



KEVIN KAMENETZ
County Executive

April 12, 2012

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

Tesseract Sites Inc.
401 Washington Avenue
Towson, Maryland 21204
Attention: John Trueschler

Subject: Spirit and Intent Letter for
10240 Liberty Road
2nd Election District
Reference: Case #2011-0032-A

Dear Mr. Trueschler,

Your spirit and intent letter sent to Arnold Jablon, Director of Permits, Approvals and Inspections has been referred to me for reply. Based upon meetings with the Zoning Supervisor, Carl Richards, the former Hearing Officer, Thomas H. Bostwick, the information provided therein, and our research of the zoning records, the following applies:

1. It has been determined that the proposed changes outlined in your letter and shown on your accompanied site plan **do not** meet the Spirit and Intent of the Baltimore County Zoning Regulations and the order in zoning Case 2011-0032-A.
2. A Special Hearing is required to amend the site plan approved in the above referenced case file for these changes.
3. You will not be required to re-variance the 20 feet side yard set back approved in the above referenced case unless the setback becomes more deficient.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

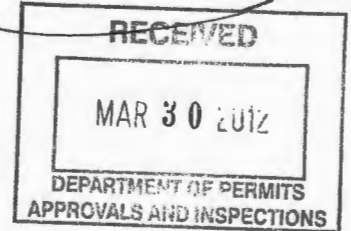
I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Leonard Wasilewski".

Leonard Wasilewski
Planner II, Zoning Review

12-184/lw



March 26, 2012

M. Arnold Jablon, Esq. Director
Baltimore County Department of
Permits, Approvals, and Inspections
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Re: Baltimore Christian Faith Center 10240 Liberty Road
PAI # II-761, Zoning Case 2011-0032-A

Dear Mr. Jablon:

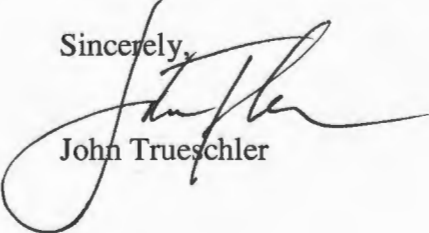
On behalf of Baltimore Christian Faith Center, we are requesting confirmation that our adjustment of the building and parking lot, as shown on the attached plan, complies with the spirit and intent of the variance granted in the above referenced case which allows a side yard setback of 20'.

Having recently taken over design of the project from Site Rite, we recognized the possibility of simplifying the storm water management design, reducing costs, and using the native soils on the more level area of the site for infiltration of storm water. This opportunity required flipping the building and parking lot. To explore this idea, we first met with Lynn Lanham in Planning to get her opinion and any impacts to site function and aesthetics; she had no objections but indicated that she may want to see some brick veneer or other architectural elements on the side of the building facing Liberty Road (already required by the Order). We also met with Tom Vidmar, Al With, and Bob Wood to talk about our storm water management ideas, and they were supportive. Lastly, our geotechnical engineer's tests in the preferred parking lot area confirm excellent infiltration rates.

Locating the parking behind the building is a better design not only because it puts more storm water back into the ground, but it allows the parking lot to be hidden when viewed from Liberty Road while complying with the spirit and intent of the variance. We respectfully request your concurrence that the revised building location meets the requirements of the variance.

If you have any questions, please let us know.

Sincerely,


John Trueschler

IN RE: PETITION FOR VARIANCE

N side of Liberty Road, 540 feet SE
of the c/l of Herrera Court
1st Election District
4th Councilmanic District
(10240 Liberty Road)

Baltimore Christian Faith Center, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2011-0032-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, the Baltimore Christian Faith Center, Inc. Petitioner is requesting Variance relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed church with side yard setbacks as close as 20 feet in lieu of the required 50 feet. The subject property and requested relief are more fully described on the redlined site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the Variance request were Paul Santos, Pastor and President, on behalf of Petitioner Baltimore Christian Faith Center, Inc., and Deborah C. Dopkin, Esquire, attorney for Petitioner. Also appearing in support of the requested relief was Bernadette Moskunus with Site Rite Surveying, Inc., the professional land surveying firm that prepared the site plan. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is a diagonal-rectangular shaped property consisting of 1.669 acres, more or less, zoned R.C.5. The property is located on the north side of Liberty Road, west of Deer Park Road and east of the intersection

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Date 10-25-10

By PJ

of Liberty Road and Lyons Mill Road, in the Randallstown area of Baltimore County. The property is currently improved with an existing dwelling that, according to SDAT Property Tax records, was constructed in 1821 and is planned for removal. Pastor Santos described the church as a born again, non-denominational, predominantly healing church that began approximately 38 years ago. The church has been at its present location at 10308 Liberty Road -- on property that is adjacent on the west side to the subject property -- for the last 38 years. The church leases that property from the owner, Mount Paran Presbyterian Church. The Mount Paran church is located at the end of the private driveway that runs along the western side of the subject property, past the rear of the site. Pastor Santos indicated they have maintained a great relationship with that church over the years.

Petitioner purchased the subject property about one year ago and intends to relocate the church to the site. As shown on the site plan, the existing dwelling would be removed and a proposed church facility would be constructed in the rear area of the property, with a parking area located in front of the building, as well as an underground storm water management device and a septic reserve area. An aerial photograph that was marked and accepted into evidence as Petitioner's Exhibit 2 also depicts the property, as do photographs that were marked and accepted into evidence as Petitioner's Exhibits 3A through 3K. In order to construct the church building, Petitioner is in need of variance relief from the property line setback requirement of 50 feet in the R.C.5 Zone.

In support of the variance request, Petitioner's attorney, Ms. Dopkin, proffered the testimony and explained that the variance is driven in large measure by the narrowness of the property. The property is only approximately 150 feet wide, versus being over 500 feet deep.

Petitioner desires to construct an adequate church building for its present needs and for the

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Date 10-25-10

By [Signature]

future, measuring 100 feet wide by 60 feet deep. As delineated on the site plan, due to the diagonal configuration of the property vis-à-vis the placement of the building parallel to the side yard property lines, this results in a proposed setback on the west side of 23.5 feet and on the east side of 21.4 feet, though in order to err on the side of caution, Petitioner has requested setbacks as close as 20 feet.

The property also has topographical constraints that limit the available area for permitted improvements. The site plan has a topographical overlay that shows the front half of the property slopes downward towards the public road by approximately 15 feet, whereas the rear half -- where most of the improvements are planned -- is much flatter and has more subtle elevation changes. In order to better illustrate these constraints, Ms. Moskunas showed on the site plan a redlined overlay of the proposed building turned around 90 degrees so that it would appear to be 60 feet wide by 100 feet deep. Although the side yard property line setbacks would be increased to about 40-45 feet on each side, this layout would push the parking area further forward and would also move the storm water management and septic reserve areas forward, closer to the road and in the areas of more significant slopes. Ms. Dopkin also submitted a proposed Landscape Plan that was marked and accepted into evidence as Petitioner's Exhibit 5. This plan shows various trees and shrubs that exist and will remain as well as additional plantings. In particular, the evergreen screening along the front of the property will remain, as will the white pine screening at the northwest end of the property along the private road. In addition, a letter was presented dated August 27, 2009 from Permits and Development Management Director Timothy Kotroco indicating that the Development Review Committee ("DRC") had determined that the church project meets the requirements of a limited exemption. This letter was marked and accepted into evidence as Petitioner's Exhibit 6. As to continued

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Date 10-25-10

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By B3

access to the property via the private road, Ms. Dopkin presented a Driveway Easement Agreement dated September 30, 2009 between the church and the Mount Paran church (owners of the private road). This agreement, which was marked and accepted into evidence as Petitioner's Exhibit 7B, makes the private road available for use by the church and its congregation.

As to the church itself, Pastor Santos described the congregation as very diverse, with anywhere between 50 to 100 persons attending services, depending on the day and time. Most services focus on miracle healing and prayer, as well as instruction. Services are traditionally on Wednesday evenings and Sundays. There are no full time employees and the premises would not be rented out for other uses.

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 20, 2010 which indicates they do not oppose the request and recommend approval. The subject property was also the subject of a limited exemption (#10031). Certain comments were recommended in response to the plan submitted for the limited exemption and should be made conditions of any relief granted as part of the subject variance. These conditions will be expounded on further in this Order. Comments were received from the Department of Environmental Protection and Resource Management dated September 8, 2010, which indicates that this property has already been perc tested and granted approval to install a septic system for the proposed use. Building permit approval will be contingent on drilling a new well that meets adequate yield and the abandonment of the existing well and septic system.

Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or

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Date 10-25-10

By [Signature]

structure which is the subject of the variance request. The property has an unusual diagonal shape and the narrowness of the property is one of the major factors that influence the need for variance relief. The topography also helps to limit the usable space for improvements by pushing things toward the rear of the property, as depicted on the site plan. I also find that strict compliance with the Zoning Regulations would result in practical difficulty or unreasonable hardship upon Petitioner. Not granting the variance in this instance would deny Petitioner a use of the property in this R.C.5 Zone that is specifically permitted in Section 1A04.2.A.1 of the Regulations.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. The church has been operating on the adjacent property for the past 38 years with virtually no impact to the surrounding area. The church also has a good relationship with the property owner to the rear, which also happens to be a church. In my judgment, the church's historical use of the nearby property without incident leads me to believe that the church operating in a new building on the subject property will also be a positive influence on the area.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 25th day of October, 2010 by this Deputy Zoning Commissioner that Petitioner's Variance request from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed church with side yard setbacks as close as 20 feet in lieu of the required 50 feet be and are hereby **GRANTED**, subject to the following which are conditions precedent to the granting of the relief:

ORDER RECEIVED FOR FILING

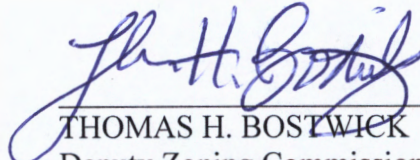
Date 10-25-10

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By PJ

1. Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner shall provide architectural building plans elevations for all four sides of all of the proposed buildings including building materials and color schemes to the Office of Planning for review and approval. Show all entrances into the buildings.
3. Petitioner shall submit a lighting plan that is in accordance with IESNA standards in conjunction with the final landscape plan to Avery Harden, Baltimore County Landscape Architect, and the Office of Planning for review and approval. Proposed lighting shall not be higher than 20 feet if within 50 feet of a residential zone or use (Section 229 B.C.Z.R.)
4. Petitioner shall provide details of any proposed signage and any entrance treatments and show their proposed locations on the site plan. Specifically, provide the proposed dimensions and display them in the form of an elevation drawing and provide to the Office of Planning for review and approval.
5. Petitioner shall show the location and provide a detail drawing of any dumpster enclosure on the property and include on the plan. The dumpster surrounds should be constructed out of masonry not wood.
6. Petitioner shall abide by and comply with the ZAC comment dated August 18, 2010 from the State Highway Administration ("SHA") contained in the case file, specifically concerning the driveway width and required access permit.

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

ORDER RECEIVED FOR FILING

Date 10-25-10

By 



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 25, 2010

DEBORAH C. DOPKIN, ESQUIRE
409 WASHINGTON AVENUE
TOWSON MS 21204

Re: Petition for Variance
Case No. 2011-0032-A
Property: 10240 Liberty Road

Dear Ms. Dopkin:

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 cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

c: Paul Santos, Pastor and President, Baltimore Christian Faith Center, Inc., 10240 Liberty Road, Randallstown MD 21133
Bernadette Moskunus, Site Rite Surveying, Inc., 200 East Joppa Road, Room 101, Towson MD 21286



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at #10240 Liberty Road
which is presently zoned RC5

Deed Reference: 28837 / 15 Tax Account # 0206100544

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 hereof, hereby petition for a Variance from Section(s)

*1A04.3.B.2.6 - to permit
a proposed church with side yard setbacks as close as 20 feet in
lieu of the required 50*

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 PRESENTED AT HEARING*

~~see attached~~

Property is 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Deborah C. Dopkin

Name - Type or Print

Deborah C. Dopkin

Signature

Deborah C. Dopkin, PA.

Company

409 Washington Ave 4108210200

Address

Telephone No.

Towson MD 21204

City

State

Zip Code

Legal Owner(s):

Baltimore Christian Faith Center, Inc.

Name - Type or Print

Paul Santos

Signature

Paul Santos, Pastor and President

Name - Type or Print

Signature

10308 Liberty Road Pastor Santos 443-743-5622

Address

Telephone No.

Randallstown, MD 21133-1209

City

State

Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.

Name

200 E. Joppa Road, Room 101 410-828-9060

Address

Telephone No.

Towson, MD 21286

City

State

Zip Code

Case No. 2011-0032-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Sept 8, 9, 10 & 17

Reviewed by

Date

7/23/10

REV 8/20/00 ORDER RECEIVED FOR FILING

Date 10-25-10

By B

Zoning Description for #10240 Liberty Road
Baltimore Christian Faith Center

Beginning at a point on the north side of Liberty Road, Maryland State Road (Route No. 26) which is 80 feet wide at the distance of 540 feet, more or less, east of the centerline of Herrera Court which is 50 feet wide. Thence the following courses and distances:

North 14 degrees 00 minutes 09 seconds East, 495.00 feet; thence South 61 degrees 30 minutes 51 seconds East, 148.91 feet; thence South 14 degrees 30 minutes 09 seconds West, 519.75 feet and thence 154 feet, more or less, to the place of beginning as recorded in Deed Liber 28837, folio 15, containing 1.79 acres, more or less.

Also known as #10240 Liberty Road and located in the 2nd Election District, 4th Councilmanic District.



Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175
Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060

Item #0032

**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: 2011-0032-A
Petitioner: Baltimore Christian Faith Center, Inc.
Address or Location: 10240 Liberty Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Baltimore Christian Faith Center, Inc.
Address: 10308 Liberty Road
Randallstown, MD 21133-1209

Telephone Number: 443-743-5622 Paul Santos, Pastor

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

No. **58617**

Date: **7/23/10**

PAID RECEIPT

BUSINESS ACQ. TIME INU
 7/26/2010 7/23/2010 14:20:40 2

DE WSP WALTON JENA JEE
 RECEIPT # 692960 7/23/2010 GFLP

Page 5 528 ZONING VERIFICATION
 CR 01. 058617

Receipt Tot \$325.00
 \$325.00 DE \$325.00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0060		6100				\$325

Total: **\$325**

Rec From: **Site River Surveying Inc**

For: **Zoning hearing - case #2011-0032-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No 2011-0032-A

Petitioner/Developer SITE RITE
SURVEYING INC.

Date Of Hearing/Closing: 9/28/10

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 10240 LIBERTY ROAD

This sign(s) were posted on September 12, 2010

Month, Day, Year

Sincerely,

Martin Ogle 9/12/10
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



Martin Ogle 9/12/10



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 24, 2010

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: 2011-0032-A

10240 Liberty Road

N/side of Liberty Road, 540 feet +/- s/east of the centerline of Herrera Court

1st Election District – 4th Councilmanic District

Legal Owners: Baltimore Christian Faith Center, Inc.

Variance to permit a proposed church with side yard setbacks as close as 20 feet in lieu of the required 50.

Hearing: Tuesday, September 28, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:kl

C: Deborah Dopkin, 409 Washington Ave., Towson 21204
Paul Santos, BCFC, Inc., 10308 Liberty Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 13, 2010**
- (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
Tuesday, September 14, 2010 Issue - Jeffersonian

Please forward billing to:

Paul Santos, Pastor
Baltimore Christian Faith Center, Inc.
10308 Liberty Road
Randallstown, MD 21133

443-743-5622

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N/side of Liberty Road, 540 feet +/- s/east of the centerline of Herrera Court

1st Election District – 4th Councilmanic District

Legal Owners: Baltimore Christian Faith Center, Inc.

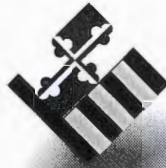
Variance to permit a proposed church with side yard setbacks as close as 20 feet in lieu of the required 50.

Hearing: Tuesday, September 28, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN
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 22, 2010

Deborah Dopkins
Deborah Dopkin, PA
409 Washington Ave.
Towson, MD 21204

Dear: Deborah Dopkins

RE: Case Number 2011-0032-A, 10240 Liberty 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 23, 2010. 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
Baltimore Christian Faith Center, Inc.; 10308 Liberty Road; Randallstown, MD 21133
Site Rite Surveying, Inc.; 200 E. Joppa Rd. Rm. 101; Towson, MD 21286

TB 9/28 10Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 20, 2010

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

RECEIVED

SUBJECT: 10240 Liberty Road

SEP 03 2010

INFORMATION:

ZONING COMMISSIONER

Item Number: 11-032

Petitioner: Baltimore Christian Faith Center, Inc.

Zoning: RC 5

Requested Action: Variance

The petitioner requests a variance from section 1A04.3.B.2.b to permit a proposed church with side yard set back as close as 20 feet in lieu of the required 50.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The Office of Planning does not oppose the petitioner's request and recommends approval subject to the following:

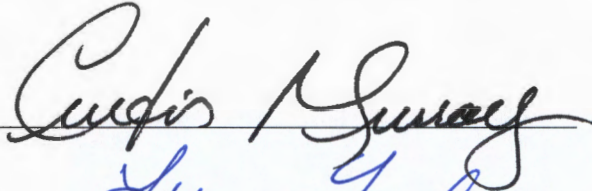
The subject property was also the subject of a limited exemption (#10031). The following comments were recommended in response to the plan submitted for the limited exemption and should be made conditions of any relief granted as part of the subject variance:

1. Provide architectural building plans and elevations for all four sides of all of the proposed buildings including building materials and color schemes to this office for review and approval. Show all entrances into the buildings.
2. Submit a lighting plan that's in accordance with IESNA standards in conjunction with the final landscape plan to Avery Harden, Baltimore Landscape Architect, and the Office of Planning for review and approval. Proposed lighting shall not be higher than 20 feet if within 50 feet of a residential zone or use (Section 229 BCZR).
3. Provide details of any proposed signage and any entrance treatments and show their proposed locations on the site plan. Specifically, provide the proposed dimensions and display them in the form of an elevation drawing and provide to this office for review and approval.

4. Show the location and provide a detail drawing of any dumpster enclosure on the property and include on the plan. The dumpster surrounds should be constructed out of masonry, not wood.

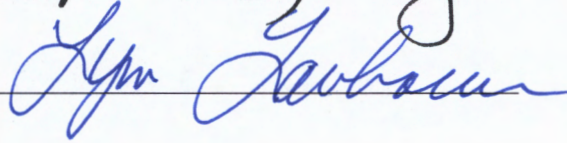
For further information concerning the matters stated here in, please contact Dave Green at 410-887-3480.

Prepared by:



Division Chief:

AFK/LL: CM





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 12, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 9, 2010

Item No.: **Variance:** 2011-0028SPHA, 2011-0032A, 2011-0047A – 0049A, 2011-0026SPHXA

Administrative Variance: 2011- 0050A, 2011-0052 - 0053A, 2011-0055A – 0056A.

Special Hearing: 2011-0028SPHA, 2011-0051SPH, 2011-0057SPH, 2011-026SPHXA

Special Exception: 2011-0026SPHXA

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

Comments:

The Fire Marshal's Office has no comments at this time.

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 10, 2010

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 23, 2010
Item Nos. 2011- 026, 028, 032, 047,
048, 049, 050, 051, 052, 053, 054,
055, 056 and 057

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-08232010 -NO COMMENTS.doc

TB 9/28 10 Am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 8, 2010

SUBJECT: Zoning Item # 11-032-A
Address 10240 Liberty Road
(Baltimore Christian Faith Center, Inc.)

Zoning Advisory Committee Meeting of August 9, 2010

 X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

This property has already been perc tested and granted approval to install a septic system for the proposed use. Building permit approval will be contingent on drilling a new well that meets adequate yield and the abandonment of the existing well and septic system.

Reviewer: Kevin Koeppenick

Date: 8/19/10



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

August 18, 2010

Ms. Kristen Matthews
Reviewer
Department of Permits
And Development Management
Baltimore County
111 West Chesapeake Avenue, Rm. 119
Towson, Maryland 21204

Re: Baltimore County
MD 26 (Liberty Road)
east of Herrera Court
Baltimore Christian Faith Center, Inc.
PDM File No. 02-761
Mile Post 2.74
Item No. 2011-0032-A
Variance – To permit a proposed church with
side yard set backs

Dear Ms. Matthews:

Thank you for the opportunity to review the Development Plan for Baltimore Christian Faith Center, Inc.'s project located at 10240 Liberty, which was received on August 13, 2010. We understand that this submittal illustrates a proposal to construct a 6,000 s/f 1-story building for religious assembly with a paved surface parking lot for 41 vehicles on 1.79 Acres. We have completed our review of the plan. The following comments are offered for your consideration:

- The plan shows an existing 19' wide driveway connection onto MD 26 (Liberty Road), which is owned and maintained by the State Highway Administration (SHA). It appears that this driveway is shared by the applicant and Mount Paran Presbyterian Church. However, we determined that the driveway access point at MD 26 is inconsistent with SHA requirements. A thirty-foot 30' wide full depth pavement entrance is necessary to accommodate safe vehicle ingress and egress.
- A State Highway Access Permit is required to construct improvements within the state right-of-way. And at minimum the items listed below are required :
 - 30' wide entrances with curbed 30' radii returns.
 - Sidewalk and handicap ramps consistent with current Americans with Disabilities (ADA) guidelines *maybe* necessary.
 - All entrances landing grade shall be 50' in length at a 3% maximum.
 - A hydraulic analysis.
 - Provide a typical section showing the improvements to MD 26 (Liberty Road).
 - Historical and archeological review will be conducted by our Office of Planning.
 - We request that the County require the owner to dedicate, to the State of Maryland, the area for future road improvements.

My telephone number/toll-free number is _____

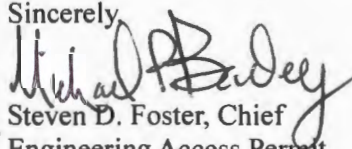
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410-545-0300 • www.marylandroads.com

Ms. Linda Blackmon
Baltimore Christian Faith Center
PDM # 02-761
Page two

In summation: Based on our assessment, the site access is inconsistent with current Maryland State Highway Access Manual guidelines. Therefore, the SHA request that the County require the above as a condition of approval for Baltimore Christian Faith Center, Inc. Variance Case Number 2011-0032-A. Kindly, include our comments in your staff report to the Zoning Advisory Committee.

If you have any questions, feel free to contact Michael Bailey at 1-410-545-5593 or call our toll free number in Maryland only 1-800-876-4742 extension 5593. Also, you email mbailey@sha.state.md.us. Thank you for your attention.

Sincerely,

For¹ Steven D. Foster, Chief
Engineering Access Permit
Division

SDF/mb

Cc: Baltimore Christian Faith Center, Inc.
Mr. Dennis Kennedy, Bur. Development Plans Review, Baltimore County
Ms. Colleen M. Kelly, Permits & Development Management, Baltimore County
Mr. Michael V. Moskunas, Engineer, Siterite Surveying, Inc.
Mr. Dave Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA
Mr. Eric Tombs, Traffic Mgr., SHA

RE: PETITION FOR VARIANCE * BEFORE THE
10240 Liberty Road; N/S Liberty Road, 540' *
SE c/line of Herrea Court * ZONING COMMISSIONER
1st Election & 4th Councilmanic Districts *
Legal Owner(s): Baltimore Christian Faith * FOR
Center, Inc *
Petitioner(s) * BALTIMORE COUNTY
* 2011-032-A

* * * * *

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.

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 23rd day of August, 2010, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286 and Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

RECEIVED

AUG 23 2010

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Patricia Zook - your Tuesday cases

From: Patricia Zook
To: Bostwick, Thomas
Date: 9/27/2010 11:47 AM
Subject: your Tuesday cases

I sent an e-mail to Kristen and LaShenda on Friday, 9/24/2010 at 12:26:14 PM asking if they have the certifications for the following cases. Having heard nothing, I contacted Kristen this morning.

I just called her again and she has all the certifications.

Case 2011-0032-A on Tuesday, Sept. 20 - no advertising certification

Case 2011-0028-SPHA on Tuesday, Sept. 20 - no posting certification; no advertising certification

I requested that she fax the certifications to us.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - Need advertising certification and posting certification for 2 cases scheduled for hearings next week

From: Patricia Zook
To: Lewis, Kristen; Williams, LaShenda
Date: 9/24/2010 12:26 PM
Subject: Need advertising certification and posting certification for 2 cases scheduled for hearings next week
CC: Bostwick, Thomas

Ladies -

The following cases are scheduled for hearings next week and are missing certifications:

Case 2011-0032-A on Tuesday, Sept. 20 - no advertising certification

Case 2011-0028-SPHA on Tuesday, Sept. 20 - no posting certification; no advertising certification

Please let me know if you receive these documents.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>8-10-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>9-8-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>comment</u>
<u>8-12-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-20-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>conditions</u>
<u>8-18-10</u>	STATE HIGHWAY ADMINISTRATION	<u>site access issues</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>9-12-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

EARLY

PETITIONER'S SIGN-IN SHEET

[illegible]











PETITIONER'S
EXHIBIT NO. 2

Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Avenue
Towson, MD 21204

410-887-3335

August 27, 2009

Site Rite Surveying, Inc.
200 East Joppa Road
Towson, MD 21286

RE: Liberty Road
10240 Liberty Road
DRC Number: 081709B; Dist. 2C4

Dear Sir or Madam:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in fact, met in an open meeting on August 17, 2009, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 32-4-106(b)(8).

PETITIONER'S

EXHIBIT NO.

6

This Deed, made this 30th day of September, 2009, by and between DENNIS H. NICELY, SR. and MILISA A. NICELY, parties of the first part, Grantors; and BALTIMORE CHRISTIAN FAITH CENTER INCORPORATED, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of three hundred forty thousand and 00/100 Dollars (\$340,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said BALTIMORE CHRISTIAN FAITH CENTER INCORPORATED, its successors and/or assigns, in fee simple, all that lot of ground situate in County of Baltimore, State of Maryland and described as follows, that is to say:

Beginning for the same on the north side of Liberty Road and the beginning place in the Deed from Cockey to Breckenridge and running thence with the first line of said Deed North 17 ¼ degrees East 31 ½ perches, thence North 60 degrees West 14 2/10 perches, thence South 16 ¾ degrees West 30 perches to the aforesaid Liberty Road and thence to the place of beginning. Containing 2 acres 3 rods and 7 square perches, more or less. The improvements thereon being known as No. 10240 Liberty Road, Randallstown, Maryland 21133.

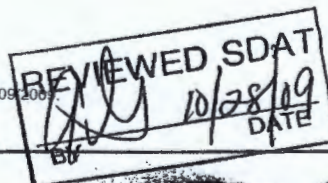
SAVING AND EXCEPTING, however, from the above described property all that portion thereon containing 1 acres, more or less, and being more particularly described in a Deed from Georgia Miller to Samuel France, dated December 5, 1900, and recorded among the Land Records of Baltimore County in Liber NBM No. 250, folio 520.

BEING the same lot of ground which by Deed dated April 28, 2000 and recorded among the Land Records of Baltimore County in Liber No. 14444 folio 198 was granted and conveyed by Anthony V. DiPasquale and Kathy DiPasquale unto Dennis H. Nicely, Sr. and Milisa A. Nicely, the Grantors herein.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said BALTIMORE CHRISTIAN FAITH CENTER INCORPORATED, its successors and/or assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.



PETITIONER' S

EXHIBIT NO.

7A+B

2/2

DRIVEWAY EASEMENT AGREEMENT

IMP FD SURE \$	28.00
RECORDING FEE	20.00
TOTAL	48.00
Reg# BAB1	Rept # 29842
SM TD	Blk # 370
Nov 05, 2009	10:00 am

THIS AGREEMENT, is made this 30th day of September, 2009, by and between THE TRUSTEES OF MOUNT PARAN PRESBYTERIAN CHURCH, party of the first part, and BALTIMORE CHRISTIAN FAITH CENTER INCORPORATED, party of the second part.

WHEREAS, the party of the first part is the owner of certain real property located in Baltimore County, MD, which property is more particularly described in a Deed dated June 26, 1952, and recorded among the Land Records of Baltimore County, Maryland in Liber No. 2136, Folio 117, and a Deed dated July 30, 1956, and recorded among the Land Records of Baltimore County, Maryland, in Liber No. 2993, Folio 218 (Tax Account Number 02-20-660152, hereinafter referred to as the "Mount Paran Property"); and

WHEREAS, the party of the second part is the owner of certain real property, known as 10240 Liberty Road, Baltimore County, MD, which property is more particularly described in a Deed dated September 30, 2009, and recorded, or intended to be recorded, among the Land Records of Baltimore County, Maryland, immediately prior hereto (Tax Account Number 02-06-100544; hereinafter referred to as the "10240 Liberty Road Property"); and

20
20
WHEREAS, the owner of the 10240 Liberty Road Property and the Mount Paran Property share a portion of an existing common macadam driveway (the "Common Driveway") which is located on the Mount Paran Property, as more particularly shown on a "Plat To Accompany Description of Driveway Easement Area - 10240 Liberty Road, Balto. Co, MD", prepared by Mank & Kunst, dated September 17, 2009 (and revised on September 25, 2009), a copy of which is attached hereto as "Exhibit A", and made a part hereof (hereinafter referred to as the "Plat of Driveway Easement"); and

WHEREAS, the parties wish create a driveway easement agreement memorializing the rights and obligations of each with respect to the use and maintenance obligations thereto.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) to each in hand paid, and other good and valuable consideration, the parties covenant and agree for themselves, their heirs, personal representatives, successors and/or assigns as follows:

1. The party of the first part hereby conveys unto the party of the second part an easement over that part of the Mount Paran Property, more particularly shown as the driveway easement area on the Plat of Driveway Easement, and as more particularly described on the "Description of Driveway Easement between 10240 Liberty Road and Mount Paran Presbyterian Church Property", a copy of which is attached hereto as "Exhibit B", and made a part hereof (said driveway easement area is hereinafter referred to as the "Driveway Easement Area"); and
2. The Driveway Easement Area shall be kept open for the purpose of providing a common



A

PETITIONER'S
EXHIBIT NO. 4A-D



**Mount Paran
Presbyterian Church**

Worship Services
Sundays 10:00 am & 11:45 am
Wednesday 7:00 pm
All Are Welcome

B



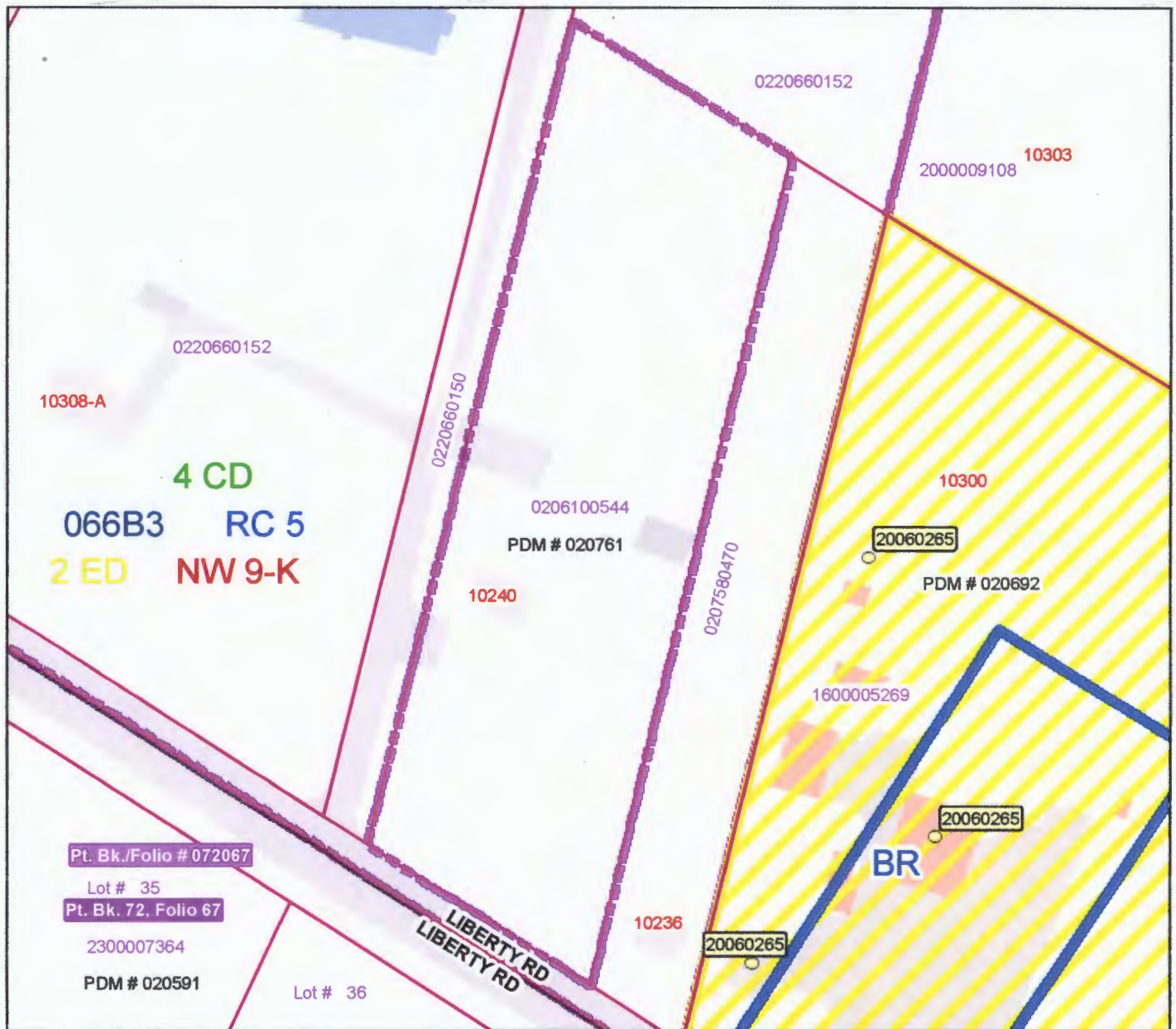


MT. PARAN PRESBYTERIAN CHURCH AND CEMETERY

MT. PARAN CHURCH WAS INCORPORATED SEPTEMBER 18, 1841. THE CHURCH WAS CALLED SOLDIER'S DELIGHT PRIOR TO 1841 AND THAT CONGREGATION BEGAN CIRCA 1766. THE OLDEST LEGIBLE TOMBSTONE IS THAT OF ROBERT GILCHRIST, DATED OCTOBER 17, 1767. THE OLDEST KNOWN DEED MENTIONS THIS AREA AS THE PLAINS OF PARAN, USED AS A PLACE OF WORSHIP AND BURIAL BY THE SOCIETY OF CHRISTIANS CALLED PRESBYTERIANS, DATED MAY 4, 1784.

IN MEMORY OF ELDER CONAMORE BURT
MARYLAND HISTORICAL SOCIETY

10240 Liberty Road



Publication Date: July 23, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 100 200
Feet

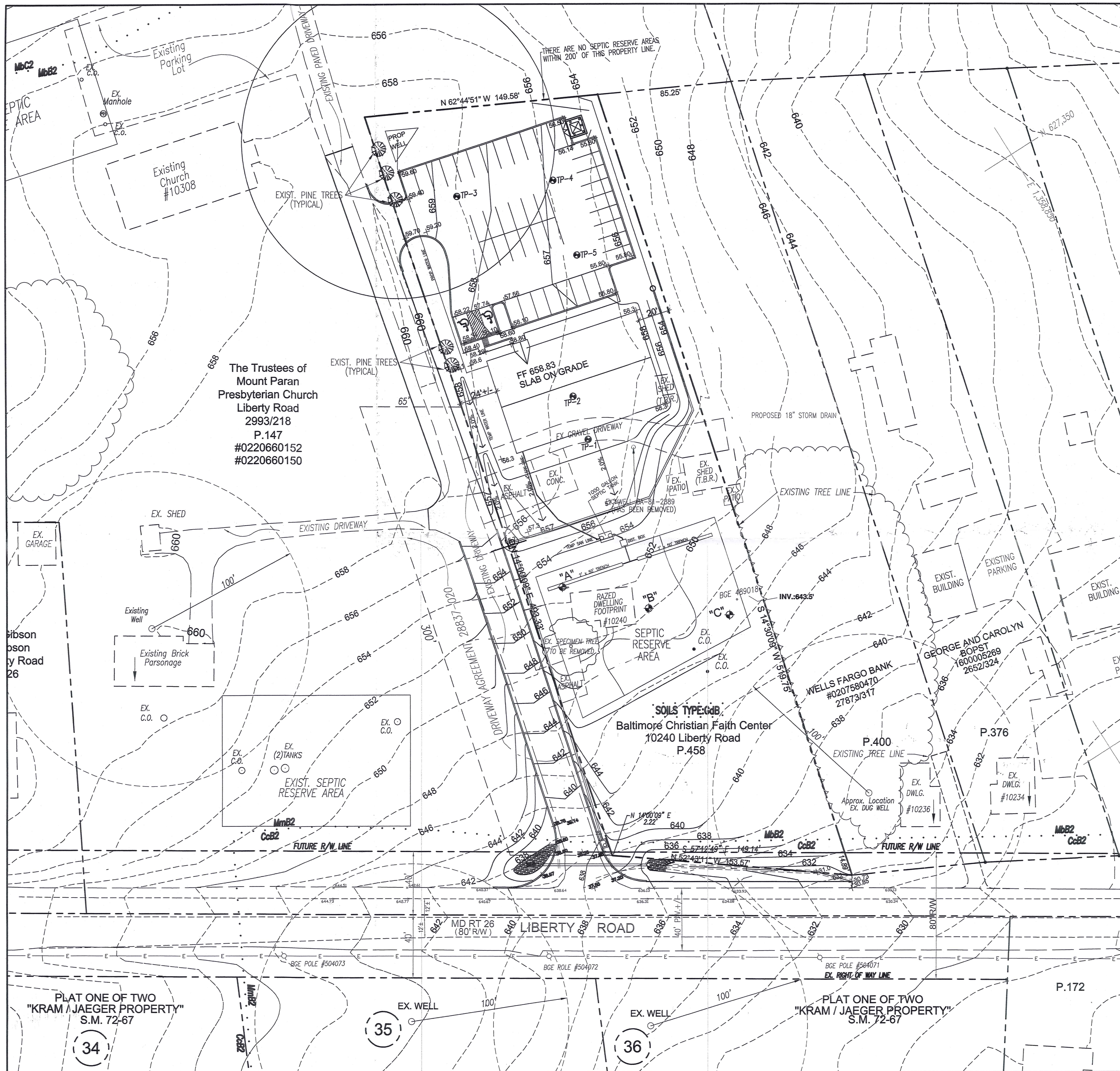
1 inch = 100 feet

Item # 0032

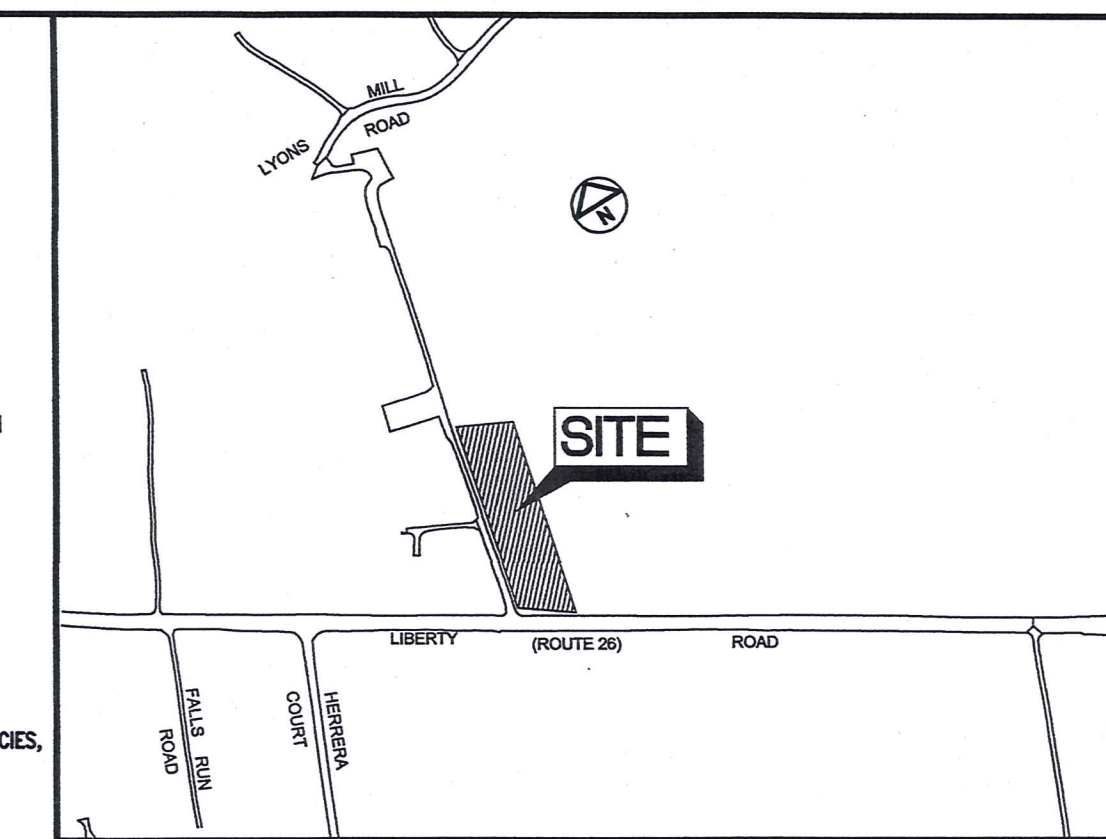


Zoning Map.

Item # 0032



- GENERAL NOTES**
- EXISTING ZONING: RCS (0688)
 - LOT AREA: 72,711 S.F. / 1.669 AC
 - EXISTING DWELLING AND ACCESSORY STRUCTURES TO BE RAZED.
 - EXISTING USE OF LOT: SINGLE FAMILY DWELLING
 - NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
 - NOT LOCATED IN A HISTORIC AREA
 - NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
 - COMMUNITY PANEL NO.: 24010 02157
 - CENSUS TRACT #4022.01
 - WATERSHED #1: LIBERTYRESERVOIR & PATAPSCO RIVER
 - THESE ARE EXISTING STRUCTURES ON THE SITE
 - ZONING CASE NO. 2011-0032-A, SEE ORDER THIS SHEET GRANTING VARIANCE RELIEF
 - ELEMENTARY SCHOOL: NEW TOWN ELEMENTARY
 - MIDDLE SCHOOL: DEER PARK MIDDLE
 - HIGH SCHOOL: NEW TOWN HIGH
 - ENVELOPES OR DWELLINGS AS SHOWN DICTATE A SPECIFIC LOCATION AND ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS AND POLICES. SHOULD THE LOCATION OR ORIENTATION CHANGE SO AS TO CREATE CONFLICTS WITH THE REGULATIONS OR POLICES, THE LOCATION AND ORIENTATION MUST BE ADJUSTED TO ALLEVIATE THE CONFLICT.
 - THE DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF THE FPM BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICIES, DENSITY, AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OF THE PARCELS OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN INDICATED ON THE SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
 - A LANDSCAPE PLAN WILL BE APPROVED PRIOR TO BUILDING PERMITS.
 - NO SIGN IS PROPOSED FOR THIS DEVELOPMENT. ANY FUTURE SIGN MUST COMPLY WITH SECTIONS 102.5 AND 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
 - THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES WILL BE THE FULL RESPONSIBILITY OF THE DEVELOPER.
 - THE PROPERTY IS LOCATED OUTSIDE OF THE URBAN RURAL DEMARCATION LINE (U.R.D.L.) AS SHOWN ON THE 2009 BASIC SERVICE MAPS FOR WATER, SEWER AND TRANSPORTATION.
 - LOT COVERAGE: BUILDING AND APPURTENANCES: 6000 S.F. +/-
PARKING: TOTAL: 13,613.5 S.F.
 - THE PROPOSED BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 36-07
 - CHURCHES ARE PERMITTED AS A MATTER OF RIGHT PER SECTION 1A04.2.4, BCZR.
 - PROPOSED USE: ONE STORY CHURCH
 - PARKING REQUIRED: 1 SPACE PER 4 SEATS=40 SPACES. (160 SEATS PROPOSED)
 - PARKING PROPOSED: 41 SPACES IN ACCORDANCE WITH SECTION 408, BCZR.
 - SOIL EVALUATIONS WERE CONDUCTED ON 12/14/2009 AND APPROVAL GRANTED FOR THE INSTALLATION OF A PRIVATE DISPOSAL SYSTEM; WITH THE CONDITIONS THAT THE EXISTING WELL AND SEPTIC SYSTEMS BE ABANDONED BY A LICENSED CONTRACTOR AND A COPY OF THE ABANDONMENT REPORTS SUBMITTED TO DEPUL.
 - DRC 0817098, LIMITED EXEMPTION GRANTED UNDER SECTION 32-4-106 (b) (8)
 - SOILS MAP: SOILS SHOWN AS PROVIDED BY THE WEB SOIL SURVEY. VERSION 6: FEB. 17, 2010. SOIL TYPES: GdB-Glaneg loam 3 to 8% slopes.
 - ARCHITECTURAL BUILDING PLANS WILL BE SUBMITTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO APPLICATION FOR BUILDING PERMIT.
 - BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
 - AVERAGE DAILY TRIPS: 303
 - MAXIMUM BUILDING COVERAGE IS LESS THAN 15%.
 - BALTIMORE CHRISTIAN FAITH CENTER HAS THE RIGHT TO USE THE EXISTING DRIVEWAY RIGHT OF WAY FOR INGRESS AND EGRESS, PER DRIVEWAY EASEMENT AGREEMENT RECORDED IN THE LAND RECORDS IN LIBER 28857 FOLIO 20.
 - BALTIMORE COUNTY FOREST CONSERVATION REGULATIONS SHALL BE MET BY PURCHASING 0.3 ACRE CREDIT AT AN APPROVED FOREST RETENTION BANK.
 - TOM COSENTINO, JR. CONTRACTING, INC. PROVIDED DOCUMENTATION TO THE COUNTY THAT THE EXISTING SEPTIC SYSTEM AND WELL HAVE BEEN BACKFILLED, LETTER IS DATED SEPTEMBER 20, 2010.
 - THE EXISTING DWELLING IS TO BE BURNED DOWN BY THE CARROLL COUNTY FIRE ACADEMY IN WESTMINSTER PER PERMIT APPLICATION#P40001#SEPTEMBER 3, 2010.
 - STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL IS BEING REVIEWED BY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY / SWM.
 - THERE ARE NO POLES, SIGNS, ETC. ALONG THE ROAD FRONTAGE OF THIS PROPERTY.



Vicinity Map - Scale: 1' = 500'

Benchmarks:

Coordinates and bearings shown on this plan are referred to the system of coordinates established in The Maryland Coordinate System - NAD 83 (1991), and are based upon the following National Spatial Reference System Control Stations:

Designation	North (NAD83)	East (NAD83)	Description
GIS 197	627318.27	1357864.61	Brass Disk

Elevations shown on this plan are referred to the North American Vertical Datum 1988 (NAVD 88) with local references to the following National Geodetic Survey Control Stations:

Designation	Elevation	PID
GIS 197	659.60	Brass Disk

Special Hearing Required
to Amend Site Plan per
S+I Letter dated 4/12/12

Tesseract
Tesseract Sites, Inc.
401 Washington Ave., Suite 303
Towson, Maryland, 21204
p. 410.321.7600
f. 410.321.7601

**Development Plan
Baltimore Christian Faith Center**

10240 Liberty Road Baltimore County, Maryland

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. 14230, Expiration Date: 12/09/12.

Date: 3/29/2012
Proj. #: 12004
Scale: 1" = 30'

C-1

DESIGN: JGT DRAWN: MAS CHECKED: JLS

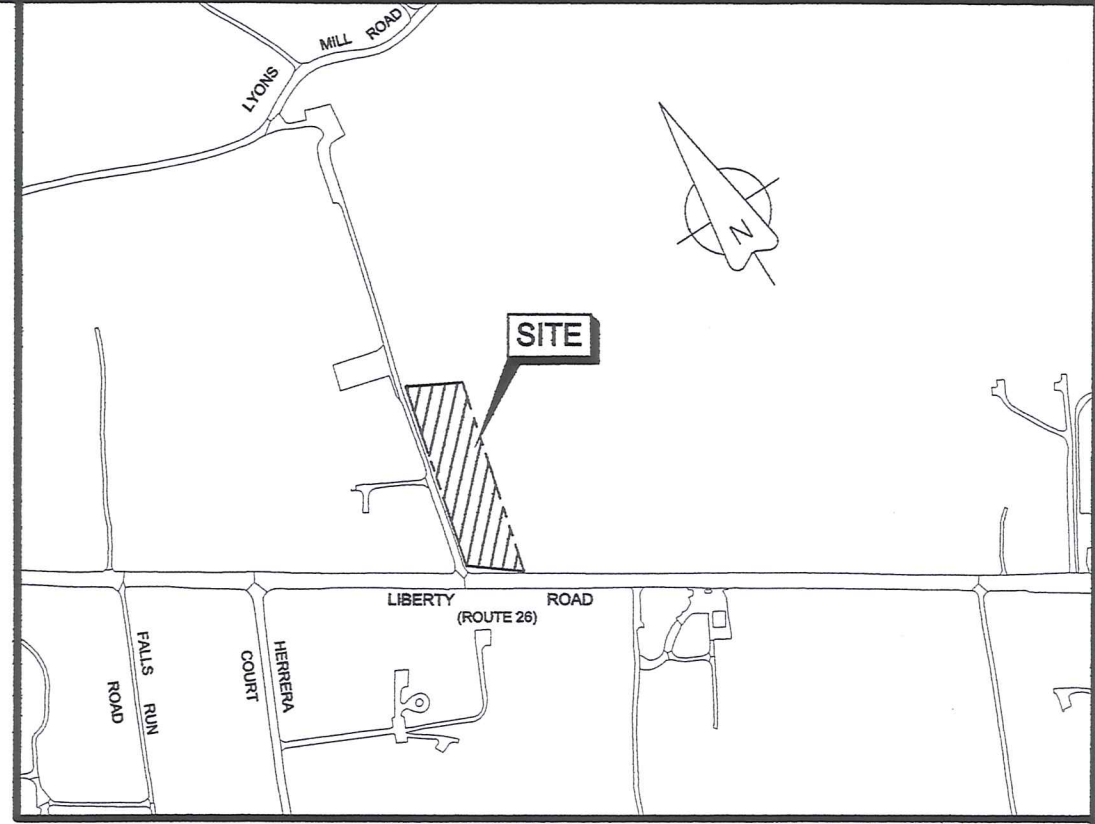
ENVIRONMENTAL INFORMATION				
EXISTING	NOT EXIST.	FIELD DELINEATED	FIELD VERIFIED	
✓	✓			TOPOGRAPHY AND STREET GRADES
✓	✓			SLOPES GREATER THAN 25%
✓	✓			100 YEAR FLOODPLAIN
✓	✓			SOILS MAPPED ACCORDING TO SOIL SURVEY
✓	✓			BALTIMORE COUNTY, MD
✓	✓			STREAMS, SEEPS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 200' OF SITE BOUNDARIES
✓	✓			WETLANDS
✓	✓			FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS
✓	✓			LAND COVER ON AND WITHIN 200' OF SITE
✓	✓			SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES
✓	✓			WELLS ON SITE AND WITHIN 100' OF SITE
✓	✓			SEPTIC ON SITE AND WITHIN 100' OF SITE
✓	✓			UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100' OF SITE
✓	✓			SOIL EVALUATION TESTS PERFORMED

COUNTY ADOPTED PLANS			
EXISTING	NOT EXISTING	IN CONFORMANCE	
✓	✓		BALTIMORE COUNTY MASTER PLAN
✓	✓		COMMUNITY OR REVITALIZATION PLAN(S)
✓	✓		RECREATION AND PARKS PLAN
✓	✓		STREETSCAPE PLAN GREENWAYS PLAN
✓	✓		OTHER:

UNDEVELOPED AREAS		ACRE
STORMWATER MANAGEMENT		
HOA/COA AREAS		N/A
OTHER		N/A
TOTAL PROVIDED		
ADDITIONAL INFORMATION		
ANTICIPATED ACTIONS:		
VARIANCES:		
WAIVERS: N/A		
SPECIAL EXCEPTIONS: NONE		
OTHER: -		

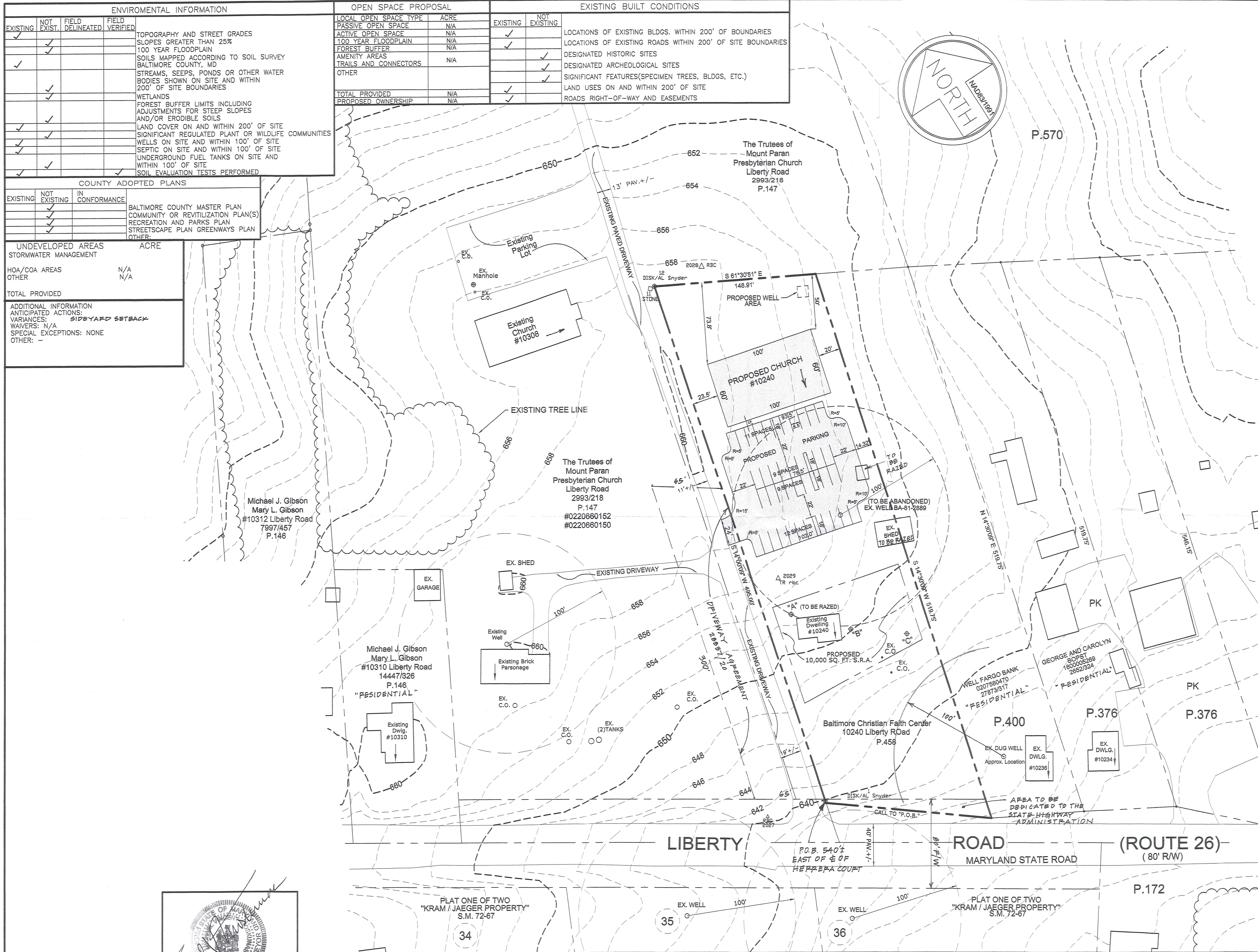
OPEN SPACE PROPOSAL		
LOCAL OPEN SPACE TYPE	ACRE	
PASSIVE OPEN SPACE	N/A	
ACTIVE OPEN SPACE	N/A	
100 YEAR FLOODPLAIN	N/A	
FOREST BUFFER	N/A	
AMENITY AREAS	N/A	
TRAILS AND CONNECTORS	N/A	
OTHER		
TOTAL PROVIDED	N/A	
PROPOSED OWNERSHIP	N/A	

EXISTING BUILT CONDITIONS		
EXISTING	NOT EXISTING	
✓		LOCATIONS OF EXISTING BLDGS. WITHIN 200' OF BOUNDARIES
✓		LOCATIONS OF EXISTING ROADS WITHIN 200' OF SITE BOUNDARIES
	✓	DESIGNATED HISTORIC SITES
	✓	DESIGNATED ARCHEOLOGICAL SITES
	✓	SIGNIFICANT FEATURES(SPECIMEN TREES, BLDGS, ETC.)
		LAND USES ON AND WITHIN 200' OF SITE
✓		ROADS RIGHT-OF-WAY AND EASEMENTS



GENERAL NOTES

- EXISTING ZONING: RC5 (068B3)
- LOT AREA: 77,972 S.F. ± / 1.79 AC ±
- EXISTING DWELLING AND ACCESSORY STRUCTURES TO BE RAZED.
- EXISTING USE OF LOT: SINGLE FAMILY DWELLING
- NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
- NOT LOCATED IN A HISTORIC AREA
- NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
COMMUNITY PANEL NO.: 240010 0215F
ZONE: "X"
- CENSUS TRACT #4022.01
- WATERSHED # LIBERTYRESERVOIR&PATAPSCO RIVER
SUBSEVERSHED #64N
- THERE ARE EXISTING STRUCTURES ON THE SITE.
- THERE IS NO PRIOR ZONING HISTORY WITH THIS SITE.
- ELEMENTARY SCHOOL: NEWTOWN ELEMENTARY
MIDDLE SCHOOL: DEER PARK MIDDLE
HIGH SCHOOL: NEWTOWN HIGH
- ENVELOPES OR DWELLINGS AS SHOWN DICTATE A SPECIFIC LOCATION AND ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE LOCATION OR ORIENTATION CHANGE SO AS TO CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE LOCATION AND ORIENTATION MUST BE ADJUSTED TO ALLEVIATE THE CONFLICT.
- THE DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF THE PDM BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICIES, DENSITY, AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OF THE PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN INDICATED ON THE SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
- A LANDSCAPE PLAN WILL BE APPROVED PRIOR TO BUILDING PERMITS.
- NO SIGN IS PROPOSED FOR THIS DEVELOPMENT. ANY FUTURE SIGN MUST COMPLY WITH SECTIONS 102.5 AND 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT DUE TO IMPROPER GRADING OR
- THE PROPERTY IS LOCATED OUTSIDE OF THE URBAN RURAL DEMARCATION LINE (U.R.D.L.) AS SHOWN ON THE 2008 BASIC SERVICE MAPS FOR WATER, SEWER AND TRANSPORTATION.
- LOT COVERAGE: BUILDING AND APPURTENANCES: 6000 S.F. ± / 13,813.5 S.F.
PARKING: TOTAL: 19,813.5 S.F.
- THE PROPOSED BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 36-07
- CHURCHES ARE PERMITTED AS A MATTER OF RIGHT PER SECTION 1404.2.4, BCZR.
- PROPOSED USE: ONE STORY CHURCH
- PARKING REQUIRED: 1 SPACE PER 4 SEATS=40 SPACES. (180 SEATS PROPOSED)
- PARKING PROPOSED: 41 SPACES IN ACCORDANCE WITH SECTION 409, BCZR.
- SOIL EVALUATIONS WERE CONDUCTED ON 12/14/2009 AND APPROVAL GRANTED FOR THE INSTALLATION OF A PRIVATE DISPOSAL SYSTEM, WITH THE CONDITIONS THAT THE EXISTING WELL AND SEPTIC SYSTEMS BE ABANDONED BY A LICENSED CONTRACTOR AND A COPY OF THE ABANDONMENT REPORTS SUBMITTED TO DEPDM.
- DRC 081709B, LIMITED EXEMPTION GRANTED UNDER SECTION 32-4-106 (b) (8)
- ARCHITECTURAL BUILDING PLANS WILL BE SUBMITTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO APPLICATION FOR BUILDING PERMIT.
- BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- AVERAGE DAILY TRIPS (A.D.T.): 1
- MAXIMUM BUILDING COVERAGE IS LESS THAN 15%.
- BALTIMORE CHRISTIAN FAITH CENTER HAS THE RIGHT TO USE THE EXISTING DRIVEWAY RIGHT OF WAY FOR EGRESS AND INGRESS PER DRIVEWAY EASEMENT AGREEMENT RECORDED IN THE LAND RECORDS LIBER 28837, FOLIO 20.
- BALTIMORE COUNTY FOREST CONSERVATION REGULATIONS HAVE BEEN MET THROUGH THE PURCHASE OF 0.3 ACRE CREDIT AT AN APPROVED FOREST RETENTION BANK.
- SOILS MAP: 32 BALTIMORE COUNTY MD SOIL SURVEY
SOIL TYPES: Mb2 AND Cb2



200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286

T: (410)828-9060
F: (410)828-9066

Michael V. Moskunus PLS#21175

This plan is sealed and certified to be in accordance with the Development Plan Comments and all agency comments.

"I, PASTOR PAUL SANTOS, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

REVISIONS	DATE

PLAN TO ACCOMPANY PETITION FOR VARIANCE

OWNER
BALTIMORE CHRISTIAN FAITH CENTER, INC.
10308 LIBERTY ROAD
RANDALLSTOWN, MD. 21133
TAX MAP:66 GRID:22 PARCEL:458
TAX ACCT. NO.:0206100844
PHONE #: 410-356-5350
DEED REF.: 28837/15

PDM No. II-761
DEVELOPMENT PLAN
BALTIMORE CHRISTIAN FAITH CENTER
#10240 LIBERTY ROAD
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT:2 C4
MARCH 2,2010
1"=40'
JULY 29, 2010

9800

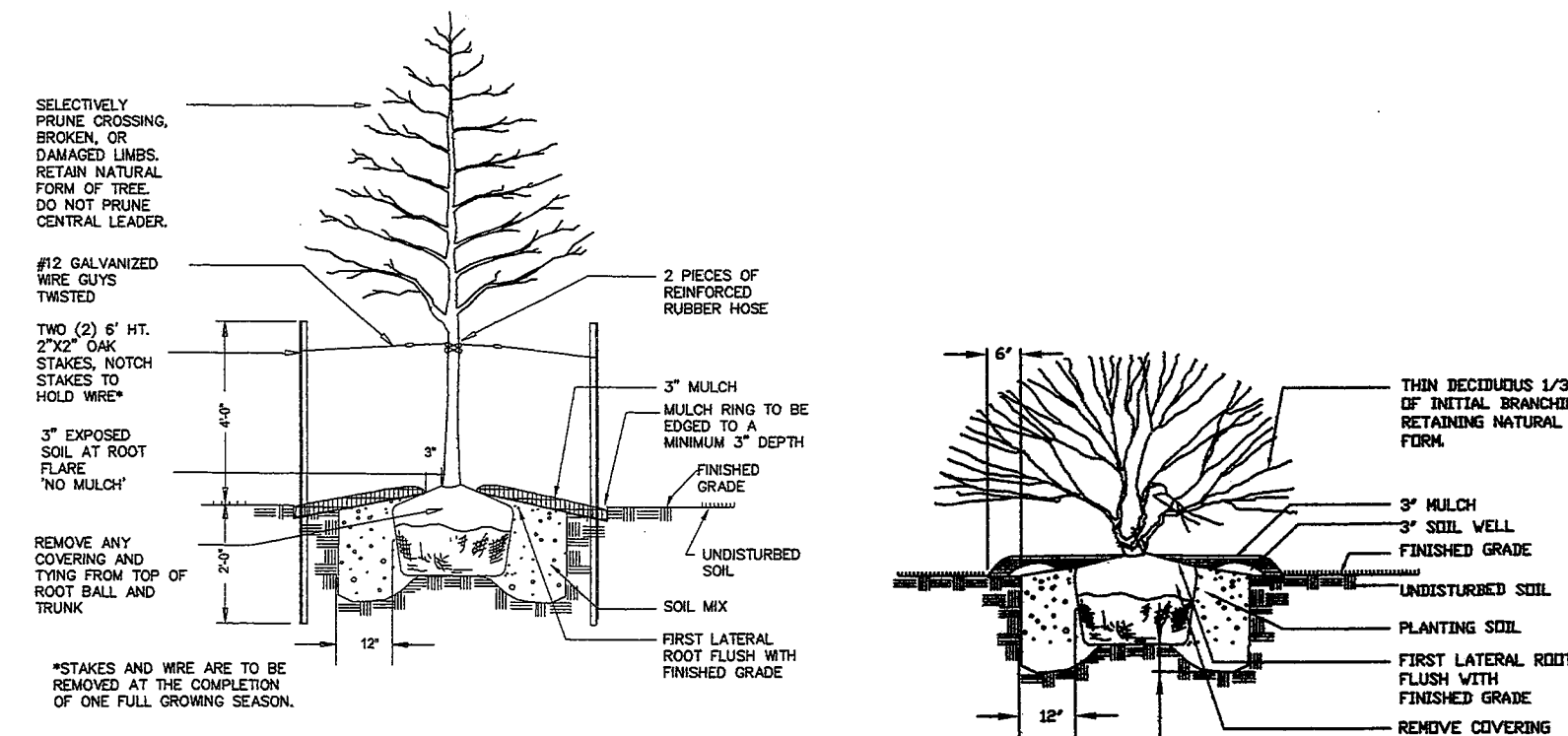
APPROVAL STAMP

APPROVAL STAMP



PLANT LIST

KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE	COND.	REMARKS
●	2	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH	2"-2 1/2" CAL.	B&B	FULL SPECIMEN, HEADED TO 6' HT. (3 STEMS)
+	4	QUERCUS PHELLOS WILLOW OAK	2"-2 1/2" CAL.	B&B	FULL SPECIMEN, HEADED TO 6' HT.
△	6	ULMUS AMERICANA 'VALLEY FORGE' VALLEY FORGE ELM	2"-2 1/2" CAL.	B&B	FULL SPECIMEN, HEADED TO 6' HT.
⊗	2	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CRAPEMYRTLE	6'-8' HT.	B&B	FULL HEAVY SPECIMEN, MATCHED MULTI-STEM
⊕	6	WEIGELA FLORIDA 'WINE & ROSES' WINE & ROSES WEIGELA	18"-24" HT.	#3	FULL, SPACED 4' O.C.
▨		ANNUALS - TO BE SELECTED BYOWNER			



Planting Detail for Deciduous & Evergreen Trees
(1 - 4" Caliper)

Shrub Planting Detail

PLANTING NOTES:

- CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777.
- THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- THIS PLAN IS FOR PLANTING ONLY.
- NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.
- SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.

SPECIFICATIONS FOR PLANTING

PLANT IDENTIFICATION:
All plants shall be identified in accordance with the latest edition of Hortus Third, by "The Staff of the Hortorium".

LIST OF PLANT MATERIALS:
The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of the Landscape Architect. This contract will be based on the bidder having verified, prior to bidding, the availability of the required plant materials as specified on the Plant List.

PLANT QUANTITIES:
All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and sound, free of plant disease or insect eggs, and shall have a healthy, normal root system. Plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. All plants including container grown shall conform to American Standard for Nursery Stock (ANSI Z60.1, latest edition), and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. All plant sizes shall coverage at least the middle of the range given in the plant list.

PLANT SPACING:
Plant spacing is to scale on the plan or as shown on the plant list.

SOIL MIX:
Soil mix will be 2/3 existing soil and 1/3 LEAFGRD or equal organic material, thoroughly mixed and homogenized.

BALL SIZE:
The ball size shall conform to the American Association of Nurserymen's publication entitled American Standard For Nursery Stock, ANSI Z60.1, latest edition.

EXCAVATION:
Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider than ball diameter. Beds for mass planting shall be entirely retolled to a depth of 6" and shall be 18" beyond the overage outside edge of plant balls. A 2" layer of organic material (i.e., LEAFGRD) will be incorporated into plant beds by tilling again.

PLANTING:
Bare-rooting shall be done with soil mix, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unfresh or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustments before planting. The plant shall be set plumb and straight and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher. Remove rope from ground tree trunks and lay back burp from top of all B&B material. Nylon or vinyl rope and/or burp will be completely removed from all plant material prior to planting.

TRANSPLANTING TREES BY TREE MACHINES:
Trees shall be moved by machines that provide a minimum of 9" per 1" of tree caliper. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transported in approximately the same growing condition as it is presently growing, in terms of soil type and moisture content. Fertilize and gey as described in these plans and specifications.

CULTIVATION:
All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with shredded bark. The area around isolated plants shall be mulched to at least 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

MAINTENANCE:
The Contractor shall be responsible during the contract and up to the time of acceptance for keeping the planting and work incidental thereto in good condition, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, raking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

FERTILIZER:
The Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis, 50% organic, at the following rates: Trees @ 2-3 lbs. per caliper inch; Shrub Beds @ 3-5 lbs. per 100 sq.ft.; and Groundcover Beds @ 2-3 lbs. per 100 sq.ft.

GROUND COVER:
All areas of groundcover shall be retolled to a depth of 6". Apply 2" of organic material and retoll until thoroughly mixed. Apply fertilizer as stated above.

GUARANTEE AND REPLACEMENT:
All material shall be unconditionally guaranteed for one (1) year. The Contractor is responsible for watering but not for losses or damage caused by mechanical injury or vandalism.

LANDSCAPE CALCULATIONS:

REQUIRED PLANTING:

STREET FRONTAGE: 1 PU/40 LF	
154 LF / 40 =	4
INTERIOR ROAD: 1 PU / 20 LF	
130 LF / 20 =	7
PARKING: 1 PU / 12 SPACES	
41 SPACES / 12 =	3
TOTAL PLANTING UNITS REQUIRED: 14	

PLANTING PROVIDED:

(12) SHADE TREES @ 1:1	12
(2) FLOWERING TREES @ 2:1	1
(6) SHRUBS @ 5:1	1.2
TOTAL PLANTING UNITS PROVIDED: 14.2	

NOTE: ANY PARKING LOT LIGHTING MUST BE SHARP ANGLE CUT-OFF TYPE. FLOOD LIGHTS ARE NOT PERMITTED.

PETITIONER'S
EXHIBIT NO. 5

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
Development Plans Review

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Final Landscape Plan: that I am aware of the regulations presented in the Baltimore County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of the approved Final Landscape Plan upon completion of the landscape installation not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, County Office Building, Room 211, Towson, MD 21204

Owner's signature _____ Date _____

Owner's printed name _____ Title _____

(Print) Mailing address - city - state - zip _____

PADM # _____ BUILDING PERMIT # _____

REVISIONS	DATE

EXISTING BUILT CONDITIONS	
EXISTING	NOT EXISTING
✓	
✓	
	✓
	✓
✓	
✓	

ADDITIONAL INFORMATION
ANTICIPATED ACTIONS:
VARIANCES: N/A
WAIVERS: N/A
SPECIAL EXCEPTIONS: NONE
OTHER: —

LIBERTY ROAD

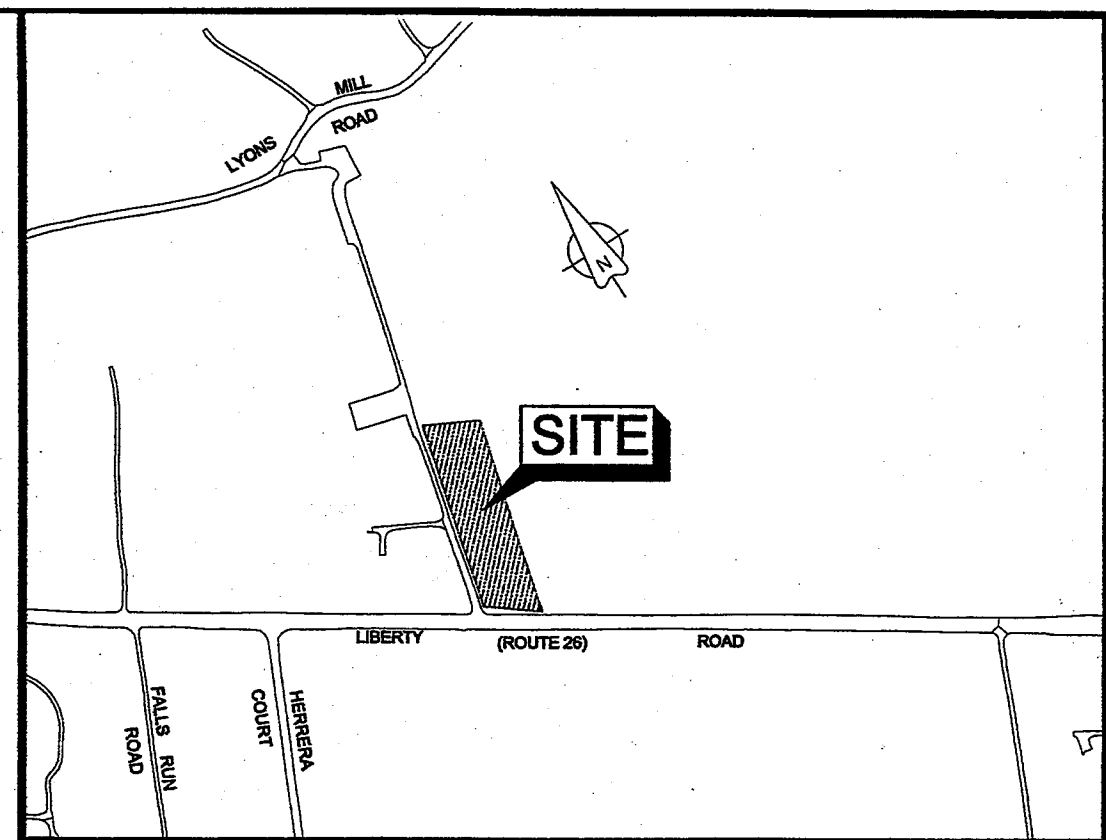
SIGN

30°

INLET

HERRERA CT.

BENCHMARK
GIS-197 BRASS DISK
NORTHINGusft.: 6273318.27
EASTINGusft.: 1357864.61
ELEV.usft.: 659.60 NAVD83
HORIZONTAL DATA: NAD83 1995usft.
VERTICAL DATA: NAVD83usft.



- # GENERAL NOTES
- VICINITY MAP

SCALE: 1"=500'
1. EXISTING ZONING: RCS (06683)
 2. LOT AREA: 72,711 S.F. ± 1,669 A.C.
 3. EXISTING DWELLING AND ACCESSORY STRUCTURES TO BE RAZED.
 4. EXISTING USE OF LOT: SINGLE FAMILY DWELLING
 5. LOT LOCATED IN THE CHEESAPEAKE BAY CRITICAL AREA
 6. NOT LOCATED IN A HISTORIC AREA
 7. NOT LOCATED IN A 100 YEAR OLD PLAIN AREA
 8. COMMUNITY PANEL NO.: 240010 0215F
 9. ZONE: X * B
 10. CENSUS TRACT #4022.01
 11. WATERSHED #1 LIBERTYRESERVOIR & PATAPSCO RIVER SUBWatershed #64N
 12. THERE ARE EXISTING STRUCTURES ON THE SITE.
 13. ZONING CASE NO. 2011-0032A, SEE ORDER THIS SHEET GRANTING VARIANCE RELIEF
 14. ELEMENTARY SCHOOL: NEW TOWN ELEMENTARY
 15. MIDDLE SCHOOL: DEER PARK
 16. HIGH SCHOOL: NEWTOWN HIGH
 17. ENVELOPES OR DWELLINGS AS SHOWN DICTATE A SPECIFIC LOCATION AND ORIENTATION WHICH IS INTENDING TO HAVE COMPLIANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE LOCATION OR ORIENTATION CHANGE SO AS TO CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE OWNER HAS AN OBLIGATION TO MAKE CHANGES TO ALLEVATE THE CONFLICT.
 18. THE DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF THE POM BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICIES, DENSITY, AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OF THE PARCEL OF THE PROPERTY HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSES OTHER THAN THOSE INDICATED ON THE SAID PLACED UTILITY MAP HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
 19. A LANDSCAPE PLAN WILL BE APPROVED PRIOR TO BUILDING PERMITS.
 20. NO SIGN IS PROPOSED FOR THIS DEVELOPMENT. ANY FUTURE SIGN MUST COMPLY WITH SECTIONS 102.5 AND 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
 21. THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATER.
 22. CORRECTION OF ANY PROBLEM WHICH MAY RESULT DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES WILL BE THE FULL RESPONSIBILITY OF THE DEVELOPER.
 23. THE PROPERTY IS LOCATED OUTSIDE OF THE URBAN RURAL DEMARCATION LINE (U.R.D.L.) AS SHOWN ON THE 2009 BASIC SERVICE MAPS FOR WATER, SEWER AND TRANSPORTATION.
 24. LOT COVERAGE: BUILDING AND APPURTENANCES: 60.0 S.F. ± 13.63% ± 5.5
 25. PARKING: 16 TOTAL 1815 S.F. ±
 26. THE PROPOSED BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE BILL, NO. 36-07
 27. CHURCHES ARE PERMITTED AS A MATTER OF RIGHT PER SECTION 1404.24, BCZR.
 28. PART OF THE EXIST. ONE STORY CHURCH IS TO BE REMOVED.
 29. PARKING REQUIRED: 1 SPACE PER 4 SEATS+40 SPACES, (160 SEATS PROVIDED)
 30. PARKING PROPOSED: 41 SPACES IN ACCORDANCE WITH SECTION 409, BCZR.
 31. SOIL EVALUATIONS WERE CONDUCTED ON 12/14/2009 AND APPROVAL GRANTED FOR THE INSTALLATION OF A PRIVATE DISPOSAL SYSTEM, WITH THE CONDITIONS THAT THE EXISTING WELL AND SEPTIC SYSTEM BE ABANDONED BY A LICENSED CONTRACTOR AND A COPY OF THE ABANDONMENT REPORTS SUBMITTED TO DEPDM.
 32. DRC 0817098, LITTLE EMPTION GRANTED UNDER SECTION 32-4-106 (b) (8)
 33. SOILS MAP: SOILS SHOWN AS PROVIDED BY THE WEB SOIL SURVEY, VERSION 8: FEB. 17, 2010.
 34. SOIL TYPES: GdB-Glenaleg building plans 3 to 8% slopes.
 35. ARCHITECTURAL BUILDING PLANS WILL BE SUBMITTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO APPLICATION FOR BUILDING PERMIT.
 36. SUBJECT OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THE PROPOSED SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
 37. AVERAGE DAILY TRIPS: 303
 38. MAXIMUM BUILDING COVERAGE IS LESS THAN 16%.
 39. BALTIMORE CHRISTIAN FAITH CENTER HAS THE RIGHT TO USE THE EXISTING DRIVEWAY RIGHT OF WAY FOR INGRESS AND EGRESS, PER DRIVEWAY EASEMENT AGREEMENT RECORDED IN THE LAND RECORDS IN LIBER 29857 FOLIO 20.
 40. BALTIMORE COUNTY FOREST CONSERVATION REGULATIONS SHALL BE MET BY PURCHASING 0.3 ACRE CREDIT AT AN APPROVED FOREST RETENTION BANK.
 41. TOM CENSOTTO, JR. CONTRACTING, INC. PROVIDED DOCUMENTATION TO THE COUNTY THAT THE EXISTING SEPTIC SYSTEM AND WELL HAVE BEEN BACKFILLED, LETTER IS DATED SEPTEMBER 20, 2010.
 42. THE EXISTING DWELLING IS TO BE BURNED DOWN BY THE CARROLL COUNTY FIRE ACADEMY IN WESTMINSTER PER PERMIT APPLICATION DATED SEPTEMBER 2, 2010.
 43. THE WASTE WATER MANAGEMENT PLAN AND QUALITY CONTROL PLAN HAS BEEN REVIEWED BY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY / SWM.
 44. THERE ARE NO POLES, SIGNS, ETC. ALONG THE ROAD FRONTAGE OF THIS PROPERTY.

LEGEND

	PROPERTY LINE
 X 652.20	PROP. SPOT ELEV.
 650	EX. 2' CONTOUR
 650	PROP. COUNTOUR
 TW	: TOP OF WALL
 BW	: BOTTOM OF WALL
	PASS PERC TEST
	SOILS LINE
LOD	L.O.D.

APPROVAL STAMP

PDM No. II-761
DEVELOPMENT PLAN
BALTIMORE CHRISTIAN FAITH CENTER
#10240 LIBERTY ROAD
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT:2 C4
FEBRUARY 9, 2012
1"=40'

CASE No. 2011-0032-A
 THEREFORE, IT IS ORDERED this 25th day of October, 2010 by this Deputy
 Zoning Commissioner that Petitioner's Variance request from Section 1A04.3.B.2.b of the
 Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed church with side yard
 setbacks as close as 20 feet in lieu of the required 50 feet be and are hereby GRANTED, subject
 to the following which are conditions precedent to the granting of the relief:
 1. Petitioner may apply for its building permit and be granted same upon receipt of this
 Order; however, Petitioner is hereby made aware that proceeding at this time is at its own
 risk until such time as the Baltimore County Planning process from this Order has expired. If for
 whatever reason, this Order is reversed, Petitioner would be required to return, and be
 responsible for returning, said property to its original condition.
 2. Petitioner shall provide architectural building plans elevations for all four sides of all of
 the proposed buildings including building materials and color schemes to the Office of
 Planning for review and approval. Show all entrances into the buildings.
 3. Petitioner shall submit a lighting plan that is in accordance with IDSSA standards in
 conjunction with the final landscape plan to be filed with the Baltimore County Landscape
 Architect, and the Office of Planning for review and approval. Proposed lighting shall
 not be higher than 20 feet if within 50 feet of a residential zone or use (Section 229
 B.C.Z.R.).
 4. Petitioner shall provide details of any proposed signage and any entrance treatments and
 show their proposed locations on the site plan. Specifically, provide the proposed
 dimensions and display them in the form of a detailed drawing and provide to the
 Office of Planning for review and approval.
 5. Petitioner shall show the location and provide a elevation drawing of any dumpster enclosures
 on the property and include on the plan. The dumpster surrounds should be constructed
 out of masonry not wood.
 6. Petitioner shall abide by and comply with the ZAC comment dated August 18, 2010 from
 the State Highway Administration ("SHA") contained in the case file, specifically
 concerning the driveway width and required access permit.
 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:pc

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. #21175 EXPIRATION DATE: 6/25/13



siterite
SURVEYING INC.

200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286

T: (410)828-9060
F: (410)828-9066

This plan is sealed and certified to be in accordance with the Development Plan Comments and all agency comments.

"I, PASTOR SANTOS, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

REVSIONS	DATE
PER AGENCY COMMENTS	06/04/2010
PER DPR	12/09/2011

SOILS LIMITATION CHART				
MAP SYMBOL	SOIL SERIES	SEPTIC SYSTEM LIMITATIONS	HYDRIC	"K" VALUE
GdB	Glenelg	Somewhat Limited	NO	0.28

OWNER
BALTIMORE CHRISTIAN FAITH CENTER, INC.
10308 LIBERTY ROAD
RANDALLSTOWN, MD. 21133
TAX MAP:66 GRID:22 PARCEL:458
TAX ACCT. NO.:0206100544
PHONE #: 410-356-5350
DEED REF.: 28837/15