

IN RE: PETITION FOR SPECIAL HEARING *

N/side of Liberty Road, 552' E of c/l of *

Herrara Court *

(10240 Liberty Road) *

2nd Election District *

4th Council District *

Baltimore Christian Faith Center, Inc. *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2012-0265-SPH

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Special Hearing filed by the legal owner of the subject property, the Baltimore Christian Faith Center, Inc. The Petitioner is requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a modification to the site plan previously approved in Case No. 2011-0032-A. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 2.

Appearing at the public hearing held for this case were Paul Santos, Pastor, on behalf of Baltimore Christian Faith Center, Inc., and Deborah C. Dopkin, Esquire, attorney for Petitioner. Also appearing in support of the requested relief was landscape architect John Treuschler with Tessaract Sites, Inc., the firm that prepared the site plan. There were no Protestants or other interested persons in attendance, and the file does not contain any letters of opposition or protest.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. A ZAC comment was received from the Department of Planning on May 25, 2012 indicating the following:

ORDER RECEIVED FOR FILING

Date 6-6-12

By PM

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning previously commented on zoning case 2011-032. An Administrative Law Judge's order was issued with conditions that incorporated Planning's recommendations submitted for the aforementioned case. The Department of Planning supports the instant request however the following comments should be made part of any relief granted in the subject case:

1. Provide architectural building plans and elevations for all four sides of all of the proposed buildings including building materials and color schemes to the Department of Planning for review and approval. Show all entrances into the buildings.
2. Add the following language to note 26 of the site plan that accompanied the special hearing request: Should light fixtures be installed, they will be no higher than 20' within 50' of a residential zone.
3. Sign locations have been shown on the site plan. Provide elevation drawings with dimensions and materials to the Department of Planning for review and approval.

Each of these conditions was discussed during the hearing, and the Petitioner is amenable to their incorporation into any Order granting relief.

A ZAC comment was also received from the Department of Environmental Protection and Sustainability (DEPS), dated May 18, 2012, indicating that the development of the property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code), a Forest Conservation variance request must be submitted for approval for the removal of any specimen trees, and Groundwater Management must review any building permits for this site, since the church will be served by well and septic.

In addition, a ZAC comment was received from the State Highway Administration (SHA) dated May 2, 2012, indicating that as a condition of approval, the applicant must contact the SHA to obtain an entrance permit.

ORDER RECEIVED FOR FILING

Date 6-6-12

By YB

Testimony and evidence revealed that the subject property is 1.669 acres and is zoned RC 5. The church obtained zoning relief in 2011, and the site plan approved in that case by Deputy Zoning Commissioner Bostwick depicted the church building to the rear of the site (farthest from Liberty Road) with the parking area in front of the church. Mr. Treuschler explained that after he became involved in this case, he determined it would be advantageous to "flip" the church and parking lot, such that the parking lot is now located at the rear of the site, as shown on Exhibit 2.

Mr. Treuschler, who was accepted as an expert in land use and Baltimore County development regulations, explained that the site is less sloped toward the rear of the lot, and thus the surface water would tend to be absorbed into the parking lot's pervious concrete pavement. Moving the parking lot to the rear of the site also streamlined the stormwater management features, and will have a positive environmental impact when compared to the original plan, which had the parking lot at the front of the site on a slope, which would cause more stormwater runoff.

Mr. Treuschler also discussed the redlined revisions to the plan, which reflect that the church has – in the last week or so – installed a new well and septic system. A comment was also added (Note 24) indicating that if and when a dumpster is used at the site, it will be with a masonry enclosure or some other material if approved in writing by the Department of Planning. Finally, Mr. Treuschler explained that the dimensions of the church building (which in essence is a prefabricated structure) were incorrectly stated in the last Order. Instead of being 100' x 60' as noted in Mr. Bostwick's Order, the dimensions will be 110'.8" x 60'.8".

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the relief requested shall be granted. Mr. Treuschler opined

ORDER RECEIVED FOR FILING

Date 6-16-18

By ps

that the proposal satisfies each of the B.C.Z.R. § 502.1 criteria, and I concur. The setting for the church is rural and idyllic, and the new structure will be a positive addition to the community.

THEREFORE, IT IS ORDERED, this 6 day of June, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve certain modifications (as reflected on the redlined site plan accepted and marked as Petitioner's Exhibit 2) to the site plan previously approved in Case No. 2011-0032-A, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. The Petitioner may apply for its building permits and may be granted same upon receipt of this Order; however the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioner is required to return and be responsible for returning said property to its original condition.
2. Petitioner must comply with the ZAC comments submitted by the Department of Planning, DEPS, and the SHA; copies of which are attached and made a part hereof.

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

JEB:pz



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 6-6-12

By ps



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

May 6, 2012

DEBORAH DOPKIN, ESQUIRE
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MD 21204

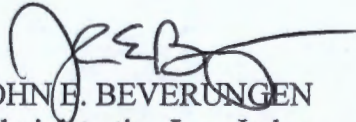
RE: Petition for Special Hearing
Case No.: 2012-0265-SPH
Property: 10240 Liberty Road

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 10240 Liberty Road which is presently zoned RC-5
 Deed References: 28837/015 10 Digit Tax Account # 0 2 0 6 1 0 0 5 4 4
 Property Owner(s) Printed Name(s) Baltimore Christian Faith Center

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

By / Telephone #

Email Address

Attorney for Petitioner:

Deborah C. Dopkin

Name- Type or Print

Signature

P.O. Box 323, Brooklandville, MD

Mailing Address

City

State

21022 /

410-821-0200

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Baltimore Christian Faith Center

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Paul Santos, Pastor

10308 Liberty Road, Randallstown, MD

Mailing Address

City

State

21133 /

410-653-1700

Zip Code

Telephone #

Email Address

Representative to be contacted:

John Treuschler

Name - Type or Print

Signature

401 Washington Avenue, Towson, MD

Mailing Address

City

State

21204 /

410-321-7600

Zip Code

Telephone #

Email Address

CASE NUMBER

2012-0265SPH

Filing Date

4/23/12

Do Not Schedule Dates:

may 11-22

Reviewer

JS/AT

ATTACHMENT

Special Hearing to approve a modification to the site plan and Findings of Fact and Conclusions of Law in Case No. 2011-0032A.

2012-0265 SPH



**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 26),
37.9 feet from the centerline of Liberty Road, at a distance of 552 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, 493.33 feet;

South 62 degrees 44 minutes 51 seconds East, 149.58 feet;

South 14 degrees 00 minutes 09 seconds West, 519.75 feet; and thence

North 52 degrees 43 minutes 11 seconds West, 153.57 feet to the point of beginning.

Containing 1.669 acres, more or less.

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



John G. Trueschler
Landscape Architect MD #502

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

No. **82038**

Date: **4-23-12**

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/24/2012 4/23/2012 10:14:26

REC #5013 WALKIN RBOS LRB

RECEIPT # 596417 4/23/2012

Dept 5 528 ZONING VERIFICATION

CR NO. 082038

Recpt Tot \$385.00

\$385.00 CK \$1.00

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						\$ 385.00

Total: **\$ 385.00**

Rec From: **BALTIMORE CHRISTIAN FAITH CENTER**

For: **2012-0065-SP4**

10240 LIBERTY RD.

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 8, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0265-SPH

10240 Liberty Road

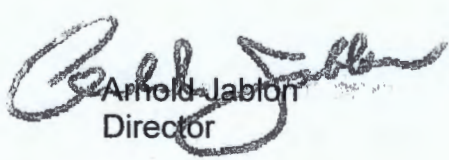
N/s Liberty Road, 552 feet E/of centerline of Herrera Court

2nd Election District – 4th Councilmanic District

Legal Owners: Baltimore Christian Faith Center

Special Hearing to approve a modification to the site plan and Findings of Fact and Conclusion of Law in Case No. 2011-0032-A.

Hearing: Wednesday, June 6, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Deborah Dopkin, P.O. Box 323, Brooklandville 21022
Paul Santos, 10308 Liberty Road, Randallstown 21133
John Treuschler, 401 Washington Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 17, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**NOTICE OF ZONING
HEARING**

The Administrative Law Judge 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: # 2012-0265-SPH
10240 Liberty Road
N/s Liberty Road, 552 feet
E/of centerline of Herrera
Court

2nd Election District
4th Councilmanic District
Legal Owner(s):
Baltimore Christian
Faith Center

Special Hearing: to ap-
prove a modification to the
site plan and Findings of
Fact and Conclusion of Law
in Case No. 2011-0032-A

Hearing: Wednesday,
June 6, 2012 at 10:00
a.m. in Room 205, Jeffer-
son Building, 105 West
Chesapeake Avenue,
Towson 21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Administrative Hearings Of-
fice at (410) 887-3868.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

5/194 May 17 303419

CERTIFICATE OF PUBLICATION

5/17, 2012

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 5/17, 2012.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 05/15/2012

Case Number: 2012-0265-SPH

Petitioner / Developer: DEBORAH DOPKIN, ESQ. ~ PAUL SANTOS ~ JOHN TREUSCHLER

Date of Hearing (Closing): JUNE 6, 2012

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:
10240 LIBERTY ROAD

The sign(s) were posted on: MAY 12, 2012



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)



KEVIN KAMENETZ
County Executive

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

May 8, 2012

NOTICE OF ZONING HEARING

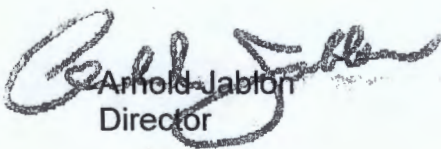
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CASE NUMBER: 2012-0265-SPH

10240 Liberty Road
N/s Liberty Road, 552 feet E/of centerline of Herrera Court
2nd Election District – 4th Councilmanic District
Legal Owners: Baltimore Christian Faith Center

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Arnold Jablon
Director

AJ:kl

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John Treuschler, 401 Washington Avenue, Towson 21204

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TO: PATUXENT PUBLISHING COMPANY
Thursday, May 17, 2012 Issue - Jeffersonian

Please forward billing to:

Baltimore Christian Faith Center
10308 Liberty Road
Randallstown, MD 21133
Attn: Paul Santos, Pastor

410-653-1700

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2012-0265-SPH

10240 Liberty Road

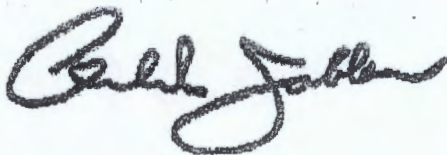
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2nd Election District – 4th Councilmanic District

Legal Owners: Baltimore Christian Faith Center

Special Hearing to approve a modification to the site plan and Findings of Fact and Conclusion of Law in Case No. 2011-0032-A.

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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
10240 Liberty Road; N/S Liberty Road, * OF ADMINISTRATIVE
552' E of /line of Herrera Court * HEARINGS FOR
2nd Election & 4th Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Baltimore Christian Faith Center*
Petitioner(s) * 2012-265-SPH

* * * * *

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

MAY 04 2012

.....

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 4th day of May, 2012, a copy of the foregoing Entry of Appearance was mailed to John Treuschler, 401 Washington Avenue, Towson, Maryland 21204 and Deborah Dopkin, Esquire, P.O. Box 323, Brooklandville, Maryland 21022, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0265 SPH

Petitioner: Baltimore Christian Faith Center

Address or Location: 10240 Liberty Road, Randallstown MD
21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: Baltimore Christian Faith Center

Address: 10308 Liberty Road
Randallstown MD 21133

Telephone Number: 410-653-1700

Revised 2/17/11 DT

MEMORANDUM

DATE: July 10, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0265-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on July 6, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ☒ Case File
Office of Administrative Hearings

CASE NAME 10240 Liberty Rd.
CASE NUMBER 2012-0265-SF11
DATE 6-6-12

[illegible]

Prior Zoning
10-25-10

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 Moskunas 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5-7</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
<u>5-18</u>	DEPS (if not received, date e-mail sent _____)	<u>Comments</u>
	FIRE DEPARTMENT	
<u>5-16</u>	PLANNING (if not received, date e-mail sent _____)	<u>Sup cond.</u>
<u>5-2</u>	STATE HIGHWAY ADMINISTRATION	<u>Needs entrance permit</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>2011-0032-A</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>5-17-12</u>	
SIGN POSTING	Date: <u>5-12-12</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

6/6 10am 205

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 16, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

MAY 25 2012

SUBJECT: 10240 Liberty Road

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 12-265
Petitioner: Baltimore Christian Faith Center
Zoning: RC 5
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning previously commented on zoning case 2011-032. An Administrative Law Judge's order was issued with conditions that incorporated Planning's recommendations submitted for the aforementioned case. The Department of Planning supports the instant request however; the following comments should be made part of any relief granted in the subject case:

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. Add the following language to note 26 of the site plan that accompanied the special hearing request: Should light fixtures be installed, they will be no higher than 20' within 50' of a residential zone.
3. Sign locations have been shown on the site plan. Provide elevation drawings with dimensions and materials to the Department of Planning for review and approval.

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

Prepared by:

CJM by FL

Division Chief:
AVA/LL: CM

[Signature]

BALTIMORE COUNTY, MARYLAND

6/6 10 AM
205
RECEIVED

Inter-Office Correspondence

MAY 18 2012



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: May 18, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0265-SPH
Address 10240 Liberty Road
(Baltimore Christian Faith Center Property)

Zoning Advisory Committee Meeting of April 30, 2012.

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

Environmental Impact Review

1. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
2. A Forest Conservation variance request must be submitted and approved for the removal of any specimen trees.

Reviewer: John Russo

Groundwater Management

3. Groundwater Management must review any building permits for this site, since the church will be served by well and septic. As of this date, a new well has not been drilled yet - as required.

Reviewer: Dan Esser

6/6 10Am
205**Debra Wiley - ZAC Comments - Distribution Mtg. of April 30th**

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 5/7/2012 11:30 AM
Subject: ZAC Comments - Distribution Mtg. of April 30th

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0258-XA - 8710 Liberty Road
No hearing date assigned in data base as of 5/2

2012-0262-SPHA - 200 E. Burke Avenue
No hearing date assigned in data base as of 5/2

2012-0263-SPHA - 601 Tampa Road
No hearing date assigned in data base as of 5/2

2012-0264-SPH - 10815 Pulaski Highway
No hearing date assigned in data base as of 5/2

2012-0265-SPH - 10240 Liberty Road
No hearing date assigned in data base as of 5/2

2012-0267-XA - 7303 Old Battle Grove Road
No hearing date assigned in data base as of 5/2

2012-0268-A - 7815 Denton Avenue
Administrative Variance - Closing Date: 5/21/12

2012-0269-A - 6808 North Point Road
No hearing date assigned in data base as of 5/2

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

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

May 31, 2012

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

RE: Case Number: 2012-0265-SPH, Address: 10240 Liberty Road

Dear Pastor Santos:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 23, 2012. 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
John Treuschler, 401 Washington Avenue, Towson, MD 21204
Deborah Dopkin, Esquire, P O Box 323, Brooklandville, MD 21022

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



Maryland Department of Transportation

Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 5-2-12

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

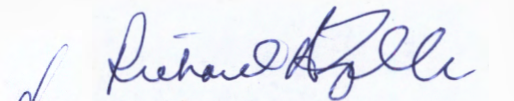
RE: Baltimore County
Item No. 2012-0265-SPH
Special Hearing
Baltimore Christian Faith
Center - Paul Santos
10240 Liberty Road
MD 206

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 4-30-12. A field inspection and internal review reveals that an entrance onto MD 206 consistent with current State Highway Administration guidelines is required. As a condition of approval for Special Hearing, Case Number 2012-0265 the applicant must contact the State Highway Administration to obtain an entrance permit.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

\cc: Mr. Michael Pasquariello, Utility Engineer, SHA
Mr. David Peake, District Engineer, SHA

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: May 7, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For May 14, 2012
Item Nos. 2012-0258, 0262, 0263, 0264, 0265, 0267
And 0269

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05142012-NO COMMENTS.doc

JS 6/6
10am

Case No.: 2012-0265-SPH

Exhibit Sheet

6/6/12 pz

Petitioner/Developer

Protestant

DW 7-10-12

No. 1	Trueschler Resume	
No. 2	Redlined Site Plan	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S

EXHIBIT NO. 1

John G. Trueschler

President, Tesseract Sites, Inc.

Washington Avenue, Suite 303 • Towson, Maryland 21204
410-321-7600 • john.trueschler@tesseractsites.com

Education

Doctor of Jurisprudence, With Honors, University of Maryland School of Law, May 1991
Order of the Coif; four American Jurisprudence Awards: Torts, Contracts, Professional Ethics, and Real Estate Negotiating and Drafting

B.S. Landscape Architecture, Magnum Cum Laude, West Virginia University, May 1979
American Society of Landscape Architects Certificate of Honor; various honorary societies including Alpha Zeta, Sphinx, and Phi Kappa Phi

Experience

2006-Current **Tesseract Sites, Inc.** - Founder and President. The company is comprised of licensed civil engineers, landscape architects, CAD technicians, and support staff providing planning and engineering services for all types of private real estate development (residential buildings and subdivisions, office, retail, industrial, hospitals, churches, colleges and schools) and public projects (community buildings, libraries, police & fire stations, recreation centers, parks). In addition to providing traditional design services for mid-sized projects (1 to 25 million dollars), the firm also employs a design-build approach for smaller projects.

2002-2006 **Maryland General Assembly House of Delegates** - Delegate for District 42
Served on the Economic Matters Committee which deals with Banking, Finance, Insurance, Business Regulation, Maritime issues, and Utilities; appointed to the Speaker's task force on Medical Malpractice Insurance Reform. Elected office provided the opportunity to be engaged in hundreds of public hearings on proposed legislation, numerous public speaking engagements, highly-charged floor debates, and television and radio appearances, and to develop relationships with business and political leaders. I chose not to run for re-election because of family needs.

1995-2006 **Site Resources, Inc.** - Site Planning & Civil Engineering - Vice-President
Responsibilities included: being the lead designer and project manager for development projects ranging up to \$60 million; representing the firm before clients, public officials, government agencies, and communities; scheduling work and directing teams of licensed professionals and support staff; preparing proposals and invoices; and bringing key people to the company which grew from 3 people to 30 people during my tenure.

1991-1995 **Sole Practitioner** - Land Planning; General Practice Law

1987-1991 **Poffel & Walker, Inc.** - Real Estate Development - Project Manager
Responsibilities included: finding and evaluating properties to be acquired; preparing feasibility studies, site plans, and cost estimates; representing the firm at public meetings and hearings; managing attorneys and design consultants; providing quality control and value engineering;

Poffel & Walker (continued) - processing plans; obtaining permits; drafting purchase agreements, construction contracts, deeds, easements, and covenants; advertising properties and coordinating with real estate brokers; and bidding projects, selecting contractors, and managing construction.

1985-1987 **Covenant Hope Church** - Administrative Assistant

1979-1985 **Daft-McCune-Walker, Inc.** - Landscape Architect and Project Manager

Responsibilities included: preparing master plans, schematic plans, design development drawings, construction documents, subdivision plans, and zoning plans for major private and public projects; presenting projects to elected officials, government agencies, and community groups; preparing and processing plans for zoning reclassification, variances, and special exceptions, and providing expert testimony; designing site layout, grading, sediment control, roads, parking lots, utilities, pavements, walls, fences, signs, site amenities, and planting; providing construction administration.

Professional Licenses

Registered Landscape Architect in Maryland since 1981

Member of the Maryland Bar since 1991

PDM # 020857

Lot # 7

Pt. Bk. 78, Folio 200
2500002135
Pt. Bk. Folio # 078200

Pt. Bk. 78, Folio 199
Pt. Bk. Folio # 078195

0207290051

10308-C

0220660152

10309

2000009108

CHILDRESS CT

10303

RC 5

PDM # 020692

FAIRVIEW FARM (PDM File/Project # 2-692)

0206100544
PDM # 020761

10300

NW 9-K
4 CD

066B3
2 ED

10240

0207580470

10234

LIBERTY RD
LIBERTY RD

Lot # 34

1600005269

20060265

10234

BR

10236

10234

KRAM/JAEGER PROPERTY (PDM File/Project # 2-591)

Lot # 35
2300007364

Pt. Bk. Folio # 020591

4241

Lot # 36 Pt. Bk. 72, Folio 67
2300007365

10233

0206100050

BL

20000561

PDM # 020272

20080058

Pt. Bk. Folio # 071086

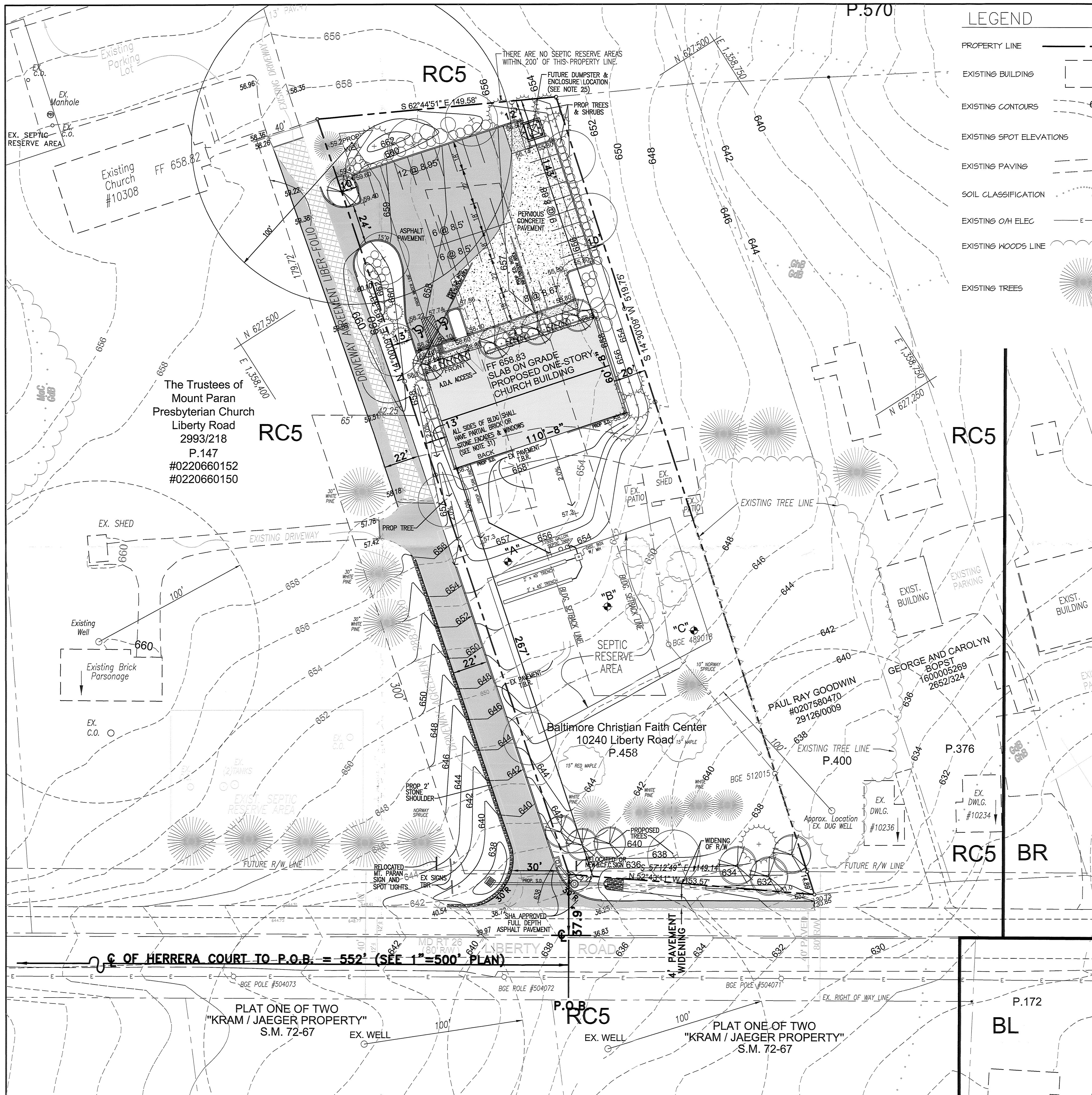
Pt. Bk. Lot # 86

0208000590

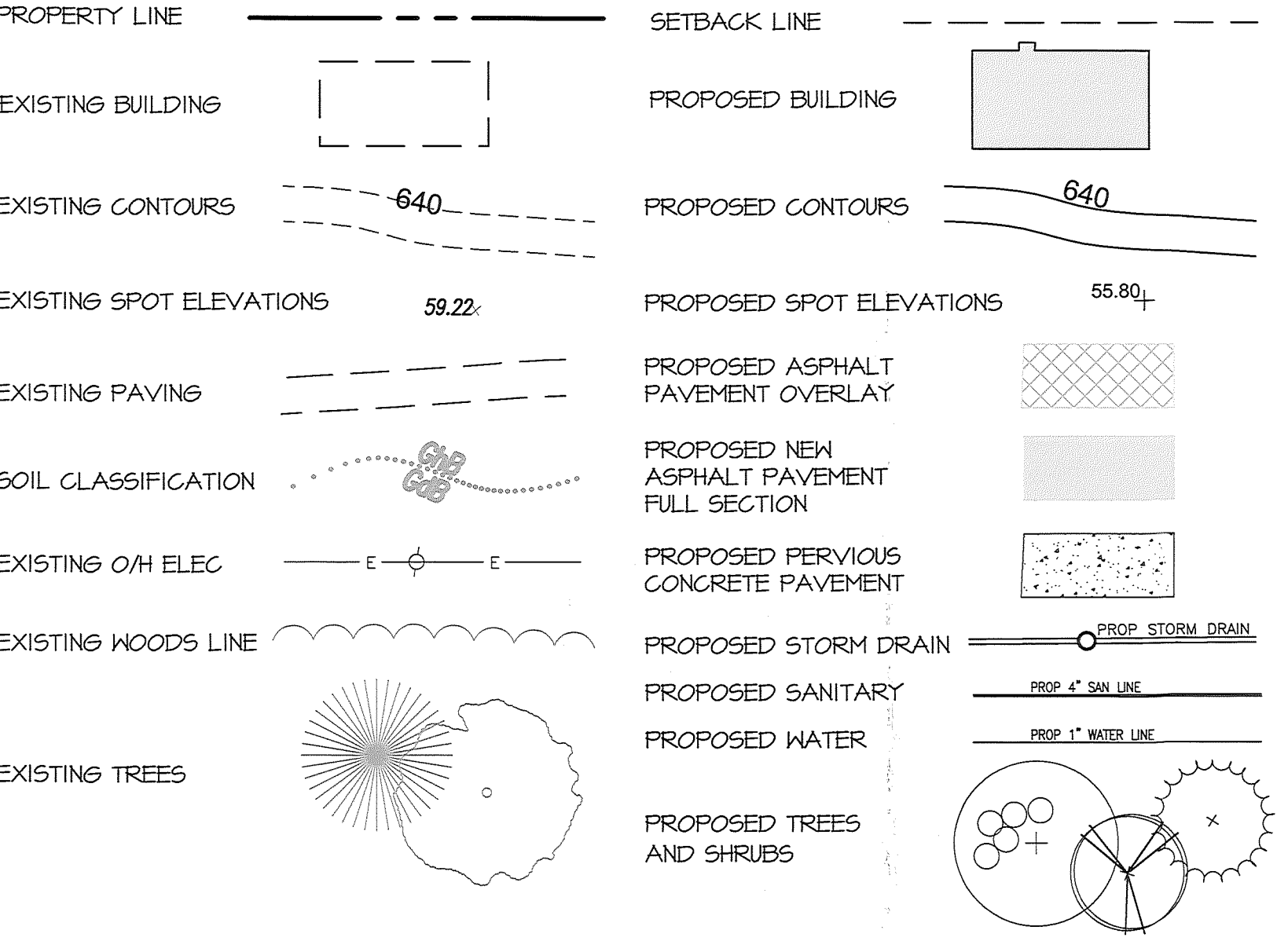
Lot # 32

2012-0265 SPH



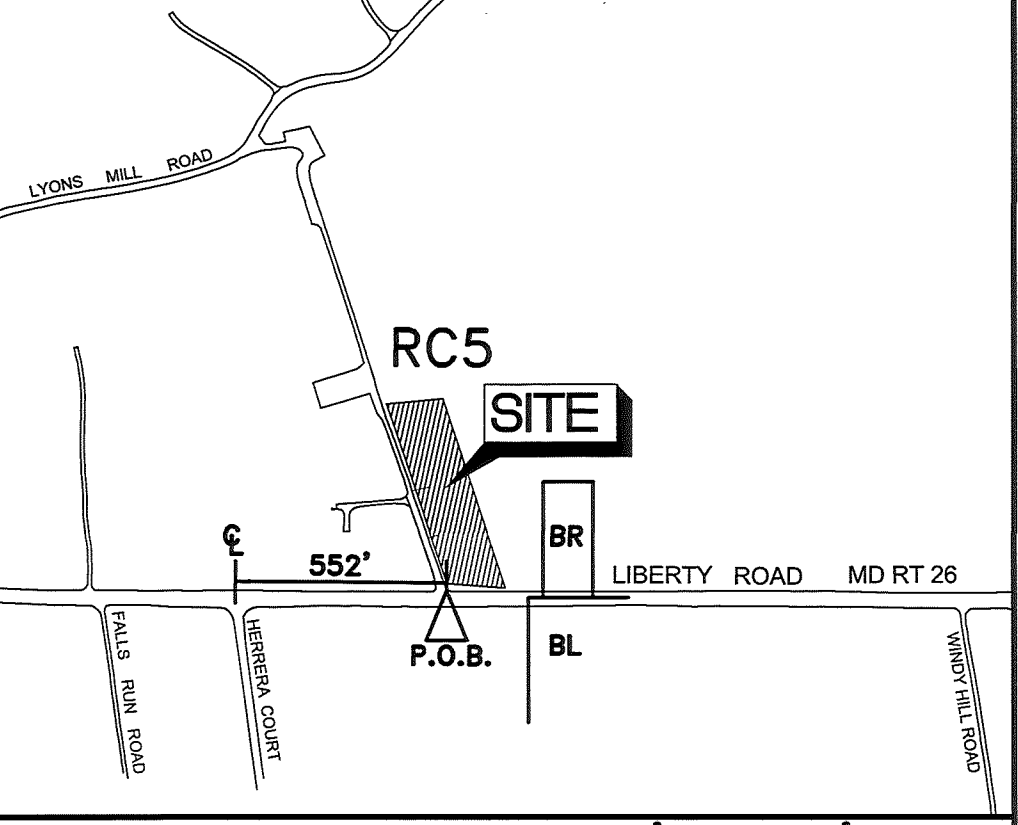


LEGEND



DEVELOPMENT NOTES

- SEE TITLE BLOCK FOR PROPERTY ADDRESS, TAX ACCOUNT NUMBER, DEED REFERENCE, TAX MAP, GRID & PARCEL, ELECTION DISTRICT AND COUNCILMANIC DISTRICT.
- PROPERTY OWNER INFORMATION: BALTIMORE CHRISTIAN FAITH CENTER, INC. 10240 LIBERTY ROAD, RANDALLSTOWN MD 21133 PHONE: 410-655-3777 CONTACT: PASTOR PAUL SANTOS
 - EXISTING ZONING: RC5 (MAP 006683)
 - LOT AREA: 72711 S.F. ± / 1.669 AC±
 - EXISTING USE: AN EXISTING RESIDENCE WAS RAZED; SITE AWAITING CHURCH CONSTRUCTION. 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.
 - THERE ARE NO FLOOD PLAINS (COMMUNITY PANEL NO. 240010 0215F ZONE "X"), STREAMS, WETLANDS, OR ENVIRONMENTALLY SENSITIVE AREAS ON OR AFFECTING THE SITE.
 - THERE ARE NO KNOWN HAZARDOUS MATERIALS OR UNDERGROUND FUEL TANKS ON THE SITE.
 - THERE ARE NO ARCHEOLOGICAL SITES OR HISTORIC STRUCTURES ON SITE.
 - CENSUS TRACT #4022.01
 - WATERSHED: LIBERTY RESERVOIR & PATAPSCO RIVER SUBWERSHED #64N
 - SCHOOLS: ELEMENTARY: NEW TOWN MIDDLE: DEER PARK HIGH: NEW TOWN
 - 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.
 - SOILS MAP: PROVIDED BY THE WEB SOIL SURVEY, VERSION 6; APRIL 19, 2012. SOIL TYPES: GdB-Glenelg loam 3 to 8% slopes.
 - PERCOLATION TESTS WERE CONDUCTED ON 12/14/2009 AND APPROVAL WAS GRANTED FOR THE INSTALLATION OF A PRIVATE DISPOSAL SYSTEM. THE SEPTIC SYSTEM SHOWN HEREON IS IN ACCORDANCE WITH THE DESIGNED REQUIREMENTS PROVIDED BY BALTIMORE COUNTY.
 - THERE ARE NO POLES, SIGNS, ETC. ALONG THE ROAD FRONTAGE OF THIS PROPERTY.
 - BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
 - BALTIMORE CHRISTIAN FAITH CENTER HAS THE RIGHT TO USE THE EXISTING DRIVEWAY PER DRIVEWAY EASEMENT AGREEMENT RECORDED IN THE LAND RECORDS IN LIBER 29837 FOLIO 20.
 - ZONING REGULATIONS FOR RC 5 (BCZ 1404) CHURCH USE IS A MATTER OF RIGHT HEIGHT REGULATION: 35' MAXIMUM BUILDING SETBACKS: FRONT - 150' FROM CENTERLINE OF COLLECTOR ROAD SIDE & REAR - 50' COVERAGE: NO MORE THAN 15% OF THE LOT MAY BE COVERED BY BUILDINGS.
 - PROPOSED USE: CHURCH, ONE-STORY 60'-8" x 110'-8", LESS THAN 35' TALL
 - ZONING CASE NO. 2011-0032-A, GRANTS A VARIANCE FOR SIDE YARD SETBACK (SEE ORDER)
 - LOT COVERAGE: 7,300 SF = 10%
 - PARKING REQUIRED: 160 SEATS @ 1 SPACE PER 4 SEATS = 40 SPACES REQUIRED PARKING PROVIDED: 43 SPACES (INCLUDES 2 HANDICAPPED SPACES)
 - AVERAGE DAILY TRIPS: 303
 - THE STATE HIGHWAY ADMINISTRATION (S.H.A.) IS REQUIRING A HIGHWAY WIDENING OF LIBERTY ROAD TO CREATE AN 80' WIDE RIGHT-OF-WAY. BALTIMORE CHRISTIAN FAITH CENTER WILL CONVEY 0.028+/- ACRES TO THE S.H.A. FOR SAID WIDENING. THE CHURCH WILL ALSO WIDEN ROAD PAVEMENT 4', INSTALL A 30' WIDE ENTRANCE, AND MAKE GRADING AND STORM DRAINAGE IMPROVEMENTS AS REQUIRED BY S.H.A. FOR THE ACCESS PERMIT.
 - EXISTING SIGNS SHALL BE RELOCATED TO FACILITATE GRADING REQUIRED FOR ROAD WIDENING. BALTIMORE CHRISTIAN FAITH CENTER RESERVES THE RIGHT TO INSTALL A NEW SIGN IN COMPLIANCE WITH SECTIONS 102.5 AND 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
 - THE CHURCH DOES NOT ANTICIPATE THE NEED TO INSTALL A DUMPSTER WITHIN THE FIRST FEW YEARS OF OPERATION BECAUSE THEY GENERATE MINIMUM WASTE AND RECYCLE WASTE PAPER. THE DUMPSTER AND SCREENING SHOWN ON THIS PLAN INDICATE WHERE THE DUMPSTER WILL BE LOCATED. THE SCREEN AROUND THE DUMPSTER SHALL BE MASONRY COMPLEMENTING THE BUILDING ARCHITECTURE, OR WITH WRITTEN PERMISSION OF THE OFFICE OF PLANNING, OTHER MATERIALS THAT PROVIDE AN EFFECTIVE OPAQUE SCREEN MAY BE USED.
 - NO PARKING LOT LIGHTING IS PLANNED. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
 - BY LETTER DATED MAY 27, 2010, BALTIMORE COUNTY APPROVED THE PURCHASE OF 0.3 AC OF FOREST RETENTION BANK TO MEET FOREST CONSERVATION REGULATIONS; PURCHASE COMPLETED JULY 15, 2010. THE PREVIOUSLY APPROVED SCHEMATIC LANDSCAPE PLAN WILL BE AMENDED; SCHEMATIC LANDSCAPING IS SHOWN ON THIS PLAN.
 - STORM WATER MANAGEMENT WATER QUALITY, GROUND WATER RECHARGE, AND STREAM CHANNEL PROTECTION WILL BE PROVIDED.
 - THE PROPOSED BUILDING SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 36-07.
 - ARCHITECTURAL BUILDING PLANS WILL BE SUBMITTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO APPLICATION FOR BUILDING PERMIT.
 - THE DEVELOPMENT REVIEW COMMITTEE GRANTED A LIMITED EXEMPTION UNDER SECTION 32-4-106 (b) (8) DRC 0817098.



Vicinity Map - Scale: 1" = 500' ZONING PER MAP 006683

Benchmarks:
Coordinates and bearings shown on this plan are referred to the system of coordinates established in The Maryland Coordinate System - NAD 83 (1981), and are based upon the following National Spatial Reference System Control Stations:

Designation	North(ft)	East(ft)	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 locates references to the following National Geodetic Survey Control Stations:

Designation	Elevation	PID
GIS 197	659.60	Brass Disk

ZONING CASE # 2011-0032

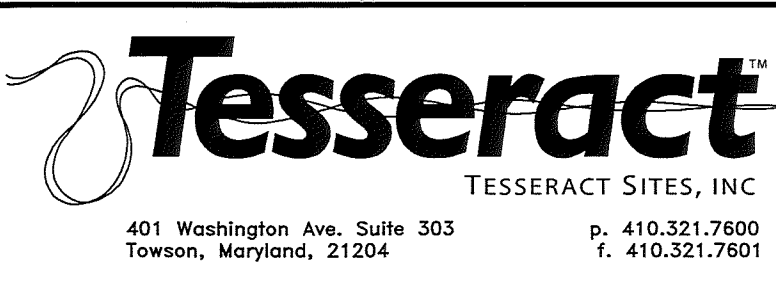
THEREFORE, IT IS ORDERED this 25th day of October, 2010 by this Deputy Zoning Commissioner that Petitioner's Variance request from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed church with side yard setbacks as close as 20 feet in lieu of the required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

- 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.
- 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.
- 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.).
- 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.
- 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.
- Petitioner shall abide by and comply with the ZAC comment dated August 18, 2010 from the State Highway Administration ("S.H.A.") 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. Bosworth
THB:ps
THomas H. Bosworth
Deputy Zoning Commissioner
for Baltimore County

PDM # 020761

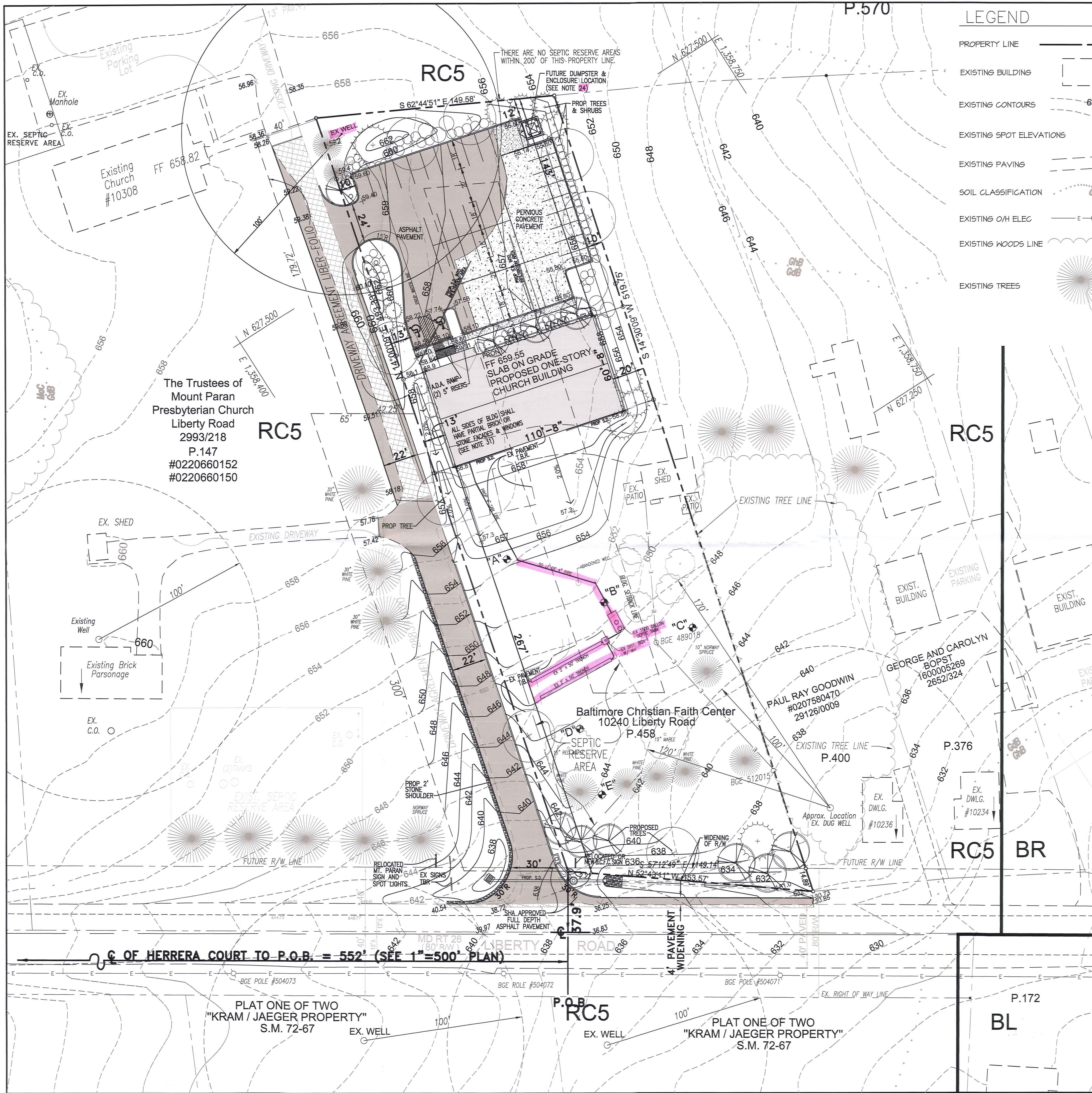


Site Plan To Accompany Special Hearing Baltimore Christian Faith Center

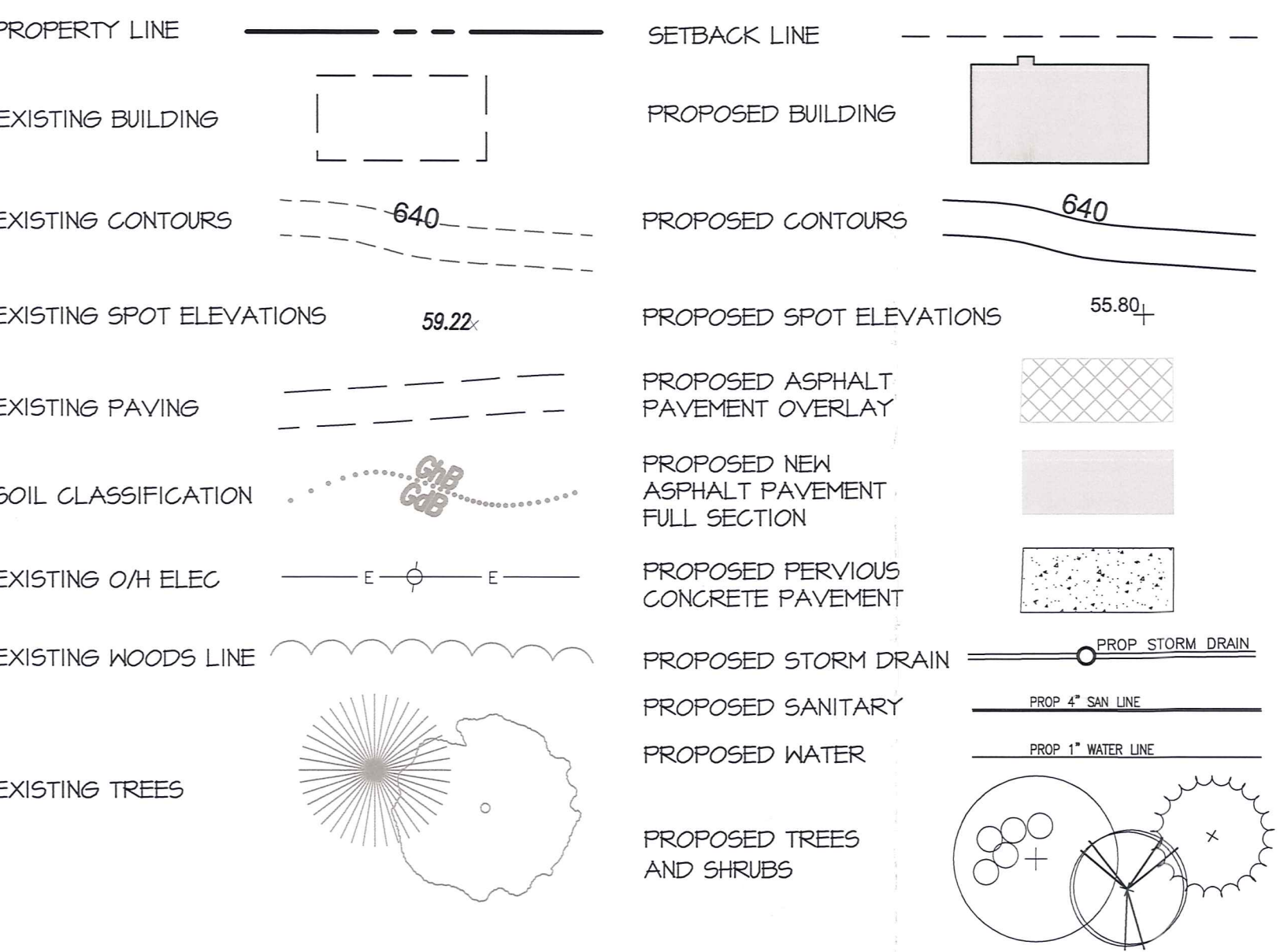
10240 LIBERTY ROAD BALTIMORE COUNTY, MARYLAND
TAX MAP: 66 GRID: 22 PARCEL: 458
TAX ACCT. NO.: 0206100544 DEED REF.: 28837/15
ELECTION DISTRICT: 2 COUNCILMANIC DISTRICT: C4

Date: 4/23/2012
Proj. #: 12004
Scale: 1" = 30'
SH-1
DESIGN: JGT DRAWN: MAS CHECKED: JLS

2012-0265-SPH

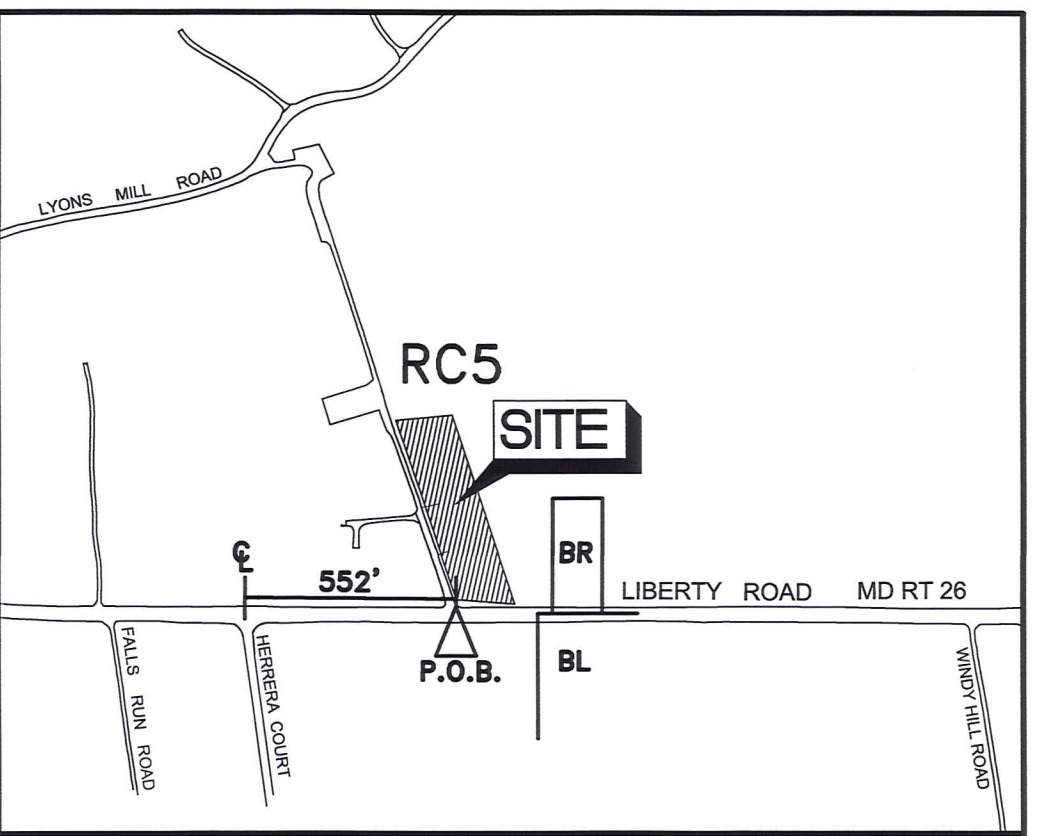


LEGEND



DEVELOPMENT NOTES

- SEE TITLE BLOCK FOR PROPERTY ADDRESS, TAX ACCOUNT NUMBER, DEED REFERENCE, TAX MAP, GRID & PARCEL, ELECTION DISTRICT AND COUNCILMANIC DISTRICT.
- PROPERTY OWNER INFORMATION: BALTIMORE CHRISTIAN FAITH CENTER, INC. 10240 LIBERTY ROAD, RANDALLSTOWN MD 21133 PHONE: 410-655-3777 CONTACT: PASTOR PAUL SANTOS
 - EXISTING ZONING: RC5 (MAP 066B3)
 - LOT AREA: 72711 S.F. ± / 1.669 AC±
 - EXISTING USE: AN EXISTING RESIDENCE WAS RAZED; SITE AWAITING CHURCH CONSTRUCTION.
- DOCUMENTATION REGARDING PROPER ABANDONMENT OF PREVIOUSLY EXISTING WELL AND SEPTIC SYSTEMS HAS BEEN PROVIDED TO BALTIMORE COUNTY BY TOM COSSENTINO, JR. CONTRACTING, INC. ON SEPTEMBER 20, 2010, AND BY EICHELBURGERS, INC. ON MAY 18, 2012.
- EICHELBURGERS, INC. ALSO ISSUED A REPORT FOR A NEW WELL ON MAY 18, 2012.
- TOM COSSENTINO, JR. CONTRACTING COMPLETED INSTALLATION OF THE NEW SEPTIC SYSTEM WHICH WAS APPROVED ON MAY 29, 2012.
- ON MAY 30, 2012, BALTIMORE COUNTY ISSUED A TEMPORARY TRAILER PERMIT (#30) TO ALLOW FOR THE PLACEMENT OF A 24' X 60' COMMERCIAL TRAILER TO BE USED FOR GATHERING SPACE.
- THERE ARE NO FLOOD PLAINS (COMMUNITY PANEL NO.: 240010 0215F ZONE "X"), STREAMS, WETLANDS, OR ENVIRONMENTALLY SENSITIVE AREAS ON OR AFFECTING THE SITE.
 - THERE ARE NO KNOWN HAZARDOUS MATERIALS OR UNDERGROUND FUEL TANKS ON THE SITE.
 - THERE ARE NO ARCHEOLOGICAL SITES OR HISTORIC STRUCTURES ON SITE.
 - CENSUS TRACT #4022.01
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 - SOILS MAP: PROVIDED BY THE WEB SOIL SURVEY, VERSION 6: APRIL 19, 2012.
 - SOIL TYPES: GdB-Glenelg loam 3 to 8% slopes.
 - THERE ARE NO POLES, SIGNS, ETC. ALONG THE ROAD FRONTAGE OF THIS PROPERTY.
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 - ZONING CASE NO. 2011-0032-A, GRANTS A VARIANCE FOR SIDE YARD SETBACK (SEE ORDER)
 - LOT COVERAGE: 7,300 SF = 10%
 - PARKING REQUIRED: 160 SEATS @ 1 SPACE PER 4 SEATS = 40 SPACES REQUIRED PARKING PROVIDED: 43 SPACES (INCLUDES 2 HANDICAPPED SPACES)
 - AVERAGE DAILY TRIPS BASED ON INSTITUTE OF TRANSPORTATION ENGINEERS (I.T.E.) TRAFFIC GENERATION REQUIREMENTS FOR CHURCHES = 89 A.D.T. (CALCULATIONS FOLLOW)
WEEKDAYS @ 9.11/1000sf x 6,714sf = 61.2 TRIPS PER DAY X 5 WEEKDAYS = 306 TRIPS MON-FRI.
SATURDAY @ 10.37/1000sf x 6,714sf = 70 TRIPS ON SATURDAY
SUNDAYS @ 36.63/1000sf x 6,714sf = 246 TRIPS ON SUNDAY
TOTAL TRIPS PER WEEK = 306 + 70 + 246 = 622 TRIPS
AVERAGE DAILY TRIPS = 622 / 7 DAYS = 89 A.D.T.
 - THE STATE HIGHWAY ADMINISTRATION (S.H.A.) IS REQUIRING A HIGHWAY WIDENING OF LIBERTY ROAD TO CREATE AN 80' WIDE RIGHT-OF-WAY. BALTIMORE CHRISTIAN FAITH CENTER WILL CONVEY 0.0284/- ACRES TO THE S.H.A. FOR SAID WIDENING. THE CHURCH WILL ALSO WIDEN ROAD PAVEMENT 4', INSTALL A 30' WIDE ENTRANCE, AND MAKE GRADING AND STORM DRAINAGE IMPROVEMENTS AS REQUIRED BY S.H.A. FOR THE ACCESS PERMIT.
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 - THE DEVELOPMENT REVIEW COMMITTEE GRANTED A LIMITED EXEMPTION UNDER SECTION 32-4-106 (b) (8) DRC 0817098.



Vicinity Map - Scale: 1" = 500'
ZONING PER MAP 006B3

Benchmarks:
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Designation	North(ft)	East(ft)	Description
GS 197	627318.27	1357864.61	Brass Disk

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

Designation	Elevation	PID
GS 197	659.60	Brass Disk

ZONING CASE # 2011-0032

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:

- 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.
- 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.
- Petitioner shall submit a lighting plan that is in accordance with IESNA standards in conjunction with the final landscape plan to Avery Hardin, 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.)
- 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.
- 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.
- 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:ps

PDM # 020761



Site Plan To Accompany
Special Hearing
Baltimore Christian
Faith Center

10240 LIBERTY ROAD BALTIMORE COUNTY, MARYLAND
TAX MAP:66 GRID:22 PARCEL:458
TAX ACCT. NO.:0206100544 DEED REF.: 28837/15
ELECTION DISTRICT:2 COUNCILMANIC DISTRICT:C4

Date: 6/6/2012
Proj. #: 12004
Scale: 1" = 30'

SH-1

DESIGN: JGT DRAWN: MAS CHECKED: JLS