

M E M O R A N D U M

DATE: April 24, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0195-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 22, 2019. 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.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(11023 Liberty Road)

2nd Election District

4th Council District

Wards Chapel United Methodist Church

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0195-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Wards Chapel United Methodist Church, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Section 450.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a manual changeable copy sign with a total square footage of 50 sq. ft. in lieu of the maximum 25 sq. ft. A site plan was marked as Petitioner’s Exhibit 1.

Bridget Wetzel appeared in support of the petition. Mike Pierce attended the hearing to obtain additional information regarding the request. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the county reviewing agencies.

The site is approximately 2.4 acres in size and is zoned RC-2. The property is improved with a historic church and a child care center. Petitioner received a donation from a parishioner and proposes to install a new double sided sign on the property. The existing double-sided sign will be removed and the new sign will be installed in the same location.

ORDER RECEIVED FOR FILING

Date 3-21-19

By DW

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property has an irregular shape and is also historic. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to replace the existing sign. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

The BCZR permits one freestanding changeable copy sign (as is proposed in the petition) when accessory to an institutional (i.e., church) structure or use. Petitioner also has on the site a ground-mounted, stone monument sign with the name of the church; "Wards Chapel United Methodist Church." I believe this existing sign, which is located to the west of the proposed changeable copy sign, is permitted as an identification and/or memorial sign. In either instance, no zoning relief is required for the existing "Monumental Sign" shown on the site plan.

THEREFORE, IT IS ORDERED, this 21st day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 450.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a manual changeable copy sign with a total square footage of 50 sq. ft. in lieu of the maximum 25 sq. ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 3-21-19

By [Signature]

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject 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:dlw

ORDER RECEIVED FOR FILING

Date 3-21-19

By DLW



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 RD RANDALLSTOWN 21133 which is presently zoned RC 2

Deed References: _____ 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. a **Variance** from Section(s) 450.1.I; BCZR TO PERMIT A MANUAL CHANGABLE COPY SIGN WITH A TOTAL SQ FOOTAGE OF 50 sqft. IN LIEU OF THE REQUIRED 25 SQ FT.

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)

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 _____ City _____ State _____

Zip Code _____ / Telephone # _____ / Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

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 RD RANDALLSTOWN MD

Mailing Address _____ City _____ State _____

21133 / 410-922-6595 / wardschapelpreschool@verizon.net

Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

BRIDGET F. WETZEL

Name - Type or Print _____

Signature _____

11023 LIBERTY RD RANDALLSTOWN MD

Mailing Address _____ City _____ State _____

21133 / 410-922-6595 / wardschapelpreschool@verizon.net

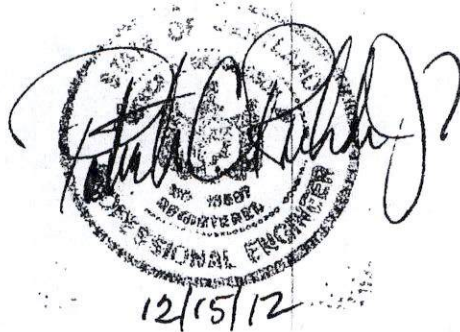
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2019-0195-A Filing Date 12/18/18 Do Not Schedule Dates: _____ Reviewer JCM

**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.


12/15/12

2013-0162-A

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

2/15/2019

Order #: 11698243
Case #: 2019-0195-A
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0195-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0195-A

11023 Liberty Road

Northeast corner of Liberty and Wards Chapel Roads

2nd Election District - 4th Councilmanic District

Legal Owners: Wards Chapel United Methodist Church

Variance to permit a manual changeable sign copy sign with a total square footage of 50 sq. ft. in lieu of the required 25 sq. ft.

Hearing: Friday, March 8, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

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.

115

RE-CERTIFICATE OF POSTING

RE: Case No. 2018-0195-A

Petitioner: Bridget Wetzel

Hearing Date: 3/8/19

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

11023 Liberty Rd. (1 of 2 – SES Liberty Rd. at Wards Chapel Rd.)

11023 Liberty Rd. (2 of 2 - SES Liberty Rd. SE of Wards Chapel Rd.)

on 2/16/19 and re-photographed on 3/3/19

Sincerely,

 3/3/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

OPTIONAL FORM NO. 10 (7-72)

TO: _____
FROM: _____
SUBJECT: _____

1. _____
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10. _____

11. _____
12. _____
13. _____
14. _____
15. _____

Re-Certificate of Posting

Case No 2019-0195-A



11023 Liberty Road (1 of 2 – SEC Liberty Rd. at Wards Chapel Rd.)

 3/3/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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4-2013-2014 04 2013

100-446879-100

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[illegible]

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[illegible]

Re-Certification of Posting

Case No 2019-0195-A

ZONING NOTICE
CASE # 2019-0195-A

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

PLACE: Room 205, JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: FRIDAY, MARCH 8, 2019 AT 10:00 AM

REQUEST: VARIANCE TO PERMIT A MANUAL CHANGEABLE SIGN COPY SIGN
WITH A TOTAL SQUARE FOOTAGE OF 50 SQ. FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

3/3/19 12:11 PM

11023 Liberty Road (2 of 2 – SS Liberty Rd. SE of Wards Chapel Rd.)

Richard E. Hoffman 3/3/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

CERTIFICATE OF POSTING

RE: Case No. 2018-0195-A

Petitioner: Bridget Wetzel

Hearing Date: 3/8/19

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

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11023 Liberty Rd. (1 of 2 – SES Liberty Rd. at Wards Chapel Rd.)

11023 Liberty Rd. (2 of 2 - SES Liberty Rd. SE of Wards Chapel Rd.)

_____ on 2/16/19

Sincerely,

 2/16/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certificate of Posting

Case No 2019-0195-A

ZONING NOTICE

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HANDICAPPED ACCESSIBLE

2/16/19 1:27 PM

11023 Liberty Road (1 of 2 – SEC Liberty Rd. at Wards Chapel Rd.)

 2/16/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

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Case No 2019-0195-A

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TO CONFIRM HEARING CALL 877.3191
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

2/16/19 1:29 PM

11023 Liberty Road (2 of 2 – SS Liberty Rd. SE of Wards Chapel Rd.)

 2/16/19

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

1. 10/10/10

2. 10/10/10

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7. 10/10/10

8. 10/10/10

CERTIFICATE OF POSTING

RE: Case No. 2018-0195-A

Petitioner: Bridget Wetzel

Hearing Date: 3/8/19

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Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

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11023 Liberty Rd. (2 of 2 - SES Liberty Rd. SE of Wards Chapel Rd.)

_____ on 2/16/19

Sincerely,



Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certificate of Posting

Case No 2019-0195-A

ZONING NOTICE
CASE # 2019-0195-A
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THE ZONING COMMISSIONER
IN TOWSON, MD
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105 W. CHESAPEAKE AVENUE, TOWSON 21204
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HANDICAPPED ACCESSIBLE
2/16/19 1:27 PM

11023 Liberty Road (1 of 2 – SEC Liberty Rd. at Wards Chapel Rd.)

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No 2019-0195-A

ZONING NOTICE

CASE # 2019-0195-A

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

PLACE: ROOM 203, JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: FRIDAY, MARCH 8, 2019 AT 10:00 AM

REQUEST:
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HANDICAPPED ACCESSIBLE

2/16/19 1:29 PM

11023 Liberty Road (2 of 2 – SS Liberty Rd. SE of Wards Chapel Rd.)



Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

RE: PETITION FOR VARIANCE
11023 Liberty Road; NE corner of Liberty
and Wards Chapel Roads
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Wards Chapel United
Methodist Church

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-195-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.

RECEIVED

JAN 09 2019

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 9th day of January, 2019, a copy of the foregoing Entry of Appearance was mailed to Bridget F. Wetzel, 11023 Liberty Road, Randallstown, Maryland 21133, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 6, 2019

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: 2019-0195-A

11023 Liberty Road

Northeast corner of Liberty and Wards Chapel Roads

2nd Election District – 4th Councilmanic District

Legal Owners: Wards Chapel United Methodist Church

Variance to permit a manual changeable sign copy sign with a total square footage of 50 sq. ft. in lieu of the required 25 sq. ft.

Hearing: Friday, March 8, 2019 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 "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: Bridget Wetzel, 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 16, 2019.**
- (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.

TO: THE DAILY RECORD
Friday, February 15, 2019 - Issue

Please forward billing to:

Bridget Wetzel
Wards Chapel United Methodist Church
11023 Liberty Road
Randallstown, MD 21133

410-922-6595

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:

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105 West Chesapeake Avenue, Towson 21204



Mike Mohler
Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY, MAR ND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **177143**

Date: **12/18/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 12/19/2018 12/18/2018 12:06:53 3
 REG WSD3 WALKIN CAM
 >>RECEIPT # 800976 12/18/2018 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO 177743

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500.00

Rec'd Tot \$ 500.00
 500.00 CK .00 CA
 Baltimore County, Maryland

Total: **500.00**

Rec

From:

WARD'S CHAPEL PRE-SCHOOL.

For:

2019-0185-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2019-0195-A

Property Address: 11023 LIBERTY RD RANDALLSTOWN, MD 21133

Property Description: THAT PROPERTY LOCATED ON THE
NE/COR of LIBERTY & WARDS CHAPEL RDS.

Legal Owners (Petitioners): WARDS CHAPEL UNITED METHODIST CHURCH

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRIDGET WETZEL

Company/Firm (if applicable): WARDS CHAPEL UMC

Address: 11023 LIBERTY RD
RANDALLSTOWN, MD 21133

Telephone Number: 410-922-6595



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 28, 2019

Wards Chapel United Methodist Church
11023 Liberty Road
Randallstown MD 21133

RE: Case Number: 2019-0195-A, 11023 Liberty Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 18, 2018. 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Bridget F. Wetzel 11023 Liberty Road Randallstown MD 21133

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Department of Permits, Approvals and Inspections

DATE: 2/6/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-195



INFORMATION:

Property Address: 11023 Liberty Road
Petitioner: Wards Chapel United Methodist Church
Zoning: RC 2
Requested Action: Variance

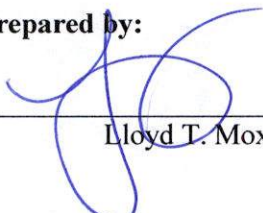
The Department of Planning has reviewed the petition for a variance to permit a changeable copy sign (manual) with a total of 50 square feet in lieu of the required 25 square feet.

A site visit was conducted on January 23, 2019. The subject site is within the Liberty West Community Plan, adopted by the Baltimore County Council on December 18, 2006 which has no prohibition on such signage.

The Department has no objection to granting the petitioned zoning relief.

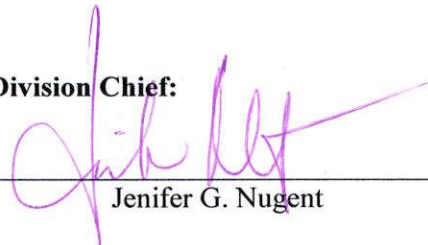
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Wally Lippincott
Bridget F. Wetzel
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JAN 15 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 15, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0195-A
Address 11023 Liberty Road
(Wards Chapel United Methodist
Church Property)

Zoning Advisory Committee Meeting of **January 14, 2019.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Department of Permits, Approvals and Inspections

DATE: 2/6/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-195

INFORMATION:

Property Address: 11023 Liberty Road
Petitioner: Wards Chapel United Methodist Church
Zoning: RC 2
Requested Action: Variance

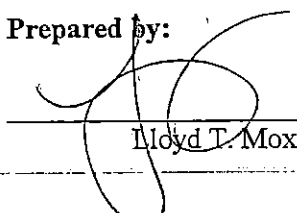
The Department of Planning has reviewed the petition for a variance to permit a changeable copy sign (manual) with a total of 50 square feet in lieu of the required 25 square feet.

A site visit was conducted on January 23, 2019. The subject site is within the Liberty West Community Plan, adopted by the Baltimore County Council on December 18, 2006 which has no prohibition on such signage.

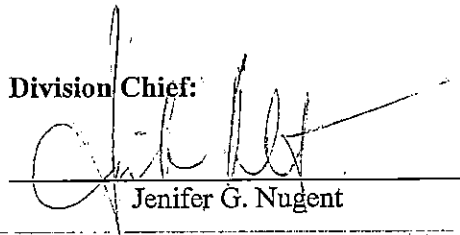
The Department has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

JM/JGN/LTM/

c: Wally Lippincott
Bridget F. Wetzel
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: Feb 15, 2019

FROM: *EFC for VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 14, 2018
Item No. 2019-0192-A, 0193-A, 0194-A, 0195-A, 0196-A, 0197-A, 0198-A,
0199-A, 0200-SPH, 0201-A, 0202-SPH & 0203-A

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

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VKD: cen
cc: file

Date: 1/9/19

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

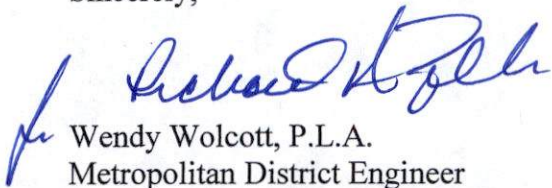
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 1/9/19. 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 2019-0195-A.

Wards Chapel United Methodist Church
11023 Liberty Road.
MD26

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

CASE NAME 11023 Liberty Rd.
CASE NUMBER 2019-0195-A
DATE 3-20-19 - 11 Am

[illegible]

CASE NAME 11023 Liberty Rd.
CASE NUMBER 2019-0195-A
DATE 3-20-19 - 11 Am

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

2/15

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

No Comment

1/15

DEPS
(if not received, date e-mail sent _____)

No Comment

2/16

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

No Objection

1/19

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

No Objection

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/15/19

Daily Record

SIGN POSTING (1st)

Date:

2/16/19

by

Hoffman

SIGN POSTING (2nd)

Date:

3/3/19

by

Hoffman

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
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:	
Location & Structure Information					
Premises Address:		LIBERTY RD 0-0000		Legal Description:	4 AC SS LIBERTY RD COR WARDS CHAPEL
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0066	0013	0368		0000	
					Block:
					Lot:
					Assessment Year:
					2019
					Plat No:
					Plat Ref:
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2016		15078		4.0000 AC	
				County Use	
				01	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		OFFICE BUILDING			
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2019	07/01/2018	07/01/2019
Land:		260,000	260,000		
Improvements		1,579,700	1,637,300		
Total:		1,839,700	1,897,300	1,839,700	1,858,900
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	07/01/2018		07/01/2019
County:		700	1,839,700.00		1,858,900.00
State:		700	1,839,700.00		1,858,900.00
Municipal:		700	0.00 0.00		0.00 0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Case No.: 2019-195-A

Exhibit Sheet

Petitioner/Developer

Protestant

100 4-24-19

100 3-21-19

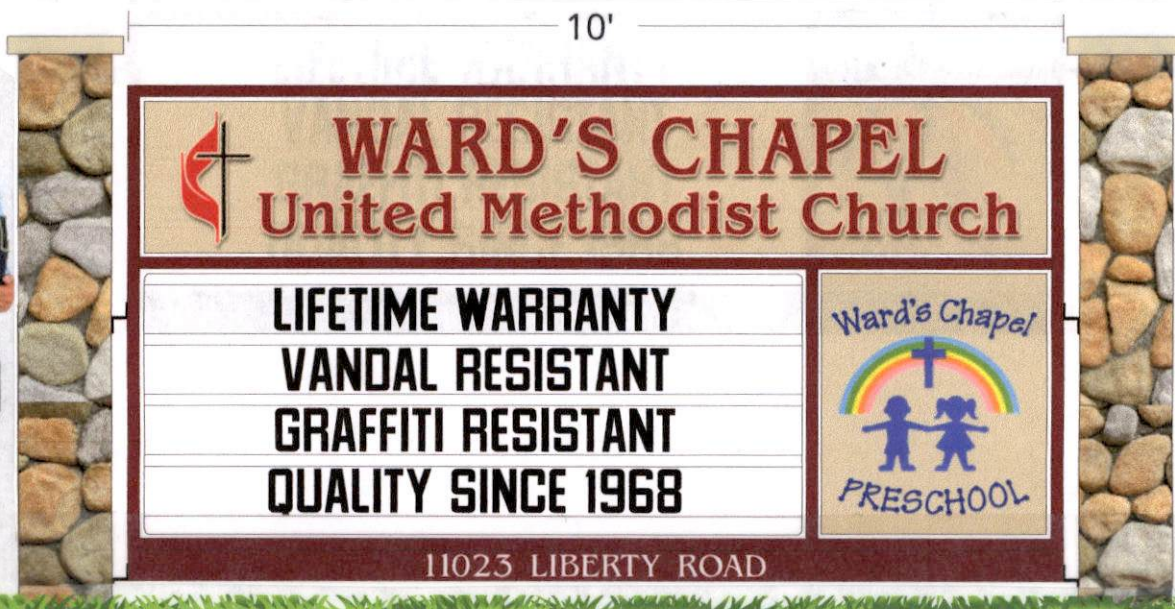
No. 1	Site plan	
No. 2	Sign Rendering	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Endorsed Supplier for
THE UNITED METHODIST CHURCH



5' MAN



WITNESS 510, Cabinet Only
CABINET SIZE: 5'x10'
4 LINES OF 6" TRACKING

Header Vinyl: Photoreal

Text Color:

Text on Beam: 6" Reflective White

Paint Color: Burgundy

Draft: White

Approved as shown:

Sign _____

Date _____

Approved with listed changes:

Sign _____

Date _____

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping are not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance.

Your sign was designed for an illuminated graphic. Sketches are based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance.



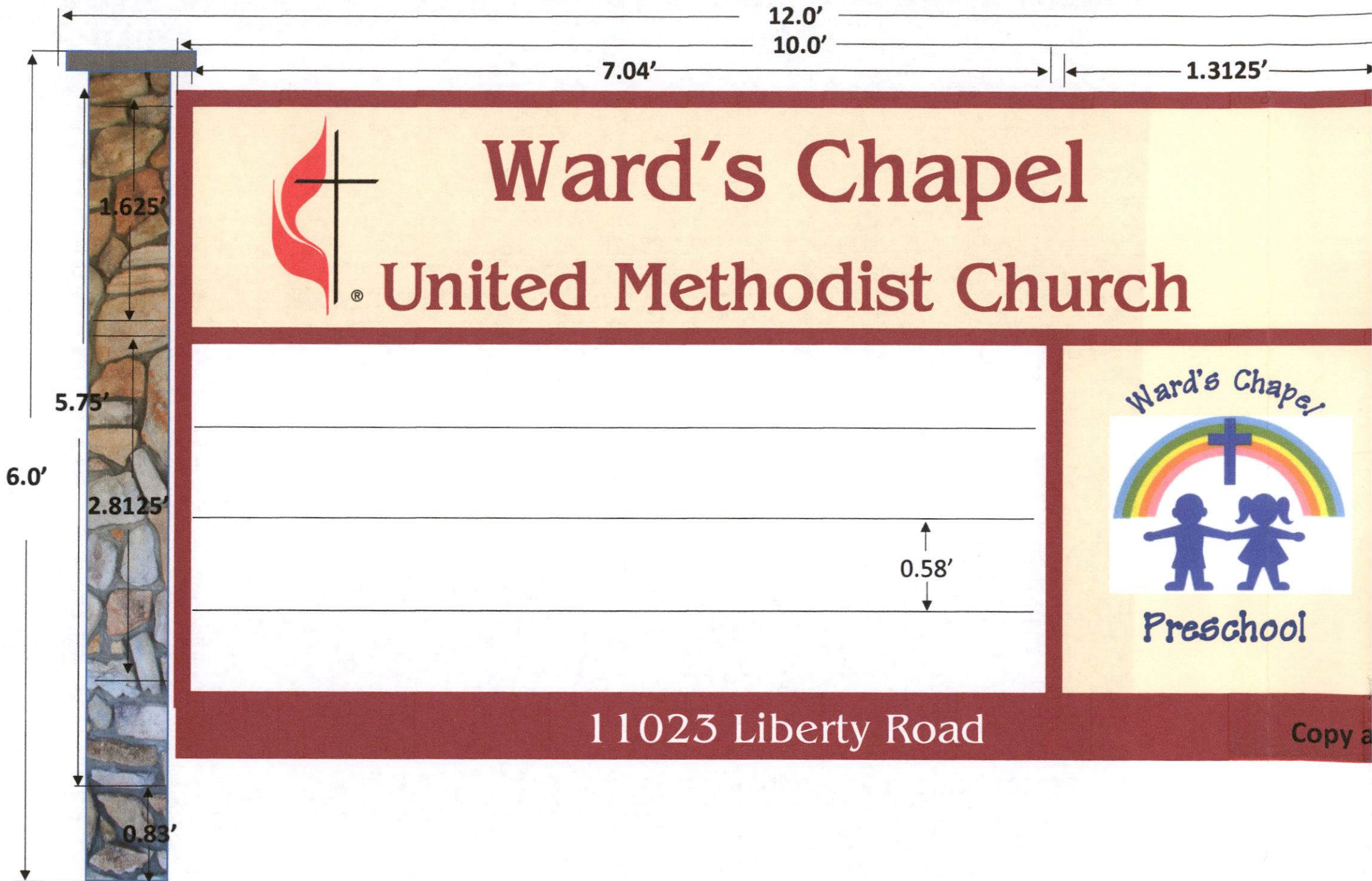
stewart signs
America's Premier Sign Company

1/2"=1' (200)
Sk: 917770-1b
Cust: 1054729
10/31/2018
O/cBrumby
PROPOSAL

ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 FAX 1-800-485-4280

PET-EX-2





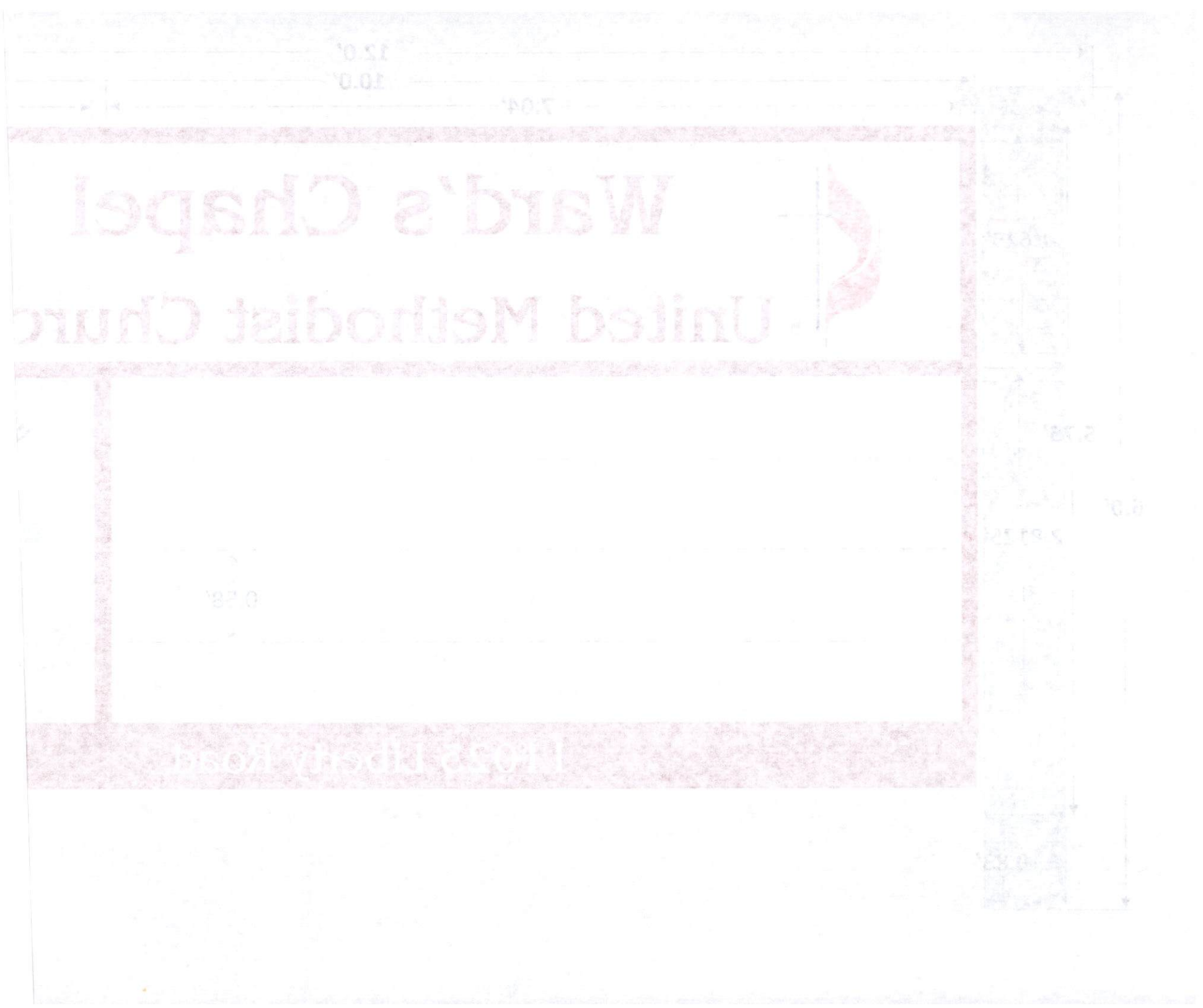
Area = 19.8 sq. ft.

1.625' = 19.5"

0.8125' = 33.75"

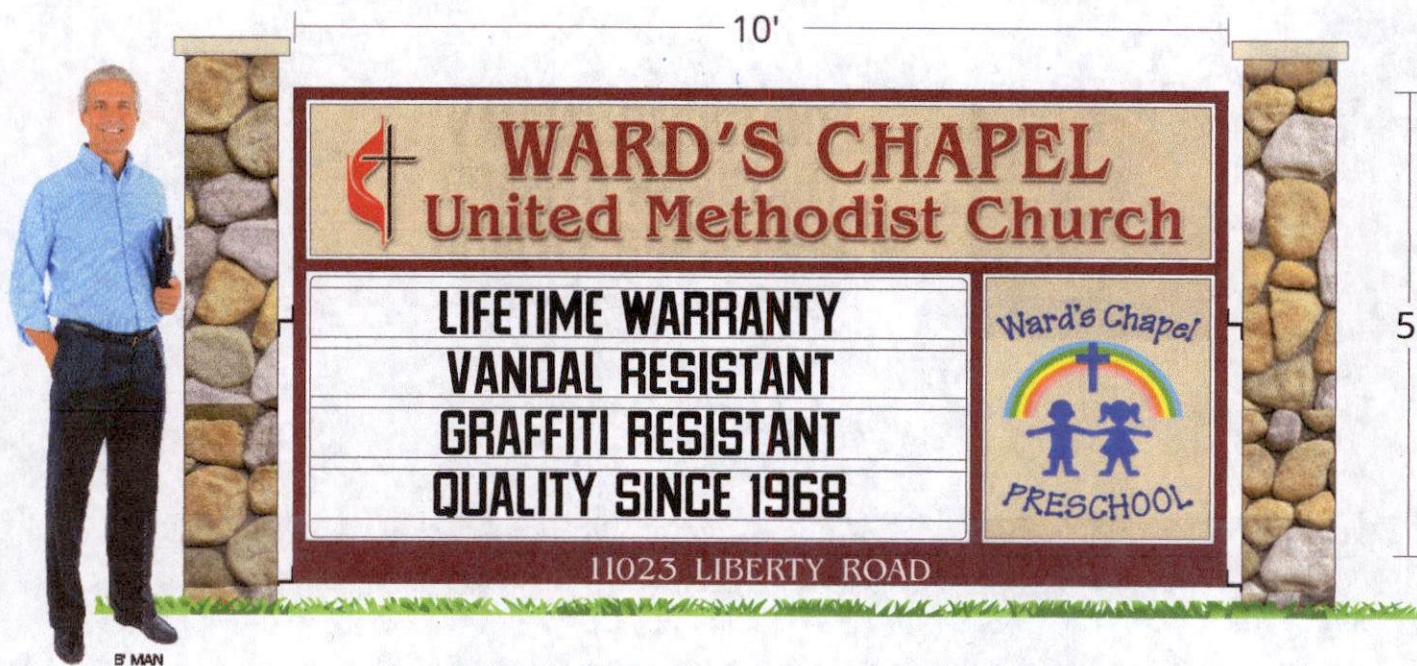
7.04' = 84.5"

0.3125' = 15.75"





Endorsed Supplier for
THE UNITED METHODIST CHURCH



WITNESS 510, Cabinet Only
CABINET SIZE: 5'x10'
4 LINES OF 6" TRACKING

Header Vinyl: Photoreal

Text Color:

Text on Beam: 6" Reflective White

Paint Color: Burgundy

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Approved as shown:

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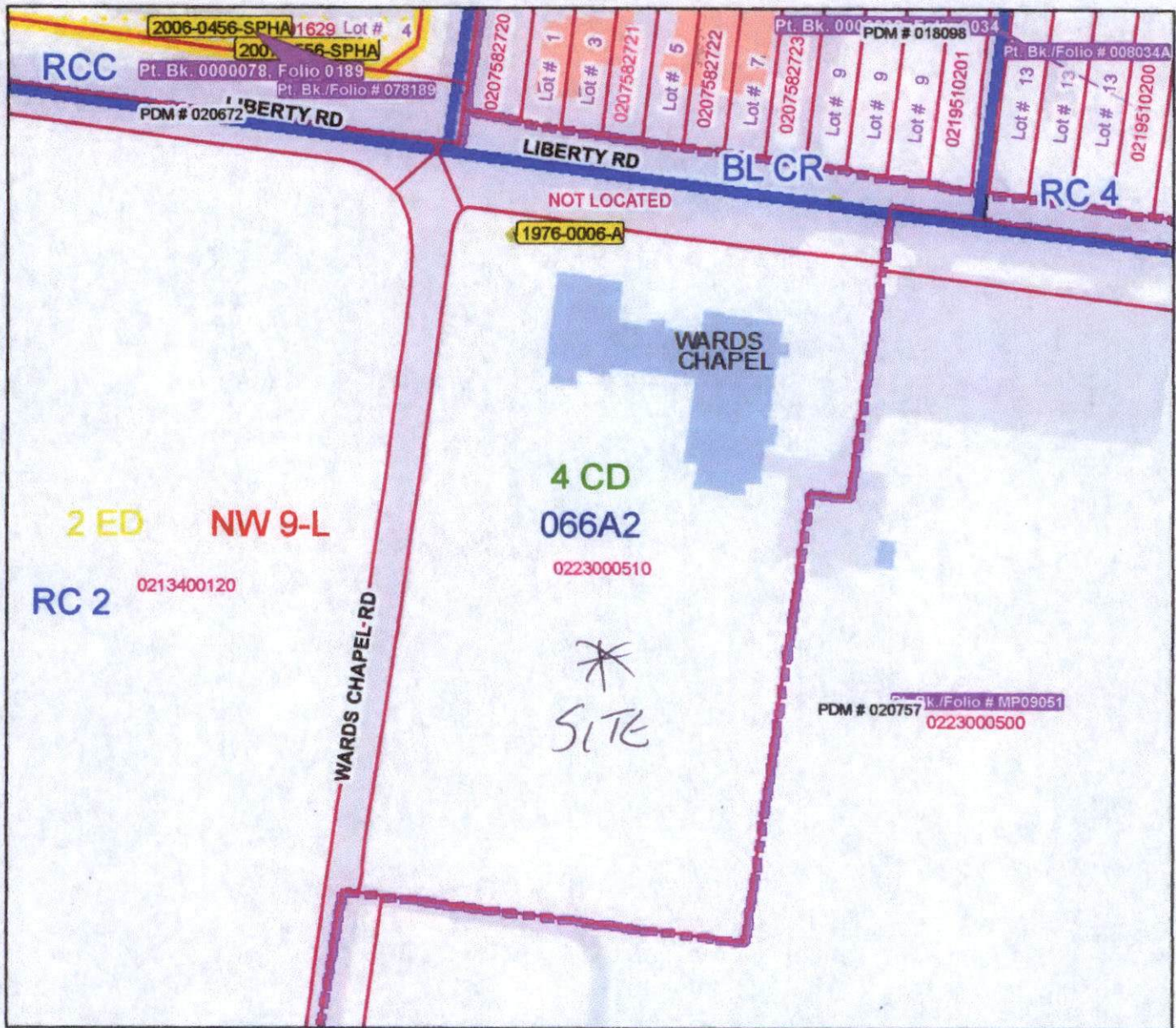
stewart signs
America's Premier Sign Company

1/2"=1' (200)
Sk: 917770-1b
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PROPOSAL

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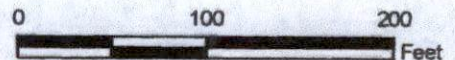
PH. 1-800-237-3928 FAX 1-800-485-4280

11023 Liberty Road



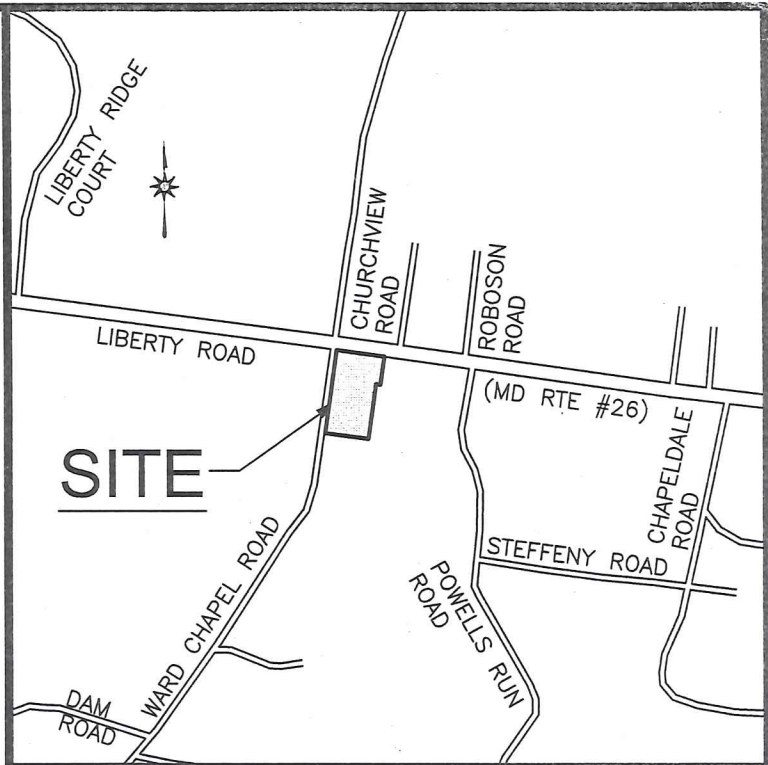
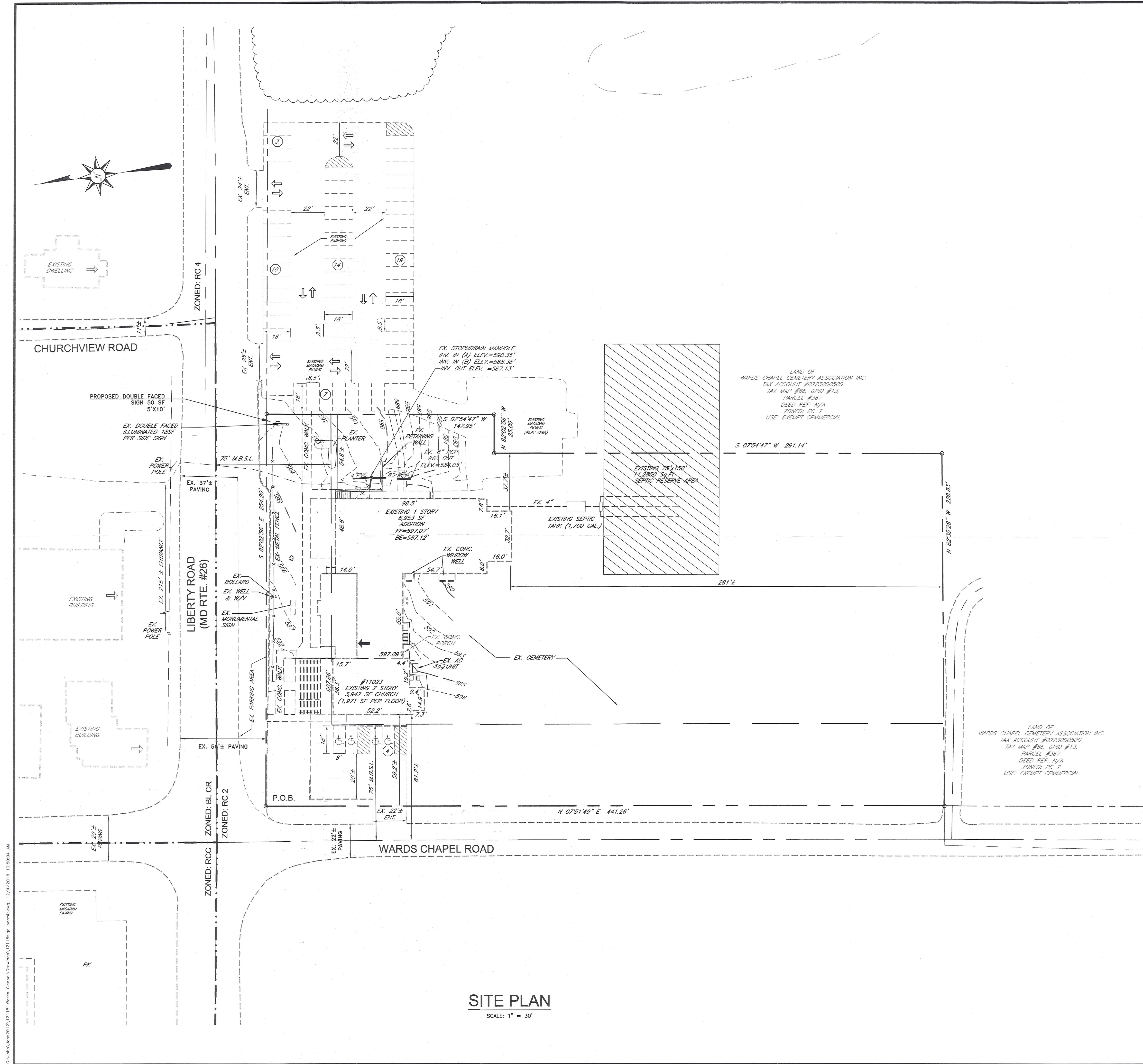
Publication Date: January 04, 2013
 Publication Agency: Permits, Approvals and Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



1 inch = 100 feet

2013-0162-A



LOCATION MAP
SCALE: 1" = 1000'

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 #368
- ZONING: RC 2
(PER 1"=200' ZONING MAP 066A2)
- ZONING HISTORY:
1) CASE #76-6-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 18TH 1975.
2) CASE #2013-0162-A; PETITION TO REQUEST A VARIANCE TO PERMIT A FRONT YARD SETBACK OF 65 FEET TO THE CENTERLINE OF THE STREET AND 32.5 FEET TO THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 75 FEET AND 35 FEET RESPECTIVELY, GRANTED ON MARCH 29TH 2013.
- 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: 6,953 + (2x1,971)=10,895 SF
PROPOSED: 1,650 + (2x1,256)=4,162 SF
TOTAL BUILDING AREA: 10,895+4,162=15,057 SF
FLOOR AREA RATIO (F.A.R.)
EX: 10,895/123,210= 0.08
PROP: 15,057/123,210= 0.12
HEIGHT NOT TO EXCEED 35'
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
- SETBACKS REQUIRED FOR RC 2 ZONE:
TYPE REQUIRED PROVIDED
STREET 65'± FROM CL RD 65.5'±
OTHER 32.5'± FROM PROPERTY LINE 39.5'±
**PER CASE #2013-0162-A (SEE NOTE #8)
- PARKING CALCULATIONS
REQUIRED: 1 PER 4 SEATS
228 SEATS = 57 SPACES
PROVIDED: 57 SPACES (4 HANDICAPPED, 53 STANDARD)
- BASIC SERVICE MAP AREAS:
TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N

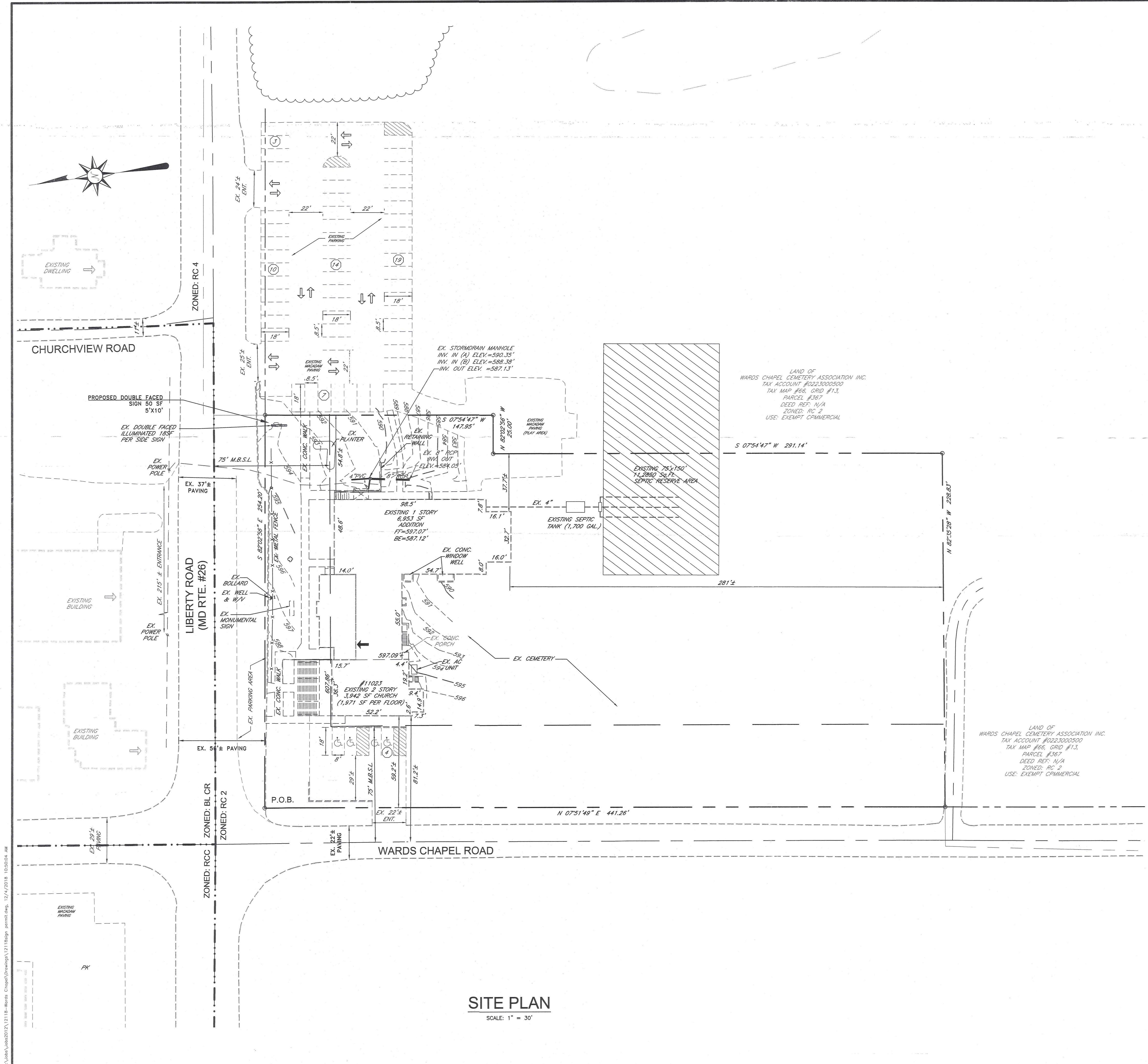
Richardson Engineering, LLC

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

PLAN TO ACCOMPANY SIGN PERMIT
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	AS SHOWN
DATE:	JOB NO.:	SHEET NO.:	
12-4-18	12118	1 OF 1	

PET. EX-1



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

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RANDALLSTOWN, MARYLAND 21133
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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 #78-6-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.
2) CASE #2013-0162-A: PETITION TO REQUEST A VARIANCE TO PERMIT A FRONT YARD SETBACK OF 65 FEET TO THE CENTERLINE OF THE STREET AND 32.5 FEET TO THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 75 FEET AND 35 FEET RESPECTIVELY, GRANTED ON MARCH 29TH 2013.
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PROPOSED: NO CHANGE.
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- BUILDING AREAS:
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TYPE DEFICIENT (Y/N) NOTE
SEWER N
WATER N
TRANSPORTATION N

Richardson Engineering, LLC

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Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY SIGN PERMIT
FOR
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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	AS SHOWN
DATE:	JOB NO.:	SHEET NO.:	
12-4-18	12118	1 OF 1	