M E M O R A N D U M

DATE: December 9, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0420-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on December 6, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**	*	BEFORE THE
Parcel 363 (Lots 12 & 13 – Kenwood Ave.) and Parcel 901 (Buehler Ave.)	*	OFFICE OF
14th Election District	*	ADMINISTRATIVE HEARINGS
6th Council District	*	FOR BALTIMORE COUNTY
United House of Prayer, *Legal Owner* **Petitioner**	*	**Case No. 2019-0420-SPHA**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing and Variance filed on behalf of United House of Prayer, the legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 1B01.1.B.1 of the Baltimore County Zoning Regulations ("BCZR") for a finding that the proposed Residential Transition Area ("RTA") buffer of 10 ft. is in compliance to the extent possible. In addition, a Petition for Variance was filed pursuant to BCZR as follows: (1) to permit a proposed church building within 66 ft. of DR 5.5 property line in lieu of the required 75 ft.; and (2) to permit 32 parking spaces in lieu of the required 45 spaces. A three sheet site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Deacon Charles Weathers, Professional Engineer John B. Gonzalez and Architect Eric Bond appeared in support of the requests. Edward J. Gilliss, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") and the Department of Environmental Protection and Sustainability ("DEPS").

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Date 11-4-19
By

SPECIAL HEARING

Mr. Gilliss explained that this proposed house of worship will replace an existing "store-front" church in Essex and is necessitated by a growing congregation. He stated that the church and engineer had made all efforts to comply "to the extent possible" with the RTA based on the site and the needs of the church, and that he believes the requested 66 foot RTA is in compliance with BCZR Section 1B01.1.B.1 and with the overall spirit and intent of the regulations.

Mr. Gonzalez testified about his professional credentials, education, and experience and he was accepted as an expert in land use, design, engineering, and the BCZR. He testified that the property in question is currently vacant with no structures on it. He noted that the property is split-zoned BL and DR and that a church is permitted by right in both zones. He testified that virtually all church activities will be during evenings and weekends and that it will not have an undue impact on traffic or parking in the area, as verified by a trip generation study that was done. He noted that there is public transportation nearby and that the church is hopeful that it will also draw congregants who will walk there. He also explained that the property is served by public water and sewer systems. Mr. Gonzalez, with the assistance of Mr. Bond, then gave an overview of the surrounding neighborhood and of the planned architecture of the church and grounds. They stressed that the architecture and height of the building are designed to harmoniously integrate with the neighborhood. Architectural renderings of the building, landscaping, lighting and fencing were shown. The site will be fully surrounded by an architectural quality metal security fence. Aerial photos of the site and the surrounding properties were admitted into evidence as Petitioner's Exhibit 2. Zoning and Tax parcel maps from the My Neighborhood site were marked and admitted as Exhibits 3 and 4.

Mr. Gilliss questioned Mr. Gonzalez about each of the factors in BCZR Section 502.1 and Mr. Gonzalez explained that in his expert opinion the proposed project is fully compliant. Mr. Gonzalez acknowledged that he was aware of the comments of the various County agencies, as

ORDER RECEIVED FOR FILING
Date 11-6-19
By

well as those from the State Highway Administration. He explained that this was merely phase one of the project and that he and Petitioner are fully aware that they will have to satisfy all Agency comments and fully comply with all aspects of State and County law through the permit, building, and inspection process. Based on the undisputed record evidence I believe the Petitioner has complied with BCZR Section 1B01.1.B.1 "to the extent possible" and is entitled to the requested RTA relief.

VARIANCE

Under BCZR Section 307, and Maryland common law, an applicant for a variance must satisfy a two-step analysis, summarized as follows:

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

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

The property in question is an irregularly shaped lot in split-zones and is bounded on two sides by businesses and at the rear by residences. As such, the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to build its proposed house of worship as designed. I find that the relatively minor setback variance will not unduly impact the adjoining DR property. Further, as noted above, the church will have a fully fenced perimeter with all its parking contained within. As also noted, most of the church's activities will be during evening and weekend hours so there should be minimal parking impacts on the surrounding properties.[1] As also noted, there is public

[1] On the day of the hearing, the OAH received a letter from Joyce M. Hicks, the Exec. V.P. of Off Duty Police Security Services, Inc., one of the adjoining businesses. In it she states her opposition to the proposed parking variance, stating "I am very much against the use of my property for parking or any other use." Mr. Gonzalez and Deacon Weathers explained at the hearing that due to the enclosed parking lot at the church that there would be no overflow parking onto Ms. Hicks' property. If Ms. Hicks is still concerned she should post "no parking" signage and can take all proper enforcement actions. The letter will be placed in the file.

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Date 11-6-19
lbw

transportation in the immediate vicinity and it is anticipated that some of the congregation will walk to services from the surrounding neighborhood. I therefore 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.

THEREFORE, IT IS ORDERED this **6th** day of **November, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing for a finding that the proposed Residential Transition Area ("RTA") buffer of 10 ft. is in compliance to the extent possible, is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance as follows: (1) to permit a proposed church building within 66 ft. of DR 5.5 property line in lieu of the required 75 ft.; and (2) to permit 32 parking spaces in lieu of the required 45 spaces, 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 comply with ZAC comments submitted by the DOP, DEPS, DPR and SHA, copies of which are attached hereto and made a part hereof.

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln/dlw

ORDER RECEIVED FOR FILING
Date 11-6-19
By DW

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 Parcel 363 (Lots 12 and 13- Kenwood Avenue), and Parcel 901 (Buehler Avenue) **which is presently zoned** BL AS (Parcel 363); DR 5.5 (Parcel 901)

Deed References: 40652/00396 10 Digit Tax Account # See bottom of the page for Tax Account #

Property Owner(s) Printed Name(s) Bishop C.M. Bailey and his Successor Trustees, as Trustee for the United House of Prayer for all People of the Church on the Rock of the Apostolic Faith

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

A special hearing for a finding that the proposed RTA buffer of 10 feet is in compliance to the extent possible per Section 1B01.1.B.1.g.(6)

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

3. X **a Variance** from Section(s)

1. Variance from the RTA requirements of Section 1B01.1.B.1.(g) to permit a proposed church building within 66 feet of a DR5.5 property line in lieu of the required 75 feet.

2. Variance to permit 32 parking spaces in lieu of the required 45 spaces.

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)**

To be presented at Hearing

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A
Name- Type or Print

N/A
Signature

N/A
Mailing Address City State

N/A / N/A / N/A
Zip Code Telephone # Email Address

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Date 11-6-19
By DJS

Attorney for Petitioner:

Edward Gilliss, c/o Royston, Mueller, McLean & Reid, LLP
Name- Type or Print

Signature

102 W. Pennsylvania Avenue, #600 Baltimore MD
Mailing Address City State

21204 / 410-823-1800 / egilliss@rmmr.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Elder Charles Weathers /
Name #1 – Type or Print Name #2 – Type or Print

Elder Charles L. Weathers
Signature #1 Signature # 2

1655 North Portal Drive, NW Washington, DC
Mailing Address City State

20012 / 917-407-3382 / cweathers.uhop@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

John B. Gonzalez, PE, CPSWQ, c/o Landmark Science & Engineering
Name- Type or Print

Signature

356 Congress Avenue, Suite 209 Havre de Grace MD
Mailing Address City State

21078 / 410-939-2144 / johng@landmark-se.com
Zip Code Telephone # Email Address

CASE NUMBER 2019-0420-SPHA **Filing Date** 8/9/19 **Do Not Schedule Dates:** _____ **Reviewer** JS

Tax Account Nos.: Parcel 363, Lot 12- 1419009775
Parcel 363, Lot 13- 1426000075
Parcel 901- 1600001605

REV. 10/4/11

10-24-19

RECEIVED
OCT 03 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 9/27/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-420

INFORMATION:

Property Address:	12-13 Kenwood Avenue, Parcel 901 Buehler Avenue
Petitioner:	Elder Charles Weathers, United House of Prayer For All People
Zoning:	BL AS, DR 5.5
Requested Action:	Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a proposed RTA buffer of 10 feet is in compliance to the extent possible pursuant to BCZR §1B01.g (6) and also the petition for variance to permit a proposed church building within 66 feet of a property line with 32 parking spaces in lieu of the required 75 feet and 45 parking spaces.

A site visit was conducted on 8/29/2019.

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

- Prior to issuance of permits, submit architectural elevations detailing building form, materials and any proposed signage and placement of any exterior lighting to the contact person listed below for review.
- Lighting shall be directed away from the residential community to the east.
- The required landscape plan shall include enhanced vegetative screening to mitigate any impacts of the proposed institutional use upon the homes located to the north and east of the proposed parking lot.

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

Prepared by:
Lloyd T. Moxley

Division Chief:
Jenifer G. Nugent

CPG/JGN/LTM/
c: Laurie Hay
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
John B. Gonzalez, P.E.
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING
Date 11-6-19
By

s:\planning\dev rev\zac\zacs 2019\19-420.docx

Applying Practical Science to Improve Communities

ZONING PROPERTY DESCRIPTION FOR UNITED HOUSE OF PRAYER LOCATED ON KENWOOD AVENUE AND BUEHLER AVENUE

BEGINNING for the same at a point on the northeasterly right of way line of Kenwood Avenue, 60 feet wide at the northwest corner of the whole property being described, said point being 119 feet, more or less, from the centerline of an unimproved street named Buehler Avenue (40 feet wide), thence leaving Kenwood Avenue and running, as now surveyed, with all bearings herein being referred to the Maryland Coordinate System (NAD'83/91); the following four (4) courses and distances, viz:

1. North 80° 32' 12" East 133.67 feet,
2. North 09° 45' 37" West 78.12 feet,
3. South 68° 46' 45" East 182.95 feet, and
4. South 21° 04' 01" West 150.00 feet, to the northeast side of Buehler Avenue aforesaid, thence with said Avenue, the following three (3) courses, viz:
5. North 68° 46' 45" West 39.23 feet, to a point of curvature,
6. By a tangent curve to the left with a radius of 181.00 feet and an arc length of 94.07 feet, said curve being subtended by a chord bearing North 83° 39' 44" West 93.02 feet, and
7. South 80° 32' 12" West 61.40 feet, to a point of curvature, thence along a fillet to the aforesaid northeast right of way of Kenwood Avenue,
8. By a tangent curve to the right with a radius of 25.00 feet and an arc length of 39.32 feet, said curve being subtended by a chord bearing North 54° 45' 27" West 35.39 feet, thence along said northeasterly right of way of Kenwood, the following two (2) courses, viz:
9. South 80° 32' 12" West 4.82 feet,
10. North 09° 17' 55" West 74.20 feet, to the place of beginning as recorded in Liber JLE 40652, Folio 396.

CONTAINING 33,968 square feet or 0.7798 acres of land, more or less.

Located in the Fourteenth Election District and Sixth Councilmanic District, Baltimore County, Maryland

Donald R. Hall, Prop. LS #221

Surveyor
CEM

STATE OF MARYLAND
DONALD R. HALL
REGISTERED No. 221
PROPERTY LINE SURVEYOR

EXPIRES 6/16/20

42 North Main Street | Bel Air, Maryland 21014
410-893-9016 | info@cemscience.com | cemscience.com
@cemscience | cemscience | Chesapeake Environmental Management, Inc.

2019-0420-SPHA

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

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

10/4/2019

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Order #: 11796494
Case #: 2019-0420-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0420-SPHA

Baltimore City

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0420-SPHA

Parcel 363, Lots 12 & 13 Kenwood Avenue) Parcel 901 (Buehler Avenue)

NE side of Kenwood Avenue, 106 ft. s/e of centerline of intersection, Weyburn Road

14th Election District - 6th Councilmanic District

Legal Owners: Elder Charles Weathers

Special Hearing for a finding that the proposed RTA buffer of 10 ft. is in compliance to the extent possible. Variance for the RTA requirements, to permit a proposed church building within 66 ft. of DR 5.5 property line in lieu of the required 75 ft. To permit 32 parking spaces in lieu of the required 45 spaces.

Hearing: Thursday, October 24, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
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.

o4

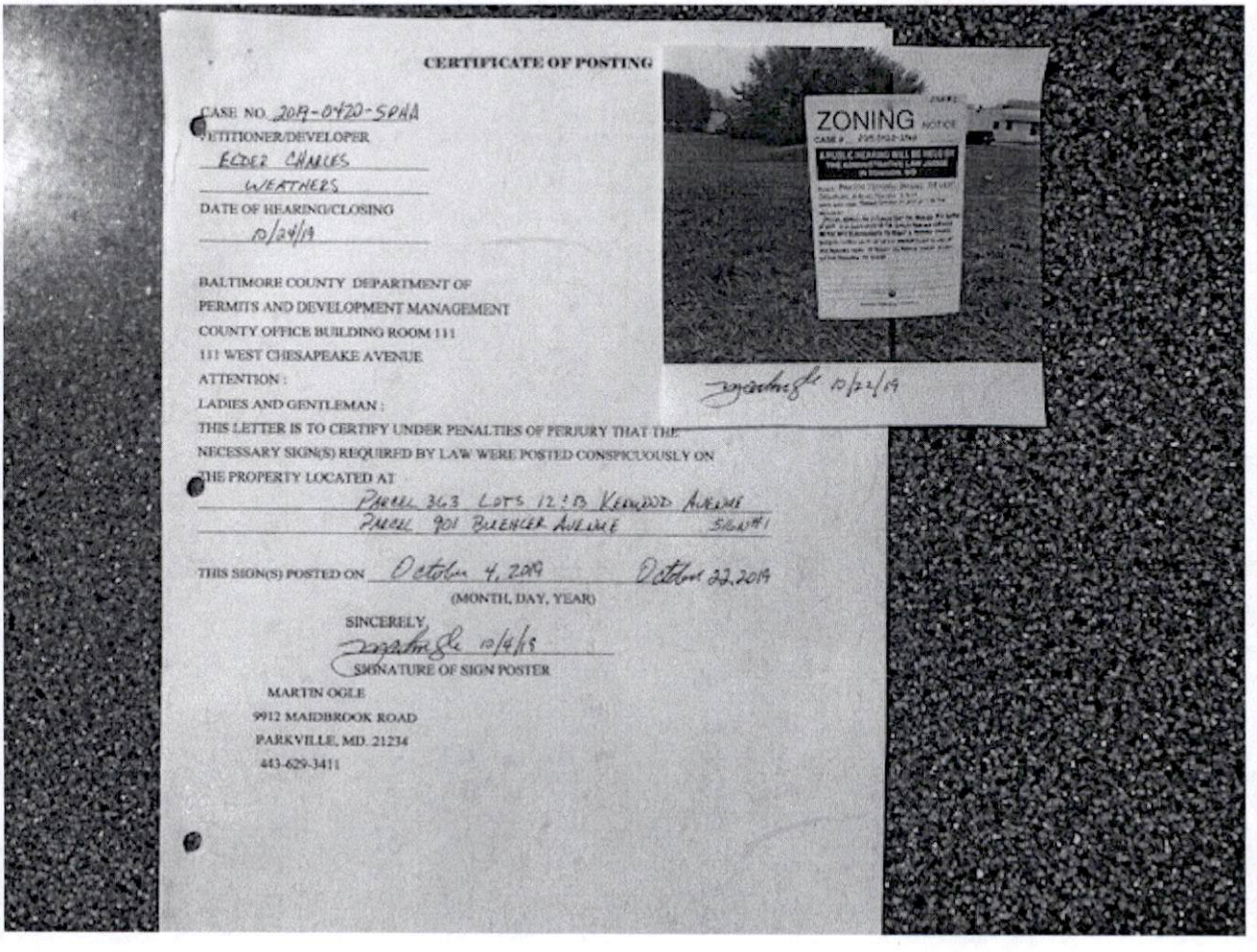
Sherry Nuffer

From: Marty Ogle <mert1114@aol.com>
Sent: Tuesday, October 22, 2019 2:16 PM
To: Administrative Hearings
Subject: 2019-0420-SPHA

RECEIVED
OCT 22 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

2nd set of certificates



CERTIFICATE OF POSTING

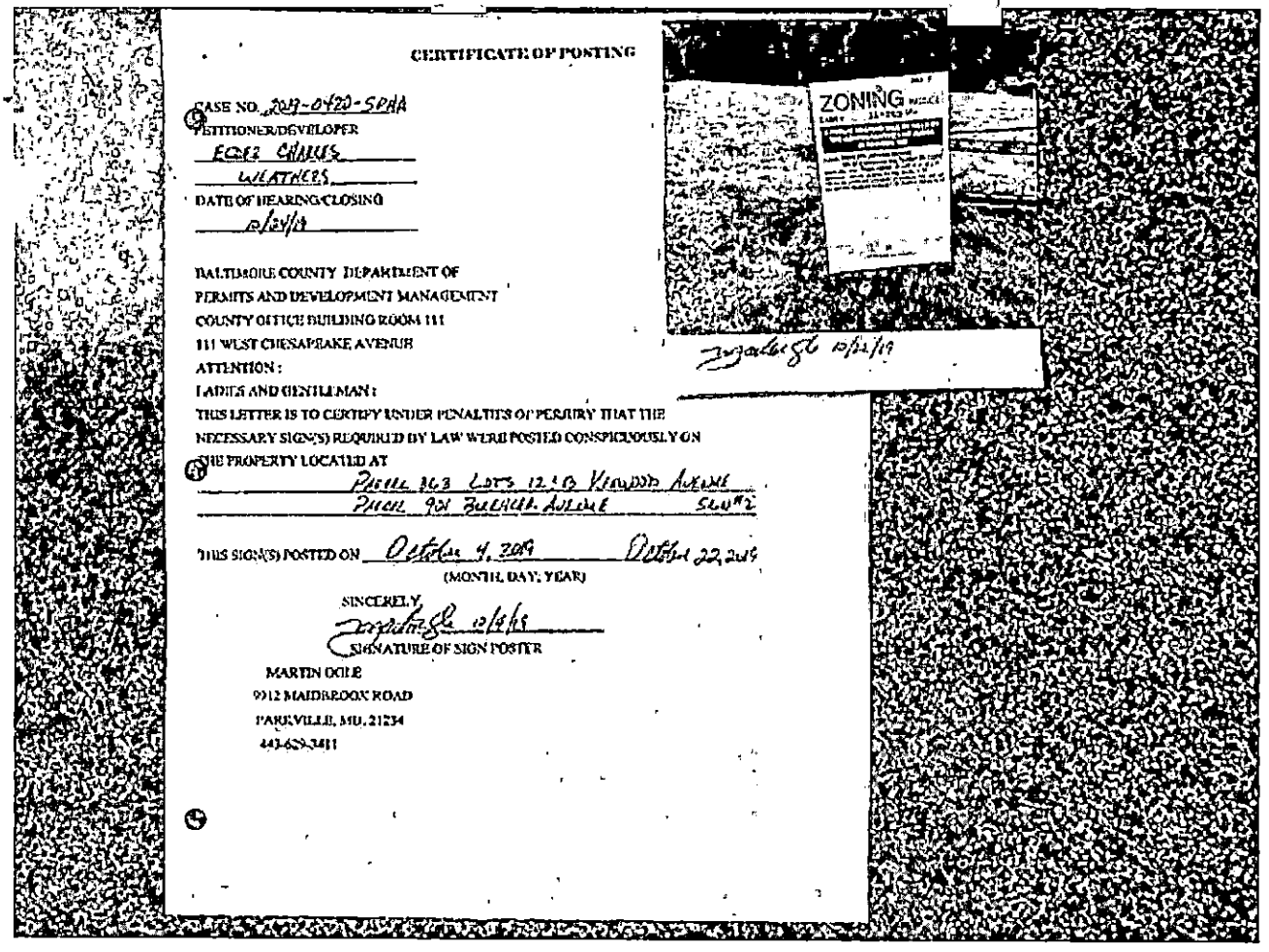
CASE NO. 2019-0420-SPHA
PETITIONER/DEVELOPER
ECDEZ CHARLES
WEATHERS
DATE OF HEARING/CLOSING
10/24/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT
PARCEL 363 LOTS 12 & 13 KENWOOD AVENUE
PARCEL 901 BLENCER AVENUE SIGN #1

THIS SIGN(S) POSTED ON October 4, 2019 October 22, 2019
(MONTH, DAY, YEAR)

SINCERELY,
10/4/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2019-0420-SPHA

PETITIONER/DEVELOPER

EDIE CHARLES WEATHERS

DATE OF HEARING/CLOSING

10/24/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMAN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

PARCEL 363 LOTS 12 & 13 KENWOOD AVENUE
PARCEL 901 BUCHANAN AVENUE SEVERN

THIS SIGN(S) POSTED ON October 4, 2019 October 22, 2019
(MONTH, DAY, YEAR)

SINCERELY,

SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE

10/22/19

Sent from my iPhone

CERTIFICATE OF POSTI

CASE NO. 2019-0420-SPHA

PETITIONER/DEVELOPER

ELDER CHARLES WEATHERS

DATE OF HEARING/CLOSING

10/24/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

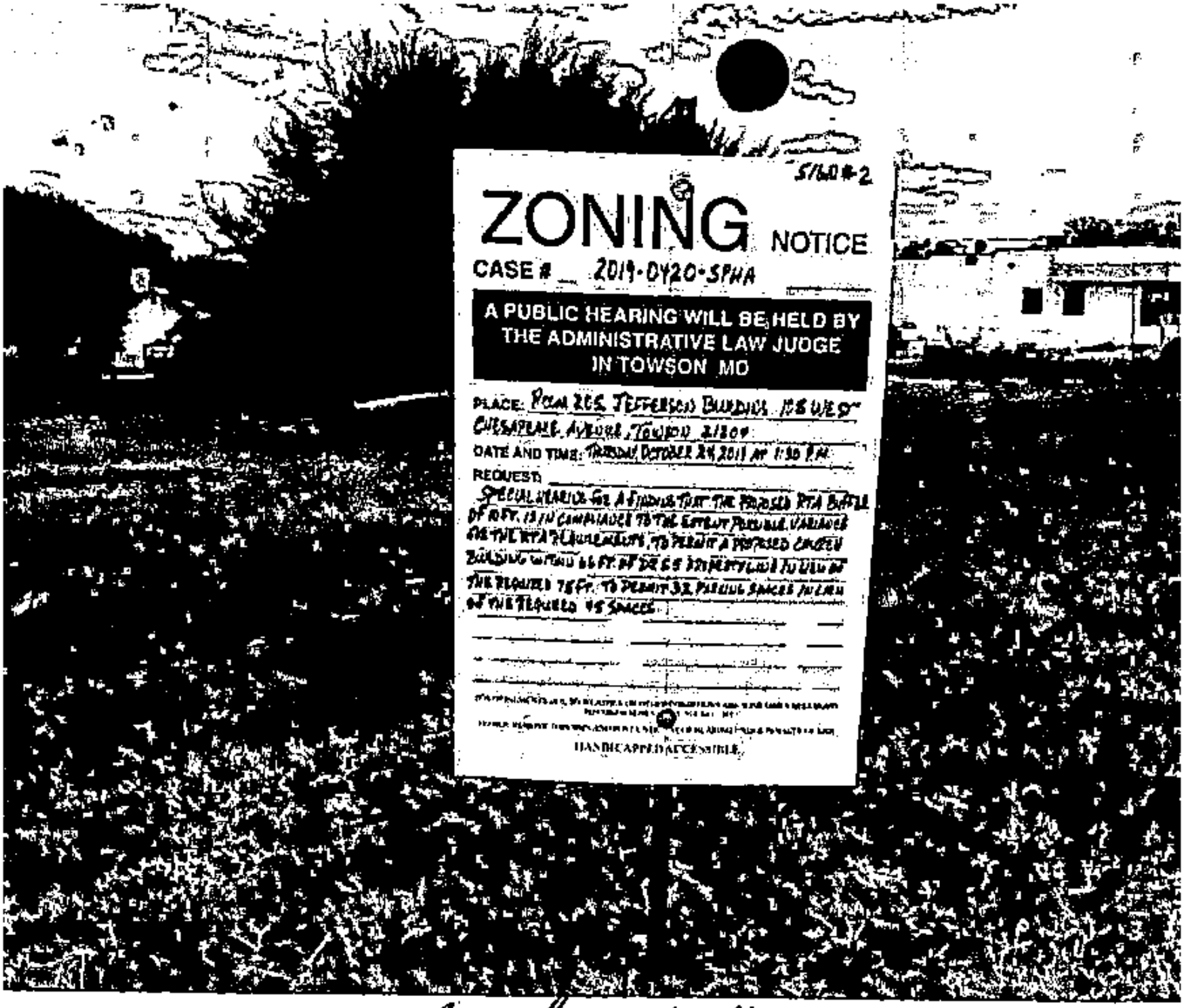
PARCEL 363 LOTS 12 & 13 KENWOOD AVENUE
PARCEL 901 BUEHLER AVENUE SIGN #2

THIS SIGN(S) POSTED ON October 4, 2019
(MONTH, DAY, YEAR)

SINCERELY,

10/4/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411


S/160#2
ZONING NOTICE
CASE # 2019-0120-SPHA
A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE IN TOWSON MD
PLACE: ROOM 205, JEFFERSON BUILDING, 105 W. CHESAPEAKE AVENUE, TOWSON 21204
DATE AND TIME: TUESDAY, OCTOBER 29, 2019 AT 1:30 P.M.
REQUEST:
SPECIAL HEARING FOR A FINDING THAT THE PROPOSED PITA BUFFER OF 10 FT. IS IN COMPLIANCE TO THE EXPERT PETITIONER VARIANCE FOR THE PITA REGULATION, TO PERMIT A PROPOSED GREEN BUILDING WITH A 66 FT. BRL IN LIEU OF THE REQUIRED 75 FT. TO PERMIT 32 PARKING SPACES IN LIEU OF THE REQUIRED 45 SPACES.
HANDICAPPED ACCESSIBLE

10/4/19

CERTIFICATE OF POSTIN

CASE NO. 2019-0420-SPHA

PETITIONER/DEVELOPER

ELDER CHARLES WEATHERS

DATE OF HEARING/CLOSING

10/24/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

PARCEL 363 LOTS 12 & 13 KENWOOD AVENUE
PARCEL 901 BUEHLER AVENUE SIGN #1

THIS SIGN(S) POSTED ON October 4, 2019

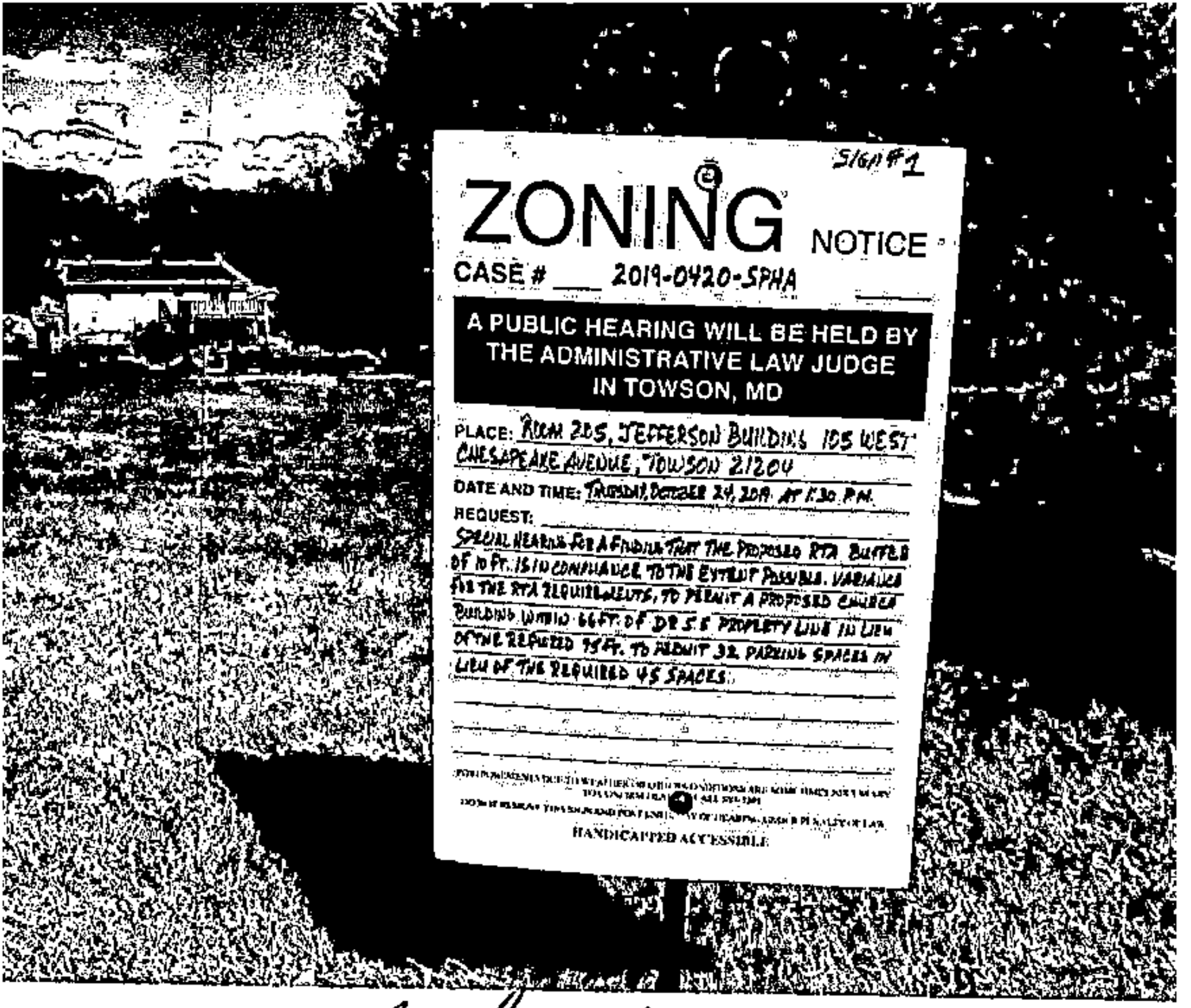
(MONTH, DAY, YEAR)

SINCERELY,

10/4/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411


SIGN #1
ZONING NOTICE
CASE # 2019-0420-SPHA
A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE IN TOWSON, MD
PLACE: ROOM 205, JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE, TOWSON 21204
DATE AND TIME: TUESDAY, OCTOBER 29, 2019 AT 1:30 P.M.
REQUEST:
SPECIAL HEARING FOR A FINDING THAT THE PROPOSED RTA BUFFER OF 10 FT. IS IN CONFORMANCE TO THE EXTENT POSSIBLE. VARIANCES FOR THE RTA REQUIREMENTS, TO PERMIT A PROPOSED CHURCH BUILDING WITHIN 66 FT. OF DR 5.5 PROPERTY LINE IN LIEU OF THE REQUIRED 75 FT. TO PERMIT 32 PARKING SPACES IN LIEU OF THE REQUIRED 45 SPACES.
HANDICAPPED ACCESSIBLE

10/4/19

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

September 23, 2019

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0420-SPHA
Parcel 363, Lots 12 & 13 Kenwood Avenue) Parcel 901 (Buehler Avenue)
NE side of Kenwood Avenue, 106 ft. s/e of centerline of intersection, Weyburn Road
14th Election District – 6th Councilmanic District
Legal Owners: Elder Charles Weathers

Special Hearing for a finding that the proposed RTA buffer of 10 ft. is in compliance to the extent possible. Variance for the RTA requirements, to permit a proposed church building within 66 ft. of DR 5.5 property line in lieu of the required 75 ft. To permit 32 parking spaces in lieu of the required 45 spaces.

Hearing: Thursday, October 24, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

C: Edward Gillis, 102 W. Pennsylvania Avenue, Ste. 600, Towson 21204
Elder Charles Weathers, 1655 North Portal Drive, NW Washington DC 20012
John Gonzalez, 356 Congress Avenue, Ste. 209, Havre de Grace 21078

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 4, 2019**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Friday, October 4, 2019 - Issue

Please forward billing to:
Charles Weathers 917-407-3382
1655 North Portal Drive, NW
Washington, DC 20012

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105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
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.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0420-SPHA

Property Address: Parcel 363 (Lots 12 & 13 - Kenwood Ave), Parcel 901 (Chesley Ave)

Property Description: 0.78 Acre vacant lot, east side of Kenwood Avenue

Legal Owners (Petitioners): Bishop C.M. Bailey, United House of Prayer

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. Charles Weathers

Company/Firm (if applicable): United House of Prayer

Address: 1655 North Pocket Drive, NW
Washington, DC 20012

Telephone Number: 917-907-3382

Revised 7/9/2015

RE:	PETITION FOR SPECIAL HEARING AND VARIANCE Pacel 363 (Lot 12 & 13Kenwood Avenue) and Parcel 901 (Buehler Avenue) ; NE/S Kenwood Avenue, 106' SE of c/line of Weyburn Rd 14th Election & 6th Councilmanic Districts Legal Owner(s): Bishop C.M. Bailey and his Successor Trustees, as Trustee for the United House of Prayer for all People of the Church on the Rock of the Apostolic Faith	*	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY
	Petitioner(s)	*	2019-420-SPHA

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
AUG 23 2019

Carole S Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of August, 2019, a copy of the foregoing Entry of Appearance was mailed to John Gonzalez, P.E., Landmark Science & Engineering, 356 Congress Avenue, Suite 209, Havre de Grace, Maryland 21078 and Edward Gilliss, Esquire, 102 W. Pennsylvania Avenue, Suite 600, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

October 17, 2019

Edward Gilliss, Mclean & Reid, LLP
102 W. Pennsylvania Ave
Baltimore MD 21204

RE: Case Number: 2019-0420-SPHA, Parcel 363 (Lots 12 and 13- Kenwood Avenue) and Parcel 901 (Buehler Avenue)

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 August 09, 2019. This letter is not an approval, but only a **NOTIFICATION.**

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
John B. Gonzalez, PE, CPSWQ, 356 Congress Avenue Suite 209 Havre de Grace MD 21078

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: September 3, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0420-SPHA
Address Parcel 901 Kenwood Avenue
(Bishop C.M. Bailey & his successor Trustees Property)

Zoning Advisory Committee Meeting of **August 15, 2019.**

The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Development of the property must comply with Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains.

2. If the project properties are greater than 40,000 square feet in total area, development of the properties must comply with the Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 6. Forest Conservation. The Department of Environmental Protection and Sustainability should be consulted concerning this issue.

Reviewer: Paul Dennis, Environmental Impact Review

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 9/27/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-420

INFORMATION:
Property Address: 12-13 Kenwood Avenue, Parcel 901 Buehler Avenue
Petitioner: Elder Charles Weathers, United House of Prayer For All People
Zoning: BL AS, DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a proposed RTA buffer of 10 feet is in compliance to the extent possible pursuant to BCZR §1B01.g (6) and also the petition for variance to permit a proposed church building within 66 feet of a property line with 32 parking spaces in lieu of the required 75 feet and 45 parking spaces.

A site visit was conducted on 8/29/2019.

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

- Prior to issuance of permits, submit architectural elevations detailing building form, materials and any proposed signage and placement of any exterior lighting to the contact person listed below for review.
- Lighting shall be directed away from the residential community to the east.
- The required landscape plan shall include enhanced vegetative screening to mitigate any impacts of the proposed institutional use upon the homes located to the north and east of the proposed parking lot.

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

Prepared by:
Lloyd T. Moxley

Division Chief:
Jennifer G. Nugent

CPG/JGN/LTM/
c: Laurie Hay
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
John B. Gonzalez, P.E.
Office of the Administrative Hearings
People's Counsel for Baltimore County

10-24-19

RECEIVED
OCT 03 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 9/27/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-420

INFORMATION:

Property Address:	12-13 Kenwood Avenue, Parcel 901 Buehler Avenue
Petitioner:	Elder Charles Weathers, United House of Prayer For All People
Zoning:	BL AS, DR 5.5
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Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

CPG/JGN/LTM/

c: Laurie Hay
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
John B. Gonzalez, P.E.
Office of the Administrative Hearings
People's Counsel for Baltimore County

10-24

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
SEP 05 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

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

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

DATE: September 3, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0420-SPHA
Address Parcel 901 Kenwood Avenue
(Bishop C.M. Bailey & his successor Trustees Property)

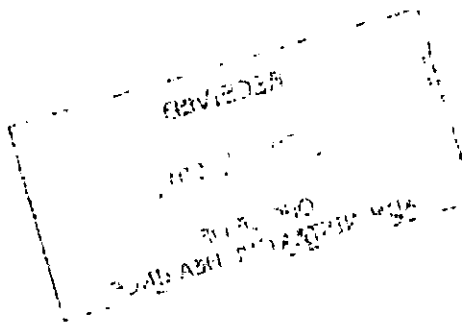
Zoning Advisory Committee Meeting of **August 15, 2019**.

The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Development of the property must comply with Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains.

2. If the project properties are greater than 40,000 square feet in total area, development of the properties must comply with the Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 6. Forest Conservation. The Department of Environmental Protection and Sustainability should be consulted concerning this issue.

Reviewer: Paul Dennis, Environmental Impact Review



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: 09/09/19

TO: Michael Mallinoff, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 15, 2019
Item No. 2019-0420

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

If Special Hearing and Zoning Relief is granted, a Landscape Plan is required per the requirement of the Landscape Manual. A Lighting Plan is also required.

There is an existing watercourse and 30-inch storm drain pipe that is located on/adjacent to the property. The watercourse may be a Baltimore County regulated flood plain associated with a drainage area equal to or greater than 30 acres. The plan does not show a flood plain delineation on the property. The plan proposes development near this watercourse. The developer must determine if the drainage shed is 30 acres or greater. If so, a flood study is required to establish the flood plain delineation and the site must adhere to the Baltimore County DPR Policy Manual, the Building Code and the Design Manual.

Also, the developer seems to be using Buehler Avenue, a "paper street" to access their property. If the "paper street" is to be closed, then the developer must go through a street closure hearing. If not, then Buehler Avenue must adhere to the Baltimore County DPR Policy Manual, the Building Code and the Design Manual.

* * * * *

VKD: cen
cc: File

September 20, 2019

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

Dear Ms. Lewis:

Thank you for the opportunity to review the site plan to accompany the zoning hearing application for the proposed United House of Prayer located on the east side of MD 588 (Kenwood Avenue) in Baltimore County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the submittal listed below and is pleased to respond.

United House of Prayer
Site Plan to accompany special hearing, variance
Case No. 2019-0420-SPHA
SHA Tracking No. 19APBA018XX
MD 588 (Kenwood Avenue) (east side) 200' south of Weyburn Road
Mile Post 0.65
Baltimore County

An access permit will be required for the proposed entrance on MD 588. The following criteria and details will apply and must be reflected on future plan submittals:

The entrance must be between 25' – 35' wide with 30' curbed radii. The entrance from the edge of the existing northbound travel lane, back to the radius returns within the entrance, and the shoulder area along the MD 588 property frontage must be shaded on the plans and the following full depth pavement section utilized:

2" Superpave Asphalt Mix 12.5mm for Surface – PG 64S-22, Level 2
7" Superpave Asphalt Mix 19.0mm for Base – PG 64S-22, Level 2 (2 – 3.5" lifts)
6" Graded Aggregate Base or 12" Capping Borrow

All proposed curb & gutter within the MDOT SHA right-of-way must be 8" Type 'A' curb & gutter (MD 620.02).

To initiate the plan review cycle toward the issuance of the access permit the design engineer must submit nine (9) sets of plans reflecting the above criteria and details. The plan submittal should include 1 set of hydraulic computations, and a CD containing plans and all supporting documentation to Wendy Wolcott at 320 West Warren Road, Hunt Valley, MD 21030 to the attention of Mr. Richard Zeller. Please utilize the SHA tracking number when making this submission.

All SHA Policies, Standards and Specifications must be followed when preparing the above plan submittal including but not limited to the following documents:

MDOT SHA Access Manual
MDOT SHA Business Standards and Specifications

The Access Management Plan Review Checklist must be utilized in drafting the SHA Improvement Plans. Please include a copy of the completed checklist when making this submittal. All of these documents along with additional guidance can be found on our web site at www.roads.maryland.gov under Business Center.

If there are any questions, please contact Mr. Richard Zeller at 410-229-2332 or toll free (in Maryland only), 1-866-998-0367 (x2332) or by email at (rzeller@mdot.maryland.gov).

Sincerely,

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

cc: Landmark Science & Engineering / 356 Congress Avenue, Suite 209, P.O Box 602
Havre de Grace, MD 21078
Bishop C. M. Bailey United House of Prayer / 1655 North Portal Drive NW
Washington, DC 20012
Mr. Jan M. Cook / 111 West Chesapeake Avenue, Towson, MD 21204
Mr. Vishnu Desai / 111 West Chesapeake Avenue, Towson, MD 21204
Mr. Donald Distance, MDOT SHA District 4 Traffic
Mr. Michael Pasquariello, MDOT SHA District 4 Utilities
Mr. Wil Clark, MDOT SHA District 4 Maintenance

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Sincerely,

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

cc: Landmark Science & Engineering / 356 Congress Avenue, Suite 209, P.O Box 602
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Mr. Donald Distance, MDOT SHA District 4 Traffic
Mr. Michael Pasquariello, MDOT SHA District 4 Utilities
Mr. Wil Clark, MDOT SHA District 4 Maintenance

ORDER RECEIVED FOR FILING
Date 11-6-19
By

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

September 20, 2019

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

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ORDER RECEIVED FOR FILING
Date 11-4-19
By

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: 09/09/19

TO: Michael Mallinoff, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 15, 2019
Item No. 2019-0420

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* * * * *

VKD: cen
cc: File

ORDER RECEIVED FOR FILING

Date 11-6-19

By

1024

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
SEP 05 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

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

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

DATE: September 3, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0420-SPHA
Address Parcel 901 Kenwood Avenue
(Bishop C.M. Bailey & his successor Trustees Property)

Zoning Advisory Committee Meeting of **August 15, 2019**.

The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Development of the property must comply with Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains.

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Reviewer: Paul Dennis, Environmental Impact Review

ORDER RECEIVED FOR FILING
Date 11-6-19
By

Case No.: 2019-0420-SPHA

Exhibit Sheet

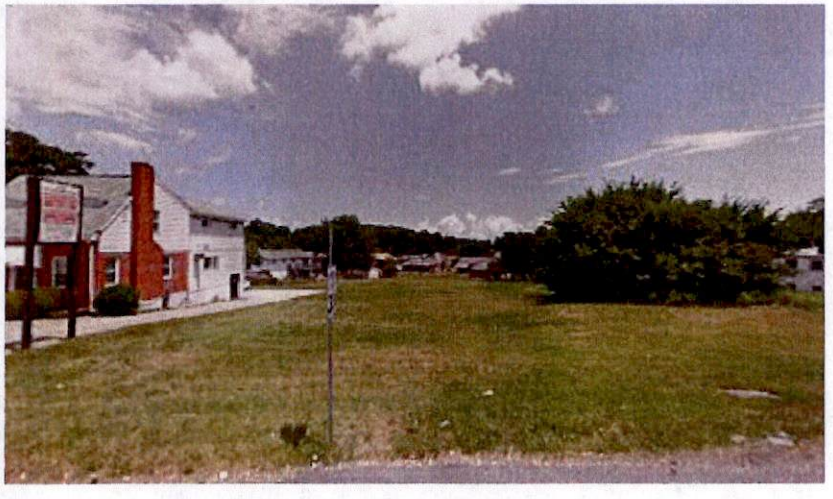
Petitioner/Developer DW 12-9-19 Protestants DW 11-6-19

No. 1	Site Plan	
No. 2	Aerial Photos	
No. 3	My Neighborhood Tax Parcel MAP	
No. 4	My Neighborhood Zoning MAP	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Google Maps 6314 Kenwood Ave



Imagery ©2019 Google, Map data ©2019 50 ft



6314 Kenwood Ave

Rosedale, MD 21237

Directions Save Nearby Send to your phone Share

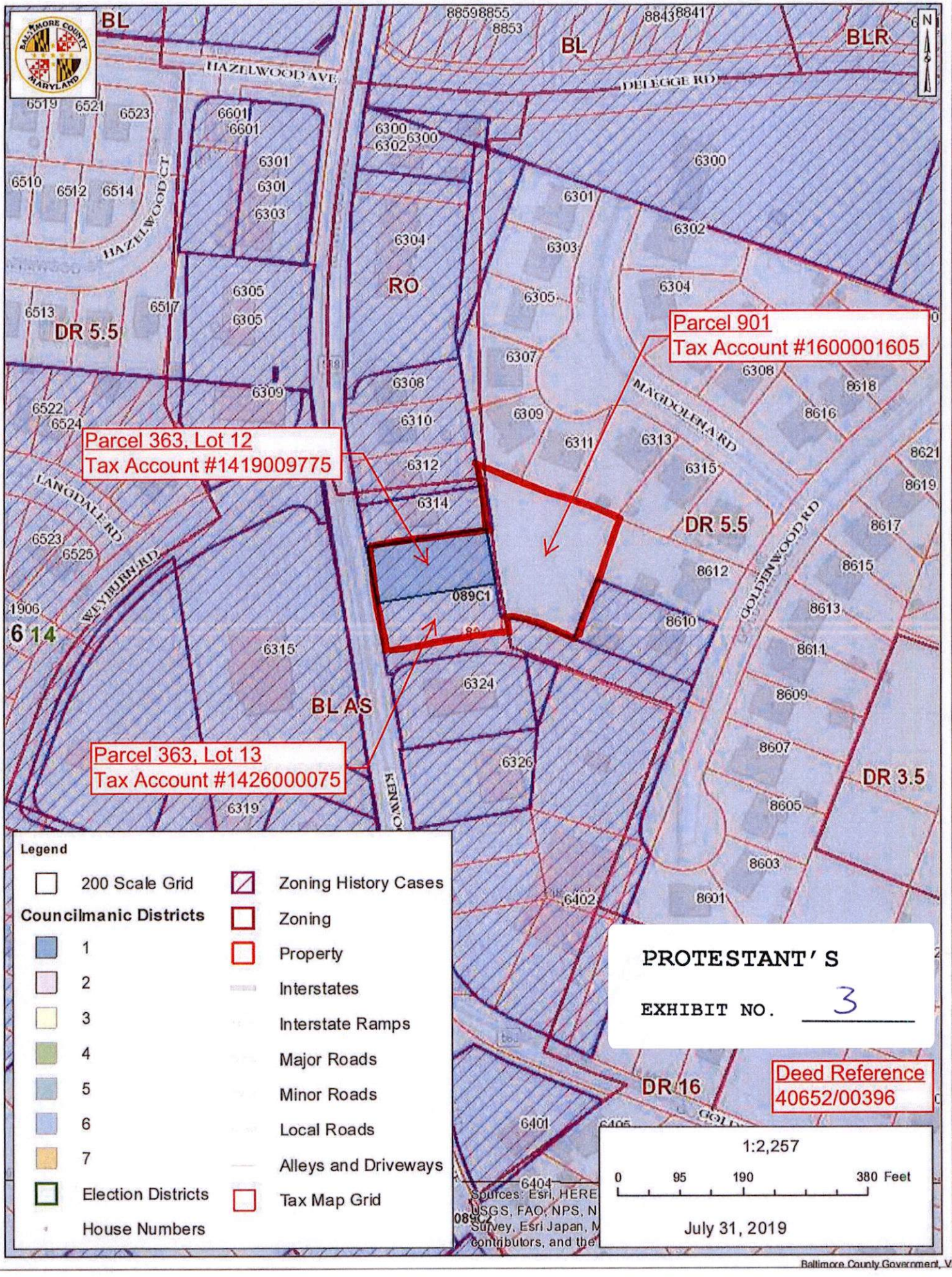
8FQW+J3 Rosedale, Maryland

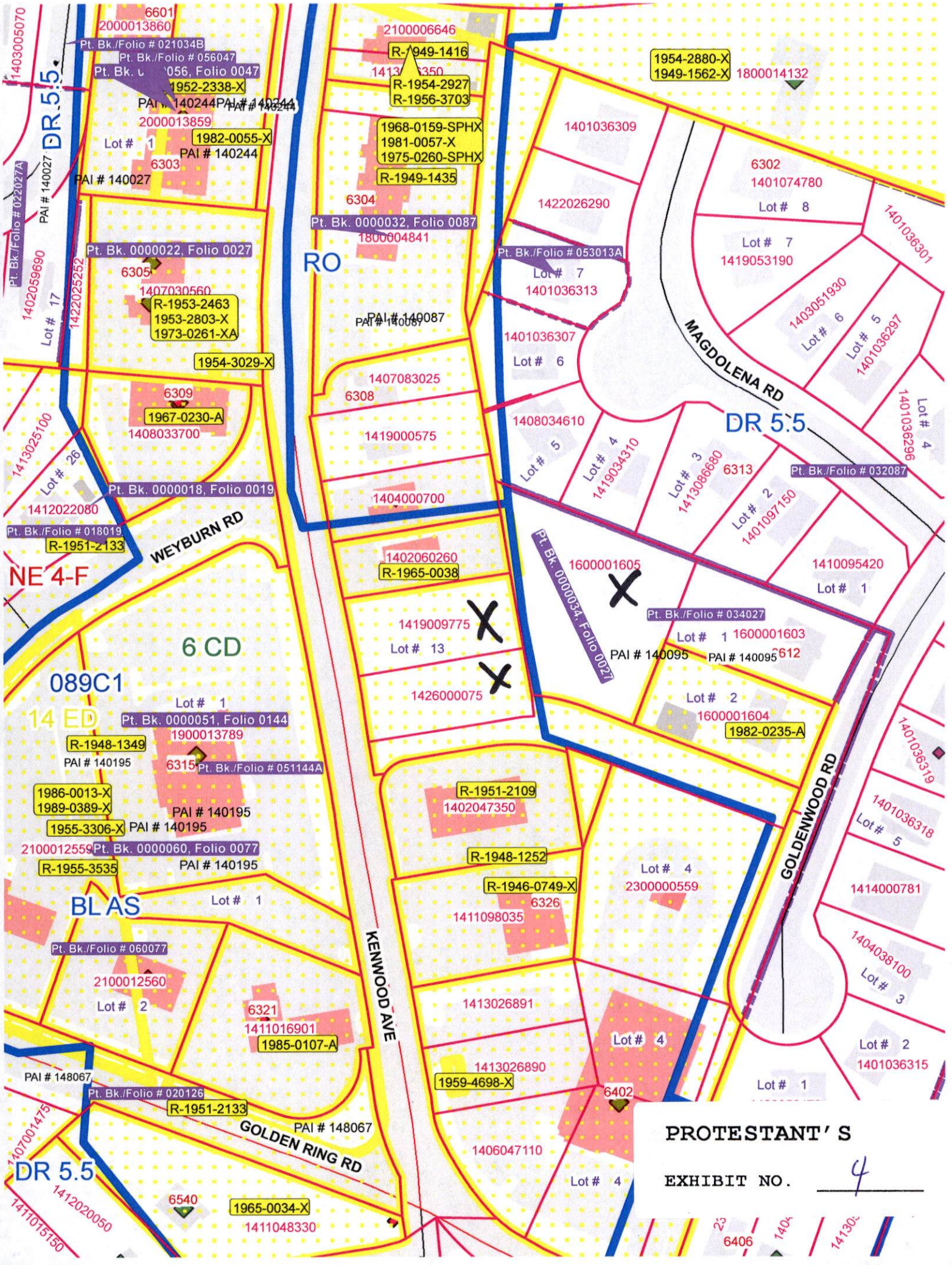
Photos

PETITIONER'S

EXHIBIT NO. 2

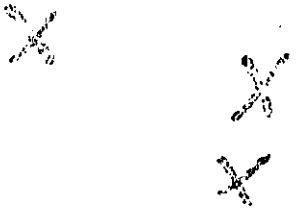
Baltimore County - My Neighborhood





PROTESTANT'S

EXHIBIT NO. 4



§ 1B01.1. - General use regulations in D.R. Zones.

A. Uses permitted as of right. The following uses only are permitted as of right in D.R. Zones of all classifications, subject to the restrictions hereinafter prescribed.

[Bill No. 2-1992]

1. Dwellings as provided herein and as provided in Section 430 and subject to Section 402:
   a. In all D.R. Zones: single-family detached, semidetached or duplex dwellings.
   b. In all D.R. Zones: alternative site-design dwellings, subject to findings of compatibility pursuant to § 32-4-402 and the hearing officer's hearing under Article 32, Title 4, Subtitle 2 of the Baltimore County Code, and as provided for in the Comprehensive Manual of Development Policies.

[Bill No. 137-2004]

   c. In D.R.5.5 Zones, subject to findings of compatibility by the hearing officer: group houses and multifamily buildings.

[Bill No. 85-1997]

   d. In D.R.10.5 and D.R.16 Zones: group houses and multifamily buildings.

[Bill No. 85-1997] [1]

2. Trailers or mobile homes (Section 415).

[Bill No. 27-2015]

3. Churches, other buildings for religious worship or other religious institutions.
4. Aboveground electrical-power, telephone, telegraph lines, except aboveground electrical power lines having a capacity of 35 kilovolts or more; pole-mounted transformers or transformer banks.
5. Other cables; conduits; gas, water or sewer mains; or storm-drain systems, all underground.
6. Excavations, uncontrolled (as defined in Section 101).
7. Farms, produce stand in association with a farm, or limited-acreage wholesale flower farms (see Section 404).

[Bill No. 41-1992]

8. Garages, community.

9. Hospitals.

[Bill No. 37-1988]

10. Local open space tracts or other common amenity open space.

11. Privately sponsored day care and nursery programs, as an ancillary use, within housing for the elderly projects, as defined in Section 101 of these regulations.

[Bill No. 47-1982]

12. Class A group child care centers and Class B group child care centers providing for up to 40 children, if not located in a residential transition area, subject to the requirements of Section 424, and family child care homes, group child care centers and nursery schools.

[Bill No. 200-1990]

13. Research institutes or laboratories in existence at the time of the adoption of Bill No. 122-1984, subject to the zoning regulations in effect at the time of the approval by Baltimore County of the institute or laboratory.

[Bill No. 122-1984]

14. Schools, except business or trade schools or such schools as are permitted by special exception (Subsection C, below), but including schools for agricultural training and private colleges on properties recommended for designation for institutional/educational uses in a Community Plan adopted by the County Council.

[Bill Nos. 63-1980; 47-1982; 47-1985; 90-2018]

15. Signs, nonaccessory, to the extent permitted under Section 413.

16. Antennas used by CATV systems operated by companies franchised under Article 25 of the Baltimore County Code, if situated on property owned by the county, state or federal government or by a governmental agency.

[Bill Nos. 220-1981; 137-2004]

17. Transit facilities.

[Bill No. 91-1990]

18. Accessory uses or buildings other than those permitted only by special exception, including, but not limited to:

a. Accessory radio or television receiving antennas.

b. Wireless transmitting and receiving structures, provided that any such structure: is a radio antenna in conjunction with transmitting and receiving facilities used by a resident amateur radio operator possessing an amateur radio operator's license issued by the Federal Communications Commission; if it is an independent structure, shall be subject to the same requirements as are applied to buildings under Section 400; if it is a rigid-structure antenna, shall be no higher than 50 feet above grade level and with no supporting structure thereof closer than ten feet to any property line; and does not extend closer to the street on which the lot fronts than the front building line. [2]

c. Home occupations, as defined in Section 101. [3]

d. Parking spaces, including accessory garage spaces.

e. Offices for the conduct of business incidental to the rental, operation, service or maintenance of apartment buildings.

f. Signs, subject to Section 450.

[Bill No. 89-1997]

g. Swimming pools, tennis courts, garages, utility sheds, satellite receiving dishes (subject to Section 429) or other accessory structures or uses (all such accessory structures or uses subject to the height and area provisions for buildings as set forth in Section 400).

[Bill No. 71-1987]

19. Commercial film production, subject to Section 435.

[Bill No. 57-1990]

20. Snowball stands, permanent or temporary, in the D.R. 5.5 Zone if in existence for at least 25 years prior to the effective date of this Act and situated on property adjacent to R.O. zoned property, and with dual frontage along public roads; subject to any additional conditions and restrictions imposed and permits required by Baltimore County.

[Bill No. 88-2016 [4]]

B. Dwelling-type and other supplementary use restrictions based on existing subdivision and development characteristics.

[Bill No. 124-1981]

1. Residential transition areas and uses permitted therein.

[Bill No. 2-1992]

a. Definitions and purpose.

[Bill No. 2-1992]

(1) The residential transition area (RTA) is a 100-foot area, including any public road or public right-of-way, extending from a D.R. zoned tract boundary into the site to be developed.

(2) The purpose of an RTA is to assure that similar housing types are built adjacent to one another or that adequate buffers and screening are provided between dissimilar housing types.

b. Generation of residential transition area. An RTA is generated if the property to be developed is zoned D.R. and lies adjacent to land zoned D.R.1, D.R.2, D.R.3.5, D.R.5.5 or R.C. which:

[Bill Nos. 2-1992; 8-2004]

(1) Contains a single-family detached, semi-detached or duplex dwelling within 150 feet of the tract boundary; or

(2) Is vacant, less than two acres in size, and contains a buildable area at least 20 feet by 30 feet on which a dwelling meeting all required setbacks can be erected.

c. Variance of RTA.

[Bill No. 2-1992]

(1) Notwithstanding the provisions of Section 307, the hearing officer, upon the recommendation of the Departments of Public Works, Planning, Environmental Protection and Sustainability, Permits, Approvals and Inspections, Recreation and Parks, or Economic and Workforce Development, may determine the amount of RTA in

cases where a single tract is more than two acres, is vacant, or contains no more than one single-family detached, semidetached or duplex dwelling.

[Bill Nos. 122-2010; 71-2013]

(2) The RTA for a tract may be modified as directed by findings pursuant to § 32-4-402 and the hearing officer's hearing under Article 32, Title 4, Subtitle 2 of the Baltimore County Code. However, the hearing officer may not reduce the amount of RTA unless the officer specifically finds and determines that such a reduction will not adversely impact the residential community or development on the land adjacent to the property to be developed.

[Bill No. 137-2004]

d. A residential transition use is any use:

[Bill No. 2-1992]

(1) Permitted as of right under Section 1B01.1.A; or

(2) Any use permitted by special exception under Section 1B01.1.C, except an accessory use permitted only by special exception; or

(3) Any parking area permitted under Section 409.8.B, subject to the approval of a specific landscape plan for the buffer area which must meet the requirements for a Class A plan.

e. Conditions in residential transition areas.

[Bill No. 2-1992]

(1) The RTA may contain single-family detached, semidetached or duplex dwellings.

(2) Group-house, back-to-back group houses, multifamily building and parking lots shall be set back from the tract boundary 75 feet and provide a 50-foot RTA buffer.

(3) The 50-foot RTA buffer shall remain an upgraded, uncleared, landscaped buffer unless otherwise directed by the hearing officer, based upon recommendations of the county. It shall not contain

cleared drainage areas, stormwater management ponds or accessory structures, but it may be bisected by roads, paths and trails that are designed to connect to adjoining developments.

(4) The maximum height of any lighting fixtures in an RTA buffer area shall be 16 feet, except for public utility uses which must be of reasonable height. The fixtures shall be designed and placed so as to prevent the spillage of light into any adjoining dwelling or lot. The intensity of the fixture shall not exceed 0.2 candle at the tract boundary.

(5) Parking lots or structures, either as principal or accessory use, whether permitted by right, special exception or pursuant to Section 409.8.B, shall provide a 50-foot buffer and 75-foot setback, and a height not to exceed 35 feet within the 100-foot transition area.

f. Any subdivision of land or PUD that has received CRG approval or reclamation plan approval or has been accepted for filing prior to the date of adoption of Bill No. 2-92 or 3-92 is subject to the laws in effect at the time of the approval or filing.

[Bill No. 2-1992]

g. Exceptions to residential transition. The restrictions contained in Paragraphs a through e above, of this Subsection B.1, do not apply to:

[Bill Nos. 109-1982; 40-1992]

(1) A proposed dwelling to be placed in a RTA containing existing dwellings of the same type, or, if two or more types of dwellings exist, a proposed dwelling of the same type as the existing dwelling with the fewest number of dwelling units. Such dwellings shall be governed by the applicable laws, zoning regulations and policies otherwise applicable. As used herein, a "dwelling of the same type" means a dwelling which has the same or lesser number of dwelling units and party walls as the existing dwelling units.

[Bill Nos. 109-1982; 40-1992]

(2)

Public utility uses (except public utility service centers and storage yards). Such uses shall be governed by the provisions of Sections 411 and 502 and such other applicable sections of these regulations.

[Bill 40-1992]

(3) Notwithstanding the provisions of Section 104, the reconstruction of an existing church, community building or other structure devoted to civic, social, recreational, fraternal or educational activity which is destroyed by fire or other casualty. However, such reconstruction may not increase the size or ground floor area of the structure or alter the location or use of the structure.

[Bill No. 40-1992]

(4) An addition to an existing church or other building for religious worship, including parking areas and driveways, provided all other applicable zoning regulations including setback, parking and screening requirements, are maintained.

[Bill Nos. 109-1982; 40-1992]

(5) A new church or other building for religious worship constructed on a parcel of land large enough to provide landscaped but otherwise unimproved yard areas of 100 feet between any improvement and any property line other than street frontages.

[Bill Nos. 109-1982; 40-1992]

(6) A new church or other building for religious worship, the site plan for which has been approved after a public hearing in accordance with Section 500.7. Any such hearing shall include a finding that the proposed improvements are planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises.

[Bill Nos. 109-1982; 40-1992]

(7) Shoreline fishing and shellfish facilities. Such uses shall be governed by the provisions of Sections 500.4, 1A01.2.C.9, 1A02.2.B.10, 1A04.2.B.7 and 1B01.1.C.8.

[Bill Nos. 109-1982; 40-1992]

(8) An addition to an existing trailer park or mobile home park or contiguous to such park. If the park is lawfully in existence in a D.R. Zone on the effective date of this act.

[Bill Nos. 109-1982; 40-1992]

(9) An addition to an existing community building, or other structure devoted to civic, social, recreational, fraternal or educational activity, including parking areas and driveways, provided all other applicable zoning regulations, including setback, parking, and screening requirements, are maintained.

[Bill Nos. 109-1982; 40-1992]

(10) A new community building, or other structures devoted to civic, social, recreational, fraternal or educational activity, if the Zoning Commissioner determines during the special exception process that the proposed improvements are planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and that the special exception can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises.

[Bill Nos. 109-1982; 40-1992]

(11) Principal use Class A and Class B group child care centers, provided that the Zoning Commissioner determines, during the special exception process that the proposed improvements are planned in such a way that compliance with the bulk standards of Section 424.7 will be maintained and that the special exception can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises.

[Bill Nos. 200-1990; 59-1991; 40-1992]

(12) The conversion of a dwelling to a bed-and-breakfast home, bed-and-breakfast inn or country inn pursuant to Section 402D or Section 402E.

[Bill Nos. 113-1988; 40-1992]

(13) Notwithstanding the provisions of Section 104, the reconstruction of an existing nursing home which is destroyed by fire or other casualty. However, such reconstruction may not increase the size or ground floor area of the structure or alter the location or use of the structure.

[Bill Nos. 37-1988; 40-1992]

(14) Transit facilities and rail passenger stations shall be exempt from the RTA requirements.

[Bill Nos. 91-1990; 40-1992]

(15) Assisted living facilities, Class A.

[Bill No. 188-1993]

(16) A new church building or other building for religious worship, including any required parking, driveways, stormwater management facilities, and other related infrastructure, located on a tract zoned D.R., in part, and B.R., in part, where the footprint of the building is located entirely within the B.R.-zoned portion of the tract.

[Bill No. 68-2011]

(17) Any parking area permitted under Section 409.8.B in a Commercial Revitalization District.

[Bill No. 36-2013]

h. The provisions contained in Paragraphs a through e of Subsection B.1 shall not apply to existing developments as described in Subsection A.1 of Section 1B02.3, nor to subdivision tracts for which tentatively approved plans remain in effect as described in Subsection A.2 of said section.

[Bill No. 40-1992]

2. Use regulations in existing developments. In existing developments as described in Subsection A.1 of Section 1B02.3, uses shall be limited to those now lawfully established or to those indicated in the subdivision plans on file with the Department of Permits, Approvals and Inspections, except as may otherwise be permitted under provisions adopted pursuant to the authority of Section 504.

[Bill No. 122-2010]

3. Use regulations for existing subdivision tracts. On subdivision tracts for which tentatively approved plans remain in effect as described in Subsection A.2 of Section 1B02.3, the uses permitted shall be those indicated in the plan or, where the use is not indicated and if not inconsistent with the plan, the uses shall be those permitted under zoning regulations in effect at the time the tentative approval was granted.

C. Uses permitted by special exception. The following uses, only, are permitted by special exception in all D.R. Zones, subject to the restrictions hereinafter prescribed:

[Bill Nos. 105-1982; 36-1988] [5]

1. Camps, public or quasi-public, including day camps.
2. Conservatories for music or other arts.
3. Convalescent homes.
4. Community buildings, swimming pools, commercial beaches, golf courses, country clubs or other similar civic, social, recreational or educational uses, including tennis facilities, provided that no tennis facility in a D.R.I or D.R.2 Zone shall comprise more than four courts and no tennis facility in a D.R.3.5, D.R.5.5, D.R.16 Zone shall comprise more than six courts (Section 406A).

[Bill No. 62-1978]

5. Community care centers.

[Bill No. 142-1979]

6.

Class B group child care centers for more than 40 children subject to the standards set forth in Section 424 (family child care homes, group child care centers and nursery schools) and principal use Class A and Class B group child care centers providing for up to 40 children, if located in a residential transition area.

[Bill Nos. 200-1990; 59-1991]

7. Excavations, controlled (see Section 403).
8. Fishing and shellfishing facilities, shoreline Class I or Class II, except that a facility existing on July 1, 1977, may continue without a special exception if a use permit has been granted for it, provided that:
    a. The owner (or his legally authorized representative) applies for the use permit within six months hereafter (Section 500.4);
    b. With the application for the use permit is filed a site plan in accordance with the Zoning Commissioner's rules of practice and procedure; [6]
    c. Any fencing, screening or other change in the site or limitations on the manner of selling the catch necessary to make the facility more compatible with its surroundings that is required by the Zoning Commissioner is completed within the time limits for partial and full compliance with a program of compliance submitted to him; and
    d. No increase in the amount of floor or site area or in the number of boats devoted to the use nor any other change in the site plan is made.

[Bill No. 30-1978]

9. Funeral establishments.
10. Helistops.
11. Home occupations of disabled persons, where the use is established in a structure originally constructed as a dwelling or as accessory to a dwelling or where the use is established in a structure that is situated on the same lot as a dwelling and which the Zoning Commissioner finds to be compatible with its surrounding neighborhood, provided that:
    a. Only three persons including the disabled person and the members of his immediate family who are residents of the dwelling are employed in the use on the premises; and

b. In any case the use is conducted by a disabled person whose domicile is the dwelling to which the use is accessory and whom the hearing authority finds is so severely disabled as to be unable to engage in this occupation away from the premises of his home.

Any provision of Subsection 502.2 to the contrary notwithstanding, any special exception granted pursuant to this item shall expire upon the first to occur of the following:

(1) Five years after the issuance of the permit;

(2) The death of the disabled person;

(3) The termination of the disability; or

(4) The failure of the disabled person to permanently reside at the premises.

A new special exception for the use may be granted when the previous special exception expires but only upon the completion of the entire application and hearing process in the same manner as if it were the initial application for this special exception. It is the purpose of this provision to prevent the use of residential property for business purposes by an occupant other than a disabled person and to ensure that any occupation permitted pursuant to this item will be conducted in a manner appropriate to its surroundings.

[Bill No. 27-1981]

12. Office or studios of physicians, dentists, lawyers, architects, engineers, artists, musicians or other professional persons, provided that any such office or studio is established within the same building as that serving as the professional person's primary residence at the time of application; does not occupy more than 25 percent of the total floor area of such residence; and does not involve the employment of more than one nonresident professional associate nor two other nonresident employees.

[Bill Nos. 105-1982; 65-1999]

13. Poultry killing, commercial, as an accessory use on farms, only.

14. Private colleges (not including business or trade schools), dancing schools, dormitories or fraternity or sorority houses.

[Bill No. 47-1985]

15. Public utility uses other than those permitted as of right, but excluding steam power plants, service centers and storage yards.
16. Public utility service centers.
17. Public utility storage yards.
18. Radio studios.
19. Rail passenger stations, subject to Section 434.

[Bill No. 91-1990]

20. Television studios.
21. Tourist homes.
22. Veterinarians' offices.
23. Volunteer fire company stations.
24. Wireless telecommunications towers, subject to Section 426.

[Bill No. 30-1998] [7]

D. The following provision, which was enacted by Bill No. 140-1962, took effect on November 17, 1962, and was heretofore designated as Subsection 200.16 of these Zoning Regulations, is reenacted without amendment, and nothing in this article shall be construed to abrogate its effect:

Junkyards and open dumps as defined in Section 101. Any existing junkyards in this (R.40) or any other residential zone, and any existing open dumps in any zone shall be completely eliminated not later than two years after the date of effectuation of this amendment.

[Bill No. 140-1962]

Footnotes:

--- (1) ---

1. Editor's Note— Former Section 1B01.1.A.1.e which followed, regarding elderly housing and assisted-living facilities, was repealed by Bill No. 19-2004.

--- (2) ---

2. Editor's Note— Former Item c, which followed this item and permitted automotive-service stations, was repealed by Bill No. 172-1993.

--- (3) ---

3. Editor's Note— Former Item c, which followed this item and permitted offices of certain professional persons as an accessory use to their residences, was repealed by Bill No. 105-1972, effective 8-26-1982.

--- (4) ---

4. Editor's Note— Section 2 of this bill stated that this Act was to be applied prospectively only and would not affect the validity or legality of a snowball stand or similar term, permanent or temporary, in business and approved by Baltimore County for such use prior to the effective date of this Act.

--- (5) ---

5. Editor's Note— Former Item 1 of this subsection, which permitted boarding or rooming houses, was repealed by Bill No. 124-1993, and former item 2, which permitted boat yards, including marinas, was repealed by Bill No. 179-1995. See, however, Section 408B of these regulations, which permits boarding- and rooming houses in D.R. Zones.

--- (6) ---

6. Editor's Note— See Appendix G of this edition.

--- (7) ---

7. Editor's Note— Former Sections 1B01.1.C.25, 26, 27 and 28, which followed, regarding continuing-care and assisted-living facilities and housing for the elderly, were repealed by Bill No. 19-2004.

§ 502.1. - Conditions determining granting of special exception.

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

A. Be detrimental to the health, safety or general welfare of the locality involved;

B. Tend to create congestion in roads, streets or alleys therein;

C. Create a potential hazard from fire, panic or other danger;

D. Tend to overcrowd land and cause undue concentration of population;

E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;

F. Interfere with adequate light and air;

[Bill No. 45-1982]

G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations;

[Bill No. 45-1982]

H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor

[Bill No. 45-1982]

I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 Zone, and for consideration of a solar facility use under Article 4E, the inclusion of the R.C. 3, R.C. 6, and R.C. 8 Zones.

[Bill Nos. 74-2000; 37-2017]

§ 502.2. - Protection of surrounding properties; agreement governing special exception.

In granting any special exception, the Zoning Commissioner or the Board of Appeals, upon appeal, shall impose such conditions, restrictions or regulations as may be deemed necessary or advisable for the protection of surrounding and neighboring properties. The owners, lessees or tenants of the property for which a special exception is granted, if required by the Zoning Commissioner, or Board of Appeals, upon appeal, shall enter into an agreement in writing with said Zoning Commissioner and/or the County Commissioners of Baltimore County, [1] stipulating the conditions, restrictions or regulations governing such special exception, the same to be recorded among the land records of Baltimore County. The cost of such agreement and the cost of recording thereof shall be borne by the party requesting such special exception.

When so recorded, said agreement shall govern the exercise of the special exception as granted, as to such property, by any person, firm or corporation, regardless of subsequent sale, lease, assignment or other transfer.

Footnotes:

--- (1) ---

1. Editor's Note— Under Section 1107 of the Baltimore County Charter, the County Council and County Executive have succeeded "to all powers heretofore vested in the county commissioners by the constitution and laws of this state."

§ 502.3. - Time limit for utilization of special exception; extensions.

[Bill Nos. 42-1962; 85-1967; 68-1968; 172-1993]

A special exception which has not been utilized within a period of two years from the date of the final order granting same, or such longer period not exceeding five years, as may have been specified therein, shall thereafter be void. The Zoning Commissioner or, on appeal, the County Board of Appeals, in connection with the grant of any special exception, shall fix within the aforegoing limits the period of time for its utilization. Any party to the proceedings may, by so specifying, appeal from either the order of the Zoning Commissioner or of the County Board of Appeals as the case may be, solely as to the reasonableness of the period of time allowed or, alternatively, may have such question determined in conjunction with any appeal from the grant or refusal of the application for a special exception. After a final order granting a special exception, the Zoning Commissioner, at any time prior to expiration of the period of time authorized for its utilization, may grant one or more extensions of such period, provided that a maximum time for utilization of the special exception is not thereby extended for a period of more than five years from the date of the final order granting same.

A special exception which requires any construction for its utilization shall be deemed to have been used within its authorized time if such construction shall have commenced during the authorized period, or any extension thereof, provided said construction is thereafter pursued to completion with reasonable diligence.

Notwithstanding the above provisions, in any case where a special exception in effect on or after January 1, 1957, cannot be utilized within the maximum allowable time because of inadequacy or unavailability of public sewer or water facilities, the Zoning Commissioner shall extend such time for utilization to a date 18 months after such facilities become adequate and available, as evidenced by the ability to obtain a public works agreement permitting exercise of the special exception. A copy of the extension order shall be sent by the Zoning Commissioner to the Director of Public Works, who shall give certified or registered mail notice when such public works agreement is obtainable, to the party, and for the property, named in the extension order at the address shown in said order, except that the party named in the

extension order, by certified or registered mail notice to the Director of Public Works and the Zoning Commissioner, may change the name of the party to receive such notice from the Public Works Director, or the address to which said notice is to be sent, or both. The date on which the notice is sent by the Director of Public Works to the last party of record within, at the last address furnished, shall be the commencement date for the running of the eighteen-month extension period in which there must be utilization of the special exception.

Debra Wiley

From: Edward J. Gilliss <egilliss@rmmr.com>
Sent: Wednesday, November 6, 2019 12:01 PM
To: Debra Wiley
Subject: RE: Case No. 2019-0420-SPHA (United House of Prayer)

CAUTION: This message from egilliss@rmmr.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thanks Deb.

Ed Gilliss

Edward J. Gilliss
Royston, Mueller, McLean & Reid, LLP
102 W. Pennsylvania Avenue, Suite 600
Towson, Maryland 21204
(office) 410-823-1800
(fax) 410-583-5330
(email) egilliss@rmmr.com

-----Original Message-----
From: Debra Wiley [mailto:dwiley@baltimorecountymd.gov]
Sent: Wednesday, November 06, 2019 11:57 AM
To: Edward J. Gilliss <egilliss@rmmr.com>
Subject: Case No. 2019-0420-SPHA (United House of Prayer)

Good Morning Mr. Gilliss,

Please find attached a copy of ALJ Mayhew's decision for the above-referenced matter dated today.

Have a great day !

-----Original Message-----
From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Wednesday, November 6, 2019 11:56 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 11.06.2019 11:56:24 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov

[http://www.baltimorecountymd.gov/sebin/v/b/census-logo.png]<http://www.baltimorecountymd.gov>

Debra Wiley

From: Debra Wiley
Sent: Wednesday, November 6, 2019 11:57 AM
To: 'Edward J. Gilliss'
Subject: Case No. 2019-0420-SPHA (United House of Prayer)
Attachments: 20191106115624480.pdf

Good Morning Mr. Gilliss,

Please find attached a copy of ALJ Mayhew's decision for the above-referenced matter dated today.

Have a great day !

-----Original Message-----
From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Wednesday, November 6, 2019 11:56 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 11.06.2019 11:56:24 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov

PLEASE PRINT CLEARLY

CASE NAME UNITED HOUSE OF PRAYER
CASE NUMBER 2019-0426-SPHA
DATE 10.24.19

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
ERIC BOND	10839 PHILADELPHIA RD	WHITE MARSH, MD 21162	EBOND@MWSARCH.COM
CHARLES WEATHERS	271 W 125th ST. NY NY	NEW YORK, NY 10027	cweathers.chop@gmail.com
John B. Gonzalez	356 Congress Ave, Ste 209	Havre de Grace, MD 21078	johng@landmark-se.com
EDWARD J. GILLISS	102 W. PENNSYLVANIA #600	TOWSON 21204	egilliss@rmmr.com

LARRY A. HICKS
PRESIDENT

JOYCE M. HICKS
EXEC. VICE PRESIDENT

ROXANNE M. ALBAN
SECRETARY/TREASURER

MANUEL E. ALBAN, JR.
COMPTROLLER

OFF DUTY POLICE SECURITY SERVICES, INC.

THE BEST DOESN'T COST- IT PAYS

RECEIVED
OCT 24 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

To Whom It May Concern,

I, Joyce M. Hicks owner of Off Duty Police Security Services Inc. located at 6314 Kenwood Avenue is contesting the possible use of my property for parking or any other events that may take place. I am under the understanding that the new incoming neighbor has room for 32 parking spaces , but is in need of 45 to bring it up to code. I am very much against the use of my property for parking or any other use.

Case # 2019-0420-SPHA

Sincerely, Joyce M. Hicks

Joyce M. Hicks

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2019 Annual Conference &

OFF DUTY POLICE SECURITY SVC

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Last update: 28 Jun 2019
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CONTACT - OFF DUTY POLICE SECURITY SVC

6314 Kenwood Ave,
Rosedale MD 21237
United States

Call the company

2019-0420-SPHA

Fax +1 410 866-3842

http://www.odpsecurity.com (http://www.odpsecurity.com)

D. Wiles
11-5-19

LEGAL INFORMATION - OFF DUTY POLICE SECURITY SVC

Nature	Head Office
Year established	1988
Activity (SIC87)	Detective, Guard, and Armored Car Services (7381)
	See the Kompass classification
No employees (address)	50-99 Employees
No employees	50-99 Employees
Kompass ID ?	US292243

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CASE NO. 2019-0420-SPHA

CHECKLIST

Attorney

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
9/9	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	Comment
9/3	DEPS (if not received, date e-mail sent _____)	Comment
_____	FIRE DEPARTMENT	_____
9/27	PLANNING (if not received, date e-mail sent _____)	NO OBJ w/conditions
9/20	STATE HIGHWAY ADMINISTRATION	Comment
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10/4/19

SIGN POSTING (1st) Date: 10/4/19 by Ogle

SIGN POSTING (2nd) Date: 10/22/19 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Account Identifier: **District - 14 Account Number -** 1419009775

Owner Information

Owner Name:	BAILEY BISHOP C M TRUSTEE FOR UNITED HOUSE OF PRAYER	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	1655 NORTH PORTAL DR NW WASHINGTON DC 20012-	**Deed Reference:**	/40652/ 00396

Location & Structure Information

Premises Address:	KENWOOD AVE 0-0000	**Legal Description:**	UNRECORDED ES KENWOOD AVE 50FT N OF BUEHLER AVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0089	0011	0363	14010001.04	0000			13	2018	Plat Ref:

Special Tax Areas: None
Town: None
Ad Valorem: None
Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			7,150 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	65,300	65,300		
Improvements	0	0		
Total:	65,300	65,300	65,300	65,300
Preferential Land:	0			0

Transfer Information

Seller: EQUITY TRUST CO CUSTODIAN	**Date:** 09/11/2018	**Price:** $200,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /40652/ 00396	**Deed2:**
Seller: WALDHAUSER ROBERT C	**Date:** 12/16/2005	**Price:** $200,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /23078/ 00623	**Deed2:**
Seller: SCHULER CHARLES	**Date:** 10/17/2002	**Price:** $37,500
Type: ARMS LENGTH VACANT	**Deed1:** /16955/ 00347	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Informati...

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

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Account Identifier: **District - 14 Account Number -** 1426000075

Owner Information

Owner Name:	BAILEY BISHIP C M TRUSTEE FOR UNITED HOUSE OF PRAYER	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	1655 N PORTAL DR NW WASHINGTON DC 20012-	**Deed Reference:**	/40652/ 00396

Location & Structure Information

Premises Address:	KENWOOD AVE 0-0000	**Legal Description:**	ES KENWOOD AVE NE COR BUELER AVE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0089	0011	0363	14010001.04	0000				2018	Plat Ref:

Special Tax Areas: None
Town: None
Ad Valorem: None
Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			7,150 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2018	As of 07/01/2019	As of 07/01/2020
Land:	65,300	65,300		
Improvements	0	0		
Total:	65,300	65,300	65,300	65,300
Preferential Land:	0			0

Transfer Information

Seller: EQUITY TRUST CO CUSTODIAN	**Date:** 09/11/2018	**Price:** $200,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /40652/ 00396	**Deed2:**
Seller: WALDHAUSER ROBERT C	**Date:** 12/16/2005	**Price:** $200,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /23078/ 00623	**Deed2:**
Seller: SCHULER JOSEPHINE	**Date:** 10/17/2002	**Price:** $37,500
Type: ARMS LENGTH VACANT	**Deed1:** /16955/ 00342	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Informati...

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

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Account Identifier: **District - 14 Account Number -** 1600001605

Owner Information

Owner Name:	BAILEY BISHOP C M TRUSTEE FOR UNITED HOUSE OF PRAYER	**Use:** **Principal Residence:**	RESIDENTIAL NO
Mailing Address:	1655 NORTH PORTAL DR NW WASHINGTON DC 20012-	**Deed Reference:**	/40652/ 00396

Location & Structure Information

Premises Address:	BUEHLER AVE 0-0000	**Legal Description:**	PARCEL A 150 W GOLDENWOOD RD BAL-WIN

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0089	0011	0901	14010005.04	0000				2018	Plat Ref:	0034/ 0027

Special Tax Areas: None
Town: None
Ad Valorem: None
Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			22,576 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	60,100	60,100		
Improvements	0	0		
Total:	60,100	60,100	60,100	60,100
Preferential Land:	0			0

Transfer Information

Seller: EQUITY TRUST COMPANY CUSTODIAN	**Date:** 09/11/2018	**Price:** $200,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /40652/ 00396	**Deed2:**
Seller: SCHAEFER MELVIN E	**Date:** 01/17/2006	**Price:** $50,000
Type: ARMS LENGTH VACANT	**Deed1:** /23234/ 00081	**Deed2:**
Seller: SCHAEFER MELVIN E	**Date:** 02/25/2003	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /17580/ 00558	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

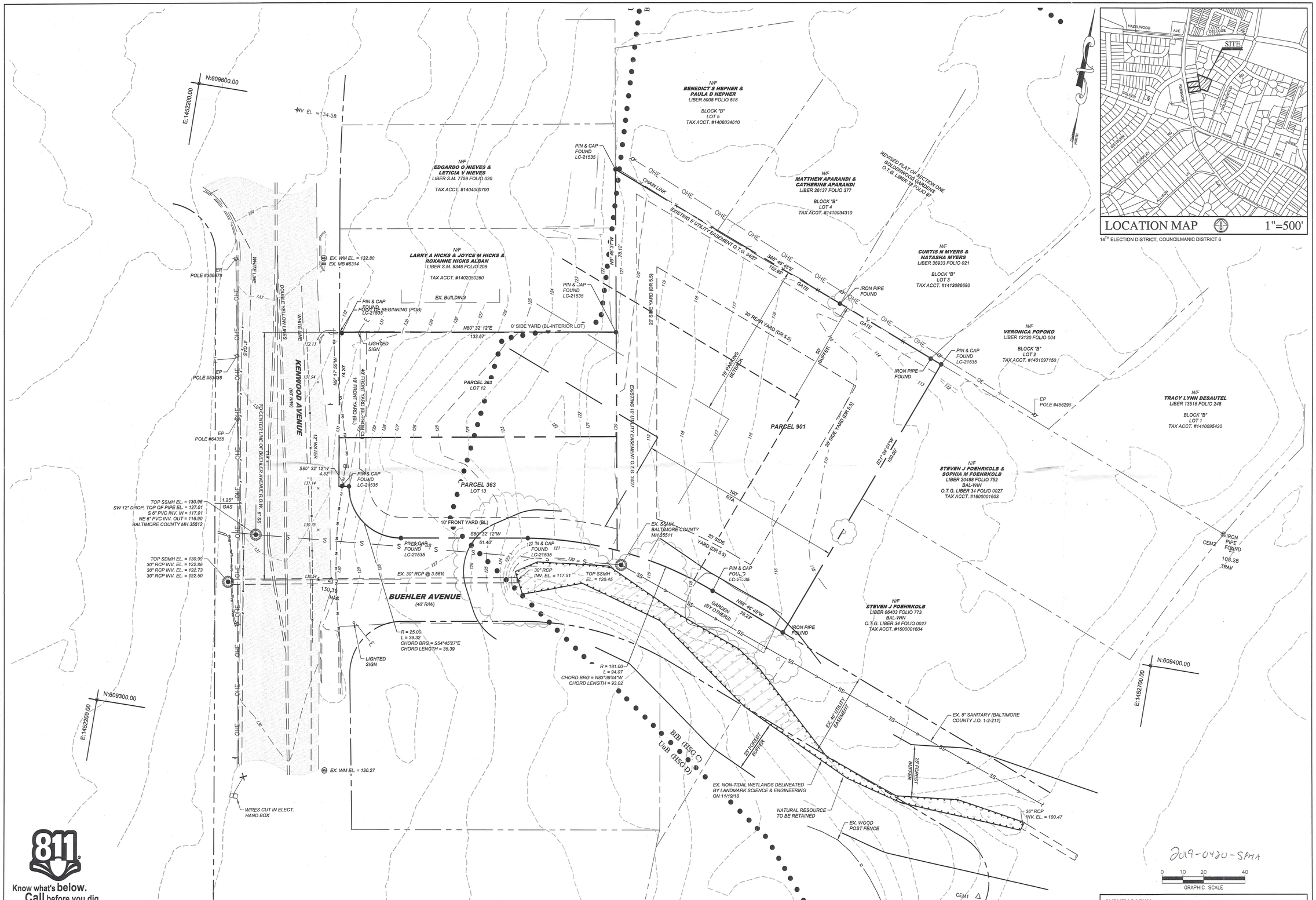
Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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



EXISTING CONDITIONS PLAN
SCALE: 1"=20'

SURVEY DATUM:
HORIZONTAL: NAD83, MARYLAND STATE PLANE
VERTICAL: NAVD 88

Know what's below. Call before you dig.
MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

DATE: 7/31/19 LAST MODIFIED: 8/6/19 COMM. NO: C2837 DWG. NAME: ZNG-SET.DWG SHEET NO: CM-01 of 02

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WHITE MARSH, MD 21162
(P) 410-344-1460
(F) 443-403-2460
(E) INFO@MWSARCH.COM
WWW.MWSARCH.COM

SEAL:
STATE OF MARYLAND
JOHN B GONZALEZ
No. 21617
REGISTERED PROFESSIONAL ENGINEER
7/31/19

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 200450
EXPIRATION DATE: 10/14/2019

CONSULTANT:
Landmark Science & Engineering
306 CONCORD AVENUE, SUITE 200 P.O. BOX 602
HAVRE DE GRACE, MARYLAND 21078
PHONE: (410) 939-2144

PLAN TO ACCOMPANY ZONING HEARING APPLICATION
UNITED HOUSE OF PRAYER
1655 NORTH PORTAL DRIVE NW, WASHINGTON, D.C. 20012
PHONE: (202) 882-3956
PCL 363 (LOTS 12 & 13 - KENWOOD AVE.), PCL 901 (BUEHLER AVE.)
14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

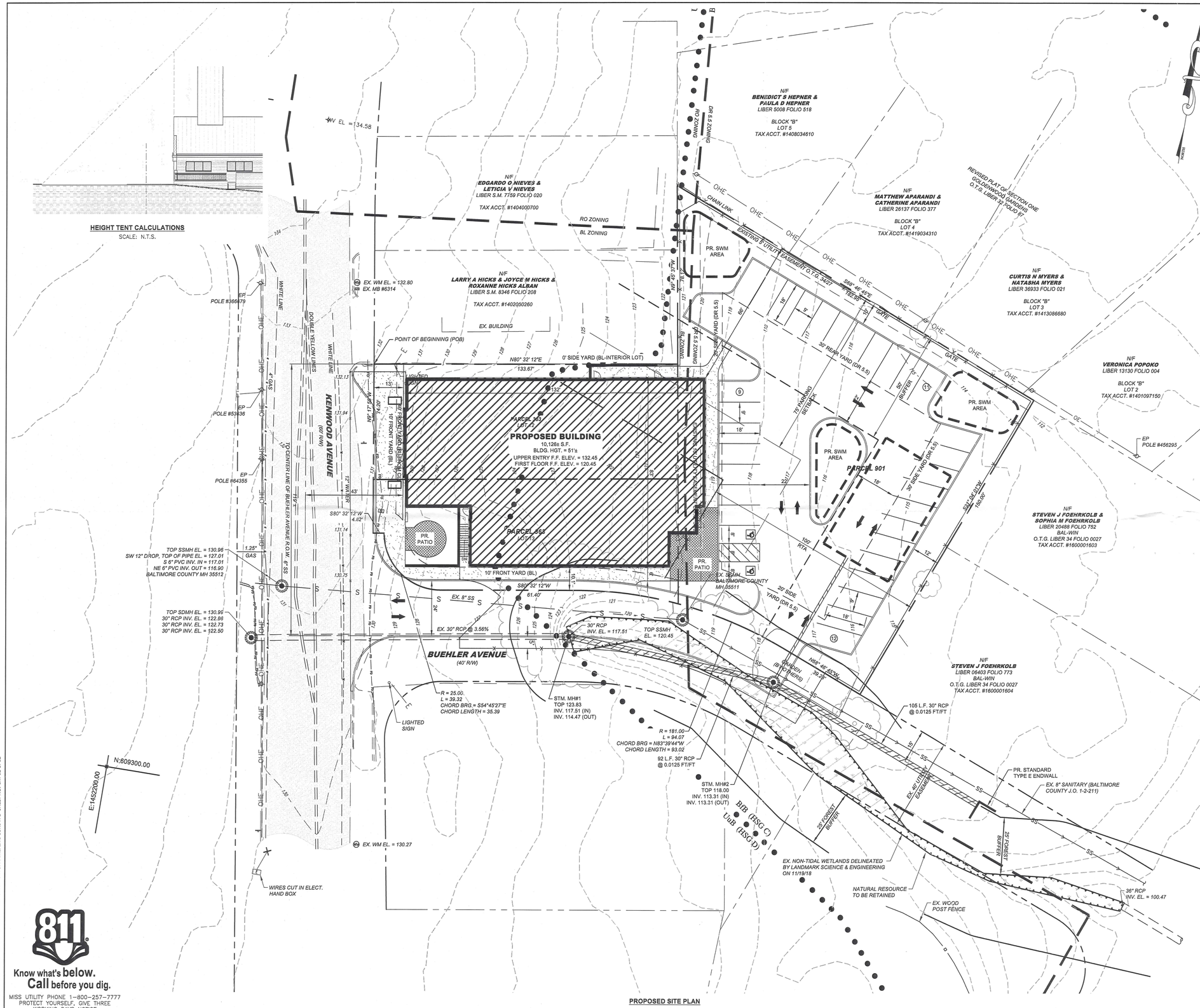
NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18-067
PROJECT SET: D.D.
DATE ISSUED: 7/31/19
DRAWING TITLE: EXISTING CONDITIONS PLAN
SHEET NUMBER: CM-01

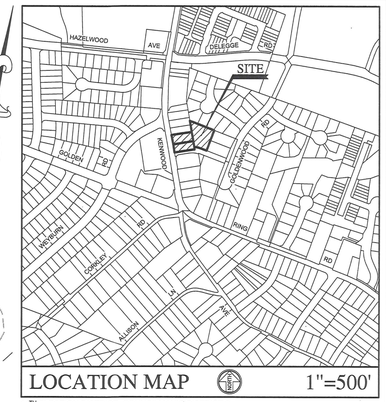
7/26/2019 3:48:13 PM

PETITIONER'S EXHIBIT NO. 1

HEIGHT TENT CALCULATIONS
SCALE: N.T.S.



PROPOSED SITE PLAN
SCALE: 1"=20'



14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

GENERAL NOTES

1. SITE ADDRESS: PARCEL 363 (LOTS 12 AND 13 - KENWOOD AVENUE)
   PARCEL 901 (BUEHLER AVENUE)
2. PROPERTY OWNER: BISHOP C. M. BAILEY (* SEE NOTE BELOW)
   UNITED HOUSE OF PRAYOR
   1655 NORTH PORTAL DRIVE NW
   WASHINGTON, D.C. 20012
3. SITE AREAS:
   A. NET SITE AREA: 33,963± S.F. 0.78± ACRES
   B. GROSS SITE AREA: 36,189± S.F. 0.83± ACRES
4. SITE ZONING: DR 5.5 (DENSITY RESIDENTIAL)
   BL AS (BUSINESS LOCAL)
5. TIER DESIGNATION: 1
6. TAX MAP 89, GRID 8, PARCEL 363
7. TAX ACCOUNT #: 1419009775 (PARCEL 363 - LOT 12)
   1426000075 (PARCEL 363 - LOT 13)
   1600001605 (PARCEL 901)
8. DEED REFERENCE: 40652/00396
9. BOUNDARY AND EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY CEM ON SEPTEMBER 4, 2018.
10. SOIL TYPES (NRCS WEB SOIL SURVEY):
    A. BfB- BELTSVILLE-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
    B. UuB- URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES
11. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 24001004010F, PANEL 410 OF 580, DATED SEPTEMBER 26, 2008.
12. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
13. THE PROPERTY IS NOT SERVED BY WELL OR SEPTIC SYSTEMS. PUBLIC WATER AND SEWER IS AVAILABLE FOR THE SITE.
14. EXISTING USE OF THE SITE: VACANT
15. PROPOSED USE OF THE SITE: HOUSE OF WORSHIP
16. PROPOSED BUILDING HEIGHT: 51'-0" (TWO STORIES)
17. ELECTION DISTRICT: 14TH
18. COUNCILMANIC DISTRICT: 6
19. ZONING HEARINGS:
    A. CASE NO. R-1946-0749-X: ZONING CHANGE SOUGHT FROM RESIDENTIAL TO COMMERCIAL, AND PERMISSION SOUGHT FOR USE OF THE PROPERTY AS A GASOLINE SERVICE STATION. REQUESTS WERE APPROVED BY THE BOARD OF APPEALS.
    B. CASE NO. R-1965-0038: ZONING CHANGE FROM B-6 TO BL WAS SOUGHT. REQUEST WAS APPROVED.
20. GROSS FLOOR AREA: 10,126± S.F.
21. GROSS FLOOR AREA RATIO:
    10,126± S.F. / 36,189± S.F. = 0.28
22. THE NEAREST FIRE HYDRANT IS LOCATED APPROXIMATLY 515 FEET SOUTH OF THE SITE AT THE SOUTH EAST CORNER OF KENWOOD AVENUE AND GOLDEN RING ROAD.
23. THE SITE IS NOT LOCATED IN A FAILED BASIC SERVICES AREA.
24. PARKING CALCULATIONS:
    A. REQUIRED PARKING: (1 SPACE/4 SEATS)(180 SEATS) = 45 SPACES
    B. PROVIDED PARKING: 32 (INCLUDING 2 HANDICAP SPACES)
25. SITE LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND ORDINANCE.
26. SITE LIGHTING: 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.

* BISHOP C. M. BAILEY AND HIS SUCCESSOR TRUSTEES, AS TRUSTEE FOR THE UNITED HOUSE OF PRAYER FOR ALL PEOPLE OF THE CHURCH ON THE ROCK OF THE APOSTOLIC FAITH.

0 10 20 40
GRAPHIC SCALE

SURVEY DATUM:
HORIZONTAL: NAD83, MARYLAND STATE PLANE
VERTICAL: NAVD 88

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PHONE: (202) 882-3956
PCL 363 (LOTS 12 & 13 - KENWOOD AVE.), PCL 901 (BUEHLER AVE.)
14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18-067
PROJECT SET: D.D.
DATE ISSUED: 7/31/19
DRAWING TITLE: PROPOSED SITE PLAN
SHEET NUMBER: CM-02

2/26/2019 3:48:13 PM

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DATE: 7/31/19 LAST MODIFIED: 8/6/19 COMM. NO.: C2837 DWG. NAME: ZNG-SET.DWG SHEET NO: CM-02 of 02

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SITE DATA:

TAX MAP:	89
PARCELS:	363 (LOTS 12 & 13) AND 901
DEED REFERENCE:	40652/00396
PLAT REFERENCE:	0000/000 (PARCEL 363) 40652/00398 (PARCEL 901)
PLAT NAME:	N/A
ADDRESS:	6314 KENWOOD AVENUE ROSEDALE, MARYLAND
OWNER:	UNITED HOUSE OF PRAYER 1665 NORTH PORTER DRIVE NW WASHINGTON, D.C. 20012
TAX ACCOUNTS:	1419009775 (PARCEL 363-LOT 12) 1426000075 (PARCEL 363-LOT 13) 1600001605 (PARCEL 901)
ELECTION DISTRICT:	14
COUNCILMANIC DISTRICT:	6
LOT AREA:	33,968 SQ. FT. / 0.78 AC.
ZONING:	DR-5.5 (DENSITY RESIDENTIAL & BL (BUSINESS LOCAL)
USE:	EXISTING: RESIDENTIAL PROPOSED: HOUSE OF WORSHIP

PLAN NOTES

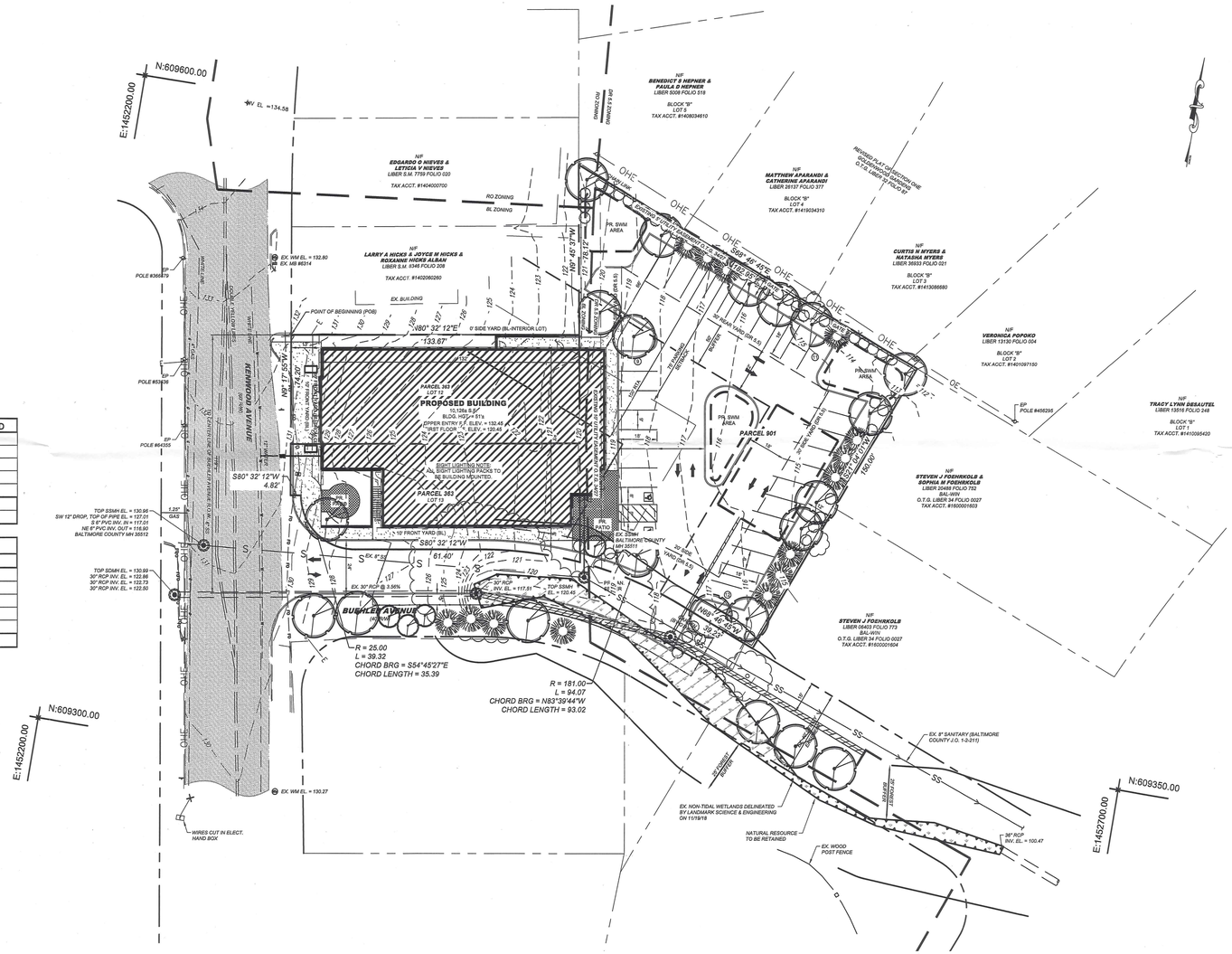
1. BOUNDARY AND EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY CEM ON SEPTEMBER 4, 2018.
2. UTILITY LOCATION PERFORMED BY ACCURATE INFRASTRUCTURE DATA, INC..
3. A 100-YEAR FLOODPLAIN NOT EXIST ON SITE PER FIRM 24008700014E, 2/2/2012.
4. SITE IS WITHIN THE STEMMERS RUN SUBSHED OF THE BACK RIVER WATERSHED.
5. AN EPHEMERAL WATERCOURSE INCLUDING WETLANDS WAS FOUND TO EXIST ON THE BUEHLER AVENUE ROW. WETLAND DELINEATION WAS CONDUCTED BY LANDMARK SCIENCE & ENGINEERING ON NOVEMBER 19, 2018. THIS DELINEATION ENCOMPASSED A 2,629 FT² AREA.
6. BASED ON THIS TOPOGRAPHY, THIS SITE DOES NOT CONTAIN STEEP SLOPES (SLOPES GREATER THAN 15% OVER 50 FT HORIZONTAL).
7. THE PROPERTY IS NOT SERVED BY WELL OR SEPTIC SYSTEMS. PUBLIC WATER AND SEWER IS AVAILABLE FOR THE SITE.
8. EXISTING USE- VACANT LOT.
9. PROPOSED USE- HOUSE OF WORSHIP
10. ZONING: BL (BUSINESS LOCAL) & DR 5.5 (DENSITY RESIDENTIAL) FROM BALTIMORE COUNTY "MY NEIGHBORHOOD" G.I.S..
11. THIS PROPERTY IS SUBJECT TO THE FOLLOWING ZONING CASES:
    R-1946-0749-X
    R-1965-0038
12. ZONING CASE R-1946-0749-X: DEC. 14, 1946 GRANTED REZONING FROM "A" RESIDENTIAL TO "E" COMMERCIAL AND GRANTED USE AS A GASOLINE SERVICE STATION ON LOT 13.
13. ZONING CASE 191965-0038: AUGUST 5, 1964 GRANTED REZONING FROM R-6 TO B-L FOR LOT 13.
14. THIS PROPERTY IS SUBJECT TO A 100' RESIDENTIAL TRANSITION AREA (RTA) WITH A 75' PARKING LOT SETBACK AND A 50' BUFFER.

PLANTING REQUIREMENTS

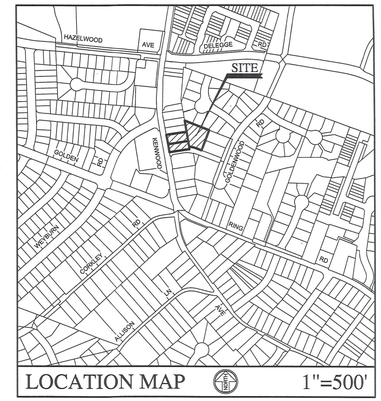
DESCRIPTION	RATE	QUANTITY	PLANTING UNITS REQUIRED
ADJACENT R.O.W.	1 PU/40 LF	99	2.5
INTERIOR ROAD	1 PU/20 LF	186	9.3
PARKING ADJACENT TO RESIDENTIAL	1 PU/15 LF	225	15.0
PARKING LOT INTERIOR	1 PU/12 SPACES	32	2.7
SWM SCREENING	1 PU/15 LF	90	6.0
TOTAL PLANTING UNTS REQUIRED			35.5
PLANTING UNITS PROVIDED			39.0

PROPOSED PLANTINGS

PLANT TYPE	RATE	QUANTITY	PLANTING UNITS PROVIDED
MAJOR TREES	1 TREE=1 PU	21	21
MINOR TREES	2 TREES=1 PU	14	7
EVERGREEN TREES	2 TREES=1 PU	4	2
SHRUBS	1 SHRUBS=1 PU	45	9
GROUNDCOVER	500 SF GC=1 PU	0	0
TOTAL PLANTING UNITS PROVIDED			39



OVERALL SITE PLAN
SCALE: X"=XX'



LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING 5' CONTOUR (395)
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR (39)
- EXISTING SPOT ELEVATION (+ 24.7)
- PROPOSED SPOT ELEVATION (+ 24.7)
- EXISTING EDGE OF PAVEMENT
- PROPOSED PAVEMENT
- EXISTING CURB
- PROPOSED CURB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING LIGHT POLE
- EXISTING WATER (Ex. 4"W)
- PROPOSED WATER (4"W)
- PROPOSED WATER SERVICE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING BLUE LINE STREAM
- EXISTING WETLANDS
- EXISTING FLOODPLAIN
- SOILS BOUNDARY
- LIMITS OF DISTURBANCE
- PROPOSED MAJOR TREE
- PROPOSED MINOR TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

THIS SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT AND CERTIFIED BY MY SIGNATURE BELOW AS BEING IN ACCORDANCE WITH ALL COUNTY AGENCY LANDSCAPE ARCHITECTURAL COMMENTS.

APPLICANT SIGNATURE | DATE | PRINT NAME

MAILING ADDRESS (IF NOT ALREADY ON PLAN)

DRC #: 2019-00031

0 30' 60'
GRAPHIC SCALE
1"=30'

SURVEY DATUM:
HORIZONTAL: NAD83, MARYLAND STATE PLANE
VERTICAL: NAVD 88

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(P) 410-344-1460
(F) 443-403-2460
(E) INFO@MWSARCH.COM
WWW.MWSARCH.COM

SEAL:
STATE OF MARYLAND JOHN B. GONZALEZ PROFESSIONAL ENGINEER 200450 10/14/2019

PROFESSIONAL CERTIFICATION
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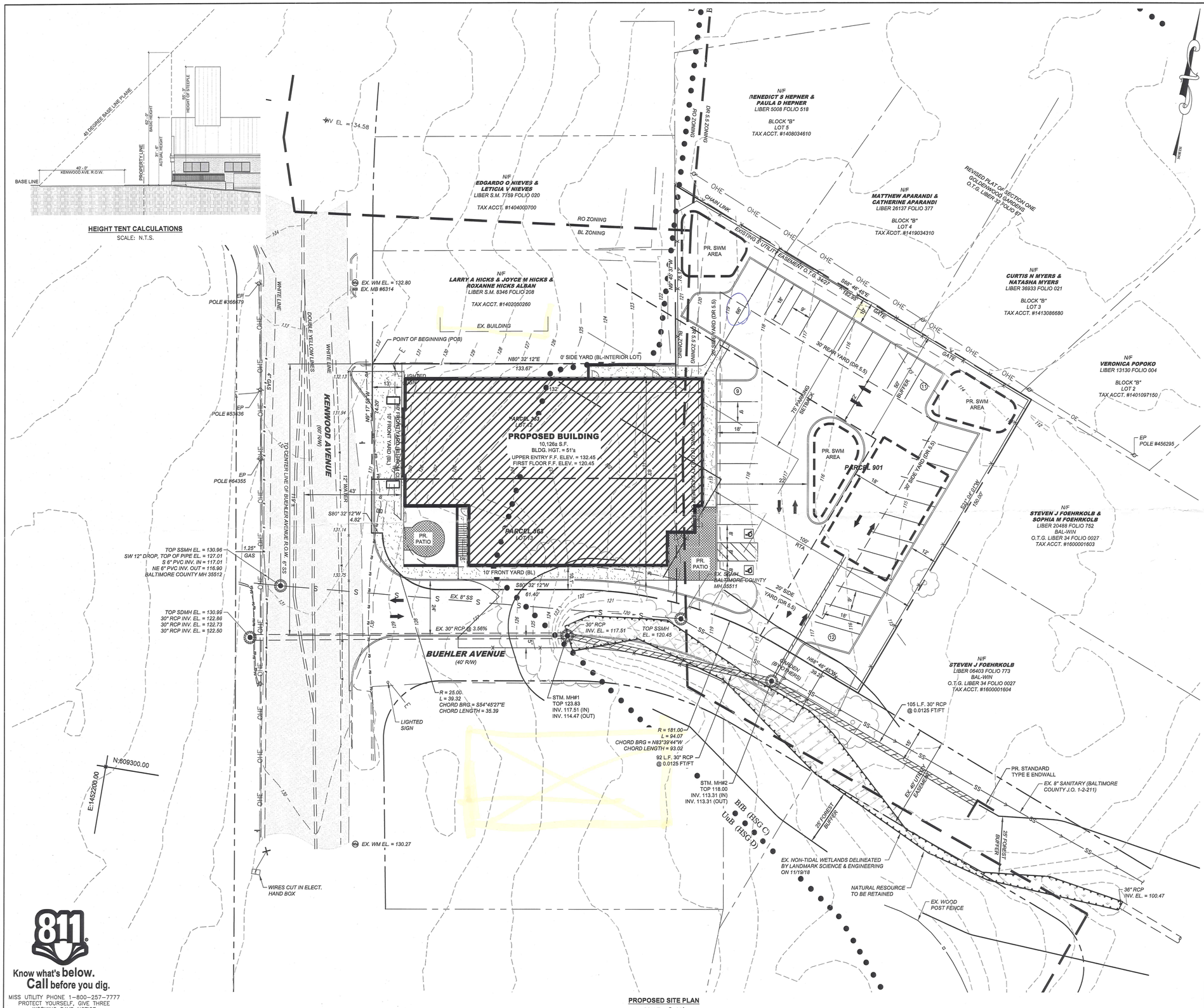
SCHEMATIC LANDSCAPE PLAN
UNITED HOUSE OF PRAYER
1655 NORTH PORTAL DRIVE NW, WASHINGTON, D.C. 20012
PHONE: (202) 882-3956
PCL 363 (LOTS 12 & 13 - KENWOOD AVE.), PCL 901 (BUEHLER AVE.)
14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18-067
PROJECT SET: D.D.
DATE ISSUED: 04/25/2019
DRAWING TITLE: SCHEMATIC LANDSCAPE PLAN
SHEET NUMBER: C-LSP-1
2/26/2019 3:48:13 PM
LSE #C2837

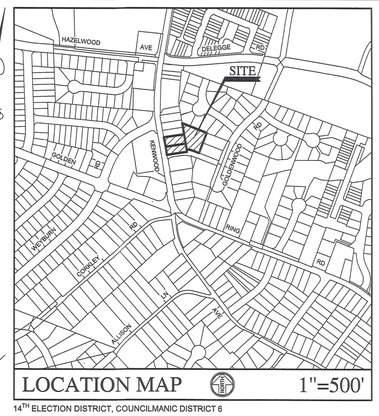
HEIGHT TENT CALCULATIONS

SCALE: N.T.S.



PROPOSED SITE PLAN

SCALE: 1"=20'



LOCATION MAP 1"=500'

14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

GENERAL NOTES

1. SITE ADDRESS: PARCEL 363 (LOTS 12 AND 13 - KENWOOD AVENUE)
   PARCEL 901 (BUEHLER AVENUE)
2. PROPERTY OWNER: BISHOP C. M. BAILEY (* SEE NOTE BELOW)
   UNITED HOUSE OF PRAYOR
   1655 NORTH PORTAL DRIVE NW
   WASHINGTON, D.C. 20012
3. SITE AREAS:
   A. NET SITE AREA: 33,963± S.F. 0.78± ACRES
   B. GROSS SITE AREA: 36,189± S.F. 0.83± ACRES
4. SITE ZONING: DR 5.5 (DENSITY RESIDENTIAL)
   BL AS (BUSINESS LOCAL)
5. TIER DESIGNATION: 1
6. TAX MAP 89, GRID 89, PARCEL 363
7. TAX ACCOUNT #: 1419009775 (PARCEL 363 - LOT 12)
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12. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
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14. EXISTING USE OF THE SITE: VACANT
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17. ELECTION DISTRICT: 14TH
18. COUNCILMANIC DISTRICT: 6
19. ZONING HEARINGS:
    A. CASE NO. R-1946-0749-X: ZONING CHANGE SOUGHT FROM RESIDENTIAL TO COMMERCIAL AND PERMISSION SOUGHT FOR USE OF THE PROPERTY AS A GASOLINE SERVICE STATION. REQUESTS WERE APPROVED BY THE BOARD OF APPEALS.
    B. CASE NO. R-1965-0038: ZONING CHANGE FROM B-6 TO BL WAS SOUGHT. REQUEST WAS APPROVED.
20. GROSS FLOOR AREA: 10,126± S.F.
21. GROSS FLOOR AREA RATIO:
    10,126± S.F. / 36,189± S.F. = 0.28
22. THE NEAREST FIRE HYDRANT IS LOCATED APPROXIMATLY 515 FEET SOUTH OF THE SITE AT THE SOUTH EAST CORNER OF KENWOOD AVENUE AND GOLDEN RING ROAD.
23. THE SITE IS NOT LOCATED IN A FAILED BASIC SERVICES AREA.
24. PARKING CALCULATIONS:
    A. REQUIRED PARKING: (1 SPACE/4 SEATS)(180 SEATS) = 45 SPACES
    B. PROVIDED PARKING: 32 (INCLUDING 2 HANDICAP SPACES)
25. SITE LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND ORDINANCE.
26. SITE LIGHTING: 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.

* BISHOP C. M. BAILEY AND HIS SUCCESSOR TRUSTEES, AS TRUSTEE FOR THE UNITED HOUSE OF PRAYER FOR ALL PEOPLE OF THE CHURCH ON THE ROCK OF THE APOSTOLIC FAITH.

0 10 20 40
GRAPHIC SCALE

SURVEY DATUM:
HORIZONTAL: NAD83, MARYLAND STATE PLANE
VERTICAL: NAVD 88

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DATE: 7/31/19 LAST MODIFIED: 10/23/19 COMM. NO.: C2837 DWG. NAME: ZNG-SET.DWG SHEET NO.: CM-02 of 02

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(F) 443-403-2460
(E) INFO@MWSARCH.COM
WWW.MWSARCH.COM

SEAL: JOHN BRUCE BOWDEN, STATE OF MARYLAND, 22042, PROFESSIONAL ENGINEER, 8/7/19

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LICENSE NO. 200450
EXPIRATION DATE: 10/14/2019

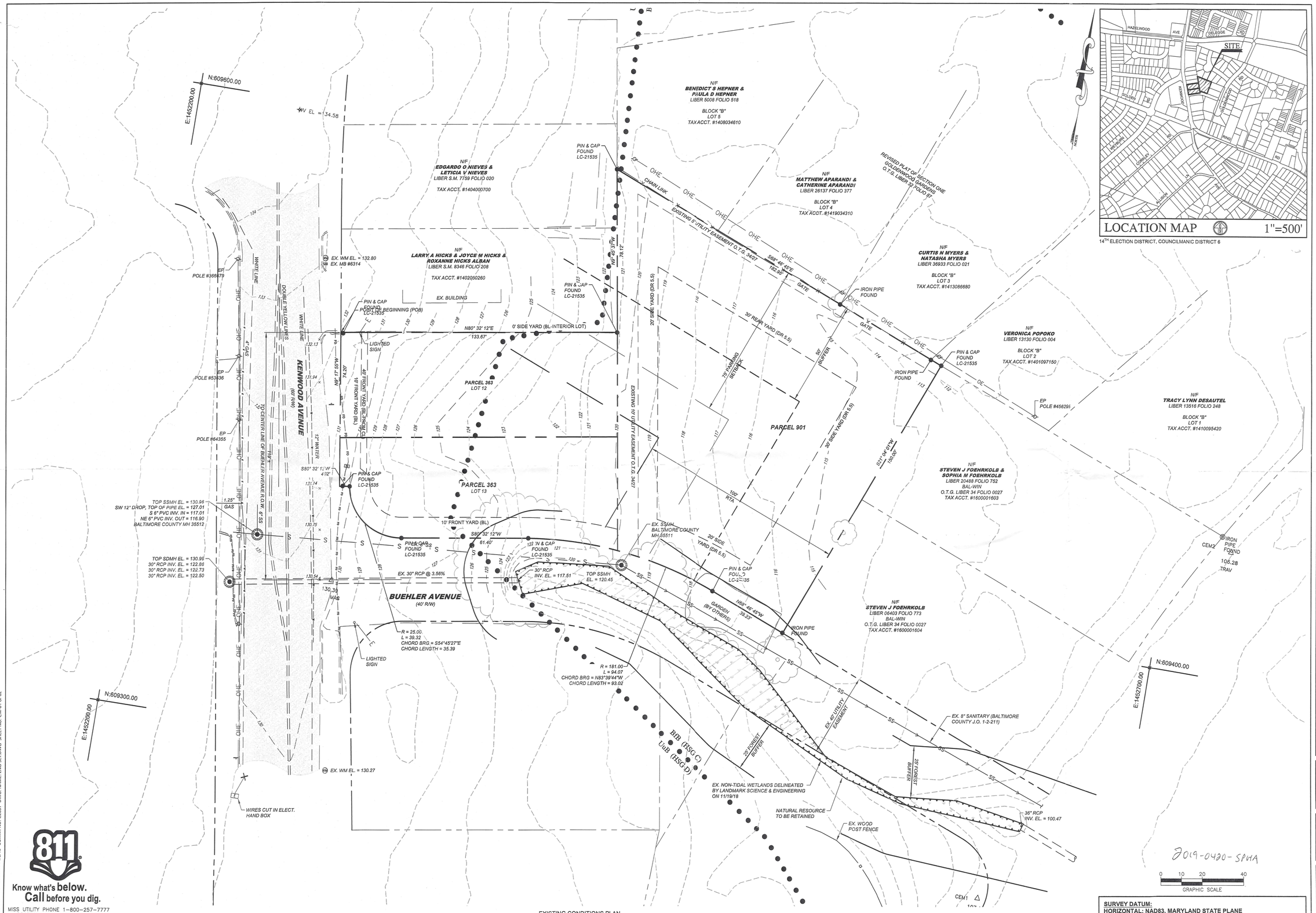
CONSULTANT: Landmark Science & Engineering
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PHONE: (410) 939-2144

PLAN TO ACCOMPANY ZONING HEARING APPLICATION
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1655 NORTH PORTAL DRIVE NW, WASHINGTON, D.C. 20012
PHONE: (202) 882-3956
PCL 363 (LOTS 12 & 13 - KENWOOD AVE.), PCL 901 (BUEHLER AVE.)
14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18-067
PROJECT SET: D.D.
DATE ISSUED: 7/31/19
DRAWING TITLE: PROPOSED SITE PLAN
SHEET NUMBER: CM-02

2/26/2019 3:48:13 PM



LOCATION MAP 1"=500'

14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

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EXISTING CONDITIONS PLAN
SCALE: 1"=20'

SURVEY DATUM:
HORIZONTAL: NAD83, MARYLAND STATE PLANE
VERTICAL: NAVD 88

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SEAL:

STATE OF MARYLAND JOHN B. GONCHAR 21621 REGISTERED PROFESSIONAL ENGINEER 8/1/2019

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UNITED HOUSE OF PRAYER
1655 NORTH PORTAL DRIVE NW, WASHINGTON, D.C. 20012
PHONE: (202) 882-3956
PCL 363 (LOTS 12 & 13 - KENWOOD AVE.), PCL 901 (BUEHLER AVE.)
14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18-067
PROJECT SET: D.D.
DATE ISSUED: 7/31/19
DRAWING TITLE: EXISTING CONDITIONS PLAN
SHEET NUMBER: CM-01

2019-0420-SPHA

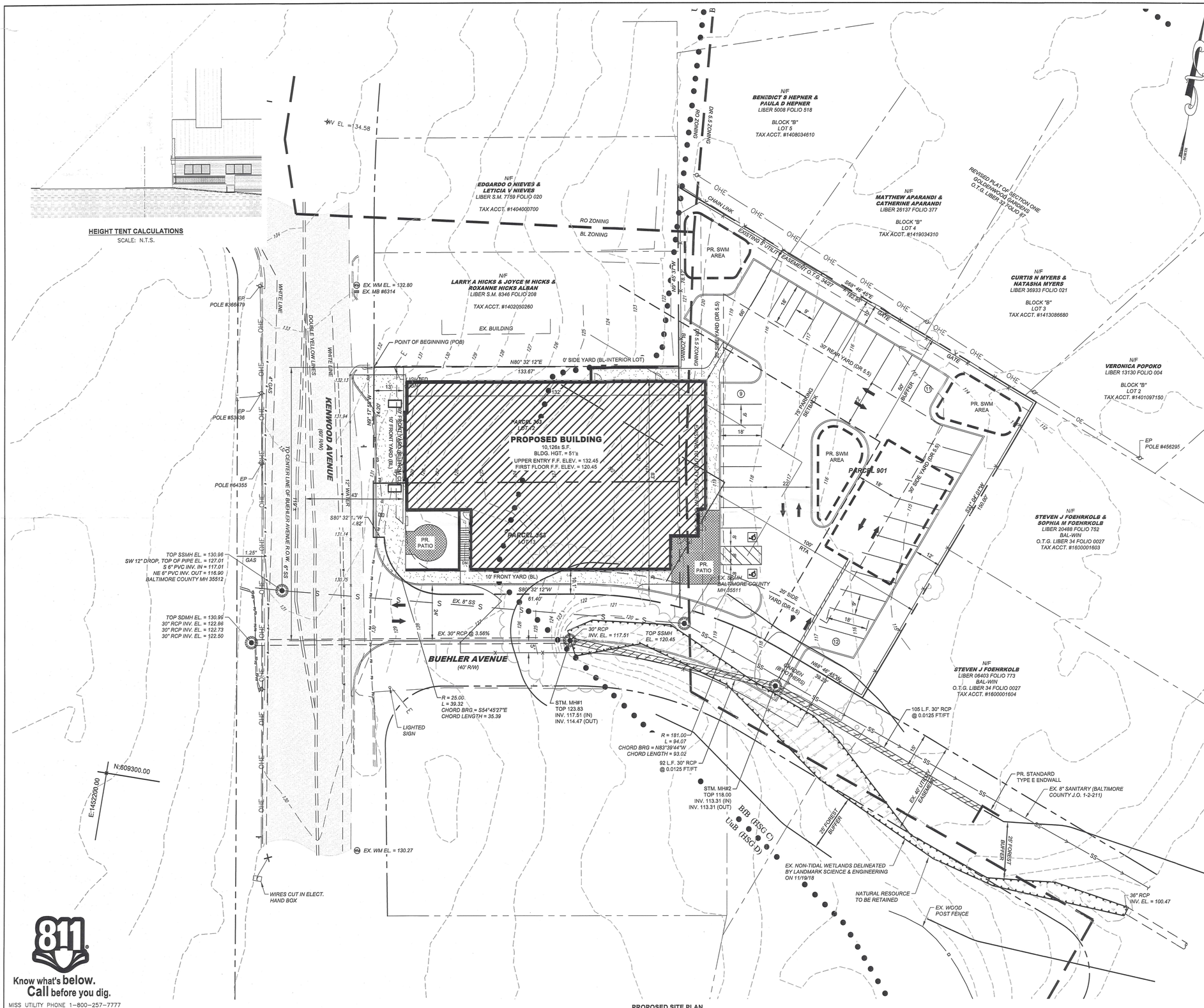
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DATE: 7/31/19 LAST MODIFIED: 8/6/19 COMM. NO. C2837 DWG. NAME: ZNG-SET.DWG SHEET NO. CM-01 of 02

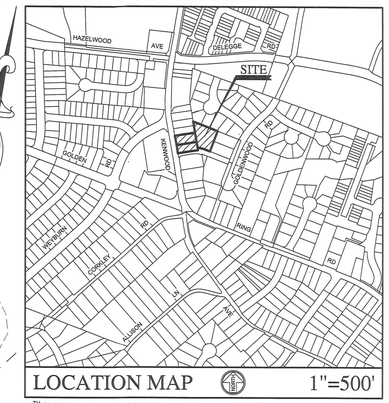
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HEIGHT TENT CALCULATIONS
SCALE: N.T.S.



PROPOSED SITE PLAN
SCALE: 1"=20'



LOCATION MAP 1"=500'

14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

GENERAL NOTES

1. SITE ADDRESS: PARCEL 363 (LOTS 12 AND 13 - KENWOOD AVENUE)
   PARCEL 901 (BUEHLER AVENUE)
2. PROPERTY OWNER: BISHOP C. M. BAILEY (* SEE NOTE BELOW)
   UNITED HOUSE OF PRAYOR
   1655 NORTH PORTAL DRIVE NW
   WASHINGTON, D.C. 20012
3. SITE AREAS:
   A. NET SITE AREA: 33,963± S.F. 0.78± ACRES
   B. GROSS SITE AREA: 36,189± S.F. 0.83± ACRES
4. SITE ZONING: DR 5.5 (DENSITY RESIDENTIAL)
   BL AS (BUSINESS LOCAL)
5. TIER DESIGNATION: I
6. TAX MAP 89, GRID 89, PARCEL 363
7. TAX ACCOUNT #: 1419009775 (PARCEL 363 - LOT 12)
   1426000075 (PARCEL 363 - LOT 13)
   1600001605 (PARCEL 901)
8. DEED REFERENCE: 40652/00396
9. BOUNDARY AND EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY CEM ON SEPTEMBER 4, 2018.
10. SOIL TYPES (NRCS WEB SOIL SURVEY):
    A. BfB- BELTSVILLE-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
    B. UuB- URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES
11. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 24001004 10F, PANEL 410 OF 580, DATED SEPTEMBER 26, 2008.
12. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
13. THE PROPERTY IS NOT SERVED BY WELL OR SEPTIC SYSTEMS. PUBLIC WATER AND SEWER IS AVAILABLE FOR THE SITE.
14. EXISTING USE OF THE SITE: VACANT
15. PROPOSED USE OF THE SITE: HOUSE OF WORSHIP
16. PROPOSED BUILDING HEIGHT: 51'-0" (TWO STORIES)
17. ELECTION DISTRICT: 14TH
18. COUNCILMANIC DISTRICT: 6
19. ZONING HEARINGS:
    A. CASE NO. R-1946-0749-X: ZONING CHANGE SOUGHT FROM RESIDENTIAL TO COMMERCIAL, AND PERMISSION SOUGHT FOR USE OF THE PROPERTY AS A GASOLINE SERVICE STATION. REQUESTS WERE APPROVED BY THE BOARD OF APPEALS.
    B. CASE NO. R-1965-0038: ZONING CHANGE FROM B-6 TO BL WAS SOUGHT. REQUEST WAS APPROVED.
20. GROSS FLOOR AREA: 10,126± S.F.
21. GROSS FLOOR AREA RATIO:
    10,126± S.F. / 36,189± S.F. = 0.28
22. THE NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 515 FEET SOUTH OF THE SITE AT THE SOUTH EAST CORNER OF KENWOOD AVENUE AND GOLDEN RING ROAD.
23. THE SITE IS NOT LOCATED IN A FAILED BASIC SERVICES AREA.
24. PARKING CALCULATIONS:
    A. REQUIRED PARKING: (1 SPACE/4 SEATS)(160 SEATS) = 45 SPACES
    B. PROVIDED PARKING: 32 (INCLUDING 2 HANDICAP SPACES)
25. SITE LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND ORDINANCE.
26. SITE LIGHTING: 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.

* BISHOP C. M. BAILEY AND HIS SUCCESSOR TRUSTEES, AS TRUSTEE FOR THE UNITED HOUSE OF PRAYER FOR ALL PEOPLE OF THE CHURCH ON THE ROCK OF THE APOSTOLIC FAITH.

0 10 20 40
GRAPHIC SCALE

SURVEY DATUM:
HORIZONTAL: NAD83, MARYLAND STATE PLANE
VERTICAL: NAVD 88

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SEAL: STATE OF MARYLAND JOHN E. GONZALEZ 200450 PROFESSIONAL ENGINEER 6/9/2019

PROFESSIONAL CERTIFICATION
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LICENSE NO. 200450
EXPIRATION DATE: 10/14/2019

CONSULTANT: Landmark Science & Engineering
356 CONGRESS AVENUE, SUITE 309 P.O. BOX 602
HAVRE DE GRACE, MARYLAND 21078
PHONE: (410) 939-3344

PLAN TO ACCOMPANY ZONING HEARING APPLICATION
UNITED HOUSE OF PRAYER
1655 NORTH PORTAL DRIVE NW, WASHINGTON, D.C. 20012
PHONE: (202) 882-3956
PCL 363 (LOTS 12 & 13 - KENWOOD AVE.), PCL 901 (BUEHLER AVE.)
14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18-067
PROJECT SET: D.D.
DATE ISSUED: 7/31/19
DRAWING TITLE: PROPOSED SITE PLAN
SHEET NUMBER: CM-02

2/26/2019 3:48:13 PM

DATE: 7/31/19 LAST MODIFIED: 8/6/19 COMM. NO.: C2837 DWG. NAME: ZNG-SET.DWG SHEET NO: CM-02 of 02

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PRELIMINARY - NOT FOR CONSTRUCTION

SITE DATA:

TAX MAP:	89
PARCELS:	363 (LOTS 12 & 13) AND 901
DEED REFERENCE:	40652/00396
PLAT REFERENCE:	0000/000 (PARCEL 363) 40652/00396 (PARCEL 901)
PLAT NAME:	N/A
ADDRESS:	6314 KENWOOD AVENUE ROSEDALE, MARYLAND
OWNER:	UNITED HOUSE OF PRAYER 1665 NORTH PORTER DRIVE NW WASHINGTON, D.C. 20012
TAX ACCOUNTS:	1419009775 (PARCEL 363-LOT 12) 1426000075 (PARCEL 363-LOT 13) 1600001605 (PARCEL 901)
ELECTION DISTRICT:	14
COUNCILMANIC DISTRICT:	6
LOT AREA:	33,968 SQ. FT. / 0.78 AC.
ZONING:	DR-5.5 (DENSITY RESIDENTIAL & BL (BUSINESS LOCAL)
USE:	EXISTING: RESIDENTIAL PROPOSED: HOUSE OF WORSHIP

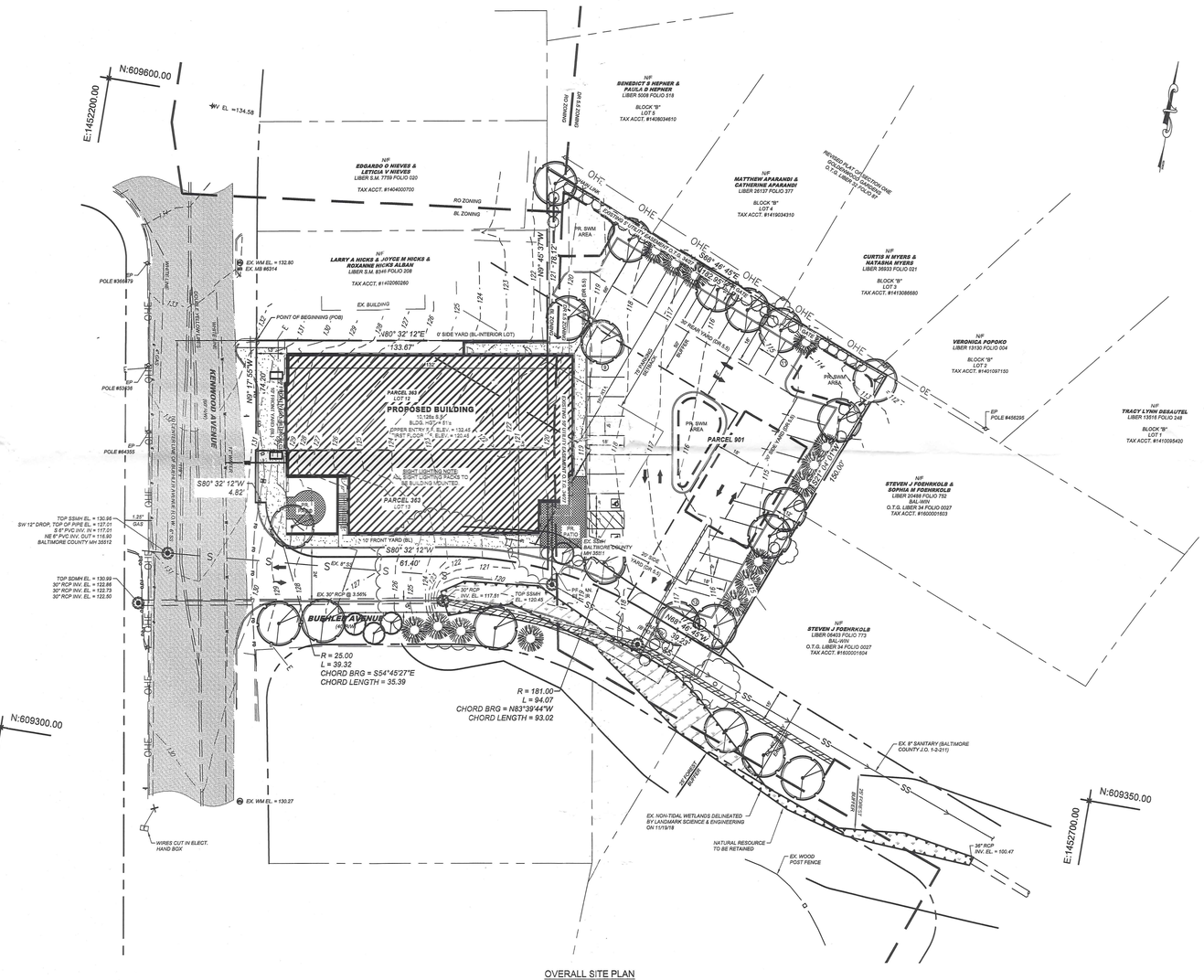
PLAN NOTES

1. BOUNDARY AND EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY CEM ON SEPTEMBER 4, 2018.
2. UTILITY LOCATION PERFORMED BY ACCURATE INFRASTRUCTURE DATA, INC..
3. A 100-YEAR FLOODPLAIN NOT EXIST ON SITE PER FIRM 24008700014E, 2/2/2012.
4. SITE IS WITHIN THE STEMMERS RUN SUBSHED OF THE BACK RIVER WATERSHED.
5. AN EPHEMERAL WATERCOURSE INCLUDING WETLANDS WAS FOUND TO EXIST ON THE BUEHLER AVENUE ROW. WETLAND DELINEATION WAS CONDUCTED BY LANDMARK SCIENCE & ENGINEERING ON NOVEMBER 19, 2018. THIS DELINEATION ENCOMPASSED A 2,629 FT² AREA.
6. BASED ON THIS TOPOGRAPHY, THIS SITE DOES NOT CONTAIN STEEP SLOPES (SLOPES GREATER THAN 15% OVER 50 FT HORIZONTAL).
7. THE PROPERTY IS NOT SERVED BY WELL OR SEPTIC SYSTEMS. PUBLIC WATER AND SEWER IS AVAILABLE FOR THE SITE.
8. EXISTING USE- VACANT LOT.
9. PROPOSED USE- HOUSE OF WORSHIP
10. ZONING: BL (BUSINESS LOCAL) & DR 5.5 (DENSITY RESIDENTIAL) FROM BALTIMORE COUNTY "MY NEIGHBORHOOD" G.I.S..
11. THIS PROPERTY IS SUBJECT TO THE FOLLOWING ZONING CASES:
    R-1946-0749-X
    R-1965-0038
12. ZONING CASE R-1945-0749-X: DEC. 14, 1946 GRANTED REZONING FROM "A" RESIDENTIAL TO "E" COMMERCIAL AND GRANTED USE AS A GASOLINE SERVICE STATION ON LOT 13.
13. ZONING CASE 191965-0038: AUGUST 5, 1964 GRANTED REZONING FROM R-6 TO B-L FOR LOT 13.
14. THIS PROPERTY IS SUBJECT TO A 100' RESIDENTIAL TRANSITION AREA (RTA) WITH A 75' PARKING LOT SETBACK AND A 50' BUFFER.

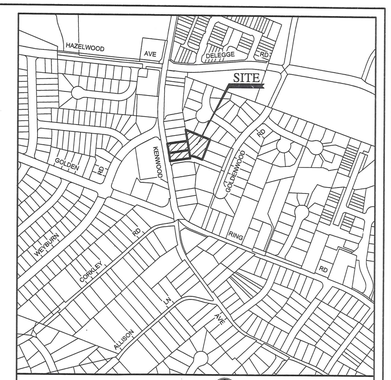
PLANTING REQUIREMENTS

DESCRITPTION	RATE	QUANTITY	PLANTING UNITS REQUIRED
ADJACENT R.O.W.	1 PU/40 LF	99	2.5
INTERIOR ROAD	1 PU/20 LF	186	9.3
PARKING ADJACENT TO RESIDENTIAL	1 PU/15 LF	225	15.0
PARKING LOT INTERIOR	1 PU/12 SPACES	32	2.7
SWM SCREENING	1 PU/15 LF	90	6.0
TOTAL PLANTING UNTS REQUIRED			35.5
PLANTING UNITS PROVIDED			39.0

PROPOSED PLANTINGS			
PLANT TYPE	RATE	QUANTITY	PLANTING UNITS PROVIDED
MAJOR TREES	1 TREE=1 PU	21	21
MINOR TREES	2 TREES=1 PU	14	7
EVERGREEN TREES	2 TREES=1 PU	4	2
SHRUBS	1 SHRUBS=1 PU	45	9
GROUNDCOVER	500 SF GC=1 PU	0	0
TOTAL PLANTING UNITS PROVIDED			39



OVERALL SITE PLAN
SCALE: X"=XX'



LOCATION MAP 1"=500'

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING EDGE OF PAVEMENT
- PROPOSED PAVEMENT
- EXISTING CURB
- PROPOSED CURB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING LIGHT POLE
- EXISTING WATER
- PROPOSED WATER
- PROPOSED WATER SERVICE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING BLUE LINE STREAM
- EXISTING WETLANDS
- EXISTING FLOODPLAIN
- SOILS BOUNDARY
- LIMITS OF DISTURBANCE
- PROPOSED MAJOR TREE
- PROPOSED MINOR TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

THIS SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT AND CERTIFIED BY MY SIGNATURE BELOW AS BEING IN ACCORDANCE WITH ALL COUNTY AGENCY LANDSCAPE ARCHITECTURAL COMMENTS.

APPLICANT SIGNATURE DATE PRINT NAME

MAILING ADDRESS (IF NOT ALREADY ON PLAN)

DRC #: 2019-00031

0 30' 60'
GRAPHIC SCALE
1"=30'

SURVEY DATUM:
HORIZONTAL: NAD83, MARYLAND STATE PLANE
VERTICAL: NAVD 88

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SEAL: JOHN S GONZALEZ, STATE OF MARYLAND, PROFESSIONAL ENGINEER, 21709

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EXPIRATION DATE: 10/14/2019

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PHONE: (443) 939-2144

SCHEMATIC LANDSCAPE PLAN

UNITED HOUSE OF PRAYER
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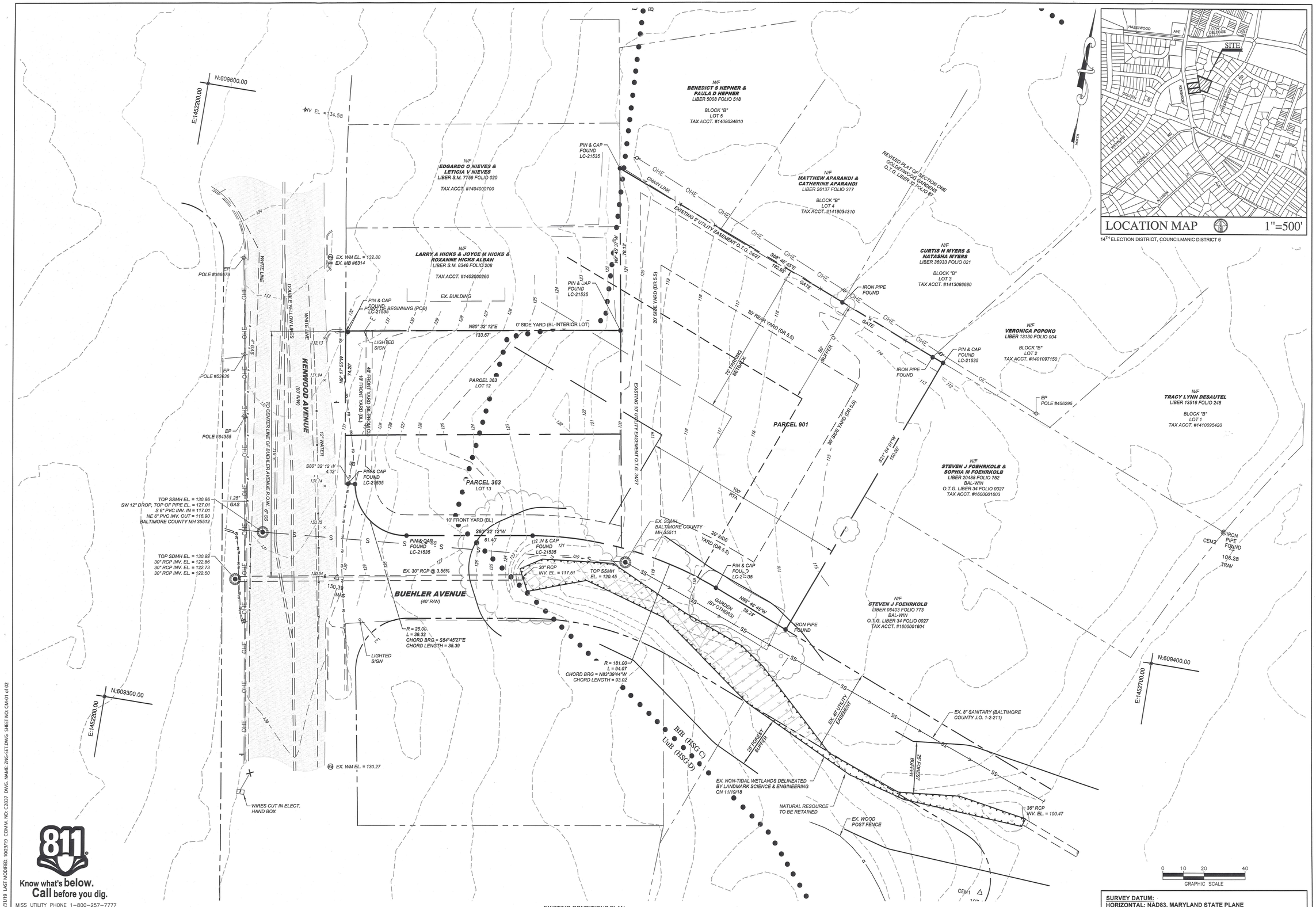
PCL 363 (LOTS 12 & 13 - KENWOOD AVE.), PCL 901 (BUEHLER AVE.)
14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18-067
PROJECT SET: D.D.
DATE ISSUED: 04/25/2019
DRAWING TITLE: SCHEMATIC LANDSCAPE PLAN
SHEET NUMBER: C-LSP-1

2/26/2019 3:48:13 PM

LSE #C2837



LOCATION MAP 1"=500'

14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

EXISTING CONDITIONS PLAN

SCALE: 1"=20'

0 10 20 40

GRAPHIC SCALE

SURVEY DATUM:
HORIZONTAL: NAD83, MARYLAND STATE PLANE
VERTICAL: NAVD 88

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WHITE MARSH, MD 21162
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(F) 443-403-2460
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SEAL: STATE OF MARYLAND — JOHN BRUCE SCHLOSSBERG — 20045 — PROFESSIONAL ENGINEER — 10/14/2019

PROFESSIONAL CERTIFICATION

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LICENSE NO. 20045
EXPIRATION DATE: 10/14/2019

CONSULTANT: Landmark Science & Engineering
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PHONE: (410) 939-2144

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14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

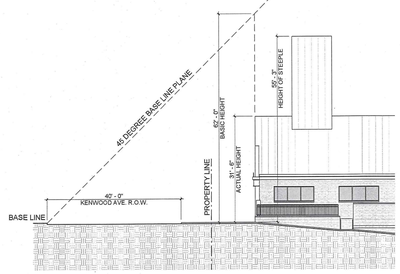
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PROJECT NUMBER: 18-067
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DATE ISSUED: 7/31/19
DRAWING TITLE: EXISTING CONDITIONS PLAN
SHEET NUMBER: CM-01

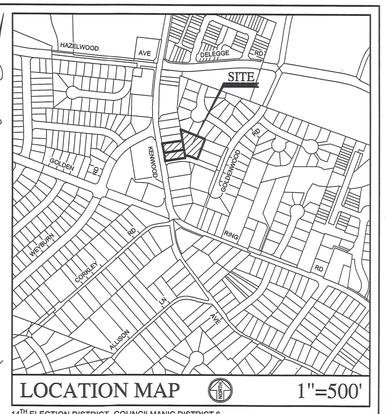
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PRELIMINARY - NOT FOR CONSTRUCTION



HEIGHT TENT CALCULATIONS
SCALE: N.T.S.



LOCATION MAP 1"=500'

14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

GENERAL NOTES

1. SITE ADDRESS: PARCEL 363 (LOTS 12 AND 13 - KENWOOD AVENUE)
   PARCEL 901 (BUEHLER AVENUE)
2. PROPERTY OWNER: BISHOP C. M. BAILEY (* SEE NOTE BELOW)
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   A. NET SITE AREA: 33,963± S.F. 0.78± ACRES
   B. GROSS SITE AREA: 36,189± S.F. 0.83± ACRES
4. SITE ZONING: DR 5.5 (DENSITY RESIDENTIAL)
   BL AS (BUSINESS LOCAL)
5. TIER DESIGNATION: 1
6. TAX MAP 89, GRID 89, PARCEL 363
7. TAX ACCOUNT #: 1419009775 (PARCEL 363 - LOT 12)
   1429000075 (PARCEL 363 - LOT 13)
   1600001605 (PARCEL 901)
8. DEED REFERENCE: 40652/00396
9. BOUNDARY AND EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY CEM ON SEPTEMBER 4, 2018.
10. SOIL TYPES (NRCS WEB SOIL SURVEY):
    A. BIB- BELTSVILLE-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
    B. UuB- URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES
11. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 24001O0410F, PANEL 410 OF 580, DATED SEPTEMBER 26, 2008.
12. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
13. THE PROPERTY IS NOT SERVED BY WELL OR SEPTIC SYSTEMS. PUBLIC WATER AND SEWER IS AVAILABLE FOR THE SITE.
14. EXISTING USE OF THE SITE: VACANT
15. PROPOSED USE OF THE SITE: HOUSE OF WORSHIP
16. PROPOSED BUILDING HEIGHT: 51'-0" (TWO STORIES)
17. ELECTION DISTRICT: 14TH
18. COUNCILMANIC DISTRICT: 6
19. ZONING HEARINGS:
    A. CASE NO. R-1946-0749-X: ZONING CHANGE SOUGHT FROM RESIDENTIAL TO COMMERCIAL, AND PERMISSION SOUGHT FOR USE OF THE PROPERTY AS A GASOLINE SERVICE STATION. REQUESTS WERE APPROVED BY THE BOARD OF APPEALS.
    B. CASE NO. R-1965-0038: ZONING CHANGE FROM B-6 TO BL WAS SOUGHT. REQUEST WAS APPROVED.
20. GROSS FLOOR AREA: 10,128± S.F.
21. GROSS FLOOR AREA RATIO:
    10,126± S.F. / 36,189± S.F. = 0.28
22. THE NEAREST FIRE HYDRANT IS LOCATED APPROXIMATLY 515 FEET SOUTH OF THE SITE AT THE SOUTH EAST CORNER OF KENWOOD AVENUE AND GOLDEN RING ROAD.
23. THE SITE IS NOT LOCATED IN A FAILED BASIC SERVICES AREA.
24. PARKING CALCULATIONS:
    A. REQUIRED PARKING: (1 SPACE/4 SEATS)(180 SEATS) = 45 SPACES
    B. PROVIDED PARKING: 32 (INCLUDING 2 HANDICAP SPACES)
25. SITE LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND ORDINANCE.
26. SITE LIGHTING: 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.

* BISHOP C. M. BAILEY AND HIS SUCCESSOR TRUSTEES, AS TRUSTEE FOR THE UNITED HOUSE OF PRAYER FOR ALL PEOPLE OF THE CHURCH ON THE ROCK OF THE APOSTOLIC FAITH.

SURVEY DATUM:
HORIZONTAL: NAD83, MARYLAND STATE PLANE
VERTICAL: NAVD 88

PROPOSED SITE PLAN
SCALE: 1"=20'

0 10 20 40
GRAPHIC SCALE

Know what's below. Call before you dig.
MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

DATE: 7/31/19 LAST MODIFIED: 10/23/19 COMM. NO.: C2837 DWG. NAME: ZNG-SET.DWG SHEET NO.: CM-02 of 02

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(P) 410-344-1460
(F) 443-403-2460
(E) INFO@MWSARCH.COM
WWW.MWSARCH.COM

SEAL: STATE OF MARYLAND — JOHN BRUCE JONES — 30045O — REGISTERED PROFESSIONAL ENGINEER — 8/21/19

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 30045O
EXPIRATION DATE: 10/14/2019

CONSULTANT: Landmark Science & Engineering
356 CONGRESS AVENUE, SUITE 309 P.O. BOX 602
HAVRE DE GRACE, MARYLAND 21078
PHONE: (410) 939-3244

PLAN TO ACCOMPANY ZONING HEARING APPLICATION
UNITED HOUSE OF PRAYER
1655 NORTH PORTAL DRIVE NW, WASHINGTON, D.C. 20012
PHONE: (202) 882-3956
PCL 363 (LOTS 12 & 13 - KENWOOD AVE.), PCL 901 (BUEHLER AVE.)
14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18-067
PROJECT SET: D.D.
DATE ISSUED: 7/31/19
DRAWING TITLE: PROPOSED SITE PLAN
SHEET NUMBER: CM-02

2/26/2019 3:48:13 PM

SITE DATA:

TAX MAP:	89
PARCELS:	363 (LOTS 12 & 13) AND 901
DEED REFERENCE:	40652/00396
PLAT REFERENCE:	0000/000 (PARCEL 363) 40652/00396 (PARCEL 901)
PLAT NAME:	N/A
ADDRESS:	6314 KENWOOD AVENUE ROSEDALE, MARYLAND
OWNER:	UNITED HOUSE OF PRAYER 1655 NORTH PORTER DRIVE NW WASHINGTON, D.C. 20012
TAX ACCOUNTS:	1419009775 (PARCEL 363-LOT 12) 1426000075 (PARCEL 363-LOT 13) 1600001605 (PARCEL 901)
ELECTION DISTRICT:	14
COUNCILMANIC DISTRICT:	6
LOT AREA:	33,968 SQ. FT. / 0.78 AC.
ZONING:	DR-5.5 (DENSITY RESIDENTIAL & BL (BUSINESS LOCAL)
USE:	EXISTING: RESIDENTIAL PROPOSED: HOUSE OF WORSHIP

PLAN NOTES

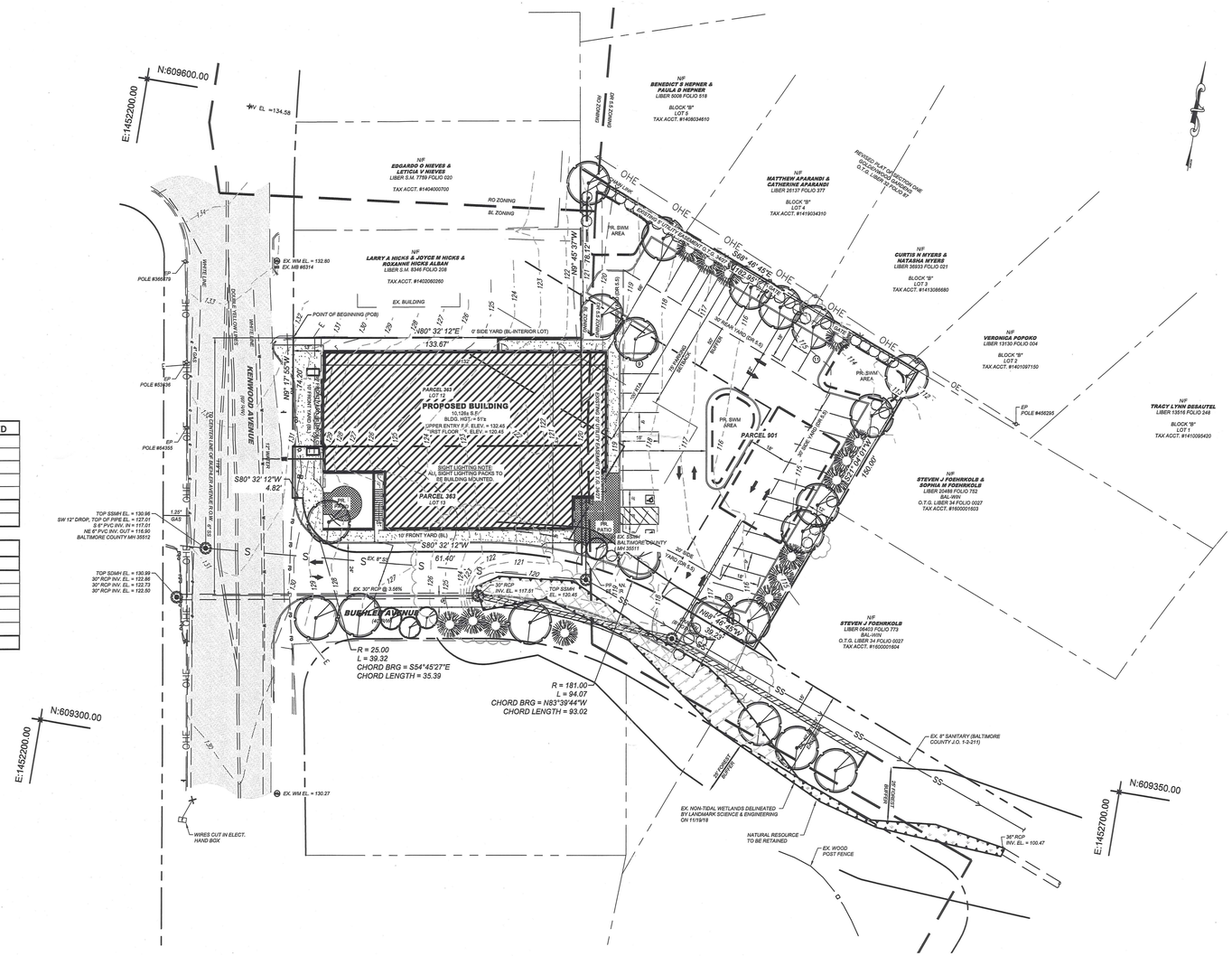
1. BOUNDARY AND EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY CEM ON SEPTEMBER 4, 2018.
2. UTILITY LOCATION PERFORMED BY ACCURATE INFRASTRUCTURE DATA, INC..
3. A 100-YEAR FLOODPLAIN NOT EXIST ON SITE PER FIRM 24008700014E, 2/2/2012.
4. SITE IS WITHIN THE STEMMERS RUN SUBSHED OF THE BACK RIVER WATERSHED.
5. AN EPHEMERAL WATERCOURSE INCLUDING WETLANDS WAS FOUND TO EXIST ON THE BUEHLER AVENUE ROW. WETLAND DELINEATION WAS CONDUCTED BY LANDMARK SCIENCE & ENGINEERING ON NOVEMBER 19, 2018. THIS DELINEATION ENCOMPASSED A 2,629 FT² AREA.
6. BASED ON THIS TOPOGRAPHY, THIS SITE DOES NOT CONTAIN STEEP SLOPES (SLOPES GREATER THAN 15% OVER 50 FT HORIZONTAL).
7. THE PROPERTY IS NOT SERVED BY WELL OR SEPTIC SYSTEMS. PUBLIC WATER AND SEWER IS AVAILABLE FOR THE SITE.
8. EXISTING USE- VACANT LOT.
9. PROPOSED USE- HOUSE OF WORSHIP
10. ZONING: BL (BUSINESS LOCAL) & DR 5.5 (DENSITY RESIDENTIAL) FROM BALTIMORE COUNTY "MY NEIGHBORHOOD" G.I.S..
11. THIS PROPERTY IS SUBJECT TO THE FOLLOWING ZONING CASES:
    R-1946-0749-X
    R-1965-0038
12. ZONING CASE R-1946-0749-X: DEC. 14, 1946 GRANTED REZONING FROM "A" RESIDENTIAL TO "E" COMMERCIAL AND GRANTED USE AS A GASOLINE SERVICE STATION ON LOT 13.
13. ZONING CASE 191965-0038: AUGUST 5, 1964 GRANTED REZONING FROM R-6 TO B-L FOR LOT 13.
14. THIS PROPERTY IS SUBJECT TO A 100' RESIDENTIAL TRANSITION AREA (RTA) WITH A 75' PARKING LOT SETBACK AND A 50' BUFFER.

PLANTING REQUIREMENTS

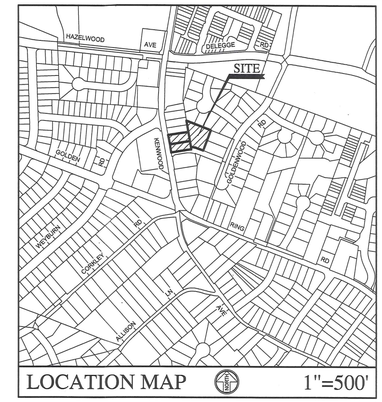
DESCRIPTION	RATE	QUANTITY	PLANTING UNITS REQUIRED
ADJACENT R.O.W.	1 PU/40 LF	99	2.5
INTERIOR ROAD	1 PU/20 LF	186	9.3
PARKING ADJACENT TO RESIDENTIAL	1 PU/15 LF	225	15.0
PARKING LOT INTERIOR	1 PU/12 SPACES	32	2.7
SWM SCREENING	1 PU/15 LF	90	6.0
TOTAL PLANTING UNTS REQUIRED			35.5
PLANTING UNITS PROVIDED			39.0

PROPOSED PLANTINGS

PLANT TYPE	RATE	QUANTITY	PLANTING UNITS PROVIDED
MAJOR TREES	1 TREE=1 PU	21	21
MINOR TREES	2 TREES=1 PU	14	7
EVERGREEN TREES	2 TREES=1 PU	4	2
SHRUBS	1 SHRUBS=1 PU	45	9
GROUNDCOVER	500 SF GC=1 PU	0	0
TOTAL PLANTING UNITS PROVIDED			39



OVERALL SITE PLAN
SCALE: X"=XX'



LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING EDGE OF PAVEMENT
- PROPOSED PAVEMENT
- EXISTING CURB
- PROPOSED CURB
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING LIGHT POLE
- EXISTING WATER
- PROPOSED WATER
- PROPOSED WATER SERVICE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING FENCE
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING BLUE LINE STREAM
- EXISTING WETLANDS
- EXISTING FLOODPLAIN
- SOILS BOUNDARY
- LIMITS OF DISTURBANCE
- PROPOSED MAJOR TREE
- PROPOSED MINOR TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

THIS SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT AND CERTIFIED BY MY SIGNATURE BELOW AS BEING IN ACCORDANCE WITH ALL COUNTY AGENCY LANDSCAPE ARCHITECTURAL COMMENTS.

APPLICANT SIGNATURE DATE PRINT NAME

MAILING ADDRESS (IF NOT ALREADY ON PLAN)

DRC #: 2019-00031

0 30' 60'
GRAPHIC SCALE
1"=30'

SURVEY DATUM:
HORIZONTAL: NAD83, MARYLAND STATE PLANE
VERTICAL: NAVD 88

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(F) 443-403-2460
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WWW.MWSARCH.COM

SEAL: STATE OF MARYLAND · JOHN BRUCE CARNEY · 20450 · PROFESSIONAL ENGINEER · 8/7/19

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO: 20450
EXPIRATION DATE: 10/14/2019

CONSULTANT: Landmark Science & Engineering
356 CONCORD AVENUE, SUITE 200 P.O. BOX 602
HAVRE DE GRACE, MARYLAND 21078
PHONE: (410) 939-2744

SCHEMATIC LANDSCAPE PLAN
UNITED HOUSE OF PRAYER
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PHONE: (202) 882-3956
PCL 363 (LOTS 12 & 13 - KENWOOD AVE.), PCL 901 (BUEHLER AVE.)
14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18-067
PROJECT SET: D.D.
DATE ISSUED: 04/25/2019
DRAWING TITLE: SCHEMATIC LANDSCAPE PLAN
SHEET NUMBER: C-LSP-1
2/26/2019 3:48:13 PM
LSE #C2837