

6/2/11

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE COUNTY
AND VARIANCE		
NE side of Windsor Mill Road, 900 feet	*	BOARD OF APPEALS
From c/l of Windsor Mill Road and		
Mayfield Avenue; 2 nd Election District	*	FOR
4 th Councilmanic District		
(7704 and 7710 Windsor Mill Road)	*	BALTIMORE COUNTY
Redeemed Christian Church of God	*	Case No. 2011-0028-SPHA
Petitioner		
* * * * *		* * * * *

OPINION AND ORDER

Petitioner Redeemed Christian Church of God is a church with an existing sanctuary and child care center at 7704 and 7710 Windsor Mill Road in the western area of Baltimore County. The property occupies about 9 acres. The church is permitted by right in the D.R. 5.5 (Density Residential) Zone and has been there for about a decade. On November 16, 2007, the church obtained approval, subject to conditions, for a special exception to add a Class B Group Child Care Center within the church building and a potential future education building. Case No. 08-080-XA. See Petitioner's Exhibit 2. This required several variances to Residential Transition Area (RTA) standards and setback standards. The site plan included landscaping on the east and west boundaries of the site, bordering residential subdivisions which were planned or in the process of development. There were no Protestants, and no appeal of that decision. The child care center is in use, while the new educational building is still to be built in the future.

Now, Petitioner requests approval of an amendment to the approved site plan in order to construct a one-story addition of 12,500 square feet to the existing sanctuary of 17,666 square feet. With the addition, the sanctuary will have approximately 800 seats, and there are 214 parking spaces. The church typically has 2 Sunday morning services, in addition to other activities. The new sanctuary triggers the requirement for another variance, pertaining to the D.R. 5.5 Zone rear yard setback of this non-residential building of 22 feet instead of 30 feet from the property line. BCZR 1B01.2.C.1.a, Table.

The Deputy Zoning Commissioner approved the current petition on October 21, 2010, with conditions which included in Condition 2 the Planning Office recommendations to include a sidewalk, street trees, and spotlights along Windsor Mill Road and wood privacy fence on the eastern boundary line. It also required compliance in Conditions 3 and 4, respectively, with environmental regulations concerning water quality, streams, wetlands, and floodplains, and concerning forest conservation. Petitioner's engineer submitted a letter motion to request reconsideration and removal of the requirement for sidewalk, street trees, spotlights, and fence. The Deputy Zoning Commissioner, without a hearing, entered a final order granting the motion for reconsideration and removing Condition 2.

People's Counsel for Baltimore County filed a timely appeal, and the County Board of Appeals conducted its *de novo* hearing on May 5, 2005. Petitioner was represented by C. William Clark, Esq. Pastor Tola Odutola testified, along with Patrick Richardson, Petitioner's consulting engineer. A large group of parishioners attended the hearing, filling it to capacity and more.

People's Counsel Peter Max Zimmerman represented his office. David Green, the area planner, was in attendance, and the record reflected input from Avery Harden, the County Landscape Planner, and Stephen Weber, Traffic Engineer.

People's Counsel's concerns stemmed from the aggregation and scale of uses and input provided by county staff. The stated concerns were to provide a buffer for the residential area to minimize visual impact and to assure, to the extent reasonably possible, that all parking would be and remain onsite and not overflow either across the road or into the residential area. Prior to the hearing, there were extensive discussions between the attorneys and between Mr. Richardson and county staff. This included a site visit to discuss and review appropriate landscaping. As a result, the parties came to agree on a proposed resolution of the case, subject to County Board of Appeals review that it is reasonable and within the scope of the applicable law.

First of all, to provide a buffer for the new single-family home residential area to the east, the parties agreed on an amended landscape plan, which was approved March 4,

2011 by Mr. Harden and which satisfied Mr. Green. This involved the addition of trees, as detailed, on and near the east boundary of the property. This plan was admitted as Petitioner's Exhibit 6. This improved landscape buffer would serve the purpose for which the Office of Planning had recommended a fence. Under the circumstances, the Planning Office did not continue to ask for the sidewalk, street trees, and spotlights.

Secondly, the parties agreed that it was legitimate to include a condition to assure, to the extent reasonably possible, that parking should remain onsite. Traffic Engineer Weber had expressed this concern, in light of some history of overflow parking across Windsor Mill Road and in light of the likely or potential development of other new churches on Windsor Mill Road. While there was some indication that parking in the residential area would, in any event, be undesirable because congregants would have to traverse Windsor Mill Road on their way to the church, the parties agreed that it was appropriate to include a condition. Mr. Weber submitted an e-mail with language to elaborate on this concern, and for incorporation in the Board's Order. This was admitted as Petitioner's Exhibit 8.

Mr. Richardson testified to unique environmental constraints and conditions of the property which, together with its relatively narrow configuration, caused practical difficulty and warranted the additional variance. These echoed his views expressed and accepted in the November 16, 2007 decision in Case 08-080-XA. He submitted and described the amended landscape plan and its review with Mr. Harden. He also acknowledged the legitimacy of the concern that parking must be onsite. Area Planner David Green expressed his satisfaction with the amended landscape plan's function as a buffer, in place of a fence, and emphasized his respect for Mr. Harden's judgment.

The parties and attorneys concurred and were satisfied with Mr. Weber's proposed language for the condition to address the parking concerns. They also agreed that the uncontested environmental conditions in the Deputy Zoning Commissioner's October 21, 2010 Order should be restated in the current order.

The parties submitted photographs, including land-based views and Google Earth aerial photos of the site and neighborhood. Petitioner's Exhibit 3A-D and People's

Counsel's Exhibits 1-3. These showed existing conditions and the proximity of the residential areas along Windsor Mill Road. These showed the geography.

Under the particular circumstances of this case, the County Board of Appeals was able to proceed to public deliberation. The Board expressed unanimous agreement that Petitioner had made a sufficient ~~to~~ record to meet the applicable variance criteria under BCZR Section 307.1, subject to the aforesaid conditions relating to landscaping and onsite parking as well as the environmental conditions. The approval, subject to the stated conditions, would accommodate reasonably the growth of the church, provide a measure of landscape buffer protection for neighboring residential areas and other properties, include a condition to address the offsite parking issue, and include environmental requirements. The Board instructed counsel to prepare an appropriate order to reflect the unanimous decision, with specific reference to the amended landscape plan and the agreed parking language recommended by Mr. Weber.

Pursuant to our instruction, counsel prepared a proposed opinion and order. The Board has reviewed it and is satisfied that it reflects and is consistent with the Board's unanimous decision. Therefore, the Board enters the following Order.

ORDER

It is, this 9th day of June, 2011, **Ordered**, by the **County Board of Appeals for Baltimore County**, that the **Petition for Special Hearing** to amend the site plan approved in Case 08-080-XA and to provide a one-story addition to the church sanctuary, as described therein, and the **Petition for Variance** for a rear yard setback for the non-residential principal building sanctuary of 22 feet instead of 30 feet, be, and they hereby are, **GRANTED**, subject to the following conditions,

1. Petitioner shall provide new and/or modified landscaping in accordance with the Amended Landscape Plan prepared by Patrick Richardson, P.E. and approved by Avery Harden, County Landscape Planner on March 4, 2011, admitted in evidence as Petitioner's Exhibit 6.

2. Petitioner shall comply with the requirement that parking be onsite, as stated in the following language:

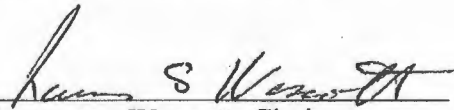
"The church leadership shall take all reasonable measures to insure that all church parishioners, staff and guests, while attending all services and/or functions on the church property, park their vehicles on the subject church property. The church recognizes the need to keep any parking demands generated by their property from overflowing onto adjacent and nearby properties and/or streets and will cooperate with the County and adjoining property owners and homeowners' associations in implementing any measures necessary to prevent such activity."

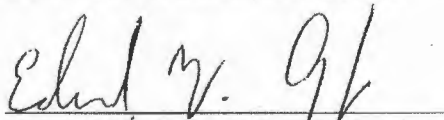
3. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

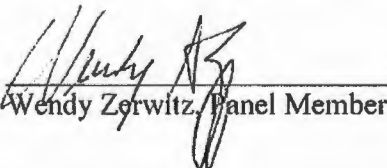
4. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Any petition for judicial review of this Order shall be filed within 30 days of its entry.

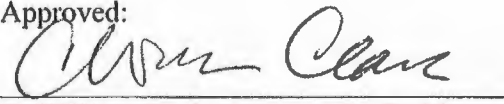
COUNTY BOARD OF APPEALS FOR
BALTIMORE COUNTY

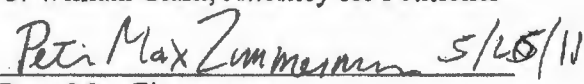

Lawrence Wescott, Chairman


Edward F. Crizer, Panel Member


Wendy Zerwitz, Panel Member

Approved:


C. William Clark, Attorney for Petitioner

 5/25/11
Peter Max Zimmerman,
People's Counsel for Baltimore County



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

June 9, 2011

C. William Clark, Esquire
Nolan, Plumbhoff & Williams, Chtd
502 Washington Ave, Ste 700
Towson, MD 21204

Peter M. Zimmerman, Esquire
Carole S. Demilio, Esquire
Office of People's Counsel
The Jefferson Building, Suite 204
105 W. Chesapeake Avenue
Towson, MD 21204

RE: *In the Matter of: Redeemed Christian Church of God*
Case No.: 11-028-SPHA

Dear Counsel:

Enclosed please find a copy of the final Opinion and Order issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, with a photocopy provided to this office concurrent with filing in Circuit Court. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Theresa Shelton/kc

Theresa R. Shelton
Administrator

TRS/klc
Enclosure
Duplicate Original Cover Letter

c: Redeemed Christian Church of God
Rick Richardson/Richardson Engineering
Lawrence M. Stahl, Administrative Law Judge
Arnold Jablon, Director/PAI
Andrea Van Arsdale, Director/Planning
Nancy C. West, Assistant County Attorney
Michael Field, County Attorney

APPEAL

Petition for Special Hearing & Variance
7704 & 7710 Windsor Mill Road
NE/s Windsor Mill Rd., 900' E from c/l Mayfield Rd. & Windsor Mill
2nd Election District – 4th Councilmanic District
Legal Owners: Redeemed Christian Church of God

Case No.: 2011-0028-SPHA

Petition for Special Hearing & Variance (July 22, 2010)

Zoning Description of Property

Notice of Zoning Hearing (August 24, 2010)

Certification of Publication (Not located in file)

Certificate of Posting (Not located in file)

Entry of Appearance by People's Counsel (August 23, 2010)

Petitioner(s) Sign-In Sheet – One Sheet

Protestant(s) Sign-In Sheet – None

Citizen(s) Sign-In Sheet – None

Zoning Advisory Committee Comments

Petitioners' Exhibit

As listed on the attached exhibit sheet

Protestants' Exhibits – None

Miscellaneous (Not Marked as Exhibit) – None

Deputy Zoning Commissioner's Order (GRANTED – October 21, 2010)

Corrective Order Issued – October 25, 2010

Request for Motion for Reconsideration – October 16, 2010

Order on Motion for Reconsideration – GRANTED – October 21, 2010

Notice of Appeal received on January 6, 2011 from People's Counsel

c: People's Counsel of Baltimore County, MS #2010
Administrative Hearings Office
Timothy Kotroco, Director of PDM
As shown on cover letter

date sent March 9, 2011, kl

APPEAL

Petition for Special Hearing & Variance
7704 & 7710 Windsor Mill Road
NE/s Windsor Mill Rd., 900' E from c/l Mayfield Rd. & Windsor Mill
2nd Election District – 4th Councilmanic District
Legal Owners: Redeemed Christian Church of God

Case No.: 2011-0028-SPHA

- ✓ Petition for Special Hearing & Variance (July 22, 2010)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (August 24, 2010)
- Certification of Publication (Not located in file)
- Certificate of Posting (Not located in file)
- ✓ Entry of Appearance by People's Counsel (August 23, 2010)
- ✓ Petitioner(s) Sign-In Sheet – One Sheet
- Protestant(s) Sign-In Sheet – None
- Citizen(s) Sign-In Sheet – None
- ✓ Zoning Advisory Committee Comments
- ✓ Petitioners' Exhibit
As listed on the attached exhibit sheet
- Protestants' Exhibits – None
- Miscellaneous (Not Marked as Exhibit) – None
- ✓ Deputy Zoning Commissioner's Order (GRANTED – October 21, 2010)
- ✓ Corrective Order Issued – October 25, 2010
- ✓ Request for Motion for Reconsideration – October 16, 2010 - Date-stamped received 11/17/10
- ✓ Order on Motion for Reconsideration – GRANTED – October 21, 2010 12/15/10
- ✓ Notice of Appeal received on January 6, 2011 from People's Counsel

RECEIVED

MAR - 9 2011

BALTIMORE COUNTY
BOARD OF APPEALS

c: People's Counsel of Baltimore County, MS #2010
Administrative Hearings Office
Timothy Kotroco, Director of PDM
As shown on cover letter

date sent March 9, 2011, kl

Address List

Petitioner:

Interoffice:



KEVIN KAMENETZ
County Executive

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

March 8, 2011

C. William Clark, Esq.
Nolan, Plumhoff & Williams, Chtd.
502 Washington Avenue, Ste. 700
Towson, MD 21204

Dear Mr. Clark:

RE: Case: 2011-0028-SPH, 7704 & 7710 Windsor Mill Road

Please be advised that an appeal of the above-referenced case was filed in this office on January 8, 2011 by People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

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

Arnold Jablon
Director

AJ:kl

c: Administrative Law Judges
People's Counsel
Ayo Banjo, III, Redeemed Christian Church of God, 7710 Windsor Mill Rd., 21244
Rick Richardson, Richardson Engineering, 30 E. Padonia Rd., Ste. 500, 21093



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

January 6, 2011

Hand-delivered

Arnold Jablon, Director
Department of Permits, Approvals and Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

RECEIVED

JAN 08 2011

Ke

Re: PETITION FOR SPECIAL HEARING AND VARIANCE
NE/S of Windsor Mill Road, 900' E from c/l of
Windsor Mill Road and Mayfield Avenue
2nd Election District; 4th Councilmanic District
Redeemed Christian Church of God - Petitioner
Case No.: 2011-028-SPHA

Dear Mr. Jablon :

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Order on Motion for Reconsideration dated December 14, 2010, and, in so far as incorporated the Findings of Fact and Conclusions of Law dated October 21, 2010, filed by the Baltimore County Deputy Zoning Commissioner approving the zoning relief in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: David Green, Planner
Stephen Weber, Chief of Traffic Engineering
Patrick Richard, Jr., Richardson Engineering, LLC
C. William Clark, Esquire, Attorney for Petitioner

12/15/10

**IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE**

NE side of Windsor Mill Road, 900 feet E from
c/l of Windsor Mill Road and Mayfield Avenue
2nd Election District
4th Councilmanic District
(7704 and 7710 Windsor Mill Road)

Redeemed Christian Church of God
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY

Case No. 2011-0028-SPHA

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before this Deputy Zoning Commissioner for consideration of a Motion for Reconsideration filed by Patrick C. Richardson. The Motion for Reconsideration was filed pursuant to Rule 4(k) of Appendix G of the Baltimore County Zoning Regulations (B.C.Z.R.) wherein the Rules of Practice and Procedure before the Zoning Commissioner/Hearing Officer for Baltimore County are provided. Rule 4(k) permits a party to file a Motion for Reconsideration of an Order issued by the Zoning Commissioner. This Motion must be filed within 30 days of the date the Order was issued, and must state with specificity the grounds and reasons for their request.

In the instant matter, Petitioner requested Special Hearing relief to approve an amendment to the previously approved site plan in Case No. 08-080-XA, and to permit the construction of an addition to the church sanctuary, and Variance relief from Section 1B01.2.C.1.a of the B.C.Z.R to permit a rear yard setback for a non-residential building of 22 feet in lieu of the required 30 feet. In an Order dated October 21, 2010, the undersigned granted the Special Hearing and Variance requests.

Thereafter, Patrick C. Richardson, Petitioner's consulting engineer, submitted a letter dated October [November] 16, 2010 to be treated as a Motion for Reconsideration. In his Motion, Mr.

Richardson requested that Condition 2 of the Order stemming from the Office of Planning comments be removed from the conditions of approval at the conclusion of the Order. He states that the comments from Planning, particularly the requirement of a wood privacy fence along the eastern property line, are not relevant to the relief requested in the case. He also points out several issues that are already approved by the County, including the Planning Office. First, the site was subject to the County's development process for construction of the related daycare building and parking, which also required improvements to Windsor Mill Road and included widening of the road and installation of water, sewer and storm drains. Second, there was also a Landscape Plan for that work that was approved by Avery Harden, the County's Landscape Architect, and submitted to the Planning Office. Finally, Mr. Richardson points out that the site was the subject of the previous zoning hearing in Case No. 2008-080-X for the daycare building, parking, and play areas, and that there were no requirements to install a fence along the southern property line. In conclusion, Mr. Richardson writes that the current case was for an addition to the church's sanctuary on the north side of the property, and that none of the comments included in Condition 2 from Planning were remotely connected to that variance request. Notwithstanding, he states that most of Planning's comments in Condition 2 have been addressed as a result of the prior projects, except for the fence, which he believes would unduly burden Petitioner with additional cost if required.

In considering the Motion for Reconsideration, the undersigned reviewed the file and the Findings of Fact and Conclusions of Law dated October 21, 2010, as well as the letter submitted by Mr. Richardson. After reviewing these items, I am persuaded to grant the motion for reconsideration. In doing so, I recognize the Office of Planning's role in these matters and value their input as part of the Zoning Advisory Committee. However, in my view, the requirement of

the fence and the other conditions put forth by the Planning Office is onerous and unduly burdensome when weighed against the perceived benefit.

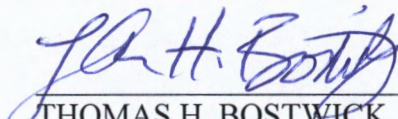
WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of December, 2010 that the aforementioned Motion for Reconsideration be and is hereby **GRANTED**; and

IT IS FURTHER ORDERED that a portion of Condition 2 of the Order in the above-referenced case as follows:

2. That Petitioner shall provide the following:

- a. Sidewalk along Windsor Mill Road; and
- b. Street trees along Windsor Mill Road; and
- c. Streetlights along Windsor Mill Road; and
- d. A wood privacy fence along the eastern property line to screen the proposed day care center, play area and proposed parking from proposed and adjacent residential uses,

be and is hereby omitted and removed from the Order as a condition of approval.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 25, 2010

C. WILLIAM CLARK, ESQUIRE
NOLAN PLUMHOFF & WILLIAMS, CHTD.
502 WASHINGTON AVENUE, SUITE 700
TOWSON MD 21204

Re: Petition for Special Hearing and Variance
Case No. 2011-0028-SPHA
Property: 7704 and 7710 Windsor Mill Road

Dear Mr. Clark:

It has come to our attention that page 5 of the Order was missing the day of the month that the Order was signed. Therefore, this letter will serve as a **CORRECTIVE ORDER** regarding the decision rendered in the above-captioned case. This correction does not materially alter the effect of the Order.

The Order was signed on the 21st day of October, 2010. For your convenience, I have enclosed a complete Order for your records.

We apologize for any inconvenience this may have caused.

Sincerely,

A handwritten signature in cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Ayo Banjo III, Director of Operations, Redeemed Christian Church of God, 7710 Windsor Mill Road,
Baltimore MD 21244
Rick Richardson, Richardson Engineering, 30 East Padonia Road, Timonium MD 21093



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 21, 2010

PATRICK C. RICHARDSON, JR., P.E.
RICHARDSON ENGINEERING
30 EAST PADONIA ROAD, SUITE 500
TIMONIUM MD 21093

Re: Petition for Special Hearing and Variance
Order on Motion for Reconsideration
Case No. 2011-0028-SPHA
Property: 7704 and 7710 Windsor Mill Road

Dear Mr. Richardson:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: C. William Clark, Esquire, Nolan Plumhoff & Williams, 502 Washington Avenue, Suite 700,
Towson MD 21204
Ayo Banjo III, Director of Operations, Redeemed Christian Church of God, 7710 Windsor
Mill Road, Baltimore MD 21244

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

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

October 16, 2010

RECEIVED

NOV 17 2010

Mr. Thomas H. Bostwick
Deputy Zoning Commissioner
105 W. Chesapeake Avenue
Suite 103
Towson, MD 21204

ZONING COMMISSIONER

Subject: Zoning Case 2011-0028-SPHA
Jesus House Baltimore, 7704 & 7710 Windsor Mill Road

Dear Mr. Bostwick:

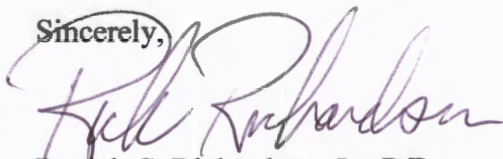
We are in receipt of your order for the above project dated October 21, 2010. We would like to request a reconsideration of the conditions of approval in that order. Condition 2, the comments by the Planning Office are not relevant to the relief requested in this particular case and we would like them removed from the conditions of approval.

In considering this request, we would like to point out several issues that are already approved by Baltimore County including the Planning Office. First, the site was subject to the Baltimore County development process for the construction of the Daycare building and parking. Part of the approval of this work required improvements to Windsor Mill Road. Those improvements included the widening of the road, and installation of water, sewer and storm drains. These were included in a Public Works agreement that was under construction at the time of the current hearing. There was an approved Landscape Plan for that work that was approved by the County Landscape Architect Avery Harden and submitted to the Planning Office. In addition the site was the subject of a previous zoning hearing in case 2008-080-X where the Daycare building, parking and play area were approved for a variance. In the order for these variances there were no requirements to install a fence along the southern property line.

The current case was for the addition to the Church's sanctuary on the north side of the property. None of the comments included in Condition 2 were remotely connected to this request, and had in fact been previously reviewed and approved by the County, including the Planning Office as stated above. Most of the items have been done or are part of approved plans and are thus moot. However, to require a fence along the southern property line will unduly burden the Church with additional cost. Considering that the area has now been planted to provide the screen from the adjacent housing development as was previously approved, it presents difficulty in physically putting the fence in as well.

We thank you for your consideration of the above request.

Sincerely,



Patrick C. Richardson, Jr., P.E.

10/21/10

**IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE**

NE side of Windsor Mill Road, 900 feet E from
c/l of Windsor Mill Road and Mayfield Avenue
2nd Election District
4th Councilmanic District
(7704 and 7710 Windsor Mill Road)

Redeemed Christian Church of God
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY

*
Case No. 2011-0028-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the Redeemed Christian Church of God/Jesus House, the legal property owner. Petitioner is requesting Special Hearing relief in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an amendment to the previously approved site plan in Case No. 08-080-XA, and to permit the construction of an addition to the sanctuary. Petitioner is also requesting Variance relief from Section 1B01.2.C.1.a of the B.C.Z.R to permit a rear yard setback for a non-residential building of 22 feet in lieu of the required 30 feet. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested relief was Ayo Banjo, Director of Operations on behalf of Petitioner Redeemed Christian Church of God, and C. William Clark, Esquire, attorney for Petitioner. Also appearing in support of the requested relief was Rick Richardson with Richardson Engineering, the professional engineer who prepared the site plan. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is irregular-shaped, containing 8.966 net acres, more or less, and zoned D.R.5.5. The property is located on the

ORDER RECEIVED FOR FILING

Date 10-21-10

By PS

northeast side of Windsor Mill Road, south of Liberty Road and west of N. Rolling Road, in the Hebbville area of Baltimore County. The property is presently improved with an existing one-story church building consisting of 17,662 square feet, as well as an asphalt entrance drive and parking areas to the side and rear. In addition to operating the church, Petitioner also operates a group childcare center within the church building.

In order to give some context to the instant variance request, additional background information is warranted. This property initially came before the undersigned for zoning relief in Case No. 08-080-XA. That case requested special exception relief to permit a Class B Group Child Care Center. Variance relief was also requested from the setback and RTA buffer requirements for a proposed one-story building for the daycare, a play area, and the parking lot associated with it, as well as a proposed 10,000 square foot building to be constructed at some future date on the northwest side of the property. In an Order dated November 16, 2007, the undersigned granted the special exception and variance requests. The 2007 case and the related site plan were marked and accepted into evidence as Petitioner's Exhibits 2 and 3, respectively. At this juncture, Petitioner desires to construct a 12,500 square foot one-story addition to the church building, as depicted on the site plan. The addition would be attached to the northwest side of the church building. In order to do so, Petitioner is in need of variance relief from the rear yard setback requirement for a non-residential building.

In support of the variance relief, Petitioner's attorney, Mr. Clark, harkened back to the prior 2007 case and indicated that the site constraints that sustained that case still exist on the site today. In particular, he proffered Mr. Richardson's testimony that the subject property is a long, relatively narrow lot which at its rear is traversed by a stream and contains existing wetlands. A significant portion of the property is within the 100-year flood plain. Furthermore, a forest buffer

ORDER RECEIVED FOR FILING

Date 10-21-10 2

By RB

easement and a forest conservation easement exist on the site, as well as mature vegetation and trees. Between the parking lot and the forest area containing the wetlands and the stream lies the existing storm water management facility constructed at the time of the erection of the church building. The property does not have public sewer and water. While the 8.966 acre site would permit additional density and development, it is Mr. Richardson's expert opinion that the effect of these various site constraints forces the additional building space closer to Windsor Mill Road toward the front of the property, and to the sides of the lot, and hence, "pinches" the space available for improvements, thus requiring the instant variance relief. Adjacent to the subject property on both sides are new single-family dwelling communities. Across Windsor Mill Road from the site is undeveloped land, some of which appears to be in passive agricultural uses. Photographs of the property and the existing church building and parking areas were marked and accepted into evidence as Petitioner's Exhibits 4A through 4D.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated August 30, 2010 which indicates that an inspection of the site revealed the proposed variance will be internally located and will have no significant impact on adjacent properties. The Planning Office recommends approval of the requested special hearing and variance provided certain conditions are met. They recommend that Petitioner provide architectural elevations of the proposed addition with building materials indicated, provide a sidewalk along Windsor Mill Road, provide street trees along Windsor Mill Road, provide streetlights along Windsor Mill Road, and provide a wood privacy fence along the eastern property line to screen the proposed day care center, play area and proposed parking from proposed and adjacent residential uses. Comments were received from the Department of Environmental Protection and Resource Management dated September 8, 2010

ORDER RECEIVED FOR FILING

Date 10-21-10

By Bj

which indicates that development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains and must comply with the Forest Conservation Regulations. In response to the Planning comments regarding tress and landscaping, Mr. Clark submitted a "Final Landscape Plan" for the property, which was marked and accepted into evidence as Petitioner's Exhibit 5. This Plan was previously approved by the County's Landscape Architect, Avery Harden, on May 18, 2009.

After due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested. The requested special hearing relief will permit an amendment to the previously approved site plan in Case No. 08-080-XA, and will provide an update and approval of the current site plan. As to the variance request, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. Specifically, I find that because of the long, relatively narrow lot which at its rear is traversed by a stream and contains existing wetlands; because a significant portion of the property is within the 100-year flood plain; because a forest buffer easement and a forest conservation easement exist on the site, as well as mature vegetation and trees; and because the existing storm water management facility lies between the parking lot and the forest area containing the wetlands and the stream, the site has a number of constraints which render the property unique in a zoning sense. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Finally, I find the variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

ORDER RECEIVED FOR FILING

Date 10-21-10

By Bj

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21ST day of October, 2010 that Petitioner's Special Hearing request in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an amendment to the previously approved site plan in Case No. 08-080-XA, and to permit the construction of an addition to the sanctuary be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioner's Variance request from Section 1B01.2.C.1.a of the B.C.Z.R to permit a rear yard setback for a non-residential building of 22 feet in lieu of the required 30 feet be and is hereby GRANTED.

The relief granted herein is subject to the following conditions:

1. Petitioner is advised that it may apply for any required building 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 the 30-day appeal period from the date of this Order has expired. If for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. In response to ZAC comments from the Office of Planning, Petitioner shall provide architectural elevations of the proposed addition with building materials indicated, and shall also provide the following:
 - a. Sidewalk along Windsor Mill Road; and
 - b. Street trees along Windsor Mill Road; and
 - c. Streetlights along Windsor Mill Road; and
 - d. A wood privacy fence along the eastern property line to screen the proposed day care center, play area and proposed parking from proposed and adjacent residential uses.
3. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

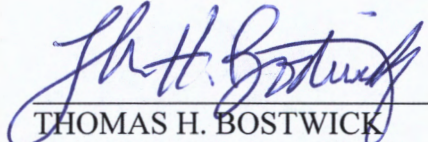
ORDER RECEIVED FOR FILING

Date

10-21-10 *ps*

4. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 10-21-10

By 



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 21, 2010

C. WILLIAM CLARK, ESQUIRE
NOLAN PLUMHOFF & WILLIAMS, CHTD.
502 WASHINGTON AVENUE, SUITE 700
TOWSON MD 21204

Re: Petition for Special Hearing and Variance
Case No. 2011-0028-SPHA
Property: 7704 and 7710 Windsor Mill Road

Dear Mr. Clark:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Th. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Ayo Banjo III, Director of Operations, Redeemed Christian Church of God, 7710 Windsor Mill Road, Baltimore MD 21244
Rick Richardson, Richardson Engineering, 30 East Padonia Road, Timonium MD 21093



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7704 & 7710 Windsor Mill Road
which is presently zoned DR 5.5

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the (This box to be completed by planner) previously approved site plan in Case No. 08-080 XA to permit the construction of an addition to the sanctuary.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

C. William Clark
Name - Type or Print _____
Signature C. William Clark
Nolan, Plumbhoff & Williams, Chtd.
Company
502 Washington Ave., Ste. 700
Address _____ Telephone No. _____
Towson, MD 21204 (410) 823-7800
City _____ State _____ Zip Code _____

Legal Owner(s):

Redeemed Christian Church of God
Name - Type or Print _____
Signature AYO BANJO II
Name - Type or Print Banjo
Signature _____
7704 & 7710 Windsor Mill Rd
Address _____ Telephone No. _____
Balto. MD 21244 (410) 521-4783
City _____ State _____ Zip Code _____

Representative to be Contacted:

Rick Richardson
Richardson Engineering
Name _____
30 E Padonia Rd (410) 560-1502
Address _____ Telephone No. _____
Timonium, MD 21093
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2011-0028-SPHA

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By JE Date 7/22/10

ORDER RECEIVED FOR FILING

Date 10-21-10

By B3



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 7704 & 7710 Windsor Mill Road
which is presently zoned DR 5.5

Deed Reference: 13774 / 289 Tax Account # 0203470010
16396 504 0202200220

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2C (1)(a) to permit a rear yard setback of a non residential building of 22' in lieu of the required 30'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

C. William Clark
Name - Type or Print _____
Signature C. William Clark
Nolan, Plumhoff & Williams, Chtd.
Company _____
502 Washington Ave., Ste. 700
Address _____ Telephone No. _____
Towson, MD 21204 (410) 823-7800
City _____ State _____ Zip Code _____

Legal Owner(s):

Redeemed Christian Church of God
Name - Type or Print _____
Signature AYO BANJO III
Name - Type or Print _____
Signature _____
7704 & 7710 Windsor Mill Rd.
Address _____ Telephone No. _____
Balto., MD 21244 (410) 521-4783
City _____ State _____ Zip Code _____

Representative to be Contacted:

Rick Richardson
Richardson Engineering
Name _____
30 E. Padonia Rd (410) 560-1502
Address _____ Telephone No. _____
Timonium, MD 21093
City _____ State _____ Zip Code _____

Case No. 2011-0028-SP4A

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____
Reviewed by JP Date 7/22/10

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 10-21-10
By PS

**ZONING DESCRIPTION
7710 WINDSOR MILL ROAD
2ND ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the northeast side of Windsor Mill Road, 60 feet wide; at a distance of 900 feet more or less, from the centerline intersection of Windsor Mill Road and Mayfield Avenue, 50 feet wide; and running thence from said place of beginning, binding on the said Northeast side of Windsor Mill Road, (1) North 58 degrees 35 minutes 58 seconds West 87.74 feet, (2) North 58 degrees 02 minutes 36 seconds West 329.86 feet; thence leaving the said northeast side of Windsor Mill Road and running (3) North 31 degrees 33 minutes 42 seconds East 1022.93 feet, (4) South 85 degrees 15 minutes 58 seconds East 268.20 feet, (5) South 11 degrees 59 minutes 02 seconds West 260.18 feet, (6) South 25 degrees 51 minutes 02 seconds East 921.32 feet to the point of beginning.

Containing a net area of 8.966± acres or 390,542 square feet and a gross area of 9.254± acres or 403,115 square feet of land, more or less.



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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number: 2011-0028-5PHA
Petitioner: Redeemed Christian Church of God
Address or Location: 7704 & 7710 Windsor Mill Rd, Baltimore MD 21244

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William Clark
Address: Nolan, Plumhoff & Williams, Chtd.
700 Nottingham Centre
502 Washington Ave., Towson, MD 21204
Telephone Number: 410-823-7800

Revised 2/20/98 - SCJ

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

No. **58614**

Date: **7-22-10**

PAID RECEIPT

BUSINESS ACTUAL TIME INH
7/23/2010 7/28/2010 10:13:34 5

REG MODS WALKIN RDS LNB
RECEIPT # 466236 7/28/2010 OPLN

Dept 5 520 ZIMING VERIFICATION
CP NO. 058614

Recpt Tot \$650.00
\$650.00 OK 1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				650.00

Total: **650.00**

Rec From: **The Redeemed Christian Church**

For: **part. of Variance & Special Hearing**
7704 & 7710 Windsor Mill Rd.

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

NOTICE OF ZONING HEARING

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

Case: # 2011-0028-SPHA

7704 & 7710 Windsor Mill Road

N/east side of Windsor Mill Rd. at a distance of 900 feet +/- east from the centerline of Windsor Mill Road & Mayfield Avenue

2nd Election District - 4th Councilmanic District

Legal Owner(s): Redeemed Christian Church of God

Special Hearing: for an amendment to the previously approved site plan in case no. 08-080-XA; to permit the construction of an addition to the sanctuary. **Variance:** to permit a rear yard setback of a non-residential building of 22 feet in lieu of the required 30 feet.

Hearing: Tuesday, September 28, 2010 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

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

JT/9/678 Sept. 14

254125

CERTIFICATE OF PUBLICATION

9/16/2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/14/, 2010.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0028-SPHA

RE: Case No.: _____

Petitioner/Developer: _____
Redeemed Christian Church of God

September 28 2010
Date of Hearing/Closing: _____

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

Attn: Kristin Matthews

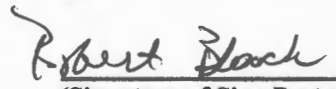
Ladies and Gentlemen:

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: _____

7704 7710 Windsor Mill Road

September 13 2010
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

 September 20 2010
(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)

ZONING NOTICE

CASE # 2011-0028.SPHA

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

PLACE: ROOM 104, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVE. 21204

DATE AND TIME: TUESDAY, SEPTEMBER 28, 2010 AT 9:00 A.M.

REQUEST: SPECIAL HEARING FOR AN AMENDMENT TO THE PREVIOUSLY
APPROVED SITE PLAN IN CASE NO: 08-080-XA TO PERMIT THE CONSTRUCTION
OF AN ADDITION TO THE SANCTUARY. VARIANCES TO PERMIT A FRONT
YARD SETBACK OF A NON-RESIDENTIAL BUILDING OF 22 FEET IN LIEU
OF THE REQUIRED 30 FEET.

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 14, 2010 Issue - Jeffersonian

Please forward billing to:

C. William Clark
Nolan, Plumhoff & Williams, Chtd.
502 Washington Avenue, Ste. 700
Towson, MD 21204

410-823-7800

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2011-0028-SPHA

7704 & 7710 Windsor Mill Road

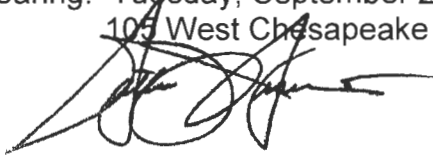
N/east side of Windsor Mill Rd. at a distance of 900 feet +/- east from the centerline of Windsor Mill Road & Mayfield Avenue

2nd Election District – 4th Councilmanic District

Legal Owners: Redeemed Christian Church of God

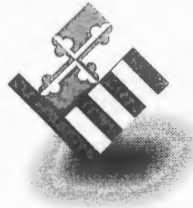
Special Hearing for an amendment to the previously approved site plan in case no. 08-080-XA; to permit the construction of an addition to the sanctuary. Variance to permit a rear yard setback of a non-residential building of 22 feet in lieu of the required 30 feet.

Hearing: Tuesday, September 28, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
August 24, 2010

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2011-0028-SPHA

7704 & 7710 Windsor Mill Road

N/east side of Windsor Mill Rd. at a distance of 900 feet +/- east from the centerline of Windsor Mill Road & Mayfield Avenue

2nd Election District – 4th Councilmanic District

Legal Owners: Redeemed Christian Church of God

Special Hearing for an amendment to the previously approved site plan in case no. 08-080-XA; to permit the construction of an addition to the sanctuary. Variance to permit a rear yard setback of a non-residential building of 22 feet in lieu of the required 30 feet.

Hearing: Tuesday, September 28, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:kl

C: C. William Clark, 502 Washington Ave., Ste. 700, Towson 21204

Ayo Banjo, III, Redeemed Christian Church, 7704 & 7710 Windsor Mill Rd., Balto. 21244

Rick Richardson, 30 E. Padonia Road, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 13, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

Jefferson Building - Second Floor
Hearing Room #2 - Suite 206
105 W. Chesapeake Avenue

April 6, 2011

NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 11-028-SPHA *IN THE MATTER OF:* REDEEMED CHRISTIAN CHURCH OF GOD
(AYO BANJO, III)
7704 & 7710 WINDSOR MILL ROAD
2ND E; 4TH C

Re: Petition for Special Hearing to approve an amendment to the previously approved site plan in Case # 08-080-XA to permit the construction of an addition to the sanctuary; and
Petition for Variance to permit a rear yard setback of a non-residential building of 22 ft ilo required 30 ft.

10/21/10 Findings of Fact and Conclusion of Law issued by Deputy Zoning Commissioner GRANTING requested relief with conditions.

which had been reassigned to 4/19/11 has been postponed by mutual agreement; and has been re-assigned to the agreed date and time as follows:

RE-ASSIGNED FOR: THURSDAY, MAY 5, 2011 AT 9:15 A.M.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Theresa R. Shelton, Administrator

c: Counsel for Petitioner/Legal Owner	: C. William Clark, Esquire
Petitioner/Legal Owner	: Redeemed Christian Church of God
	Ayo Banjo, III
 Protestant/Appellant	 : Office of People's Counsel

Rick Richardson, Richardson Engineering

Lawrence M. Stahl, Administrative Law Judge
Jeff Mayhew, Acting Director/Office of Planning
Michael Field, County Attorney

Arnold Jablon, Director/PAI
Nancy C. West, Assistant County Attorney



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

Jefferson Building - Second Floor
Hearing Room #2 - Suite 206
105 W. Chesapeake Avenue

March 17, 2011

NOTICE OF ASSIGNMENT

CASE #: 11-028-SPHA

IN THE MATTER OF: REDEEMED CHRISTIAN CHURCH OF GOD
(AYO BANJO, III)
7704 & 7710 WINDSOR MILL ROAD
2ND E; 4TH C

Re: Petition for Special Hearing to approve an amendment to the previously approved site plan in Case # 08-080-XA to permit the construction of an addition to the sanctuary; and
Petition for Variance to permit a rear yard setback of a non-residential building of 22 ft ilo required 30 ft.

10/21/10 Findings of Fact and Conclusion of Law issued by Deputy Zoning Commissioner GRANTING requested relief with conditions.

ASSIGNED FOR: TUESDAY, APRIL 19, 2011 AT 10:00 A.M.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Theresa R. Shelton, Administrator

c: Counsel for Petitioner/Legal Owner
Petitioner/Legal Owner

: C. William Clark, Esquire
: Redeemed Christian Church of God
Ayo Banjo, III

Protestant/Appellant

: Office of People's Counsel

Rick Richardson, Richardson Engineering

Lawrence M. Stahl, Administrative Law Judge
Arnold Jablon, Director/PAI
Jeff Mayhew, Acting Director/Office of Planning
Nancy C. West, Assistant County Attorney
Michael Field, County Attorney

*Reviewed to
5/5/11
agreed
9:15*



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 22, 2010

C. William Clark
Nolan, Plumhoff & Williams, Chtd.
502 Washington Ave. 700
Towson, MD 21204

Dear: C. William Clark

RE: Case Number 2011-0028-SPHA, 7704 & 7710 Windsor Mill Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 22, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Redeemed Christian Church of God; 7704 & 7710 Windsor Mill Rd.; Baltimore, MD 21244
Rick Richardson; Richardson Engineering; 30 E. Padonia Rd.; Timonium, MD 21093

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 10, 2010

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

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

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

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



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: August 18, 2010

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2011-0028-SPHA
7704 & 7710 Windsor Mill Rd
Redeemed Christian Church
of God
SPECIAL HEARING -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0028-SPHA.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

TB 9/28 9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2010

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

RECEIVED

SUBJECT: 7704 & 7710 Windsor Mill Road

SEP 01 2010

Item Number: 11-028

Petitioner: Redeemed Christian Church of God

ZONING COMMISSIONER

Zoning: DR 5.5

Requested Action: Special Hearing and Variance

Variances from Section: 1B01.2C (1) (a) to permit a rear yard setback of 22' in lieu of the required 30'.

Special Hearing under section 500.7 of the zoning regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the previously approved site plan in case No. 08-080 XA to permit the construction of an addition to the sanctuary.

SUMMARY OF RECOMMENDATIONS:

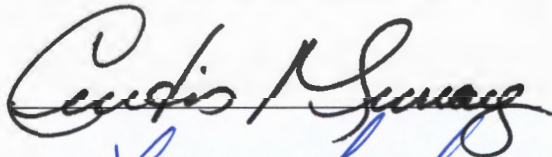
An inspection of the site revealed the proposed variance and special exceptions will be internally located and will have no significant impact on adjacent properties. The Office of Planning recommends approval of the requested special hearing and variance provided the following conditions are met:

The Office of Planning recommends the petitioner:

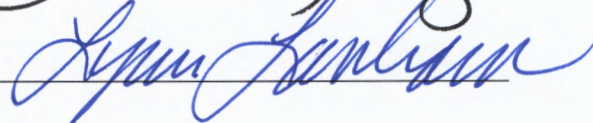
- Provide architectural elevations of the proposed addition with building materials indicated.
- Provide a sidewalk along Windsor Mill Road.
- Provide street trees along Windsor Mill Road.
- Provide streetlights along Windsor Mill Road.
- Provide a wood privacy fence along to eastern property line to screen the proposed day care center, play area and propose parking from proposed and adjacent residential uses.
- Show all recommended improvements on a revised site plan.

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

Prepared by:



Division Chief:
AFK/LL: CM



TB 9/28 9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 8, 2010
SUBJECT: Zoning Item # 11-028-SPHA
Address 7704 & 7710 Windsor Mill Road
(Redeemed Christian Church of God)

Zoning Advisory Committee Meeting of August 9, 2010

- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Michael S. Kulis Date: September 1, 2010
Environmental Impact Review



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 12, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 9, 2010

Item No.:

Special Hearing: 2011-0028SPHA, 2011-0054SPH.

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

Comments:

Proposed buildings shall be design and constructed so as to meet the applicable provisions of the **Baltimore County Fire Prevention Code dated July 19, 2010.**

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

cc: File



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 12, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 9, 2010

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

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

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

Special Exception: 2011-0026SPHXA

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

Comments:

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

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

cc: File



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 12, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 9, 2010

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

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

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

Special Exception: 2011-0026SPHXA

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

Comments:

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

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

cc: File

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
7704 & 7710 Windsor Mill Road; NE/S of	*	ZONING COMMISSIONER
Windsor Mill Rd, 900' E Mayfield Avenue		
2 nd Election & 4 th Councilmanic Districts	*	FOR
Legal Owner(s): Redeemed Christian Church		
of God	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2011-028-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of August, 2010, a copy of the foregoing Entry of Appearance was mailed to Rick Richardson, 30 E. Padonia Road, Timonium, MD 21093 and C. William Clark, Esquire, Nolan, Plumhoff & Williams, Chtd., 502 Washington Avenue, Suite 700, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

RECEIVED

AUG 23 2010

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BOARD OF APPEALS OF BALTIMORE COUNTY
MINUTES OF DELIBERATION

IN THE MATTER OF: Redeemed Christian Church of God 11-028-SPHA
(Ayo Banjo, III)

DATE: May 5, 2011

BOARD/PANEL: Lawrence Wescott, Chairman
Wendy Zerwitz
Edward Crizer, Jr.

TRANSCRIBED BY: Sunny Cannington/Legal Secretary

PURPOSE: To deliberate the following:

1. Petition for Special Hearing to approve an amendment to the previously approved site plan in Case # 08-080-XA to permit the construction of an addition to the sanctuary; and Petition for Variance to permit a rear yard setback of a non-residential building of 22 ft ilo required 30 ft.
2. Is the property unique pursuant to the conditions set forth in Cromwell vs. Ward?
3. If the property is unique pursuant to the conditions set forth in Cromwell vs. Ward; will failure to grant the Variance present a practical difficulty or unusual hardship on the property owner?
4. Counsel Presented Proposed Settlement on the Record with an Order to be presented to the Board.

PANEL MEMBERS DISCUSSED THE FOLLOWING:

Wescott: The Board has to deliberate this publicly. I'm prepared to do that right now. And as far as I'm concerned, I think that the plan, which has been submitted, – First I think that the property meets the uniqueness standard with respect to the Board's requirements and particularly with respect to the forest buffer and the 100 year floodplain in the rear which puts constraints on the property. And I'd be – I do not think that the requested variance has any adverse effect on the neighborhood or – any of the adjacent areas and I would grant the Special Hearing and the Variance as requested in accordance with the language that has been agreed upon by the parties.

Crizer: I will concur with my colleague.

Zerwitz: Me too.

Wescott: Alright therefore –

Cheer –

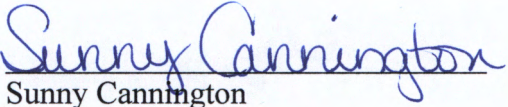
Crizer: We've been booed, never cheered.

Wescott: That's the first time the Board has ever been cheered. We are adjourned. Thank you very much.

FINAL DECISION: After thorough review of the facts, testimony, and law in the matter, the Board unanimously agreed to GRANT the requested Petition for Special Hearing and Petition for Variance in accordance with the settlement presented on the record by Counsel.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place on the above date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by the Board.

Respectfully Submitted,


Sunny Cannington

From: Theresa Shelton
To: Crizer, Ed; maureen@murphyslaw.bz; wendy@zerwitzlaw.com
Date: 4/5/2011 10:52 AM
Subject: April 19th - Schedule revision

Good Morning:

A Notice will follow, but I wanted to let you know that the case scheduled for April 19th at 10 am has been re-assigned.

Maureen and Wendy: Unfortunately, I have you both in the office that morning for a Non-Public Deliberation. The Order needs to go out very quickly, so perhaps since both of you will be traveling to the office, after the Deliberation the Order can be signed. An efficient use of time. :)

Ed - you are clear for the 19th; however, you will be on the panel on the re-assigned date of 5/5.
(Maureen and Wendy are clear that day)

Please let me know if there are any concerns, etc.

Thank you.

Theresa
Semper Fi

Theresa R. Shelton, Administrator
Board of Appeals for Baltimore County
Suite 203, The Jefferson Building
105 W. Chesapeake Avenue
Towson, MD 21204

410-887-3180
410-887-3182 (FAX)
tshelton@baltimorecountymd.gov

"I took the Green @ Work Energy Challenge Pledge."

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Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

May 26, 2011

Lawrence Wescott, Chairman
Board of Appeals
105 W. Chesapeake Avenue, Suite 203
Towson, Maryland 21204

Re: Redeemed Christian Church of God
7704 & 7710 Windsor Mill Road
Case No.: 2011-028-SPHA



Dear Mr. Wescott:

Consistent with the Board's instruction at the close of the hearing on May 5, 2011, I am submitting for the Board's review and approval the enclosed proposed Opinion and Order. C. William Clark, Esquire, the attorney for Petitioner, and I have both worked to prepare it and have signed our approval on page 5.

I am also enclosing Mr. Clark's May 25, 2011 letter to me indicating his approval.

Sincerely,

A handwritten signature in blue ink that reads "Peter Max Zimmerman".

Peter Max Zimmerman
People's Counsel for Baltimore County

cc: C. William Clark, Esquire



PETER MAX ZIMMERMAN
People's Counsel

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL
Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

April 4, 2011

RECEIVED

APR - 4 2011

**BALTIMORE COUNTY
BOARD OF APPEALS**

CAROLE S. DEMILIO
Deputy People's Counsel

Theresa Shelton, Administrator
County Board of Appeals of Baltimore County
The Jefferson Building
105 West Chesapeake Avenue, Suite 203
Towson, MD 21204

Hand-Delivered

Re: Redeemed Christian Church of God
7704-10 Windsor Mill Boulevard
Case No.: 11-28-SPH

Dear Ms. Shelton:

I must request a postponement of the case recently scheduled for April 19, 2011. The undersigned is handling this case, and this day is the first day of Passover.

Meanwhile, I hope and anticipate that we will be able to present to the Board on a convenient date a proposed resolution agreeable to all the parties. We have been discussing this with C. William Clark, Esquire, attorney for Petitioners, but have not finalized the details. Our main concerns have to do with a buffer and parking conditions. I am optimistic that a new landscape plan and agreeable language on an on-site parking condition can be worked out.

Thank you in advance for your consideration.

Sincerely,

Peter Max Zimmerman
People's Counsel for Baltimore County

PMZ/rmw

cc: C. William Clark, Esquire
David Green, Planner
Avery Harden, Landscape Planner
Stephen Weber, Chief, Division of Traffic Engineering

CASE NAME The Redeemed Christian Church
CASE NUMBER 11-028 SPHA 7609
DATE 9/28/10

[illegible]

Case No.: 2011-0028-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	prev case 08-080-XA	
No. 3	prev site plan	
No. 4 A-D	photos of property	
No. 5	landscape plan	
No. 6	road plan showing paving + sidewalk	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

**IN RE: PETITIONS FOR SPECIAL EXCEPTION
AND VARIANCE**

NE side of Windsor Mill Road, 900 feet +/-
SE from the c/l of Windsor Mill Road
2nd Election District
4th Councilmanic District
(7710 Windsor Mill Road)

The Redeemed Christian Church
of God/Jesus House
Legal Owner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-080-XA**
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by The Redeemed Christian Church of God/Jesus House for property located at 7710 Windsor Mill Road. The Special Exception is pursuant to Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a Class B Group Child Care Center. The Variance requests are as follows:

- From Section 1B01.1B1(e)(3) of the B.C.Z.R. to permit an RTA buffer of 19 feet in lieu of the required 50 feet; and
- From Section 1B01.1B1(e)(5) of the B.C.Z.R. to permit a structure to be erected at a distance of 19 feet from the property line in lieu of the required 75 feet; and
- From Section 1B01.1B1(e)(5) of the B.C.Z.R. to permit a parking lot to be constructed at a distance of 16 feet from the property in lieu of the required 75 feet; and
- From Section 1B01.1B1(e)(3) to permit an RTA buffer of 10 feet in lieu of the required 50 feet; and
- From Section 1B1.1B1(e)(5) of the B.C.Z.R. to permit a structure to be erected at a distance of 20 feet from the property line in lieu of the required 75 feet.

The subject property and the requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

PETITIONER' S

EXHIBIT NO. 2

Richardson Engineering, LLC

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

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



A

View of building from Windsor Boulevard. Entrance on right around corner.



B

View from Windsor Mill Road. Building addition where fence is currently located.

PETITIONER'S

EXHIBIT NO. 4A-D



Rear of church building with new addition proposed to the right



Current entrance to building

C

D

Case No: 11-028-SPHA Case Name: Redeemed Christian Church of God

Exhibit List

Party: Petitioner Date: 5-5-11

Exhibit No:	Description:
✓ 1	Plan to Accompany (site plan)
✓ 2	case# 08-080-XA
✓ 3 A-D	Photos
✓ 4	original plan to Accompany zoning Pet. in case# 08-080-XA
✓ 5	Landscape plan originale approved 5-18-09
✓ 6	revised landscape plan approved 3-4-11
✓ 7	BC 2R 1B01.2
✓ 8	email from Steve Weber
VERIFIED BY <u>KRC</u> DATE: <u>5/5/11</u>	

**IN RE: PETITIONS FOR SPECIAL EXCEPTION
AND VARIANCE**

NE side of Windsor Mill Road, 900 feet +/-
SE from the c/l of Windsor Mill Road
2nd Election District
4th Councilmanic District
(7710 Windsor Mill Road)

The Redeemed Christian Church
of God/Jesus House
Legal Owner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-080-XA**
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by The Redeemed Christian Church of God/Jesus House for property located at 7710 Windsor Mill Road. The Special Exception is pursuant to Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a Class B Group Child Care Center. The Variance requests are as follows:

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- From Section 1B01.1B1(e)(5) of the B.C.Z.R. to permit a structure to be erected at a distance of 19 feet from the property line in lieu of the required 75 feet; and
- From Section 1B01.1B1(e)(5) of the B.C.Z.R. to permit a parking lot to be constructed at a distance of 16 feet from the property in lieu of the required 75 feet; and
- From Section 1B01.1B1(e)(3) to permit an RTA buffer of 10 feet in lieu of the required 50 feet; and
- From Section 1B1.1B1(e)(5) of the B.C.Z.R. to permit a structure to be erected at a distance of 20 feet from the property line in lieu of the required 75 feet.

The subject property and the requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Pet. Ex #2 Redeemed Christian Church of God 5-5-11 #11-028-5044

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

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



View of building from Windsor Boulevard. Entrance on right around corner.



View from Windsor Mill Road. Building addition where fence is currently located.

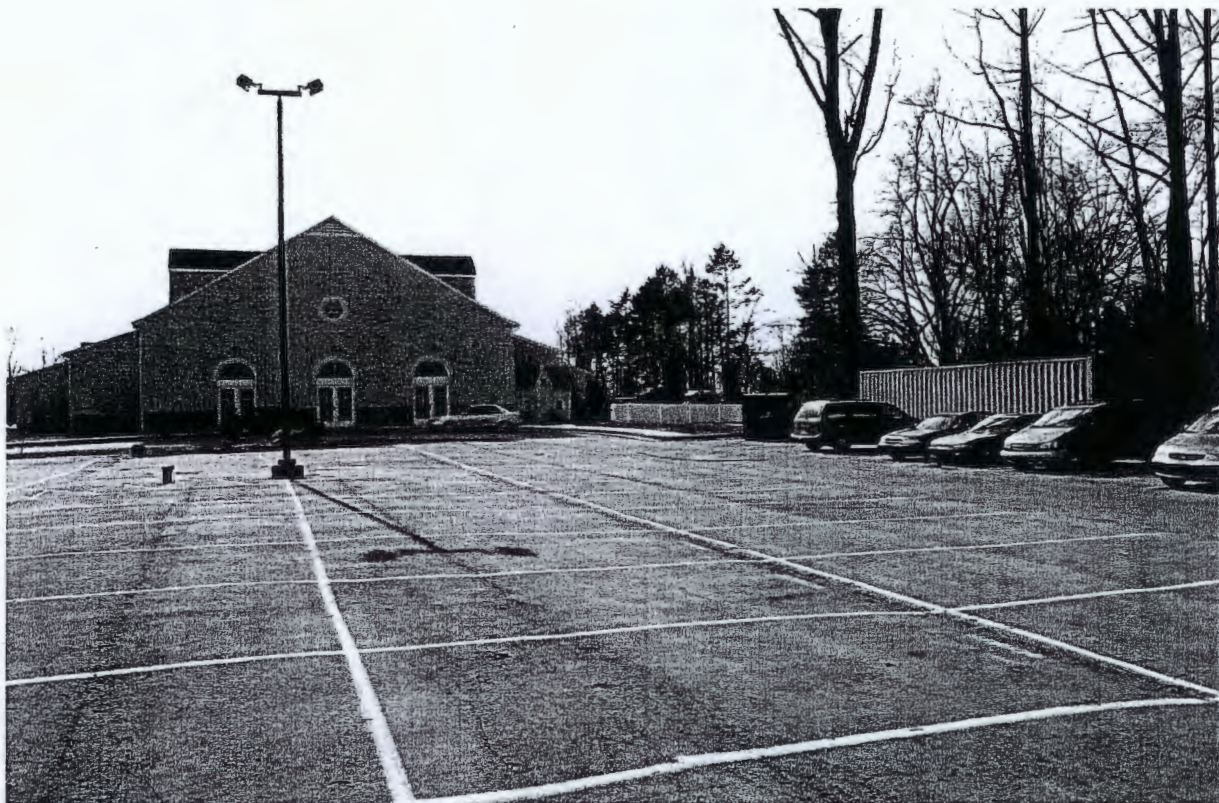
PETITIONER'S

EXHIBIT NO. 4A-D

A

B

Re: Ex #3 Redeemed Christian Church of God 5-5-11 #11-028-584A



Rear of church building with new addition proposed to the right



Current entrance to building

§ 1B01.2. General density, bulk, building separation, open space and other height and area standards and regulations.

A. Density controls.

1. Application of maximum density standards to tract in one zone. The maximum gross residential density permitted in any one D.R. Zone shall control only as applied to the total gross residential acreage within a subdivision tract, and shall not apply to or establish minimum areas of lots created by subdivision within such tract.
2. Application to tract divided by zone boundary. In D.R. 10.5, D.R.16 or in any nonresidential zone which allows residential development, wherever a single tract is divided by a zone boundary so that portions of such tract lie within D.R. Zones of different classification, the total number of dwelling or density units permitted, as determined by multiplying the gross acreage of each portion by the maximum density permitted under Section 1B02.2 in the zone within which that portion lies and totaling the results, shall be permitted without further regard to the zone boundary, and the units may be distributed over the tract as though it were in a single zone. **[Bill No. 2-1992]**

B. Bulk regulations. [Bill No. 2-1992]

1. Detached and attached buildings. In the application of the provisions of this article, buildings shall be considered as detached if there are no above-grade structural connections between them. If buildings are, in fact, structurally connected above grade, they shall be considered as mutually attached buildings if divided by lot lines, or as one building if situated on a single lot.
2. Building lengths. The building lengths have been described in accordance with Section 504.2, Comprehensive Manual of Development Policies.

C. Building setback requirements. [Bill No. 2-1992]

1. Except as otherwise may be provided under standards adopted pursuant to Section 504.2, the minimum setbacks and heights shall be as set forth in the following tables:
 - a. Nonresidential principal building setbacks in DR Zones.

	Nonresidential Principal Building Setbacks			
	Front Yard (feet)	Side Yard Interior (feet)	Corner Street Side (feet)	Rear Yard (feet)
D.R.1	70	40	65	50
D.R.2	60	30	50	40
D.R.3.5	50	20	35	30
D.R.5.5	40	20	35	30

Pct. 5-5-11 Redeemed Christian Church of God 5-5-11 #11-028-584A

Peter Zimmerman - Re: Redeemed Christian Church,, 7704 Windsor Mill Road, 11-28-SPHA, May 5 hearing

From: "Steve Weber" <steveweb@verizon.net>
To: <pzimmerman@baltimorecountymd.gov>, <peoplescounsel@baltimorecountymd.gov>
Date: 5/5/2011 12:50 AM
Subject: Re: Redeemed Christian Church,, 7704 Windsor Mill Road, 11-28-SPHA, May 5 hearing
CC: "Stephen Weber" <sweber@baltimorecountymd.gov>

Peter –

Considering some language to place in the order regarding this property, I'd suggest something like:

"The church leadership shall take all reasonable measures to insure that all church parishioners, staff, and guests, while attending all services and/or functions on the church property, park their vehicles on the subject church property. The church recognizes the need to keep any parking demands generated by their property from overflowing onto adjacent and nearby properties and/or streets and will cooperate with the County and adjoining property owners and homeowners' associations in implementing any measures necessary to prevent such activity."

Something like this would seem appropriate and shouldn't generate any concern by the church if they truly feel that they can operate within the confines of the parking they are providing. If they do have potential concerns, then maybe they should look at their site and see where future additional parking might be able to be accommodated on site if necessary. If you do need my input on Thursday morning, feel free to give me a call in the office at X3554.

Steve Weber

>>> People's Counsel 4/15/11 10:13 AM >>>

Dear Mr. Clark (Bud),

Thank you for your letter of April 8, 2011. We look forward to the County Board of Appeals hearing on May 5 at 9:15 A.M. to resolve this case in a way satisfactory to all the parties.

Concerning the landscaping, I trust and understand that Avery Harden is satisfied that the amended landscape plan works to provide a good buffer. It looks like it mainly involves some relocation of the trees with a modest addition. I see that there is a plant list and evergreen/deciduous planting detail provided. I will defer to Avery on this, and he will be available at the hearing, along with David Green.

As to the language to try to assure parking is kept onsite, I would ask for somewhat stronger language beyond "to instruct," such as "implement and take reasonable steps to effectuate."

While I don't think we need great detail, and we must ultimately rely on the good faith of the church, I have in mind that traffic control and monitoring may be necessary and appropriate for special events and in the event that it becomes apparent that there is still substantial parking going on offsite. I am sending a copy of this e-mail to Steve Weber to see if he has any further suggestions.

It should be kept in mind that even though the 214 spaces provided is technically in compliance with the regulations, the minimum requirement of 1 space per 4 seats is, more often than not, inadequate for a well-attended church. This likely explains why there are offsite parking issues.

Please note that I will be out of the office April 25-29, but am otherwise available to sort out the details.

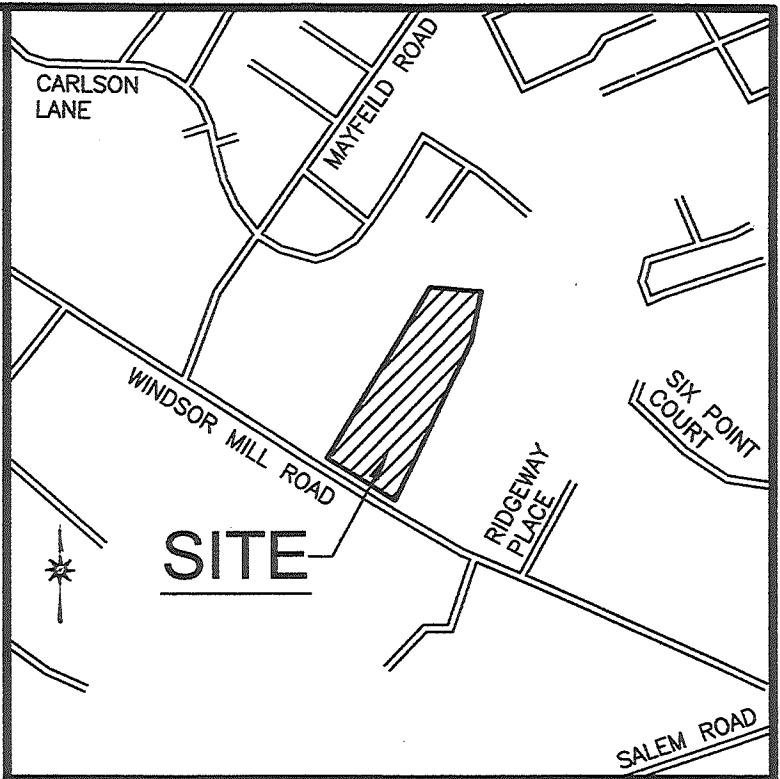
Regards,

Peter Max Zimmerman

Pet. Ex #8 Redeemed Christian Church of God 5-5-11 #11-028-SPHA



ZONING MAP #087 B-1
SCALE: 1" = 200'



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: REDEEMED CHRISTIAN CHURCH OF GOD
7704 & 7710 WINDSOR MILL ROAD
BALTIMORE, MARYLAND 21244
- SITE AREA: NET 390,542 Sq.Ft. or 8.966 Ac±
GROSS 403,115 Sq.Ft. or 9.254 Ac±
DR 5.5 (PER 1"=200' ZONING MAP 087B1)
- PRESENT ZONING: TAX MAP #87, GRID #4, PARCEL #52 & #53
- TAX MAP #87, GRID #4, PARCEL #52 & #53
- DEED REF: 13774/289 & 16396/504
- TAX ACCOUNT'S: #0203470010 & #0202200220
- COUNCILMANIC DISTRICT: 4th.
- USES: EXISTING- CHURCH
PROPOSED- CHURCH & DAYCARE
- UTILITIES: WATER- PUBLIC
SEWER- PUBLIC
SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. MAP#240010 0360B; PANEL 360 OF 575 DATED 3-2-81.
THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
THIS SITE IS NOT HISTORIC.
BUILDING AREAS: EXISTING: 17,662 Sq.Ft. CHURCH
PROPOSED: 31,548 Sq.Ft.
TOTAL= 49,210 Sq.Ft.
- NO PREVIOUS PERMITS ON FILE.
- PREVIOUS DRC: #07068C GRANTED A LIMITED EXEMPTION ON 9-21-98 UNDER SECTION 26-171 (b)(9).
#031300B GRANTED A LIMITED EXEMPTION ON 3-13-00 UNDER SECTION 26-171 (b)(9).
#030402E GRANTED A LIMITED EXEMPTION ON 3-19-02 UNDER SECTION 26-171 (b)(9).
#100306G GRANTED A LIMITED EXEMPTION ON 12-28-07 UNDER SECTION 32-4-106(b)(2).
- FLOOR AREA RATIO: 49,210 / 403,115 = 0.122
- PARKING: CHURCH: 1 PER 4 SEATS
800 SEATS = 200 SPACES
DAYCARE: 1 PER EMPLOYEE BUT NO LESS THAN 2.8 EMPLOYEES= 8 SPACES
TOTAL REQUIRED: 208 SPACES
REQUIRED: 214 SPACES (205 REGULAR 9 HANDICAPPED)
- ANY PROPOSED SIGNS MUST CONFORM TO B.C.Z.R.
- BUILDING HEIGHT: 50' HIGH
MAXIMUM PERMITTED: 35' HIGH
- SITE IS LOCATED IN FLOOD ZONE C ON FEMA MAP 240010 0360B, AREA OF MINIMAL FLOODING
PREVIOUS ZONING CASES: 08-080XA SPECIAL EXCEPTION TO ALLOW A CLASS B GROUP CHILD CARE CENTER AND TO PERMIT THE FOLLOWING VARIANCES:
1. AN RTA BUFFER OF 19' IN LIEU OF THE REQUIRED 50'.
2. A STRUCTURE TO BE ERRECTED AT A DISTANCE OF 19' FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED 75'.
3. A PARKING LOT TO BE CONSTRUCTED AT A DISTANCE OF 16' FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED 75'.
4. AN RTA BUFFER OF 10' IN LIEU OF THE REQUIRED 50'.
5. A STRUCTURE TO BE ERRECTED AT A DISTANCE OF 20' FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED 75'. GRANTED ON NOVEMBER 16th 2007.

Richardson Engineering, LLC

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

PLAN TO ACCOMPANY ZONING PETITION FOR

JESUS HOUSE BALTIMORE 7704 & 7710 WINDSOR MILL ROAD

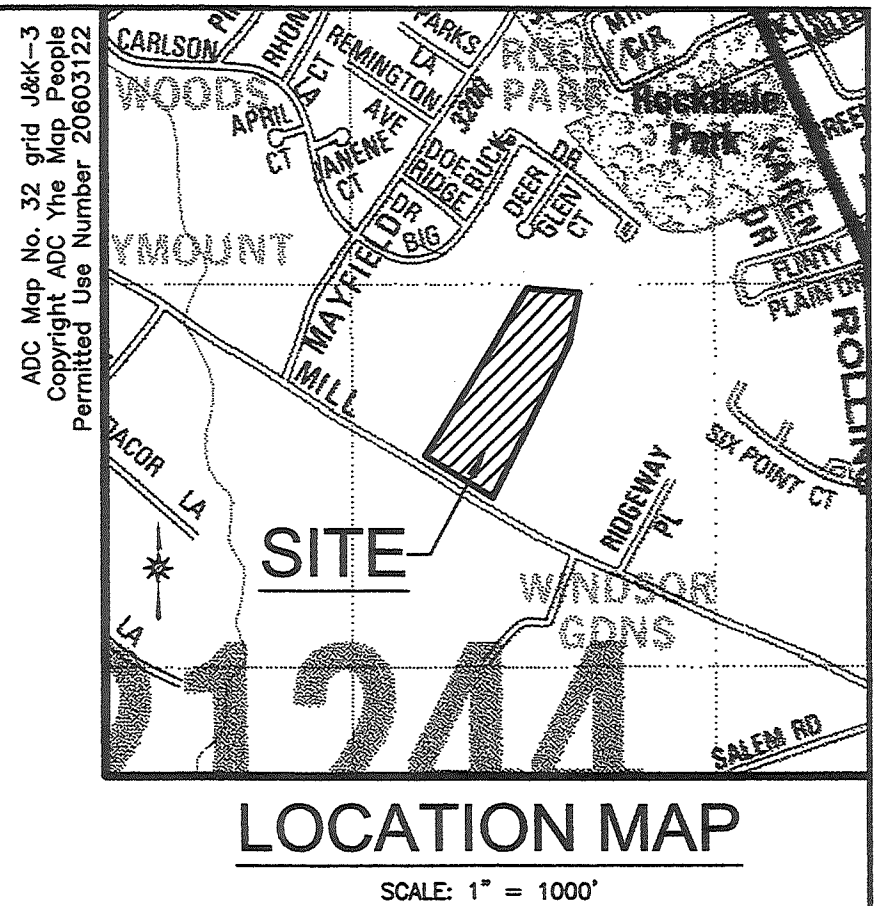
2ND ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS	PETITIONER'S	DRAWN BY:	DESIGNED BY:	SCALE:
		CND	DNM	1" = 50'
	EXHIBIT NO. _____	DATE:	JOB NO.:	SHEET NO.:
		07-08-10	05121	1 OF 1

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 15597,
EXPIRATION DATE: 08-15-2011





GENERAL NOTES:

- OWNER: REDEEMED CHRISTIAN CHURCH OF GOD
7704 WINDSOR MILL ROAD
BALTIMORE, MARYLAND 21244
- SITE AREA: NET 390,542 Sq.Ft. or 8.966 Ac±
GROSS 403,115 Sq.Ft. or 9.254 Ac±
- PRESENT ZONING: DR 5.5
(PER 1"=200' ZONING MAP 087B1)
- TAX MAP #87, GRID #4, PARCEL #52 & #53
- DEED REF: 13774/289 & 16396/504
- TAX ACCOUNTS: #0203470010 & #0202200220
- USES:
EXISTING- CHURCH
PROPOSED- CHURCH & DAYCARE
- UTILITIES:
WATER- PRIVATE WELL
SEWER- PRIVATE SEPTIC
- SITE DOES NOT LIE WITHIN THE 100 YEAR
FLOOD PLAIN AS SHOWN ON F.I.R.M. MAP
#240010 0360B; PANEL 360 OF 575
DATED 3-2-81.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE
BAY CRITICAL AREA.
- THIS SITE IS NOT HISTORIC.
- BUILDING AREAS:
EXISTING:
17,662 Sq.Ft. CHURCH
2,018 Sq.Ft. PARRISH HOUSE
(TO BE REMOVED)
TOTAL EXISTING= 17,662 Sq.Ft.
PROPOSED:
10,000 Sq.Ft. YOUTH BUILDING
8,634 Sq.Ft. DAYCARE BUILDING (CLB & 40 CHILDREN)
TOTAL PROPOSED= 18,634 Sq.Ft.
OVERALL TOTAL= 36,296 Sq.Ft.
- COUNCILMANIC DISTRICT: 4th.
- NO PREVIOUS PERMITS ON FILE.
- PREVIOUS DRC
#07068C GRANTED A LIMITED EXEMPTION ON 9-21-98
UNDER SECTION 28-171 (b)(9)
#031300B GRANTED A LIMITED EXEMPTION ON 3-13-00
UNDER SECTION 28-171 (b)(9)
#030402E GRANTED A LIMITED EXEMPTION ON 3-19-02
UNDER SECTION 28-171 (b)(9).
- FLOOR AREA RATIO:
BUILDING= 36,296 Sq.Ft.
SITE= 403,115 Sq.Ft.
F.A.R.= 0.090
- PARKING:
REQUIRED:
CHURCH: 1 PER 4 SEATS
200 SEATS = 50 SPACES
DAYCARE: 1 PER EMPLOYEE BUT NO LESS
THAN 2.5 EMPLOYEES= 6 SPACES
TOTAL REQ 56 SPACES
PROVIDED:
214 SPACES (205 REGULAR 9 HANDICAPPED)
- ANY PROPOSED SIGNS MUST CONFORM TO B.C.Z.R.
- BUILDING HEIGHT:
MAXIMUM PERMITTED: 50' HIGH
PROVIDED: 35' HIGH
- SITE IS LOCATED IN FLOOD ZONE C ON FEMA MAP
240010 0360B, AREA OF MINIMAL FLOODING

Richardson Engineering LLC

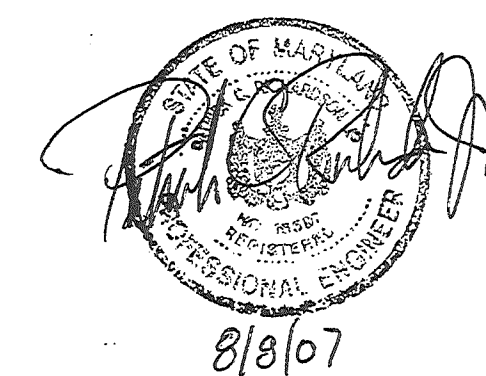
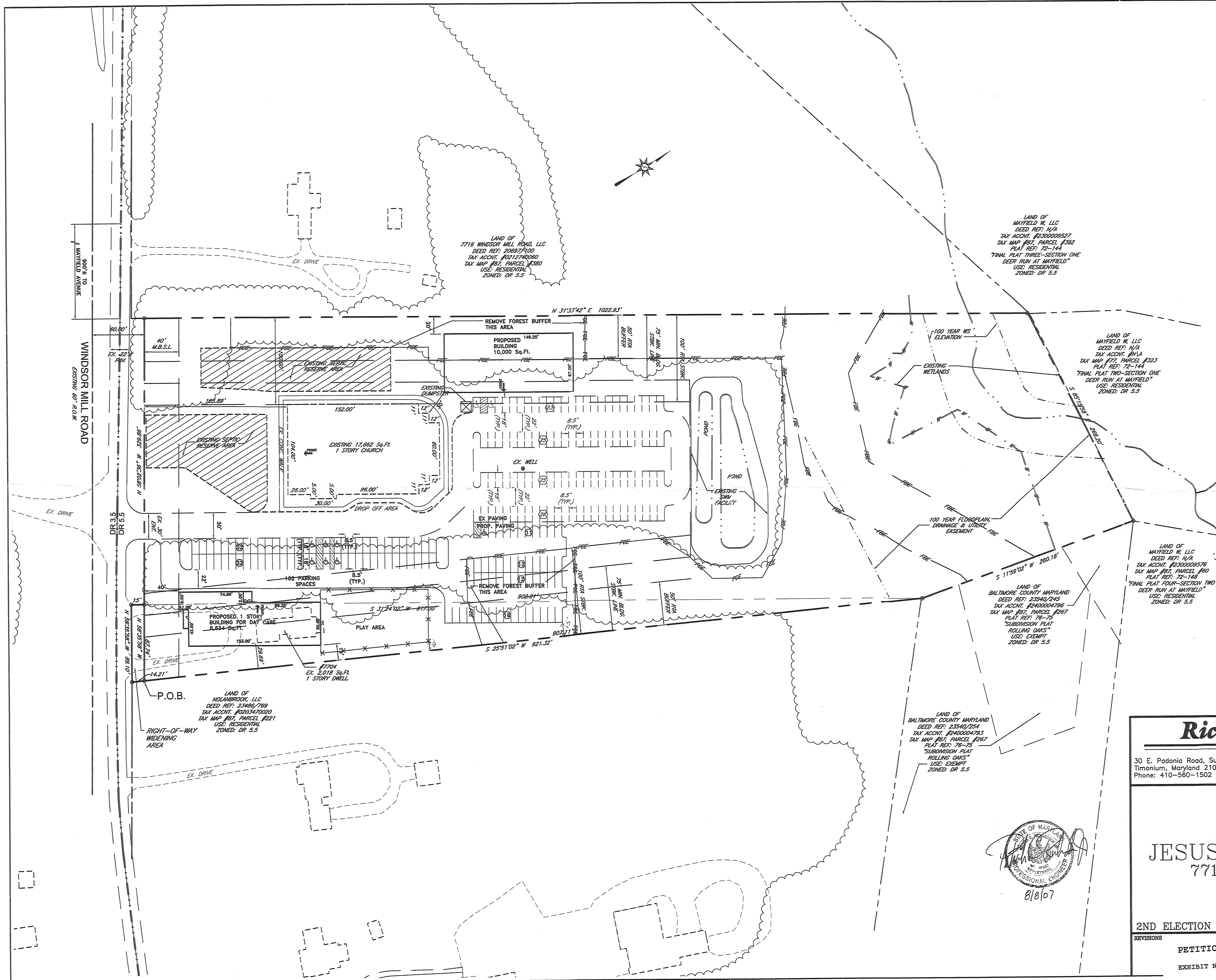
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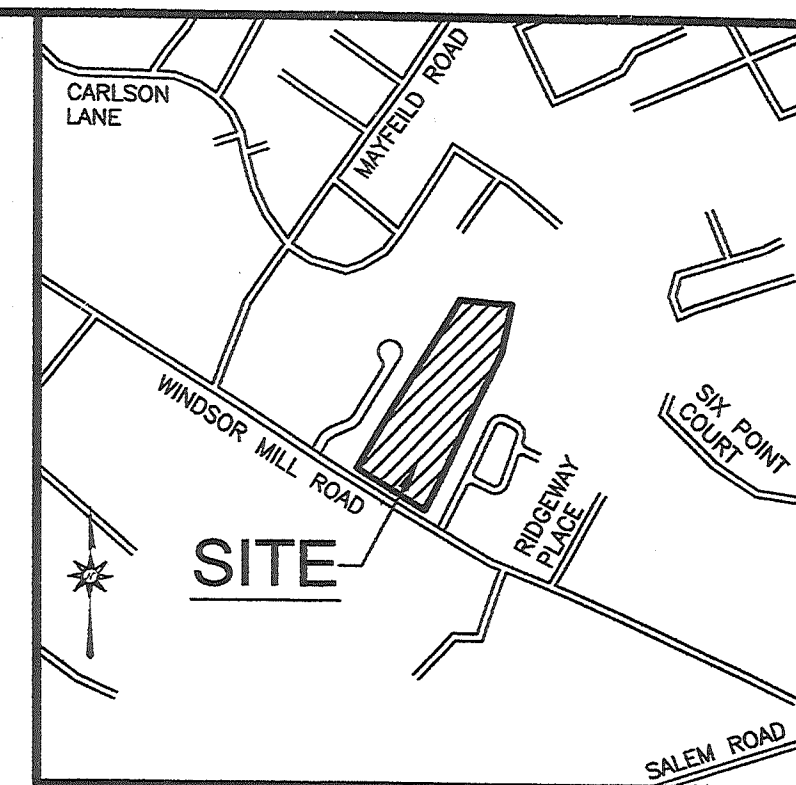
PLAN TO ACCOMPANY ZONING PETITION FOR

JESUS HOUSE BALTIMORE
7710 WINDSOR MILL ROAD

2ND ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND		
REVISIONS	PETITIONER'S	DRAWN BY:	DESIGNED BY:	SCALE:
	EXHIBIT NO. 3	CND	PCR	1" = 50'
		DATE:	JOB NO.:	SHEET NO.:
		07-10-07	05121	1 OF 1

08-080-XA





GENERAL NOTES:

- OVERALL TOTAL = 36,296 Sq.Ft.
18. NO PREVIOUS PERMITS ON FILE.
19. PREVIOUS DRC
#07086C GRANTED A LIMITED EXEMPTION ON 9-21-98
UNDER SECTION 26-171 (b)(9).
#031300B GRANTED A LIMITED EXEMPTION ON 3-13-00
UNDER SECTION 26-171 (b)(9).
#030402E GRANTED A LIMITED EXEMPTION ON 3-19-02
UNDER SECTION 26-171 (b)(9).
20. FLOOR AREA RATIO:
BUILDING = 36,296 Sq.Ft.
SITE = 403,115 Sq.Ft.
F.A.R. = 0.090

FINAL LANDSCAPE PROPOSED			
TYPE	QUANTITY	RATE	P.U. PROP.
MAJOR TREES	35	1PU / TREE	35.0 PU
FLOWERING TREES	10	1PU / 2 TREES	5.0 PU
EVERGREEN TREES	51	1PU / 2 TREES	25.5 PU
SHRUBS	20	1PU / 5 SHRUBS	4.0 PU
TOTAL PU PROPOSED	-	-	69.5 PU

FINAL LANDSCAPE PLAN
LANDSCAPE ARCHITECT CERTIFICATION FORM

IT IS CERTIFIED THAT THIS LANDSCAPE PLAN IS IN COMPLIANCE WITH ALL PLANS PREVIOUSLY APPROVED BY BALTIMORE COUNTY AND THE BALTIMORE COUNTY COMMENTS ATTENDANT THEREFO

AFFIX SEAL

BALTIMORE COUNTY
DEPT. OF PERMITS & DEV. MGMT.
LANDSCAPE PLAN APPROVED: 22
23
DATE: 5-18-20
E. Avery Harden Date: 5-18-20
County Landscape Architect

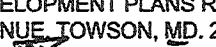
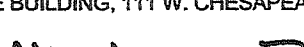
DATE: 5-18-20
PER EMPLOYEE BUT NO LESS THAN 2.
3 EMPLOYEES = 3 SPACES
PROVIDED:
214 SPACES (205 REGULAR 9 HANDICAPPED)
ANY PROPOSED SIGNS MUST CONFORM TO B.C.Z.R.
BUILDING HEIGHT: 35' HIGH
MAXIMUM PERMITTED: 50' HIGH
PROPOSED: 35' HIGH
BOUNDARY AND TOPO SHOWN HEREON IS TAKEN FROM
A SURVEY PREPARED BY DEITZ SURVEYING.

1. CONTRACTOR SHALL CONTACT "MISS UTILITY" (800-257-7777) AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA PRIOR TO INSTALLATION OF PLANT MATERIAL.
2. PROPOSED LOCATIONS OF PLANT MATERIAL SHALL BE PLANTED IN THE FIELD BY THE CONTRACTOR FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO STATING.
3. PLANT MATERIAL AND BEDS SHALL RECEIVE A MINIMUM 3-INCH DEPTH OF MULCH.
4. ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
5. QUANTITIES OF TREES, EVERGREENS, AND SHRUBS NOTED ON THE PLANT LIST ARE BASED UPON THE GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE AND INSTALL THESE ITEMS BASED UPON GRAPHIC SYMBOL QUANTITIES. CONTACT OWNER'S REPRESENTATIVE IF A DIFFERENCE IS FOUND BETWEEN THE QUANTITIES NOTED IN THE PLANT LIST AND THE SYMBOL COUNT OF PLANT MATERIALS SHOWN ON THE DRAWINGS.
6. QUANTITIES OF GROUNDCOVERS, PERENNIALS, ANNUALS, BULBS, AND ORNAMENTAL GRASSES SHALL BE AS NOTED IN THE PLANT LIST REGARDLESS OF THE NUMBER OF GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS.
7. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL TREES TO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS: SECTION 1.1.2—HEIGHT OF BRANCHING. ALL TREES TO BE MATCHED.
9. ALL PLANT MATERIALS TO BE FULL, HEAVY SPECIMENS.
10. ALL AREAS WITHIN THE LIMIT OF DISTURBANCE OTHER THAN PAVEMENTS, WALKS, WALLS AND PLANTING BEDS SHALL BE SEEDED LAWN.
11. ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREA" LATEST EDITION.
12. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FOLLOWING THE INSTALLATION COMPLETION DATE.



**FINAL LANDSCAPE PLAN
OWNER CERTIFICATION FORM**

I CERTIFY THAT I HAVE REVIEWED THIS FINAL LANDSCAPE PLAN THAT I AM AWARE OF THE REGULATIONS PERTAINING TO THE BALTIMORE COUNTY LANDSCAPE MANUAL; AND I AGREE TO COMPLY WITH THESE REGULATIONS AND ALL APPLICABLE POLICY, GUIDELINES AND ORDINANCES. I AGREE TO CERTIFY THE IMPLEMENTATION OF THIS APPROVED FINAL LANDSCAPE PLAN UPON COMPLETION OF THE LANDSCAPE INSTALLATION PRIOR TO FINAL CLOSE OUT IF APPLICABLE OR NO LATER THAN ONE (1) YEAR FROM THE DATE OF APPROVAL OF THIS PLAN TO THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, DEVELOPMENT PLANS REVIEW, ROOM 207, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MD 21204

 APPLICANT SIGNATURE	DATE	 AYPD Evaluator III
<u>REUSE HOUSE, 7110 WINDSOR MILL RD</u> ADDRESS (PRINT)	STREET	
BALTIMORE	MD	21244
CITY	STATE	ZIP
PDM# <u>II-585</u>	PERMIT# <u>B715 656 C</u>	

JESUS HOUSE BALTIMORE
7704 & 7710 WINDSOR MILL ROAD

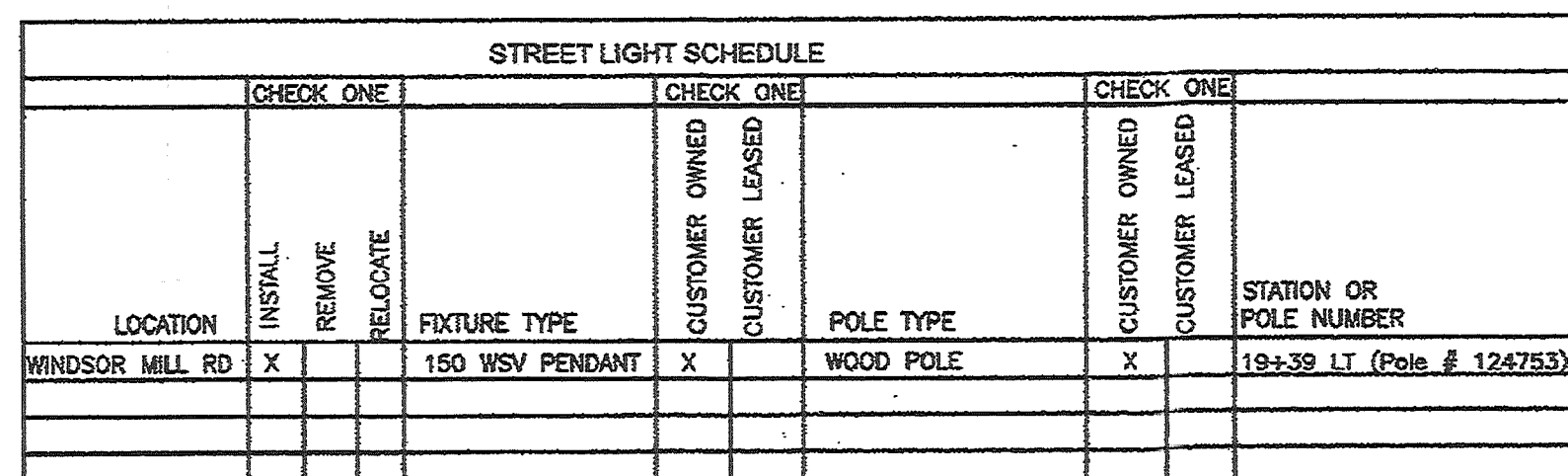
30 E. Padonia Road, Suite 500
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Phone: 410-560-1502 Fax: 443-901-1208

Richardson Engineering, LLC

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

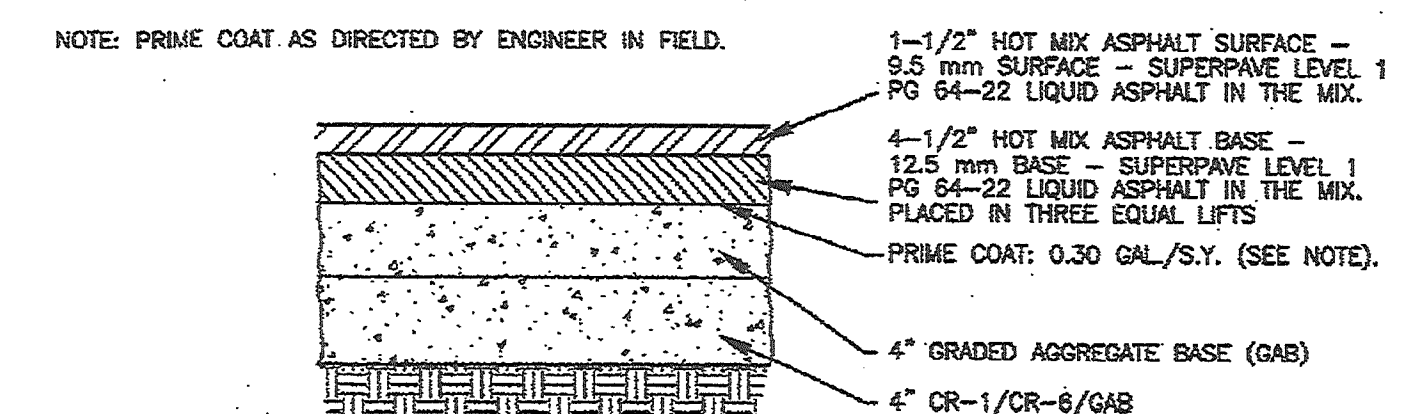
REVISIONS PETITIONER'S EXHIBIT NO. <u>5</u>	DRAWN BY: CND	DESIGNED BY: DNM	SCALE: 1" = 50'
	DATE: 08-29-08	JOB NO.: 05121	SHEET NO.: 1 OF 1

1. THE CONTRACTOR WILL MAINTAIN, REPAIR AND/OR REPLACE ANY EXISTING SEDIMENT CONTROL DEVICES ENCOUNTERED AND DISTURBED DURING THE COURSE OF CONSTRUCTION UNDER THIS CONTRACT, AND AS SHOWN ON THE APPROVED SEDIMENT CONTROL PLAN INCLUDED AS PART OF THE CONTRACT DOCUMENTS. AT THE END OF EACH DAY, ALL SUCH DISTURBED DEVICES WILL BE REPAIRED OR REPLACED BEFORE LEAVING THE WORK SITE. THE COST OF PERFORMING ALL SUCH WORK, INCLUDING MATERIALS, WILL BE PAID FOR BY LUMP SUM BID FOR MAINTENANCE AND REPAIR OF SEDIMENT CONTROL DEVICES.
2. ALL WORK UNDER THIS CONTRACT WILL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH BALTIMORE COUNTY SOIL CONSERVATION DISTRICT PERMIT NO. 267 - COUNTRY - 08.
3. ALL CONSTRUCTION WILL BE ACCOMPLISHED IN ACCORDANCE WITH BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DATED FEBRUARY, 2000, AS AMENDED.)
4. THE CONTRACTOR WILL NOTIFY MISS UTILITY AT 800-257-7777 AT LEAST 72 HOURS PRIOR TO STARTING EXCAVATION.
5. ALL PERMANENT STREET SIGNS WILL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD). THE PRICE BID FOR PERMANENT STREET SIGNS WILL INCLUDE THE COSTS FOR FURNISHING AND PLACING OF SIGNS, COMPLETE IN PLACE, AS SHOWN, SPECIFIED OR DIRECTED. ALL SIGNS SHALL BE INSTALLED FOR THE LATEST BALTIMORE COUNTY SIGN INSTALLATION MANUAL. FOR A COPY OF THE MANUAL, PLEASE CONTACT TRAFFIC ENGINEERING AT 410-887-3554.
6. CONTRACTOR TO ADJUST ALL TOPS OF MANHOLES, INLETS AND VALVES LOCATED WITHIN THE ROAD BEDS TO FINAL GRADE.
7. CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES.
8. RAMPS SHALL BE PROVIDED FOR PHYSICALLY HANDICAPPED PERSONS AT ALL STREET INTERSECTIONS. THE RAMPS SHALL HAVE DETECTABLE WARNING AREAS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAILS R-36A OR R-36B.
9. CURB DEPRESSIONS FOR HANDICAP RAMPS WILL BE PLACED AT ALL INTERSECTION CURB RETURNS. THE COST WILL BE INCLUDED IN THE PRICE OF OTHER ITEMS BID.
10. EXISTING CURB AND GUTTER AND/OR SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT AND BE REPLACED AS REQUIRED WITH EQUAL OR BETTER MATERIALS, AS DIRECTED BY THE ENGINEER IN THE FIELD.



CURVE TABLE								
CURVE	PC STA	PT STA	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	DISTANCE
C-1	0+05.84	2+88.40	2000'	283.56	80°28'	145.00	S61°37'50"E	283.33

	FULL DEPTH PAVING
	MILL, WEDGE AND LEVEL AS DIRECTED BY ENGINEER IN THE FIELD



NOT TO SCALE

THE BOARD OF TRUSTEES, THE REDEEMED
CHRISTIAN CHURCH OF GOD JESUS HOUSE &
THE REDEEMED CHRISTIAN CHURCH OF GOD
7704 WINDSOR MILL ROAD
BALTIMORE, MARYLAND 21244
TEL: 410 521-4783

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING & CONSTRUCTION

(FROM 850'± EAST OF MAYFIELD ROAD TO A POINT 125'± WEST OF RIDGEWAY PLACE)

SUBDIVISION : JESUS HOUSE BALTIMORE - 7710 WINDSOR MILL ROAD

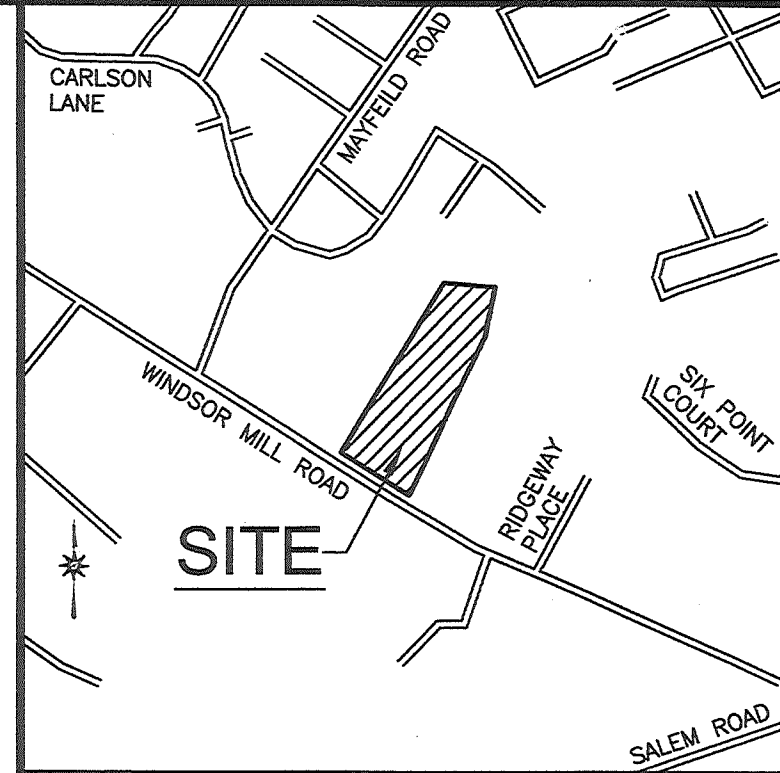
EXHIBIT NO. 6

ELECT. DISTRICT NO. 2C4

SHEET DESIGNATION	CONTRACT NO.
ROAD	09157 RAO
	JOB ORDER NO.
	210-205-3207
	SHEET 1 OF 1
	DRAWING NO.
	2008-2221
	FILE NO. 5

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 16581,
EXPIRATION DATE: 08-01-2009





LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: REDEEMED CHRISTIAN CHURCH OF GOD
7704 & 7710 WINDSOR MILL ROAD
BALTIMORE, MARYLAND 21244
 - SITE AREA: NET 390,542 Sq.Ft. or 8.966 Ac±
GROSS 403,115 Sq.Ft. or 9.254 Ac±
 - PRESENT ZONING: DR 5.5 (PER 1"=200' ZONING MAP 087B1)
 - TAX MAP #87, GRID #4, PARCEL #52 & #53
 - DEED REF: 13774/289 & 16396/504
 - TAX ACCOUNT'S #0203470010 & #0202200220
 - COUNCILMANIC DISTRICT: 4th.
 - USES: EXISTING- CHURCH
PROPOSED- CHURCH & DAYCARE
 - UTILITIES: WATER- PUBLIC
SEWER- PUBLIC
- SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. MAP#240010 0360B; PANEL 360 OF 575 DATED 3-2-81.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS NOT HISTORIC.
- BUILDING AREAS: EXISTING: 17,662 Sq.Ft. CHURCH
PROPOSED: 31,548 Sq.Ft.
TOTAL= 49,210 Sq.Ft.
- NO PREVIOUS PERMITS ON FILE.
- PREVIOUS DRC
#07068C GRANTED A LIMITED EXEMPTION ON 9-21-98 UNDER SECTION 26-171 (b)(9).
#031300B GRANTED A LIMITED EXEMPTION ON 3-13-00 UNDER SECTION 26-171 (b)(9).
#030402E GRANTED A LIMITED EXEMPTION ON 3-19-02 UNDER SECTION 26-171 (b)(9).
#100306G GRANTED A LIMITED EXEMPTION ON 12-28-07 UNDER SECTION 32-4-106(b)(2).
- FLOOR AREA RATIO: 49,210 / 403,115 = 0.122
- PARKING: CHURCH: 1 PER 4 SEATS
REQUIRED: 800 SEATS = 200 SPACES
DAYCARE: 1 PER EMPLOYEE BUT NO LESS THAN 2.8 EMPLOYEES = 8 SPACES
TOTAL REQUIRED: 208 SPACES
- PROVIDED: 214 SPACES (205 REGULAR 9 HANDICAPPED)
- ANY PROPOSED SIGNS MUST CONFORM TO B.C.Z.R.
- BUILDING HEIGHT: MAXIMUM PERMITTED: 50' HIGH
PROVIDED: 35' HIGH
- SITE IS LOCATED IN FLOOD ZONE C ON FEMA MAP 240010 0360B, AREA OF MINIMAL FLOODING
- PREVIOUS ZONING CASES:
08-080XA SPECIAL EXCEPTION TO ALLOW A CLASS B GROUP CHILD CARE CENTER AND TO PERMIT THE FOLLOWING VARIANCES:
1. AN RTA BUFFER OF 19' IN LIEU OF THE REQUIRED 50'.
2. A STRUCTURE TO BE ERRECTED AT A DISTANCE OF 19' FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED 75'.
3. A STRUCTURE TO BE ERRECTED AT A DISTANCE OF 16' FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED 75'.
4. AN RTA BUFFER OF 10' IN LIEU OF THE REQUIRED 50'.
5. A STRUCTURE TO BE ERRECTED AT A DISTANCE OF 20' FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED 75'. GRANTED ON NOVEMBER 16th 2007.

Richardson Engineering, LLC

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

PLAN TO ACCOMPANY
ZONING PETITION
FOR

JESUS HOUSE BALTIMORE
7704 & 7710 WINDSOR MILL ROAD

2ND ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

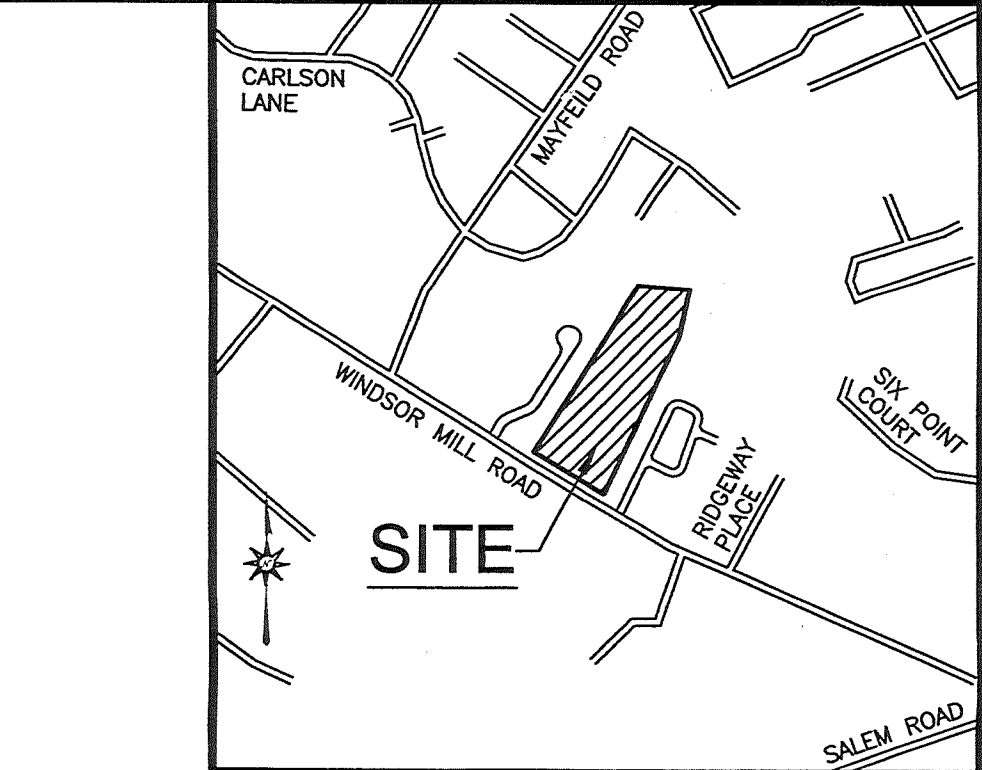
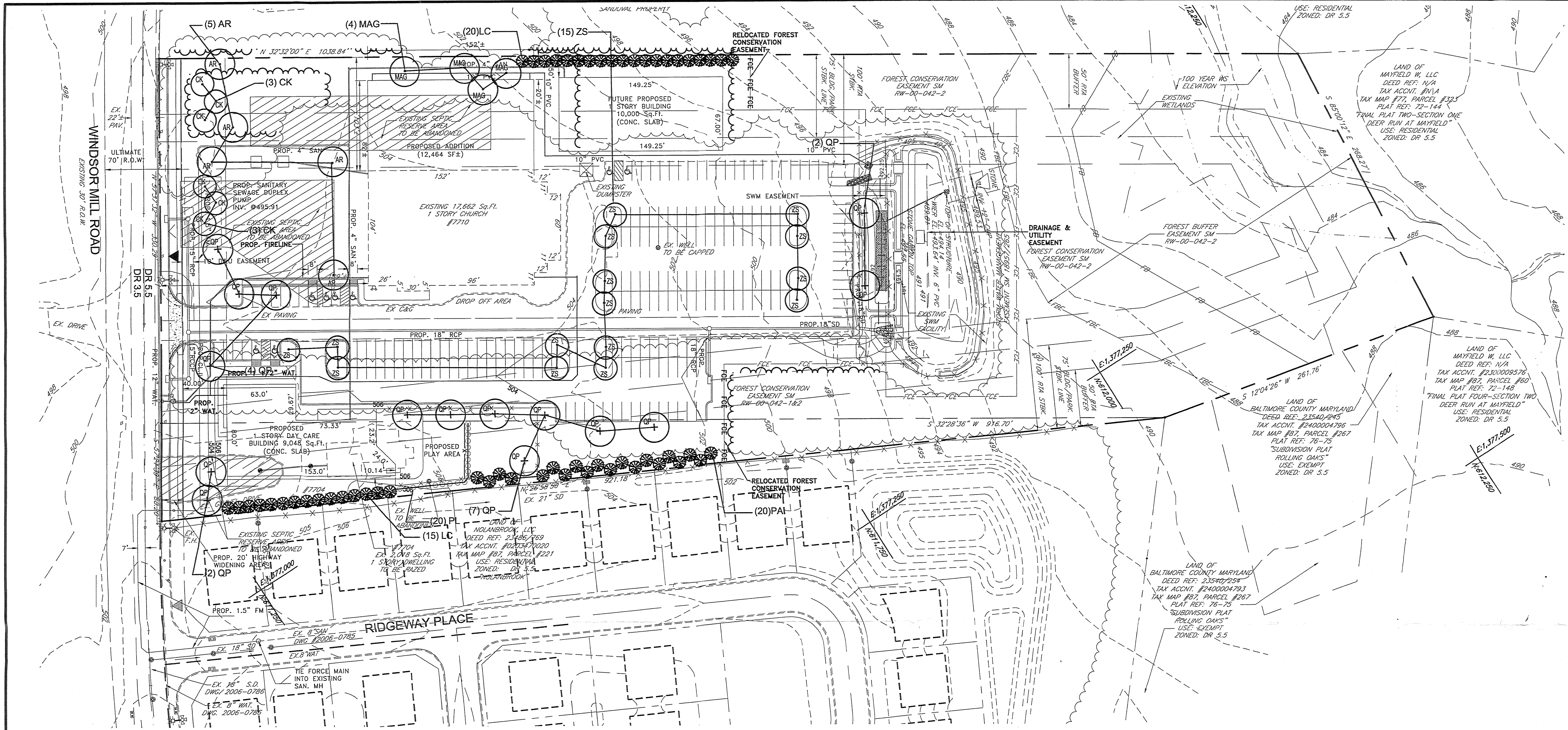
REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	DNM	1" = 50'
	DATE:	JOB NO.:	SHEET NO.:
	07-08-10	05121	1 OF 1

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: 08-15-2011



Per. Ex. #1 Redeemed Christian Church of God 5-5-11 #11-028-SPHA

2011-0028-SPHA



GENERAL NOTES:

- OWNER: REDEEMED CHRISTIAN CHURCH OF GOD 7704 & 7710 WINDSOR MILL ROAD BALTIMORE, MARYLAND 21244
- SITE AREA: NET 390,542 Sq.Ft. or 8.966 Ac± GROSS: 403,115 Sq.Ft. or 9.254 Ac±
- ELECTION DISTRICT: 2ND
- COUNCILMANIC DISTRICT: 4TH
- CENSUS TRACT: 4023.02
- WATERSHED: PATAPSCO
- SUBSEWERED: DR 5.5
- PRESENT ZONING: (PER 1"=200' ZONING MAP 087B1)
- TAX MAP: #87, GRID #4, PARCEL #52 & #53
- DEED REF: 13774/289 & 16396/504
- TAX ACCOUNT #'S: 0203470010 & #0202200220
- EXISTING: CHURCH
- PROPOSED: CHURCH & DAYCARE
- EXISTING: WATER- PRIVATE WELL SEWER- PRIVATE SEPTIC
- PROPOSED: WATER- PUBLIC SEWER- PUBLIC
- SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. MAP #240010 0360B; PANEL 360 OF 575 DATED 3-2-81.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS NOT HISTORIC.
- BUILDING AREAS: EXISTING: 17,662 Sq.Ft. CHURCH 2,018 Sq.Ft. PARRISH HOUSE (TO BE REMOVED) TOTAL EXISTING= 17,662 Sq.Ft. PROPOSED: 10,000 Sq.Ft. YOUTH BUILDING 8,634 Sq.Ft. DAYCARE BUILDING TOTAL PROPOSED= 18,634 Sq.Ft.

- OVERALL TOTAL = 36,296 Sq.Ft.
18. NO PREVIOUS PERMITS ON FILE.
19. PREVIOUS DRC #07068C GRANTED A LIMITED EXEMPTION ON 9-21-98 UNDER SECTION 26-171 (b)(9). #031300B GRANTED A LIMITED EXEMPTION ON 3-13-00 UNDER SECTION 26-171 (b)(9). #030402E GRANTED A LIMITED EXEMPTION ON 3-19-02 UNDER SECTION 26-171 (b)(9).
20. FLOOR AREA RATIO: BUILDING = 36,296 Sq.Ft. SITE = 403,115 Sq.Ft. F.A.R. = 0.090
21. PARKING: REQUIRED: CHURCH: 1 PER 4 SEATS, 200 SEATS = 50 SPACES DAYCARE: 1 PER EMPLOYEE BUT NO LESS THAN 2. 3 EMPLOYEES= 3 SPACES PROVIDED: 214 SPACES (205 REGULAR 9 HANDICAPPED)
22. ANY PROPOSED SIGNS MUST CONFORM TO B.C.Z.R.
23. BUILDING HEIGHT: MAXIMUM PERMITTED: 50' HIGH PROPOSED: 35' HIGH
24. BOUNDARY AND TOPO SHOWN HEREON IS TAKEN FROM A SURVEY PERFORMED BY DEITZ SURVEYING.

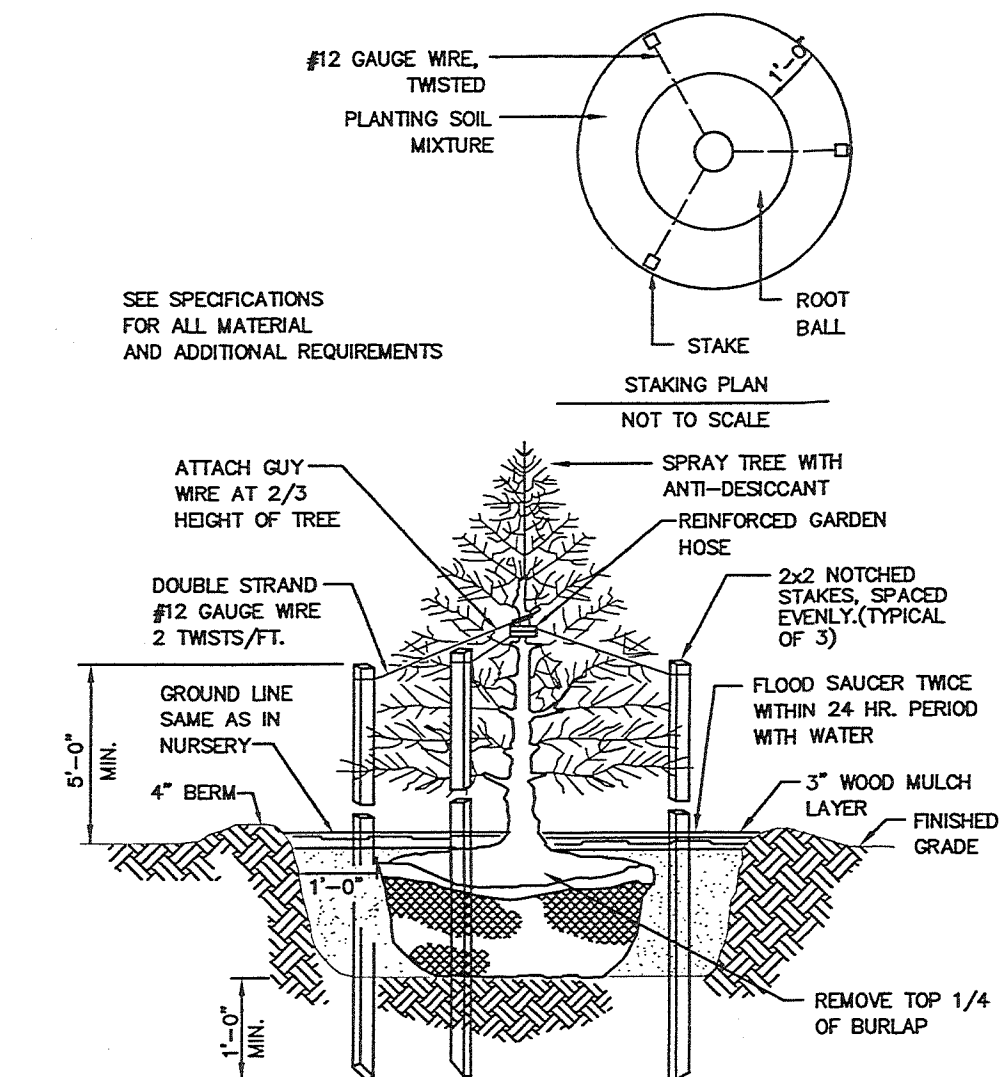
FINAL LANDSCAPE REQUIREMENTS				
KEY	ELEMENT	RATE	QUANTITY	P.U. REQ.
A	ADJACENT ROAD PARKING	1PU PER 40LF	415 LF	10.4 PU
B	PARKING ADJACENT TO RESIDENTIAL USE	1PU PER 15LF	140 LF	9.3 PU
C	INSTITUTIONAL BLDG/USE ADJACENT TO RESIDENTIAL	1PU/15LF	450 LF	30.7 PU
D	PARKING AREA	1PU/12 SPACES	197 P.S.	16.4 PU
TOTAL				66.8 PU

FINAL LANDSCAPE PROPOSED			
TYPE	QUANTITY	RATE	P.U. PROP.
MAJOR TREES	35	1PU/7 TREES	35.0 PU
FLOWERING TREES	10	1PU/2 TREES	5.0 PU
EVERGREEN TREES	351	1PU/2 TREES	21.5 PU
SHRUBS	20	1PU/3 SHRUBS	4.0 PU
TOTAL PU PROPOSED			71.5 PU

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
MAJOR DECIDUOUS TREES						
AR	5	ACER RUBRUM	RED MAPLE	2" CAL	B & B	FULL CROWN, ONE LEADER
QP	15	QUERCUS PHellos	WILLOW OAK	2" CAL	B & B	FULL CROWN, ONE LEADER
ZS	15	ZELKOVA SERRETTA VILLAGE GREEN	ZELKOVA VILLAGE GREEN	2" CAL	B & B	FULL CROWN, ONE LEADER
MINOR DECIDUOUS TREES						
CK	5	CORNUS KOUSA	CHINESE DOGWOOD	1" CAL	B & B	3-5 STEMS
MAG	4	MAGNOLIA x DR MERRILL	DR. MERRILL MAGNOLIA	4" HT.	B & B	3-5 STEMS
EVERGREEN TREES						
PA	20	PICEA ABIES	NORWAY SPRUCE	6" HT.	B & B	FULL, HEAVY
LC	35	LELANDIA CUPRESSIA	LEYLAND CYPRESS	6" HT.	B & B	FULL, HEAVY
SHRUBS & GROUNDCOVER						
PL	20	PRUNUS SCHIPKAKENSIS	SCHIP LAUREL	30" HT.		

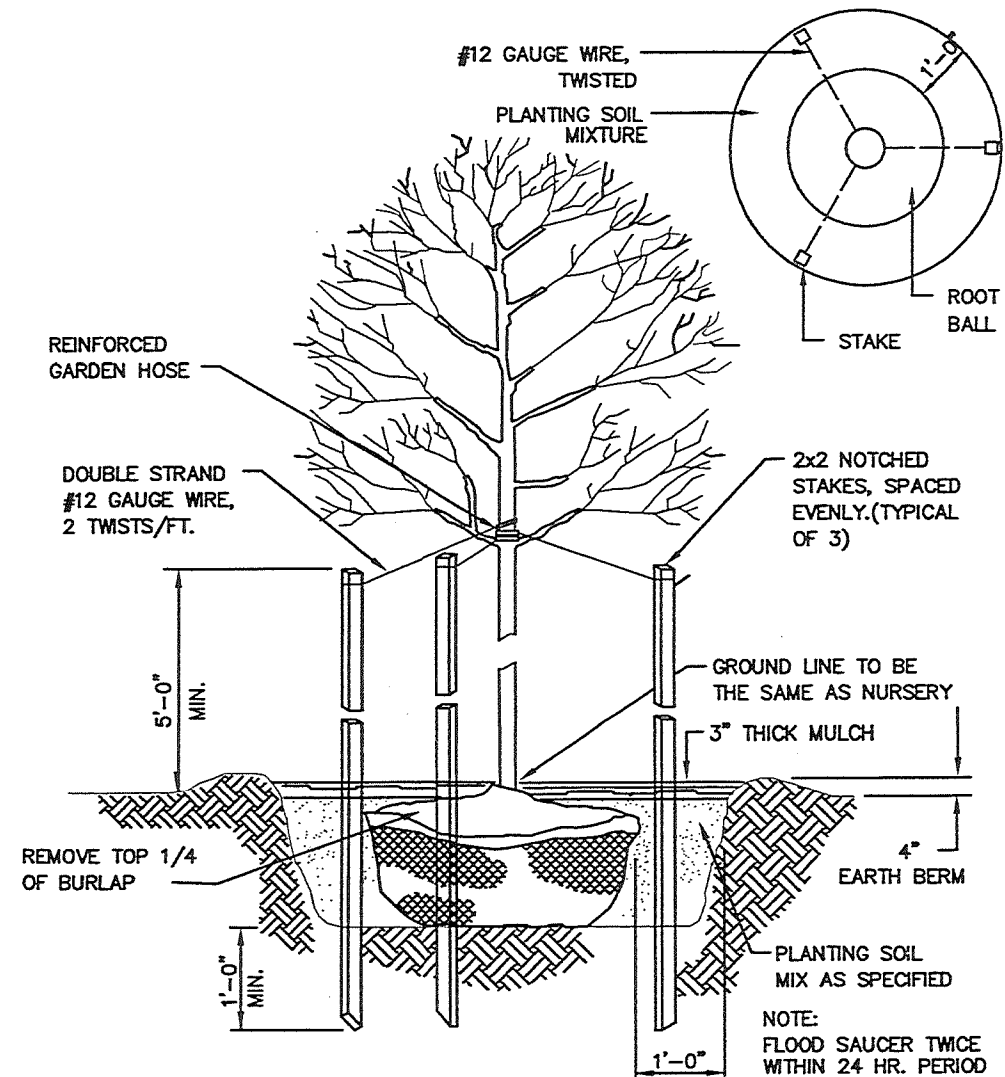
LANDSCAPE PLAN GENERAL NOTES

- CONTRACTOR SHALL CONTACT "MISS UTILITY" (800-257-7777) AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA PRIOR TO INSTALLATION OF PLANT MATERIAL.
- PROPOSED LOCATIONS OF PLANT MATERIAL SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- PLANT MATERIAL AND BEDS SHALL RECEIVE A MINIMUM 3-INCH DEPTH OF MULCH.
- ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
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- ALL TREES TO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS: SECTION 1.1.2-HEIGHT OF BRANCHING. ALL TREES TO BE MATCHED.
- ALL PLANT MATERIALS TO BE FULL, HEAVY SPECIMENS.
- ALL AREAS WITHIN THE LIMIT OF DISTURBANCE OTHER THAN PAVEMENTS, WALKS, WALLS AND PLANTING BEDS SHALL BE SEEDED LAWN.
- ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREA" LATEST EDITION.
- ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FOLLOWING THE INSTALLATION COMPLETION DATE.



EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

FINAL LANDSCAPE PLAN
LANDSCAPE ARCHITECT CERTIFICATION FORM
IT IS CERTIFIED THAT THIS LANDSCAPE PLAN IS IN COMPLIANCE WITH ALL PLANS PREVIOUSLY APPROVED BY BALTIMORE COUNTY AND THE BALTIMORE COUNTY COMMENTS ATTENDANT THERETO.

Kristine A. Terry
SIGNATURE
KRISTINE A. TERRY
PRINT NAME

1-7-09.
DATE

AFFIX SEAL

FINAL LANDSCAPE PLAN
OWNER CERTIFICATION FORM
I CERTIFY THAT I HAVE REVIEWED THIS FINAL LANDSCAPE PLAN, THAT I AM AWARE OF THE REGULATIONS PRESENTED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL, AND I AGREE TO COMPLY WITH THESE REGULATIONS AND ALL APPLICABLE POLICY, GUIDELINES AND ORDINANCES. I AGREE TO CERTIFY THE IMPLEMENTATION OF THIS APPROVED FINAL LANDSCAPE PLAN UPON COMPLETION OF THE LANDSCAPE INSTALLATION PRIOR TO FINAL CLOSE OUT IF APPLICABLE OR NOT LATER THAN ONE (1) YEAR FROM THE DATE OF APPROVAL OF THIS PLAN TO THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, DEVELOPMENT PLANS REVIEW, ROOM 207, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, BALTIMORE, MD 21204

[Signature]
APPLICANT SIGNATURE
JESUS HOUSE, 7710 WINDSOR MILL RD
ADDRESS (PRINT)
BALTIMORE MD
CITY
POND II-505

DATE
MAY 2009
STATE
MD
ZIP
21244

PERMIT # B715656C

Richardson Engineering, LLC
30 E. Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

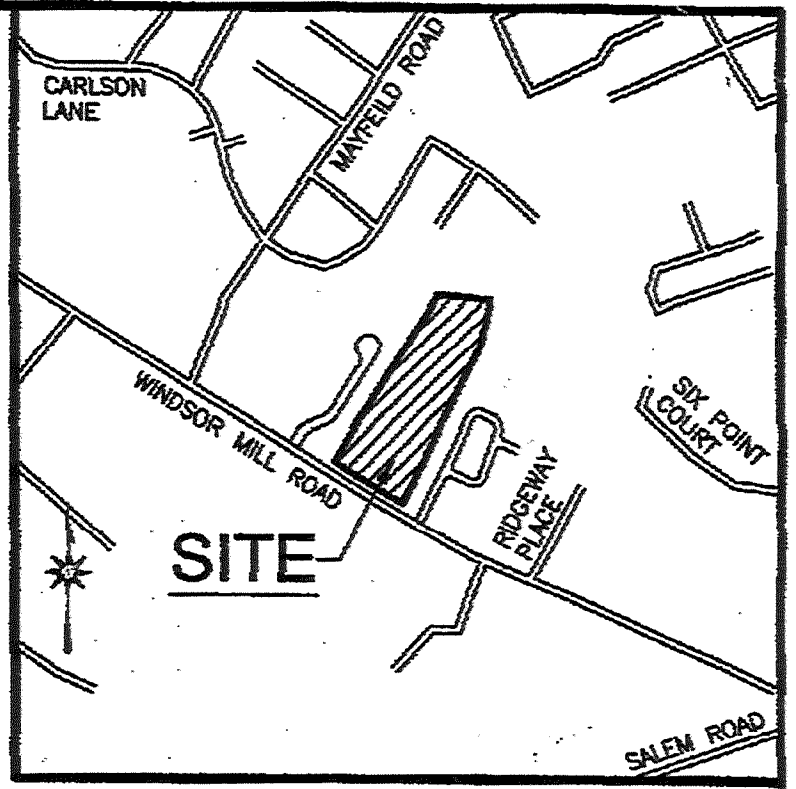
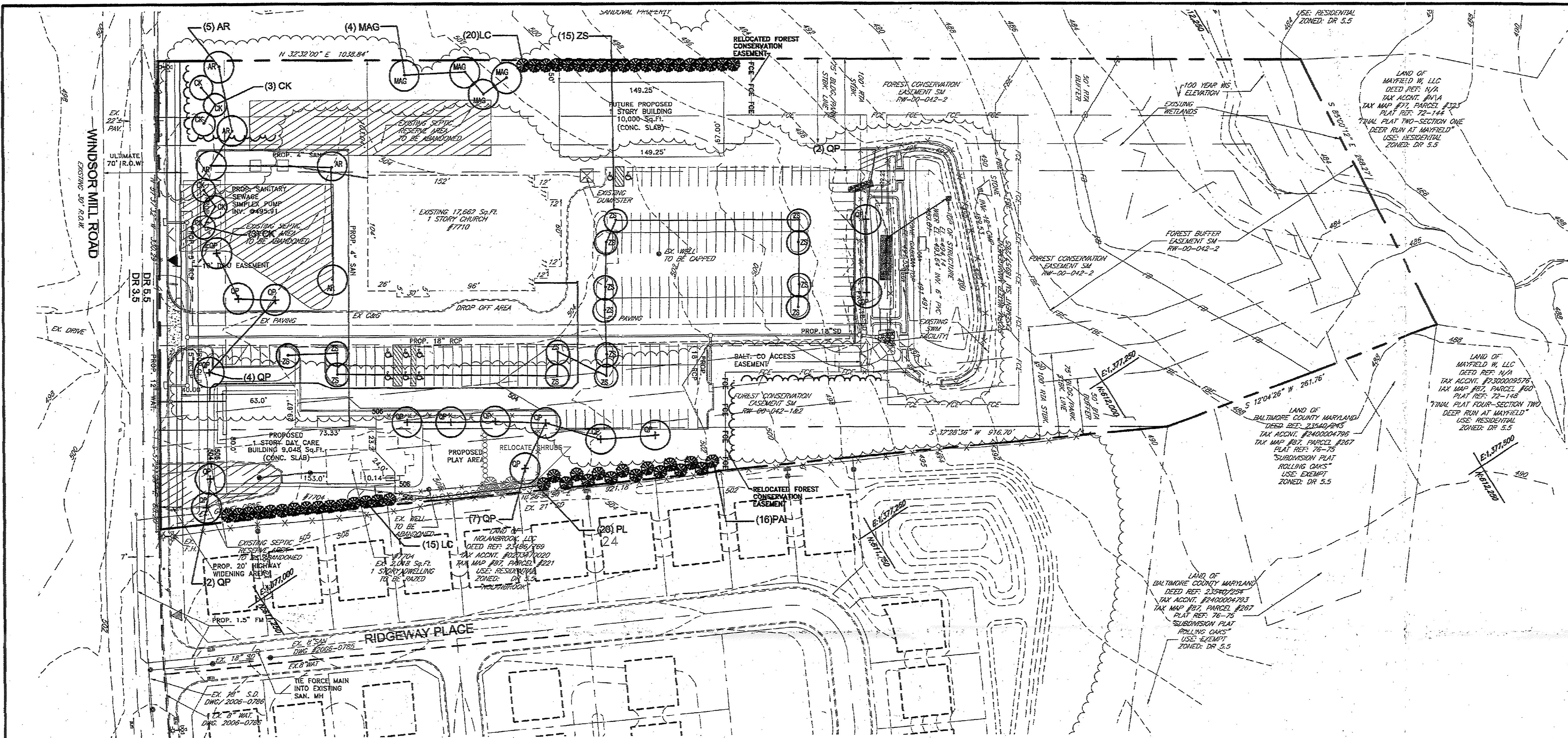
FINAL LANDSCAPE PLAN
FOR
JESUS HOUSE BALTIMORE
7704 & 7710 WINDSOR MILL ROAD

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS

DRAWN BY:	DESIGNED BY:	SCALE:
CND	DNM	1" = 50'
DATE:	JOB NO.:	SHEET NO.:
08-29-08	05121	1 OF 1

2/17/11 REVISED PER SITE MEETING WITH AVERY HARDEN



GENERAL NOTES:

- OWNER: REDEEMED CHRISTIAN CHURCH OF GOD
- SITE AREA: NET 390,542 Sq. Ft. or 8.966 Ac. GROSS: 403,115 Sq. Ft. or 9.254 Ac.
- ELECTION DISTRICT: 2ND
- COUNCILMANIC DISTRICT: 4TH
- CENSUS TRACT: 4023.02
- WATERSHED: PATAPSCO
- SUBSEWERSHED: DR 5.5
- PRESENT ZONING: DR 5.5 (PER 1"=200' ZONING MAP 08781)
- TAX MAP #87, GRID #4, PARCEL #52 & #53
- DEED REF: 13774/289 & 16396/504
- TAX ACCOUNT #'S: 0203470010 & #0202200220
- UTILITIES: EXISTING: CHURCH PROPOSED: CHURCH & DAYCARE
- SEWER: EXISTING: WATER- PRIVATE WELL SEWER- PRIVATE SEPTIC PROPOSED: WATER- PUBLIC SEWER- PUBLIC
- SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. MAP #240010 0360B; PANEL 360 OF 575 DATED 3-2-81.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS NOT HISTORIC.
- BUILDING AREAS: EXISTING: 17,662 Sq. Ft. CHURCH 2,018 Sq. Ft. PARRISH HOUSE (TO BE REMOVED) TOTAL EXISTING= 17,662 Sq. Ft. PROPOSED: 10,000 Sq. Ft. YOUTH BUILDING 8,634 Sq. Ft. DAYCARE BUILDING TOTAL PROPOSED= 18,634 Sq. Ft.

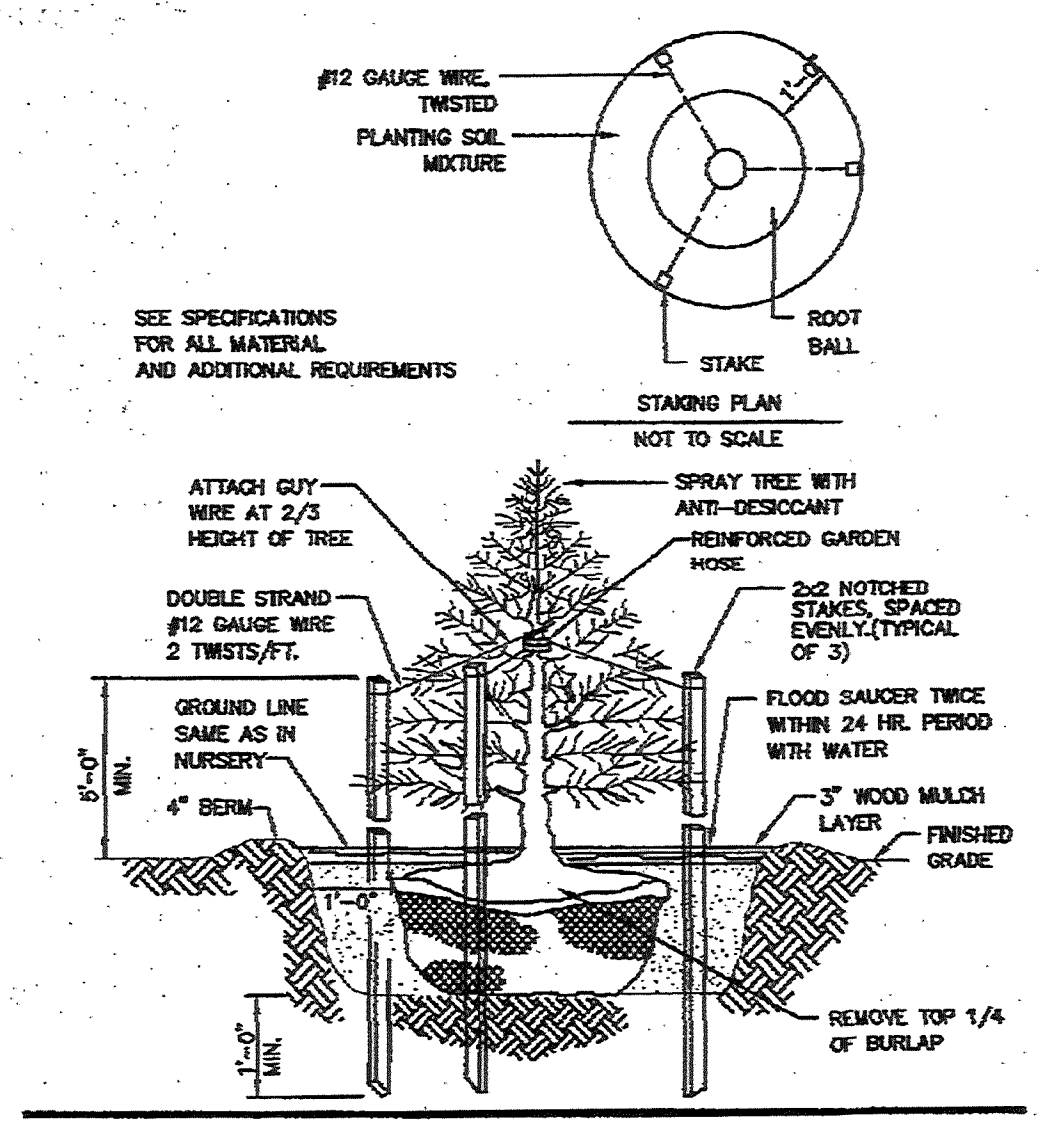
FINAL LANDSCAPE REQUIREMENTS				
KEY	ELEMENT	RATE	QUANTITY	P.U. REQ.
A	ADJACENT ROAD PARKING	1PU PER 40LF	415 LF	10.4 PU
B	PARKING ADJACENT TO RESIDENTIAL USE	1PU PER 15LF	140 LF	9.3 PU
C	INSTITUTIONAL BOD/USE ADJACENT TO RESIDENTIAL PARKING AREA	1PU/15LF	480 LF	30.7 PU
D	TOTAL	1PU/12 SPACES	197 P.S.	16.4PU

FINAL LANDSCAPE PROPOSED			
TYPE	QUANTITY	RATE	P.U. PROP.
MAJOR TREES	25	1PU/1 TREE	35.0 PU
FLOWERING TREES	10	1PU/2 TREES	5.0 PU
EVERGREEN TREES	35.55	1PU/2 TREES	25.5 PU 27.5 PU
SHRUBS	20	1PU/5 SHRUBS	4.0 PU
TOTAL PU PROPOSED			86.5 PU 71.5 PU

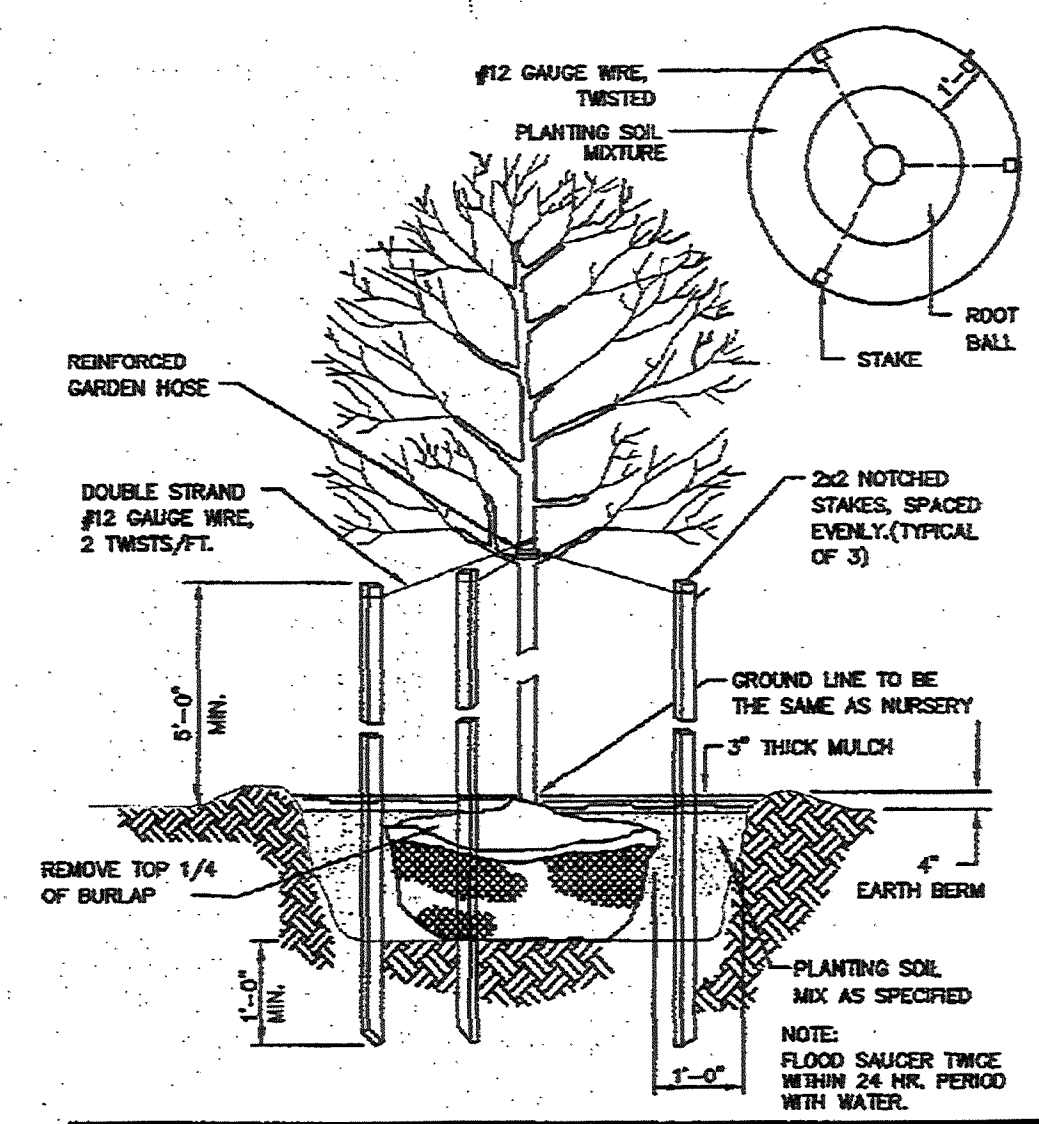
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MAG	4	MAGNOLIA L.D. MERRILL	DR. MERRILL MAGNOLIA	4" HT.	B & B	3-5 STEMS
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Kristine A. Terry
SIGNATURE
KRISTINE A. TERRY
PRINT NAME

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AFFIX SEAL

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B. Smith
APPLICANT SIGNATURE
JESUS HOUSE, 7710 WINDSOR MILL RD
ADDRESS (PRINT)
BALTIMORE MD 21244
CITY STATE ZIP
POME 11-585 PERMIT # B715656 C

BALTIMORE COUNTY
DEPT. OF PERMITS & DEV. MGMT.
LANDSCAPE PLAN APPROVED

E. Avery Harden
E. Avery Harden
County Landscape Architect

Date: 5-18-09

Richardson Engineering, LLC

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

FINAL LANDSCAPE PLAN
FOR
JESUS HOUSE BALTIMORE
7704 & 7710 WINDSOR MILL ROAD

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DRAWN BY: CND	DESIGNED BY: DNM	SCALE: 1" = 50'
DATE: 08-29-08	JOB NO.: 05121	SHEET NO.: 1 OF 1

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