

**M E M O R A N D U M**

DATE: April 14, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0001-SPHA – Appeal Period Expired

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The appeal period for the above-referenced cases expired on March 30, 2020. 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**

(6903 Meadowlawn Road) \*  
2<sup>nd</sup> Election District \*  
4<sup>th</sup> Council District \*

Deapexx, LLC \*  
Legal Owner \*  
Petitioner \*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

**Case No. 2020-0001-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 Matthew Akinyemi, legal owner (“Petitioner”). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”). The site plan which accompanied this Petition, finding that the existing/proposed improvements are planned to comply to the extent possible with applicable Residential Transition Area (“RTA”) buffer requirements and other requirements of § 1B01.1.B.1.(g)(6): (1) to continue use of the building at 6903 Meadowlawn Road for church purposes, including child programs, teaching, and offices (2) and for such additional relief as the nature of this case may require for approval of the proposed building, parking areas and uses as shown on the plan which accompanied this Petition. Alternatively, relative to the applicable Residential Transition Area (“RTA”) if the requested special hearing RTA finding and/or determination are not granted, variances: (a) from BCZR §1B01.1.B.1.e to permit the proposed one-story building for religious worship; and (b) from BCZR §1B01.1.B.1.e (3) and (5) to permit an existing building and accessory parking in a RTA, with a setback of as little as 6' and landscaped buffer of 0' in lieu of the 75' and 50' required, respectively. A site plan prepared by Richardson Engineering was marked and accepted into evidence as Petitioner’s Exhibit 1.

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Date 2-28-2020

By [Signature]

Matthew Akinyemi and Rick Richardson from Richardson Engineering, LLC appeared in support of the requests. There were numerous protestants and 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"). The property is zoned DR 5.5.

Petitioner's Case

The Petitioner, Mr. Akinyemi is the pastor of a Christian Pentecostal church. He testified that the church is currently located on Security Boulevard and has approximately 100 parishioners. The church has Sunday worship services and also has bible study and prayer meetings on weeknights. The church also offers children's programs and does various charitable community outreach activities. They recently purchased the subject property for the purpose of building a new church with a 200 seat capacity as well as a fellowship hall, bathrooms, offices, and classrooms, as depicted on the architectural elevations and floorplan that was admitted as Petitioner's Exhibit 4. The site is approximately 3.26 acres but is oddly shaped. The eastern portion of the site is rectangular and the western portion is triangular and backs to the Baltimore beltway. There are currently two residences on the eastern portion of the site. The plan is to raze the smaller structure and preserve the larger one. A photo (Petitioner's Exhibit 2) shows that the larger residence was quite dilapidated when the church purchased the property but a current photo shows that the Petitioner has done extensive renovations (Petitioner's Exhibit 3). The Pastor testified that this residential structure will be used exclusively for church purposes, including offices and space for children's activities. There are currently no plans to use the structure as a residence and the Pastor averred that if anyone resides there in the future it would be the Pastor

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Date 2-28-2020  
By [Signature]

or Assistant Pastor. On the triangular portion of the site there is a dilapidated cinder block garage. The plan is to utilize the foundation of this structure and build the proposed church on and around its footprint.

Mr. Richardson explained the site plan in detail and he also addressed the comments that the DOP made. He noted that they are proposing 63 parking spaces rather than the minimum 50 that the BCZR requires for a 200 seat church. He explained that the church is doing so in order to prevent overflow parking from spilling into the surrounding neighborhood. The Petitioner also intends to build a 6 foot privacy fence along both Meadowlawn Road and the entire length of the rear lot lines of the adjacent residences along Greenlawn Road. Richardson stated that the site plan does conform "to the extent possible with RTA use requirements." He further opined that this proposed one-story church structure, shielded by privacy fencing, will be compatible with the neighborhood. Mr. Richardson stated that the Petitioner is fully prepared to comply with DOP Comments 2 through 7 and that this will occur during the development process. Regarding DOP Comment number 8, Richardson pointed out that there are already "sound barrier walls" along the entire length of the site's boundary with I-695. Regarding DOP Comment number 9, Richardson produced proof (Petitioner's Exhibit 6) that they have resolved both code citations.

Protestants' Case

The Protestants are residents of the immediately surrounding neighborhood. Most of them have lived there for many years and described it as a relatively quiet and peaceful community that is strictly residential. Understandably, they would like to keep it that way. They are concerned about the increased noise, traffic, litter, and parking problems that they anticipate the church will cause. They also, however, understand that a church is a permitted use in this DR zone. They are in support of the privacy fencing around the proposed church and would like a vegetative barrier

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Date 2-28-2020

By ew

in addition to the fence. They are also concerned about light pollution from the site. They also expressed concerns about the church running a children's daycare center and the Pastor assured them that the church had no plans do so, other than during church services. Finally, the neighbors proposed that the church construct an access driveway off of Windsor Mill Road rather than accessing the site, as proposed, via Greenlawn and Meadowlawn Roads. They acknowledged that this would require the removal of numerous trees and would create substantial new impervious surface.

Findings of Fact and Conclusions of Law

The proposed church is permitted as of right in this DR zone. I understand the neighbors' concerns about the potential for increased noise, traffic, and parking problems. However, I find that these issues can be largely mitigated under the proposed site plan with appropriate landscaping and lighting. The principal relief the Petitioner seeks from the RTA requirements is for parking spaces that adjoin the surrounding residential lots. However, the proposed spaces primarily adjoin the rear lots of these properties and with proper fencing and vegetative screening I do not believe they will unduly burden these neighboring properties.

I also understand the Protestants' desire to have the church construct its access point directly off of Windsor Mill Road so as to lessen church traffic in their neighborhood. However, this extensive construction would be a substantial financial burden on the church and would also have a significant environmental impact with the loss of numerous trees and the addition of extensive impervious surface. As discussed at the hearing, the County is constrained by the Religious Land Use and Institutionalized Persons Act ("RLUIPA"), 42 U.S.C. § 2000 cc (a)(1), from unduly burdening religious uses. *See, Jesus Christ is the Answer Ministries v. Baltimore County, Md.*, 915 F.3d 256 (4<sup>th</sup> Cir. 2019). In this case I believe it would be impermissibly

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Date 2-28-2020

By [Signature]

burdensome to require the church to build an access road off of Windsor Mill when there is existing access off of public roads.

In sum, the record evidence establishes that the Petitioner's site plan conforms "to the extent possible" with the RTA requirements. Further, I find that the requested relief 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. Again, churches are permitted by right in DR zones and in my view this one-story church with more than adequate parking will not have an unduly negative impact upon the neighborhood or the surrounding community.

THEREFORE, IT IS ORDERED this 28<sup>th</sup> day of **February, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the BCZR for approval of the site plan based on its conformance to the extent possible with BCZR § 1B01.1.B.1.(g)(6), be and hereby is GRANTED.

The relief granted herein shall be subject to the following:

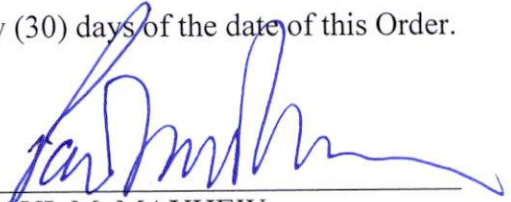
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order 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 comment submitted by DEPS, a copy of which is attached hereto and made a part hereof.
3. Prior to issuance of permits Petitioner must comply with ZAC comments 2, 3, 4, 5, and 7 submitted by DOP, a copy of which is attached hereto and made a part hereof.
4. Petitioner shall plant and maintain an evergreen vegetative screen around the perimeter of the site in addition to a 6 foot board on board privacy fence.
5. Petitioner shall not operate a daycare facility.

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Date 2-28-2020

By AW

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 2-28-2020

By DLW



# PETITION FOR ZONING HEARING(S)

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

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

Address 6903 Meadowlawn Road which is presently zoned DR-5.5

Deed Reference 41684/374 10 Digit Tax Account # 0223000600

Property Owner(s) Printed Name(s) DEAPEXX, LLC

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

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

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

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

3.  **a Variance** from See Attached

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 THE 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:

Name- Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

#### Legal Owners (Petitioners):

Matthew Akinyemi / \_\_\_\_\_  
Name #1 - Type or Print Name #2 - Type or Print

*MAkinyemi* / \_\_\_\_\_  
Signature #1 Signature #2

7419 Prince George Road Baltimore MD  
Mailing Address City State

21208 / 443-413-4730 / matthew@deapexinvestor.com  
Zip Code Telephone # Email Address

#### Attorney for Petitioner:

Name- Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

#### Representative to be contacted:

Richardson Engineering, LLC  
Name - Type or Print

Signature \_\_\_\_\_

30 E. Padonia Road, Suite 500 Timonium MD  
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net  
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING  
2-28-2020  
150  
Date \_\_\_\_\_ BY \_\_\_\_\_

CASE NUMBER 2020-0001-SPWA Filing Date 1/21/2020

Do Not Schedule Dates: \_\_\_\_\_ Reviewer RJ



Zoning Relief for 6903 Meadowlawn Road

Petition for Special Hearing

A request that the Administrative Law Judge approve, in accordance with BCZR § 500.7:

- i) the site plan which accompanied this Petition, finding that the existing/proposed improvements are planned to comply to the extent possible with applicable RTA and buffer requirements and other requirements of BCZR § 1B01.1.B.1.(g)(6);
- ii) continued use of the building at 6903 Meadowlawn Road for church purposes, including child programs, teaching, and offices; **and**
- iii) for such additional relief as the nature of this case may require for approval of the proposed building, parking areas and uses as shown on the plan which accompanied this Petition.

Variances

Alternatively, relative to the applicable Residential Transition Area if the requested SPH RTA finding and/or determination are not granted:

- a) from BCZR § 1B01.1.B.1.e. to permit the proposed 1 story building for religious worship; and
- b) from BCZR § 1B01.1.B.1.e.(3)&(5) to permit <sup>EXISTING BUILDING AND</sup> accessory parking in a residential transition area, with a setback of as little as 6' and landscaped buffer of 0' in lieu of the 75' and 50' required respectively;

For such additional relief as the nature of this case may require for approval of the proposed buildings, uses and conditions as shown on the plan which accompanied this Petition

**ZONING PROPERTY DESCRIPTION FOR  
6903 MEADOWLAWN ROAD  
2<sup>ND</sup> ELECTION DISTRICT  
4<sup>TH</sup> COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the **southwest** side right-of-way of **Meadowlawn Road** at a distance of **168 +/- feet northwest** of the centerline of the nearest improved intersecting street **Greenlawn Road**:

Thence the following courses and distances:

- (1) South 45 degrees 07 minutes 00 seconds West 494.63 feet,
- (2) North 03 degrees 36 minutes 34 seconds East 353.16 feet,
- (3) South 66 degrees 02 minutes 49 seconds East 82.35 feet,
- (4) North 37 degrees 27 minutes 41 seconds East 185.19 feet;
- (5) South 52 degrees 10 minutes 40 seconds East 133.00 feet,
- (6) South 44 degrees 53 minutes 00 seconds East 50.00 feet to the point of beginning.

Containing a net area of 69,850 square feet or 1.604 acres.

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY  
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF  
THE STATE OF MARYLAND, LICENSE NUMBER 16597,  
EXPIRATION DATE: 08-15-2021



RE: PETITION FOR SPECIAL HEARING \* BEFORE THE OFFICE  
AND VARIANCE \* OF ADMINISTRATIVE  
6903 Meadowlawn Road; N of Greenlawn Rd,\*  
NW/side of Meadowlawn \* HEARINGS FOR  
2<sup>nd</sup> Election & 4<sup>th</sup> Councilmanic Districts \*  
Legal Owner(s): Deapexx, LLC \* BALTIMORE COUNTY  
Petitioner(s) \* 2020-001-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.

RECEIVED  
JAN 15 2020

*Peter Max Zimmerman*  


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PETER MAX ZIMMERMAN  
People’s Counsel for Baltimore County  
  
*Carole S Demilio*  


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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 15<sup>th</sup> day of January, 2020, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Towson, Maryland 21093, Representative for Petitioner(s).

*Peter Max Zimmerman*  


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PETER MAX ZIMMERMAN  
People’s Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.  
County Executive  
January 27, 2020

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

## NOTICE OF ZONING HEARING

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

**CASE NUMBER: 2020-0001-SPHA**

6903 Meadowlawn Road  
N/of Greenlawn Road, n/west of Meadowlawn Road  
2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District  
Legal Owners: Matthew Akinyemi

Special Hearing request that the Administrative Law Judge approve, in accordance with BCZR 500.7. The site plan which accompanied this Petition, finding that the existing/ proposed improvements are planned to comply to the extent possible with applicable RTA and buffer requirements and other requirements of BCZR, 1B01.1.B.1.(G)(6). To continued use of the building at 6903 Meadowlawn Road for church purposes, including child programs, teaching, and offices, and for such additional relief as the nature of this case may require for approval of the proposed building, parking areas and uses as shown on the plan which accompanied this Petition. Variance, alternatively, relative to the applicable Residential Transition Area if the requested SPH RTA finding and/or determination are not granted: a) from BCZR 1B01.1.B.1.e. to permit the proposed 1 story building for religious worship; and b) from BCZR 1B01.1.B.1.e. (3) & (5) to permit existing building and accessory parking in a residential transition area, with a setback of as little as 6' and landscaped buffer of 0' in lieu of the 75' and 50' required respectively. For such additional relief as the nature of the case may require for approval of the proposed building, uses and conditions as shown on the plan which accompanied this Petition.

Hearing: Friday, February 21, 2020 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff  
Director

MM:kl

C: Matthew Akinyemi, 7419 Prince Georges Road, Baltimore 21208  
Richardson Engineering, 30 E. Padonia Road, Stè. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 1, 2020.**
- (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.

# CERTIFICATE OF POSTING

2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

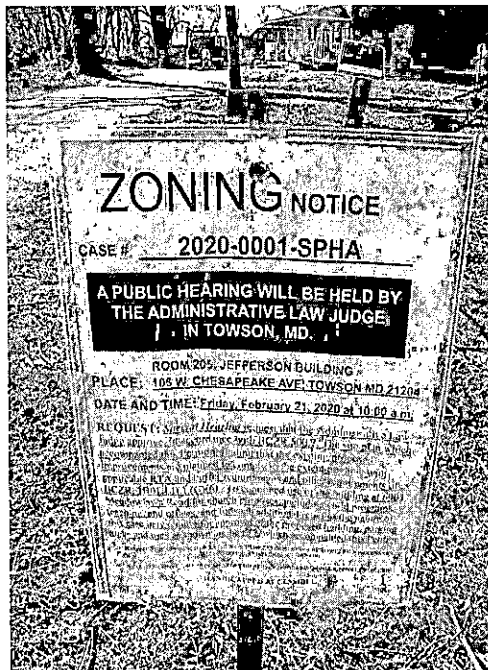
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

6903 Meadowlawn Road

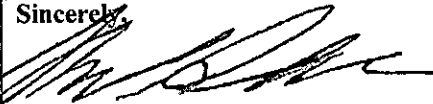
## SIGN 1

January 29, 2020

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 January 29, 2020

\_\_\_\_\_  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

# CERTIFICATE OF POSTING

2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

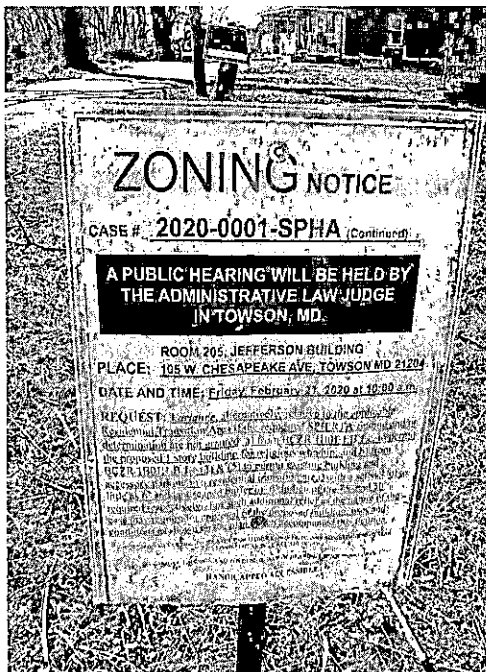
Ladies and Gentlemen:

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

6903 Meadowlawn Road      **SIGN 2**

January 29, 2020

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 January 29, 2020  
\_\_\_\_\_  
(Signature of Sign Poster)      (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

# CERTIFICATE OF POSTING

2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

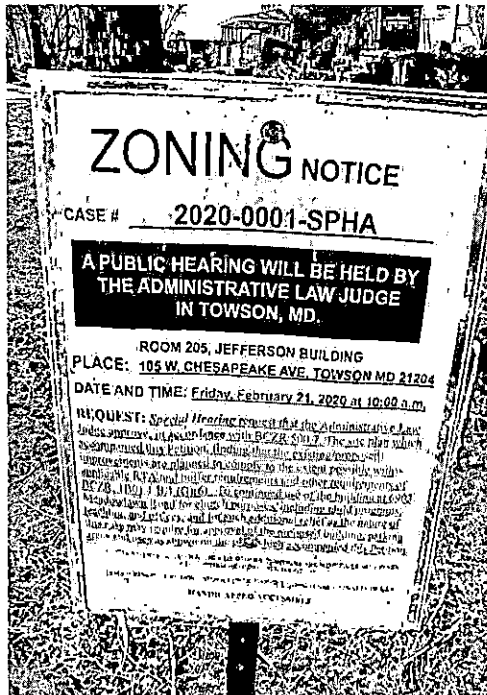
Ladies and Gentlemen:

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

6903 Meadowlawn Road **SIGN 3**

January 29, 2020

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 January 29, 2020  
\_\_\_\_\_  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

# CERTIFICATE OF POSTING

2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

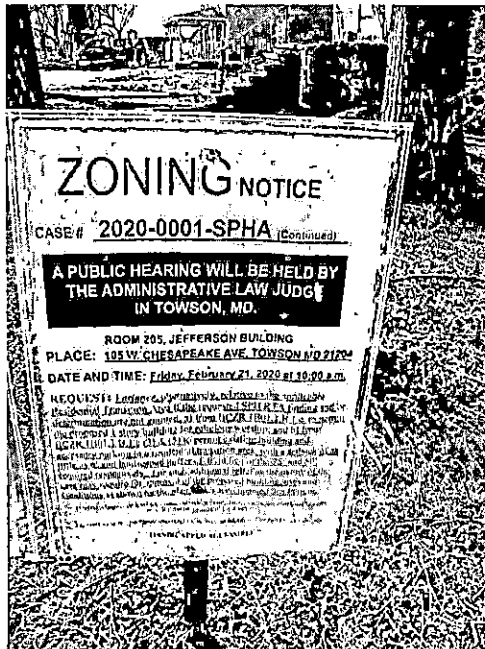
Ladies and Gentlemen:

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

6903 Meadowlawn Road **SIGN 4**

January 29, 2020

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

*[Handwritten Signature]* January 29, 2020

\_\_\_\_\_  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)



# CERTIFICATE OF POSTING

2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

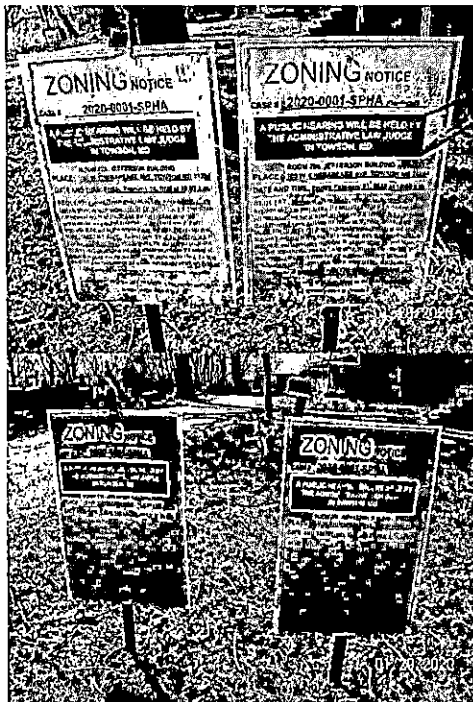
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

6903 Meadowlawn Road

## GROUPS 1 & 2

January 29, 2020

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 January 29, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

# The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11844200  
Case #: 2020-0001-SPHA  
Description:

## 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:

1/31/2020

Darlene Miller, Public Notice Coordinator  
(Representative Signature)

NOTICE OF ZONING HEARING - CASE NUMBER:  
2020-0001-SPHA

**Baltimore County**

**NOTICE OF ZONING HEARING**

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**CASE NUMBER: 2020-0001-SPHA**  
 6903 Meadowlawn Road  
 N/of Greenlawn Road, n/west of Meadowlawn Road  
 2nd Election District - 4th Councilmanic District  
 Legal Owners: Matthew Akinyemi

Special Hearing request that the Administrative Law Judge approve, in accordance with BCZR 500.7. The site plan which accompanied this Petition, finding that the existing/proposed improvements are planned to comply to the extent possible with applicable RTA and buffer requirements and other requirements of BCZR, 1B01.1.B.1.(G)(6). To continued use of the building at 6903 Meadowlawn Road for church purposes, including child programs, teaching, and offices, and for such additional relief as the nature of this case may require for approval of the proposed building, parking areas and uses as shown on the plan which accompanied this Petition. Variance, alternatively, relative to the applicable Residential Transition Area if the requested SPH RTA finding and/or determination are not granted: a) from BCZR 1B01.1.B.1.e. to permit the proposed 1 story building for religious worship; and b) from BCZR 1B01.1.B.1.e. (3) & (5) to permit existing building and accessory parking in a residential transition area, with a setback of as little as 6' and landscaped buffer of 0' in lieu of the 75' and 50' required respectively. For such additional relief as the nature of the case may require for approval of the proposed building, uses and conditions as shown on the plan which accompanied this Petition.

Hearing: Friday, February 21, 2020 at 10:00 a.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.

Ja31

# CERTIFICATE OF POSTING

2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

6903 Meadowlawn Road

**GROUPS 1 & 2**

January 29, 2020

The sign(s) were posted on \_\_\_\_\_

(Month, Day, Year)



Sincerely,

 January 29, 2020

(Signature of Sign Poster)

(Date)

**SSG Robert Black**

(Print Name)

**1508 Leslie Road**

(Address)

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

(Telephone Number)

# CERTIFICATE OF POSTING

2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

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6903 Meadowlawn Road

**SIGN 1**

January 29, 2020

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(Month, Day, Year)



Sincerely,

 January 29, 2020

\_\_\_\_\_  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

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2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

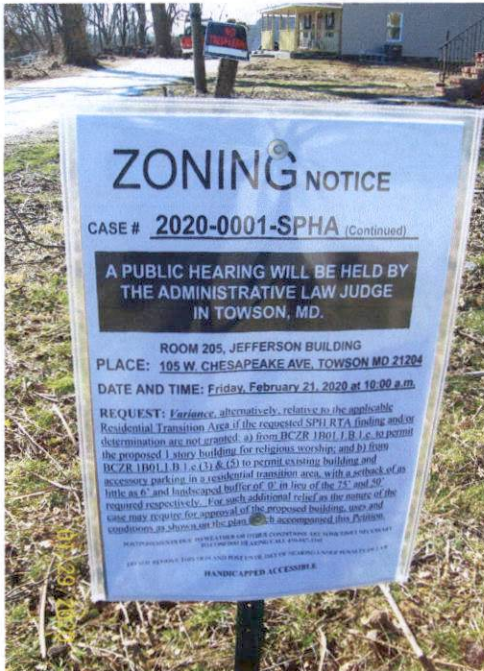
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

6903 Meadowlawn Road

**SIGN 2**

**January 29, 2020**

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 **January 29, 2020**  
(Signature of Sign Poster) (Date)

**SSG Robert Black**

(Print Name)

**1508 Leslie Road**

(Address)

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

(Telephone Number)

# CERTIFICATE OF POSTING

2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

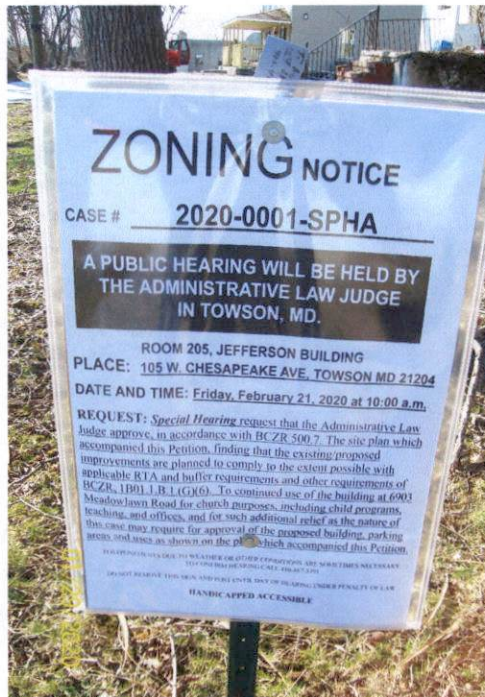
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

6903 Meadowlawn Road

**SIGN 3**

January 29, 2020

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 January 29, 2020  
\_\_\_\_\_  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

# CERTIFICATE OF POSTING

2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

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6903 Meadowlawn Road

**SIGN 4**

January 29, 2020

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 January 29, 2020

\_\_\_\_\_  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

TO: THE DAILY RECORD  
Friday, January 31, 2020 -- Issue

---

Please forward billing to:  
Matthew Akinyemi  
7419 Prince George Road  
Baltimore, MD 21208

443-413-4730

---

## NOTICE OF ZONING HEARING

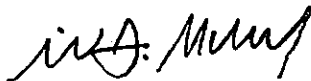
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2020-0001-SPHA**

6903 Meadowlawn Road  
N/of Greenlawn Road, n/west of Meadowlawn Road  
2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District  
Legal Owners: Matthew Akinyemi

Special Hearing request that the Administrative Law Judge approve, in accordance with BCZR 500.7. The site plan which accompanied this Petition, finding that the existing/ proposed improvements are planned to comply to the extent possible with applicable RTA and buffer requirements and other requirements of BCZR, 1B01.1.B.1.(G)(6). To continued use of the building at 6903 Meadowlawn Road for church purposes, including child programs, teaching, and offices, and for such additional relief as the nature of this case may require for approval of the proposed building, parking areas and uses as shown on the plan which accompanied this Petition. Variance, alternatively, relative to the applicable Residential Transition Area if the requested SPH RTA finding and/or determination are not granted: a) from BCZR 1B01.1.B.1.e. to permit the proposed 1 story building for religious worship; and b) from BCZR 1B01.1.B.1.e. (3) & (5) to permit existing building and accessory parking in a residential transition area, with a setback of as little as 6' and landscaped buffer of 0' in lieu of the 75' and 50' required respectively. For such additional relief as the nature of the case may require for approval of the proposed building, uses and conditions as shown on the plan which accompanied this Petition.

Hearing: Friday, February 21, 2020 at 10:00 a.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.





JOHN A. OLSZEWSKI, JR.  
County Executive

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

February 11, 2020

Richardson Engineering  
30 E. Padonia Road  
Timonium MD 21093

RE: Case Number: 2020-0001-SPHA, 6903 Meadowlawn Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 2, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel  
Matthew Akinyemi 7419 Prince George Road Baltimore MD 21208

2-21-2020

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

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

DATE: January 15, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0001-SPHA  
Address 6903 Meadowlawn Road  
(Deapexx, LLC Property)

Zoning Advisory Committee Meeting of **January 20, 2020**.

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

1. Forest that was illegally cleared in 2019 must be included in future Forest Conservation calculations included on the Forest Conservation Plan and Worksheet that will be required for compliance with Forest Conservation Law.

Reviewer: Libby Errickson

# BALTIMORE COUNTY, MARYLAND

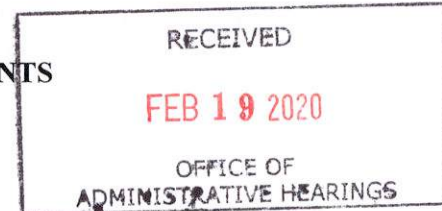
## INTER-OFFICE MEMORANDUM

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

**DATE:** 2/19/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 20-001



**INFORMATION:**

**Property Address:** 6903 Meadowlawn Road  
**Petitioner:** DEAPEXX, LLC  
**Zoning:** DR 5.5  
**Requested Action:** Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to determine whether the zoning commissioner should approve continued use of the building at 6903 Meadowlawn Road for church purposes, including child programs, teaching and offices.

There are also requests for variances from Section 1B01.1.B.1.e of the BCZR to permit the proposed one story building for religious worship and from Section 1B01.1.B.1.e (3) & (5) to permit existing building and accessory parking in a residential transition area, with a setback of as little as 6' and landscaped buffer of 0' in lieu of the required 75' and 50' respectively.

A site visit was conducted on January 27, 2020. The site is fenced around the perimeter of the property with a 6' board on board wood fence. There is a "No Trespassing" sign posted on the property. There are two roof structures, next to each other, visible from Meadowlawn Road.

The subject property is zoned DR 5.5 and is located in the Woodlawn area. The applicant is proposing to extend the existing garage on site and convert it to a 200-seat church. The plan accompanying the zoning petition shows three structures on the property; a one-story dwelling to be razed (6903 Meadowlawn Road), a two-story dwelling, which was renovated recently (6905 Meadowlawn Road) and an existing one-story building to be repurposed (proposed church). The property is surrounded by single-family homes to the North, East and South and the Interstate 695 to the west. There are currently two code violation cases on the property: case # CG1900138 for grading complaint, marked as closed by Code Enforcement and case # CB1900463 for raising a structure without a permit, marked as pending by Code Enforcement.

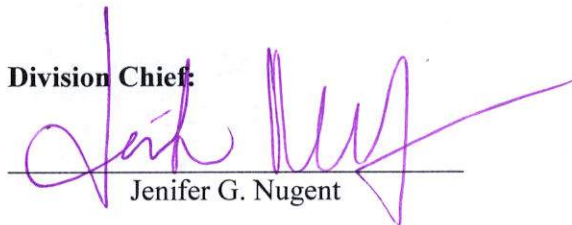
The Department of Planning recommends the following:

1. This department does not support zero feet setbacks. The Department cannot support the request of zero foot landscaped buffer as submitted. The proposed plan shows parking spaces located at the edge of the backyards of the adjacent residential properties. It is the recommendation of this Department that the petition be withdrawn and resubmitted with a detailed site plan that shows

- proposed site improvements, proposed activities on the site and an adequate buffer between the adjacent residential properties and the proposed parking lot.
2. Submit architectural elevations to this Department for review and approval.
  3. Submit a landscaping plan and a lighting plan to be approved by the Department of Planning and the Baltimore County Landscape Architect. Ensure that lighting height, fixture placement and intensity is in consideration to adjacent residential properties and comply with Section 1B01.1B.1.e (4) of the BCZR
  4. Ensure that the proposed dumpster meets condition H of the Baltimore County Landscape Manual
  5. Provide signage details including dimensions and lettering. Employ signage materials that blend with the landscape. Signage should comply with Section 450 of the BCZR.
  6. Confirm with the Office of Zoning that the proposed 200-seat church, day care and office meet parking requirements.
  7. Confirm with the Department of Environmental Protection and Sustainability whether the proposed site improvements require a stormwater management area. Incorporate any proposed stormwater management facility into the landscape setting and ensure that it meets condition I of the Baltimore County Landscape Manual
  8. The site is located adjacent to the beltway. Buffer the proposed church from the noise and visual impacts of I-695 with sound barrier walls, berming, physical distance or vegetation. Ensure that the landscape area meets condition N of the Baltimore County Landscape Manual
  9. Demonstrate to the satisfaction of the Administrative Law Judge that the applicant has successfully addressed any open and/or pending violation case.
  10. Submit a compatibility finding to this Department, pursuant to Section 32-4-402 of the Baltimore County Code to ensure that the proposal will not adversely impact the residential community.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

**Division Chief:**



Jenifer G. Nugent

CPG/JGN/kma/

c: Ngone Seye Diop  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Patrick C. Richardson, Jr.  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

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

DATE: January 15, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0001-SPHA  
Address: 6903 Meadowlawn Road  
(Deapexx, LLC Property)

Zoning Advisory Committee Meeting of **January 20, 2020**.

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Additional Comments:

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Reviewer: Libby Errickson

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

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

Date: 1/15/20

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

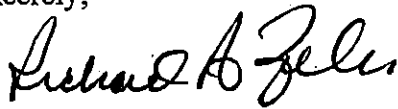
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. *2020-0001-SPMA.*

*Special Hearing Variance  
Leapexx, LLC  
6903 Meadowlawn Road*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at ([rzeller@mdot.maryland.gov](mailto: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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

**TO:** Michael Millanoff, Director  
Department of Permits, Approvals

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For January 20, 2020  
Item No. 2020 -0001-SPHA

**DATE:** 02/10/2020

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

Landscape Manual modifications are requested and granted through Permits, Approval and Inspections (PAI).

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

\* \* \* \* \*

VKD: cen  
cc: file

RE: PETITION FOR RECLASSIFICATION : BEFORE THE  
 SW/S of Windsor Mill Road, 175' NW : DEPUTY ZONING  
 of Greenlawn Road - 2nd District : COMMISSIONER  
 Herbert W. Walters, et ux - Petition-  
 ers :  
 NO. 71-31-R (Item No. 278) :  
 : OF  
 : BALTIMORE COUNTY

::: ::: ::: ::: ::: ::: :::

The Petitioners are requesting a Reclassification from an R-6 zone to a BM zone.

Testimony indicated that the parcel of land in question, consisting of 3.4 acres, more or less, is located off Windsor Mill Road in a strictly residential area. It is bounded on the west by the Baltimore Beltway, on the east by Windsor Mill Road, and on the southeast by Greenlawn Road.

The Petitioners attempted to use various changes on the west side of the Baltimore Beltway to justify this requested change. Counsel for the Petitioners ably produced, through evidence, the various and numerous changes as stated.

Residents, in protest of the subject Petition, testified that there were no changes of a commercial nature existing on the east side of the Baltimore Beltway for a distance of one (1) mile.

It is obvious to the Deputy Zoning Commissioner that the Petitioners failed to prove substantial changes in the character of the neighborhood in order for the Reclassification to be granted. The Baltimore Beltway is a man-made barrier between the industrial and commercial changes west thereof, and the immediate neighborhood in which this subject property is located.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24<sup>th</sup> day of August, 1970, that the above Reclassification be and the same is hereby DENIED and



that the above described property or area be and the same is hereby continued  
and to remain an R-6 zone.



---

Deputy Zoning Commissioner of  
Baltimore County

1 BALTIMORE COUNTY



NORTH HALE CHURCH PARISH TO BALTIMORE COUNTY, MARYLAND  
 MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION  
 BALTIMORE COUNTY, MARYLAND 21201

RECEIVED BY THE OFFICE OF FINANCE, REVENUE DIVISION  
 BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE  
 BALTIMORE COUNTY, MARYLAND  
 BALTIMORE, MARYLAND 21201

RECEIVED BY THE OFFICE OF FINANCE, REVENUE DIVISION  
 BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE  
 BALTIMORE COUNTY, MARYLAND  
 BALTIMORE, MARYLAND 21201

NORTH HALE CHURCH PARISH TO BALTIMORE COUNTY, MARYLAND  
 MAIL TO: DIVISION OF COLLECTION & RECEIPTS, BALTIMORE COUNTY, MARYLAND 21201

RECEIVED BY THE DIVISION OF COLLECTION & RECEIPTS, BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE  
 BALTIMORE COUNTY, MARYLAND  
 BALTIMORE, MARYLAND 21201

**CERTIFICATE OF PUBLICATION**

I, John J. [illegible], of the County of Baltimore, State of Maryland, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on file in the office of the Clerk of the Circuit Court for Baltimore County, Maryland, and that the same has been duly published in accordance with the provisions of the Act in that behalf made.

Witness my hand and seal of office this 15th day of July, 1970.

John J. [illegible]  
 Clerk of the Circuit Court for Baltimore County, Maryland

**CERTIFICATE OF POSTING**  
 BALTIMORE COUNTY, MARYLAND

I, [illegible], of the County of Baltimore, State of Maryland, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on file in the office of the Clerk of the Circuit Court for Baltimore County, Maryland, and that the same has been duly posted in accordance with the provisions of the Act in that behalf made.

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[illegible]  
 Clerk of the Circuit Court for Baltimore County, Maryland

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[illegible]  
 Clerk of the Circuit Court for Baltimore County, Maryland

RECEIVED BY THE OFFICE OF FINANCE, REVENUE DIVISION  
 BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE  
 BALTIMORE COUNTY, MARYLAND  
 BALTIMORE, MARYLAND 21201

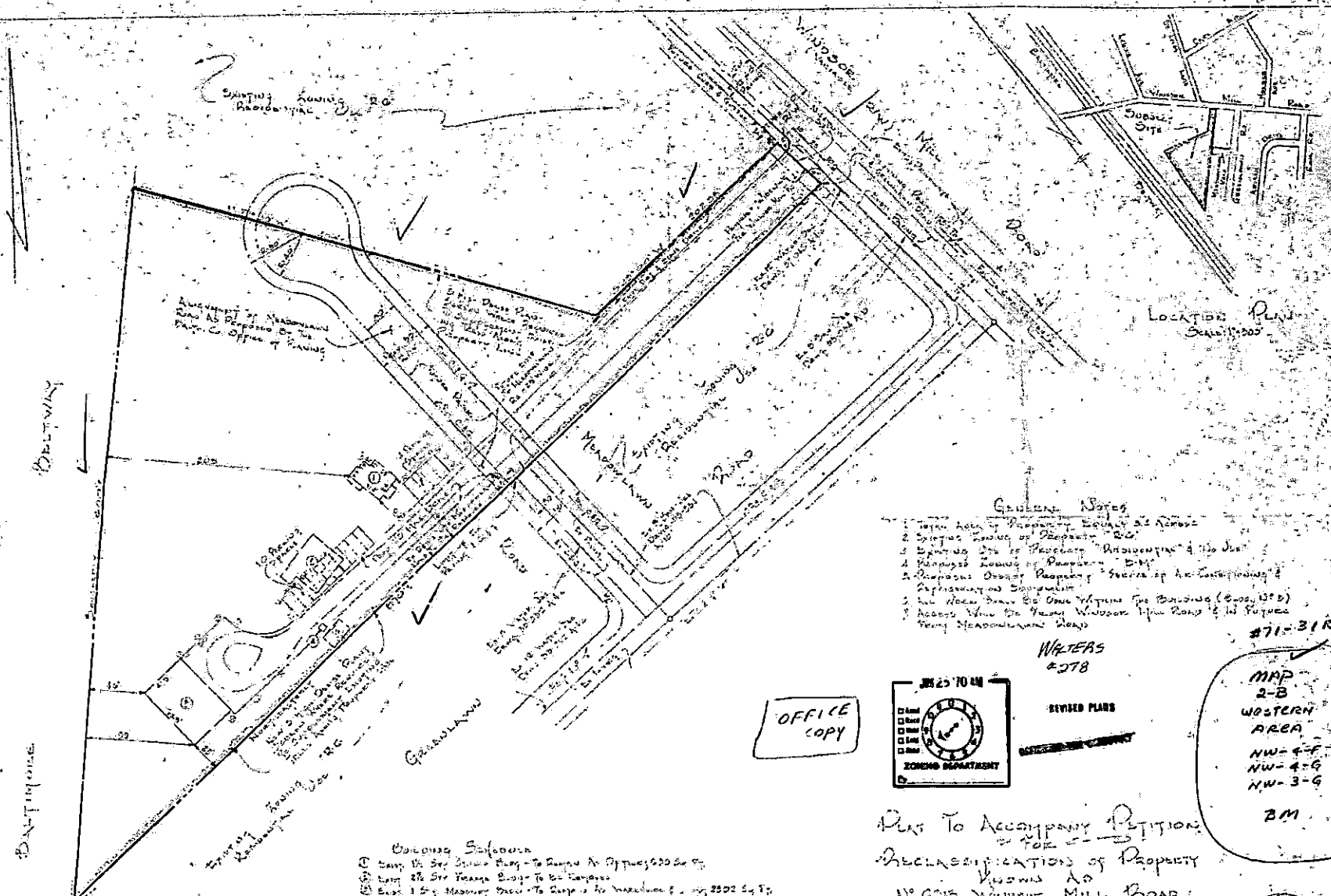
**BALTIMORE COUNTY, MARYLAND**  
 STATE-GENERAL COMMISSIONER

I, [illegible], of the County of Baltimore, State of Maryland, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on file in the office of the Clerk of the Circuit Court for Baltimore County, Maryland, and that the same has been duly published in accordance with the provisions of the Act in that behalf made.

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[illegible]  
 Clerk of the Circuit Court for Baltimore County, Maryland





LOCATION PLAN  
Scale: 1"=500'

GENERAL NOTES

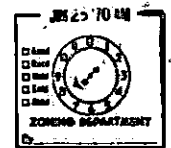
1. Refer to the Preliminary Survey of the Area
2. Survey of the Property "B.C."
3. Survey of the Property "RECLASSIFICATION" of the Lot
4. Survey of the Property "B.M."
5. Proposed Survey of the Property "B.C." and "B.M."
6. Proposed Survey of the Property "B.C." and "B.M."
7. Access from the Street Windsor Mill Road to the Property
8. Access from the Street Windsor Mill Road to the Property

#71-31R

WALTERS  
2078

REVISED PLANS

OFFICE  
COPY



MAP  
2-B  
WESTERN  
AREA  
NW-4-F  
NW-4-G  
NW-3-G  
B.M.

- Coloring Schedule
1. Day 1: See Survey Map - to Survey of Property B.C. to T.C.
  2. Day 2: See Survey Map - to Survey of Property B.C. to T.C.
  3. Day 3: See Survey Map - to Survey of Property B.C. to T.C.
  4. Day 4: See Survey Map - to Survey of Property B.C. to T.C.
  5. Day 5: See Survey Map - to Survey of Property B.C. to T.C.

PLANS TO ACCOMPANY PETITION  
FOR  
RECLASSIFICATION OF PROPERTY  
KNOWN AS  
N° 0015 WINDSOR MILL ROAD  
ELECTION DISTRICT 2  
BALTIMORE COUNTY, MD  
April 16, 1970  
Revised June 19, 1970



MAT. PLAN 2-B  
DATE: 6/19/70  
SCALE: 1"=500'



6903 MEADOWLAWN

Rick Richardson 410-560-1502  
X112

Permits, Approvals & Inspections		Report Generated On										
111 W. Chesapeake Avenue Towson, MD 21204		11/22/2019										
Permit Processing Residential Permit & Development Report			Page 1 of 1									
Property Information		Tax Account Number: 0223000600	Election District: 2									
Owner Name(s): DEAPEX LLC Address: 7419 PRINCE GEORGE RD BALTIMORE, MD 21208 Site Address: 6903 MEADOWLAWN RD		PDM #	Zoning District(s): DR 6.5 Elevation Range: 436ft - 482ft									
Id/Overlays	Instructions: Begin review process with Zoning Review, Room 111	New Homes	Agency Acknowledgment									
<b>Potential Overlay Issues</b>	Growl #1: Served by public sewer and inside URDL	Internal A/Cs	Initial & Date									
<b>Agency</b>	<b>Open Code Enforcement Actions: Do NOT Issue Permit</b>	Wind Ex. A/Cs										
Building	<table border="1"> <thead> <tr> <th>Case#</th> <th>Type</th> <th>Action Status</th> </tr> </thead> <tbody> <tr> <td>CE1908138</td> <td>Grading</td> <td>Monitor</td> </tr> <tr> <td>CB1908463</td> <td>Building</td> <td>Inspection Scheduled</td> </tr> </tbody> </table>	Case#	Type	Action Status	CE1908138	Grading	Monitor	CB1908463	Building	Inspection Scheduled	Access Stairs	
Case#	Type	Action Status										
CE1908138	Grading	Monitor										
CB1908463	Building	Inspection Scheduled										
7-8099		Open Doors										
410-887-6060		Piers/Pilings										
410-887-3953		Grading/SW										
7-4100		Tarps										
		Ret. Wall/Block										
		Rebar										
		Elect. & Piping										
		High Rise 70'										
<b>Services</b>	InFill Lot Review		OK To File									
Building		X										
61												
<b>W</b>	Zoning Cases: R-1971-0031	X	X X X X									
ing												
	BLDG INSP 7:30-3:30 ON MON-FRI											
	410-887-3953											

Final MD 11/25/19

BLDG INSP 7:30-3:30  
ON MON-FRI

410-887-3953

Additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.

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/neighbor 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: 2020-0001-SPHA

Property Address: 6903 MEADOWLAND RD.

Property Description: NW SIDE OF MEADOWLAND RD.

Legal Owners (Petitioners): MATTHEW AKINYEMI

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

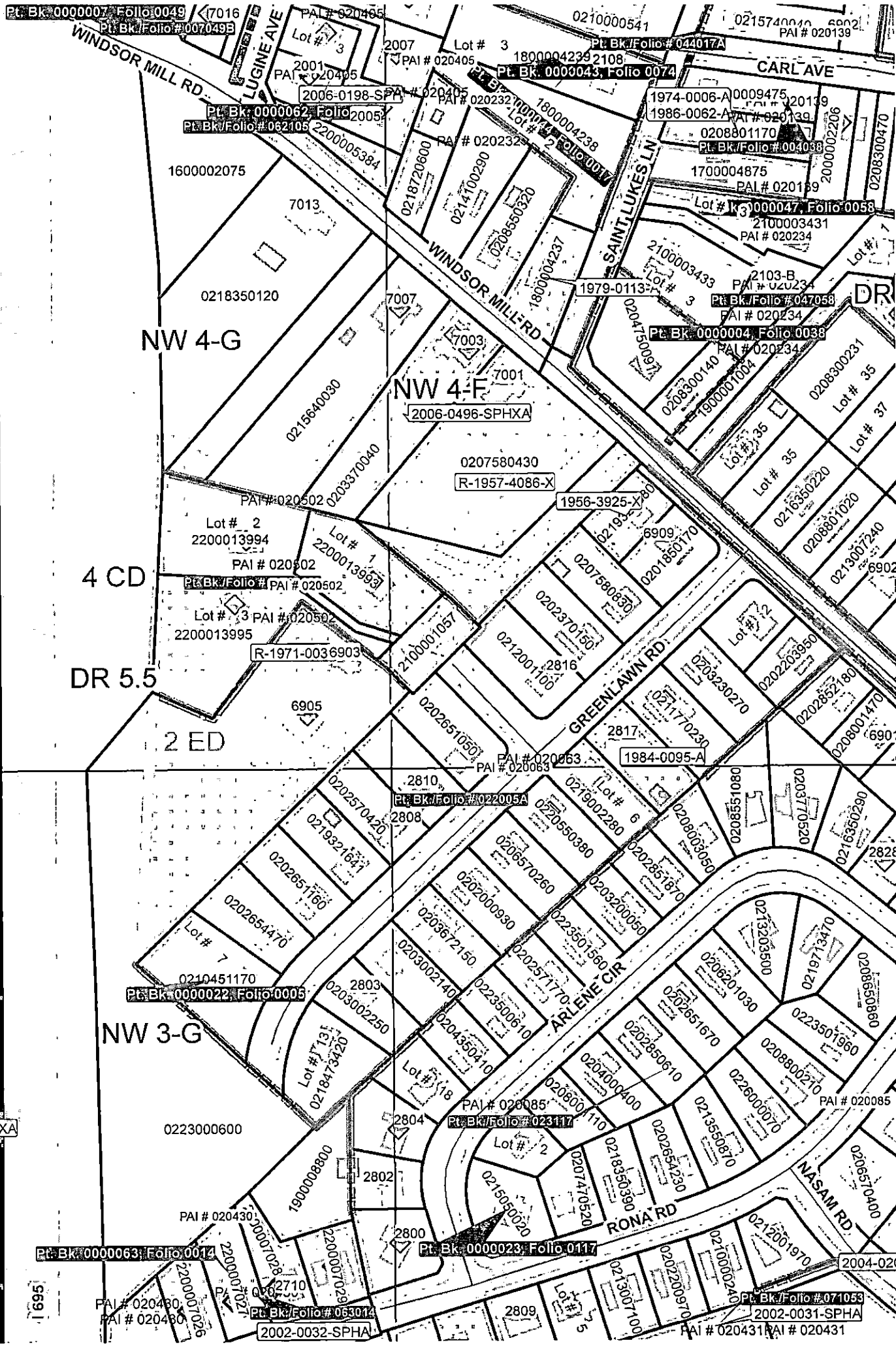
Name: MATTHEW AKINYEMI

Company/Firm (if applicable): \_\_\_\_\_

Address: 7419 PRINCE GEORGE RD.

BALTIMORE, MD 21208

Telephone Number: (443) 413-4730



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PAI # 020154

Pt. Bk. 0000063, Folio 0012  
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PAI # 020480  
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2002-0032-SPHA

Pt. Bk./Folio # 071053  
2002-0031-SPHA  
PAI # 020431  
PAI # 020431

2004-020

Pt. Bk. 0000023, Folio 0117

Pt. Bk./Folio # 023117

Pt. Bk. 0000022, Folio 0005

Pt. Bk./Folio # 022005A

1984-0095-A

R-1971-0036903

R-1957-4086-X

1956-3925-X

2006-0496-SPHXA

Pt. Bk. 0000004, Folio 0038

Pt. Bk./Folio # 047058

2103-B  
PAI # 020234

Pt. Bk./Folio # 0058

Pt. Bk. 0000062, Folio 2005

Pt. Bk. 0000043, Folio 0074

Pt. Bk./Folio # 044017A

0215740010  
PAI # 020139

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2108  
PAI # 020405

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PAI # 020405

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NW 4-G

NW 4-F

4 CD

DR 5.5

2 ED

NW 3-G

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PM 2-21-2020  
10AM

**Debra Wiley**

---

**From:** SGT ROBERT BLACK <1opie@comcast.net>  
**Sent:** Thursday, February 20, 2020 1:14 PM  
**To:** Rick Richardson; Administrative Hearings  
**Subject:** Recertification's For 2020-0001-SPHA  
**Attachments:** Re-Cert 1 2020-0001-SPHA.doc; Re-Cert 2 2020-0001-SPHA.doc; Re-Cert 3 2020-0001-SPHA.doc; Re-Cert 4 2020-0001-SPHA.doc; Re-Cert Groups 1 & 2 2020-0001-SPHA.doc

**CAUTION:** This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 6903 Meadowlawn Rd. Thanks.

RECEIVED  
FEB 21 2020  
OFFICE OF  
ADMINISTRATIVE HEARINGS

# CERTIFICATE OF POSTING

2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

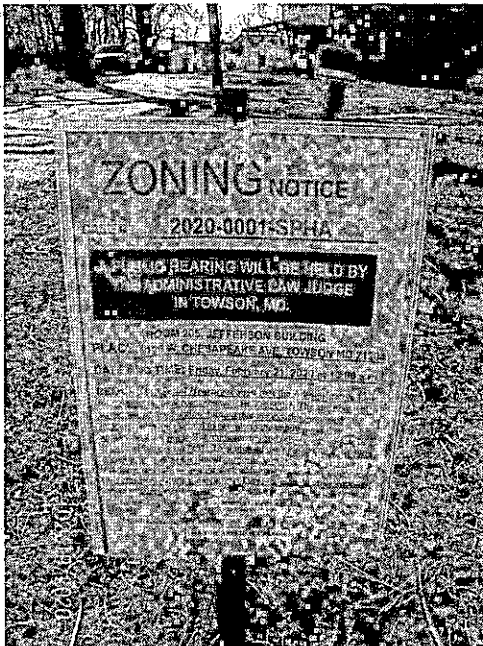
Ladies and Gentlemen:

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

6903 Meadowlawn Road **SIGN 1 Recertification**

January 29, 2020

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 February 19, 2020  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

# CERTIFICATE OF POSTING

2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

6903 Meadowlawn Road

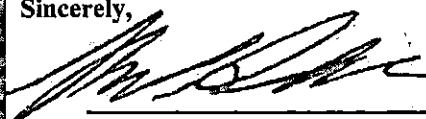
## SIGN 2 Recertification

January 29, 2020

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 February 19, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

# CERTIFICATE OF POSTING

2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

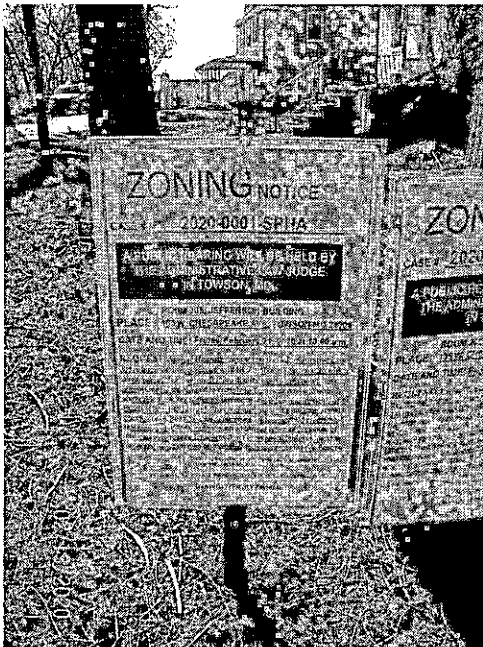
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

6903 Meadowlawn Road

## SIGN 3 Recertification

January 29, 2020

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

February 19, 2020

\_\_\_\_\_  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)



# CERTIFICATE OF POSTING

2020-0001-SPHA

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Matthew Akinyemi**

**February 21, 2020**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

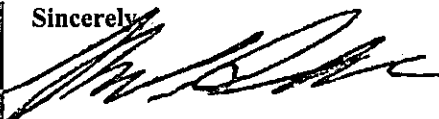
6903 Meadowlawn Road **Groups 1 & 2 Recertification**

January 29, 2020

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 February 19, 2020

\_\_\_\_\_  
(Signature of Sign Poster) (Date)

**SSG Robert Black**

\_\_\_\_\_  
(Print Name)

**1508 Leslie Road**

\_\_\_\_\_  
(Address)

**Dundalk, Maryland 21222**

\_\_\_\_\_  
(City, State, Zip Code)

**(410) 282-7940**

\_\_\_\_\_  
(Telephone Number)

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
1/15/20	DEPS (if not received, date e-mail sent _____)	Comment
_____	FIRE DEPARTMENT	_____
2/19	PLANNING (if not received, date e-mail sent _____)	Comment
1/15/20	STATE HIGHWAY ADMINISTRATION	NO Objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. 1971-0031)

NEWSPAPER ADVERTISEMENT Date: 1/31/2020 THE Daily Record

SIGN POSTING (1<sup>st</sup>) Date: 1/29/2020 by SSG Robert Black

SIGN POSTING (2<sup>nd</sup>) Date: 2/19/2020 by " " "

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			
Special Tax Recapture: None									
Account Identifier:		District - 02 Account Number - 0223000600							
Owner Information									
Owner Name:		DEAPEXX LLC			Use:		RESIDENTIAL		
Mailing Address:		7419 PRINCE GEORGE RD BALTIMORE MD 21208-			Principal Residence:		NO		
					Deed Reference:		/41684/ 00374		
Location & Structure Information									
Premises Address:		6903 MEADOWLAWN RD BALTIMORE 21207-4454			Legal Description:		3.2496 AC SS 6903 MEADOWLAWN RD 100 E ST LUKES LA		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0088	0013	0147	2010006.04	0000				2019	Plat Ref:
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1943		2,206 SF				3.2400 AC		04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
2	YES	STANDARD UNIT	ASBESTOS SHINGLE/	3	2 full	1 Detached			
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2019	07/01/2019		07/01/2020		
Land:			91,200	91,200					
Improvements			148,900	161,400					
Total:			240,100	252,600	244,267		248,433		
Preferential Land:			0		0				
Transfer Information									
Seller: THE ESTATE OF BRITNY PHILANA WHITE				Date: 07/29/2019			Price: \$105,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /41684/ 00374			Deed2:		
Seller: MEADOWLAWN LLC				Date: 05/09/2018			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /40234/ 00001			Deed2:		
Seller: HOOK EDWARD				Date: 11/12/2008			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /27445/ 00732			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			
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				

# STOPAGE PETITION

We, the undersigned support the stoppage of **Case # 2020-0001-SPHA**  
 Use of building at 6903 Meadowlawn RD for church purposes,  
 Including child care programs, teaching, and offices.  
 Re: No parking in the 2800 block of Greenlawn Rd

Name	Address	Signature
CAROL Brooks	2817 Greenlawn Rd	Carol Brooks
JOIS BROOKS	2817 Greenlawn Rd	Jois Brooks
Nanette B Jefferson	2811 Greenlawn Rd	Nanette Jeff
<del>Nanette</del> Leland Jefferson	2811 Greenlawn Rd	Leland Jefferson
JEFF KANE	2807 GREENLAWN	Jeff Kane
GREGORY D AYLES	2805 GREENLAWN	Gregory D Ayles
JOYCE JETTAWAY	2802 GREENLAWN RD	Joyce Jettaway
DONNA BROOKS MOYD	2812 GREENLAWN RD	Donna Brooks Moyd

Signatures appeared herein is voluntary and no unlawful force contained upon specimen.



**Permits, Approvals & Inspections**

111 W. Chesapeake Avenue  
Towson, MD 21204

Report Generated On:  
1/2/2020

**Permit Processing Commercial Permit & Development Report**

Page 1 of 1

<b>Property Information</b>	Tax Account Number: <b>0223000600</b>	Election District: <b>2</b>
Owner Name(s): DEAPEXX LLC	PDM #:	
Address: 7419 PRINCE GEORGE RD BALTIMORE, MD 21208	Zoning District(s): DR 5.5	
Premise Address: 6903 MEADOWLAWN RD	Elevation Range: 436ft - 482ft	

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment									
Contact Agency	Potential Overlay Issues													Initial & Date									
	<b>Growth Tier 1: Served by public sewer and inside URDL</b>																						
<b>Code Enforcement</b> County Office Building Room 213 Phone: 410-887-8099  Rental Housing: 410-887-6060 Bldg. Inspections: 410-887-3953 Finance: 410-887-4100	<b>Open Code Enforcement Actions: Do NOT Issue Permit</b> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Case#</th> <th>Type</th> <th>Action Status</th> </tr> </thead> <tbody> <tr> <td>CG1900138</td> <td>Grading</td> <td>Monitor</td> </tr> <tr> <td>CB1900463</td> <td>Building</td> <td>Inspection Scheduled</td> </tr> </tbody> </table>	Case#	Type	Action Status	CG1900138	Grading	Monitor	CB1900463	Building	Inspection Scheduled													
Case#	Type	Action Status																					
CG1900138	Grading	Monitor																					
CB1900463	Building	Inspection Scheduled																					
<b>PAI-Sed. Control Insp.</b> County Office Building Room G-21 Phone: 410-887-3226	<b>Note: All Razing Permits must be sent to Sediment Control for review.</b>																						
<b>PAI-Public Services</b> County Office Building Room 119 Phone: 410-887-3751	<b>Note: All permits for Grading, New Buildings &amp; Building Additions must be sent to Public Services.</b>																						
<b>Zoning Review</b> County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1971-0031	X		X	X	X	X				X	X	X										

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

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 2/19/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 20-001

### INFORMATION:

**Property Address:** 6903 Meadowlawn Road  
**Petitioner:** DEAPEXX, LLC  
**Zoning:** DR 5.5  
**Requested Action:** Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to determine whether the zoning commissioner should approve continued use of the building at 6903 Meadowlawn Road for church purposes, including child programs, teaching and offices.

There are also requests for variances from Section 1B01.1.B.1.e of the BCZR to permit the proposed one story building for religious worship and from Section 1B01.1.B.1.e (3) & (5) to permit existing building and accessory parking in a residential transition area, with a setback of as little as 6' and landscaped buffer of 0' in lieu of the required 75' and 50' respectively.

A site visit was conducted on January 27, 2020. The site is fenced around the perimeter of the property with a 6' board on board wood fence. There is a "No Trespassing" sign posted on the property. There are two roof structures, next to each other, visible from Meadowlawn Road.

The subject property is zoned DR 5.5 and is located in the Woodlawn area. The applicant is proposing to extend the existing garage on site and convert it to a 200-seat church. The plan accompanying the zoning petition shows three structures on the property; a one-story dwelling to be razed (6903 Meadowlawn Road), a two-story dwelling, which was renovated recently (6905 Meadowlawn Road) and an existing one-story building to be repurposed (proposed church). The property is surrounded by single-family homes to the North, East and South and the Interstate 695 to the west. There are currently two code violation cases on the property: case # CG1900138 for grading complaint, marked as closed by Code Enforcement and case # CB1900463 for raising a structure without a permit, marked as pending by Code Enforcement.

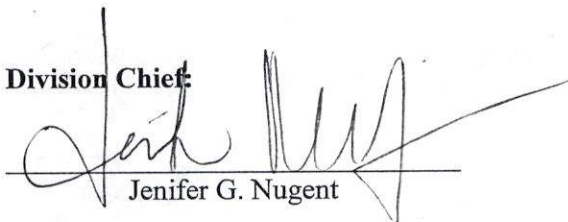
The Department of Planning recommends the following:

1. This department does not support zero feet setbacks. The Department cannot support the request of zero foot landscaped buffer as submitted. The proposed plan shows parking spaces located at the edge of the backyards of the adjacent residential properties. It is the recommendation of this Department that the petition be withdrawn and resubmitted with a detailed site plan that shows

- proposed site improvements, proposed activities on the site and an adequate buffer between the adjacent residential properties and the proposed parking lot.
2. Submit architectural elevations to this Department for review and approval.
  3. Submit a landscaping plan and a lighting plan to be approved by the Department of Planning and the Baltimore County Landscape Architect. Ensure that lighting height, fixture placement and intensity is in consideration to adjacent residential properties and comply with Section 1B01.1B.1.e (4) of the BCZR
  4. Ensure that the proposed dumpster meets condition H of the Baltimore County Landscape Manual
  5. Provide signage details including dimensions and lettering. Employ signage materials that blend with the landscape. Signage should comply with Section 450 of the BCZR.
  6. Confirm with the Office of Zoning that the proposed 200-seat church, day care and office meet parking requirements.
  7. Confirm with the Department of Environmental Protection and Sustainability whether the proposed site improvements require a stormwater management area. Incorporate any proposed stormwater management facility into the landscape setting and ensure that it meets condition I of the Baltimore County Landscape Manual
  8. The site is located adjacent to the beltway. Buffer the proposed church from the noise and visual impacts of I-695 with sound barrier walls, berming, physical distance or vegetation. Ensure that the landscape area meets condition N of the Baltimore County Landscape Manual
  9. Demonstrate to the satisfaction of the Administrative Law Judge that the applicant has successfully addressed any open and/or pending violation case.
  10. Submit a compatibility finding to this Department, pursuant to Section 32-4-402 of the Baltimore County Code to ensure that the proposal will not adversely impact the residential community.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

**Division Chief:**




Jenifer G. Nugent

CPG/JGN/kma/

c: Ngone Seye Diop  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Patrick C. Richardson, Jr.  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Michael Millanoff, Director  
Department of Permits, Approvals

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For January 20, 2020  
Item No. 2020 -0001-SPHA

**DATE:** 02/10/2020

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

Landscape Manual modifications are requested and granted through Permits, Approval and Inspections (PAI).

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

\* \* \* \* \*

VKD: cen  
cc: file



PETITIONER' S

EXHIBIT NO.

2







PETITIONER' S

EXHIBIT NO. 3

















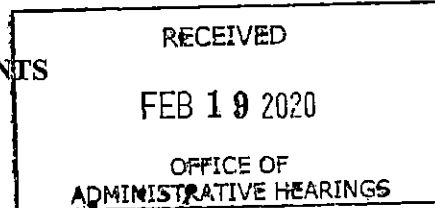
**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE MEMORANDUM**

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

**DATE:** 2/19/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 20-001



**INFORMATION:**

**Property Address:** 6903 Meadowlawn Road  
**Petitioner:** DEAPEXX, LLC  
**Zoning:** DR 5.5  
**Requested Action:** Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to determine whether the zoning commissioner should approve continued use of the building at 6903 Meadowlawn Road for church purposes, including child programs, teaching and offices.

There are also requests for variances from Section 1B01.1.B.1.e of the BCZR to permit the proposed one story building for religious worship and from Section 1B01.1.B.1.e (3) & (5) to permit existing building and accessory parking in a residential transition area, with a setback of as little as 6' and landscaped buffer of 0' in lieu of the required 75' and 50' respectively.

A site visit was conducted on January 27, 2020. The site is fenced around the perimeter of the property with a 6' board on board wood fence. There is a "No Trespassing" sign posted on the property. There are two roof structures, next to each other, visible from Meadowlawn Road.

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The Department of Planning recommends the following:

1. This department does not support zero feet setbacks. The Department cannot support the request of zero-foot landscaped buffer as submitted. The proposed plan shows parking spaces located at the edge of the backyards of the adjacent residential properties. It is the recommendation of this Department that the petition be withdrawn and resubmitted with a detailed site plan that shows

**ORDER RECEIVED FOR FILING**

Date 2-28-2020

Bv [Signature]

2-21-2020

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED  
JAN 15 2020  
OFFICE OF  
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

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

DATE: January 15, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0001-SPHA  
Address 6903 Meadowlawn Road  
(Deapexx, LLC Property)

Zoning Advisory Committee Meeting of **January 20, 2020.**

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

1. Forest that was illegally cleared in 2019 must be included in future Forest Conservation calculations included on the Forest Conservation Plan and Worksheet that will be required for compliance with Forest Conservation Law.

Reviewer: Libby Errickson

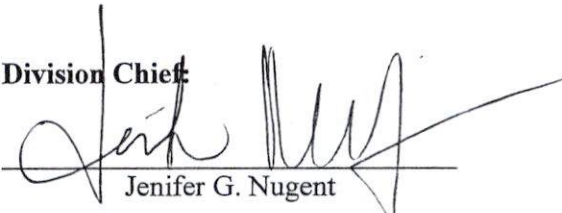
ORDER RECEIVED FOR FILING

Date 2-28-2020

By [Signature]

- proposed site improvements, proposed activities on the site and an adequate buffer between the adjacent residential properties and the proposed parking lot.
2. Submit architectural elevations to this Department for review and approval.
  3. Submit a landscaping plan and a lighting plan to be approved by the Department of Planning and the Baltimore County Landscape Architect. Ensure that lighting height, fixture placement and intensity is in consideration to adjacent residential properties and comply with Section 1B01.1B.1.e (4) of the BCZR
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  10. Submit a compatibility finding to this Department, pursuant to Section 32-4-402 of the Baltimore County Code to ensure that the proposal will not adversely impact the residential community.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

**Division Chief**  
  
Jenifer G. Nugent

CPG/JGN/kma/

c: Ngone Seye Diop  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Patrick C. Richardson, Jr.  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 2-28-2020  
By [Signature]

EXHIBIT NO. 6

PETITIONER'S



**Permits, Approvals & Inspections**  
111 W. Chesapeake Avenue  
Towson, MD 21204

Report Generated On:  
11/22/2019

**Permit Processing Residential Permit & Development Report**

Page 1 of 1

**Property Information**

Tax Account Number: 0223000600

Election District: 2

Owner Name(s): DEAPEXX LLC

Address: 7419 PRINCE GEORGE RD

BALTIMORE, MD 21208

Premise Address: 6903 MEADOWLAWN RD

PDM #:

Zoning District(s): DR 5.5

Elevation Range: 436ft - 482ft

**Selected Overlays**

Instructions: Begin review process with Zoning Review, Room 111.

**Potential Overlay Issues**

Growth Tier 1: Served by public sewer and inside URDL

New Homes	Internal Alls.	Add / Ext. Alls.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts

Agency Acknowledgment  
Initial & Date

**Contact Agency**

**Code Enforcement**

County Office Building  
Room 213  
Phone: 410-887-8099

Rental Housing: 410-887-6060  
Bldg. Inspections: 410-887-3953  
Finance: 410-887-4100

**Open Code Enforcement Actions: Do NOT Issue Permit**

Case#	Type	Action Status
CG1900138	Grading	Monitor
CB1900463	Building	Inspection Scheduled

Final MA 11/25/19

**PAI-Public Services**

County Office Building  
Room 119  
Phone: 410-887-3751

InFill Lot Review

X

OK To File

**Zoning Review**

County Office Building  
Room 111  
Phone: 410-887-3391

Zoning Cases: R-1971-0031

X

X

X

X

X

Joe

BLDG INSP 7:30-3:30  
ON MON-FRI

410 - 887 - 3953

**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS

*Michael D. Mallinoff*

Michael D. Mallinoff, Director



*E. John Bryan*

E. John Bryan, Building Engineer

**BUILDING PERMIT**

PERMIT #: B965954 CONTROL #: MR DIST: 02 PREC: 01  
DATE ISSUED: 11/25/2019 TAX ACCOUNT #: 0223000600 CLASS: 04

PLANS: CONST 00 PLOT 0 R PLAT 0 DATA 0 ELEC YES PLUM YES  
LOCATION: 6905 MEADOWLAWN RD  
SUBDIVISION: 100 E ST LUKES LA

OWNERS INFORMATION

NAME: DEAPEXX LLC  
ADDR: 7419 PRINCE GEORGE RD, BALTIMORE MD 21208

TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: EXTERIOR ALTS TO INCLUDE: REMOVE AND REPLACE 7LF  
OF FRONT WALL, INSULATION+ FINISHES DUE TO WATER  
DAMAGE OF EXIST SFD. PLANS TO BE DETERMINED BY  
INSPECTOR  
OK TO WAIVE PLANS-MG

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: (2) SFDS + REPAIR  
EXISTING USE: (2) SFDS

TYPE OF IMPRV: REPAIR

USE: ONE FAMILY

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 3.240AC

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: NC/NC

SIDE STR SETB:

REAR SETB: NC

THIS PERMIT EXPIRES  
ONE YEAR FROM  
DATE OF ISSUE

**PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES**

**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS

*Michael D. Mallinoff*

Michael D. Mallinoff, Director



*E. John Bryan*

E. John Bryan, Building Engineer

**PLUMBING PERMIT**

PERMIT #: P955330      CONTROL #: 955330      DIST: 02      PREC: 01

BUILDING PERMIT #:                      TAX ACCT #: 0223000600      DATE ISSUED: 08/08/2019  
SEWAGE DISPOSAL: PRIVATE              RECEIPT #: A804463  
TYPE OF BUILDING: SFD                      OLD OR NEW (O OR N): OLD

APPLICANT INFORMATION

NAME: HARRIS, DWAYNE, E  
COMPANY: RAPID ROOTER PLUMBING CO  
ADDR1: P.O. BOX 10264  
ADDR2: PARKVILLE MD 21234  
PHONE #: 240-625-7060      LICENSE #: MP9700

OWNERS INFORMATION

NAME: MATTHE AKINYEMI 443-413-4730  
ADDR:

LOCATION OF PROPERTY: 6905                      MEADOWLAWN RD  
MAP COORDINATES:  
LOT #:                      BLOCK:                      SECTION:  
TOWN OR VICINITY: WOODLAWN                      NO. OF GAS METERS: 1E

GAS PERMIT:	RANGE: X	WATER HEATER	FURNACE X	OTHERS	SIZE OF PIPE 1"
	BTU 20K	BTU	BTU 80K	BTU	

CAUTION: PLASTIC WATER SERVICE LINES WILL REQUIRE A REVIEW OF THE ELECTRICAL SYSTEM TO ASSURE PROPER GROUND. CONTACT AN ELECTRICAL CONTRACTOR.

CHECK HERE	WORK BEING PERFORMED	NO. OF FIXTURES	CHARGES
X	GAS PERMIT APPLIED	N	44.00
X	HOT WATER HEATER	E	30.00
X	INSTALL NEW FIXTURES	003	42.00
X	RECONSTRUCT EXIST. FIXTURES	012	96.00
	----- TOTALS -----		212.00

NUMBER OF FIXTURES				TYPE OF FIXTURES	NO.	@	TOTAL
EX	NEW	REC	REM				
000	001	002	000	BATHTUB/RM GROUP	003	6.00	.00
000	000	001	000	DISH WASHER	001	2.00	.00
000	000	001	000	KITCHEN SINK	001	2.00	.00
000	001	002	000	LAVATORY	003	1.00	.00

**PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES**



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS

*Michael D. Mallinoff*

Michael D. Mallinoff, Director



*E. John Bryan*

E. John Bryan, Building Engineer

ELECTRICAL PERMIT

PERMIT #: B971168

XREF #:

DIST: 02

PREC: 01

JOB LOCATION: 6905 MEADOWLAWN RD  
MAP COORDINATES 92/F2

DATE ISSUED: 09/16/2011

PROPERTY OWNERS:

NAME: DEAPEXX-443-413-4736

ADDR:

TENNANT INFORMATION

NAME:

ADDR:

PHONE #:

LICENSE HOLDER INFORMATION

NELSON, PATRICK, A  
PRECISE ELEC & MAINT SERVICE, INC.  
01519ECOLDSRING LANE  
BALTIMORE MD 21218

PHONE #: 443-224-5492

LICENSE #: MG 11810

BGE WMS#:

EXISTING METER #:

STRUCTURE USE: RESIDENTIAL

BUILDING: OLD WORK DESCRIPTION: RENOV

DATE POWER CO. NOTIFIED:

DESCRIPTION OF WORK

200AMP SERVICE 21-CIR 20-LIGHTS 35-PLUGS 10-SMOKDET FEE: 108.00

SERVICE BY AMP (A), VOLTS (V), PHASE (P)

TOTAL SERVICE AMPS 1PH: ( )

TOTAL SERVICE AMPS 3PH: ( )

FIXTURES (20 ) RECEPTS (35 ) S.DET (10 )  
EQUIPMENT

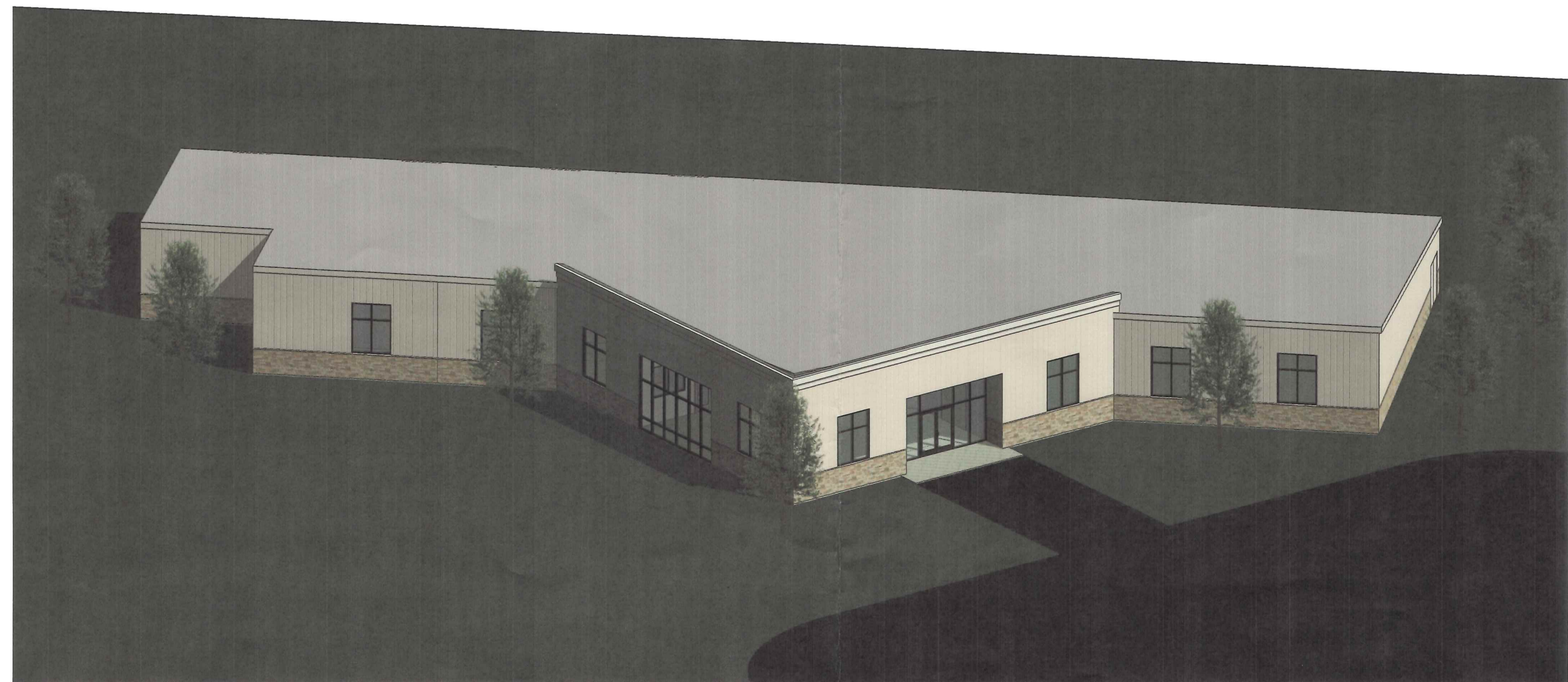
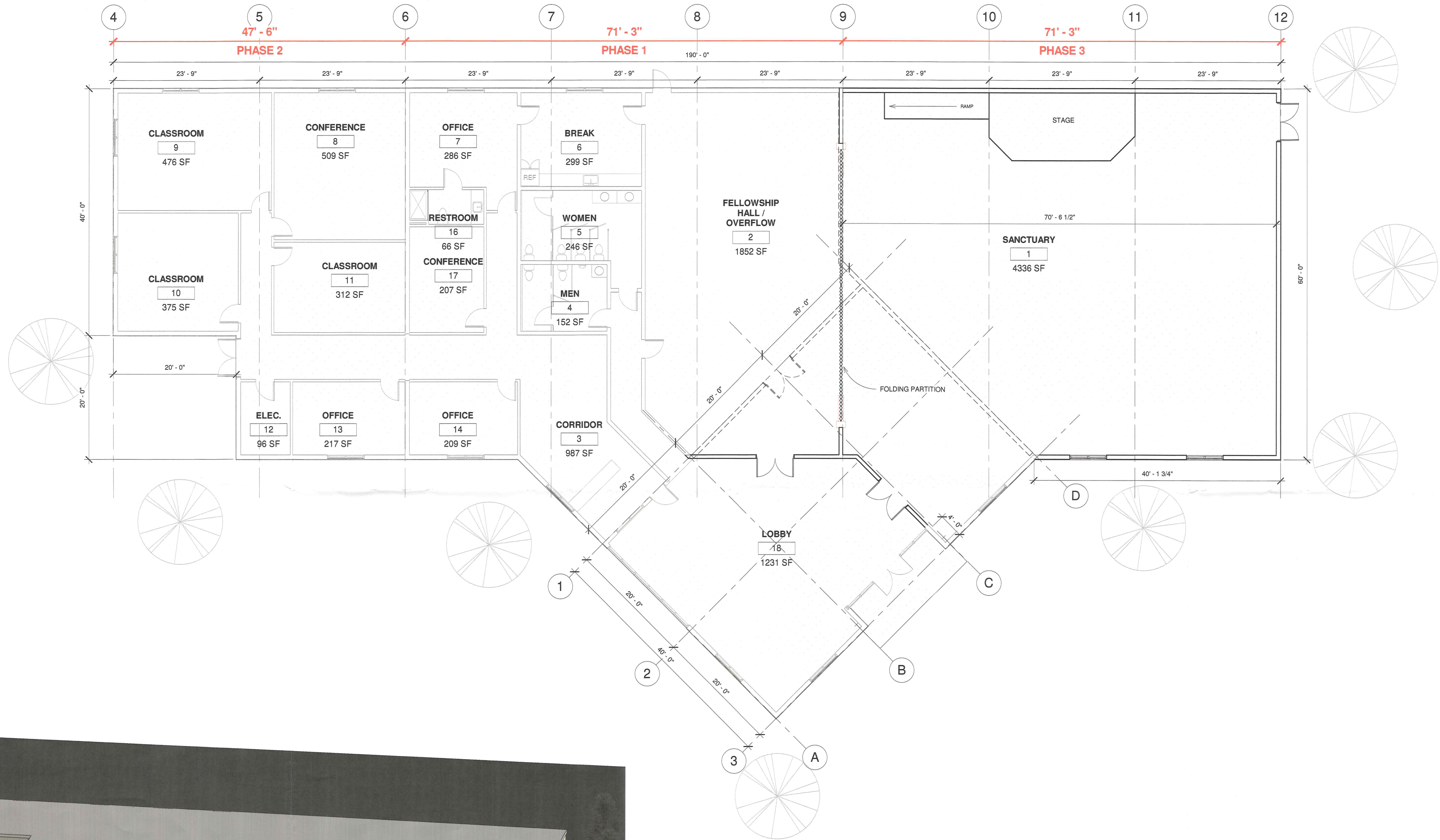
KW W.HTR

RECEIPT #: A806968

FEE: \$108.00



FOOTPRINT: 12,770 SF



1 Phase 3 Level 1  
1/8" = 1'-0"

**Paul J. Gorman Architects**  
3928 Washington Blvd. Suite 201  
Baltimore, MD 21227  
Email: gormanarchitects@erols.com

Consulting Architect: Paul Gorman  
Architectural Statement: I certify that these documents were reviewed by and approved by me and I am a duly licensed architect under the laws of the state of Maryland

License Number 7622  
Expiration Date 5.11.21

**MEADOWLAWN RD. CHURCH**  
6903 MEADOWLAWN RD.  
BALTIMORE, MD 21207

SHEET ISSUE DATE:  
11/12/19

No.	Description	Date

SHEET TITLE:  
Phase 3 Floor Plan

SHEET:  
A-3

Scale  
1/8" = 1'-0"

PETITIONER'S  
EXHIBIT NO. 4

# Baltimore County - My Neighborhood



### Legend

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

### Contours

- HIDDEN CONTOUR LINE
- INDEX CONTOUR LINE
- INDEX DEPRESSION CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- INTERMEDIATE DEPRESSION CONTOUR LINE
- OBSCURED CONTOUR LINE
- OBSCURED INDEX DEPRESSION CONTOUR LINE
- OBSCURED INTERMEDIATE CONTOUR LINE
- OBSCURED INTERMEDIATE DEPRESSION CONTOUR LINE
- House Numbers

**PETITIONER' S**

**EXHIBIT NO.** \_\_\_\_\_

**PETITIONER' S**

**EXHIBIT NO.** 5

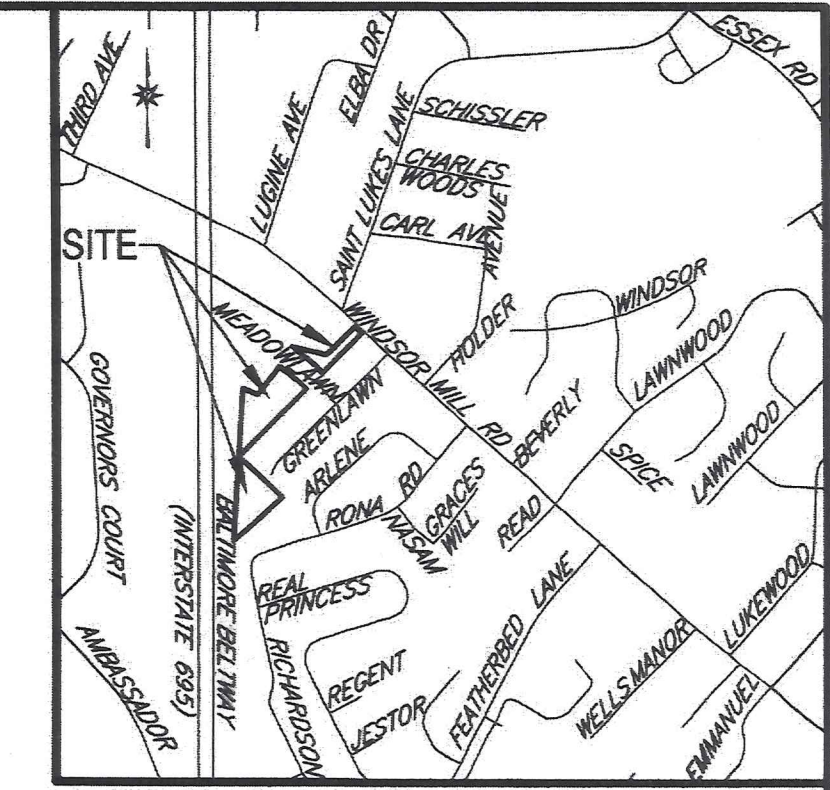
1:1,128

0 45 90 180 Feet

February 21, 2020

Sources: Esri, HERE, Garmin, Intermap, Incerp, GeoBase, IGN, Kadaster NL, Ordnance Survey, OpenStreetMap contributors, and the GIS User

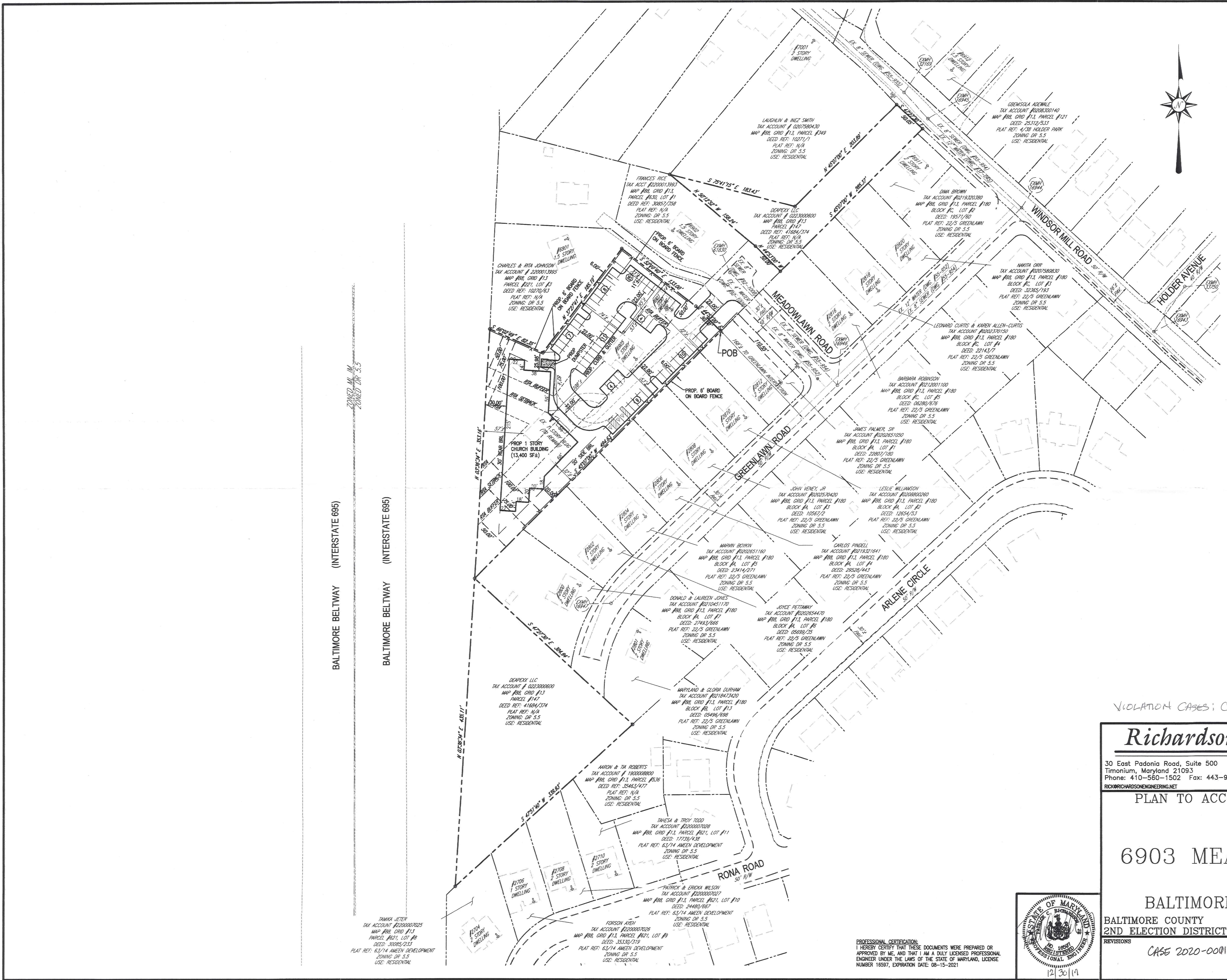
*Pet. #5*



**LOCATION MAP**  
SCALE: 1" = 100'

**GENERAL NOTES:**

- OWNER:  
DEAPEX LLC  
7419 PRINCE GEORGE ROAD  
BALTIMORE, MD 21208
  - TAX ID: 0223000600
  - TAX MAP: 88  
GRID: 13  
PARCEL: 147
  - DEED REF: 41684/374
  - PLAT REF: N/A
  - SITE AREA  
GROSS: 143,161 SF OR 3.29 AC±  
NET: 141,911 SF OR 3.26 AC±
  - ZONING: DR 5.5 (PER 200 SCALE GIS FILE #08842)
  - ELECTION DISTRICT: 2
  - COUNCILMANIC DISTRICT: 4
  - SITE IS NOT HISTORIC
  - PREVIOUS BUILDING PERMITS ON FILE: B965954 RENOVATIONS TO EX. HOUSE
  - SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
  - SITE IS NOT LOCATED IN THE FLOOD ZONE PER FEMA FIRM MAP FM2400100378F DATE SEPTEMBER 26, 2008.
  - UTILITIES:  
PUBLIC WATER & SEWER
  - PREVIOUS ZONING CASE: R-1971-0031 PETITION TO REQUEST RECLASSIFICATION FROM R-8 TO BM ZONING DENIED AUGUST 24, 1970.
  - SETBACKS FOR DR 5.5 ZONE
- | REQUIRED  | PROVIDED |
|-----------|----------|
| FRONT 40' | 158'±    |
| SIDE 20'  | 20'      |
| REAR 30'  | 30'      |
- FLOOR AREA 14,448 SF/143,161 SF = 0.10
  - BASIC SERVICE MAPS (2017)
- | TYPE           | DEFICIENT | (Y/N) NOTE |
|----------------|-----------|------------|
| WATER          | N         | -          |
| SEWER          | N         | -          |
| TRANSPORTATION | N         | -          |
- PARKING CALCULATIONS  
REQUIRED:  
200 SEAT CHURCH @ 1 SPACE/4 SEATS = 50 SPACES  
PROVIDED:  
63 SPACES (3 H.C., 60 STANDARD)



BALTIMORE BELTWAY (INTERSTATE 695)  
BALTIMORE BELTWAY (INTERSTATE 695)

VIOLATION CASES: CA1900138, CB1900463

**Richardson Engineering, LLC**

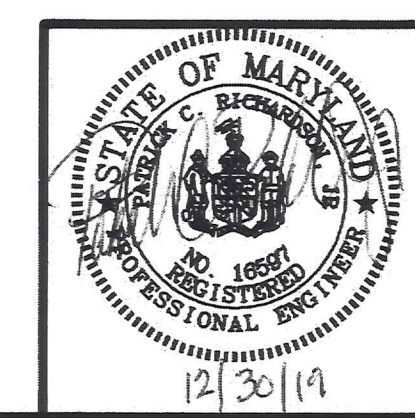
30 East Padonia Road, Suite 500  
Timonium, Maryland 21093  
Phone: 410-560-1502 Fax: 443-901-1208  
RICK@RICHARDSONENGINEERING.NET

**PLAN TO ACCOMPANY ZONING PETITION FOR**

**6903 MEADOWLAWN ROAD**

**BALTIMORE, MARYLAND 21207**

BALTIMORE COUNTY MARYLAND  
2ND ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT



PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18597, EXPIRATION DATE: 08-15-2021

CASE 2020-0001 SPHA

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	AAR	PCR	1" = 60'
	DATE:	JOB NO.:	SHEET NO.:
	12-18-19	19133	1 OF 1

12/30/19