



KEVIN KAMENETZ
County Executive

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

January 12, 2015

Jason T. Vettori, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue
Suite 200
Towson, Maryland 21204

RE: Petition for Variance
Property: 2021 Lord Baltimore Drive
Case No. 2015-0109-A

Dear Mr. Vettori:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal flourish extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITION FOR VARIANCE

(2021 Lord Baltimore Drive)

1st Election District

1st Council District

Redeemed Christian Church of God

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0109-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. Petitioner originally sought relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §409.7.B.1 to permit off-street parking spaces for uses other than residential and lodging within 1,316 feet walking distance of a building entrance to the church use in lieu of the maximum walking distance to a building entrance of 500 feet. At the hearing, the Petition was amended to seek relief under a different provision of the off-street parking regulations, as noted in the order which follows. A site plan for the project was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the request was Senior Pastor Ayoola Olulana. Jason T. Vettori, Esquire, represented the Petitioner. There were no Protestants in attendance. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR).

The subject property is approximately 2.5 acres and is zoned BM-AS. The property is located near the Security Square Mall in the Woodlawn area of Baltimore County. Petitioner proposes to construct a church within an existing warehouse building on the site to accommodate

ORDER RECEIVED FOR FILING

Date 1/12/15

By Sen

its growing congregation.

To obtain variance relief requires a showing that:

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

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

Petitioner has met this test. The site is of irregular dimensions and is therefore unique. Petitioner would experience a practical difficulty if the regulations were strictly interpreted, since it would be unable to construct the proposed church and sanctuary. I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the absence of County or community opposition.

THEREFORE, IT IS ORDERED, this 12th day of January, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 65 off-street parking spaces in lieu of the required 90 spaces, be and is hereby GRANTED.

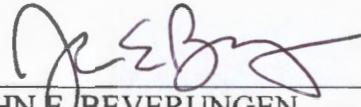
The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Prior to issuance of permits, Petitioner must obtain approval from Baltimore County of landscape and lighting plans for the site.
3. Petitioner must within 30 days of the date hereof submit to the OAH and the Department of Planning (DOP) a revised (redline) site plan containing the details identified in Item Nos. 2 and 4 of the DOP's December 8, 2014 ZAC comment, a copy of which is attached hereto and incorporated herein.

ORDER RECEIVED FOR FILING

Date 1/12/15
By Sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 11/2/15

By sln

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 8, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 2021 Lord Baltimore Drive

DEC 08 2014

INFORMATION:

Item Number: 15-109

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Ayoola Olulana

Zoning: BM-AS

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is proposing to convert a portion of an existing warehouse to a place of worship with 350 seats. The petitioner is seeking a variance to permit off-street parking spaces for uses other than residential and lodging within 1,316 feet walking distance of a building entrance to the church in lieu of the maximum requirement of 500 feet. The petitioner has an agreement with the Macy's store at 6901 Security Boulevard for the use of 30 parking spaces for a period of five years.

The Department of Planning does not object to the petitioner's off-street variance parking request subject to the following conditions:

1. It is unclear how the building will function without a interior proposed floor plan. It appears from the site plan that there may be conflicts between pedestrian and vehicular movements. Provide and show on the development plan a safe convenient pedestrian access to the building from the sidewalk on Lord Baltimore Drive through the site and to the building entrance. Per Condition B of the Baltimore County Landscape Manual (pg. 19), *"When parking spaces abut a building, the parking lot edge shall be a minimum of 6 feet from the face of the building"*.
2. Provide details of any proposed signage and any entrance treatments and show their proposed locations on the site plan. Specifically, provide the proposed dimensions and display them in the form of an elevation drawing and provide to this office for review and approval.
3. Place the signed parking lot useage agreement with Macy's store on the plan.
4. Show the entrance location for the warehouse on the plan and location of the required two parking spaces for the warehouse.

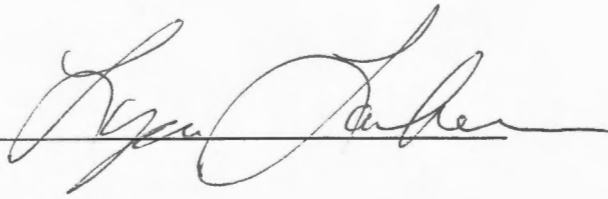
For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

ORDER RECEIVED FOR FILING

Date 11/12/15

By Sen

Division Chief:
AVA/LL



ORDER RECEIVED FOR FILING

Date 1/12/15

By Den

ATTACHMENT TO PETITION FOR ZONING RELIEF

2021 Lord Baltimore Drive

Variance relief from BCZR Section(s):

- (2,000 SF)
1. 409.7.B.1 to permit off-street parking spaces for uses other than residential and lodging within ~~1,316~~ feet walking distance of a building entrance to the church use in lieu of the ~~MAXIMUM~~ requirement of 500 feet; and
 2. For such other and further relief as the Administrative Law Judge may deem appropriate.

748
1-5-2015

2015-0109-A



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

November 11, 2014

**ZONING PROPERTY DESCRIPTION FOR
THE REDEEMED CHRISTIAN CHURCH OF GOD
HIGHER GROUND ASSEMBLY
2021 LORD BALTIMORE DRIVE**

Beginning at a point on the east side of Lord Baltimore Drive, which is 70 feet wide, at the distance of 740 feet, more or less, north of the centerline of Security Boulevard, which is 130 feet wide, being Lot 3 in the subdivision of "Champion Ford Dealership" as recorded in Baltimore County Plat Book E.H.K., Jr. No. 44, folio 98, containing 113,338 square feet or 2.602 acres of land, more or less, located in the 1st Election District and 1st Council District.



License expires/renews 2/26/15

2015-0109-A

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

No. **116284**

Date: **11/13/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 11/13/2014 11/13/2014 09:31:04 5
 REG W505 WALKIN RDOS LND
 > RECEIPT # 771296 11/13/2014 OFLN
 Dept 5 528 ZONING VERIFICATION
 CT NO. 116284

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

Recpt Tot \$500.00
 \$500.00 CX \$0.00 CA
 Baltimore County, Maryland

Total: 500.00

Rec From: Smith Golden & Schmitt LLC
 For: 2021 Land Baltimore
2015-0109-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2015-0109-A

Petitioner: REDEEMED CHRISTIAN CHURCH OF GOD

Address or Location: 2021 LORD BALTIMORE DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JASON T. VETTORI

Address: SMITH, GILDEA & SCHMIDT, LLC

600 WASHINGTON AVE., STE. 200

TOWSON, MD 21204

Telephone Number: (410) 821-0070



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2886887

Sold To:

GILDEA & SCHMIDT L SMITH - CU00172003
600 Washington Ave
Ste 200
Towson, MD 21204-1301

Bill To:

GILDEA & SCHMIDT L SMITH - CU00172003
600 Washington Ave
Ste 200
Towson, MD 21204-1301

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Dec 16, 2014

NOTICE OF ZONING HEARING

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

Case: # 2015-0109-A
2021 Lord Baltimore Drive
E/s of Lord Baltimore Drive, 740 ft. n/of the centerline of Security Boulevard
1st Election District - 1st Councilmanic District
Legal Owner(s) Ayoola Olulana

Variance: to permit off street parking spaces for uses other than residential and lodging within 1,316 ft. walking distance of a building entrance to the church use in lieu of the minimum requirement of 500 ft. and for such other and further relief as the Administrative Law Judge may deem appropriate.

Hearing: Monday, January 5, 2015 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 12/734 Dec. 16 2886887

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/16/2014

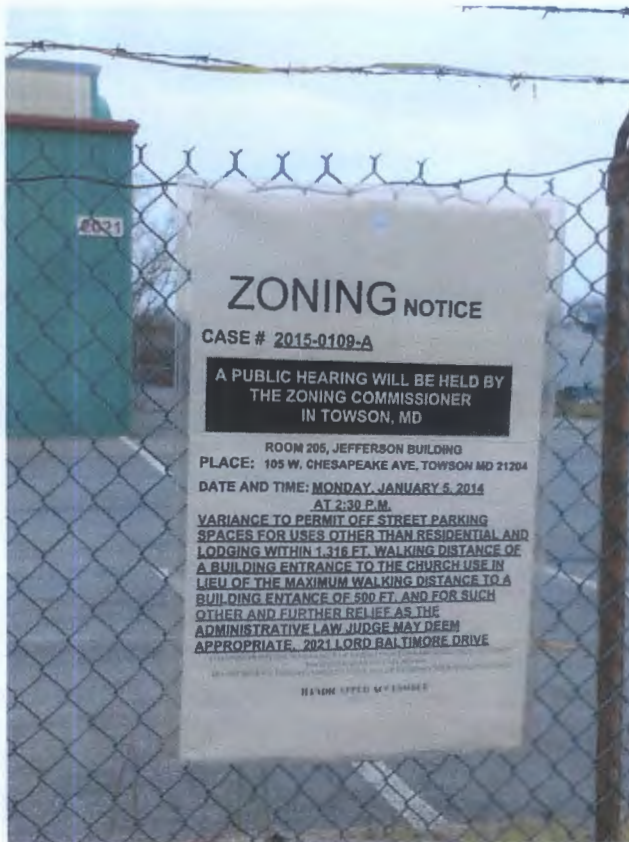
Case Number: 2015-0109-A

Petitioner / Developer: JASON VETTORI of SMITH, GILDEA & SCHMIDT LLC~AYOOLA OLULANA

Date of Hearing (Closing): JANUARY 5, 2015

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
2021 LORD BALTIMORE DRIVE

The sign(s) were posted on: DECEMBER 14, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 16, 2014 Issue - Jeffersonian

Please forward billing to:

Jason Vettori
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Baltimore, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0109-A

4 Katurah Lane

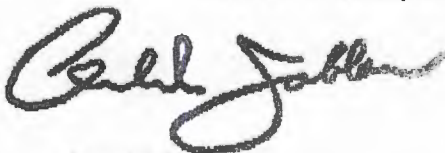
E/s of Lord Baltimore Drive, 740 ft. n/of the centerline of Security Boulevard

1st Election District – 1st Councilmanic District

Legal Owners: Ayoola Olulana

Variance to permit off street parking spaces for uses other than residential and lodging within 1,316 ft. walking distance of a building entrance to the church use in lieu of the minimum requirement of 500 ft. and for such other and further relief as the Administrative Law Judge may deem appropriate.

Hearing: Monday, January 5, 2015 at 2:30 p.m. in Room 205, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 16, 2014 Issue - Jeffersonian

Please forward billing to:

Jason Vettori
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Baltimore, MD 21204

410-821-0070

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0109-A

2021 Lord Baltimore Drive

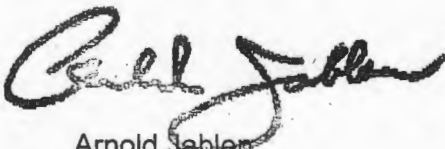
E/s of Lord Baltimore Drive, 740 ft. n/of the centerline of Security Boulevard

1st Election District – 1st Councilmanic District

Legal Owners: Ayoola Olulana

Variance to permit off street parking spaces for uses other than residential and lodging within 1,316 ft. walking distance of a building entrance to the church use in lieu of the minimum requirement of 500 ft. and for such other and further relief as the Administrative Law Judge may deem appropriate.

Hearing: Monday, January 5, 2015 at 2:30 p.m. in Room 205, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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



KEVIN KAMENETZ
County Executive
December 3, 2014

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

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0109-A

2021 Lord Baltimore Drive

E/s of Lord Baltimore Drive, 740 ft. n/of the centerline of Security Boulevard

1st Election District – 1st Councilmanic District

Legal Owners: Ayoola Olulana

Variance to permit off street parking spaces for uses other than residential and lodging within 1,316 ft. walking distance of a building entrance to the church use in lieu of the maximum walking distance to a building entrance of 500 ft. and for such other and further relief as the Administrative Law Judge may deem appropriate.

Hearing: Monday, January 5, 2015 at 2:30 p.m. in Room 205, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jason Vettori, 600 Washington Avenue, Ste. 200, Towson 21204
Ayoola Olulana, 4 Katurah Lane, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 16, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive
November 25, 2014

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

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0109-A

4 Katurah Lane

E/s of Lord Baltimore Drive, 740 ft. n/of the centerline of Security Boulevard

1st Election District – 1st Councilmanic District

Legal Owners: Ayoola Olulana

Variance to permit off street parking spaces for uses other than residential and lodging within 1,316 ft. walking distance of a building entrance to the church use in lieu of the minimum requirement of 500 ft. and for such other and further relief as the Administrative Law Judge may deem appropriate.

Hearing: Monday, January 5, 2015 at 2:30 p.m. in Room 205, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jason Vettori, 600 Washington Avenue, Ste. 200, Towson 21204
Ayoola Olulana, 4 Katurah Lane, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 16, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE
4 Katurah Lane; E/S Lord Baltimore Drive,
740' N of c/line Security Boulevard
1st Election & 1st Councilmanic Districts
Legal Owner(s): Ayoola Olulana
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-109-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

NOV 25 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of November, 2014, a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire, Smith, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: February 12, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0109-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 11, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: */s/* Case File
Office of Administrative Hearings

PLEASE PRINT CLEARLY

CASE NAME 2021 Lord Baltimore Dr.

CASE NUMBER 2015-0109-A

DATE JANUARY 5, 2015

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2015- 0109-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

11/21

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

C

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

FIRE DEPARTMENT

12/8

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

C

11/17

STATE HIGHWAY ADMINISTRATION

no

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/16/14

SIGN POSTING

Date:

12/14/14

by O'Heefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

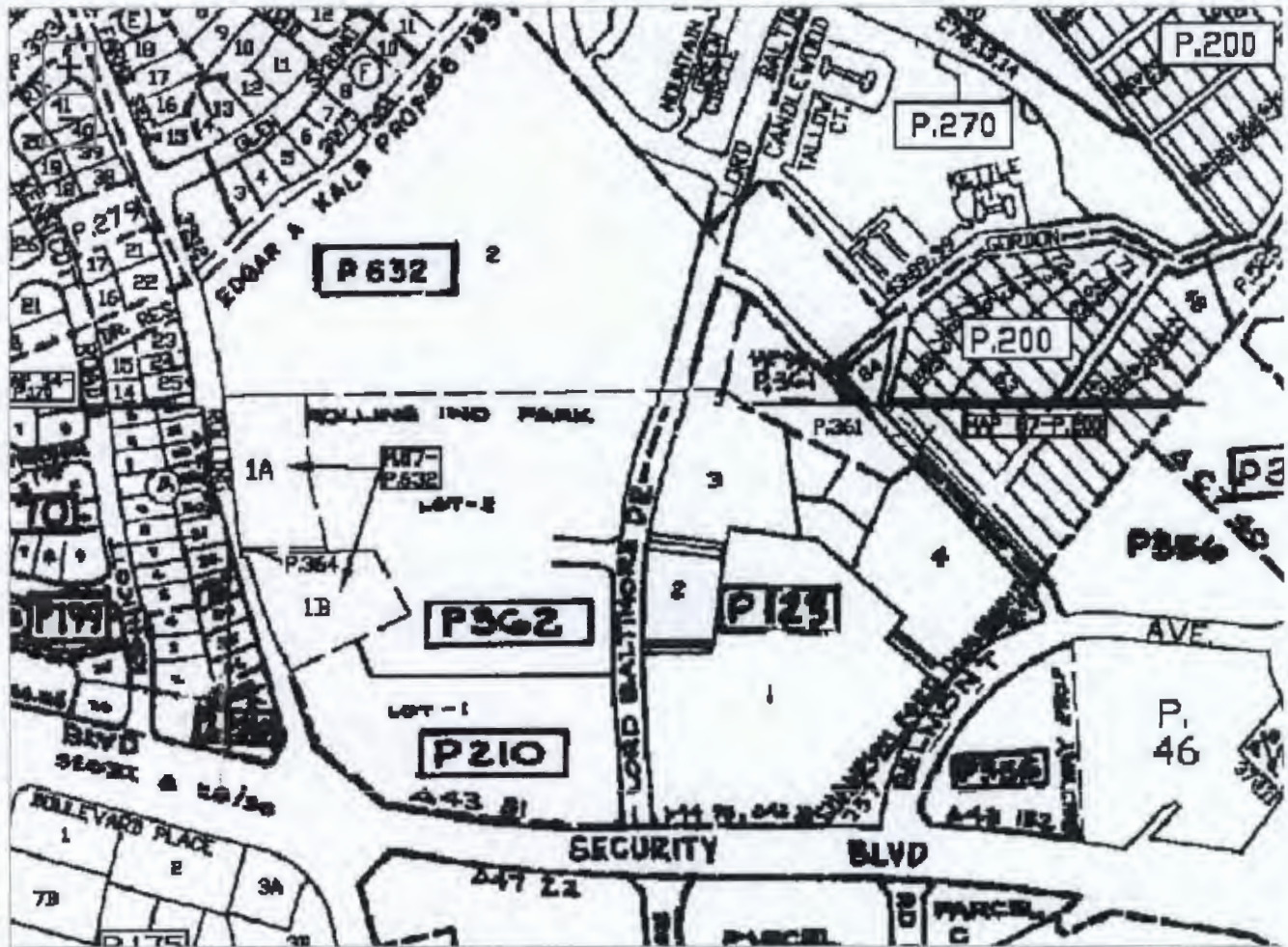
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
Account Identifier:		District - 01 Account Number - 1800011834								
Owner Information										
Owner Name:		THE REDEEMED CHRISTIAN CHURCH OF GOD			Use: Principal Residence:		COMMERCIAL NO			
Mailing Address:		4 KATURAH LN OWINGS MILL MD 21117-			Deed Reference:		/33343/ 00217			
Location & Structure Information										
Premises Address:		2021 LORD BALTIMORE DR 0-0000			Legal Description:		2.6019 AC 2021 LORD BALTIMORE DR CHAMPION FORD DEALERSHI			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref: 0044/0098
0094	0006	0123		0000			3	2015		
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built 1981		Above Grade Enclosed Area 29852			Finished Basement Area		Property Land Area 2.6000 AC		County Use 06	
Stories	Basement	Type DISTRIBUTION WAREHOUSE			Exterior	Full/Half Bath	Garage	Last Major Renovation		
Value Information										
			Base Value		Value As of 01/01/2012		Phase-in Assessments As of 07/01/2014		As of 07/01/2015	
Land:			617,600		617,600					
Improvements			288,500		288,500					
Total:			906,100		906,100		906,100			
Preferential Land:			0							
Transfer Information										
Seller: LB84 LLC					Date: 03/25/2013		Price: \$1,700,000			
Type: ARMS LENGTH MULTIPLE					Deed1: /33343/ 00217		Deed2:			
Seller: 84 LUMBER CO					Date: 06/03/2008		Price: \$1,450,000			
Type: ARMS LENGTH MULTIPLE					Deed1: /27051/ 00258		Deed2:			
Seller: FORD MOTOR DEALE RSHIP FACILITIES					Date: 01/08/1981		Price: \$0			
Type: NON-ARMS LENGTH OTHER					Deed1: /06249/ 00482		Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class			07/01/2014		07/01/2015			
County:		000			0.00					
State:		000			0.00					
Municipal:		000			0.00		0.00			
Tax Exempt:					Special Tax Recapture:					
Exempt Class:					NONE					
Homestead Application Information										
Homestead Application Status: No Application										

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **01** Account Number: **1800011834**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please Wait. Loading... Please Wait.
-->



KEVIN KAMENETZ
County Executive

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

December 31, 2014

Ayoola Olulana
4 Katurah Lane
Owings Mills MD 21117

RE: Case Number: 2015-0109 A, Address: 2021 Lord Baltimore Drive

Dear Mr. Olulana:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 13, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jason T. Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

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



MARYLAND DEPARTMENT OF TRANSPORTATION

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 11/17/14

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

RE: Baltimore County
Item No 2015-0109-A
Variance
Ayoola Olulana
4 Katurah Lane.

Dear Ms. Lewis:

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. *2015-0109-A*.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 21, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For November 24, 2014
Item No. 2015-0109

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

If this constitutes a change of occupancy, Landscape and Photometric Lighting Plans will be required prior to any permit issuance (B852207).

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0109-11242014.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 8, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 2021 Lord Baltimore Drive

DEC 08 2014

INFORMATION:

Item Number: 15-109

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Ayoola Olulana

Zoning: BM-AS

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

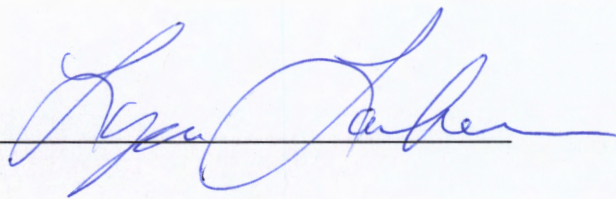
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is proposing to convert a portion of an existing warehouse to a place of worship with 350 seats. The petitioner is seeking a variance to permit off-street parking spaces for uses other than residential and lodging within 1,316 feet walking distance of a building entrance to the church in lieu of the maximum requirement of 500 feet. The petitioner has an agreement with the Macy's store at 6901 Security Boulevard for the use of 30 parking spaces for a period of five years.

The Department of Planning does not object to the petitioner's off-street variance parking request subject to the following conditions:

1. It is unclear how the building will function without a interior proposed floor plan. It appears from the site plan that there may be conflicts between pedestrian and vehicular movements. Provide and show on the development plan a safe convenient pedestrian access to the building from the sidewalk on Lord Baltimore Drive through the site and to the building entrance. Per Condition B of the Baltimore County Landscape Manual (pg. 19), *"When parking spaces about a building, the parking lot edge shall be a minimum of 6 feet from the face of the building"*.
2. Provide details of any proposed signage and any entrance treatments and show their proposed locations on the site plan. Specifically, provide the proposed dimensions and display them in the form of an elevation drawing and provide to this office for review and approval.
3. Place the signed parking lot useage agreement with Macy's store on the plan.
4. Show the entrance location for the warehouse on the plan and location of the required two parking spaces for the warehouse.

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

Division Chief:
AVA/LL

A handwritten signature in blue ink, written over a horizontal line. The signature is stylized and appears to be "John L. ...".

149114
WCR

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: December 8, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2021 Lord Baltimore Drive

INFORMATION:

Item Number: 15-109

Petitioner: Ayoola Olulana

Zoning: BM-AS

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

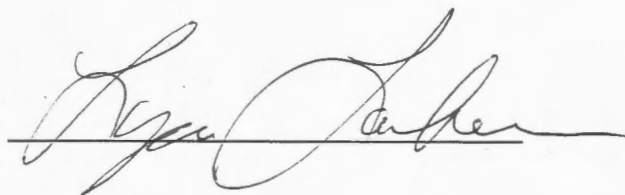
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is proposing to convert a portion of an existing warehouse to a place of worship with 350 seats. The petitioner is seeking a variance to permit off-street parking spaces for uses other than residential and lodging within 1,316 feet walking distance of a building entrance to the church in lieu of the maximum requirement of 500 feet. The petitioner has an agreement with the Macy's store at 6901 Security Boulevard for the use of 30 parking spaces for a period of five years.

The Department of Planning does not object to the petitioner's off-street variance parking request subject to the following conditions:

1. It is unclear how the building will function without a interior proposed floor plan. It appears from the site plan that there may be conflicts between pedestrian and vehicular movements. Provide and show on the development plan a safe convenient pedestrian access to the building from the sidewalk on Lord Baltimore Drive through the site and to the building entrance. Per Condition B of the Baltimore County Landscape Manual (pg. 19), *"When parking spaces about a building, the parking lot edge shall be a minimum of 6 feet from the face of the building"*.
2. Provide details of any proposed signage and any entrance treatments and show their proposed locations on the site plan. Specifically, provide the proposed dimensions and display them in the form of an elevation drawing and provide to this office for review and approval.
3. Place the signed parking lot usage agreement with Macy's store on the plan.
4. Show the entrance location for the warehouse on the plan and location of the required two parking spaces for the warehouse.

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

Division Chief:
AVA/LL

A handwritten signature in black ink, written over a horizontal line. The signature is stylized and cursive, appearing to read "Ryan L. [unclear]".

SMITH, GILDEA & SCHMIDT LLC

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
MICHAEL G. DEHAVEN
JASON T. VETTORI
DAVID W. TERRY*

*Admitted in MD, MO, IL, AR

LAUREN DODRILL BENJAMIN
CHRISTOPHER W. COREY
MARIELA C. D'ALESSIO**
NATALIE MAYO
ELYANA TARLOW

of counsel:

EUGENE A. ARBAUGH, JR.
DAVID T. LAMPTON

**Admitted in MD, FL, PA

February 11, 2015

Sent Via Hand Delivery

Andrea Van Arsdale
Director, Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

RECEIVED

FEB 11 2015

OFFICE OF ADMINISTRATIVE HEARINGS

John Beverungen
Administrative Law Judge
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, MD 21204

**Re: Revised Redlined Site Plan and Plan Showing Signage and Entranceway Treatments
Case No. 2015-0109-A
2021 Lord Baltimore Drive**

Dear Ms. Van Arsdale and Mr. Beverungen,

In compliance with Administrative Law Judge for Baltimore County (ALJ) John Beverungen's decision in the above referenced matter, please find a Redlined Plan to Accompany Petition for Zoning Relief as well as a Plan Showing Signage and Entranceway Treatments. ALJ Beverungen requested that the following materials be submitted within 30 days of the January 12, 2015 decision.

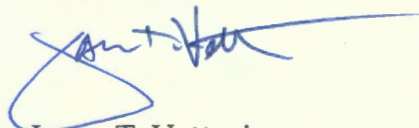
The instant submission fully satisfies Condition 3 of ALJ John Beverungen's decision. Condition 3 stated that the Petitioner "must within 30 days of the date hereof submit to the OAH and the Department of Planning (DOP) a revised (redline) site plan containing the details identified in Item Nos. 2 and 4 of the DOP's December 8, 2014 ZAC comment, a copy of which is attached hereto and incorporated herein." DOP ZAC Comment condition No. 2 stated, "[p]rovide

Case No. 2015-0109-A
Condition 3 Supplemental Submission
February 11, 2015
Page 2

details of any proposed signage and any entrance treatments and show their proposed locations on the site plan. Specifically, provide the proposed dimensions and display them in the form of an elevation drawing and provide to this office for review and approval." DOP ZAC Comment condition No. 4 stated, "[s]how the entrance location for the warehouse on the plan and location of the required two parking spaces for the warehouse."

The attached redlined Plan to Accompany Petition for Zoning Relief and Plan Showing Signage and Entranceway Treatments satisfies Condition 3 of ALJ John Beverungen's decision dated January 12, 2015.

Very truly yours,



Jason T. Vettori

cc: Pastor Ayo Olulana
Mike Fisher, Site Resources, Inc.

Case No.:

2015-0109-A

Exhibit Sheet

Petitioner/Developer

Protestants

1/12/15
slr103
2-12-15

No. 1	Site plan	
No. 2	Zoning Verification Letter 1-29-2013	
No. 3	Parking Agreement w/ Macy's Store	
No. 4	Zoning Map	
No. 5	Parking Agreement w/ Trade School	
No. 6	Zoning Map	
No. 7	7A + 7B Aerial photographs	
No. 8	Letter dated 1-5-2015 Security Square Mall	
No. 9	9A + 9B photos of church van	
No. 10	Letter dated 1-2-2015 from Redeemed Church	
No. 11	Letter dated 11-19-2013 from Macy's	
No. 12		



KEVIN KAMENETZ
County Executive

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

January 29, 2013

Pastor Ayoola Olulana (Pastor-In-Charge)
The Redeemed Christian Church, Higher Ground Assembly
1808 Woodlawn Drive, Unit P&Q
Baltimore, MD 21207

RE: Zoning Verification, 2021 Lord Baltimore Drive, 21244
Property Tax ID Number 18-00-011834
1st Election District

To Whom It May Concern:

Your letter to the Director of Permits, Approvals and Inspections has been referred to me for reply. Based on the information contained in your letter and the BCZR (Baltimore County Zoning Regulations) the following has been determined.

The property known as 2021 Lord Baltimore Drive is currently zoned BM-AS (Business Major - Automotive Service) as shown on the official Baltimore County Zoning Map 094C1 & 087C3 (copy of map enclosed). The uses of the property are permitted and restricted by Section 233 & 259 (BCZR). The use of the property as a church is permitted by right, subject to conditions. For a complete list of permitted and Special Exception uses please visit our website at www.baltimorecountymd.gov. (I have copied and included those sections with this letter).

Hopefully the information set forth in this letter is sufficiently detailed and responsive to this request. If you have any questions please do not hesitate calling me at 410-887-3391.

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

Sincerely,

Jason Seidelman
Zoning Review

JS/13-044

PARKING SPACE AGREEMENT

Macy's Store (formerly Federated Department Store, Inc.) of 6901 Security Blvd, Baltimore MD 21244 as Lessor does hereby agree to allow **The Redeemed Christian Church of God, Higher Ground Assembly of 2021 Lord Baltimore Blvd, Baltimore MD 21244** as Lessee the use of 50 parking spaces (out of its allotted parking spaces) located at Security Square Mall, 6901, Security Blvd, Baltimore MD 21244 such parking space being further described as Parking Space along Security Blvd at the aforementioned location.

The following terms and conditions shall apply to this Parking Space Agreement ("Agreement")

1. **Use of Parking Space:** RCCG, Higher Ground Assembly is allowed the use of the aforementioned parking space from 7:00pm – 10:00pm Monday – Saturday and 10:00am – 2:00pm on Sunday.
2. **Items Left in Vehicle.** Macy's shall not be responsible for damage or loss to possessions or items left in the Church members' vehicle.
3. **Damage to Vehicle.** Macy's shall not be responsible for damage to RCCG Higher Ground Assembly member's vehicle, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
4. **Injuries:** Macy's shall not be liable for any damage or injury to RCCG Higher Ground Assembly member, or any other person, or to property occurring on or at the parking space(s) or any part thereof, and RCCG Higher Ground Assembly agrees to hold Macy's harmless from any claim for damages, during the term of this agreement or any extension of it, no matter how caused.
5. **Parking Lot Attendants.** Macy's shall not provide parking lot attendants and shall not be responsible for one.
6. **Payments.** Parties agree that there shall be a \$1.00 per parking space monthly rent.
7. **Terms and Termination.** The term of this agreement shall be for 5 years with the agreement renewing every year automatically until either party gives at least three - full calendar months written notice. Any such notice shall be directed to a party at the party's address as listed in this Agreement.

PETITIONER'S

EXHIBIT NO. 3

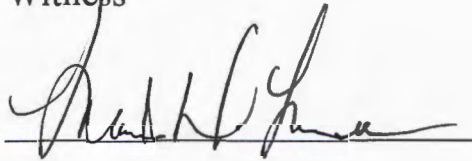
If by fault or no-fault of the church or Macy's, this agreement becomes void the church understands that it has 90 days to come into compliance with the county's regulations.

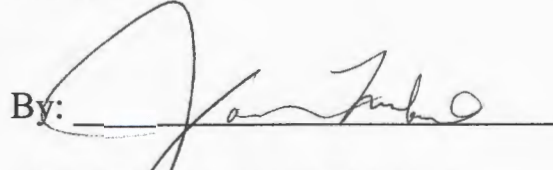
EXECUTED AND AGREED by the parties hereto, this 30th day of December, 2014.

LESSOR

Macy's

Witness



By: 

Print Name: Joseph Neubauer

Title: Chairman, Board of Directors
7, West Seventh Street
Cincinnati, Ohio 45202

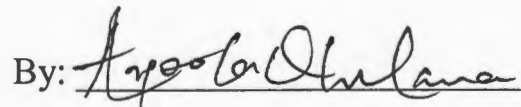
LESSEE

RCCG, Higher Ground Assembly

Witness

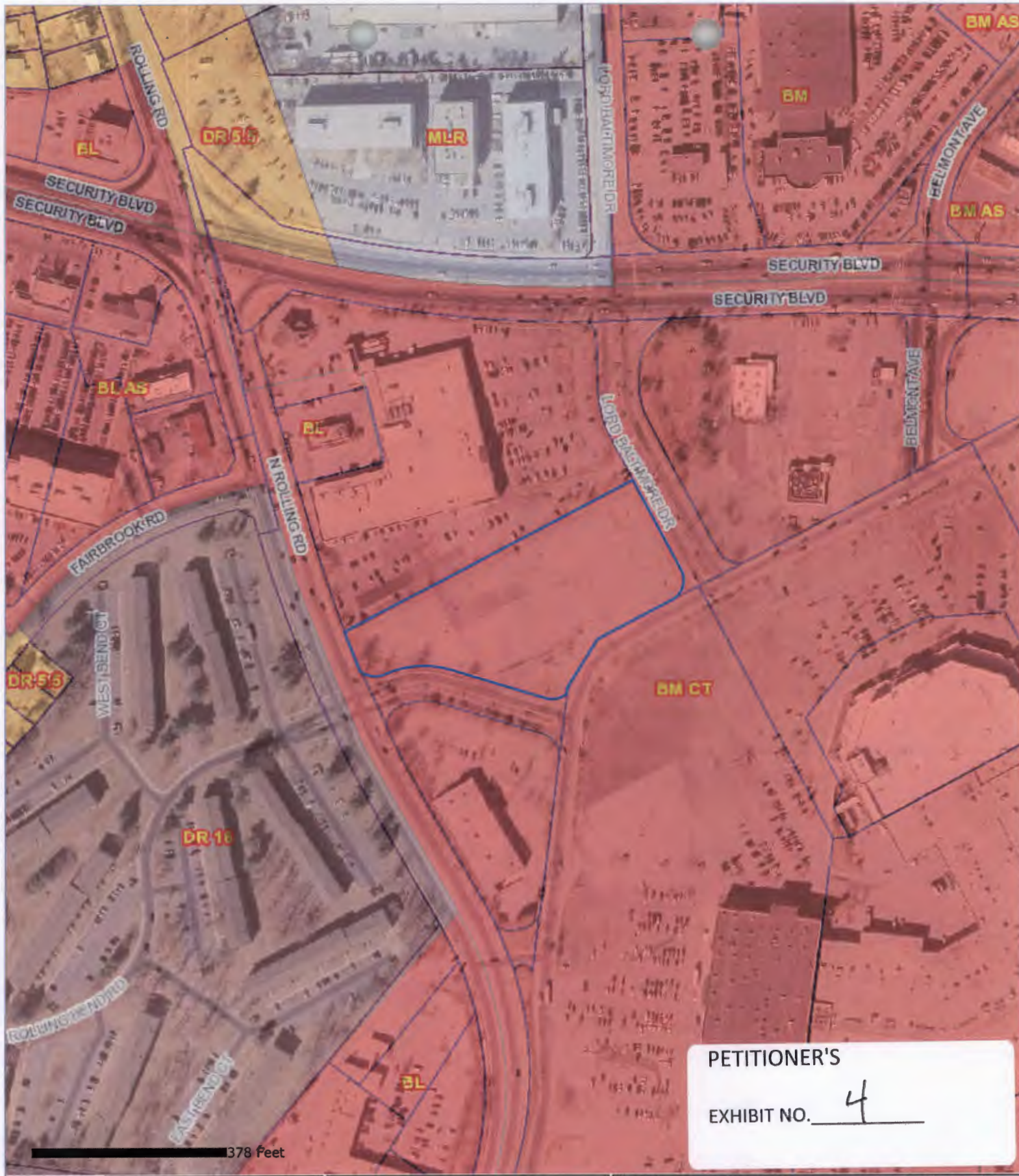


VINCENT AJIE

By: 

Print Name: Ayoola Olulana

Title: Senior Pastor



PETITIONER'S

EXHIBIT NO. 4



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 1/2/2015

PARKING SPACE AGREEMENT

North American Trade School, Baltimore MD of 6901 Security Blvd, Baltimore MD 21244 as Lessor does hereby agree to allow **The Redeemed Christian Church of God, Higher Ground Assembly of 2021 Lord Baltimore Blvd, Baltimore MD 21244** as Lessee the use of 50 parking spaces (out of its allotted parking spaces) located at Security Square Mall, 6901, Security Blvd, Baltimore MD 21244 such parking space being further described as Parking Space along Security Blvd at the aforementioned location.

The following terms and conditions shall apply to this Parking Space Agreement ("Agreement")

- 1. Use of Parking Space:** RCCG, Higher Ground Assembly is allowed the use of the aforementioned parking space from 7:00pm – 10:00pm Monday – Saturday and 10:00am – 2:00pm on Sunday.
- 2. Items Left in Vehicle.** North American Trade School shall not be responsible for damage or loss to possessions or items left in the Church members' vehicle.
- 3. Damage to Vehicle.** North American Trade School shall not be responsible for damage to RCCG Higher Ground Assembly member's vehicle, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
- 4. Injuries:** North American Trade School shall not be liable for any damage or injury to RCCG Higher Ground Assembly member, or any other person, or to property occurring on or at the parking space(s) or any part thereof, and RCCG Higher Ground Assembly agrees to hold North American Trade School harmless from any claim for damages, during the term of this agreement or any extension of it, no matter how caused.
- 5. Parking Lot Attendants.** North American Trade School shall not provide parking lot attendants and shall not be responsible for one.
- 6. Payments.** Parties agree that there shall be a \$1.00 per parking space monthly rent.
- 7. Terms and Termination.** The term of this agreement shall be for 5 years with the agreement renewing every year automatically until either party gives at least three - full calendar months written notice. Any such notice shall be directed to a party at the party's address as listed in this Agreement.

PETITIONER'S

EXHIBIT NO. 5

If by fault or no-fault of the church or North American Trade School, this agreement becomes void the church understands that it has 90 days to come into compliance with the county's regulations.

EXECUTED AND AGREED by the parties hereto, this 30th day of December, 2014.

LESSOR

Witness

Ashley Dant
Ashley Dant

North American Trade School

By: Matt Daly

Print Name: Matt Daly

Title: School Director

LESSEE

Witness

Vincent Ajie
VINCENT AJIE

RCCG, Higher Ground Assembly

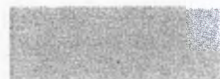
By: Ayoola Olulana

Print Name: Ayoola Olulana

Title: Senior Pastor



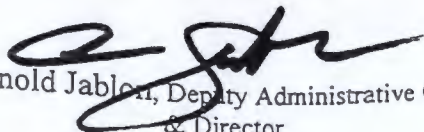
Matt Daly
School Director
6901 Security Blvd
suite16
Baltimore, MD 21244
Office: 410-298-4844
Fax: 410-298-0641
mdaly@natradeschools.edu
www.natradeschools.com



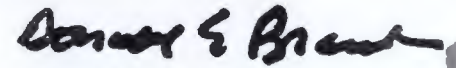
Matt Daly
School Director
6901 Security Blvd
suite16
Baltimore, MD 21244
Office: 410-298-4844
Fax: 410-298-0641
mdaly@natradeschools.edu
www.natradeschools.com

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

PERMIT NO: B763134

PERMISSION IS HEREBY GRANTED TO:

NAME: SECURITY SQUARE MALL
ADDRESS: 6901 SECURITY BLVD, 21244
Baltimore Md 21244

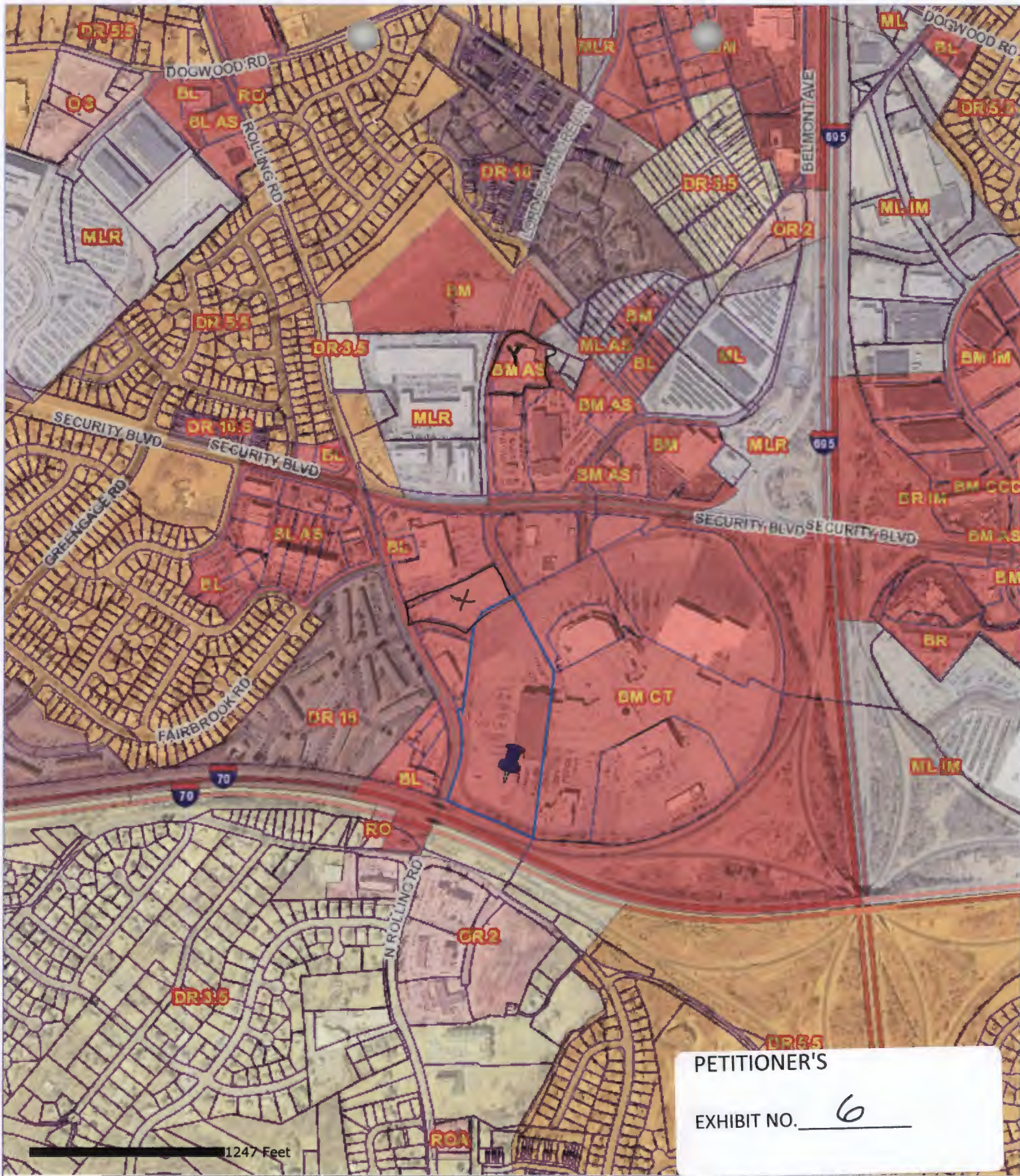
TO USE AND OCCUPY THE LAND AND/OR BUILDINGS DESCRIBED AND LOCATED
AS FOLLOWS ON PERMIT NO. B763134

LOCATION OF PROPERTY: 6901 SECURITY BLVD /SPACE885
DIST: 01 LOT NO: 2 BLOCK NO.
SUBDIVISION: SECURITY SQUARE SHOPPIN

DATE: 07/14/2011
FEE PAID: 40.00

ISSUED BY THE BUILDINGS ENGINEER





My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Moon Light
SPA
Tel 410-344-9200

PAKISTAN-MID EAST
INDIAN - BANGLADESHI
GROCERY
SPICES & MEATS
PHONE CARDS, SNACKS, DRINKS
VEGETARIAN

الدبة
AL-MADINAH
الدبة
HALAL MEAT
410.265.8300

الدبة
JALAL
الدبة

THE REDEEMED CHRISTIAN CHURCH OF GOD
HIGHER GROUND ASSEMBLY
1808 WOODLAWN DRIVE BALTIMORE MD 21207



PH: 410-944-3323

PETITIONER'S

EXHIBIT NO.

9B



THE REDEEMED CHRISTIAN CHURCH OF GOD

Higher Ground Assembly

1808 Woodlawn Drive, Suites P & Q, Baltimore MD 21207

Phone: 410-944-3323, Fax: 410-944-3324

Email: admin@rccghigherground.org

www.rccghigherground.org

January 2, 2015

To whom it may concern:

Re: Letter of Commitment to shuttling RCCG, Higher Ground Assembly members to and from Security Square Mall parking lot to Church.

The Redeemed Christian Church of God, Higher Ground Assembly is committed to ensuring that all Church members are transported in a safe and responsible manner from Macy's parking lot at Security Square Mall to Church for service and back to the parking lot to pick up their vehicles after Church services.

It is our commitment to our members that they will experience a high level of effective, prompt and satisfactory service from the transport department of the Church while riding the Church's 15 Passenger GMC Van.

Signed: Ayoola Olulana Date: 01/02/15

Print name: AYOOLA OLULANA

Pastor E. A Adeboye | **Pastor Ayo Olulana**
General Overseer | Pastor-in-Charge

Jesus Christ the same yesterday, today, and forever- Hebrews

DEVELOPER' S

EXHIBIT NO. 10



November 19, 2013

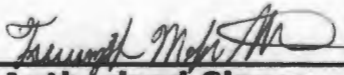
To Whom It May Concern

PARKING LOT USAGE

Macy's Store, 6901 Security Blvd, Baltimore MD 21244 does hereby agree to allow The Redeemed Christian Church of God, Higher Ground Assembly, 2021 Lord Baltimore Blvd, Baltimore MD 21244 the use of 30 parking spaces (out of its allotted parking spaces) located at Security Square Mall, 6901, Security Blvd, Baltimore MD 21244 from 7:00pm – 10:00pm Monday – Saturday and 10:00am – 2:00pm on Sunday for a period of 5 years.

Macy's shall not be liable for any damage to vehicles or injury to RCCG Higher Ground Assembly member, or any other person, or to property occurring on or at the parking space(s) or any part thereof.

If by fault or no- fault of the church or Macy's, this agreement becomes void, the church understands that it has 90 days to come into compliance with the county regulations.

 11/19/13

Authorized Signer
Date

Macy's East 6901 Security Boulevard, Baltimore, MD

DEVELOPER' S

EXHIBIT NO. 11

Kristen,

We received the attached notice in the mail. The address is incorrect. It should not be Pastor Olulana's residence but rather **2021 Lord Baltimore Drive**. I have attached the executed petition that was filed that referenced the address.

Please correct the notice and send me the corrected notice.

Alyssa M. Fiore

Paralegal

SMITH, GILDEA & SCHMIDT, LLC

600 Washington Avenue

Suite 200

Towson, MD 21204

(410) 821-0070

(410) 821-0071 - fax

afiore@sgs-law.com

This email contains information from the law firm of Smith, Gildea & Schmidt, LLC which may be confidential and/or privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this e-mail in error, please notify Smith, Gildea & Schmidt, LLC by telephone immediately.

2015-01-09

Kristen Lewis - RE: 4 Katurah Lane / 2015-0109-A

From: Alyssa Fiore <afiore@sgs-law.com>
To: "klewis@baltimorecountymd.gov" <klewis@baltimorecountymd.gov>
Date: 12/2/2014 11:08 AM
Subject: RE: 4 Katurah Lane / 2015-0109-A
CC: Jason Vettori <jvettori@sgs-law.com>

Kristen,

I understand you are not in the office today. Just to follow up/clarify my email below, please make sure the following corrections are made to the hearing notice:

1. The Property is: **2021 Lord Baltimore Drive**
2. The zoning relief requested should be as follows:

Variance relief from BCZR Section(s):

1. 409.7.B.1 to permit off-street parking spaces for uses other than residential and lodging within 1,316 feet walking distance of a building entrance to the church use in lieu of the maximum walking distance to a building entrance of 500 feet; and
2. For such other and further relief as the Administrative Law Judge may deem appropriate.

Please let me know if you have any questions! Thanks!

Alyssa M. Fiore
Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue
Suite 200
Towson, MD 21204
(410) 821-0070
(410) 821-0071 - fax
afiore@sgs-law.com

This email contains information from the law firm of Smith, Gildea & Schmidt, LLC which may be confidential and/or privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this e-mail in error, please notify Smith, Gildea & Schmidt, LLC by telephone immediately.

From: Alyssa Fiore
Sent: Tuesday, December 02, 2014 10:06 AM
To: klewis@baltimorecountymd.gov
Cc: Jason Vettori
Subject: 4 Katurah Lane / 2015-0109-A
Importance: High



November 19, 2013

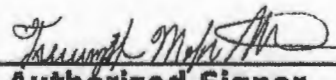
To Whom It May Concern

PARKING LOT USAGE

Macy's Store, 6901 Security Blvd, Baltimore MD 21244 does hereby agree to allow The Redeemed Christian Church of God, Higher Ground Assembly, 2021 Lord Baltimore Blvd, Baltimore MD 21244 the use of 30 parking spaces (out of its allotted parking spaces) located at Security Square Mall, 6901, Security Blvd, Baltimore MD 21244 from 7:00pm – 10:00pm Monday – Saturday and 10:00am – 2:00pm on Sunday for a period of 5 years.

Macy's shall not be liable for any damage to vehicles or injury to RCCG Higher Ground Assembly member, or any other person, or to property occurring on or at the parking space(s) or any part thereof.

If by fault or no- fault of the church or Macy's, this agreement becomes void, the church understands that it has 90 days to come into compliance with the county regulations.

 11/19/13

Authorized Signer
Date



November 19, 2013

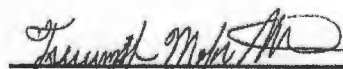
To Whom It May Concern

PARKING LOT USAGE

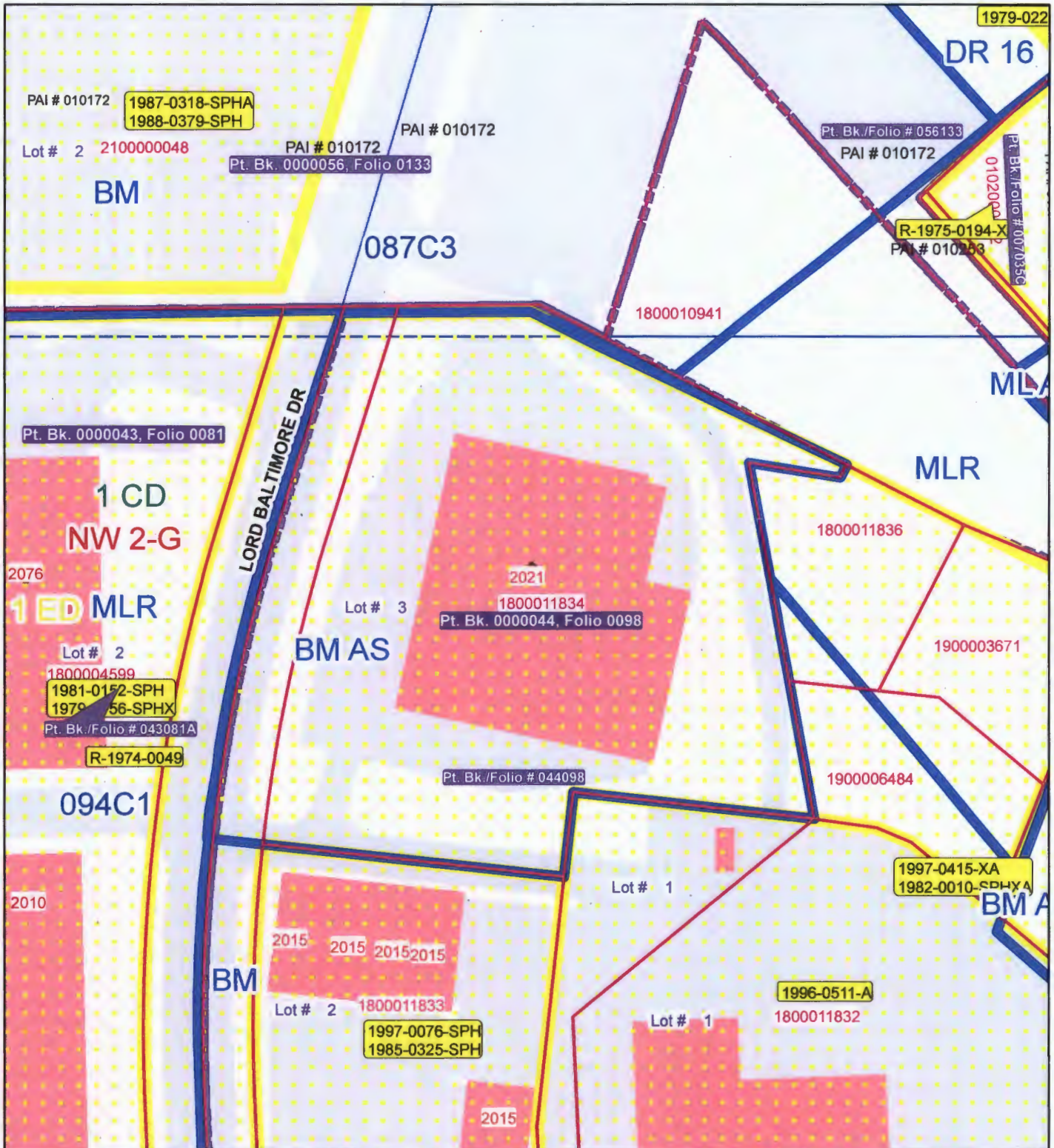
Macy's Store, 6901 Security Blvd, Baltimore MD 21244 does hereby agree to allow The Redeemed Christian Church of God, Higher Ground Assembly, 2021 Lord Baltimore Blvd, Baltimore MD 21244 the use of 30 parking spaces (out of its allotted parking spaces) located at Security Square Mall, 6901, Security Blvd, Baltimore MD 21244 from 7:00pm – 10:00pm Monday – Saturday and 10:00am – 2:00pm on Sunday for a period of 5 years.

Macy's shall not be liable for any damage to vehicles or injury to RCCG Higher Ground Assembly member, or any other person, or to property occurring on or at the parking space(s) or any part thereof.

If by fault or no- fault of the church or Macy's, this agreement becomes void, the church understands that it has 90 days to come into compliance with the county regulations.

 11/19/13
Authorized Signer
Date

2021 Lord Baltimore Drive 2015-0109-A



Publication Date: 11/13/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet



CASE NO. 2015-0109-A



CASE NO. 2015-0109-A



CRSE NO. 2015-0109-A



PETITIONER'S

EXHIBIT NO. 9A



January 5, 2015

Baltimore Zoning & Planning
111 West Chesapeake Ave Rm111
Towson, MD 21204

To Whom It May Concern;

This letter is to confirm that Security Square Holdings, LLC dba Security Square Mall does not own the parking lots at Macy's or at the North American Trade School, therefore would not be able to grant access for vendors to use for events.

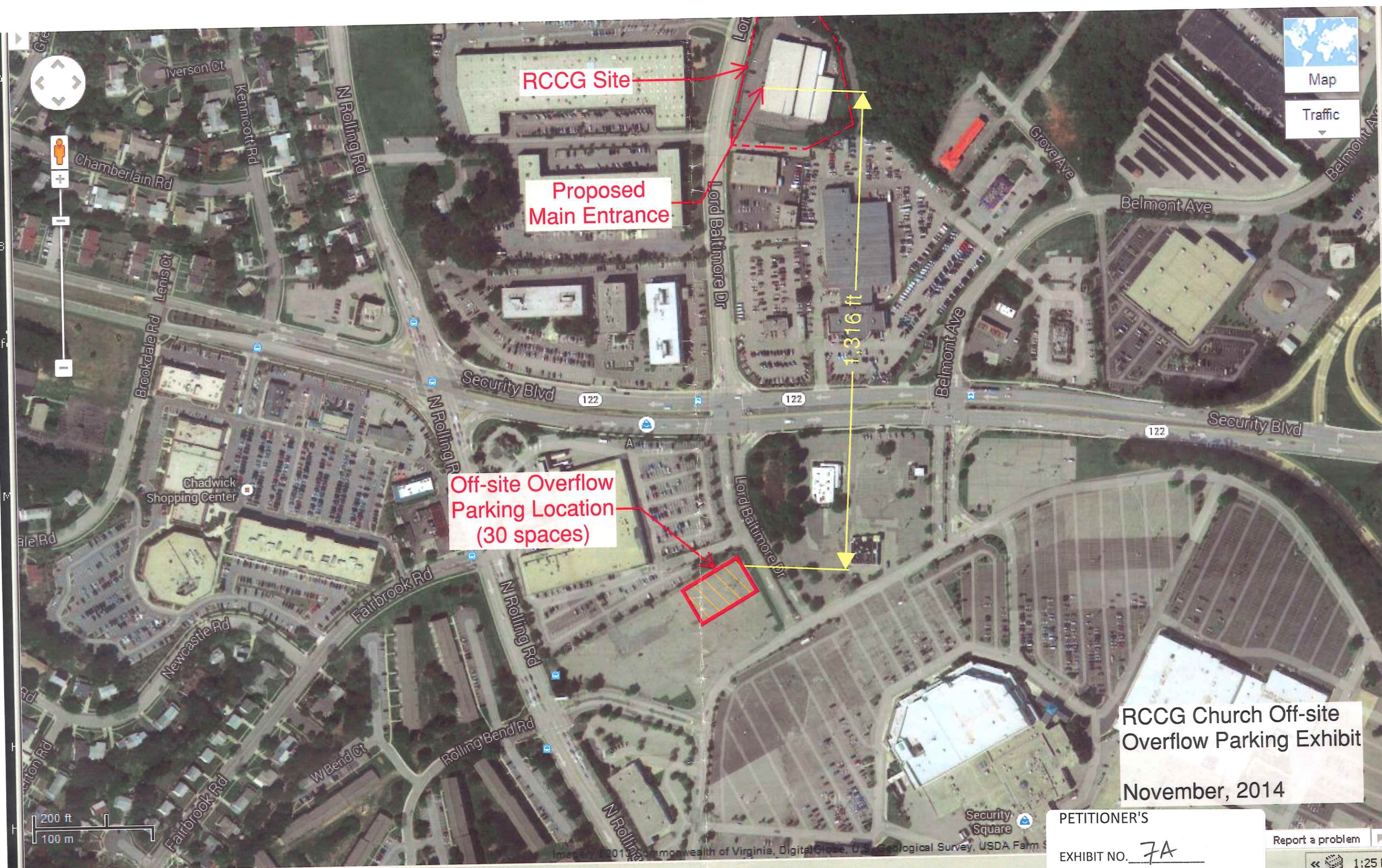
If you have any further questions, please feel free to give us a call at 410-265-5810.

Sincerely,

Heather Meyer
Specialty Leasing

PETITIONER'S

EXHIBIT NO. 8



RCCG Site

Proposed Main Entrance

Off-site Overflow Parking Location (30 spaces)

1,316 ft

RCCG Church Off-site Overflow Parking Exhibit

November, 2014

PETITIONER'S

EXHIBIT NO. 7A

Report a problem

1:25 PM



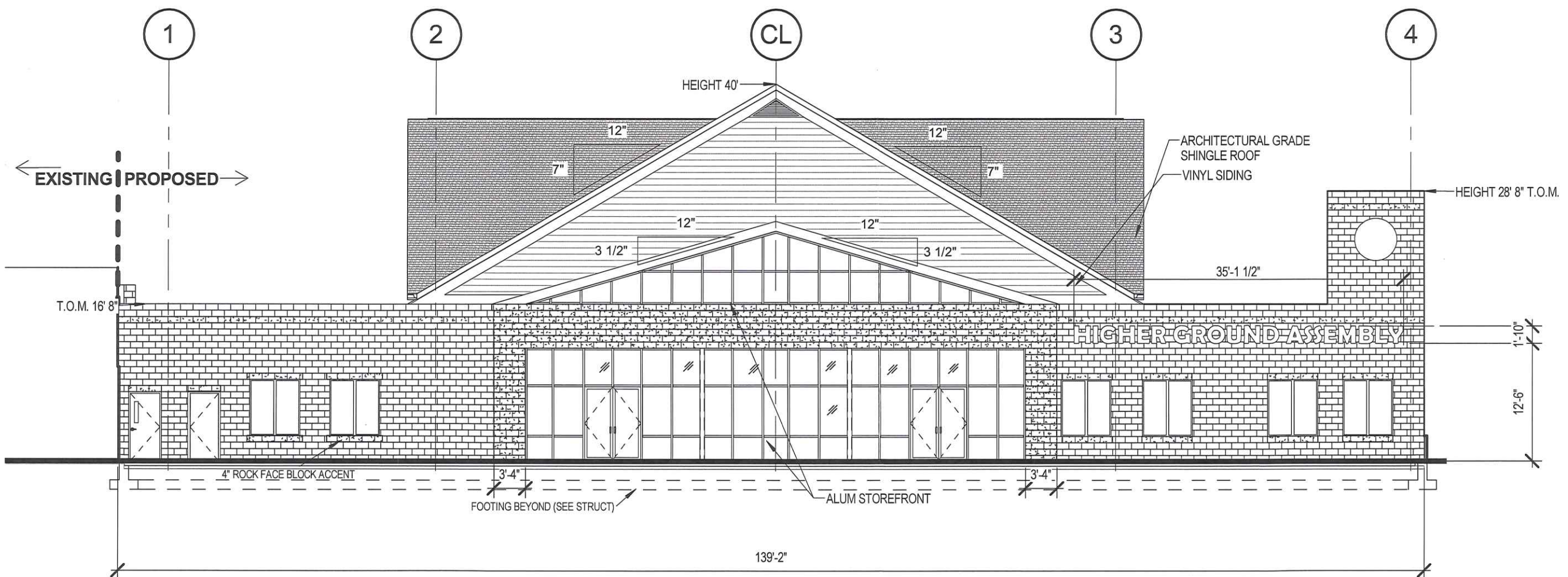
RCCG Higher Ground Church
Parking Space Exhibit
Site Resources Inc.
January 2, 2015

PETITIONER'S

EXHIBIT NO. 7B

Scale = 1:20

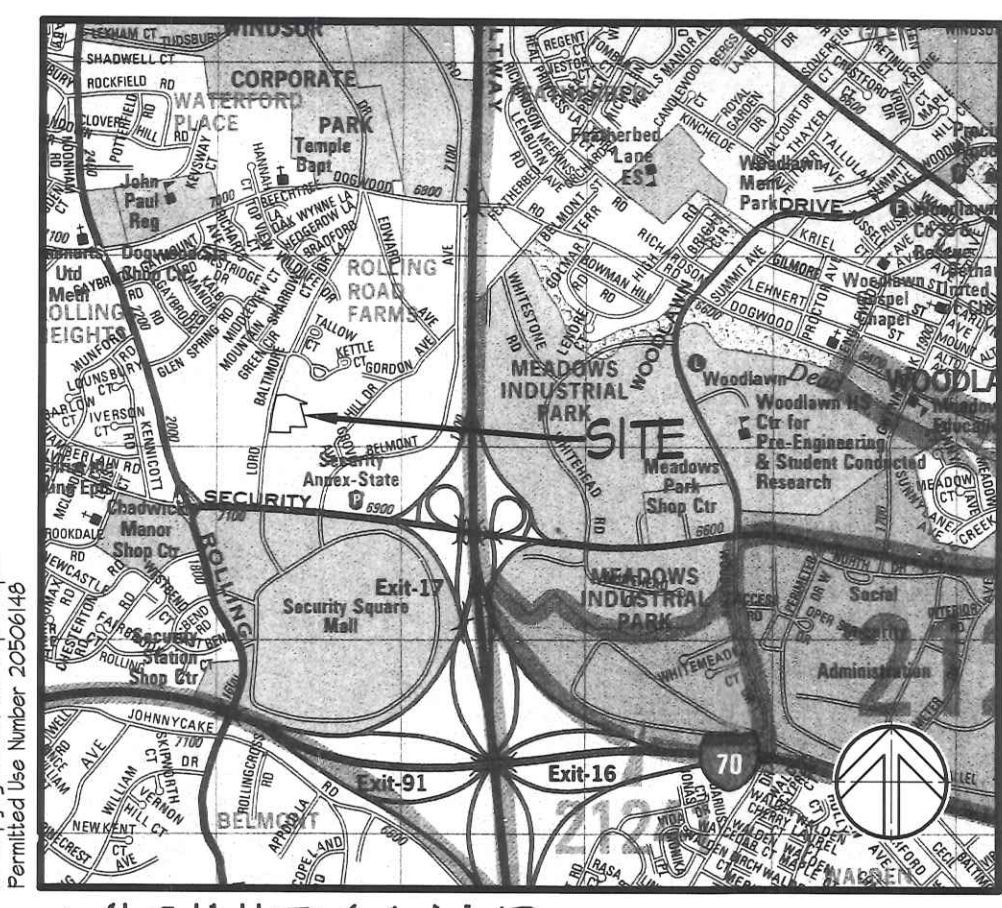
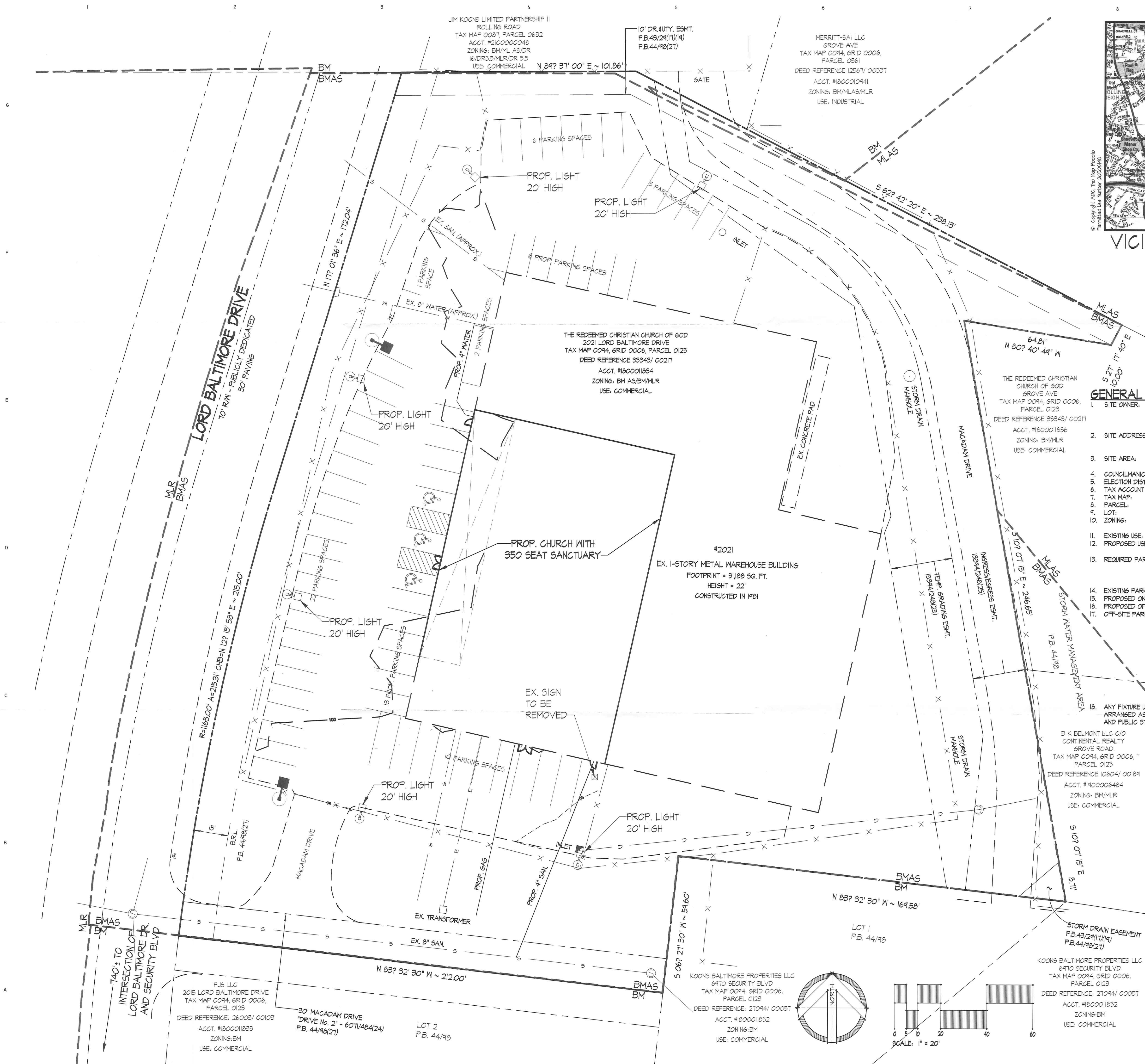




$\frac{1}{3/32" = 1'-0"} \quad \text{PROJECT SIGN ELEVATION}$

LED CHANNEL LETTERS (mounted on wall)
SIGN AREA 1'-10"x 35'-1 1/2" = 65 SQ FT





VICINITY MAP
1"=2000'

DATA SOURCES
EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM FIELD RUN SURVEYS PERFORMED BY GERHOLD, CROSS & ETZEL, LTD. DATED 5/10/2013 AND AN ALTA SURVEY BY ALBION SURVEYORS DATED 04/2008. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM OF THE FINISHED FLOOR ELEVATION OF 100.00'.

GENERAL NOTES

1. SITE OWNER: THE REDEEMED CHRISTIAN CHURCH OF GOD 2021 LORD BALTIMORE DRIVE BALTIMORE, MD 21244
 2. SITE ADDRESS: 2021 LORD BALTIMORE DRIVE BALTIMORE, MD 21244
 3. SITE AREA: 112,744.26 S.F. +/- / AREA = 2.5844 AC +/-
 4. COUNCILMANIC DISTRICT: 1
 5. ELECTION DISTRICT: 1800011834
 6. TAX ACCOUNT NUMBER: 0094
 7. TAX MAP: 0123
 8. PARCEL: 3
 9. LOT: BM AS
 10. ZONING: BM AS
 11. EXISTING USE: WAREHOUSE/VACANT
 12. PROPOSED USE: CHURCH/WAREHOUSE
 13. REQUIRED PARKING: CHURCH USE - 88 (1 PER 4 SEATS X 350 SEATS) WAREHOUSE USE - 2 TOTAL - 90 SPACES
 14. EXISTING PARKING: 50 SPACES
 15. PROPOSED ON-SITE PARKING: 65 SPACES
 16. PROPOSED OFF-SITE PARKING: 30 SPACES
 17. OFF-SITE PARKING LOCATION: MACY'S OVERFLOW PARKING LOT AT SECURITY SQUARE MALL
- TAX MAP: 94 PARCEL: 351 LOT: 4
- OWNER: ASSOCIATED DRY GOODS CORPORATION C/O MACY'S RETAIL HOLDINGS INC.
- ADDRESS: PROPERTY TAX DEPT. 7111TH ST CINCINNATI, OH 45202-2424
18. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

ZONING NOTES

- This plan is to accompany a petition for Variance relief from BCCR Section(s):
1. 409.1.B.1 to permit off-street parking spaces for uses other than residential and lodging within 1316 feet walking distance of a building entrance to the church use in lieu of the minimum requirement of 500 feet; and
 2. For such other and further relief as the Administrative Law Judge may deem appropriate.
- Zoning History:
1. CASE NO. 1974-0044-R: Petition to reclassify approximately 35.1 acres of property from MLR and DR 55 zoning designations to the B.M zoning classification.
 2. CASE NO. 1985-0325-SPH: Petition to allow minor repairs to imported automobiles to conform to US standards on a property at 2015 Lord Baltimore Drive which is zoned B.M.
 3. CASE NO. 1996-0511-A: Petition for a variance to permit a sign height of 32.25 feet in lieu of the maximum permitted 25 feet for the property located at 6970 Security Boulevard.
 4. CASE NO. 1997-0076-SPH: Petition to allow Absolute Health Spa as a principle use on the property located at 2015 Lord Baltimore Drive.

WALDON STUDIO
ARCHITECTS & PLANNERS, PC
8325 Woodside Court, Suite 101
Columbia, Maryland, 21046
M 410.290.9880 T 410.290.5777
H 410.290.9880 F 410.290.5777
http://www.waldonstudio.com

OWNERS REPRESENTATIVE
GRANIX, LLC

3609 Platte Court,
Ellicott City, MD 21042
410.461.0554 (O)
410.461.3146 (F)

CIVIL ENGINEER
SITE RESOURCES, INC.

14315 Jarrettsville Pike, P.O. Box 249,
Phoenix, MD 21131-0249
410.683.3388 (O)
410.683.3389 (F)

MEP ENGINEER
KES Engineering Inc.

7061 Deepage Drive
Columbia, MD 21045
410.366.1801 (O)
410.366.1803 (F)

STRUCTURAL ENGINEER
THE WATKINS PARTNERSHIP INC.

3032 Mitchellville Road - Suite 202
Bowie, Maryland 20716
301.249.0974 (O)
301.249.0976 (F)

CONTRACTOR
TANNER & SONS CONTRACTORS

5580 Norrisville Road
White Hall, MD 21161
443.807.9287 (O)
443.807.9287 (O)

Description: NEW BUILDING

HIGHER GROUND ASSEMBLY

2021 LORD BALTIMORE DR.
WOODLAWN, MD

Revisions		
Date	No.	Issued for

THE REDEEMED CHRISTIAN CHURCH OF GOD - HIGHER GROUND ASSEMBLY

1808 WOODLAWN DRIVE, SUITES P,Q & R,
BALTIMORE MD, 21207

Sheet Title:
SITE PLAN TO ACCOMPANY PETITION FOR ZONING HEARING

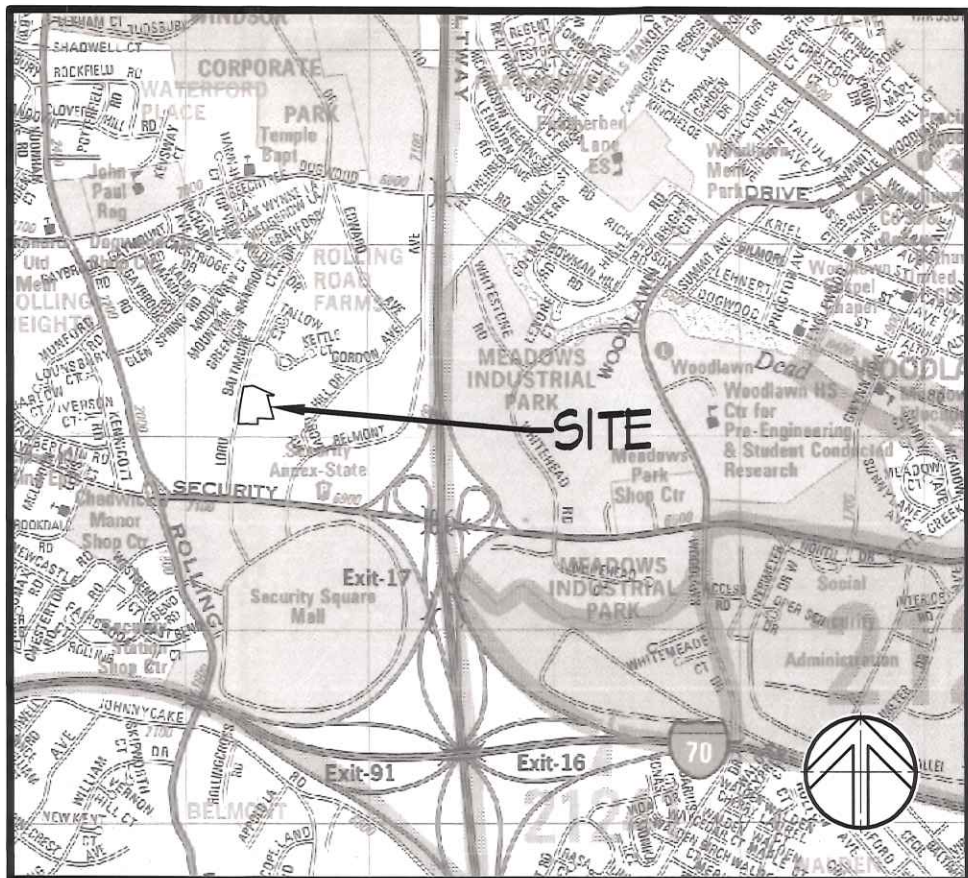
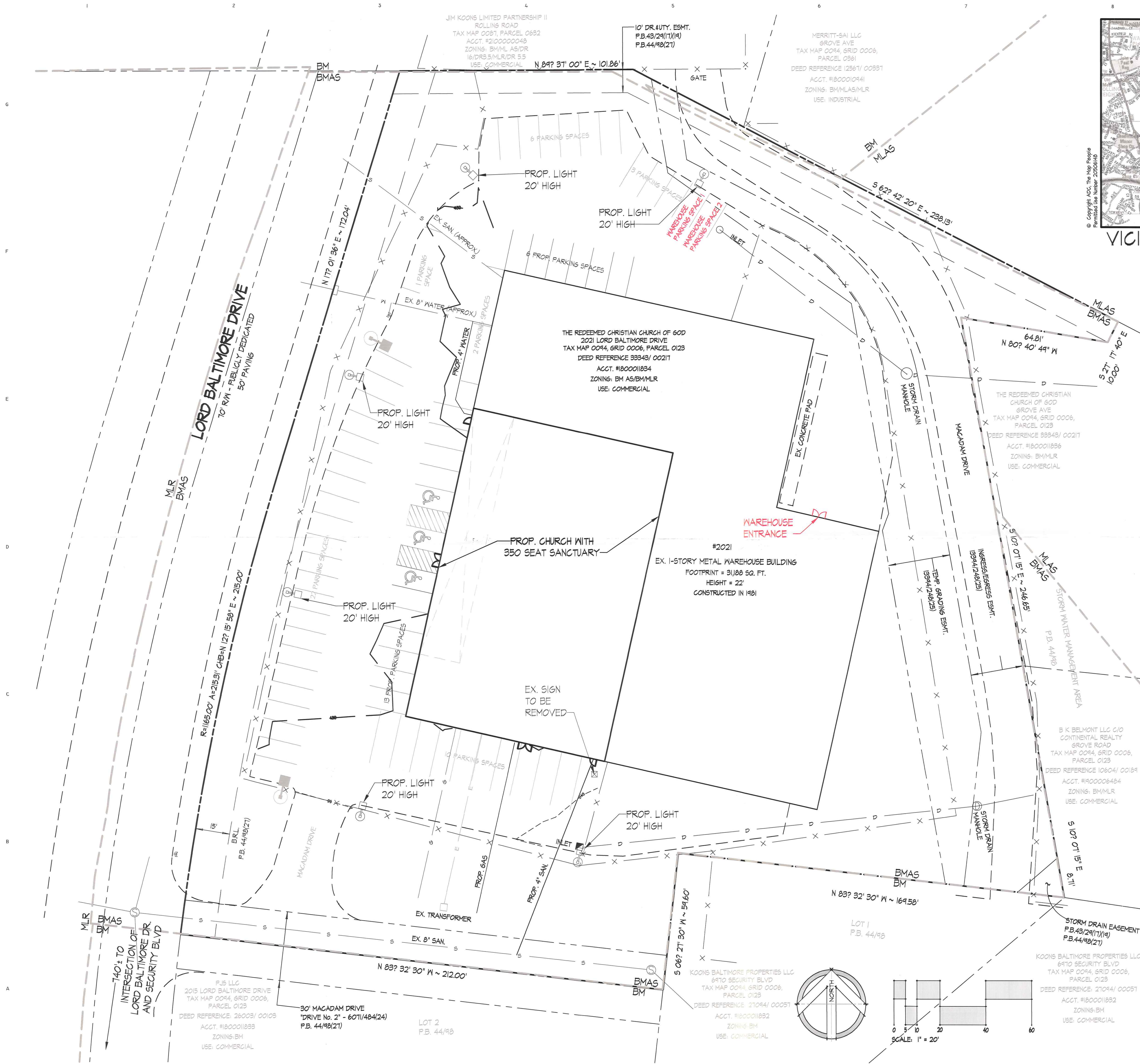
Drawn by: JLT
Checked by: MWF
Set Description: PERMIT SET

PRD. No.: 13-09.00
DATE: 06/23/2014
SCALE: 1"=20'

SEAL: [Professional Engineer Seal]
SHEET No.: [Blank]

C-1.01

EX. 1



VICINITY MAP
1"=2000'

DATA SOURCES
EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM FIELD RUN SURVEYS PERFORMED BY GERHOLD, CROSS & ETZEL, LTD. DATED 5/10/2013 AND AN ALTA SURVEY BY ALBION SURVEYORS DATED 04/2008. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM OF THE FINISHED FLOOR ELEVATION OF 100.00'.

GENERAL NOTES

1. SITE OWNER: CHURCH OF GOD
2. SITE ADDRESS: 2021 LORD BALTIMORE DRIVE BALTIMORE, MD 21244
3. SITE AREA: 112,744.26 S.F. +/- / AREA = 2.5644 AC. +/-
4. COUNCILMANIC DISTRICT: 1
5. ELECTION DISTRICT: 1
6. TAX ACCOUNT NUMBER: 180001834
7. TAX MAP: 0094
8. PARCEL: 0123
9. LOT: 3
10. ZONING: BM AS
11. EXISTING USE: WAREHOUSE/VACANT CHURCH/WAREHOUSE
12. PROPOSED USE: CHURCH USE - 88 (1 PER 4 SEATS X 350 SEATS) WAREHOUSE USE - 2 TOTAL - 90 SPACES
13. REQUIRED PARKING: 58 SPACES 65 SPACES 30 SPACES MACY'S OVERFLOW PARKING LOT AT SECURITY SQUARE MALL
14. EXISTING PARKING: 58 SPACES
15. PROPOSED ON-SITE PARKING: 65 SPACES
16. PROPOSED OFF-SITE PARKING: 30 SPACES
17. OFF-SITE PARKING LOCATION: MACY'S OVERFLOW PARKING LOT AT SECURITY SQUARE MALL
18. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
19. ALL SIGNAGE WILL COMPLY WITH BCZR § 450.

ZONING NOTES

- Zoning History:
1. CASE NO. 1974-0044-R: Petition to reclassify approximately 35.1 acres of property from MLR and DR 5.5 zoning designations to the BM zoning classification.
 2. CASE NO. 1985-0325-SPH: Petition to allow minor repairs to imported automobiles to conform to US standards on a property at 2015 Lord Baltimore Drive which is zoned BM.
 3. CASE NO. 1996-0511-A: Petition for a variance to permit a sign height of 32.25 feet in lieu of the maximum permitted 25 feet for the property located at 6970 Security Boulevard.
 4. CASE NO. 1997-0076-SPH: Petition to allow Absolute Health Spa as a principle use on the property located at 2015 Lord Baltimore Drive.

WALDON STUDIO
ARCHITECTS & PLANNERS, PC
8325 Woodside Court, Suite 310
Columbia, Maryland 21046
Tel: 410-280-9888 Fax: 410-280-9777
http://www.waldonstudio.com

OWNERS REPRESENTATIVE
GRANIX, LLC

3609 Platte Court,
Ellicott City, MD 21042
410.461.0554 (O)
410.461.3146 (F)

CIVIL ENGINEER
SITE RESOURCES, INC.

14315 Jarrettsville Pike, P.O. Box 249,
Phoenix, MD 21131-0249
410.683.3388 (O)
410.683.3389 (F)

MEP ENGINEER
KES Engineering Inc.

7061 Deepape Drive
Columbia, MD 21045
410.366.1801 (O)
410.366.1803 (F)

STRUCTURAL ENGINEER
THE WATKINS PARTNERSHIP INC.

3032 Mitchellville Road - Suite 202
Bowie, Maryland 20716
301.249.0974 (O)
301.249.0976 (F)

CONTRACTOR
TANNER & SONS CONTRACTORS

5580 Norrisville Road
White Hall, MD 21161
443.807.9287 (O)
443.807.9287 (O)

Description: NEW BUILDING

HIGHER GROUND ASSEMBLY

2021 LORD BALTIMORE DR.
WOODLAWN, MD

Revisions		
Date	No.	Issued for

THE REDEEMED CHRISTIAN CHURCH OF GOD - HIGHER GROUND ASSEMBLY

1808 WOODLAWN DRIVE, SUITES P,Q & R,
BALTIMORE MD, 21207

Sheet Title:
SITE PLAN TO ACCOMPANY
PETITION FOR ZONING HEARING

Drawn by:
JLT

Checked by:
MVWF

Set Description:
PERMIT SET

PRD. No.:
13-09.00

DATE:
06/23/2014

SCALE:
1"=20'

SHEET No.:
C-1.01