

IN RE: PETITION FOR VARIANCE

(11023 Liberty Road)

2nd Election District

4th Councilman District

Wards Chapel United Methodist Church

Petitioner

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0162-A

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Michael L. Snyder, Esquire on behalf of Wards Chapel United Methodist Church, the legal owner of the subject property. The Petitioner is requesting Variance relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front addition with a setback of 65 ft to the c/line of the front street and 32.5 ft. to the front property line in lieu of the permitted 75 ft and 35 ft. respectively. 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 1.

Appearing at the public hearing in support of the requests was Carroll Parker and Rick Richardson, the engineer who prepared the site plan. Michael L. Snyder, Esquire, appeared on behalf of Wards Chapel United Methodist Church. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

The only substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP), which supported the petition and requested that the design, materials and architecture of the proposed addition be consistent with the existing building.

ORDER RECEIVED FOR FILING

Date 3-29-13

By SEN

Testimony and evidence revealed that the subject property is 2.83 acres and is zoned RC 2. The church sanctuary has been at this location for over 150 years, long before the adoption of the B.C.Z.R. The Petitioner wants to construct an addition to the church, but needs variance relief to do so.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The property is of irregular dimensions and the RC 2 zoning contains increased setback requirements, which renders the property unique.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty since the church building could not be expanded to accommodate parishioners. 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. This is demonstrated by the lack of County and/or community opposition. In addition, and as noted by counsel, the proposed addition will be located no closer to Liberty Road than is the existing sanctuary, so there would appear to be little to no impact upon the community or motorists.

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

ORDER RECEIVED FOR FILING

Date 3-29-13

By Aln

THEREFORE, IT IS ORDERED, this 29th day of March, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 1A01.3.B.3. of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front addition with a setback of 65 ft to the c/line of the front street and 32.5 ft. to the front property line in lieu of the permitted 75 ft and 35 ft. respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for its appropriate permits 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.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 3-29-13
By sln



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

March 29, 2013

Michael L. Snyder, Esquire
400 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Variance
Case No.: 2013-0162-A
Property: 11023 Liberty Road

Dear Mr. Snyder:

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,

A handwritten signature in black ink, appearing to read "JEB", with a stylized flourish at the end.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
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 11023 Liberty Road, Randallstown, MD 21133 which is presently zoned RC2
Deed References: 334/461 and 554/461 10 Digit Tax Account # 0223000510
Property Owner(s) Printed Name(s) Wards Chapel United Methodist Church

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

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

3. X a Variance from Section(s) 1A01.3B.3.

To permit a front addition with a setback of 65 feet to the center line of the front street and 32.5 feet to the front property line in lieu of the permitted 75 feet and 35 feet respectively.

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) The requested variance is necessary

because the existing building, which is more than 150 years old and is not now in compliance with required setback distances, is in need of renovations to comply with current building codes and handicap accessibility.

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

Telephone #

Email Address

Attorney for Petitioner:

Michael L. Snyder

Name- Type or Print

Signature

c/o Coady & Farley

400 Allegheny Avenue, Towson, MD

Mailing Address

21204

410-337-0200

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

WARDS CHAPEL UNITED METHODIST CHURCH

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

11023 Liberty Road, Randallstown, MD

Mailing Address

City

State

21133

410-337-0200

Zip Code

Telephone #

Email Address

Representative to be contacted:

Michael L. Snyder

Name - Type or Print

Signature

c/o Coady & Farley

400 Allegheny Avenue, Towson, MD

Mailing Address

City

State

21204

410-337-0200

Zip Code

Telephone #

Email Address

CASE NUMBER

2013-0162-A

Filing Date

1/10/13

Do Not Schedule Dates:

Reviewer

JS

**ZONING DESCRIPTION FOR
11023 LIBERTY ROAD
2nd ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the south side right-of-way of Liberty Road (Maryland Route #26) (80 feet in width) where it intersects the east side right-of-way line of Wards Chapel Road (40 feet in width), thence binding on Liberty Road; (1) South 82 degrees 02 minutes 56 seconds East 254.20 feet, thence leaving the south side right-of-way line of Liberty Road the following courses and distances; (2) South 07 degrees 54 minutes 47 seconds West 147.95 feet, (3) North 82 degrees 02 minutes 56 seconds West 25.00 feet, (4) South 07 degrees 54 minutes 47 seconds West 291.14 feet, (5) North 82 degrees 35 minutes 28 seconds West 228.83 feet to a point on the east side right-of-way line of Wards Chapel Road, thence binding on Wards Chapel Road; (6) North 07 degrees 51 minutes 49 seconds East 441.26 feet to the point of beginning;

Containing a net area of 104,504 square feet, or 2.40 acres of land, more or less.



2013-0162-A

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

No. 94046

Date: 1/10/13

PAID RECEIPT

RECEIVED ACTUAL TIME ORN
1/10/2013 1/10/2013 09:59:01 5

REC 1560 WALKIN RD06 LRD
RECEIPT 5 374446 1/10/2013 OFLH

5 528 ZONING VERIFICATION

Receipt Tot \$385.00
\$385.00 TX \$4.00 CA
Baltimore County, Maryland

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

Total: \$ 385.00

Rec From: WARDS CHAPEL UNITED METHODIST CHURCH

For: 2013 0162-A

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: # 2013-0162-A

11023 Liberty Road

SE corner of intersection of Liberty Road and Wards Chapel Road

2nd Election District - 4th Councilmanic District

Legal Owner(s): Wards Chapel United Methodist Church

Variance: to permit a front addition with a setback of 65 ft. to the centerline of the front street and 32.5 ft. to the front property line in lieu of the permitted 75 ft. and 35 ft. respectively.

Hearing: Friday, March 29, 2013 at 10:00 a.m. in Room 205, Jefferson 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 accommodations 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.
3/007 Mar. 7

908346



501 N. Calvert Street, Baltimore, MD 21278

March 7, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on March 7, 2013.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

CERTIFICATE OF POSTING

2013-0162-A

RE: Case No.: _____

Petitioner/Developer: _____

Wards Chapel United Methodist Church

March 29, 2013

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

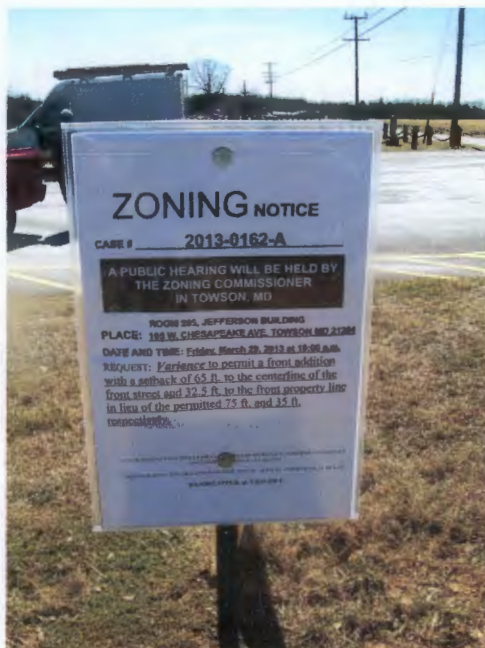
Ladies and Gentlemen:

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

11023 Liberty Rd

March 9, 2013

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

March 9, 2013

(Signature of Sign-Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 21, 2013 Issue - Jeffersonian

Please forward billing to:
Michael Snyder
Coady & Farley
400 Allegheny Avenue
Towson, MD 21204

410-337-0200

NOTICE OF ZONING HEARING

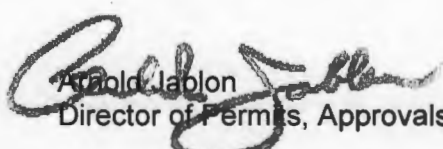
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0162-A

11023 Liberty Road
SE corner of intersection of Liberty Road and Wards Chapel Road
2nd Election District – 4th Councilmanic District
Legal Owners: Wards Chapel United Methodist Church

Variance to permit a front addition with a setback of 65 ft. to the centerline of the front street and 32.5 ft. to the front property line in lieu of the permitted 75 ft. and 35 ft. respectively.

Hearing: Friday, March 15, 2013 at 10:00 a.m. in Room 205, Jefferson 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 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.



KEVIN KAMENETZ
County Executive

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

February 13, 2013

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: 2013-0162-A

11023 Liberty Road

SE corner of intersection of Liberty Road and Wards Chapel Road

2nd Election District – 4th Councilmanic District

Legal Owners: Wards Chapel United Methodist Church

Variance to permit a front addition with a setback of 65 ft. to the centerline of the front street and 32.5 ft. to the front property line in lieu of the permitted 75 ft. and 35 ft. respectively.

Hearing: Friday, March 15, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Michael Snyder, 400 Allegheny Ave., Towson 21204
Carol Parker, 11023 Liberty Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., FEBRUARY 23, 2013.**
- (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.

COADY & FARLEY

ATTORNEYS AND COUNSELLORS AT LAW

400 ALLEGHENY AVENUE

TOWSON, MARYLAND 21204

(410) 337-0200

FACSIMILE (410) 337-0164

EMAIL: general@coadyandfarley.com

MICHAEL L. SNYDER
PATRICIA O'C.B. FARLEY
THOMAS J. RYAN

CHARLES P. COADY (1868-1934)
JOHN A. FARLEY (1893-1958)
CHARLES P. COADY, JR. (1901-1983)
JOHN A. FARLEY, JR. (1921-2005)
JOHN T. COADY (1925-2011)

Sent via fax only

February 15, 2013

Zoning Office of Baltimore County

Attn: Kristen

Fax: 410-887-3048

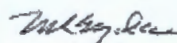
Rc: Variance Case #2013-0162-A;
Wards Chapel United Methodist Church

Dear Kristen:

I represent Wards Chapel United Methodist Church. You have told me that you have scheduled this hearing for March 15, 2013. That date presents a conflict on my schedule.

I respectfully request that this variance hearing be postponed to the next available date after March 15th. Thank you for your consideration of this request.

Very truly yours,



Michael L. Snyder

MLS/ap



Representing Our Clients In The Practice of Law For More Than 100 Years

Est. 1894

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 7, 2013 Issue - Jeffersonian

Please forward billing to:

Michael Snyder
Coady & Farley
400 Allegheny Avenue
Towson, MD 21204

410-337-0200

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: 2013-0162-A

11023 Liberty Road

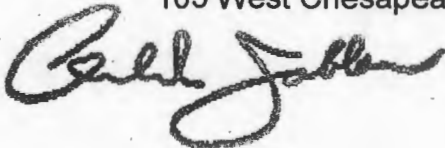
SE corner of intersection of Liberty Road and Wards Chapel Road

2nd Election District – 4th Councilmanic District

Legal Owners: Wards Chapel United Methodist Church

Variance to permit a front addition with a setback of 65 ft. to the centerline of the front street and 32.5 ft. to the front property line in lieu of the permitted 75 ft. and 35 ft. respectively.

Hearing: Friday, March 29, 2013 at 10:00 a.m. in Room 205, Jefferson 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 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.



KEVIN KAMENETZ
County Executive

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

February 22, 2013

NEW 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: 2013-0162-A

11023 Liberty Road

SE corner of intersection of Liberty Road and Wards Chapel Road

2nd Election District – 4th Councilmanic District

Legal Owners: Wards Chapel United Methodist Church

Variance to permit a front addition with a setback of 65 ft. to the centerline of the front street and 32.5 ft. to the front property line in lieu of the permitted 75 ft. and 35 ft. respectively.

Hearing: Friday, March 29, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Michael Snyder, 400 Allegheny Ave., Towson 21204
Caroll Parker, 11023 Liberty Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 9, 2013.**
- (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.**

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: 2013-0162-A

Petitioner: WARAS CHAPEL UNITED METHODIST CHURCH

Address or Location: 11023 LIBERTY RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: M. SNYDER, Condy & Farley

Address: 400 N. Highways Ave.

TOWSON MD.

21204

Telephone Number: 410 597 2200



KEVIN KAMENETZ
County Executive

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

March 21, 2013

Wards Chapel United Methodist Church
Carroll Parker
11023 Liberty Road
Randallstown, MD 21133

RE: Case Number: 2013-0162 A, Address: 11023 Liberty Road, 21133

Dear Mr. Parker:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 10, 2013. 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
Michael Snyder, Esquire, C/O Coady & Farley, 400 Alleghany Avenue, Towson MD 21204

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-25-13

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

RE: Baltimore County

Item No. 2013-0162-A

Variance
Ward Chapel United
Methodist Church, Carol Parker
11023 Liberty Road

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 1-23-13. A field inspection and internal review reveals that an entrance onto MD26 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance. Case Number 2013-0162-A.

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 email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

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: January 30, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For January 28, 2013
Item Nos. 2013-0151,0153,0154,0156,0157,0158,0159,0160,0161,0162,
0163,0164,0165,0166,0167,0168,0169, and 0172.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 13, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11023 Liberty Road

INFORMATION:

Item Number: 13-162

Petitioner: Wards Chapel United Methodist Church

Zoning: RC 2

Requested Action: Variance

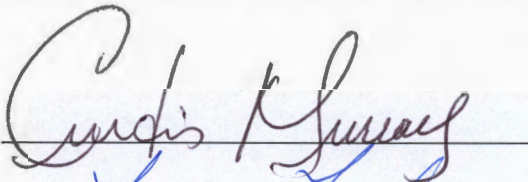
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for a variance of required setbacks. However, even though the above-mentioned church is not a County Landmark, it has considerable historic qualities, therefore this Department requests that the design, architecture, and building materials are consistent with the existing building.

The Department of Planning also requests that architecture and building materials be submitted to the Department for review and approval prior to the application of any building permits.

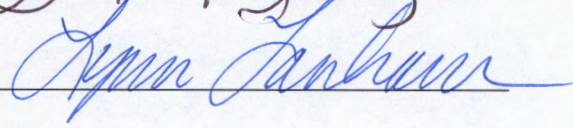
For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared by:



Division Chief:

AVA/LL: CM



RECEIVED

FEB 15 2013

OFFICE OF ADMINISTRATIVE HEARINGS

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
11023 Liberty Road; SE corner of intersection *
of Liberty Road & Wards Chapel Road * OF ADMINISTRATIVE
2nd Election & 4th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Wards Chapel United *
Methodist Church. *
Petitioner(s) * BALTIMORE COUNTY
* 2013-162-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 24th day of January, 2013, a copy of the foregoing Entry of Appearance was mailed to Michael Snyder, Esquire, Coady & Farley, 400 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

RECEIVED

JAN 24 2013

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: May 9, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0162-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 29, 2013. 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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 02 Account Number - 0223000510

Owner Information

Owner Name: WARDS CHAPEL METHODIST CHURCH **Use:** EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: RANDALLSTOWN MD 21133 **Deed Reference:** 1)
2)

Location & Structure Information

Premises Address **Legal Description**
LIBERTY RD 4 AC
0-0000 SS LIBERTY RD
COR WARDS CHAPEL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0066	0013	0368		0000				1	Plat Ref:

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
	9220	4.0000 AC	01

Stories **Basement** **Type** **Exterior**
CHURCH

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	260,000	260,000		
Improvements:	599,300	608,900		
Total:	859,300	868,900	859,300	862,500
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	700	859,300.00	862,500.00
State	700	859,300.00	862,500.00
Municipal	700	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: CHURCHES, SYNAGOGUES, & PARSONAGES **NONE**

Homestead Application Information

Homestead Application Status: No Application

CASE NAME Ward's Chapel
CASE NUMBER 2013-0162-A
DATE 3/29/13

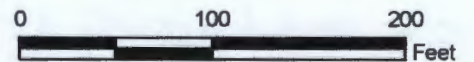
[illegible]

11023 Liberty Road



Publication Date: January 04, 2013
Publication Agency: Permits, Approvals and Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



1 inch = 100 feet

2013-0162-A

Case No.:

203-0162-A

sln
3-29-13

Exhibit Sheet

102
5-9-13

Petitioner/Developer

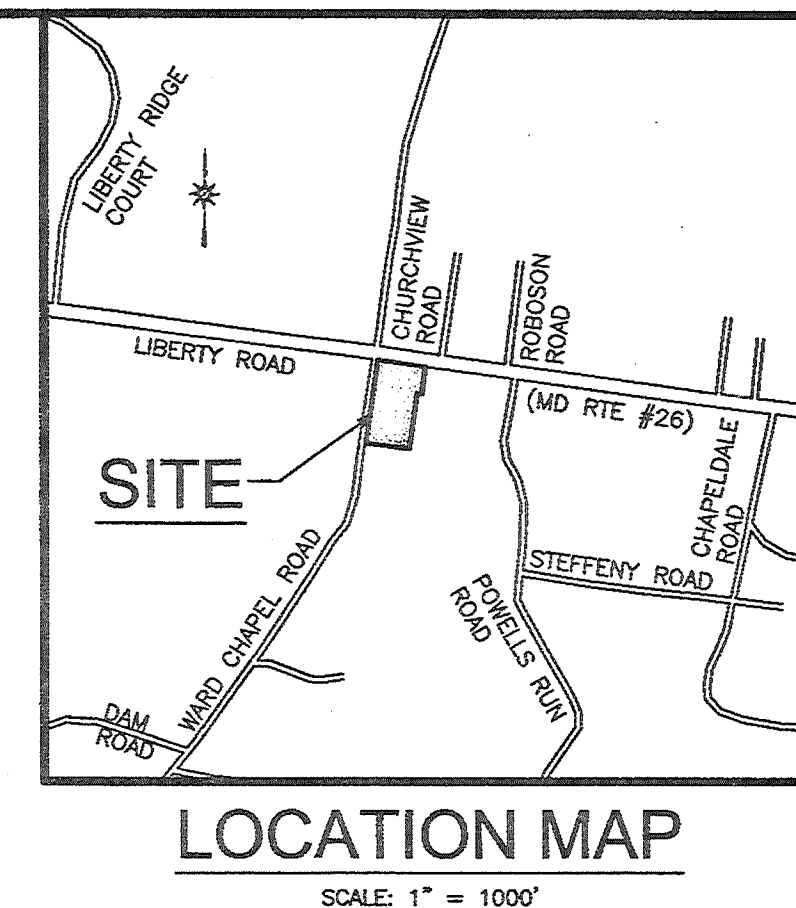
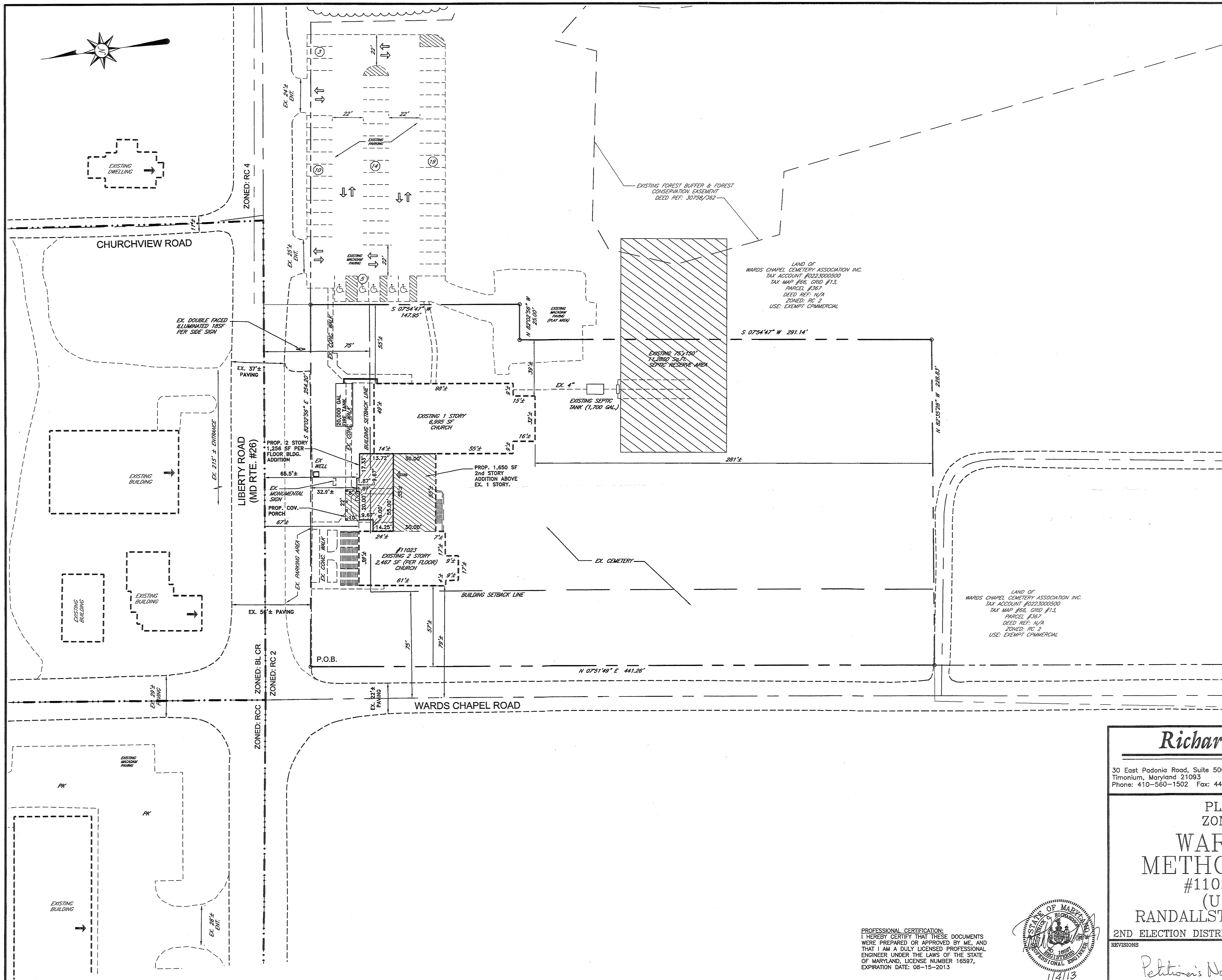
Protestant

No. 1	Site Plan	
No. 2	Color Photos (4)	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		









GENERAL NOTES:

- OWNER: WARDS CHAPEL METHODIST CHURCH
11023 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
- SITE AREA:
GROSS: 123,210 SF or 2.83 Ac.±
NET: 104,504 SF or 2.40 Ac.±
- DEED REF: N/A
- TAX ACCOUNT: #0223000510
- COUNCILMANIC DISTRICT: 4th
- TAX MAP #66, GRID #13, PARCEL #367
- ZONING: RC 2
(PER 1"=200' ZONING MAP 066A2)
- ZONING HISTORY:
1) CASE #75-5-A: PETITION TO REQUEST A VARIANCE TO PERMIT A DISTANCE BETWEEN TWO BUILDINGS OF 26 FEET IN LIEU OF THE REQUIRED 100 FEET, APPROVED ON JULY 16TH 1975.
NO KNOWN PRIOR PERMITS ON FILE.
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- USES
EXISTING: CHURCH
PROPOSED: NO CHANGE.
- SITE SERVICED BY PRIVATE WELL AND SEPTIC.
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100215 F PANEL 215 OF 580 DATED AUGUST 26, 2008.
ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- BUILDING AREAS:
EXISTING: 9,462(1st FLOOR)+2,467(2nd FLOOR)=11,929 SF
PROPOSED: 1,256(1st FLOOR)+2,908(2nd FLOOR)=4,164 SF
TOTAL BUILDING AREA: 11,929+4,162=16,091 SF
- FLOOR AREA RATIO (F.A.R.)
EX: 2,902+10,435=13,337 13,337/33,509= 0.40
PROP: 16,091/132,210= 0.13
- HEIGHT NOT TO EXCEED 35'
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
- SETBACKS REQUIRED FOR RC 2 ZONE:

STREET	REQUIRED	PROVIDED
75' FROM CL RD	65.5'±	39'±
OTHER - 35' FROM PROPERTY LINE		
- PARKING CALCULATIONS
REQUIRED: 1 PER 4 SEATS
204 SEATS = 51 SPACES
PROVIDED: 51 SPACES

LAND OF
WARDS CHAPEL CEMETERY ASSOCIATION INC.
TAX ACCOUNT #0223000500
TAX MAP #66, GRID #13,
PARCEL #367
DEED REF: N/A
ZONED: RC 2
USE: EXEMPT COMMERCIAL

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 NUMBER 16597,
EXPIRATION DATE: 08-15-2013



Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY
ZONING PETITION FOR
**WARDS CHAPEL
METHODIST CHURCH**
#11023 LIBERTY ROAD
(U.S. ROUTE #26)
RANDALLSTOWN, MARYLAND 21133

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	01-04-13	12118	1 OF 1

Petitioner's No. 1