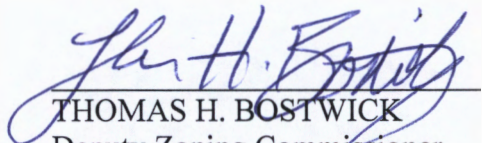
RECEIVED PUBLIC PLANNING
10.1.09
[Signature]

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing and Variance requests should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 15th day of October, 2009 that Petitioner's request for Special Hearing relief filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to determine, pursuant to Section 1B01.1.B.1.g(6) of the B.C.Z.R. that the proposed church is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises be and is hereby DENIED; and

IT IS FURTHER ORDERED that Petitioners' request for Variance from Section 1B01.2.C.1.a to permit a front setback of 20 feet in lieu of the 40 feet required be and is hereby DENIED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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BM



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 1, 2009

MORTON J. MACKS AND THOMAS O. FRECH
C/O MACKS & MACKS
4750 OWINGS MILLS BLVD.
OWINGS MILLS MD 21117

Re: Petition for Special Hearing and Variance
Case No. 2010-0018-SPHA
Petitioners: Morton J. Macks, Thomas O. Frech and Spirit and Truth Church
Property: Liberty Road @ Anne Hathaway Drive

Dear Messrs. Macks and Frech:

Enclosed please find the decision rendered in the above-captioned case.

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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz
Enclosure

- c: Fred Batson, Spirit and Truth Church, 3315 Essex Road, Baltimore MD 21207
Richard E. Matz, Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore MD 21209
Thomas L. Stephens, Trustee, and Esther Stephens, 3410 Dolfield Avenue, Baltimore MD 21215
Pastor Roy Pope, 9353 Afternoon Lane, Columbia MD 21045
Mae Randolph, 3607 Blair Avenue, Baltimore MD 21133
Avis G. Terry, 3611 Blair Avenue, Baltimore MD 21133
Barbara Houston, 3603 Blair Avenue, Baltimore MD 21133
Marian M. Foreman, Community Youth Buildings of Anne Hathaway Drive, 3606 Anne Hathaway Drive, Apt. 3A, Baltimore MD 21133
Pat Clark, President, Fieldstone Community Group, Inc., 3603 Stoneybrook Road, Randallstown MD 21133
Pamela Flemming, 3615 Rusty Rock Road, Randallstown MD 21133



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at: SE/S OF 130 FEET SE OF BLAIR ROAD
Liberty Road and Anne Hathaway Drive
which is presently zoned RO, DR-3.5 and DR-5.5

Deed Reference 5977 / 18 Tax Account # 1800005800

This Petition shall be filed with the Department of Permits and 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 of thereof, hereby petition for a Special Hearing under 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve

See Attached

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc and further agree to and are to be bounded 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:

Spirit and Truth Church, c/o Fred Batson

Name - Type or Print

✓ Frederick Batson

Signature Building Supervisor

3315 Essex Road

410-298-2241

Address.

Telephone No.

Baltimore

MD 21207

City

State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State Zip Code

Case No. 2010-0018-SPHA

Legal Owner(s):

Morton J. Macks

Name - Type or Print

Signature Morton J. Macks

Thomas O. Frech

Name - Type or Print

Signature Thomas O. Frech

c/o Macks & Macks

410-356-9900

4750 Owings Mills Boulevard

Address.

Telephone No.

Owings Mills

MD 21117

City

State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 7/14/09

10-1-09
pm

Attachment to Petition for Special Hearing
Spirit and Truth Church - Liberty Road at Anne Hathaway Drive

To determine, pursuant to Section 1B01.1.B.1.g (6), BCZR, that the proposed church is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises; and

For such other and further relief as may be deemed necessary by the Zoning Commissioner for Baltimore County.

2010-0018-SPH A



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at ^{NE 1/3 OF} Liberty Road ^{130 FEET SE OF BLAIR ROAD} ~~and Anne Hathaway Drive~~

which is presently zoned RO, DR-3.5 and DR-5.5

Deed Reference 5977 / 18 Tax Account # 1800005800

This Petition shall be filed with the Department of Permits and 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 of thereof, hereby petition for a Variance from Section(s)

See Attached.

Of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Reasons to be presented at the hearing.

Property to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc and further agree to and are to be bounded 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:

Spirit and Truth Church, c/o Fred Batson

Name - Type or Print

Signature

Fred Batson
Building Supervisor

3315 Essex Road

410-298-2241

Address.

Telephone No.

Baltimore

MD 21207

City

State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State Zip Code

Case No. 2010-0018-SPHA

Legal Owner(s):

Morton J. Macks

Name - Type or Print

Signature

Thomas O. Frech

Name - Type or Print

Signature

c/o Macks & Macks

410-356-9900

4750 Owings Mills Blvd.

Address.

Telephone No.

Owings Mills

MD 21117

City

State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JNP

Date 7/14/09

10-1-09

m

Attachment to Petition for Variance
Spirit and Truth Church - Liberty Road at Anne Hathaway Drive

From Section 1B01.2.C.1.a, to permit a front setback of 20 feet in lieu of 40 feet required; and

For such other and further relief as may be deemed necessary by the Zoning Commissioner for Baltimore County.

2010-0018-SPHA

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION LIBERTY ROAD AND ANNE HATHAWAY DRIVE

Beginning at a point on the north side of Liberty Road, which is 80 feet wide, at a distance of 130 feet east of the centerline of Blair Road, which is 50 feet wide. Thence the following courses and distances:

N 24°45'40" E, 129.39. ft.;
S 64°37'14" E, 130.01 ft.;
S 24°48'10", 127.99 ft., thence
N 65°14'19.5", 129.91 ft. to the Point of Beginning.

As recorded in the Land Records of Baltimore County at Liber 5977, folio 18. Containing 11,325 square feet (0.26 acre), more or less, and located in the 2nd Election District, 4th Councilmanic District.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **43209**

Date: **7/14/09**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
7/14/2009 7/14/2009 14:24:18 1
REC: W501 WALKIN JBIC JMR
RECEIPT # 423861 7/14/2009 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		0150					650.00

5 528 ZONING VERIFICATION
NO. 043201

Recpt tot \$650.00
\$650.00 CK \$0.00 CA
Baltimore County Maryland

Total: **650.00**

Rec From: **SPIRIT AND TRUTH WORSHIP CENTER**

For: **2010-0018-SPHA (MORTON J. MARKS & THOMAS D. FRECH)**
SF/ OF LIBERTY RD, ~~130 FEET SE OF BLAIR ROAD~~ 130 FEET SE OF BLAIR ROAD
SPECIAL HEARING & VARIANCE

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 09/08/09

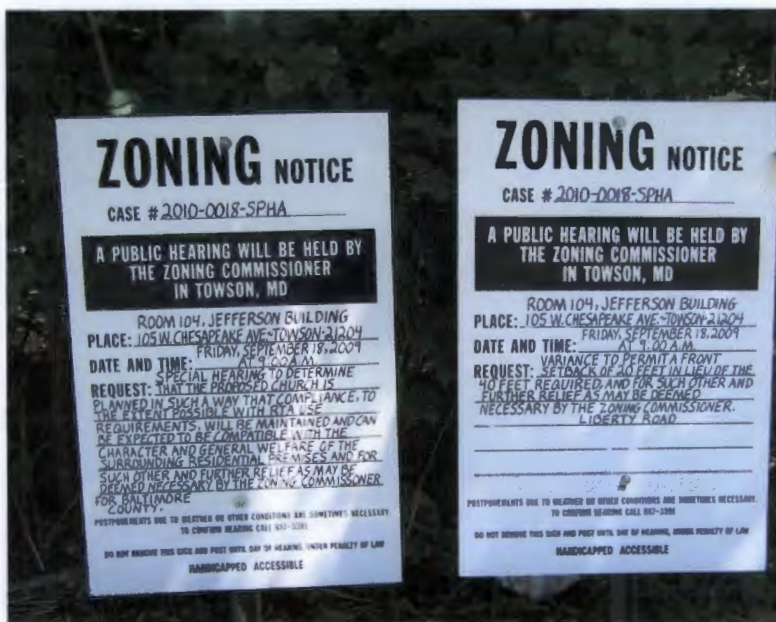
Case Number: 2010-0018-SPHA

Petitioner / Developer: RICHARD MATZ of COLBERT, MATZ & ROSENFELT, INC.~FRED BATSON~MACKS & MACKS

Date of Hearing (Closing): SEPTEMBER 18, 2009

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
LIBERTY ROAD (ON-SITE)

The sign(s) were posted on: SEPTEMBER 3, 2009



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

NOTICE OF ZONING 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: # 2010-0018-SPHA

Liberty Road

N/east side of Liberty Road, 130 feet s/east of Blair Road

2nd Election District — 4th Councilmanic District

Legal Owner(s): Morton Macks & Thomas Frech

Contract Purchaser: Spirit & Truth Church c/o Fred Batson

Special Hearing: to determine that the proposed church is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises and for such other and further relief as may be deemed necessary by the zoning commissioner for Baltimore County. **Variance:** to permit a front setback of 20 feet in lieu of the 40 feet required, and for such other and further relief as may be deemed necessary by the zoning commissioner for Baltimore County.

Hearing: Friday, September 18, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
9/044 September 3 210593

CERTIFICATE OF PUBLICATION

9/3/, 2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/3/, 2009.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2010-0018-SPHA

Petitioner: Morton J. Mackles & Thomas O. Frech

Address or Location: SE 1/4 of Liberty Road, ~~130 feet SE of Blair Road~~
130 FEET SE OF BLAIR ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Frederick Batson

Address: 3315 Essex Rd.
Baltimore Md 21207

Telephone Number: 410-298-2241



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
August 11, 2009

NOTICE OF ZONING HEARING

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Liberty Road

N/east side of Liberty Road, 130 feet s/east of Blair Road

2nd Election District – 4th Councilmanic District

Legal Owners: Morton Macks & Thomas Frech

Contract Purchaser: Spirit & Truth Church c/o Fred Batson

Special Hearing to determine that the proposed church is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises and for such other and further relief as may be deemed necessary by the zoning commissioner for Baltimore County. Variance to permit a front setback of 20 feet in lieu of the 40 feet required, and for such other and further relief as may be deemed necessary by the zoning commissioner for Baltimore County.

Hearing: Friday, September 18, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Fred Batson, 3315 Essex Road, Baltimore 21207
Macks & Macks, 4750 Owings Mills Blvd., Owings Mills 21117
Richard Matz, 2835 Smith Ave., Ste. G., Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 3, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 3, 2009 Issue - Jeffersonian

Please forward billing to:
Frederick Batson
3315 Essex Road
Baltimore, MD 21207

410-298-2241

NOTICE OF ZONING 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: 2010-0018-SPHA

Liberty Road

N/east side of Liberty Road, 130 feet s/east of Blair Road

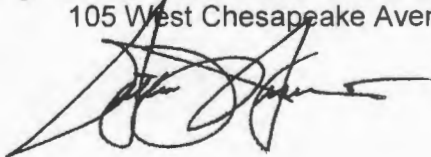
2nd Election District – 4th Councilmanic District

Legal Owners: Morton Macks & Thomas Frech

Contract Purchaser: Spirit & Truth Church c/o Fred Batson

Special Hearing to determine that the proposed church is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises and for such other and further relief as may be deemed necessary by the zoning commissioner for Baltimore County. Variance to permit a front setback of 20 feet in lieu of the 40 feet required, and for such other and further relief as may be deemed necessary by the zoning commissioner for Baltimore County.

Hearing: Friday, September 18, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

September 10, 2009

Morton J. Macks & Thomas O Frech
4750 Owings Mills Blvd.
Owings Mills, MD 21117

Dear: Morton J. Macks & Thomas O Frech

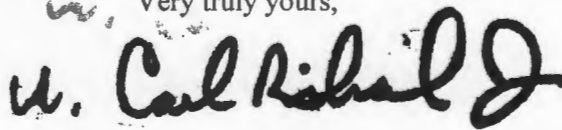
RE: Case Number 2010-0018-SPHA, SE/S of Liberty Rd.; 130 ft. SE of Blair Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 14, 2009. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,



W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Spirit and Truth Church; 3315 Essex Rd.; Baltimore, MD 21207
Richard Matz; 2835 Smith Ave. Ste. G; Baltimore, MD 21209

TB ~~BL~~
9/18
9 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 4, 2009

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

RECEIVED

SUBJECT: S/E side of Liberty Road

AUG 05 2009

INFORMATION:

Item Number: 10-018

ZONING COMMISSIONER

Petitioner: Morton J. Macks

Zoning: RO, DR 3.5 and DR 5.5

Requested Action: Special Hearing and Variance

A special hearing "To determine, pursuant to section 1BO1.1.B.1.g (6) BCZR that the proposed church is planned in such a way that compliance, to the extent possible with RTA use requirement will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises."

A variance from Section 1BO1.2.C1.a, to permit a front setback of 20 feet in lieu of 40 feet required; and for such other and further relief deemed necessary by the Zoning Commissioner for Baltimore County is also requested.

SUMMARY OF RECOMMENDATIONS:

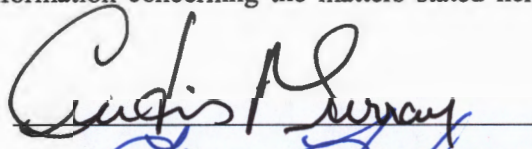
After visiting the site and reviewing materials submitted with the subject petition the Office of Planning offers the following:

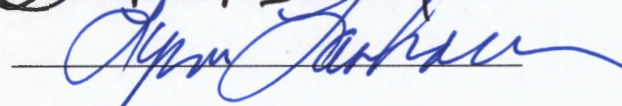
The subject site is located in a "Master Plan designated Revitalization District and a Community Conservation Area. A Commercial Corridors Policy in The Master Plan 2010 (page 163) states, "*Reduce potential land use conflicts between commercial corridors and nearby residential areas.*"

The proposed 29 ft. setback is too close to guarantee continued privacy and enjoyment of the adjacent homeowner's rear yards. The proposed 20 ft. front setback will also have negative impacts on the existing character of the adjacent residential community as well.

The proposed use and design of the site as a church is too intense. The Office of Planning recommends **denial** of the requested special hearing and variances for the proposed church.

For further information concerning the matters stated here in, please contact Dave Green at 410-887-3480.

Prepared by: 

Division Chief: 
AFK/LL: CM

TB
9-18-09**BALTIMORE COUNTY, MARYLAND****Inter-Office Correspondence****RECEIVED****SEP 09 2009****ZONING COMMISSIONER**

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 9, 2009

SUBJECT: Zoning Item # 10-018-SPHA
Address NE side of Liberty Rd, 130ft SE of Blair Rd
(Macks and Frech Property)

Zoning Advisory Committee Meeting of July 20, 2009

 X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 9/9/09

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 27, 2009
Item Nos. 2010-001, 003, 004, 005, 006,
007, 008, 009, 010, 011, 013, 016, 017,
018 and 019

DATE: July 27, 2009

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:hta
cc: File
ZAC-072709-NO COMMENTS



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 24, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 20.2009

Item Numbers 2010-0018, 0011

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
Liberty Rd; NE/S Liberty Rd, 130' SE Blair Rd* ZONING COMMISSIONER
2nd Election & 4th Councilmanic Districts *
Legal Owners: Morton Macks & Thomas Frech* FOR
Contract Purchaser(s): Spirit & Truth Church *
Petitioner(s) * BALTIMORE COUNTY
* 2010-018-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUL 28 2009

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of July, 2009, a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TB
9-18**Bill Wiseman - Re: Baltimore Zoning Case Number 2010-0018-SPHA**

From: Donald Rascoe
To: Houston, Barbara
Date: 9/22/2009 1:40 PM
Subject: Re: Baltimore Zoning Case Number 2010-0018-SPHA
CC: Bostwick, Thomas; Wiseman, Bill

Ms. Houston,

I am in receipt of your email concerning the above mentioned zoning case.

Your testimony should be made to the Baltimore County Zoning Commissioner or his Deputy who will hear the case when it comes before him at a public hearing. I will place a copy of your email in the file where the Zoning Commissioner will have an opportunity to read it. I suggest you come to the hearing and present oral testimony to the hearing officer so he can ask questions of you and seek any needed clarifications or other parties in this matter will have the same opportunity. The Commissioner takes written testimony, but it doesn't carry the same weight as oral testimony.

Donald T. Rascoe
Deputy Director
Department of Permits
and Development Management

111 West Chesapeake Avenue
Towson, Maryland 21204

410-887-3353 (work)
410-887-5708(fax)

>>> "Barbara Houston" <bhouston@catholiccharities-md.org> Tuesday, September 22, 2009 10:25 AM >>>

Mr. Donald Rascoe,

This letter is sent in response to the Baltimore County Zoning Permit & Development Department. RE: Case Number 2010-0018-SPHA

I am a resident of the 3600 Block of Blair Avenue in Randallstown, MD. I am severely against a Church coming to our neighborhood on the corner of Liberty Road and Blair Avenue. We are a residential, very quiet community and we would like to remain that way. I am against a Church moving in this residential area because of parking issues, noise issues, trash issues, over abundance of outsiders on our street. It is already a problem finding parking sometimes because of other business establishments here, i.e. The Home Depot, Randallstown Community Center, and a Shopping Center directly across the street. We certainly do not need another "Business establishment" coming in with all the other issues that it brings. We are a quiet residential street and we would like to remain that way. We want to do whatever we have to do to keep this church from coming on our quiet residential street. We don't have a place to park now and the amount of cars going up and down our street is already enough. We have children playing here and with extra excess traffic I feel that it would be unsafe for our children.

With a Church on the corner of Blair Avenue and Liberty Road that brings an enormous amount of strangers lurking around our children and who knows what other problems may start to arise. We already have enough Churches in the area and they are

certainly in a distance and denomination so that if anyone wants a choice of where to worship they have a vast choice. Below you will find a list of the Churches already in our neighborhood and the distance from where they are trying to put another church. We certainly have enough. These churches are all within a 0 to 3 mile radius. They are listed below:

New Antioch Baptist Church of Randallstown
5609 Old Court Road - (0.83 Miles)

Colonial Baptist Church
9411 Liberty Road - (1.28 Miles)

Union Bethel AME Church
8615 Church Lane - (0.68 Miles)

Jehovah's Witness Kingdom Hall
5624 Old Court Road - (0.83 Miles)

Greater Harvest Ministries
9633 Liberty Road - (1.80 Miles)

Ethiopian Evangelical Church
8025 Liberty Road - (1.90 Miles)

Walk of Faith Church
3817 Marriottsville Road - (2.38 Miles)

Destiny Christian Church
8338 Liberty Road - (1.13 Miles)

Touch of the Master's Hand Ministries
8334 Liberty Road - (1.12 Miles)

Bring Them Out Kingdom Ministries
9633 Liberty Road - (1.80 Miles)

Arlington Baptist Church
3030 N. Rolling Road - (2.63 Miles)

New Life Fellowship Worship Center
4725 Old Court Road - (2.20 Miles)

Pikesville Seventh Day Adventist
4619 Old Court Road - (2.04 Miles)

Blessed Trinity Church of Deliverance
4535 Old Court Road - (2.14 Miles)

Salem United Methodist Church
7509 Windsor Mill Road - (2.54 Miles)

Holy Family Church
9531 Liberty Road - (1.60 Miles)

St. Paul's Evangelical Lutheran Church

7902 Liberty Road - (2.21 Miles)

Living Water Praise Ministries, Inc.
9600 Liberty Road - (1.80 Miles)

Second Church Christian Science
5720 Liberty Road - (1.16 Miles)

Church of Christ at Deer Park
9818 Liberty Road - (2.10 Miles)

Baltimore Christian Faith Center
10308 Liberty Road - (3.19 Miles)

Liberty Road Church of God
9816 Liberty Road - (2.10 Miles)

Lifetime Outreach Prayer Center
9804 Liberty Road - (2.10 Miles)

The Emmanuel Church
8729 Church Lane - (0.28 Miles)

St. James Lutheran Church
8301 Liberty Road - (1.33 Miles)

Fallsroad AME Church
2145 Pine Avenue - (2.65 Miles)

Mt. Olive United Methodist Church
5115 Old Court Road - (0.98 Miles)

Collective Christian Church
9138 Liberty Road - (0.82 Miles)

Covenant Living Fellowship
9631 Liberty Road - (1.80 Miles)

Rehoboth International Covenant Church
9016 Liberty Road - (0.52 Miles)

Sharing God's Word Ministries
4332 Mary Ridge Drive - (2.49 Miles)

Living Word Christian Center
4305 Huntshire Road - (1.84 Miles)

Mt. Paran Presbyterian Church
10308 Liberty Road - (3.19 Miles)

We do not need another church because as you can see we already have plenty and we do not need another church setting on our block. Please keep our block as it is today, a quiet residential family community. We are asking you not to consider moving a

church into our community, please.

Thank you,

Mr. & Mrs. Merrill & Barbara Houston
3603 Blair Avenue
Randallstown, MD 21133

Barbara Houston
Human Resources / Training and Development
1966 Greenspring Drive, Suite 200
Timonium, Maryland 21093
443 798-3153 Fax No. 410 561-7728
bhouston@cc-md.org

*For God so Loved the World that He gave
His only begotten Son, that whosoever
believeth in Him should not perish, but
have everlasting life. John 3:16*

*For God sent not His Son into the
world to condemn the world; but
that the world through Him might
be saved. John 3:17*

 consider the environment before printing this email

This message is confidential, intended only for the named recipient (s) and may contain information that is privileged or exempt from disclosure under applicable law. If you are not the intended recipient (s), you are notified that the dissemination, distribution or copying of this message is strictly prohibited. If you receive this message in error, or are not the named recipient (s), please notify the sender at the e-mail address or by telephone, and delete this e-mail from your computer. Thank you.

Thomas Bostwick - Baltimore Zoning Case Number 2010-0018-SPHA

From: "Barbara Houston" <bhouston@catholiccharities-md.org>
To: <tbostwick@baltimorecountymd.gov>
Date: 9/23/2009 9:11 AM
Subject: Baltimore Zoning Case Number 2010-0018-SPHA

Good morning Mr. Bostwick,

I am sending you this email again to express my concern about putting a church on Blair Avenue and Liberty Road. I was not aware of the hearing on September 18, 2009 and found out about it after the fact. I certainly hope that because I was not able to physically attend the hearing does not go against me as Mr. Donald Rascoe stated in his email to me. This is a very serious matter for my community and we are very interested in doing what we can to keep our neighborhood as is it.

I am begging you to please consider not passing an ordinance to put a church in that area. There are so many churches in our area, of all denominations, that we certainly do not need another one. If there is another hearing pertaining to this case, I will certainly attend. I hope that this letter has some merritt and you will consider not passing the ordinance. I am looking ahead in the future of:

1. Excess traffic on our street, which may cause accidents for our children playing
2. Parking issues, which are limited now because of the families living on the street
3. Excessive noise, which now our neighborhood is very quiet
4. Strangers lurking around, which will be very uncomfortable for the families living there now
5. Commercializing the area, now it is a residential area and after a church comes it is similar to a business area
6. Excess litter and trash, there will be more paper and trash (which now we don't have)
7. Speeding cars, we are trying to do something about that now and it will just get worse

Please, please, please, do not pass an ordinance to put a church on Blair Avenue for all of the above reasons and more. I know that you are too busy to respond to this email, but as long as you consider our concerns I will know that there is someone caring still left in the world.

Have a Blessed day!!

Barbara Houston
Human Resources / Training and Development
1966 Greenspring Drive, Suite 200
Timonium, Maryland 21093
443 798-3153 Fax No. 410 561-7728
bhouston@cc-md.org

For God so Loved the World that He gave
His only begotten Son, that whosoever
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For God sent not His Son into the
world to condemn the world; but
that the world through Him might
be saved. John 3:17

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From: "JESSE RANDOLPH" <MARJARAND@msn.com>
To: <crichards@baltimorecountymd.gov>
Date: 9/14/2009 4:39 PM
Subject: case 2010-0018 SPHA

JNP to Sue

Hello, I am contacting you concerning the rezoning notice above. My concern is that the property is located directly behind my home, 3607 Blair ave. However this is not my only concern. From my property line there is about 60 feet of wooded area and then a senior apt. building. This area is health with a natural stream supporting a variety of animal live. Relaxing on my deck (rabbits, squirrels, all kinds birds, fox and deer can be seen). Most recently 2 balled eagles and a few falcons held all the neighbors attention. This is my first concern and secondly changes to our neighborhood due to the church. Now, we have 4 churches in a 2 block radius creating tension and disagreement with two. Neighborhood parking is not able to support the number of cars now. Also the Brembrook / Liberty road intersection is always heavy with traffic due to three shopping centers and 3 services stations. The Liberty Resource center across the street has added a recreational & aquatic centers drawing more traffic. Because of this people now use our street to avoid a traffic circle locate on Brembrook and Church Lane plus the traffic light on Liberty rd. We are trying to have speed bumps put in but the county says our street is to narrow. So to this mix come another church squeeze in a small lot. They are other locations on the Liberty road corridor better able to support a church, not here.

Please forward this to the correct zoning department if I have contacted the wrong person. or email me at marjarand@msn.com. Thanks for reading this. Mae Randolph

From: "Flemming, Pamela" <pflemming@bcps.org>
To: "wwiseman@baltimorecountymd.gov" <wwiseman@baltimorecountymd.gov>,
"tbostwick@baltimorecountymd.gov" <tbostwick@baltimorecountymd.gov>,
"crichards@baltimorecountymd.gov" <crichards@baltimorecountymd.gov>,
"mmohler@baltimorecountymd.gov" <mmohler@baltimorecountymd.gov>,
"drascoe@baltimorecountymd.gov" <drascoe@baltimorecountymd.gov>
Date: 9/23/2009 2:57 PM
Subject: Case Number 2010-0018-SPHA

Dear Gentleman:

I have been a resident of the Stoneybrook Community(Randallstown) for 13 years. It has been a very peaceful and safe environment for raising my children. I have not intentions of leaving the community and would love to retire there as well.

I have come across some disturbing news that may be a factor in obtaining that same type of environment in the future. It is my understanding that there is an pending ordinance to build a church at the corner of Blair Avenue and Liberty Road. (see above-listed case number). Our community has just acquired two new attractions (i.e.) Randallstown Community Center and the YWCA. These attractions have been a great asset to the community for the parents and well as our children to form a closer union. However, I feel that adding a church would not benefit the community as such.

I know for a fact that most of the families in our community have already established a place to worship and would not have the need for a new church building. This building would create more hardships to everyone than necessary. There would be less parking spaces for our families, excessive noise, trash and litter in the community, strangers in and out of our community, car speeding up and down our street and it would also create an unsafe atmosphere for our children to play.

There are over 30 churches in our community, to date, all of them being within a 2 mile radius of where a new church is planning to be built.

I cannot express enough how placing this new church at that location would create a lot of havoc and disturbances in our community.

Please address this matter to the appropriate parties to stop this ordinance from being passed.

Distraught Citizen,
Pamela Flemming
410-521-7703
Rusty Rock Road

Thomas Bostwick - Zoning Issue 10-018, Dated September 18, 2009 -- Spirit & Truth Church

From: "Pat Clark" <patclark07@verizon.net>
To: <tbostrwick@baltimorecountymd.gov>
Date: 9/22/2009 10:05 AM
Subject: Zoning Issue 10-018, Dated September 18, 2009 -- Spirit & Truth Church
CC: "Debbie Risper" <drisper@baltimorecountymd.gov>, "David Green" <dagreen@baltimorecountymd.gov>

Dear Mr. Bostwick:

We were not aware of the zoning hearing for issue 10-018 that was held on Friday, September 18, 2009, concerning the Spirit & Truth Church. For that reason we would like our comments to be considered and made part of the file on this issue. They are:

The Fieldstone Community Group, Inc., a Baltimore County Historic District and a community of 240 homeowners, is in opposition to the proposed Spirit & Truth Church being built at the location of Liberty Road and Anne Hathaway Drive. The building site acreage is only 0.26 and would not afford the space necessary to build a structure and have the required number of parking spaces for a congregation of 65 members or more. The proposed church would also add to the large amount of traffic along Liberty Road. The neighboring community to the proposed church, homeowners living on Blair Avenue and the Shakespeare Park Apartments, would not allow additional parking for use by the church, particularly on weekends when parking spaces are at a premium for the residents of the community.

Randallstown currently has a large number of churches and places of worship for the community to attend. We believe another location outside the Randallstown/Liberty Road corridor would be more appropriate for the Spirit and Truth Church. Since the area surrounding Liberty Road, Anne Hathaway Drive and Blair Avenue is residential we would not be opposed to a single family residential home being built on the property.

For all the above reasons The Fieldstone Community Group, Inc., is opposed to the building of the Spirit and Truth Church at the Liberty Road and Anne Hathaway Drive, Randallstown, MD 21133.

Pat Clark, President
Fieldstone Community Group, Inc.
3603 Stoneybrook Road
Randallstown, MD 21133
410-922-0302
Patclark07@verizon.net

Cc: Honorable Kenneth Oliver, 4th District Councilman
David Green, Senior Planner, Baltimore County Office of Planning

Thomas Bostwick - Case Number 2010-0018-SPHA

From: "Flemming, Pamela" <pflemming@bcps.org>
To: "wwiseman@baltimorecountymd.gov" <wwiseman@baltimorecountymd.gov>,
"tbostwick@baltimorecountymd.gov" <tbostwick@baltimorecountymd.gov>,
"crichards@baltimorecountymd.gov" <crichards@baltimorecountymd.gov>,
"mmohler@baltimorecountymd.gov" <mmohler@baltimorecountymd.gov>,
"drascoe@baltimorecountymd.gov" <drascoe@baltimorecountymd.gov>
Date: 9/23/2009 2:57 PM
Subject: Case Number 2010-0018-SPHA

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I have come across some disturbing news that may be a factor in obtaining that same type of environment in the future. It is my understanding that there is an pending ordinance to build a church at the corner of Blair Avenue and Liberty Road. (see above-listed case number). Our community has just Acquired two new attractions (i.e.) Randallstown Community Center and the YWCA. These attractions have been a great asset to the community for the parents and well as our children to form a closer union. However, I feel that adding a church would not benefit the community as such.

I know for a fact that most of the families in our community have already established a place to worship and would not have the need for a new church building. This building would create more hardships to everyone than necessary. There would be less parking spaces for our families, excessive noise, trash and litter in the community, strangers in and out of our community, car speeding up and down our street and it would also create an unsafe atmosphere for our children to play.

There are over 30 churches in our community, to date, all of them being within a 2 mile radius of where a new church is planning to be built.

I cannot express enough how placing this new church at that location would create a lot of havoc and disturbances in our community.

Please address this matter to the appropriate parties to stop this ordinance from being passed.

Distraught Citizen,
Pamela Flemming
41-0-521-7703
Rusty Rock Road

3615
21133

Thomas Bostwick - Fw: case 2010-0018 SPHA

From: "JESSE RANDOLPH" <MARJARAND@msn.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 9/14/2009 4:56 PM
Subject: Fw: case 2010-0018 SPHA
CC: <tbostwick@baltimorecountymd.gov>

----- Original Message -----

From: JESSE RANDOLPH
To: crichards@baltimorecountymd.gov
Sent: Monday, September 14, 2009 4:38 PM
Subject: case 2010-0018 SPHA

Hello, I am contacting you concerning the rezoning notice above. My concern is that the property is located directly behind my home, 3607 Blair ave. However this is not my only concern. From my property line there is about 60 feet of wooded area and then a senior apt. building. This area is health with a natural stream supporting a variety of animal live. Relaxing on my deck (rabbits, squirrels, all kinds birds, fox and deer can be seen). Most recently 2 balled eagles and a few falcons held all the neighbors attention. This is my first concern and secondly changes to our neighborhood due to the church. Now, we have 4 churches in a 2 block radius creating tension and disagreement with two. Neighborhood parking is not able to support the number of cars now. Also the Brembrook / Liberty road intersection is always heavy with traffic due to three shopping centers and 3 services stations. The Liberty Resource center across the street has added a recreational & aquatic centers drawing more traffic. Because of this people now use our street to avoid a traffic circle locate on Brembrook and Church Lane plus the traffic light on Liberty rd. We are trying to have speed bumps put in but the county says our street is to narrow. So to this mix come another church squeeze in a small lot. They are other locations on the Liberty road corridor better able to support a church, not here. Please forward this to the correct zoning department if I have contacted the wrong person. or email me at marjarand@msn.com. Thanks for reading this. Mae Randolph

Thomas Bostwick - proposed building of church at the corner of Liberty Road & Blair Avenue

From: Deborah Spence <spencemidway@yahoo.com>
To: <crichards@baltimorecountymd.gov>, <mmohler@baltimorecountymd.gov>,
<drascoe@baltimorecountymd.gov>, <tbostwick@baltimorecountymd.gov>,
<wwiseman@baltimorecountymd.gov>, <pkeller@baltimorecountymd.gov>
Date: 9/23/2009 10:12 AM
Subject: proposed building of church at the corner of Liberty Road & Blair Avenue

Good morning,

Please excuse my first incomplete message my hands hit the wrong key. My name is Deborah P. Spence and I am sending this e-mail in opposition of the above subject matter. Anyone who reads the newspaper or listens to the news and familiar with or has travelled the Liberty Road corridor knows just how congested and dangerous it already is, there is either a major accident fatality or pedestrian struck or killed. Now I am a christian woman and do attend a church in east Baltimore so I have nothing against a church but the location I do. We have nearly 30 or more churches in our area already an additional church would not only put undue traffic on Liberty Road but would also overcrowd our street. We only have one block of Blair Avenue now which on any given day is full with the neighbors who already reside on the street.

They really need to try another location and try a area that is not already heavily populated. Thank you in advance for your consideratiion to this matter

Thomas Bostwick - Church on Blair Avenue

From: <aterry3611@comcast.net>
To: <tbostwick@baltimorecountymd.gov>
Date: 9/28/2009 8:25 AM
Subject: Church on Blair Avenue

Dear Mr. Bostwick,

have lived on Blair Avenue in Randallstown for more than 30 years. In that time I have seen many changes to my neighborhood. I have watched the green spaces disappear and the increase in traffic and noise. Nothing in that 30 years causes me more pain than the thought of your approving the change in zoning to allow a church to be built on and/or behind our small street.

I am requesting that you vote against case number 2010-0018-spha. A vote against this zoning change means that you care about the quality of life for the residents of this small street. We are unable to accommodate or tolerate the parking, the trash, the traffic (pedestrian and motor) and the noise. We have had more than our share of changes to our small street - the Shakespeare apartments behind Blair, the group homes on our street, the traffic from Liberty Road, the empty shopping center on Brenbrook, the trashy lot on Church Lane and Brenbrook and the traffic from the churches on Church Lane.

Please take the time to hear our plea - enough is enough!! Vote against case number 2010-0018-spha.

Sincerely,

Avis G. Terry
3611 Blair Avenue



Catholic Charities

Human Resources Department

RECEIVED

Fax Cover Sheet

SEP 24 2009

ZONING COMMISSIONER

Date: 9-24-09

To: Mr. Thomas H. Bostwick

Fax #: (410) 887-3468

From: Barbara Houston
443-798-3153 – Direct phone number

Total number of pages (including cover sheet): 3

If you do not receive the total number of pages indicated above,
please call the following number:

Additional Comments: _____

CONFIDENTIALITY NOTICE: The information contained in this transmission is confidential and intended only for the individual or entity named above. If you have received this information in error, please notify us immediately by contacting the transmitting individual and return the original to us by mail.

Re: Baltimore Zoning Case Number 2010-0018-SPHA

Permits & Development Office
Mr. Thomas H. Bostwick, Deputy Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Bostwick,

I have been a resident of the Blair Avenue Community (Randallstown) for over 9 years. It has been a very peaceful and safe environment to live in. I have no intentions of leaving the community and would love to retire here as well. I have come across some disturbing news that may be a factor in obtaining that same type of environment in the future. It is my understanding that there is a pending ordinance to build a church at the corner of Blair Avenue and Liberty Road. Our community has just acquired two new attractions (i.e.) Randallstown Community Center and the YWCA. These attractions have been a great asset to the community for the parents and well as our children to form a closer union. However, I feel that adding a church would not benefit the community as such.

I know for a fact that most of the families in our community have already established a place to worship and would not have the need for a new church building. This building would create more hardships to everyone than necessary. There would be less parking spaces for our families, excessive noise, trash and litter in the community, strangers in and out of our community, car speeding up and down our street and it would also create an unsafe atmosphere for our children to play.

There are over 30 churches in our community, to date, all of them being within a 2 mile radius of where a new church is planning to be built.

I cannot express enough how placing this new church at that location would create a lot of havoc and disturbances in our community.

Please consider my letter as evidence due to the fact that the Zoning Signs were posted on Liberty Road, which is a very busy and dangerous place to post signs. Trying to stop on Liberty Road to read a sign could cause a very bad accident or worse a possible fatality.

I live next door to the property in question and I am very saddened to hear of a possible church being erected right next door. I pray that this letter is not too late to be considered in your decision. My husband and I are seniors and we would like to live the remainder of our lives in the peace and quite that we are accustomed too.

I would like to request a copy of the order when it is decided upon.

Mrs Barbara Houston
3603 Blair Avenue
Randallstown, MD 21133

New Antioch Baptist Church of
Randallstown
5609 Old Court Road - (0.83 Miles)

Colonial Baptist Church
9411 Liberty Road - (1.28 Miles)

Union Bethel AME Church
8615 Church Lane - (0.68 Miles)

Jehovah's Witness Kingdom Hall
5624 Old Court Road - (0.83 Miles)

Greater Harvest Ministries
9633 Liberty Road - (1.80 Miles)

Ethiopian Evangelical Church
8025 Liberty Road - (1.90 Miles)

Walk of Faith Church
3817 Marriottsville Road - (2.38 Miles)

Destiny Christian Church
8338 Liberty Road - (1.13 Miles)

Touch of the Master's Hand Ministries
8334 Liberty Road - (1.12 Miles)

Bring Them Out Kingdom Ministries
9633 Liberty Road - (1.80 Miles)

Arlington Baptist Church
3030 N. Rolling Road - (2.63 Miles)

New Life Fellowship Worship Center
4725 Old Court Road - (2.20 Miles)

Pikesville Seventh Day Adventist
4619 Old Court Road - (2.04 Miles)

Blessed Trinity Church of Deliverance
4535 Old Court Road - (2.14 Miles)

Salem United Methodist Church
7509 Windsor Mill Road - (2.54 Miles)

Holy Family Church
9531 Liberty Road - (1.60 Miles)

St. Paul's Evangelical Lutheran Church
7902 Liberty Road - (2.21 Miles)

Living Water Praise Ministries, Inc.
9600 Liberty Road - (1.80 Miles)

Second Church Christian Science
5720 Liberty Road - (1.16 Miles)

Church of Christ at Deer Park
9818 Liberty Road - (2.10 Miles)

Baltimore Christian Faith Center
10308 Liberty Road - (3.19 Miles)

Liberty Road Church of God
9816 Liberty Road - (2.10 Miles)

Lifetime Outreach Prayer Center
9804 Liberty Road - (2.10 Miles)

The Emmanuel Church
8729 Church Lane - (0.28 Miles)

St. James Lutheran Church
8301 Liberty Road - (1.33 Miles)

Fallsroad AME Church
2145 Pine Avenue - (2.65 Miles)

Mt. Olive United Methodist Church
5115 Old Court Road - (0.98 Miles)

Collective Christian Church
9138 Liberty Road - (0.82 Miles)

Covenant Living Fellowship
9631 Liberty Road - (1.80 Miles)

Rehoboth International Covenant
Church
9016 Liberty Road - (0.52 Miles)

Sharing God's Word Ministries
4332 Mary Ridge Drive - (2.49 Miles)

Living Word Christian Center
4305 Huntshire Road - (1.84 Miles)

Mt. Paran Presbyterian Church
10308 Liberty Road - (3.19 Miles)

STAPLES copy&printcenter

Complimentary Self-Serve Fax Cover Sheet

To: Mr. Tom BoswickFax #: 410-887-3468Date: September 23-2009

Number of Pages (Including Cover):

3 PGS.

Spirit and Truth Church

From: Marian M. Foreman
Community Youth BuildersPhone #: 410-496-6174

Reply Fax #: _____

Urgent ☒ Confidential ☐ Confirm Receipt ☒

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S/06blzsv_009815

Community Youth Builders faxing to: Mr. Tom Boswick

September 23-2009

Mr. Tom Boswick

Dear Mr. Boswick:

I am faxing to you the letter I sent (our organization sent) to Mr. Green in reference to the Spirit and Truth Church. This letter went out about two months ago. A copy of this letter went to Councilman Oliver and also County Executive Jim Smith. This letter is meant to be an accompaniment to the e-mail I sent to you yesterday. Should you have any questions or concerns you can contact me at 410-496-6174. Thank you for your time.

Sincerely

Marian M Foreman V.P.
Community Youth Builders
of Anne Hathaway Drive.
Shakespeare Apartments

From: COMMUNITY YOUTH BUILDERS OF ANNE HATHAWAY DRIVE INC
3606 Anne Hathaway Drive Apt 3A/Phone: 410-496-6174
Email: apowel39@verizon.net
Re: Spirit and Truth Church Liberty Road and Anne Hathaway Drive

Dear Mr. Green:

We are representatives of the Community Youth Builders of Anne Hathaway Drive Inc. We are an organization working on the behalf of the residents of Shakespeare Park Apartments, (Location Liberty Road and Anne Hathaway Drive). We the residents of Shakespeare park apartments are very much in opposition to the proposed Spirit and Truth Church being built at the location of Liberty Road and Anne Hathaway Drive.

The reasons for this are as follows. 1) PARKING: The site does not seem to afford adequate acreage to provide parking spaces for a congregation of at least 65 persons. 2) SAFETY: The Proposed site location means that the members of this church would be using Anne Hathaway Drive as a short cut/thru-way to get to and from services. This poses a problem because Anne Hathaway is a private street. The children who live here play on Anne Hathaway Drive and use it to cross over to a field where they also play. This presents an extra safety concern. 3) TRAFFIC and CONGESTION: Liberty road is already notorious for chronic traffic and congestion. Due to the numerous places of worship in this area, Sunday traffic is just as bad as rush hour traffic during the week. Building this church here will only greatly exacerbate the problem. 4) NOISE: The removal of trees and shrubs from the wooded area on the proposed site will disturb the wild life that lives there. These woods serve as a buffer between the hustle and and bustle of a noisy, busy liberty road, and these apartments where we currently enjoy quiet living. 5) THIS IS PRIVATE PROPERTY: Therefore Anne Hathaway Drive cannot be utilized as a thru-way for trucks, building supplies, or for the parking of trucks and building supplies while this structure is going up.

In closing I want to simply state that we hear at the Shakespeare Apartments would be the most impacted by this church being built at this location since we are right next door. We would be living with this forever. We are a quiet, safe, clean, and crime-free community comprised of very diverse citizens. We have many residents who have been here for years so our complex is also stable. We enjoy a wonderful quality of life here and we would like to keep it that way. We believe the Spirit and Truth Church might do well to find another location outside of the Liberty/Randallstown corridor to utilize for this purpose.

For all of the above described reasons, the residents of Shakespeare Park Apartments are opposed to the building of the Spirit and Truth Church at Liberty Road and Anne Hathaway Drive.

Sincerely Yours

Community Youth Builders of Anne Hathaway Drive Inc.
President: Kaseem Williams
Vice President: Marian Foreman

RECEIVED

SEP 23 2009

Zoning Commissioner
Case: 2010-0018-spha

ZONING COMMISSIONER

The attached resident's signatures were collected in opposition to the above case proposed variance and construction request. After attending the 9.18.09 hearing, I wanted to know how many residents knew of this proposal and their feeling. I was not surprised in finding no one did. Everyone thought what was being constructed was another residential home not a church. Therefore, people were angry and felt betrayed for the following reasons:

- * The posted sign is for a residential home site and has been there for well over a year. No notice was given on the change from home site to church site.
- * Projected impact of traffic in an already congested area. Brenbrook/Liberty Road is always busy with 3 service stations, 3 shopping centers, funeral home, fire station and the recent addition of Home Depot and a community center. Churches not only have Sunday services but activities throughout the week will bring traffic from other areas into an already congested area. Parking is another issue which needs to be addressed with documentation. Building capacity of 65 with 18 parking spaces is not adequate. The adjacent property, Shakespeare Park Apt. has clearly posted signs for violators because they are privately owned units. This only leaves neighborhood parking. Residents have had issues and disputes already due to the 3 existing churches.
- * Changing the codes will change the neighborhood appearance. The building will be offline with other structures that follow existing code. The amount of trees and greenery removal required for this site will remove the neighborhood sound barrier. Starting from Liberty Road back to Church Lane trees block noise from all the congestion. This line of forestry is supported by a natural stream and contributes to a variety of wildlife that we all enjoy. This was one reason I purchased my home and probably others did likewise.

Liberty Road corridor offers many areas where a church would do well, but not here. I understand they are a small congregation with little money and the property owner price looks good. However this project will destroy our neighborhood solitude and cohesiveness for the benefit of 20 nonresidents.

Thanks for reading this' Mae Randolph
Email marjarand@msn.com

For
copies
left in
mailboxes

1) DR EMAIL ZONING COMMISSIONER
at BALTIMORE COUNTY MD. GOV

2) Contact me at 410-922-4721
for more information

Dear Neighbor,

HOW WOULD YOU LIKE MORE TRAFFIC?

HOW WOULD YOU LIKE LESS GREENEY?

HOW WOULD YOU LIKE LESS PARKING AND MORE STRANGERS?

Today I attended a hearing at the County Zoning Board to issue a variance to allow a for a church to be built near the corner of Liberty Rd and Blair ave. Case number 2010-0018SPHA, Submitted by Spirit of Truth Church.

I don't know about you, but I don't need any of the above. Please see the attached zoning notice and planners map. If you agree with me please sign the attached form. We have three weeks to submit our appeal. This form will be forward to the zoning commissioner. Thanks

Your Neighbor, Mae Randolph (3607)

ZONING NOTICE

CASE # 2010-0018-SPHA

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

ROOM 104, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE. TOWSON 21204
DATE AND TIME: FRIDAY, SEPTEMBER 18, 2009
AT 9:00 A.M.
REQUEST: THAT THE PROPOSED CHURCH IS
SPECIAL HEARING TO DETERMINE
PLANNED IN SUCH A WAY THAT COMPLIANCE, TO
THE EXTENT POSSIBLE WITH RTA USE
REQUIREMENTS, WILL BE MAINTAINED AND CAN
BE EXPECTED TO BE COMPATIBLE WITH THE
CHARACTER AND GENERAL WELFARE OF THE
SURROUNDING RESIDENTIAL PREMISES AND FOR
LIBERTY ROAD

ZONING NOTICE

CASE # 2010-0018-SPHA

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

ROOM 104, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE. TOWSON 21204
DATE AND TIME: FRIDAY, SEPTEMBER 18, 2009
AT 9:00 A.M.
REQUEST: VARIANCE TO PERMIT A FRONT
SETBACK OF 20 FEET IN LIEU OF THE
40 FEET REQUIRED, AND FOR SUCH OTHER AND
FURTHER RELIEF AS MAY BE DEEMED
NECESSARY BY THE ZONING COMMISSIONER.
LIBERTY ROAD

RESIDENTS SIGNATURES

1) TREMAINE & MICHELE RICHARDSON

3621 BLAIR AVENUE, RANDALLSTOWN, MD 21133

Tina O. Richardson *Michele Richardson*

2) James E. Patricia Reid

Patricia & James E Reid III

3619 Blair Ave, Randallstown, MD 21133

3) Latonya Reid 3619 Blair Ave Randallstown, MD

4) Jesse D. Corbett

3613 Blair Ave Randallstown MD 21133

5) Merrill L. Houston

3603 Blair Ave Randallstown MD 21133

6) Barbara Houston

3603 Blair Avenue

Randallstown, Md. 21133

7) Betty Jackson

3600 Blair Ave

Randallstown, MD 21133

John Fields

8744 Church Ave

Randallstown, Md. 21133

Barbara Washington
8808 Church Rd
Randallstown, MD 21133

KEVIN Dunlap
3604 BLAIR AVE
Randallstown M.D 21133

Tonia Murdock
3608 Blair Avenue
Randallstown, MD 21133

Avis G. Terry
3611 Blair Ave
Randallstown, Md. 21133

Deborah & Albert Spence
3618 BLAIR AVE
21133

NKiambi Jean Lema

3605 Blair Ave, 21133

Aline Anantani Lema

3605 Blair Ave, 21133

Teresa Marion
3610 Blair Ave.
Randallstown, Md. 21133
(443) 829-4407

Kedrick Orange
3616 Blair Ave
Randallstown, MD 21133
(443) 463-5220

* Theresa Gray & Family
8736 Church Lane.
~~Beth M.~~ Randallstown MD 21133

Jesse & Mae Randolph
3607 Blair Ave
Randallstown, MD 21133

Frederick T. Williams Jr.
3600 Anne Hathaway
Randallstown, Md. 21133
410-521-3984

3606 → Marian M. Foreman
3606 Anne Hathaway Drive
#3A
Randallstown, Maryland 21133
410-496-6174

Response to applicant remarks: On 9.18.09 the applicant submitted a picture showing a church located on Liberty Road similar to the propose build. However, what was not stated is this church is located in a business district following the current zoning codes. 5 homes converted to businesses, located between Offut Rd and Parkview Drive with plenty room for expansion (pictures). There are no residential homes nearby and a less congested area. In fact one of these homes appears to be unoccupied.



all See Pictures
submitted 9-18-09



church on other
END OF Shakesp
ANN Hathway Drive

Linda Robinson-Williams
3600 Anne Hathaway Dr. Apt 1C
Randallstown Md 21133

Naomi Edmondson
3689 Blair Ave.
Randallstown, Md. 21133

John Edmondson
3689 Blair Avenue
Randallstown, Md 21133

JESSE RANDOLPH

From: "JESSE RANDOLPH" <MARJARAND@msn.com>
To: <crichards@baltimorecountymd.gov>
Sent: Monday, September 14, 2009 4:38 PM
Subject: case 2010-0018 SPHA

Hello, I am contacting you concerning the rezoning notice above. My concern is that the property is located directly behind my home, 3607 Blair ave. However this is not my only concern. From my property line there is about 60 feet of wooded area and then a senior apt. building. This area is health with a natural stream supporting a variety of animal live. Relaxing on my deck (rabbits, squirrels, all kinds birds, fox and deer can be seen). Most recently 2 balled eagles and a few falcons held all the neighbors attention. This is my first concern and secondly changes to our neighborhood due to the church. Now, we have 4 churches in a 2 block radius creating tension and disagreement with two. Neighborhood parking is not able to support the number of cars now. Also the Brembrook / Liberty road intersection is always heavy with traffic due to three shopping centers and 3 services stations. The Liberty Resource center across the street has added a recreational & aquatic centers drawing more traffic. Because of this people now use our street to avoid a traffic circle locate on Brembrook and Church Lane plus the traffic light on Liberty rd. We are trying to have speed bumps put in but the county says our street is to narrow. So to this mix come another church squeeze in a small lot. They are other locations on the Liberty road corridor better able to support a church, not here.

Please forward this to the correct zoning department if I have contacted the wrong person. or email me at marjarand@msn.com. Thanks for reading this. Mae Randolph

We Do Not Need A Church On Our Street



Let us Band together and
Block the Zoning Committee from
Passing an Ordinance to Build
a Church at the Corner of
Blair Avenue and Liberty Road.
This would mean:



1. Less Parking Spaces for our families
2. Excessive noise
3. Trash and Litter in the Community
4. Strangers in and out of our Community
5. Cars speeding up and down our street
6. Unsafe for our children to play

Your personal contact with the people listed below would help our cause. Send them an email and express your feelings. Remember to use Case Number 2010-0018-SPHA.

Mr. Carl Richards – crichards@baltimorecountymd.gov

Mr. Mike Mohler – mmohler@baltimorecountymd.gov

Mr. Donald Rascoe – drascoe@baltimorecountymd.gov

We already have enough Churches in our Community. Attached you will find a list of over 30 Churches that I researched in and around our Community that you may use in your letters to the people above. Let us Flood them with Complaints from the Residents of Blair Avenue!!



"LET US PROTEST THE BUILDING OF A CHURCH ON BLAIR AVENUE"

List of Churches already in and around our Community

New Antioch Baptist Church of Randallstown
5609 Old Court Road - (0.83 Miles)

Colonial Baptist Church
9411 Liberty Road - (1.28 Miles)

Union Bethel AME Church
8615 Church Lane - (0.68 Miles)

Jehovah's Witness Kingdom Hall
5624 Old Court Road - (0.83 Miles)

Greater Harvest Ministries
9633 Liberty Road - (1.80 Miles)

Ethiopian Evangelical Church
8025 Liberty Road - (1.90 Miles)

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3817 Marriottsville Road - (2.38 Miles)

Destiny Christian Church
8338 Liberty Road - (1.13 Miles)

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8334 Liberty Road - (1.12 Miles)

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3030 N. Rolling Road - (2.63 Miles)

New Life Fellowship Worship Center
4725 Old Court Road - (2.20 Miles)

Pikesville Seventh Day Adventist
4619 Old Court Road - (2.04 Miles)

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4535 Old Court Road - (2.14 Miles)

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9818 Liberty Road - (2.10 Miles)

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10308 Liberty Road - (3.19 Miles)

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9816 Liberty Road - (2.10 Miles)

Lifetime Outreach Prayer Center
9804 Liberty Road - (2.10 Miles)

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8729 Church Lane - (0.28 Miles)

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8301 Liberty Road - (1.33 Miles)

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2145 Pine Avenue - (2.65 Miles)

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5115 Old Court Road - (0.98 Miles)

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9138 Liberty Road - (0.82 Miles)

Covenant Living Fellowship
9631 Liberty Road - (1.80 Miles)

Rehoboth International Covenant Church
9016 Liberty Road - (0.52 Miles)

Sharing God's Word Ministries
4332 Mary Ridge Drive - (2.49 Miles)

Living Word Christian Center
4305 Huntshire Road - (1.84 Miles)

Mt. Paran Presbyterian Church
10308 Liberty Road - (3.19 Miles)

Other Email addresses to send your letters to:

Mr. Thomas H. Bostwick, Deputy Zoning Commissioner
tbostwick@baltimorecountymd.gov

Mr. William J. Wiseman III, Zoning Commissioner
wwiseman@baltimorecountymd.gov

Mr. Pat Keller
pkeller@baltimorecountymd.gov

From: <apowel38@student.ccbcmd.edu>
To: tbostwick@baltimorecountymd.gov
Date: 9/22/2009 6:06 PM
Subject: Spirit and truth church hearing not notified/opposition

September 22nd 2009

Dear Mr. Bostwick:

My name is Marian Foreman. I am the vice president of the Community Youth Builders of Anne Hathaway Drive Inc. Our organization represents the residents of Shakespeare Park Apartments on Anne Hathaway Drive in Randallstown. The residents of Shakespeare Park Apartments are opposed to the proposed spirit and truth church being built at Liberty Road and Anne Hathaway Drive. More than two months ago, our group filed a letter detailing the reasons for our opposition to this proposal with the following individuals, Councilman Ken Oliver, Senior Planner Dave Green and County Executive Jim Smith. A copy of this letter will be sent to you. In reference to the hearing that took place on September 18th 2009, our group was not in attendance because we were not informed that the hearing was taking place. My understanding is that a sign was posted. However, signs can be tampered with or placed in such a way that people are unlikely to notice them as you probably well know. We usually get a phone call or letter in reference to upcoming hearings; that did not happen in this case. I understand that at the hearing a representative for spirit and truth church indicated that it would be okay for members to park at Shakespeare Apartments. This is categorically not true. The only people who are allowed to park at Shakespeare Apartments are the people who pay rent at Shakespeare Apartments. All other vehicles can and will be towed. You will receive a copy of the aforementioned opposition letter by snail mail/fax very soon. Should you want to contact me I can be reached at the e-mail addresses and phone number listed below. Thank you for your time and service to the citizens of Baltimore County.

Sincerely yours,

Marian Foreman

Phone: 410-496-6174

E-mail 1: apowel38@studentccbcmd.edu

E-mail 2: apowel39@verizon.net



BALTIMORE COUNTY
MARYLAND

BALTIMORE COUNTY
OFFICE OF THE ZONING COMMISSIONER
JEFFERSON BUILDING, SUITE 103
105 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204

Phone: 410-887-3868

Fax: 410-887-3468

FAX COVER SHEET

DATE: 9-14-09

NO. OF PAGES INCLUDING COVER SHEET: 5

TO:

FROM:

Judy
Colbert Matz

PHONE: _____

FAX NO.: 410-653-7953

MESSAGE:

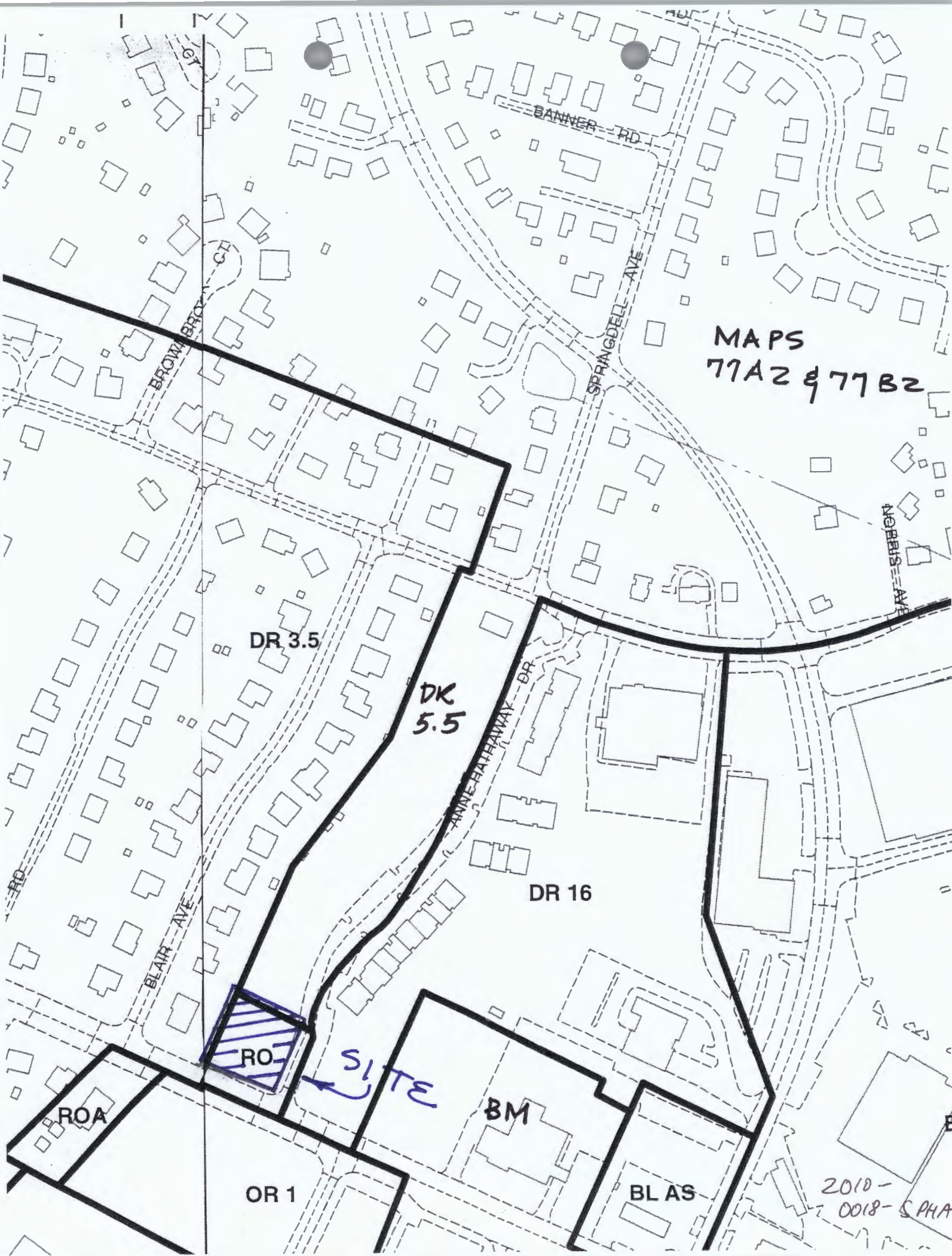
Case 2010-0018-SPHA

ZAC comments - no comment
from State Highway in file

REMARKS: ☐ URGENT ☒ FOR REVIEW ☐ REPLY ASAP ☐ PLEASE COMMENT

☐ PLEASE REPLY ☐ PLEASE RECYCLE

MAPS
77A2 & 77B2



2010-
0018-CPHA

LIBERTY ROAD
CASE NAME 2010-0018-5PHA
CASE NUMBER _____
DATE SEPT 18, 2009.

[illegible]

CASE NAME LIBERTY ROAD.
CASE NUMBER 2010-0018 SPHA
DATE SEPT 18, 2009

[illegible]

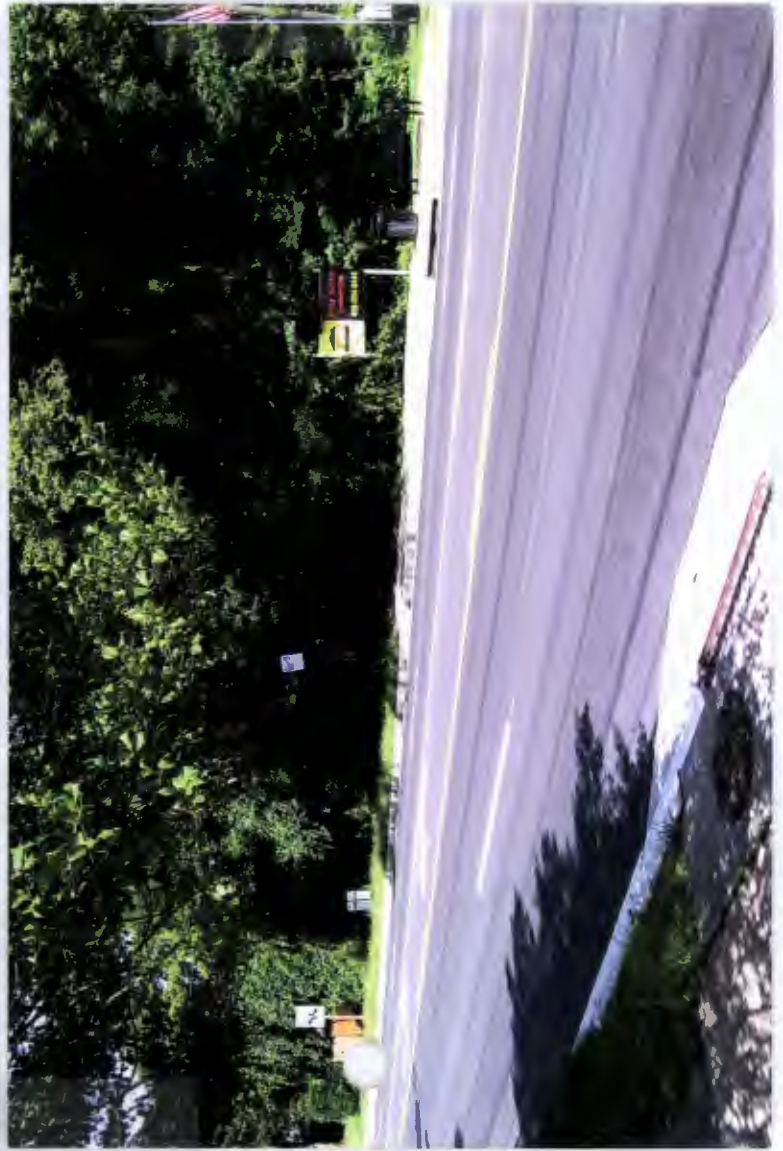
Case No.: 2010 - ODIS - SPNA

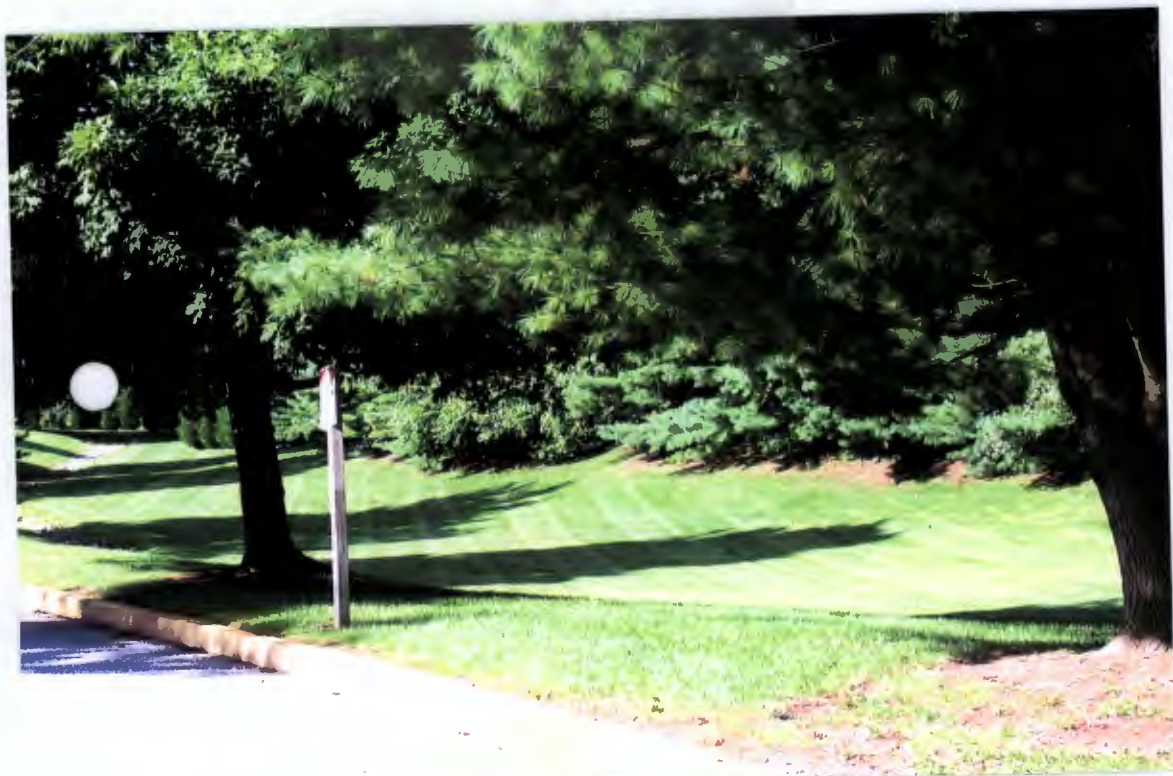
Exhibit Sheet

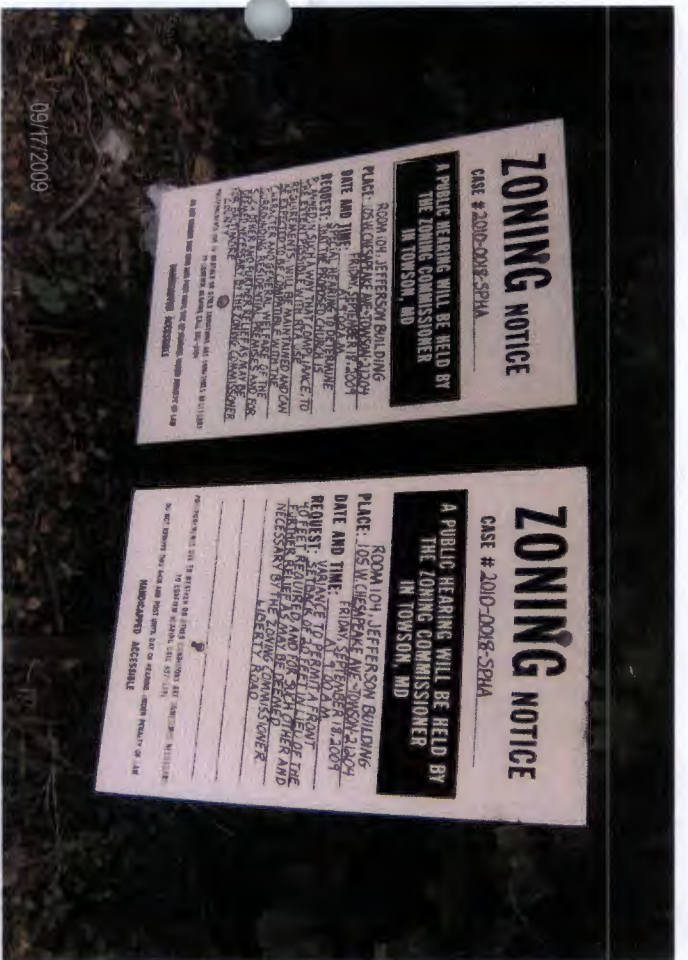
Petitioner/Developer

~~Protestant~~ Community

No. 1	Site Plan	1A-E - photos of site
No. 2 A-H	photos of site and surrounding area	2A+B - photos of neighbor Ms. Randolph's home
No. 3 A-H	photos of adjacent residential property	
No. 4	drawings of proposed building	
No. 5 A-D	photos of church on Liberty Road in residential area	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		







PETITIONER'S
EXHIBIT NO. 2A-H

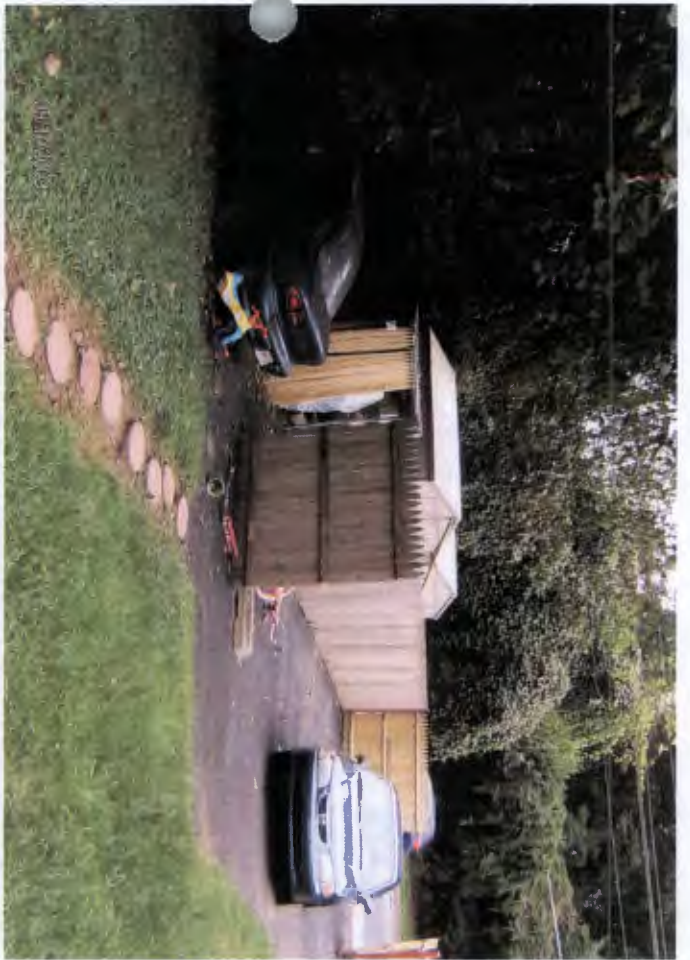


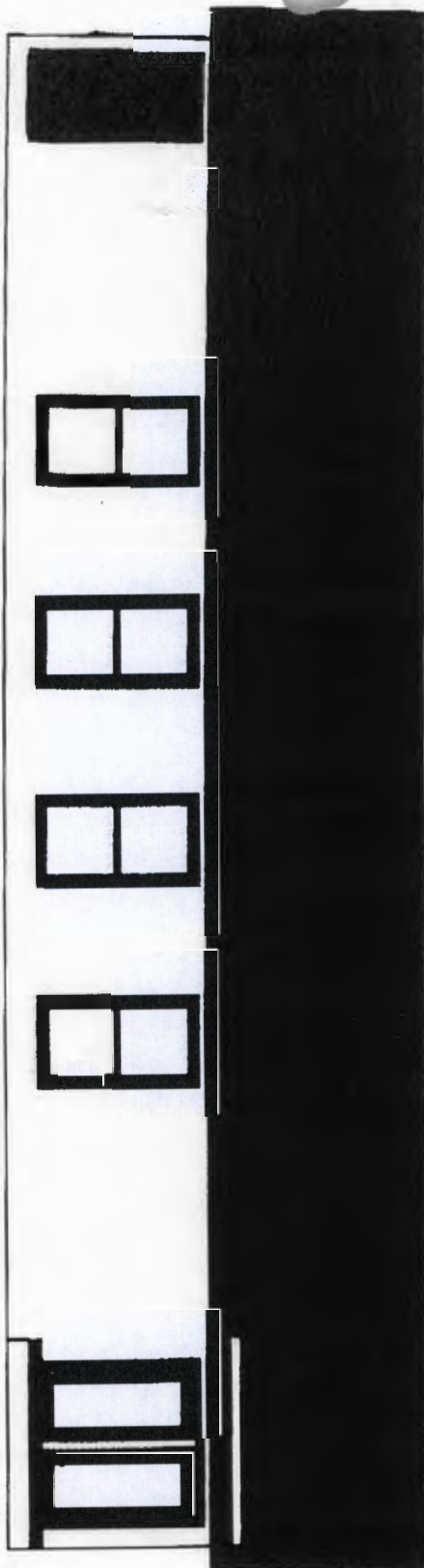


PETITIONER'S

EXHIBIT NO.

3A-H





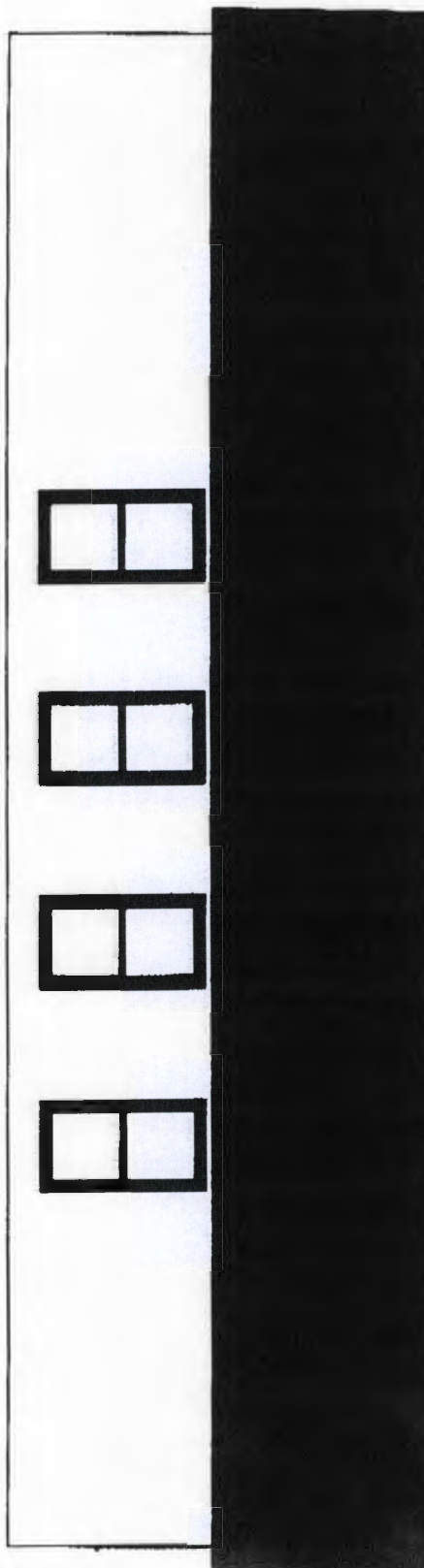
*PARKING
SLOT*

PETITIONER'S

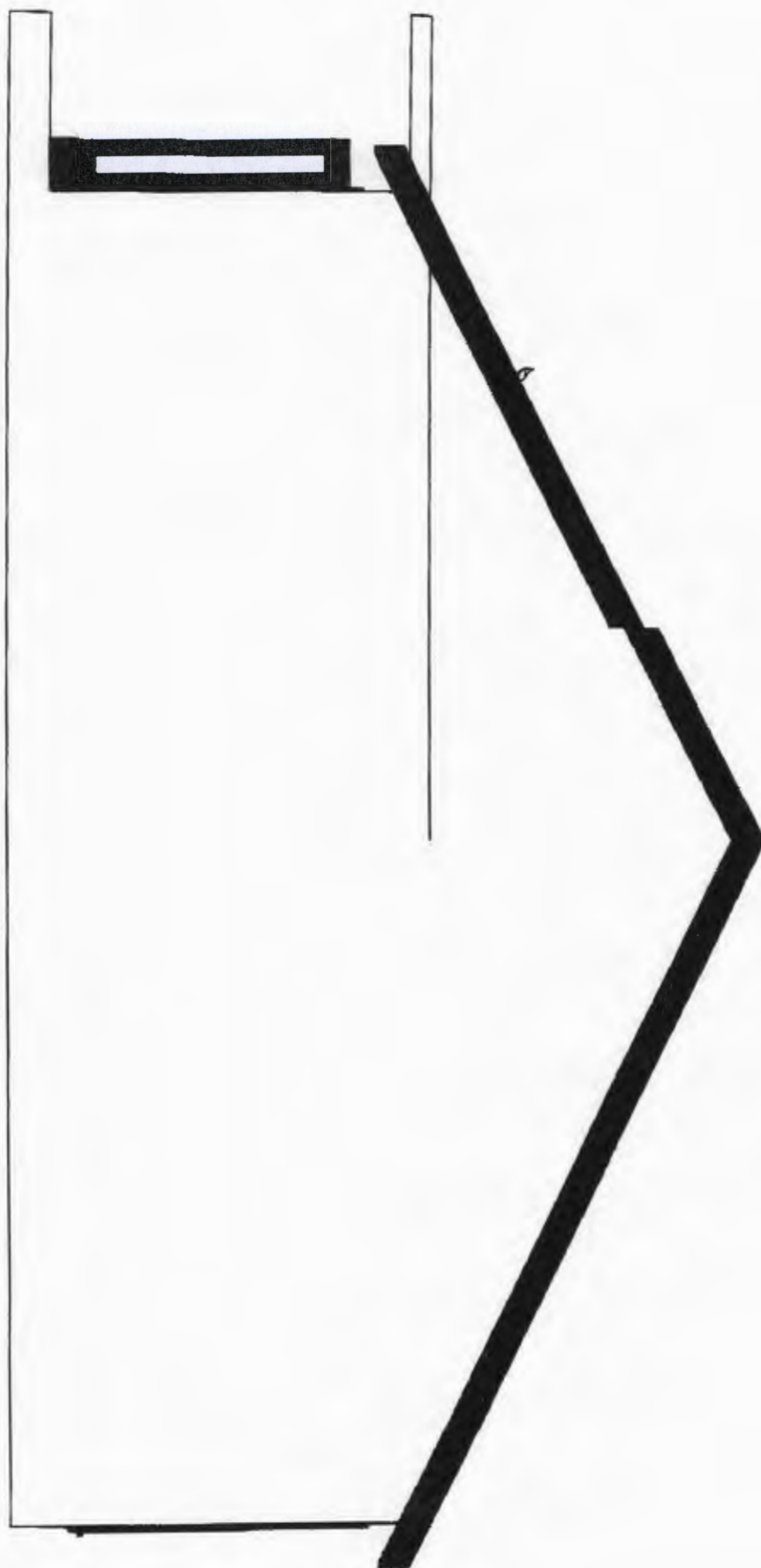
EXHIBIT NO.

4

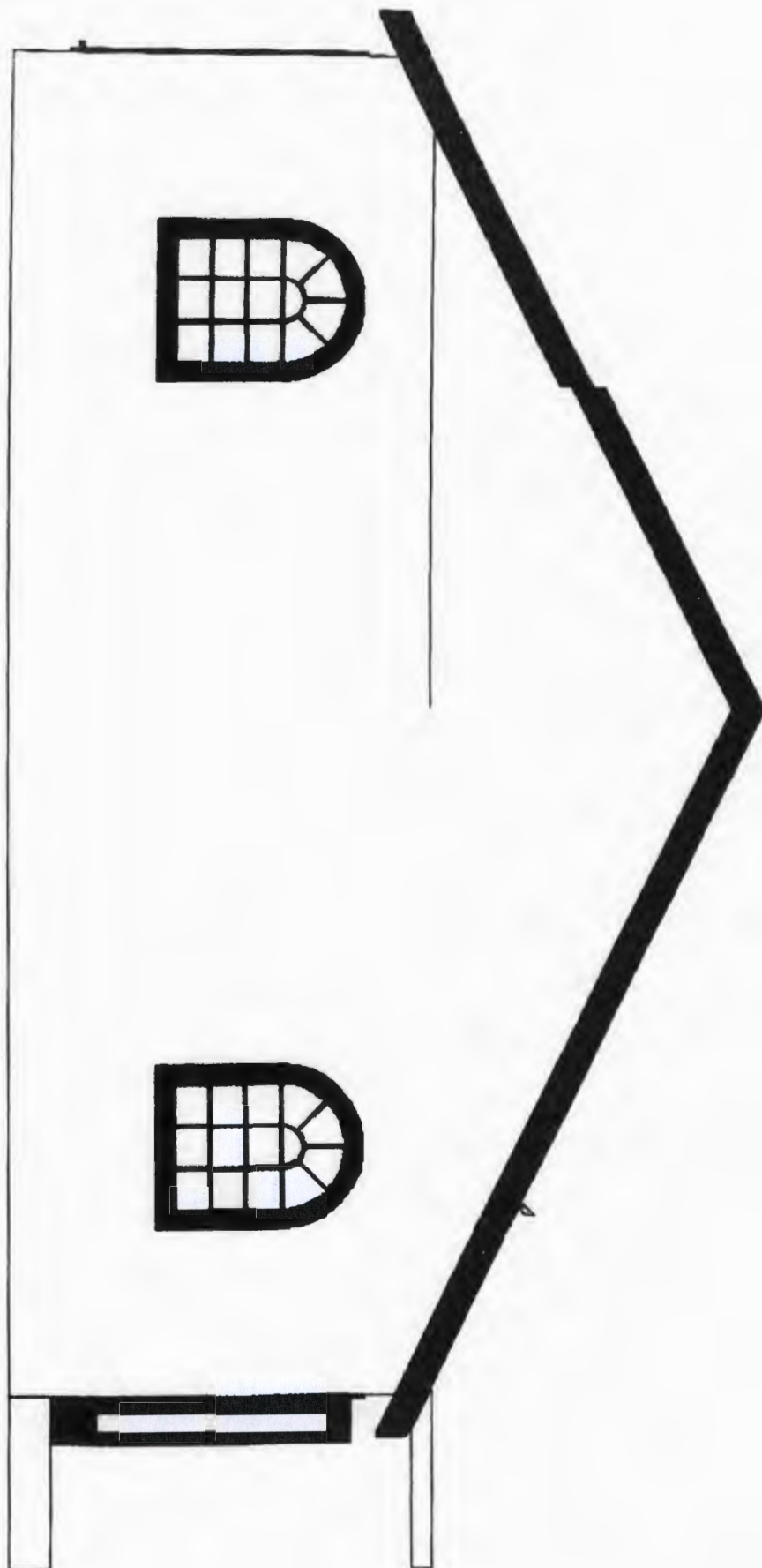
Less Soc



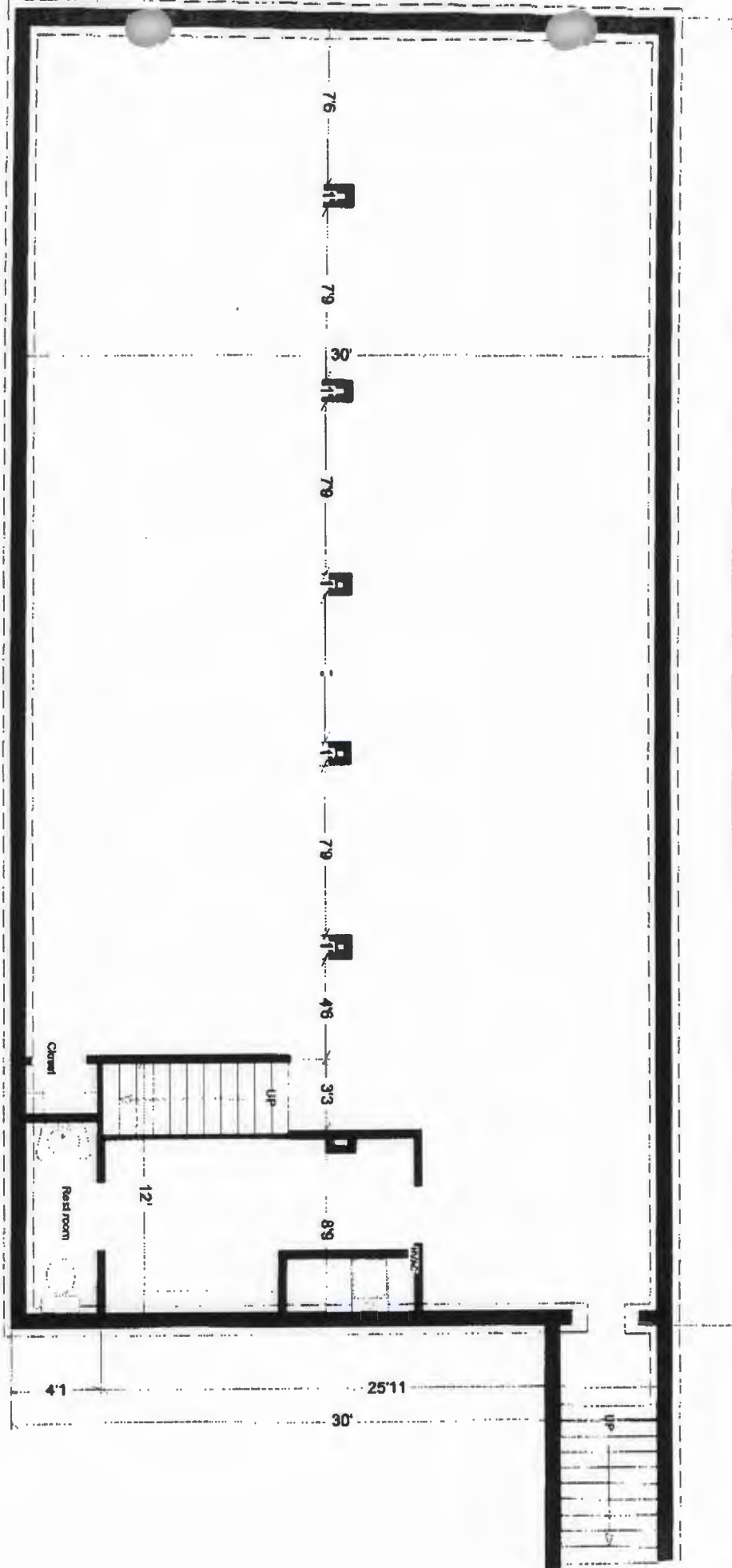
REAR



*Front
Library Room*



BASEMENT AREA
161 ft





COMMUNITY

EXHIBIT NO.

2A+B



PETITIONER'S

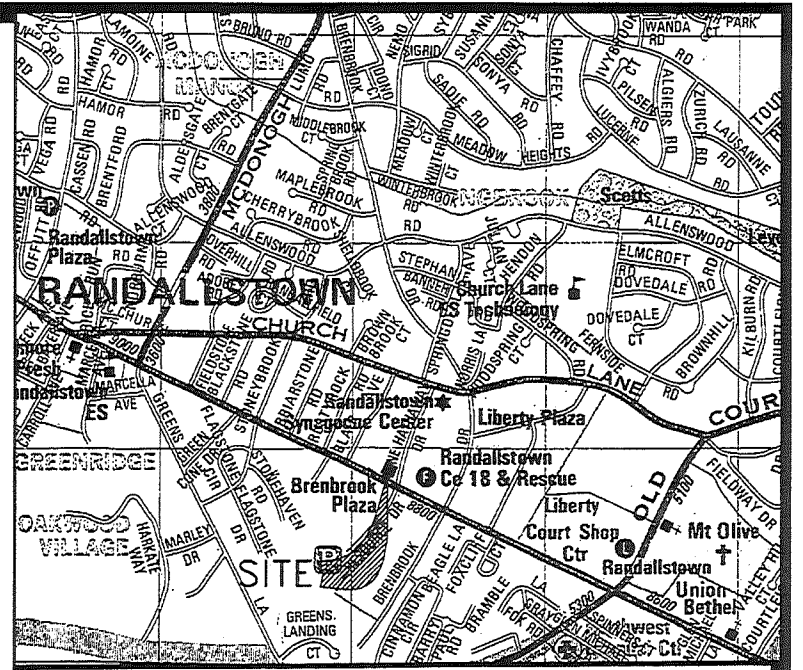
EXHIBIT NO.

5A-D

09/13/2009







VICINITY MAP
SCALE: 1"=2000'
COPYRIGHT ADD THE MAP PEOPLE
PERMITTED USE NUMBER 20112231

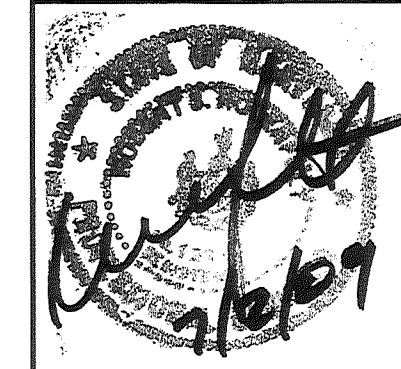
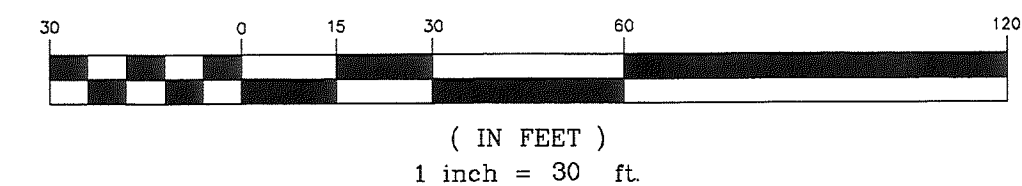
GENERAL NOTES

- OWNER:
MORTON J. MACKS
THOMAS O. FRECH
C/O MACKS
4750 OWINGS MILLS BLVD.
OWINGS MILLS, MD. 21117
- DEVELOPER:
SPIRIT AND TRUTH CHURCH
C/O FRED BATSON
3315 ESSEX ROAD
BALTIMORE, MD. 21207
- TAX ACCOUNT NO. 1800005800
SITE AREA: 11,325 SQ. FT. (0.26 ACRE)
DEED REF: 507716
PLAT REF: 23/103
PARCEL 282-LOT 2
- EXISTING USE: VACANT
PROPOSED USE: CHURCH (65 SEATS)
- CURRENT ZONING: RO, DR-3.5, DR-5.5 ZONING MAP NO. 77A2 & 77B2
- OFF-STREET PARKING:
REQUIRED - 65 SEATS (1 SPACE/4 SEATS) OR 16.25 SPACES, SAY 17
PROPOSED - 16 SPACES (INCL. 1 HDOP. SPACE)
- ALL PARKING WILL BE DURABLE AND DUSTLESS AND PERMANENTLY STRIPED.
- ZONING HISTORY:
-CASE NUMBER - 71-139-R - DISMISSED. ZONING ORDER DATED FEBRUARY 17, 1971
-CASE NUMBER - 74-52-RX - GRANTED A RECLASSIFICATION FROM DR 5.5 TO DR 16 AND GRANTED A SPECIAL EXCEPTION FOR AN OFFICE BUILDING ON A 1.44 ACRE PORTION OF THE PROPERTY THAT SHALL NOT EXCEED ONE STORY AND SHALL NOT EXCEED 10,000 SQUARE FEET IN AREA. THE APPROVAL WAS SUBJECT TO APPROVAL OF THE SITE PLAN BY THE STATE HIGHWAY ADMINISTRATION, DEPARTMENT OF PUBLIC WORKS, AND THE OFFICE OF PLANNING AND ZONING. ZONING ORDER DATED FEBRUARY 22, 1974.
-APPEAL OF CASE NUMBER 74-52-RX - UPHHELD THE RECLASSIFICATION OF THE PROPERTY FROM DR 5.5 TO DR 16, BUT DENIED THE SPECIAL EXCEPTION USE OF AN OFFICE ON A PORTION OF THE PROPERTY. ZONING ORDER DATED DECEMBER 9, 1975.
-MISCELLANEOUS CASE 5827 - APPEAL OF THE DECEMBER 9, 1975 RULING OF THE SPECIAL EXCEPTION. THE CIRCUIT COURT FOR BALTIMORE COUNTY UPHHELD AND AFFIRMED THE RULING ON THE SPECIAL EXCEPTION. DECISION DATED JUNE 27, 1977.
-MISCELLANEOUS CASE 5826 - APPEAL OF THE DECEMBER 9, 1975 RULING ON THE RECLASSIFICATION. DISMISSED. ZONING ORDER DATED JUNE 27, 1977.
- RTA REQUIREMENTS
BUILDING SETBACKS
REQUIRED - 75'
PROPOSED - 29'
PARKING SETBACKS
REQUIRED - 75'
PROPOSED - 19'
BUILDING AND PARKING BUFFER
REQUIRED - 50'
PROPOSED - 19'
- ALL SIGNS WILL MEET THE REQUIREMENTS OF SEC 450, BCZB.
- THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA OR A 100-YEAR FLOODPLAIN.
- THERE ARE NO PREVIOUS COMMERCIAL PERMITS FOR THIS SITE.

NOTE:
-BOUNDARY & TOPOGRAPHY SHOWN HEREON IS BASED ON AVAILABLE RECORDS AND DOES NOT REPRESENT A FIELD RUN SURVEY.

PLAN TO ACCOMPANY VARIANCE AND SPECIAL HEARING PETITIONS SPIRIT AND TRUTH CHURCH LIBERTY ROAD @ ANNE HATHAWAY DRIVE

2ND ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE



Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 12311 Expiration Date: 02/09/11

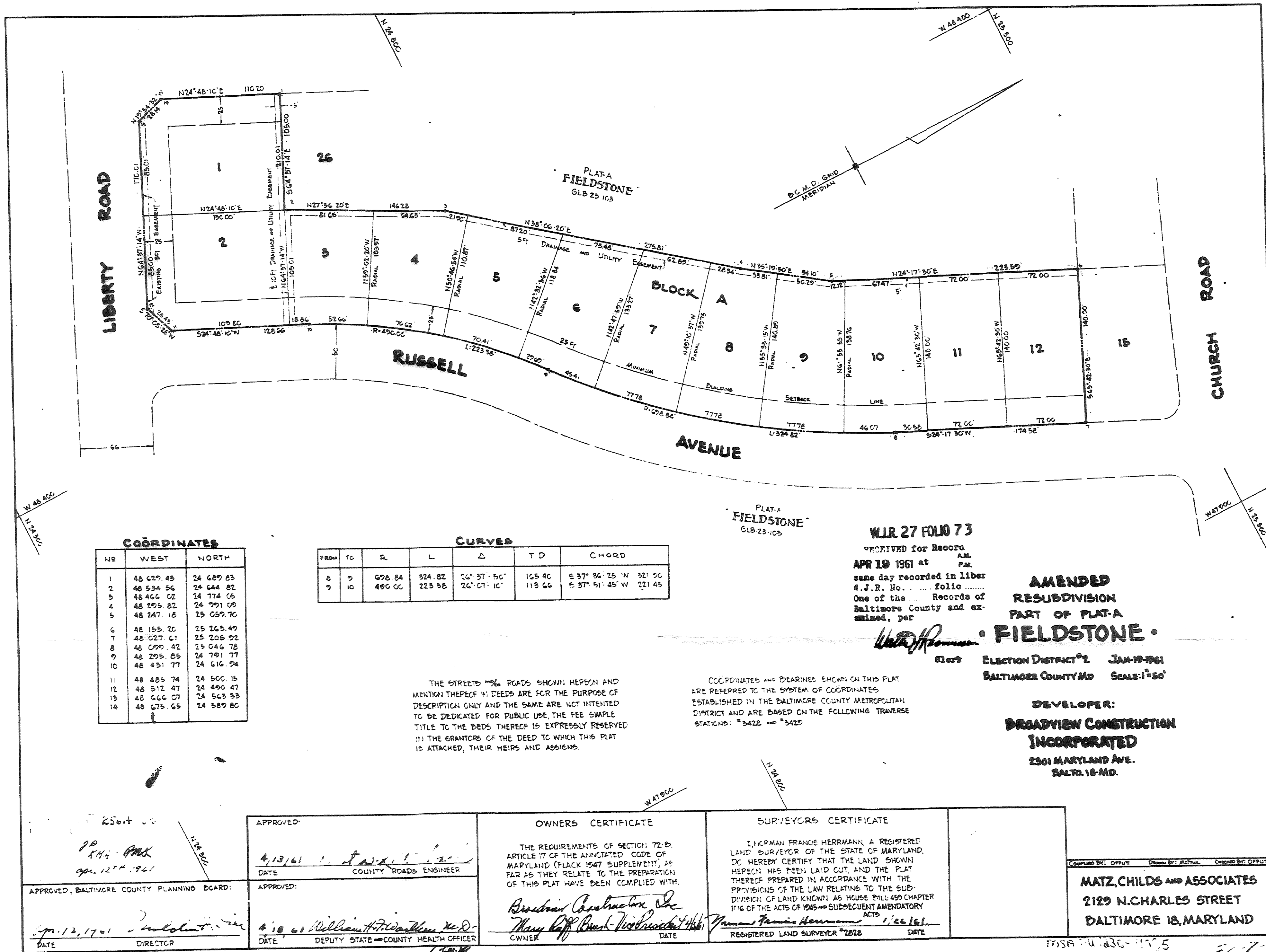
PETITIONER'S

EXHIBIT NO. 1

SCALE: 1"= 30'
DATE: 07/01/09
JOB NO.: 2009-050
DESIGNED:
DRAWN: AKC
CHECKED: SLD
FILE: 2009050 NEW DRC.dwg
DRAWING NUMBER: VAR-1

NO. DATE BY SHEET 1 OF 1

2010-0018-SPHA



COORDINATES		
NE	WEST	NORTH
1	48 627.45	24 689.83
2	48 534.56	24 644.82
3	48 466.02	24 774.06
4	48 295.82	24 791.09
5	48 247.18	25 659.70
6	48 155.20	25 265.49
7	48 227.01	25 208.92
8	48 099.42	25 046.78
9	48 295.85	24 791.77
10	48 431.77	24 616.24
11	48 485.74	24 500.15
12	48 512.47	24 490.47
13	48 666.07	24 563.33
14	48 675.65	24 589.80

CURVES					
FROM	TO	R	L	Δ	TD
8	9	698.84	524.82	26° 57' 50"	165.40
9	10	490.00	223.58	26° 07' 10"	113.66

THE STREETS AND ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED FOR PUBLIC USE, THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS: *3422 AND *3429

WLR 27 FOLIO 73
RECORDED for Record
APR 19 1961 at
same day recorded in Liber
6 J.R. No. folio
One of the Records of
Baltimore County and ex-
amined, per

AMENDED
RESUBDIVISION
PART OF PLAT-A
FIELDSTONE

Block ELECTION DISTRICT 2 JAN 18 1961
BALTIMORE COUNTY MD SCALE: 1"=50'

DEVELOPER:
BROADVIEW CONSTRUCTION
INCORPORATED
2301 MARYLAND AVE.
BALTO. 18 MD.

APPROVED, BALTIMORE COUNTY PLANNING BOARD: DATE: 12/17/61 DIRECTOR: [Signature]	APPROVED: 4/13/61 [Signature] DATE: COUNTY ROADS ENGINEER	OWNERS CERTIFICATE THE REQUIREMENTS OF SECTION 72-B, ARTICLE 77 OF THE ANNOTATED CODE OF MARYLAND (BLACK 1947 SUPPLEMENT), AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT HAVE BEEN COMPLIED WITH. Broadview Construction, Inc. Mary Cliff Bank, Inc. President OWNER DATE	SURVEYORS CERTIFICATE I, FRANK FRANK HERRMANN, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT, AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL 459 CHAPTER 116 OF THE ACTS OF 1945 AND SUBSEQUENT AMENDATORY ACTS 1/22/61. REGISTERED LAND SURVEYOR #2828 DATE	MATZ, CHILDS AND ASSOCIATES 2129 N. CHARLES STREET BALTIMORE 18, MARYLAND
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