

MEMORANDUM

DATE: September 12, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0356-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 10, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(7222 Ambassador Road)
2nd Election District
4th Council District
Church of Christ in Carroll County
Legal Owner

Petitioner

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*
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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY

CASE NO. 2018-0356-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Church of Christ in Carroll County, legal owner of the subject property (“Petitioner”). The Petition seeks variance relief from Section 450.4 of the Baltimore County Zoning Regulations (“BCZR”) to permit a 75 sq. ft., 10 ft. high, with less than 50% Electric Message Board (“EMB”) double-faced freestanding sign for a church use in lieu of the permitted 25 sq. ft., 6 ft. high, with 100% EMB double faced freestanding sign. A site plan was marked as Petitioner’s Exhibit 1.

Elmer Sembly, III appeared in support of the petition. Paul J. O’Reilly, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency did not oppose the request.

The site is approximately 1.5 acres in size and zoned ML-IM. The property is located within the Rutherford Business Park in the Woodlawn area. Petitioner recently opened a church at this location, and would like to have a changeable copy sign to inform congregants and visitors of the many events held at the facility. An elevation drawing of the sign was submitted (Ex. 4),

ORDER RECEIVED FOR FILING

Date 8/10/18

By Sen

and it appears the changeable copy portion is approximately 33% of the total sign face area. The BCZR permits an authorized enterprise sign to have up to 50% of the face area "devoted to changeable copy." BCZR §450.7.B1.b. As such, I believe the proposed sign complies with this aspect of the sign regulations, although I will grant the petition as filed, which was drafted with the assistance of the Office of Zoning Review.

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

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

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

The improvements were constructed in 1988 and the Petitioner must therefore contend with existing site conditions. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct the proposed sign. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition. In its ZAC comment, the DOP noted several issues that needed to be addressed. Petitioner confirmed only one sign will be installed, and the electronics box identified by the DOP as hazardous has been repaired. See Exhibit 2, photo. Finally, the ruts in the yard were caused by a window washing company whose truck became stuck in the rain-soaked ground following the record rainfalls in this area. Petitioner plans to repair and re-grade that area as soon as the weather permits.

THEREFORE, IT IS ORDERED, this 10th day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 450.4 of the

ORDER RECEIVED FOR FILING

Date

8/10/18

By

Sen

Baltimore County Zoning Regulations ("BCZR") to permit a 75 sq. ft., 10 ft. high, with less than 50% Electric Message Board ("EMB") double-faced free standing sign for a church use in lieu of the permitted 25 sq. ft., 6 ft. high, with 100% EMB double faced freestanding sign, 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.

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:slm

ORDER RECEIVED FOR FILING

Date 8/10/18

By slm



PETITION FOR ZONING HEARING(S)

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

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

Address 7222 Ambassador Road, 21244 which is presently zoned ML-IM

Deed References: 39701/00405 10 Digit Tax Account # 2000010952

Property Owner(s) Printed Name(s) Church of Christ in Carroll County dba Church of Christ in Woodlawn Park

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

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

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

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
450.4 Attachment 1 # 1(a)

3. X a Variance from Section(s) To permit an 75 square foot, 10 foot high, with less than 50% Electric Message Board (EMB) double faced free standing sign for a Church USE in lieu of the permitted 25 square foot, 6 foot high, with 100% (EMB) double faced freestanding sign.

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

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Paul J. O'Reilly

Name- Type or Print

Signature

11200 Rockville Pike, Suite 405, Rockville, Maryland 20852

Mailing Address City State

20852 (301) 231-6330 poreilly@oreillymark.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Church of Christ in Carroll County

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

P.O. Box 47248

Windsor Mill

Maryland

Mailing Address

City

State

21244

(443) 744-2416

assembly3@me.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Marvin R. Bell

Name - Type or Print

Signature

P.O. Box 47248

Windsor Mill

Maryland

Mailing Address

City

State

21244

(443) 974-6250

marvin.bell25@yahoo.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0356-A Filing Date 6/21/2018

Do Not Schedule Dates: _____

Reviewer M

REV. 10/4/11

Property Description for 7222 Ambassador Road

2018-0356-A

Starting at a point on the South Side of Ambassador Road 294lf +/- East of the centerline intersection of Lord Baltimore Drive. To a point of call S 18-08-16 E 264.49 feet. S 70-39-14 W 248.47 feet. N 19-20-46 W 205.19 feet. N 25-39-19 E 21.21 feet. N 70-39-14 E 219.87, back to the point of beginning as recorded in Deed Liber (39701) Folio (00405) containing 66,516SF or 1.52AC. Located in the 2nd Election District and the 4th Council District.

JB 8-9
10 Am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Monday, August 06, 2018 10:21 PM
To: Administrative Hearings
Subject: 2nd Cert. Case # 2018-0356-A
Attachments: Ambassador Rd. Cert. #2.jpeg; Ambassador Rd. photos .docx

Hi Sherry,

I have attached the 2nd Cert. for Case # 2018-0356-A @ 7222 Ambassador Road.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 8/6/2018

Case Number: 2018-0356-A

Petitioner / Developer: PAUL O'REILLY ~ MARVIN BELL

Date of Hearing: AUGUST 9, 2018

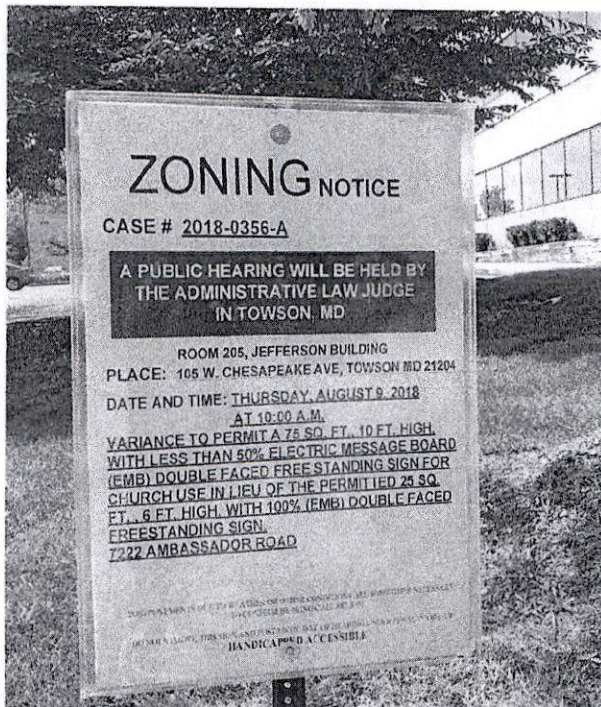
This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

(1) SIGN @ ENTRANCE TO 7222 AMBASSADOR ROAD

(1) SIGN @ ENTRANCE FROM LORD BALTIMORE DRIVE (ON-SITE)

The sign(s) were posted on: JULY 20, 2018

The sign(s) were re-photographed on: AUGUST 6, 2018



7222 Ambassador Road

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

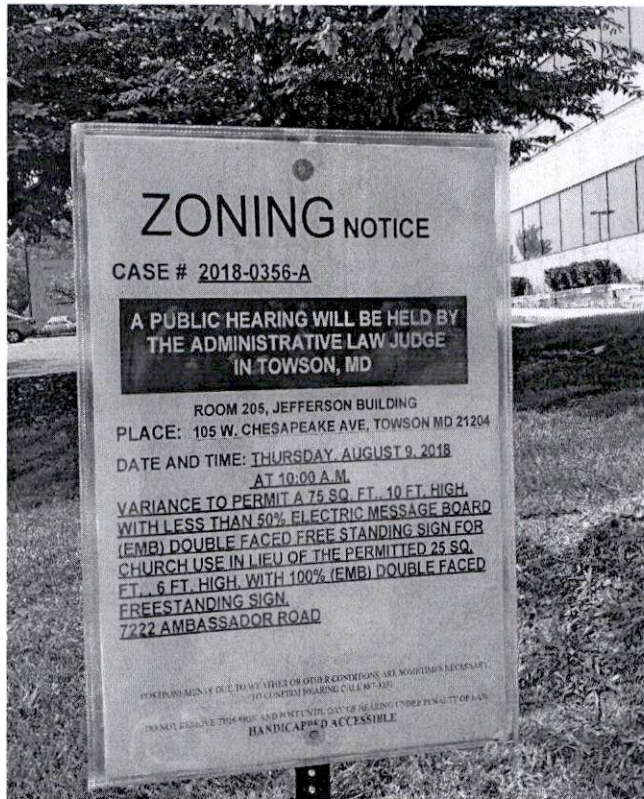
Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

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

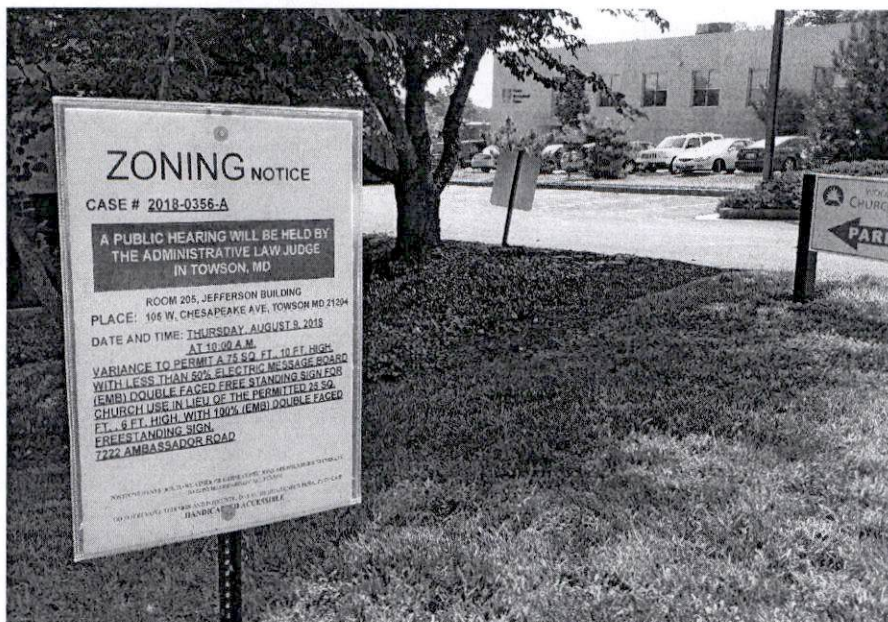
RECEIVED

AUG 07 2018

OFFICE OF
ADMINISTRATIVE HEARINGS



1st Sign Entrance to 7222 Ambassador Rd. Rephotographed 8/6/2018



2nd Sign Entrance from Lord Baltimore Drive Rephotographed 8/6/2018
Case # 2018-0356-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/20/2018

Case Number: 2018-0356-A

Petitioner / Developer: PAUL O'REILLY ~ MARVIN BELL

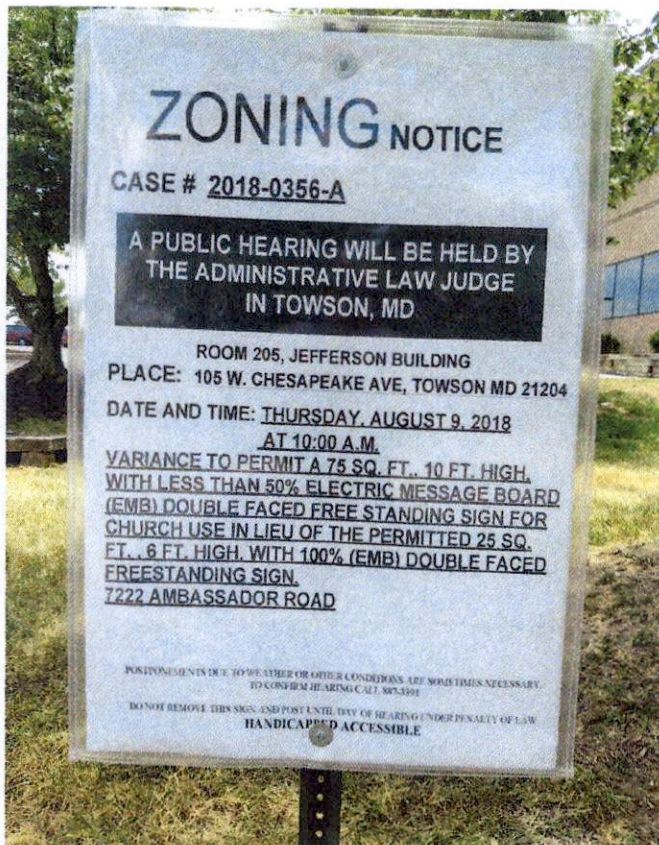
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The sign(s) were posted on: JULY 20, 2018



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)



1st. Sign Entrance to 7222 Ambassador Road ~ Case # 2018-0356-A



2nd Sign Entrance from Lord Baltimore Drive ~ Case # 2018-0356-A
POSTED 7/20/2018



KEVIN KAMENETZ
County Executive

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

July 6, 2018

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: 2018-0356-A

7222 Ambassador Road

SE/s Ambassador Road at the SE corner of Lord Baltimore Drive

2nd Election District – 4th Councilmanic District

Legal Owners: Church of Christ

Variance to permit a 75 sq. ft., 10 ft. high, with less than 50% Electric Message Board (EMB) double faced free standing sign for church use in lieu of the permitted 25 sq. ft., 6 ft. high, with 100% (EMB) double faced freestanding sign.

Hearing: Thursday, August 9, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Paul O'Reilly, 11200 Rockville Pike, Ste. 405, Rockville 20852
Marvin Bell, Church of Christ, P.O. Box 47248, Windsor Mill 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 20, 2018.**
- (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.

No. 171757

Date: 6/21/2018

12-11-61

BUSINESS	ACTUAL	TIME	DEAD
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

6/22/2016 6/21/2018 10:39:40

W5023 WALKIN JEE

REPT. # 05556 121/2013 07

5-529 ZONING VERIFICATION

415-7171-757

Rec'd Tot: \$500.00

\$500.00 OK \$500.00 CA

Beltsville, Maryland

Total: 500.00

Rec

From

For

DISTRIBUTION

WHITE CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 19, 2018 Issue - Jeffersonian

Please forward billing to:
Church of Christ
7222 Ambassador Road
Woodlawn, MD 21244

410-840-8455

NOTICE OF ZONING HEARING

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

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7222 Ambassador Road

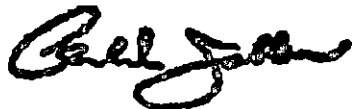
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2nd Election District – 4th Councilmanic District

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Hearing: Thursday, August 9, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
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RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
7222 Ambassador Road; SE/S Ambassador *
Road, SE corner of Lord Baltimore Drive * OF ADMINISTRATIVE
2nd Election & 4th Councilmanic Districts *
Legal Owner(s): Church of Christ in * HEARINGS FOR
Carroll County *
Petitioner(s) * BALTIMORE COUNTY
* 2018-356-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

JUN 28 2018

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 28th day of June, 2018, a copy of the foregoing Entry of Appearance was mailed to Marvin Bell, P.O. Box 47248, Windsor Mill, Maryland 21244 and Paul J. O'Reilly, 11200 Rockville Pike, Suite 405, Rockville, Maryland 20852, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2018-0356-A
Property Address: 7222 Ambassador Road
Property Description: _____

Legal Owners (Petitioners): Church of Christ in Woodlawn Park
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Church of Christ in Woodlawn Park
Company/Firm (if applicable): _____
Address: 7222 Ambassador Road
Woodlawn MD 21244

Telephone Number: 410-840-8455



DONALD I. MOHLER III
County Executive

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

July 31, 2018

Church of Christ in Carroll County
P O Box 47248
Windsor Mill MD 21244

RE: Case Number: 2018-0356 A, Address: 7222 Ambassador Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 21, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw
Enclosures

c: People's Counsel
Marvin R Bell, P O Box 47248, Windsor Mill MD 21244
Paul J O'Reilly, 11200 Rockville Pike, Suite 405, Rockville MD 20852

Date: 6/27/18

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

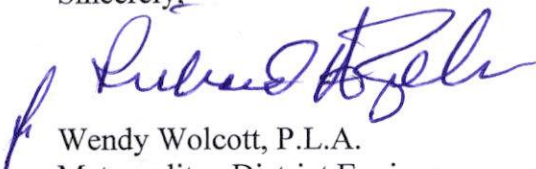
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2018-0356-A

Variance
Church of Christ in Carroll County
7222 Ambassador Road

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

Sincerely,



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

WW/RAZ

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 19, 2018 Issue - Jeffersonian

Please forward billing to:
Church of Christ
7222 Ambassador Road
Woodlawn, MD 21244

410-840-8455

NOTICE OF ZONING HEARING

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CASE NUMBER: 2018-0356-A

7222 Ambassador Road
SE/s Ambassador Road at the SE corner of Lord Baltimore Drive
2nd Election District – 4th Councilmanic District
Legal Owners: Church of Christ

Variance to permit a 75 sq. ft., 10 ft. high, with less than 50% Electric Message Board (EMB) double faced free standing sign for church use in lieu of the permitted 25 sq. ft., 6 ft. high, with 100% (EMB) double faced freestanding sign.

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-356



INFORMATION:

Property Address: 7222 Ambassador Road
Petitioner: Church of Christ in Carroll County, Marvin R. Bell
Zoning: ML-IM
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a 75 square foot, 10 foot high, with less than 50% electronic message board (EMB) double faced free standing sign for church use in lieu of the permitted 25 square foot, 6 foot high, with 100% (EMB) double faced freestanding sign."

A site visit was conducted on July 6, 2018. The subject site is as Lot 21 in the Rutherford Business Center and is improved with a large 2-story structure reflecting similar architectural and landscaping qualities as other properties within the business park. The Department notes the petitioned relief is stated in the singular but the plan submitted in support of said petition indicates two proposed "ID" signs. Other information submitted to the Department shows a single sign situated on the Lord Baltimore Drive frontage. The Department takes the petition on its face and limits its comment to a single sign on said Lord Baltimore Drive.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

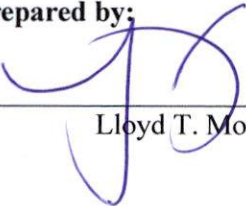
- No temporary banner or feather type signage shall be permitted on site.

Upon the site visit, the Department observed several hazardous conditions on the property being accessible to the public, to include an exposed electronics box and open posthole. The Department recommends these hazards be made safe prior to the issuance of the final order in this case.

Date: 7/25/2018
Subject: ZAC # 18-356
Page 2

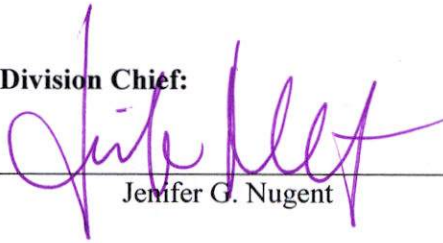
For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Pat McDougall
Marvin R. Bell
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/25/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-356

RECEIVED
JUL 27 2018
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

INFORMATION:

Property Address: 7222 Ambassador Road
Petitioner: Church of Christ in Carroll County, Marvin R. Bell
Zoning: ML-IM
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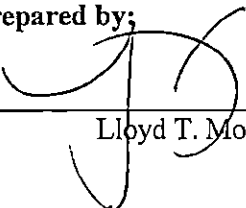
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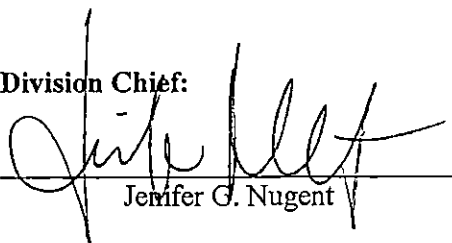
For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Pat McDougall
Marvin R. Bell
Office of the Administrative Hearings
People's Counsel for Baltimore County

8-9

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: July 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0356-A
Address 7222 Ambassador Road
(Church of Christ in Carroll County
Property)

Zoning Advisory Committee Meeting of **July 2, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2018
Item No. 2018-0352-A, 0353, 0355-A, 0356-A, 0357-A, 0358-SPHA and
0360-A

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

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
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Reviewer: Steve Ford

Case No.:

2018-0356-A

Exhibit Sheet

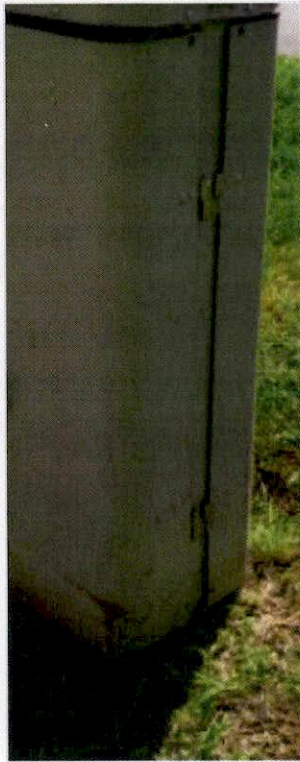
Petitioner/Developer

Protestant

150
9-12-18

SEN
8-10-18

No. 1	Plan	
No. 2	Photo	
No. 3	Photo	
No. 4	Sign Elevation	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



EX-2



EX-3

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: June 21, 2018

TO: Administrative Law Judge and File

FROM: Leonard Wasilewski, Planner II, Zoning Review

SUBJECT: Petition for Variance
Case No. 2018-0356-A
Church of Christ in Woodland Park
7222 Ambassador Road

While working with three different Planners at the Zoning Review Counter, a miscommunication apparently took place with regards to Electronic Message Boards for churches in a Manufacturing Zone. The information given was related to a church sign in a Business Zone. Pursuant to Section 450.4 Attachment 1#1(a) Churches are permitted to have one 25sf 100% Electronic Message Board (EMB) freestanding sign 6ft high in all zones. Businesses are permitted to have one 75sf freestanding sign 25ft high with 50% (EMB) and in the Manufacturing Zone (EMBs) are not permitted except for community buildings uses as restricted.

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CASE NAME 2018-23 56-1A
CASE NUMBER _____
DATE 8-9-18

NAME

CITY, STATE, ZIP

E - MAIL

[illegible]

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

7/18

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

No Comment

7/5

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

No Comment

7/25

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)NO OBJ
w/ Condition

6/27

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: See Houston's Email

SIGN POSTING (1st) Date: 7/20/18 by O'KeefeSIGN POSTING (2nd) Date: 8/6/18 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 02 Account Number - 2000010952			
Owner Information					
Owner Name:	CHURCH OF CHRIST IN CARROLL COUNTY		Use:	EXEMPT COMMERCIAL	
Mailing Address:	CHURCH OF CHRIST WOODLAWN PARK 6730 DOGWOOD ROAD BALTIMORE MD 21207-		Principal Residence:	NO	
			Deed Reference:	/39701/ 00405	
Location & Structure Information					
Premises Address:	7222 AMBASSADOR RD WINDSOR MILL 21244-0000		Legal Description:	1.5270 AC COR LORD BALTO DR RUTHERFORD BUSINESS CNT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0087	0012	0663		0000	21 2016 0058/0029
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1988	24854		1.5200 AC	01	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		OFFICE BUILDING			
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2016	As of 07/01/2017	As of 07/01/2018	
Land:	305,400	458,100			
Improvements	1,573,700	1,689,300			
Total:	1,879,100	2,147,400	2,057,967	2,147,400	
Preferential Land:	0			0	
Transfer Information					
Seller: 7222 AMBASSADOR ROAD LLC		Date: 12/04/2017		Price: \$1,800,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39701/ 00405		Deed2:	
Seller: A J PARTNERS LIMITED PARTNERSHIP		Date: 02/13/1998		Price: \$1,250,000	
Type: ARMS LENGTH IMPROVED		Deed1: /12663/ 00092		Deed2:	
Seller: RUTHERFORD IV GENERAL PARTNERSHIP		Date: 02/14/1994		Price: \$1,600,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10341/ 00323		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	700	0.00		2,147,400.00	
State:	700	0.00		2,147,400.00	
Municipal:	700	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			

Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Sherry Nuffer

From: PAI Zoning Fax
Sent: Monday, July 30, 2018 11:11 AM
To: Sherry Nuffer
Subject: FW: Advertisement request
Attachments: 20180706103156512.pdf

2nd set

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: PAI Zoning Fax
Sent: Friday, July 06, 2018 10:32 AM
To: Jeffersonian (Business Fax)_ <"fax=/NUM=4103326446/NAME=Jeffersonian/COVER=Default"@fax.baltimorecountymd.gov>
Subject: Advertisement request

Please publish accordingly. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
6/21/2018

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 2000010952

Plat Ref: 058:029

Election District: 2

Owner Name(s): CHURCH OF CHRIST IN CARROLL COUNTY

PDM #: 02-0154

Address: CHURCH OF CHRIST WOODLAWN PARK 6730 DOGWOOD ROAD
BALTIMORE, MD 21207

Zoning District(s): ML IM

Premise Address: 7222 AMBASSADOR RD

Elevation Range: 456ft - 474ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues													Initial & Date
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 2011-0008-A; R-1968-0148	X		X	X	X	X			X	X	X		

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171C

2018-0356-A

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: June 21, 2018

TO: Administrative Law Judge and File

FROM: Leonard Wasilewski, Planner II, Zoning Review

SUBJECT: Petition for Variance
Case No. 2018-0356-A
Church of Christ in Woodland Park
7222 Ambassador Road

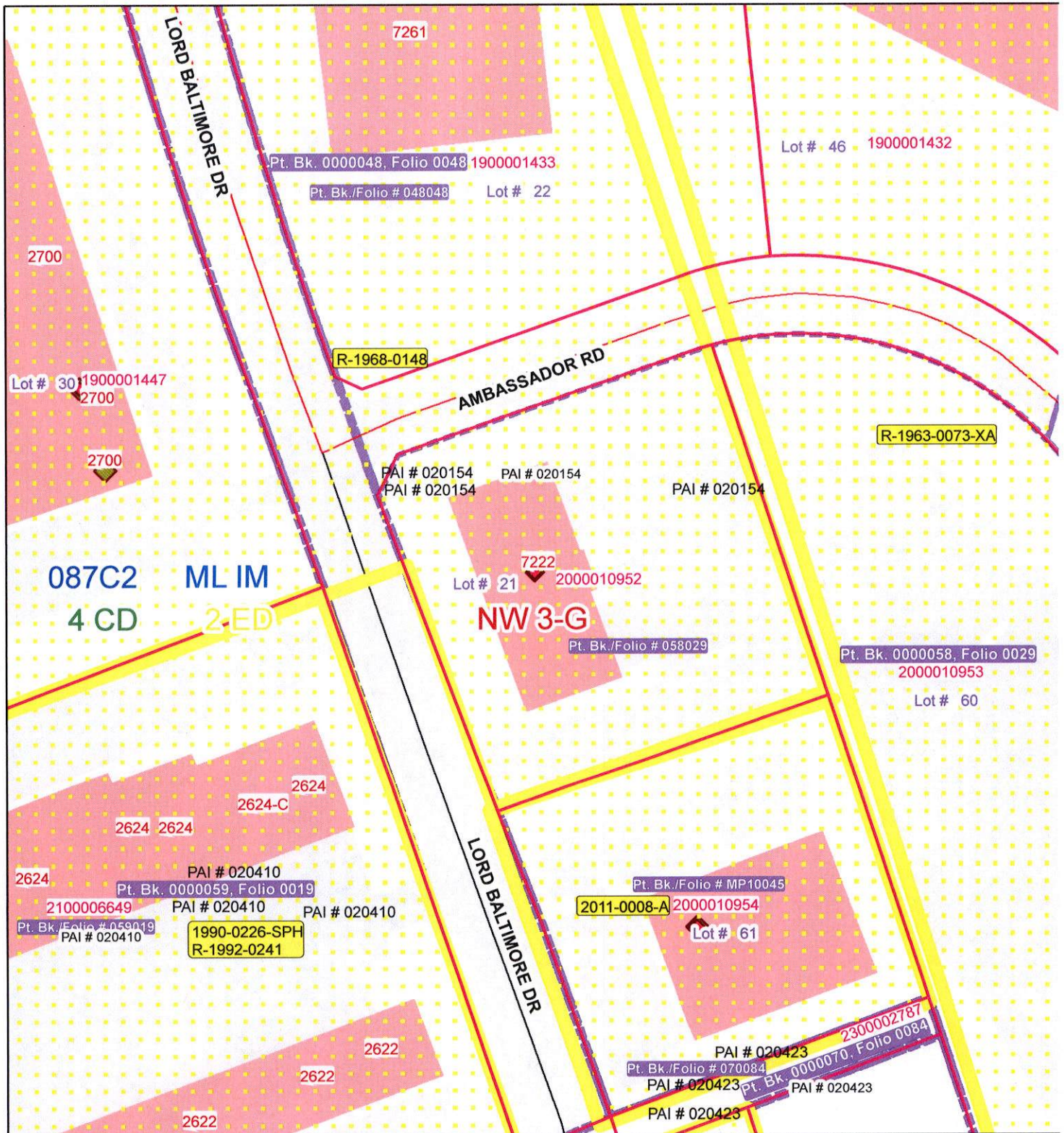
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7222 Ambassador Road

2018-0356-A



Publication Date: 6/21/2018



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

Table of Contents

1. Petition for Zoning Hearing
2. Certificate of Posting by Linda O'Keefe
3. Site Plan and Signage description
4. June 21, 2018 - Memorandum from Leonard Wasilewski, Planner II, Zoning Review, to ALJ
5. July 25, 2018 – Memo from Arnold Jablon, Deputy Administrative Officer and Director of Permits, Approvals and Inspections to Andrea Van Arsdale, Director, Department of Planning.
6. July 31, 2018 – Letter from W. Carl Richards, Jr., Supervisor, Zoning Review to Church of Christ in Carroll County attaching all comments from the Zoning Advisory Committee:

Attachment 1

- June 27, 2018 – Letter from Wendy Wolcott, P.L.A., Maryland Department of Transportation Metropolitan District Engineer MDOT, State Highway Administration, District 4 – Baltimore and Harford Counties to Kristen Lewis, Baltimore County Office of Permits and Development Management.

Attachment 2

- July 5, 2018 – Inter-office Correspondence from Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) – Development Coordination to Hon. Lawrence M. Stahl, Managing Administrative Law Judge, Office of Administrative Hearings re: DEPS Comment for Zoning Item.

Attachment 3

- July 18, 2018 Interoffice Correspondence from Vishnu Dessai, Supervisor, Bureau of Development Plans Review to Arnold Jablon, Director of Permits, Approvals and Inspections re: Zoning Advisory Committee Meeting.

7. Aerial View of property
8. Memo from Memo from Arnold Jablon, Deputy Administrative Officer and Director of Permits, Approvals and Inspections to Andrea Van Arsdale, Director, Department of Planning with items highlighted by counsel of record herein which need to be addressed by Church unrelated to signage.
9. Banners removed as requested by Mr. Jablon
10. Electronic box closed as requested by Mr. Jablon
11. Potholes to be fixed once ground is no longer saturated by recent excessive rainfall



PETITION FOR ZONING HEARING(S)

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

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

Address 7222 Ambassador Road, 21244 which is presently zoned _____

Deed References: _____ 10 Digit Tax Account # 2000010952

Property Owner(s) Printed Name(s) Church of Christ in Carroll County dba Church of Christ in Woodlawn Park

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

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

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

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

3. ☒ a Variance from Section(s)

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

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Paul J. O'Reilly

Name- Type or Print _____

Signature _____

11200 Rockville Pike, Suite 405, Rockville, Maryland 20852
Mailing Address _____ City _____ State _____

20852 (301) 231-8330 poreilly@oreillymark.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Church of Christ in Carroll County

Name #1 - Type or Print _____

Name #2 - Type or Print _____

Signature #1 _____

Signature #2 _____

P.O. Box 47248

Windsor Mill

Maryland

Mailing Address _____

City _____

State _____

21244

(443) 744-2416

assembly3@me.com

Zip Code _____

Telephone # _____

Email Address _____

Representative to be contacted:

Marvin R. Bell

Name - Type or Print _____

Signature _____

P.O. Box 47248

Windsor Mill

Maryland

Mailing Address _____

City _____

State _____

21244

(443) 974-8250

marvin.bell25@yahoo.com

Zip Code _____

Telephone # _____

Email Address _____

CASE NUMBER _____ Filing Date _____ Do Not Schedule Dates: _____ Reviewer _____

REV. 10/4/11

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 8/6/2018

Case Number: 2018-0356-A

Petitioner / Developer: PAUL O'REILLY ~ MARVIN BELL

Date of Hearing: AUGUST 9, 2018

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:

(1) SIGN @ ENTRANCE TO 7222 AMBASSADOR ROAD

(1) SIGN @ ENTRANCE FROM LORD BALTIMORE DRIVE (ON-SITE)

The sign(s) were posted on: **JULY 20, 2018**

The sign(s) were re-photographed on: **AUGUST 6, 2018**



7222 Ambassador Road

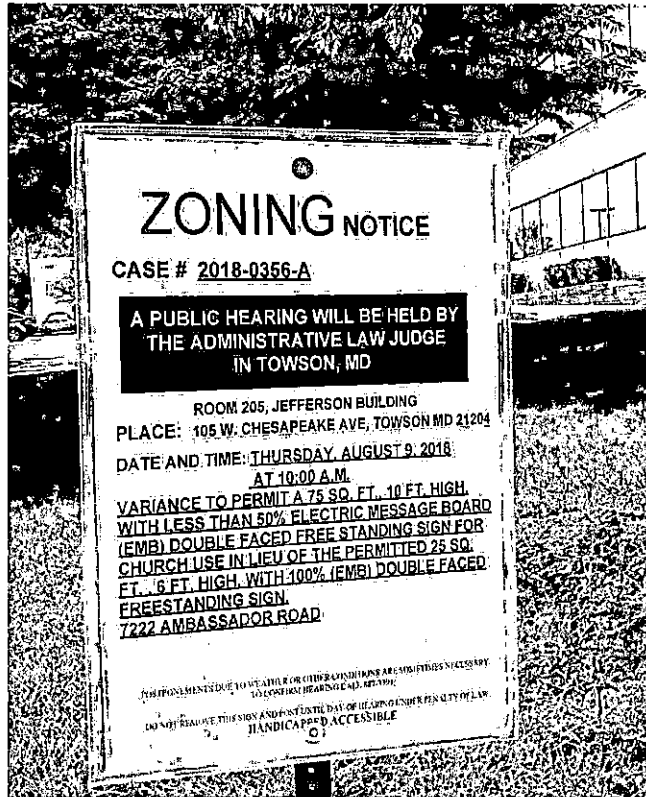
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

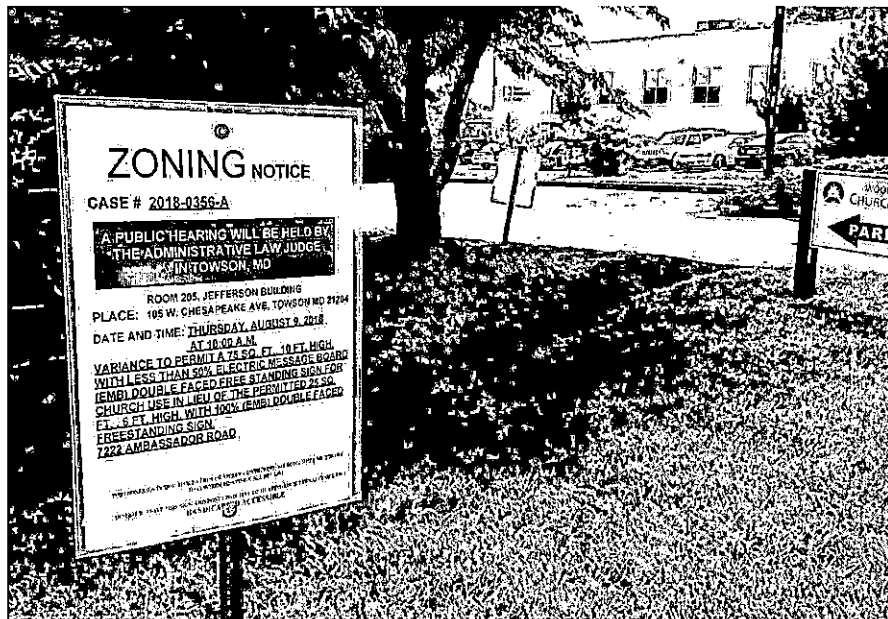
523 Penny Lane
(Street Address of Sign Poster)

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

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



1st Sign Entrance to 7222 Ambassador Rd. Rephotographed 8/6/2018



2nd Sign Entrance from Lord Baltimore Drive Rephotographed 8/6/2018
Case # 2018-0356-A

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: June 21, 2018

TO: Administrative Law Judge and File

FROM: Leonard Wasilewski, Planner II, Zoning Review

SUBJECT: Petition for Variance
Case No. 2018-0356-A
Church of Christ in Woodland Park
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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/25/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-356

INFORMATION:

Property Address: 7222 Ambassador Road
Petitioner: Church of Christ in Carroll County, Marvin R. Bell
Zoning: ML-IM
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a 75 square foot, 10 foot high, with less than 50% electronic message board (EMB) double faced free standing sign for church use in lieu of the permitted 25 square foot, 6 foot high, with 100% (EMB) double faced freestanding sign."

A site visit was conducted on July 6, 2018. The subject site is as Lot 21 in the Rutherford Business Center and is improved with a large 2-story structure reflecting similar architectural and landscaping qualities as other properties within the business park. The Department notes the petitioned relief is stated in the singular but the plan submitted in support of said petition indicates two proposed "ID" signs. Other information submitted to the Department shows a single sign situated on the Lord Baltimore Drive frontage. The Department takes the petition on its face and limits its comment to a single sign on said Lord Baltimore Drive.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

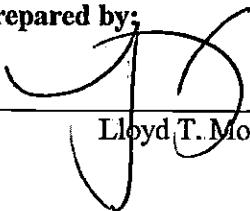
- No temporary banner or feather type signage shall be permitted on site.

Upon the site visit, the Department observed several hazardous conditions on the property being accessible to the public, to include an exposed electronics box and open posthole. The Department recommends these hazards be made safe prior to the issuance of the final order in this case.

Date: 7/25/2018
Subject: ZAC # 18-356
Page 2

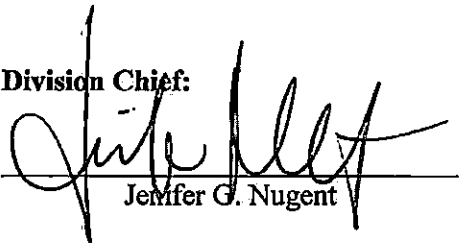
For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Pat McDougall
Marvin R. Bell
Office of the Administrative Hearings
People's Counsel for Baltimore County



DONALD I. MOHLER III
County Executive

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

July 31, 2018

Church of Christ in Carroll County
P O Box 47248
Windsor Mill MD 21244

RE: Case Number: 2018-0356 A, Address: 7222 Ambassador Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 21, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw
Enclosures

c: People's Counsel
Marvin R Bell, P O Box 47248, Windsor Mill MD 21244
Paul J O'Reilly, 11200 Rockville Pike, Suite 405, Rockville MD 20852

Date: 6/27/18

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

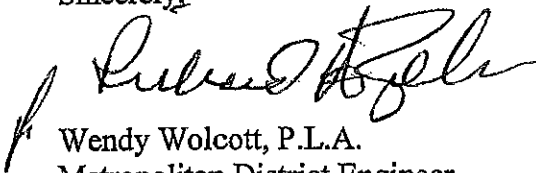
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2018-0356-A

*Variance
Church of Christ in Carroll County
7222 Ambassador Road*

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: July 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0356-A
Address 7222 Ambassador Road
(Church of Christ in Carroll County
Property)

Zoning Advisory Committee Meeting of **July 2, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2018

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

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For July 02, 2018
Item No. 2018-0352-A, 0353, 0355-A, 0356-A, 0357-A, 0358-SPHA and
0360-A

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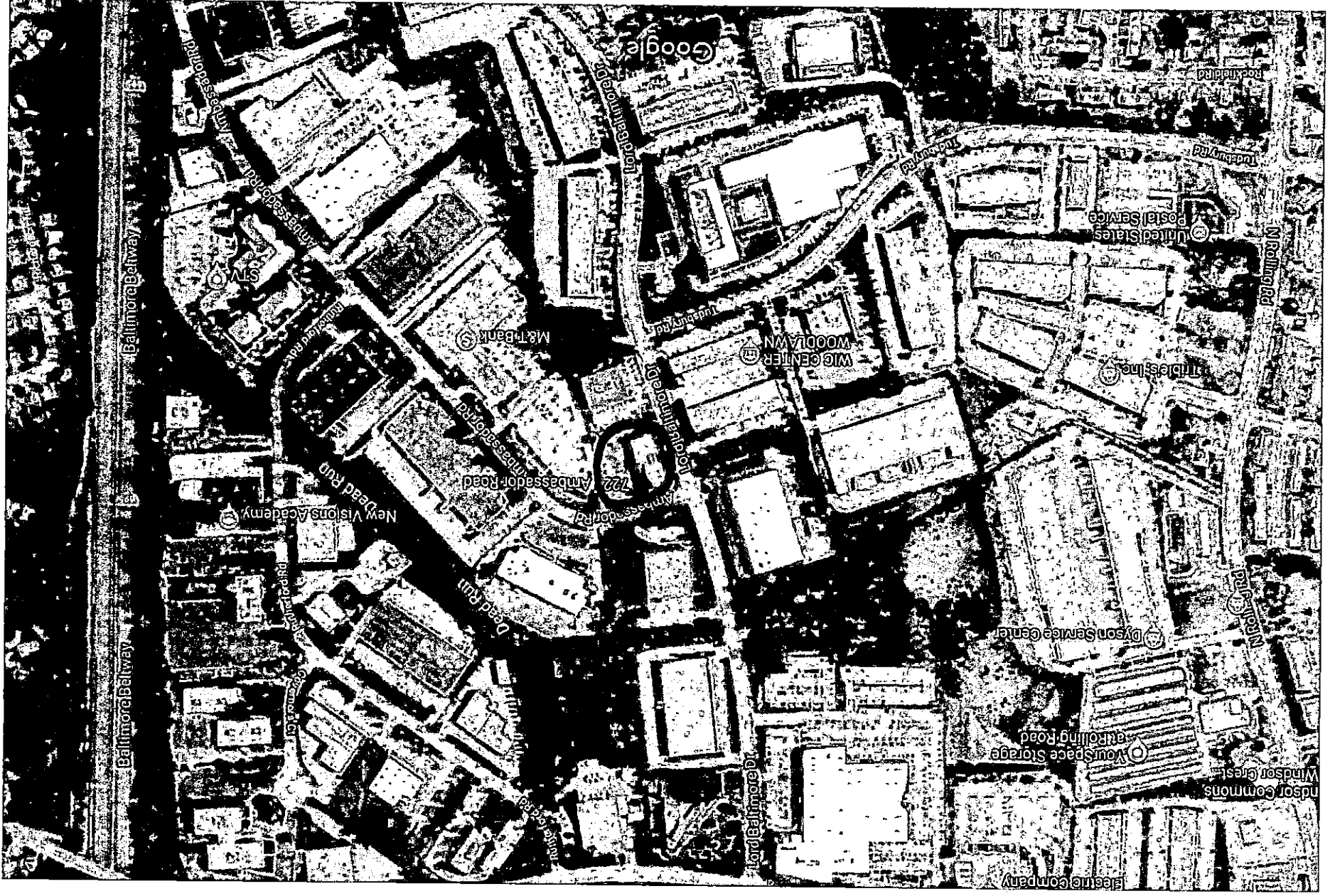
*

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*

*

VKD: cen
cc: file



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
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DATE: 7/25/2018

FROM: Andrea Van Arsdale
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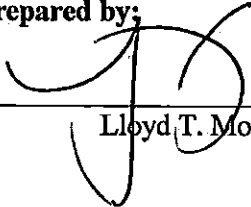
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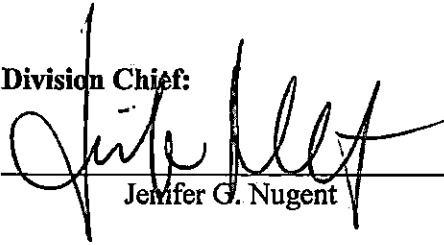
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Prepared by:



Lloyd T. Moxley

Division Chief:

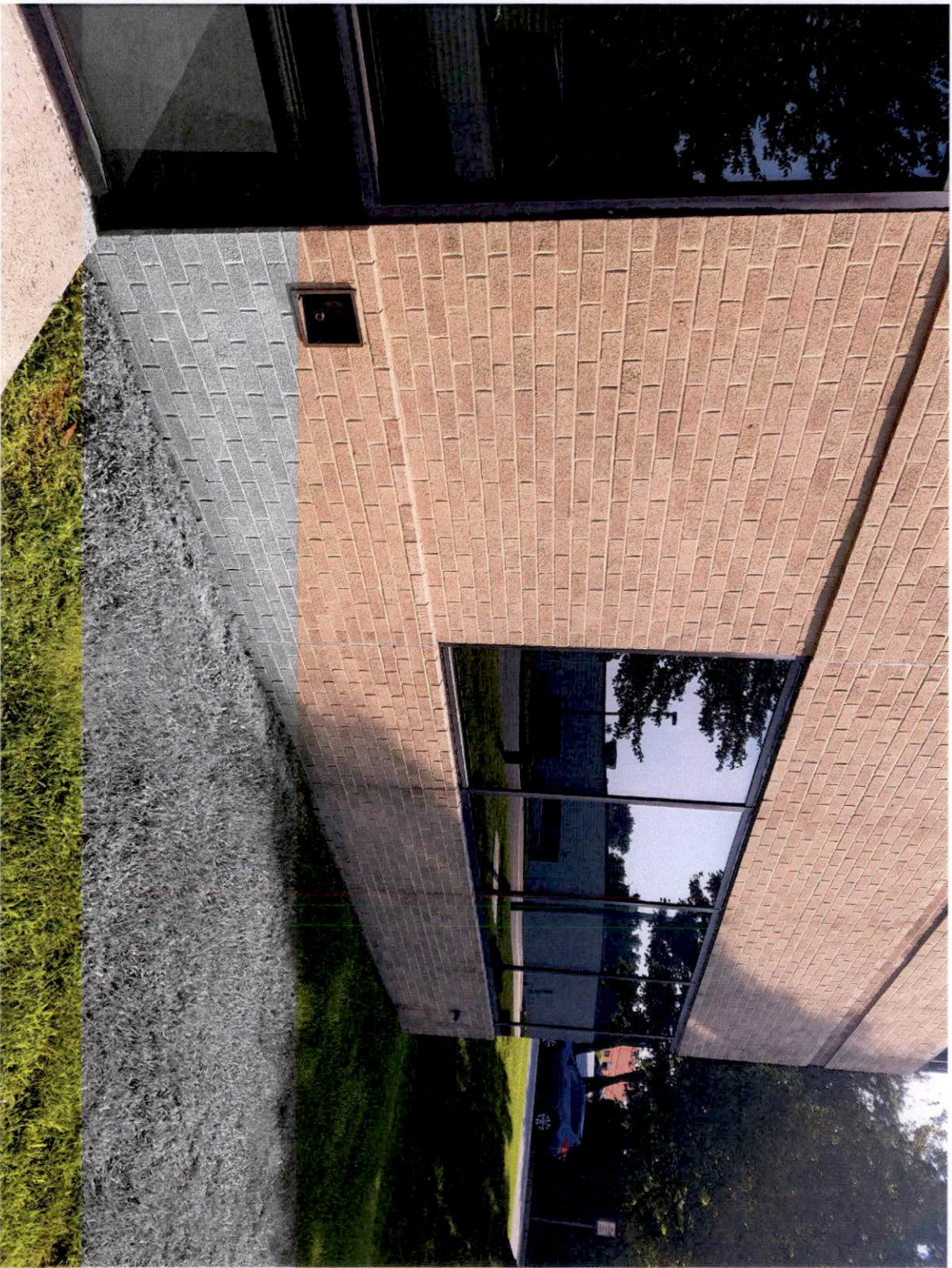


Jennifer G. Nugent

AVA/JGN/LTM/

c: Pat McDougall
Marvin R. Bell
Office of the Administrative Hearings
People's Counsel for Baltimore County



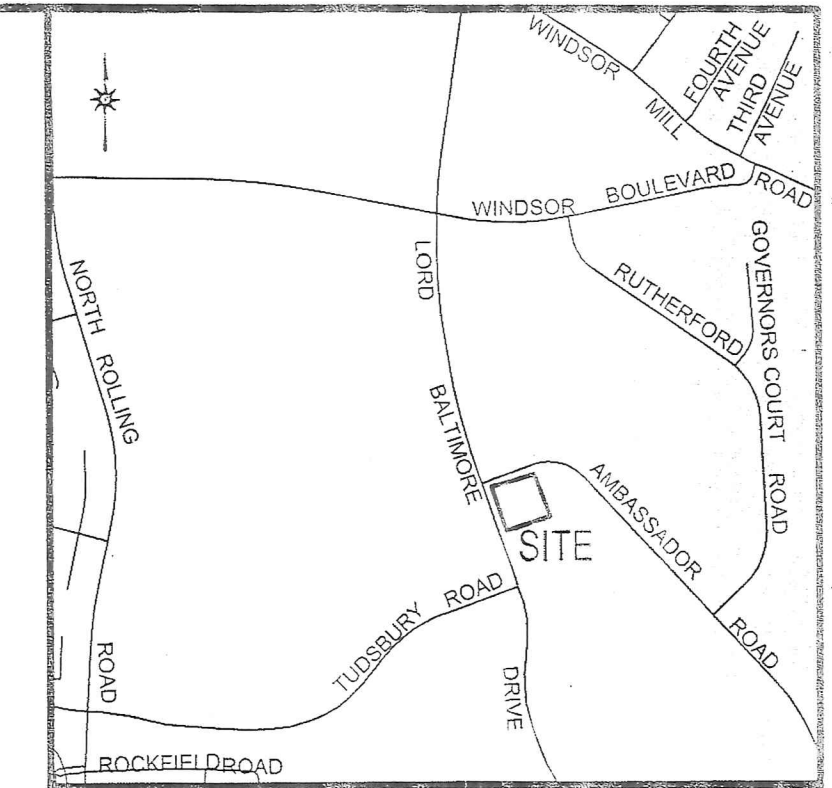








ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 7222 Ambassador Road OWNER(S) NAME(S) Church of Christ in Carroll County, MD
SUBDIVISION NAME LOT # 21 BLOCK # SECTION #
PLAT BOOK # 0058 FOLIO # 0029 10 DIGIT TAX # 2000010952 DEED REF. # 39701/405



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER:
CHURCH OF CHRIST IN CARROLL COUNTY
CHURCH OF CHRIST WOODLAWN PARK
7222 AMBASSADOR ROAD
BALTIMORE MD 21207
- SITE AREA
GROSS: 80,154 SF OR 1.840 AC±
NET: 66,516 SF OR 1.527 AC±
- UTILITIES:
PUBLIC WATER & SEWER
- BUILDING COVERAGE
EXISTING: 12,881 SF
- DEED REFERENCE: 39701/405
- TAX ACCOUNT: #200010952
- COUNCILMANIC DISTRICT: 4TH
- ZONING: ML-IM
(PER 1"-200' ZONING MAP 68701)
- TAX MAP #87, GRID #12, PARCEL #663, LOT 21
- PREVIOUS ZONING CASES ON FILE:
1968-0148-R TO REZONE THE PROPERTY FROM R-6 TO MLR
APPROVED 1/10/68.
- THERE ARE NO KNOWN ZONING VIOLATIONS EXISTING ON THE PROPERTY.
- PREVIOUS PERMITS: NO KNOWN PERMITS ON FILE.
- PARKING CALCULATIONS
REQUIRED: 293 SEATS @ 1 SPACES / 4 SEATS = 74 SPACES
EXISTING: 84 SPACES
- THE SITE IS NOT HISTORIC.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- NO 100 YEAR FLOOD PLAINS EXISTS ON SITE.
- CENSUS TRACT: 404207
- WATERSHED: GWYNNS FALLS.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS ONSITE.
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BC2R; SECTION 450.
- FLOOR AREA RATIO
MAXIMUM PERMITTED: 2.0
EXISTING: 24,854/66,516 = 0.37
PROPOSED: 24,854/66,516 = 0.37
- SETBACKS FOR ML:

	REQUIRED	PROVIDED
FRONT	40'	40'±
SIDE	30'	40'±
REAR	30'	79'±
- BASIC SERVICES MAP (2016)
TYPE DEFICIENT (Y/N)
WATER N
SEWER N
TRANSPORTATION N
- DRC NUMBER: NONE ON FILE

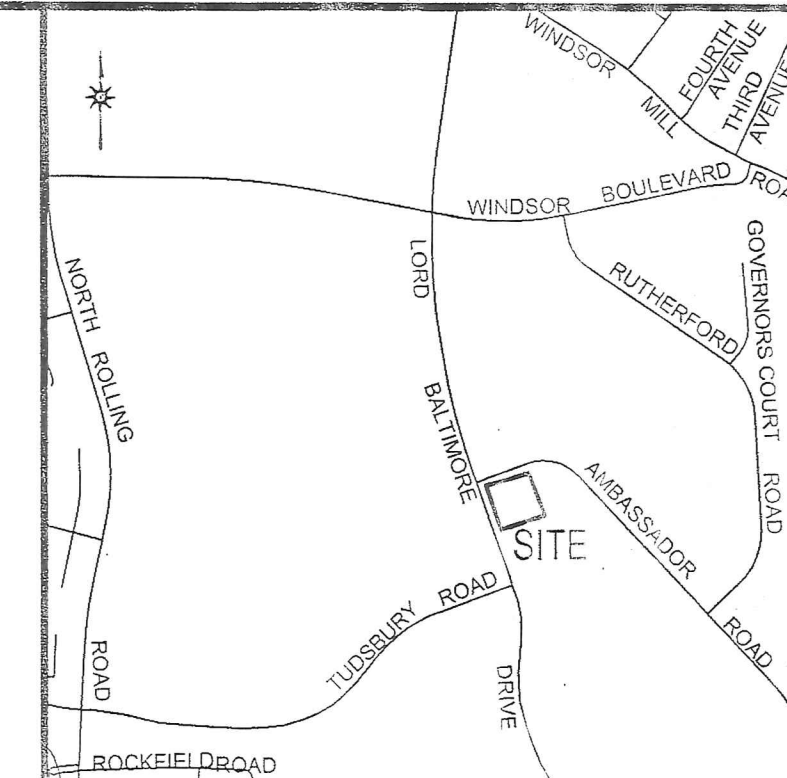
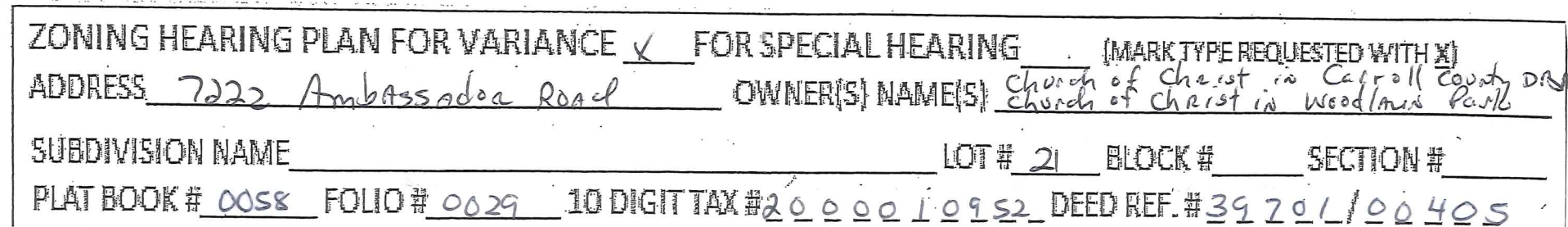
Richardson Engineering, LLC
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY BUILDING PERMIT
FOR
**CHURCH OF CHRIST IN
WOODLAWN PARK**
7222 AMBASSADOR ROAD
BALTIMORE, MD 21244

BALTIMORE COUNTY MARYLAND
2ND ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	ADF	PCR	1" = 30'
	DATE:	JOB NO.:	SHEET NO.:
	02-08-18	18013	1 OF 1

2018-0356-A



LOCATION MAP

SCALE: 1" = 1000

GENERAL NOTES:

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CHURCH OF CHRIST WOODLAWN PARK
7222 AMBASSADOR ROAD
BALTIMORE MD 21207
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(PER 1"=200' ZONING MAP087012)
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TYPE	DEFICIENT (Y/N)
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SEWER	N
TRANSPORTATION	N
24. DRC NUMBER: NONE ON FILE

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FOR

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BALTIMORE COUNTY
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REVISIONS

DRAWN BY: CHECKED BY: SCALE:

DRAWN BY: ADF	CHECKED BY: PCR	SCALE: 1" = 30'
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DATE:	JOB NO.:	SHEET NO.:
02-08-18	18013	1 OF 1

2018-0356-A

EX. 1