MEMORANDUM

DATE: October 7, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0065-SPHA – Appeal Period Expired

The appeal period for the above-referenced cases expired on October 6, 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**	*	BEFORE THE
(100 E. Timonium Road) 8th Election District	*	OFFICE OF
3rd Council District	*	ADMINISTRATIVE HEARINGS
The Agape Christian Church, Inc. *Legal Owner*	*	FOR BALTIMORE COUNTY
Petitioner	*	**Case No. 2020-0065-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 The Agape Christian Church, Inc., legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") requesting a finding (i) 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)(4); (ii) that the building at 100 E. Timonium Road can continue to be used for Church proposes, 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 the Petition. Alternatively, relative to the applicable Residential Transition Area ("RTA") if the requested special hearing RTA finding and/or determination are not granted: A Variance is filed (a) from BCZR § 1B01.1.e. to permit the proposed parking lot for religious worship; (b) from BCZR § 1B01.1B.1.e.(3)&(5) to permit accessory parking in a RTA, with a setback of as little as 13 ft. and landscapes buffer of 10 ft. in lieu of the required 75 ft. and 50 ft. setbacks. 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.

A site plan prepared by Richardson Engineering was marked and accepted into evidence as Petitioner's Exhibit 1.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted in lieu of an in-person hearing. Pastor, Chima Ugah, appeared in support of the requests. Ima Ibidapo, Esq. appeared on behalf of the Petitioner and was assisted by Rick Richardson, P.E., from Richardson Engineering, LLC. Numerous community members participated in the hearing. 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"). They did not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order.

Findings of Fact and Conclusions of Law

The property is 1.48 acres and is zoned DR 5.5 and DR 2. The existing Church was built in 1960 and was originally occupied by St. Timothy's Lutheran Church. It was purchased by Agape Christian Church in 2014. Due to an expanding congregation they need additional parking. In response to community concerns, Pastor Ugah testified that the church has no plans to operate a full time school or day care facility. He testified that they will continue to offer free tutoring in the evenings, which is done by local college students. He confirmed that there will be no other expansion of church programs or services. He explained that because of the inadequate number of parking spaces some of his congregants must park on the neighboring streets and this causes dangerous pedestrian conditions, especially for those crossing Timonium Road. Pastor Ugah testified that he and his engineer, Mr. Richardson, have met and conferred with the Yorkshire Haverford Community Association to explain the proposed parking lot expansion.

Mr. Bill Robinson, the President of the Community Association testified that the Agape Church has been a "very, very good neighbor" since moving in. He explained that they allow the Community Association to hold meetings there and that the church sponsors numerous neighborhood programs, including a food bank. He echoed Pastor Ugah's concerns about pedestrian safety and testified that the Association generally supports the construction of the additional parking lot. He stated that the community's primary concerns were that there be adequate landscape screening, and that the lighting be as unobtrusive as possible. Other community members testified that there is tremendous traffic congestion in the area due to the proximity of the York Road business corridor. They expressed concern about traffic from this lot further congesting Greenmeadow Drive. The neighbor to the rear of the proposed parking lot expressed concern about the lighting because he goes to bed early and gets up early for his job. Mr. Richardson testified that they intend to install "shoe box" lights that will direct the light away from the adjoining residences, and that the light stanchions will be 12 ft. at the most. Pastor Ugah testified that he is willing to put the lights on a timer so that they are extinguished at 10 p.m. Mr. Richardson testified that they are prepared to conform the landscaping to the standards of the Baltimore County Landscape Manual.

Mr. Richardson and Ms. Ibidapo explained that they would like to construct a "drop off" lane so that persons with disabilities can be dropped off at the front door of the church, which they stated is the only handicap accessible entrance. This lane would also connect the new parking lot with the existing lot on the east side of the church. Eric Rockel testified against the proposed connecting lane and pointed out that the Landscape Manual requires a 15 foot landscape strip between paved surfaces and public right of ways, which the site plan in this case

does not provide. The DOP also opposes the connecting lane on the grounds that it would have a "detrimental aesthetic impact on the neighborhood."

Special Hearing Requests

The Petition requests two separate special hearing requests. The first is "a 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)(4)." Due to the long, shallow site the RTA setbacks and buffers are impossible to meet in this case. Therefore, if the Petitioner was seeking to construct a *new* church I would agree that the site plan generally meets the RTA requirements "*to the extent possible.*" However, this exception is restricted to *new* churches under BCZR § 1B01.1.B.1.(g)(*6*), and I do not believe the exception applies to *existing* churches, which are covered by BCZR § 1B01.1.B.1.(g)(*4*), which does not contain the same "to the extent possible" language. However, as explained below, I will grant the variance relief which was requested in the alternative.

Regarding the second Special Hearing request, based on the testimony of Pastor Ugah, I find that the Church should be permitted to continue to conduct all its current programs and services. His testimony was that no full time school or day care will be operated there.

Variance Relief

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

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

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

The subject property is long and shallow and irregularly shaped. It also slopes substantially

from the front to the rear. It is therefore unique. The Church would suffer practical difficulty and hardship if the variance requests were denied because these dimensions and grade differences prevent the construction of a parking lot without the requested variances.

Based on the record evidence I find that the variances can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety and welfare. I understand that this area is plagued by traffic congestion but I do not believe that the addition of the proposed parking lot will increase traffic. The congregants will come to the church whether the lot is built or not. The difference is that with the lot they will no longer be using parking spaces in the neighborhood, and will no longer be endangered as pedestrians crossing these busy streets. I am also sympathetic to the neighbors' concerns about landscape screening and light pollution and those concerns will be addressed in the conditions of this Order.

Finally, I agree with the DOP, and with the concerns raised by Mr. Rockel and others about the proposed "drop off" lane. I understand that this would be a convenience for some of the Church congregants but according to the site plan there are several handicap parking spaces in close proximity to the main Church entrance. I find that the proposed connecting lane would be detrimental to the aesthetics of the neighborhood. I also find that it would potentially result in more traffic exiting onto Greenmeadow Road, a residential street which is already inundated with traffic.

THEREFORE, IT IS ORDERED this **4th** day of **September, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the BCZR for approval of (i) the site plan based on its conformance to the extent possible with BCZR § 1B01.1.B.1.(g)(4), be and hereby is DENIED; (ii) the continued use of the building at 100 E.

ORDER RECEIVED FOR FILING

Date 9-4-2020

By

Timonium Road for Church proposed including child programs, teaching, and offices be and hereby is GRANTED;

IT IS FURTHER ORDERED that the variances: (a) from BCZR § 1B01.1.e. to permit the proposed parking lot for religious worship; and, (b) from BCZR § 1B01.1B.1.e.(3)&(5) to permit accessory parking in a RTA, with a setback of as little as 13 ft. and landscape buffers of 10 ft. in lieu of the 75 ft. and 50 ft. required respectively be and hereby are GRANTED.

The relief granted herein shall be subject to the following:

- 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.

- Prior to issuance of permits Petitioner must comply with ZAC comment submitted by DOP, a copy of which is attached hereto and made a part hereof.

- The landscaping will conform to the Baltimore County Landscape Manual.

- The lighting stanchions shall be no higher than 12 feet and "shoe box" lights shall be installed. Further, the lights shall be placed on a timer so that they are extinguished at 10 p.m., except for special church services.

- There shall be no full time school or day care on the premises.

- The connecting "drop off" lane depicted on the site plan shall not be constructed.

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

ORDER RECEIVED FOR FILING

Date 9-4-2020

By

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 100 E. Timonium Road **which is presently zoned** DR-5.5 & DR-2

Deed Reference 34604/475 10 Digit Tax Account # 0819001101

Property Owner(s) Printed Name(s) The Agape Christian Church, Inc.

(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

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

3. X **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

ORDER RECEIVED FOR FILING
Date 9-4-2020
By

Legal Owners (Petitioners):

The Agape Christian Church, Inc.
Name #1 - Type or Print Name #2 - Type or Print

Chima Ugah, Chiemeka Uma
Signature #1 Signature # 2

100 E. Timonium Road Lutherville MD
Mailing Address City State

21093 / 443-418-0138 / chimaugah@gmail.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

IMA IBIWAPO
Name- Type or Print

Signature

2525 PERRINGWOODS ROAD, BALTIMORE, MD
Mailing Address City State

21234 443622069 1 ibidapo1aw@gmail.com
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

CASE NUMBER 2020-0065-SPHA **Filing Date** 3/3/2020 **Do Not Schedule Dates:** _____ **Reviewer** CF

REV. 10/4/11

Zoning Relief for 100 E. Timonium 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)(4);
ii) continued use of the building at 100 E. Timonium 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 parking lot for religious worship; and

b) from BCZR § 1B01.1.B.1.e.(3)&(5) to permit accessory parking in a residential transition area, with a setback of as little as 13' and landscaped buffer of 10' 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

2020-0065-SPHA

Richardson Engineering, LLC

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

410-560-1502, fax 443-901-1208

ZONING PROPERTY DESCRIPTION FOR
100 EAST TIMONIUM ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the **north** side right-of-way of **Greenmeadow Drive (60** feet wide) at a distance of **125 feet west** of the centerline of the nearest improved intersecting street **East Timonium Road** (**80** feet wide):
Thence the following courses and distances: (1) North 27 degrees 13 minutes 44 seconds East 153.85 feet, (2) North 4 degrees 29 minutes 24 seconds West 67.32 feet, (3) North 47 degrees 8 minutes 30 seconds East 244.64 feet, (4) South 56 degrees 39 minutes 36 seconds East 104.32 feet, (5) South 15 degrees 30 minutes 43 seconds East 99.48 feet, (6) by a curve to the left with a radius of 880.00 feet, an arc length of 359.86 feet, and a chord bearing and distance of South 47 degrees 45 minutes 20 seconds West 357.36 feet, (7) South 36 degrees 1 minute 49 seconds West 6.06 feet, (8) by a curve to the right with a radius of 25.00 feet, an arc length of 39.00 feet, and a chord bearing and distance of South 80 degrees 42 minutes 29 seconds West 35.16 feet, (9) by a curve to the left with a radius of 455.00 feet, an arc length of 64.90 feet, and a chord bearing and distance of North 58 degrees 40 minutes 51 seconds West 64.84 feet; to the point of beginning.

Containing a net area of **64,416** square feet or **1.48** acres.

STATE OF MARYLAND
FREDERICK C. RICHARDSON JR.
No. 16597
REGISTERED
PROFESSIONAL ENGINEER

2/28/20

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

2020-0065-SPHA

CERTIFICATE OF POSTING

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church. Inc

Date of Hearing/Closing: August 31, 2020

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:

100 E. Timonium Road **GROUPS 1 & 2**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)

Sincerely,

August 9, 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 #: 11906272
Case #: 2020-0065-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0065-SPHA

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:

8/11/2020

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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 virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0065-SPHA
100 E. Timonium Road
N/side of Greenmeadow Drive, 125 ft. west of East Timonium Road
8th Election District - 3rd Councilmanic District
Legal Owners: Agape Christian Church, Inc.

Special Hearing i) the site plan which accompanied this Petition, find 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)(4) ii) continued use of the building at 100 E. Timonium Road for Church purposed including child programs, teaching, and offices; 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 the 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.e to permit the proposed parking lot for religious worship; b) from BCZR 1B01.1B1.e (3) & (5) to permit accessory parking in a residential transition area, with a setback of as little as 13' and landscapes buffer of 10' 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.

Hearing: Monday, August 31, 2020 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

au11

August 3, 2020

JOHN A. OLSZEWSKI, JR.
County Executive

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0065-SPHA
100 E. Timonium Road
N/side of Greenmeadow Drive, 125 ft. west of East Timonium Road
8th Election District – 3rd Councilmanic District
Legal Owners: Agape Christian Church, Inc.

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Michael Mallinoff
Director

MM:kl

C: Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093
Ima Ibidapo, 2525 Perring Woods Road, Baltimore 21234
Agape Christian Church, 100 E. Timonium Road, Lutherville 21093

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 11, 2020.**

THE DAILY RECORD
Tuesday, August 11, 2020 - Issue

Please forward billing to:
Chima Ugah
Agape Christian Church, Inc.
100 E. Timonium Road
Timonium, MD 21093

443-418-0138

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0065-SPHA
100 E. Timonium Road
N/side of Greenmeadow Drive, 125 ft. west of East Timonium Road
8th Election District – 3rd Councilmanic District
Legal Owners: Agape Christian Church, Inc.

Special Hearing i) the site plan which accompanied this Petition, find 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)(4) ii) continued use of the building at 100 E. Timonium Road for Church purposed including child programs, teaching, and offices; 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 the 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.e to permit the proposed parking lot for religious worship; b) from BCZR 1B01.1B.1.e (3) & (5) to permit accessory parking in a residential transition area, with a setback of as little as 13' and landscapes buffer of 10' 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.

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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
100 E. Timonium Road; N/S of Greenmeadow Drive, 125' W of East Timonium Road	*	OF ADMINSTRATIVE
8th Election & 3rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner: The Agape Christian Church Inc. Petitioner(s)	*	BALTIMORE COUNTY
	*	2020-065-SPHA

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of March, 2020, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093 and Ima Ibidapo, Esquire 2525 Perring Woods Road, Baltimore, Maryland 21234, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2020-0065-SPHA

Petitioner: THE AGAPE CHRISTIAN CHURCH

Address or Location: 100 E. TIMONIUM RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHIMA UGAH

Address: ~~100 E. TIMONIUM~~ AGAPE CHRISTIAN CHURCH
100 E. TIMONIUM RD
TIMONIUM, MD 21093

Telephone Number: 443-418-0138

Revised 2/20/98 - SCJ

20-485/GH

JOHN A. OLSZEWSKI, JR.
County Executive

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

August 24, 2020

IMA IBIDAPO,
2525 Perringwoods Road
Baltimore MD 21234

RE: Case Number: 2020-0065-SPHA, 100 E. Timonium 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 March 03, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Richardson Engineering LLC 30 E. Padonia Road Suite 500 Timonium MD 21093

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Acting Secretary

Tim Smith, P.E.
Acting Administrator

Date: 3/9/20

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. 2020-0065-SPHA
Variance, Special Hearing
The Agape Christian Church, Inc.
100 E. Timonium 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).

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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

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

DATE: March 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0065-SPHA
100 E. Timonium Road
(The Agape Christian Church, Inc. Property)

Zoning Advisory Committee Meeting of **March 16, 2020.**

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

Reviewer: Steve Ford

C:\Users\jnjohnson\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\H1PAGF4X\ZAC 20-0065-SPHA 100 E. Timonium Road.doc

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: May 11, 2020

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. **2020-0065-SPHA**
Special Hearing, Variance
The Agape Christian Church, Inc.
100 E. Timonium 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).

Sincerely,

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 4/6/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-065

INFORMATION:
Property Address: 100 E Timonium Road
Petitioner: The Agape Christian Church, Inc.
Zoning: DR 5.5, DR 2
Requested Action: Variance, Special Hearing

The Department of Planning has reviewed the petition for the following:

Special Hearing under Section 500.7 of the BCZR to determine whether or not the Zoning Commissioner should approve:

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 of BCZR Section 1B01.1.(g)(4);
ii) Continued use of the building at 100 E. Timonium 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 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 Section 1B01.B.1.e. to permit the proposed parking lot for religious worship; and
b) From BCZR Section 1B01.B.1.e.(3)&(5) to permit accessory parking in a residential transition area, with a setback with as little as 13' and landscaped buffer of 10' in lieu of the 75' and 50' required respectively

A site visit was made on March 18, 2020. The church is located in a residential area characterized by single-family homes and wide setbacks from Timonium Road. The site contains an existing church structure and parking lot on the east. To the west, it is undeveloped. There is considerable slope to the rear or north of the site adjacent to single-family homes.

The proposed site plan shows a drop off road to connect the existing parking lot to the proposed parking lot. The Department feels that this would have a detrimental aesthetic impact on the neighborhood and recommends that the petitioner eliminate this connective road.

The Department of Planning does not oppose these requests subject to the following conditions:

1. Elimination of the proposed connective road.
2. Landscaping is installed at the rear of the site between the proposed parking lot and the adjacent residences.
3. In the event that a retaining wall is needed the appearance of the wall is to be reviewed and approved by the Department of Planning.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Rick Richardson, Richardson Engineering
IMA IBIDAPO
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING
Date 9-4-2020
By

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 4/6/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-044

INFORMATION:
Property Address: 6721 Mt Vista Road
Petitioner: Monica Watts
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for:

1. A special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the zoning commissioner should permit an accessory structure (garage) temporarily in the front yard without a principle dwelling;
2. A variance from Section 400.3 of the BCZR to approve an accessory building (garage) at a total height of 24 feet in lieu of the required maximum height of 15 feet, and;
3. A variance from Section 400.1 of the BCZR to permit an accessory building (garage) in the future front yard of dwelling in lieu of the required rear yard.

A site visit was conducted on March 6, 2020. The surrounding area is rural residential and agricultural. Mt. Vista Road is a county scenic road, but the proposed building is set well back from the roadway.

In a meeting with the petitioner's representatives on March 12, 2020, the representatives discussed their plans to pursue a lot line adjustment through the Development Review Committee (DRC), at a later date. The proposed structure that is the subject of the current request along with the proposed future residence will straddle the current parcel lines, as shown on the attached exhibit, which also shows the lot line adjustment. The Department of Planning supports the lot line adjustment as shown as it will reduce the size of one of the lots and move the lot closer to the road and in line with the existing lots along the road. This adjustment will thus minimize the impact to the agricultural land. The petitioner's representative indicated by email on March 17, 2020 that the petitioner would be willing have the approval of the lot line adjustment be a condition of the approval of this request.

The Department of Planning has reviewed the petition for a special hearing and variances and does not object to the special hearing or variances, with the following conditions:

1. The lot line adjustment shall be approved prior to issuance of permits for the structure;
2. The accessory structure shall not be used for principal residential or commercial purposes; and
3. There shall be no separate utility meter for the accessory structure.

Date: 4/6/2020
Subject: ZAC # 20-044

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

c: Megan Benjamin
Charles Merritt
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 4/6/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-065

INFORMATION:
Property Address: 100 E Timonium Road
Petitioner: The Agape Christian Church, Inc.
Zoning: DR 5.5, DR 2
Requested Action: Variance, Special Hearing

The Department of Planning has reviewed the petition for the following:

Special Hearing under Section 500.7 of the BCZR to determine whether or not the Zoning Commissioner should approve:

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 of BCZR Section 1B01.1.(g)(4);
ii) Continued use of the building at 100 E. Timonium 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 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 Section 1B01.B.1.e. to permit the proposed parking lot for religious worship; and
b) From BCZR Section 1B01.B.1.e.(3)&(5) to permit accessory parking in a residential transition area, with a setback with as little as 13' and landscaped buffer of 10' in lieu of the 75' and 50' required respectively

A site visit was made on March 18, 2020. The church is located in a residential area characterized by single-family homes and wide setbacks from Timonium Road. The site contains an existing church structure and parking lot on the east. To the west, it is undeveloped. There is considerable slope to the rear or north of the site adjacent to single-family homes.

The proposed site plan shows a drop off road to connect the existing parking lot to the proposed parking lot. The Department feels that this would have a detrimental aesthetic impact on the neighborhood and recommends that the petitioner eliminate this connective road.

The Department of Planning does not oppose these requests subject to the following conditions:

1. Elimination of the proposed connective road.
2. Landscaping is installed at the rear of the site between the proposed parking lot and the adjacent residences.
3. In the event that a retaining wall is needed the appearance of the wall is to be reviewed and approved by the Department of Planning.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Rick Richardson, Richardson Engineering
IMA IBIDAPO
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 4/6/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-065

INFORMATION:
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Requested Action: Variance, Special Hearing

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upwards

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The Department of Planning does not oppose these requests subject to the following conditions:

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2. Landscaping is installed at the rear of the site between the proposed parking lot and the adjacent residences.
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For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Rick Richardson, Richardson Engineering
IMA IBIDAPO
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 4/6/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-065

INFORMATION:
Property Address: 100 E Timonium Road
Petitioner: The Agape Christian Church, Inc.
Zoning: DR 5.5, DR 2
Requested Action: Variance, Special Hearing

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iii) For such additional relief as the nature of this case may require for approval of the proposed building, parking areas and uses shown on the plan which accompanied this Petition

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3. In the event that a retaining wall is needed the appearance of the wall is to be reviewed and approved by the Department of Planning.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Rick Richardson, Richardson Engineering
IMA IBIDAPO
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
MAR 12 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: March 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0065-SPHA
100 E. Timonium Road
(The Agape Christian Church, Inc. Property)

Zoning Advisory Committee Meeting of **March 16, 2020**.

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

Reviewer: Steve Ford

C:\Users\dwiley\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\AKRPMDDX\ZAC 20-0065-SPHA 100 E. Timonium Road.doc

August 3, 2020

JOHN A. OLSZEWSKI, JR.
County Executive

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0065-SPHA
100 E. Timonium Road
N/side of Greenmeadow Drive, 125 ft. west of East Timonium Road
8th Election District – 3rd Councilmanic District
Legal Owners: Agape Christian Church, Inc.

Special Hearing I) the site plan which accompanied this Petition, find 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)(4) ii) continued use of the building at 100 E. Timonium Road for Church purposed including child programs, teaching, and offices; 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 the 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.e to permit the proposed parking lot for religious worship; b) from BCZR 1B01.1B.1.e (3) & (5) to permit accessory parking in a residential transition area, with a setback of as little as 13' and landscapes buffer of 10' 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.

Hearing: Monday, August 31, 2020 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff
Director

MM:kl

C: Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093
Ima Ibidapo, 2525 Perring Woods Road, Baltimore 21234
Agape Christian Church, 100 E. Timonium Road, Lutherville 21093

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 11, 2020.**

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 08 **Account Number** - 0819001101

Owner Information

Owner Name:	THE AGAPE CHRISTIAN CHURCH INC	**Use:**	EXEMPT COMMERCIAL
		Principal Residence:	NO
Mailing Address:	100 E TIMONIUM ROAD TIMONIUM MD 21093-	**Deed Reference:**	/34604/ 00475

Location & Structure Information

Premises Address:	100 E TIMONIUM RD LUTH-TIMONIUM MD 21093-3447	**Legal Description:**	2.063 AC LT 6 & ADJ LND CHURCH EXEMPTION SEE STRATFORD 79:157 100 E TIMONIUM RD WS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0060	0006	0168	20000.04	0000	2	B	6	2020	Plat Ref:	0019/ 0147

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1959	9,114 SF		2.0600 AC	01

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		CHURCH	/	C3			

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2019	Phase-in Assessments As of 07/01/2020
Land:	824,000	824,000		
Improvements	858,500	885,200		
Total:	1,682,500	1,709,200	1,682,500	1,691,400
Preferential Land:	0			0

Transfer Information

Seller: GRACE ENGLISH EVANGELICAL	**Date:** 01/24/2014	**Price:** $775,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /34604/ 00475	**Deed2:**
Seller: SAINT TIMOTHY EVAN LUTHERAN	**Date:** 02/14/2013	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /33184/ 00351	**Deed2:**
Seller: LEONARD ROBERT J	**Date:** 01/29/1999	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /02568/ 00475	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	700	1,682,500.00	1,691,400.00
State:	700	1,682,500.00	1,691,400.00
Municipal:	700	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

2020-0065-SPHA

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 08 **Account Number** - 0819001101

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Type: NON-ARMS LENGTH OTHER	**Deed1:** /33184/ 00351	**Deed2:**
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Type: NON-ARMS LENGTH OTHER	**Deed1:** /02568/ 00475	**Deed2:**

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State:	700	1,691,400.00	1,700,300.00
Municipal:	700	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:**

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 100 E. Timonium Road **which is presently zoned** DR-5.5 & DR-2

Deed Reference 34604/475 10 Digit Tax Account # 0819001101

Property Owner(s) Printed Name(s) The Agape Christian Church, Inc.

(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

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

3. X **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):

The Agape Christian Church, Inc./

Name #1 - Type or Print Name #2 - Type or Print

Chima Igbah, Chimeka Uma

Signature #1 Signature # 2

100 E. Timonium Road Lutherville MD

Mailing Address City State

21093 / 443-418-0138 / chimaugah@gmail.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

IMA IGWAPO

Name- Type or Print

Signature

2525 PERRING WOODS ROAD, BALTIMORE, MD

Mailing Address City State

21234 443622069 / ibidapolaw@gmail.com

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

CASE NUMBER 2020-0065-SPHA Filing Date 3/3/2020 Do Not Schedule Dates: _____ Reviewer CF

REV. 10/4/11

Donna Mignon

Subject:	Web seminar scheduled: Zoning Hearing - 100 E. Timonium Road
Location:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8c2407780b4725b49a86226cfc93cf1d
Start:	Mon 8/31/2020 1:30 PM
End:	Mon 8/31/2020 2:30 PM
Recurrence:	(none)
Meeting Status:	Accepted
Organizer:	webex

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 160 530 8341
Host key: 862710 (Use this to reclaim host privileges.)

Monday, August 31, 2020 1:30 pm, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8c2407780b4725b49a86226cfc
Event address for panelists:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e9cdd3bd4933a7e258b9fce699e

Start event

Audio conference information
+1-415-655-0001 US Toll
Global call-in numbers

Join from a video system or application
Dial 1605308341@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Panelist numeric password: 327432

Milk
bread

8/31/2020

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

Select Contacts... Import Contacts...

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ Debra Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ Chima Ugah	chimaugah@gmail.com	1-	English	New York Time	U.S.
☐ Diane Amrhein	tdamrhein@gmail.com	1-	English	New York Time	U.S.
☐ Ima Ibidapo	ibidapolaw@gmail.com	1-	English	New York Time	U.S.
☐ Patrick Richardson, Jr.	rick@richardsonengineering.net	1-	English	New York Time	U.S.
☐ Thomas Amrhein	tamrhein1945@gmail.com	1-	English	New York Time	U.S.

Invite Select All Clear All Delete Cancel

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region 1 Number (with area/city code)

Time Zone: New York (Eastern Daylight Time, GMT-04:00)

Language: English

Locale: U.S.

☐ Add new panelist in my address book

☐ Invite as alternate host

Add to Invitation List

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

Select Contacts... Import Contacts...

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
Debra Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
Brian Miller	bigbam873@yahoo.com	1-	English	New York Time	U.S.
Chima Ugah	chimaugah@gmail.com	1-	English	New York Time	U.S.
Diane Amrhein	tdamrhein@gmail.com	1-	English	New York Time	U.S.
Fred Gray	scott18422@aol.com	1-	English	New York Time	U.S.
Glenn Phipps	gsp@prodigy.net	1-	English	New York Time	U.S.
Ima Ibidapo	ibidapolaw@gmail.com	1-	English	New York Time	U.S.
James Houk	jimhouk2008@gmail.com	1-	English	New York Time	U.S.
Lou Cohen	lou@priorityoneautogroup.com	1-	English	New York Time	U.S.
Mary Koshar	mkoshar@jmt.com	1-	English	New York Time	U.S.
Mohamed Al-Issa	mdissa1010@gmail.com	1-	English	New York Time	U.S.
Patrick Richardson, Jr.	rick@richardsonengineering.net	1-	English	New York Time	U.S.
Thomas Amrhein	tamrhein1945@gmail.com	1-	English	New York Time	U.S.

Invite Select All Clear All Delete Cancel

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region 1 Number (with area/city code)

Time Zone: New York (Eastern Daylight Time, GMT-04:00)

Language: English

Locale: U.S.

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Invite as alternate host

Add to Invitation List

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

Select Contacts... Import Contacts...

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Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
Chima Ugah	chimaugah@gmail.com	1-	English	New York Time	U.S.
Diane Amrhein	tdamrhein@gmail.com	1-	English	New York Time	U.S.
Fred Gray	scott18422@aol.com	1-	English	New York Time	U.S.
Ima Ibidapo	ibidapolaw@gmail.com	1-	English	New York Time	U.S.
Joanne Phipps	gsp@prodigy.net	1-	English	New York Time	U.S.
Lou Cohen	lou@priorityoneautogroup.com	1-	English	New York Time	U.S.
Patrick Richardson, Jr.	rick@richardsonengineering.net	1-	English	New York Time	U.S.
Thomas Amrhein	tamrhein1945@gmail.com	1-	English	New York Time	U.S.
James Houk	jimhouk2008@gmail.com	1-	English	New York Time	U.S.

Invite Select All Clear All Delete Cancel

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region 1 Number (with area/city code)

Time Zone: New York (Eastern Daylight Time, GMT-04:00)

Language: English

Locale: U.S.

Add new panelist in my address book

Invite as alternate host

Add to Invitation List

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

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Panelists to Invite

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Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
Brian Miller	bigbam873@yahoo.com	1-	English	New York Time	U.S.
Chima Ugah	chimaugah@gmail.com	1-	English	New York Time	U.S.
Diane Amrhein	tdamrhein@gmail.com	1-	English	New York Time	U.S.
Fred Gray	scott18422@aol.com	1-	English	New York Time	U.S.
Ima Ibidapo	ibidapolaw@gmail.com	1-	English	New York Time	U.S.
James Houk	jimhouk2008@gmail.com	1-	English	New York Time	U.S.
Lou Cohen	lou@priorityoneautogroup.com	1-	English	New York Time	U.S.
Mary Koshar	mkoshar@jmt.com	1-	English	New York Time	U.S.
Patrick Richardson, Jr.	rick@richardsonengineering.net	1-	English	New York Time	U.S.
Thomas Amrhein	tamrhein1945@gmail.com	1-	English	New York Time	U.S.
Glenn Phipps	gsp@prodigy.net	1-	English	New York Time	U.S.
Mohamed Al-Issa	mdissa1010@gmail.com	1-	English	New York Time	U.S.

Invite Select All Clear All Delete Cancel

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region 1 Number (with area/city code)

Time Zone: New York (Eastern Daylight Time, GMT-04:00)

Language: English

Locale: U.S.

Add new panelist in my address book

Invite as alternate host

Add to Invitation List

8-31
1:30 PM

Debra Wiley

From: Administrative Hearings
Sent: Friday, August 28, 2020 12:52 PM
To: Mohamad Al-Issa
Cc: Donna Mignon
Subject: RE: Zoning Hearing 8/31 RE:100 E Timonium Rd

Good Afternoon,

Our office will send you a WebEx invitation, under a separate email, which you must accept so you can participate in the hearing and ask your questions at that time.

Thank you for contacting the Office of Administrative Hearings, and have a great and safe weekend.

Debra Wiley, Legal Administrative Secretary
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Mohamad Al-Issa <mdissa1010@gmail.com>
Sent: Friday, August 28, 2020 12:42 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>; Lawrence Stahl <lstahl@baltimorecountymd.gov>; Paul Mayhew <pmayhew@baltimorecountymd.gov>
Subject: Zoning Hearing 8/31 RE:100 E Timonium Rd

Hi I would like to ask a question regarding this proposal, the Church admins and contract when the first proposed this project to the community they did not mention anything pertaining to office and a child care, they only said the project is an expansion of the parking to allow more worshiper to come on Sunday and reduce the traffic.
I do not approve of a proposal to add a child care and office in that church because it will add traffic and affect the value of my home, unless they are willing to compensate me and my neighbors for the harm that will be inflected.

Also, where can I get the webex link to the meeting ?
thank you

Best

8-31-20
10 Am

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, August 30, 2020 10:54 PM
To: Rick Richardson; Administrative Hearings
Subject: Recertification's For 2020-0065-SPHA
Attachments: Re-Cert 1 2020-0065-SPHA.doc; Re-Cert 2 2020-0065-SPHA.doc; Re-Cert 3 2020-0065-SPHA.doc; Re-Cert 4 2020-0065-SPHA.doc; Re-Cert 5 2020-0065-SPHA.doc; Re-Cert 6 2020-0065-SPHA.doc; Re-Cert 2020-0065-SPHA GROUPS 1 & 2.doc

Recertification's for 100 E> Timonium Road. Thanks.

CERTIFICATE OF POSTING

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church. Inc

Date of Hearing/Closing: August 31, 2020

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

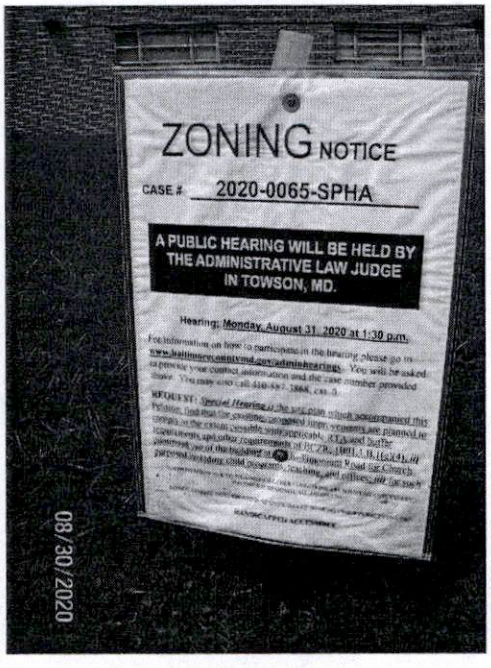
RECEIVED
AUG 31 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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: 100 E. Timonium Road **SIGN 1 Recertification**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 30, 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

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church. Inc

Date of Hearing/Closing: August 31, 2020

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

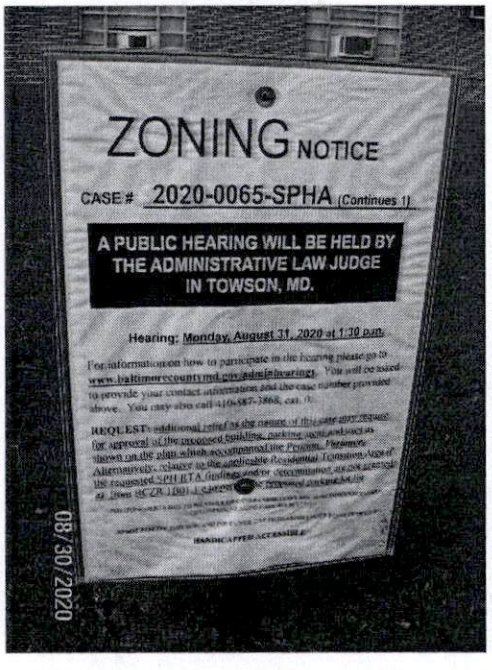
RECEIVED
AUG 31 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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: 100 E. Timonium Road **SIGN 2 Recertification**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 30, 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

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church. Inc

Date of Hearing/Closing: August 31, 2020

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

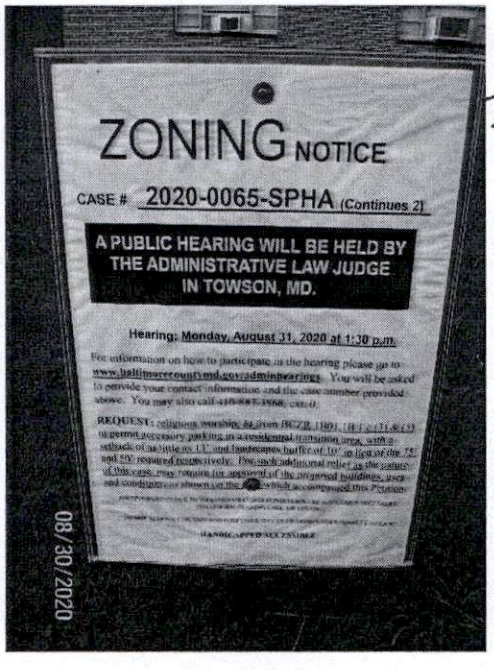
RECEIVED
AUG 31 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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: 100 E. Timonium Road **SIGN 3 Recertification**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 30, 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

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church. Inc

Date of Hearing/Closing: August 31, 2020

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

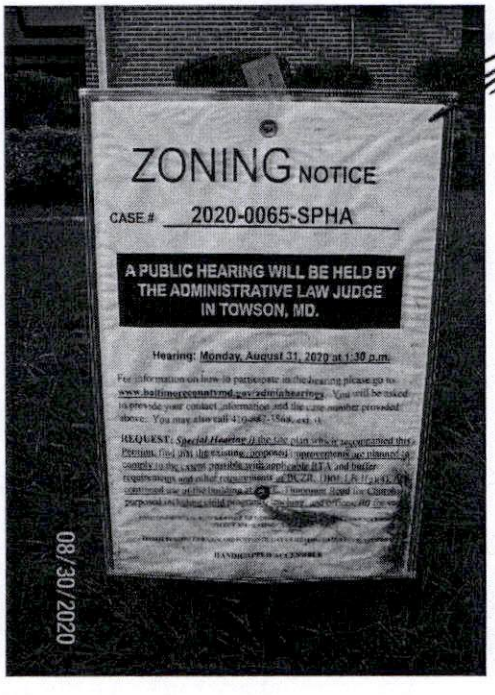
RECEIVED
AUG 31 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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: 100 E. Timonium Road **SIGN 4 Recertification**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 30, 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

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church. Inc

Date of Hearing/Closing: August 31, 2020

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

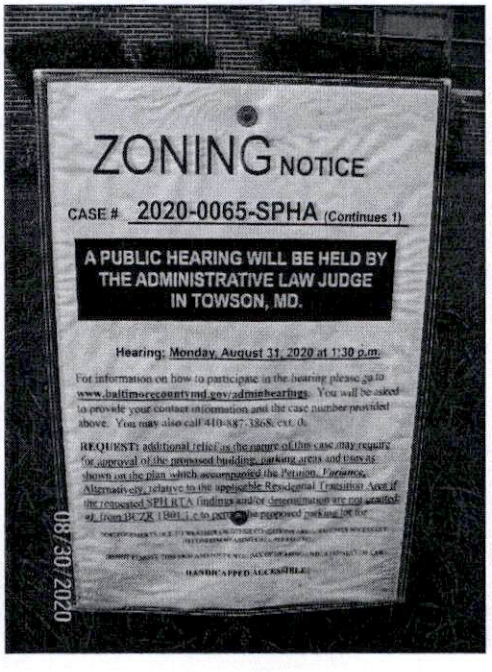
RECEIVED
AUG 31 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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: 100 E. Timonium Road **SIGN 5 Recertification**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 30, 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

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church. Inc

Date of Hearing/Closing: August 31, 2020

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

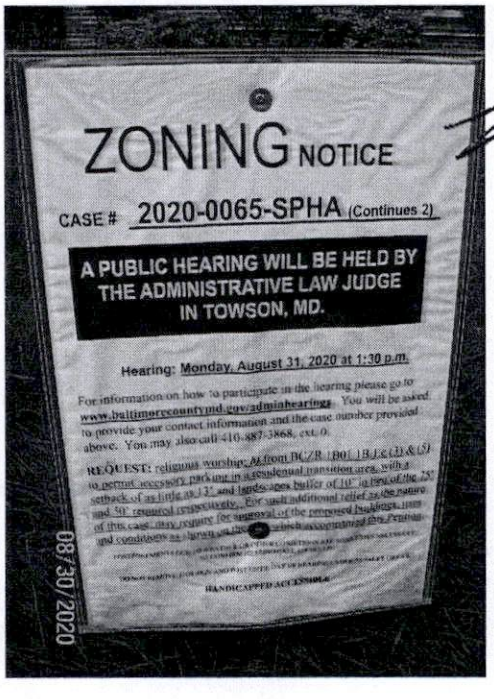
RECEIVED
AUG 31 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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: 100 E. Timonium Road **SIGN 6 Recertification**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 30, 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

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church. Inc

Date of Hearing/Closing: August 31, 2020

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County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

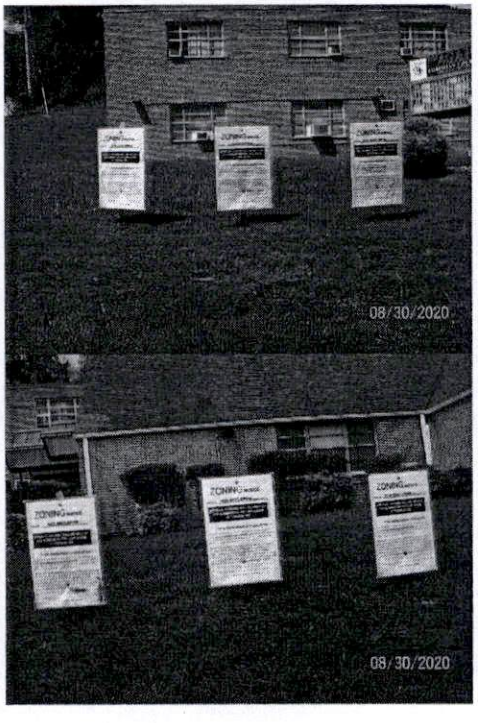
RECEIVED
AUG 3 1 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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: 100 E. Timonium Road **Recertification GROUPS 1 & 2**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 30, 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)

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

Select Contacts... Import Contacts...

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
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☐	Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	Chima Ugah	chimaugah@gmail.com	1-	English	New York Time	U.S.
☐	Diane Amrhein	tdamrhein@gmail.com	1-	English	New York Time	U.S.
☐	Ima Ibidapo	ibidapolaw@gmail.com	1-	English	New York Time	U.S.
☐	Patrick Richardson, Jr.	rick@richardsonengineering.net	1-	English	New York Time	U.S.
☐	Thomas Amrhein	tamrhein1945@gmail.com	1-	English	New York Time	U.S.
☑	Joanne Phipps	gsp@prodigy.net	1-	English	New York Time	U.S.

Invite Select All Clear All Delete Cancel

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region 1 Number (with area/city code)

Time Zone: New York (Eastern Daylight Time, GMT-04:00)

Language: English

Locale: U.S.

☐ Add new panelist in my address book

☐ Invite as alternate host

Add to Invitation List

Donna Mignon

From: Law Office of Ima Ibidapo, LLC <ibidapolaw@gmail.com>
Sent: Tuesday, August 25, 2020 10:47 AM
To: Donna Mignon
Subject: Re: Hearing date: 8/31/2020 at 1:30 p.m. - Case No: 2020-0065 SPHA - 100 E. Timonium Road
Attachments: 2020-0065-SPHA GROUPS 1 & 2.doc; Cert 1 2020-0065-SPHA.doc; Cert 2 2020-0065-SPHA.doc

Ms. Donna,

Thanks so much for reaching out to me. We'll be sending the exhibits soon.

Regarding the certifications of sign postings, I have attached 3 documents. I just want to verify that this is what you are requesting. Please kindly confirm. Thanks so much.

Ima Ibidapo, Esq.

On Tue, Aug 25, 2020 at 10:21 AM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

> Good Morning,
>
> I am in the process of reviewing this file that is set for a webex hearing on August 31, 2020 at 1:30 p.m.
>
> Please forward any Exhibits you wish to present at the hearing 48 hours prior to the hearing date to: administrativehearings@baltimorecountymd.gov
>
> We will also need copies of the first and second certifications of the sign postings.
>
> Thank you. If you have any questions, please feel free to contact our office.
>
> Donna Mignon, Legal Assistant
>
> Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868

Practice social distancing and wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov

--

CERTIFICATE OF POSTING

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church. Inc

Date of Hearing/Closing: August 31, 2020

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

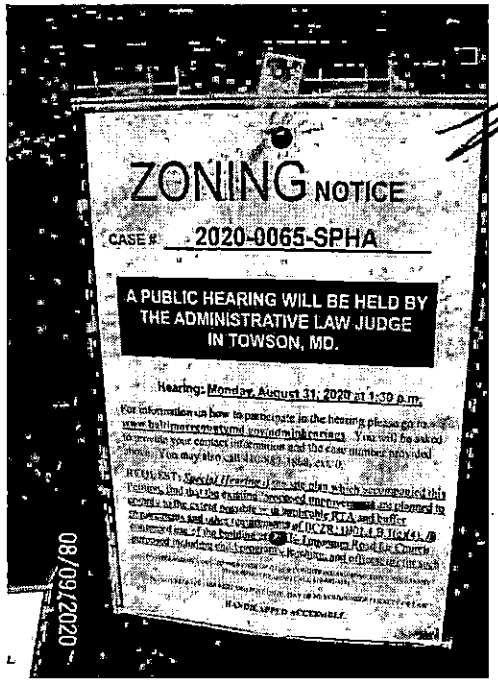
Attn: Kristen Lewis:

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:

100 E. Timonium Road **SIGN 1**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

(Signature of Sign Poster) August 9, 2020 (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

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church. Inc

Date of Hearing/Closing: August 31, 2020

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

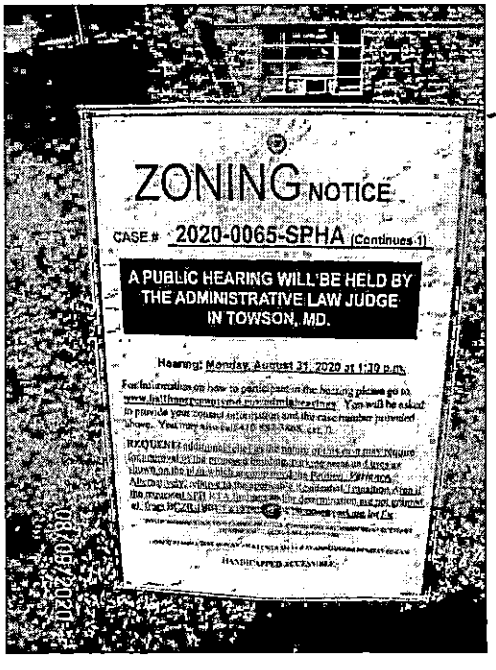
Attn: Kristen Lewis:

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:

100 E. Timonium Road **SIGN 2**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 9, 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

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church. Inc

Date of Hearing/Closing: August 31, 2020

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

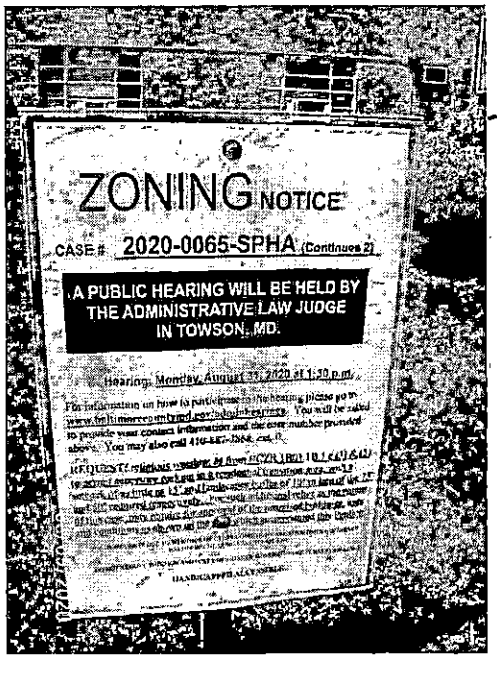
Attn: Kristen Lewis:

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:

100 E. Timonium Road **SIGN 3**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 9, 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

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church. Inc

Date of Hearing/Closing: August 31, 2020

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

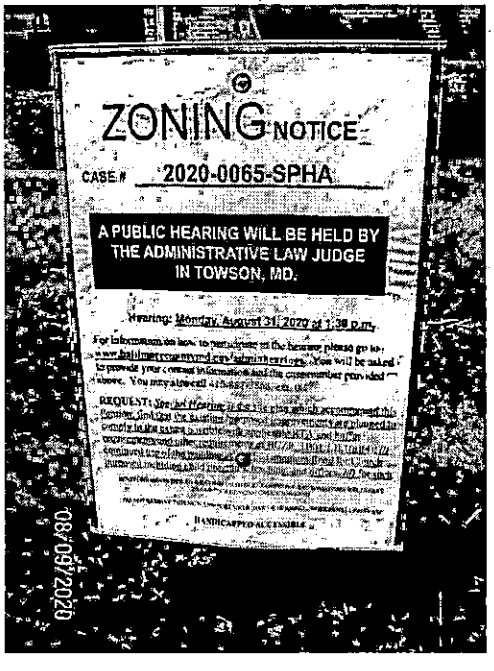
Attn: Kristen Lewis:

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:

100 E. Timonium Road **SIGN 4**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 9, 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

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church, Inc

Date of Hearing/Closing: August 31, 2020

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

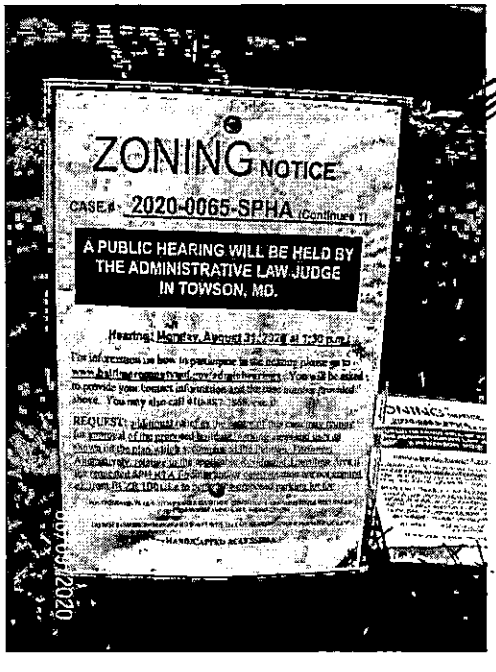
Attn: Kristen Lewis:

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:

100 E. Timonium Road **SIGN 5**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 9, 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

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church, Inc

Date of Hearing/Closing: August 31, 2020

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

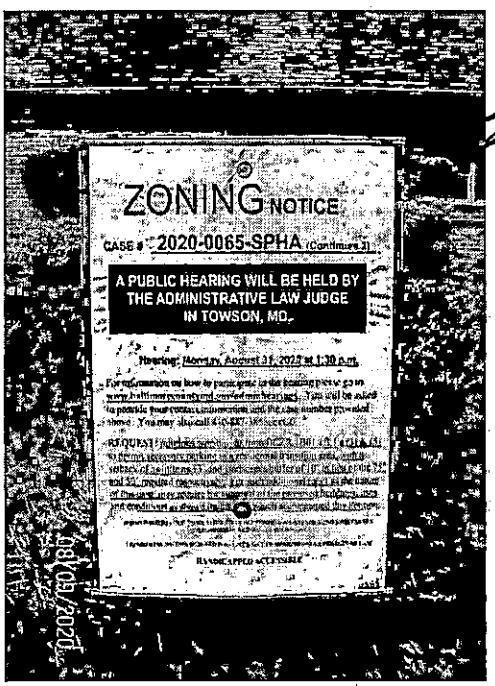
Attn: Kristen Lewis:

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:

100 E. Timonium Road **SIGN 6**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 9, 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

RE: Case No.: 2020-0065-SPHA

Petitioner/Developer: Agape Christian Church. Inc

Date of Hearing/Closing: August 31, 2020

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

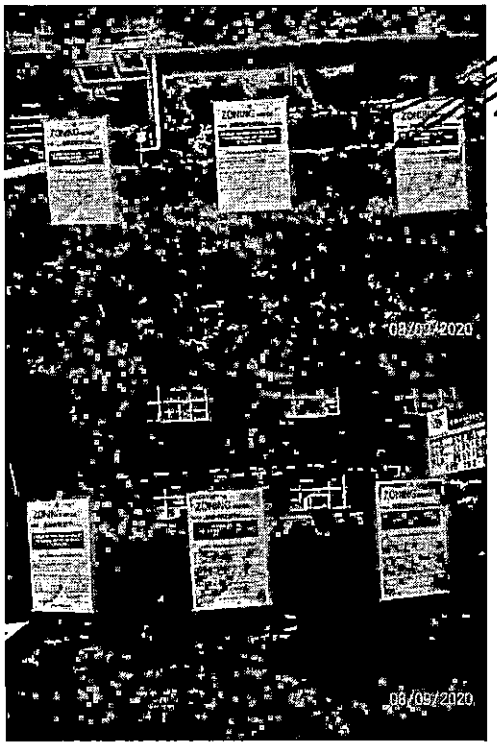
Attn: Kristen Lewis:

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:

100 E. Timonium Road **GROUPS 1 & 2**

The sign(s) were posted on August 9, 2020
(Month, Day, Year)



Sincerely,

August 9, 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)

Donna Mignon

From: Donna Mignon
Sent: Tuesday, August 25, 2020 10:22 AM
To: 'ibidapolaw@gmail.com'
Subject: Hearing date: 8/31/2020 at 1:30 p.m. - Case No: 2020-0065 SPHA - 100 E. Timonium Road

Good Morning,

I am in the process of reviewing this file that is set for a webex hearing on August 31, 2020 at 1:30 p.m.

Please forward any Exhibits you wish to present at the hearing 48 hours prior to the hearing date to: administrativehearings@baltimorecountymd.gov

We will also need copies of the first and second certifications of the sign postings.

Thank you. If you have any questions, please feel free to contact our office.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

ZAC AGENDA

Case Number: 2020-0065-SPHA **Reviewer:** Christina Frink
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE, SPECIAL HEARING
Legal Owner: The Agape Christian Church Inc.
Contract Purchaser: No Contract Purchaser was set.

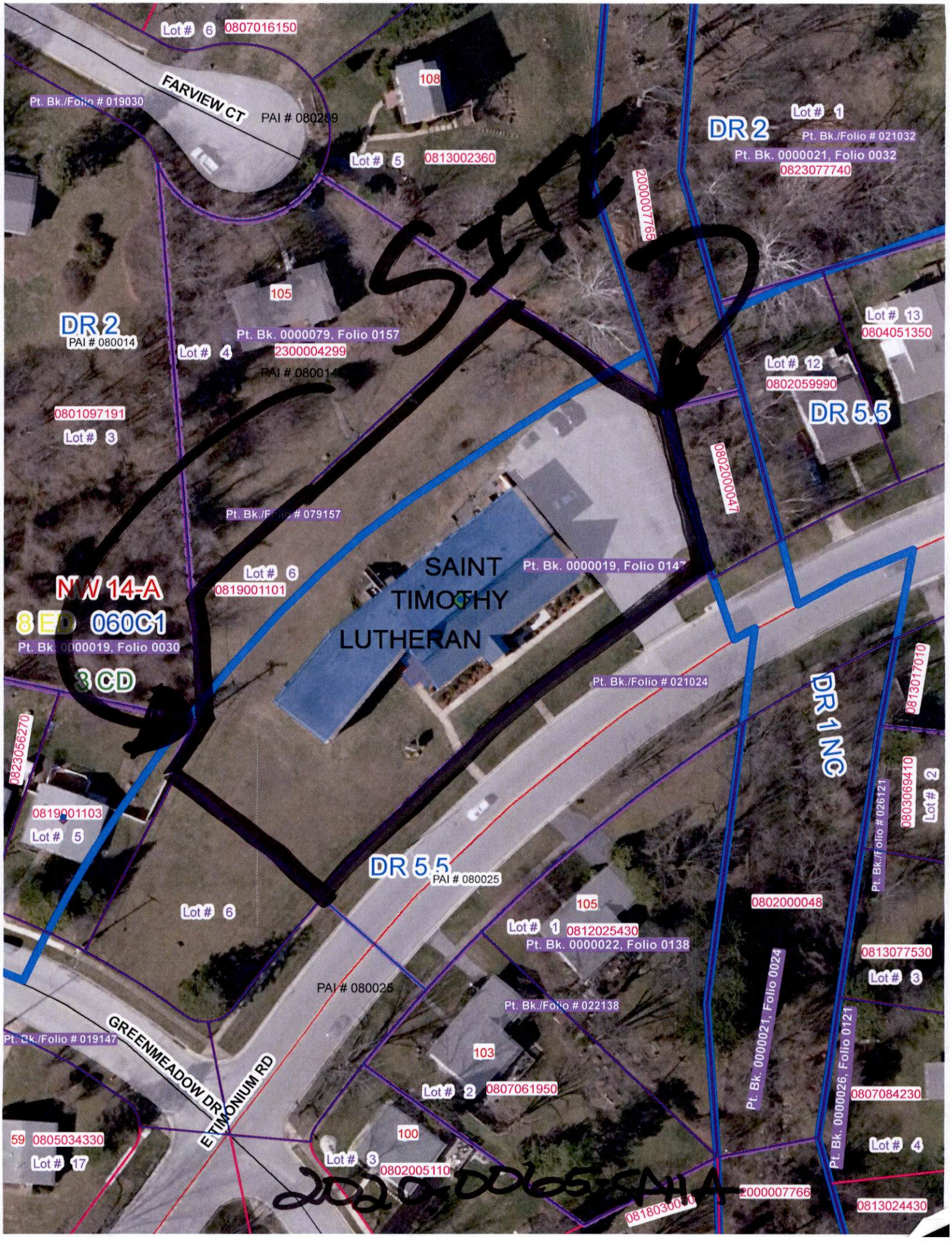
Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 100 E. TIMONIUM RD
Location: North side of Greenmeadow Drive 125 feet West of East Timonium Road.

Existing Zoning: DR 5.5, DR 2 **Area:** 2.06 AC
Proposed Zoning:
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.e to permit the proposed parking lot for religious worship;
b) from BCZR 1B01.1B.1.e(3)&(5) to permit accessory parking in a residential transition area, with a setback of as little as 13' and landscapes buffer of 10' 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.

SPECIAL HEARING:
i) the site plan which accompanied this Petition, find 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)(4)
ii) continued use of the building at 100 E. Timonium Road for Church purposed including child programs, teaching, and offices;
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 the Petition.
Attorney: IMA IBIDDAPO
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes: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FARVIEW CT
PAI # 080289
Pt. Bk./Folio # 019030
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Lot # 5
0813002360
DR 2
Lot # 1
Pt. Bk./Folio # 021032
Pt. Bk. 0000021, Folio 0032
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2000007769
SITE
105
DR 2
PAI # 080014
Pt. Bk. 0000079, Folio 0157
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Lot # 4
PAI # 080014
Lot # 13
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Lot # 12
0802059990
DR 5.5
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Lot # 3
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Pt. Bk./Folio # 079157
Lot # 6
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SAINT
TIMOTHY
LUTHERAN
Pt. Bk. 0000019, Folio 0147
NW 14-A
8 ED
060C1
Pt. Bk. 0000019, Folio 0030
3 CD
Pt. Bk./Folio # 021024
DR 1 NC
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Lot # 2
Pt. Bk./Folio # 026121
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Lot # 5
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Lot # 1
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Lot # 3
PAI # 080025
Pt. Bk./Folio # 022138
Pt. Bk. 0000021, Folio 0024
Pt. Bk./Folio # 019147
GREENMEADOW DR
ETIMONIUM RD
103
Lot # 2
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Pt. Bk. 0000026, Folio 0121
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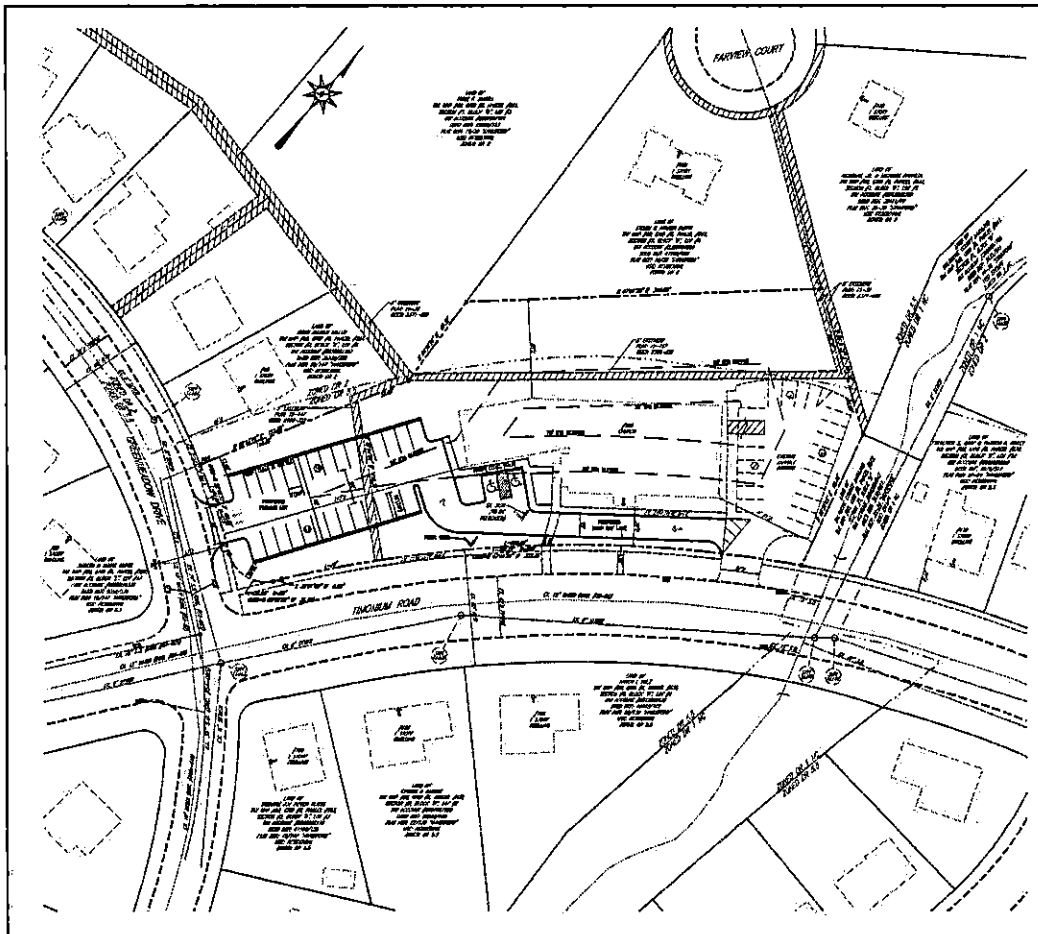
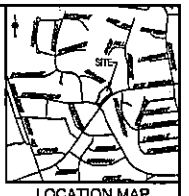
59
0805034330
Lot # 17
100
Lot # 3
0802005110
Lot # 4
2020-00065-SA1A
2000007766
0818030000
0813024430

Debra Wiley

From: Richardson, Patrick <rick@richardsonengineering.net>
Sent: Thursday, August 27, 2020 1:22 PM
To: Administrative Hearings
Subject: Case No: 2020-0065 SPHA - 100 E. Timonium Road 1 of 2
Attachments: Exhibit 1 Zoning Plan.pdf; exhibit 2 Conceptual LS Plan.pdf; exhibit 3 aerial.pdf; EXHIBIT 4 Agape Church Proposed Construction.pdf; EXHIBIT 5 Community Association.pdf

Rick Richardson
Richardson Engineering, LLC
30 E. Padonia Road Suite 500
Timonium, MD 21093
410-560-1502-x112
fax: 443-901-1208





LOCATION MAP

GENERAL NOTES:

Richardson Engineering, LLC

PLAN TO ACCOMPANY ZONING PETITION
FOR

100 E TIMONIUM ROAD

TIMONIUM, MARYLAND 21093

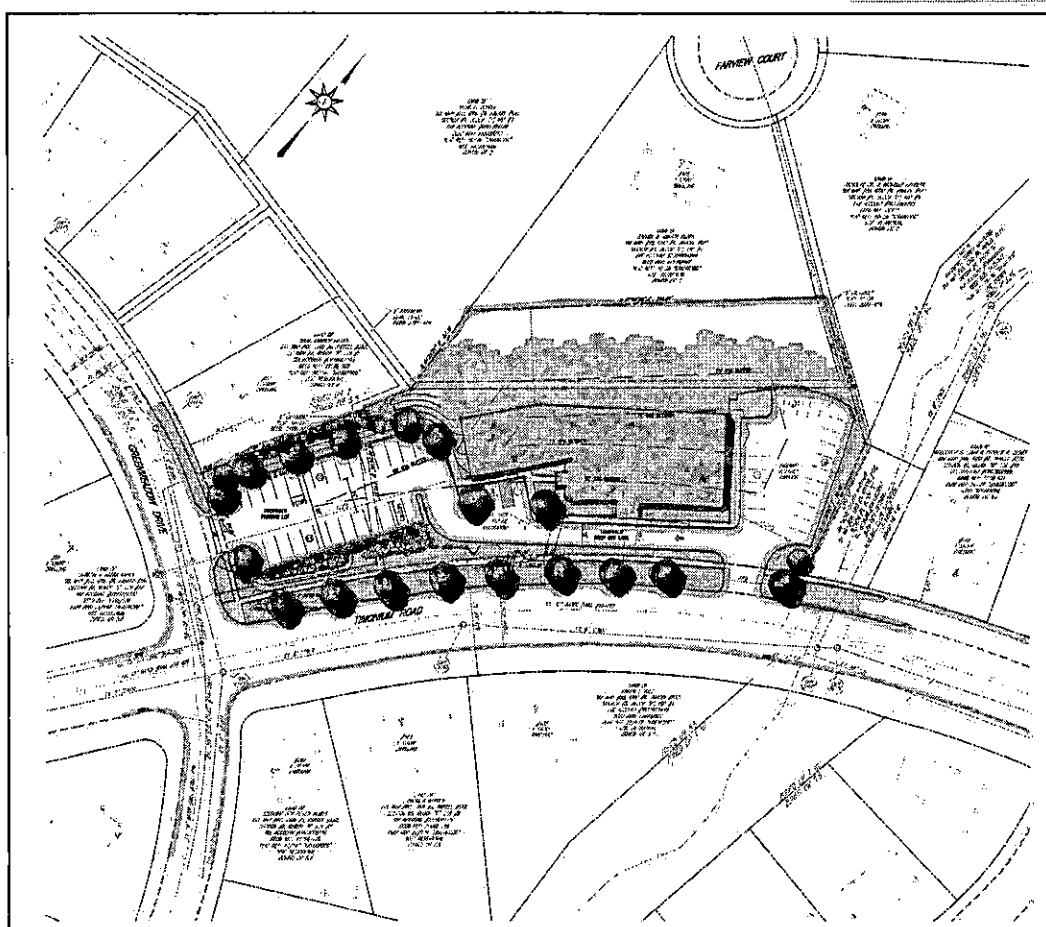
BALTIMORE COUNTY
9TH ELECTION DISTRICT

MARYLAND
3RD COUNCILMANIC DISTRICT

DRAWN BY: AAB	CHECKED BY: PCR	SCALE: 1" = 30'
DATE: 06-6-02	JOB NO.: 1863	SHEET NO.: 1 OF 1

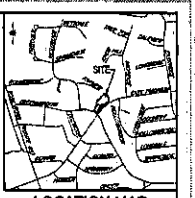
PETITIONER'S

EXHIBIT NO. 1



KEY

- MAJOR TREES
- MINOR TREES
- EVERGREEN TREES
- SHRUBS
- GROUNDCOVER / GRASSES



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

CONCEPTUAL LANDSCAPE PLAN

Richardson Engineering, LLC

20 East Pennsy Road, Suite 300
Towson, Maryland 21093
Phone 410-960-1502 Fax 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

100 E TIMONIUM ROAD

TIMONIUM, MARYLAND 21093

BALTIMORE COUNTY — MARYLAND
6TH ELECTION DISTRICT — 3RD COUNCILMANIC DISTRICT

DRAWN BY:	CHECKED BY:	SCALE:
AJB	PCB	1" = 20'
DATE:	JOB NO.:	SHEET NO.:
06-16-05	18613	1 OF 1

PETITIONER'S

EXHIBIT NO. 2

Baltimore County - My Neighborhood

PETITIONER'S
EXHIBIT NO. 3

EXHIBIT 3

PROPOSED CHURCH PARKING LOT

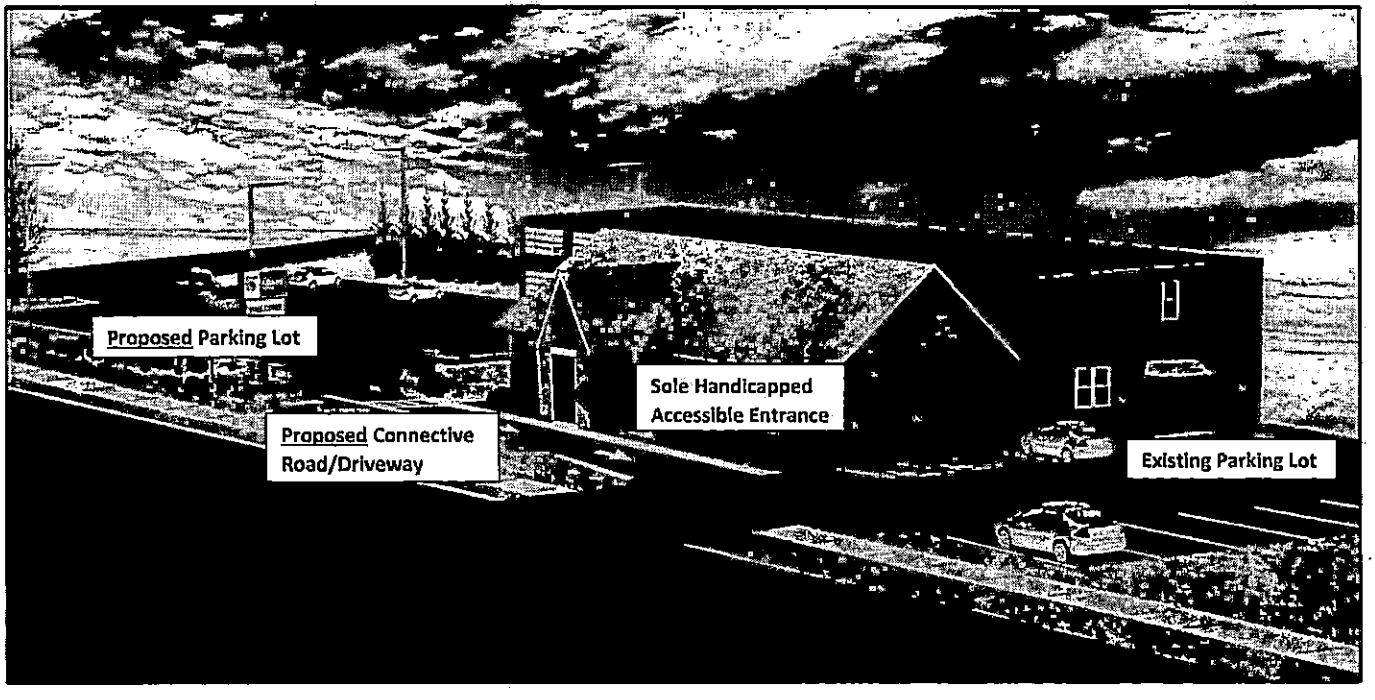
The Agape Christian Church

100 E. Timonium Rd Timonium, MD 21093

PETITIONER'S

EXHIBIT NO. 4

PROPOSED CHURCH PARKING LOT



The Agape Christian Church

100 E. Timonium Rd Timonium, MD 21093

EXHIBIT 4

YORKSHIRE-HAVERFORD COMMUNITY ASSOCIATION ON NOTICE OF AGAPE CHURCH'S PROPOSED PARKING LOT

a. Community Association Agenda March 2019

b. Community Association Newsletter May 2019

PETITIONER'S

EXHIBIT NO. 5

Yorkshire-Haverford Community Association Agenda

General Meeting, March 28, 2019 at 7:30 p.m.

Welcome: *President Jen Spencer- Strong*

- Introduction of YHCA officers and board members
- New improved YHCA Newsletter; New association email address-yhcatimonium@gmail.com
- President's Message: *"My Term as YHCA President to End"*
- Announcements: March *Personal Touch Award*; Upcoming Annual Yard Sale; Free *Budweiser Clydesdale Community Fest*, April 6th from 2pm-5pm at State Fairgrounds (Additional happenings listed on agenda)

Membership Update and Treasurer's Report- *Treasurer Vera Rowe*

Presentation: Agape Christian Church's Proposal for Additional Parking

Greater Timonium Community Council (GTCC) Report- *Secretary Cheryl Eisenhauer*
I-83 Bridge up-date; community wide up-date on planned development

Police Community Relations Council (PCRC) Report- *President Jen Spencer Strong*
March safety Report from Cockeysville Precinct #7

New Business:

- Newsletter delivery people needed for 4 routes
- Traffic concerns about the Greenmeadow and Timonium Road intersection

Old Business:

- Royal Farm Store parking lot
- COP volunteers needed

Current Neighborhood News and Concerns – *Members in Attendance* *

**Reminder:* If the meeting needs to be adjourned due to time constraints before everyone is heard, officers and board members will be happy to remain to talk with individuals as needed.

Additional Announcements:

General YHCA Meeting: Next general meeting is **Thursday, May 23, 2019**
YHCA Board Meeting: Next Board meeting is **April 25, 2019.** Please contact an officer or board member if you have something you would like the association to address. Or you may leave an email message with us at yhcatimonium@gmail.com

Personal Touch Award for May: Nominate a resident/residence on **Edgemoor Road.** **Deadline is April 18.**

Community Meetings:
GTCC (Greater Timonium Community Council) – **Meetings are the second Wednesday every other month at 7:00 pm at the Cockeysville Library Meeting Room. Next meeting is May 8, 2019.**

PCRC (Police Community Relations Council) – Meetings are the fourth Wednesday of each month at 7:00 pm at the Cockeysville library meeting room. Next meeting is May 22, 2019.

Thank you for your attendance and support!

Next meeting, May 23, 2019

Yorkshire Haverford

Yorkshire-Haverford COMMUNITY NEWS

YORKSHIRE-HAVERFORD COMMUNITY ASSOCIATION

MAY 2019

Officers and Board

***President:**
Jen Spencer-Strong
443-895-7279
*Position open as of June 1, 2019

Vice President:
Terri Blount
443-561-4272

Secretary:
Cheryl Eisenhauer
410-252-6586

Treasurer:
Vera Rowe
410-561-0894

Board:
Joanna Reznik
240-538-5488

Syrena Robinson
410-303-9677

Tom Walsh
443-465-1817

TIME TO GET BEHIND YOUR COMMUNITY!

NEXT Community Meeting:

Thursday, May 30, 2019

Agape Church
100 E. Timonium Road
at 7:30 PM

All are welcome to attend.

Please bring a non-perishable food item to donate to the Agape Food Pantry.

President's Message

Hello Neighbors,

I encourage you to attend our upcoming community meeting on May 30th. I hope to see some new faces among our regular supporters. Remember the meeting is open to all residents.

As part of our meeting agenda, we will be seeking resident input regarding the additional parking lot planned by our neighbor, the Agape Christian Church at 100 East Timonium Road. A question and answer session concerning the project is planned. For your information, an artist rendering of this proposed project can be viewed on the newsletter page that follows.

Those of you who attended the March meeting or read my message in the March newsletter know that the upcoming May 30th meeting will be my last as the president of your association. However, in case any of you missed my earlier announcement, I wanted to be sure to bring you up-to-date. I have thoroughly enjoyed working with the community and meeting so many of our wonderful residents over the last two years. However, due to work and family commitments, I have decided not to seek another term. I would encourage anyone looking for a rewarding volunteer opportunity to consider leadership in our community association.

The YHCA was formed to maintain a good quality of life here in Yorkshire-Haverford. But this doesn't just happen by accident. It only happens if people are willing to volunteer to lead, and if caring neighbors stay informed and get involved in the important issues that may affect our community.

Please come to the meeting May 30th. Learn about what's happening in your community. Share your ideas and concerns with us. Help us help you.

Jen Spencer-Strong
YHCA President

Important message from the YHCA Board: Get Involved! We Need You.

Your community association will be without a president as of June 1st. Our current president announced in March that she will not be seeking a second term when her 2-year term ends this month. Our vice-president, due to work and family commitments, is unable to fill the vacancy. The officers and board members have agreed to assume additional duties in order to keep the organization running while we seek a new president. The majority of us on the board have been serving the community for many years and would be a valuable resource for anyone who steps forward to fill this position. Additionally our outgoing president has agreed to be available for mentoring as needed. Please give this issue your serious consideration. Please contact us to discuss how you, or someone you would like to nominate, may be willing to assist us. (yhcatimonium@gmail.com)

New YHCA Email Address

You can now reach us at yhcatimonium@gmail.com. We will no longer be publishing officers personal email addresses. Officers' and board members' phone numbers will continue to appear in the newsletter. Please feel free to email or call us as needed. Your input is important to us.

Timonium Area Development Plans on the Horizon

- **Four story assisted living facility**
  to be built on the vacant lot on the southeast corner of Broad Street across from Mother's restaurant. Exit/entrance from Broad Street.

- **Royal Farms gas station/store**
  proposed for the shopping center property where the former Christopher Daniels was at Broad Street and Padonia Road. Exit/entrance from Broad Street.

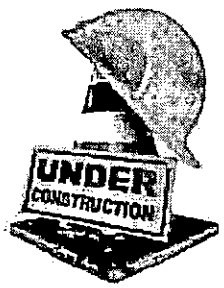
- **Mini storage facility**
  is underway on the site of the former Macaroni Grill, corner of W. Padonia and Beaver Dam Roads.

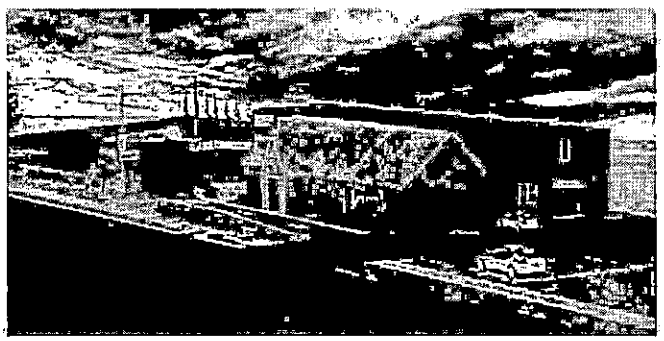
- **Sheetz gas station**
  approved for Bob Evans property on corner of W. Padonia and Beaver Dam Roads.

- **Five story Kaiser Permanente 24 hour medical facility/office building**
  with parking garage to be built on section of the park and ride lot on Greenspring/Deereco Road. The parking garage is to reserve designated spaces for state fair attendees and those parking for Orioles' and Ravens' games.

- **Apartment building (230 units)**
  proposed for the 11.8 acre site at the southeast corner of Deereco and W. Padonia Roads where tenants Tesco Technology and PayPal now are. The apartments are classified as a major residential development, thus requiring a community input meeting and a development plan hearing for the project. In addition to this apartment building, a proposed hotel, office building, and parking garage are also planned for the property. However, these additional parts of the project are not required to hold a public hearing. (At the time of this writing, a public input hearing on the proposed apartment building was scheduled for May 8 at the Cockeysville Library)

- **Townhouse development**
  planned for the land located immediately to the east of the car dealership on E. Padonia Road. The current plan proposes 26 townhomes on the five acre site.





The Agape Christian Church at 100 E. Timonium Road is proposing a parking lot project on the church grounds. The benefit of this lot is to provide safety for people attending the church for services, meetings and special events. (Illustration and caption contributed by the Agape Church)

Join our facebook PRIVATE GROUP - MEMBERS ONLY

Join us on FACEBOOK in our *private group*,

"Yorkshire-Haverford Community"

Why not join today and keep up with the news. Email us at yhcatimonium@gmail.com. Address verification will be required. Those joining will be expected to adhere to the behavioral guidelines established to maintain the neighborly intent of the page.

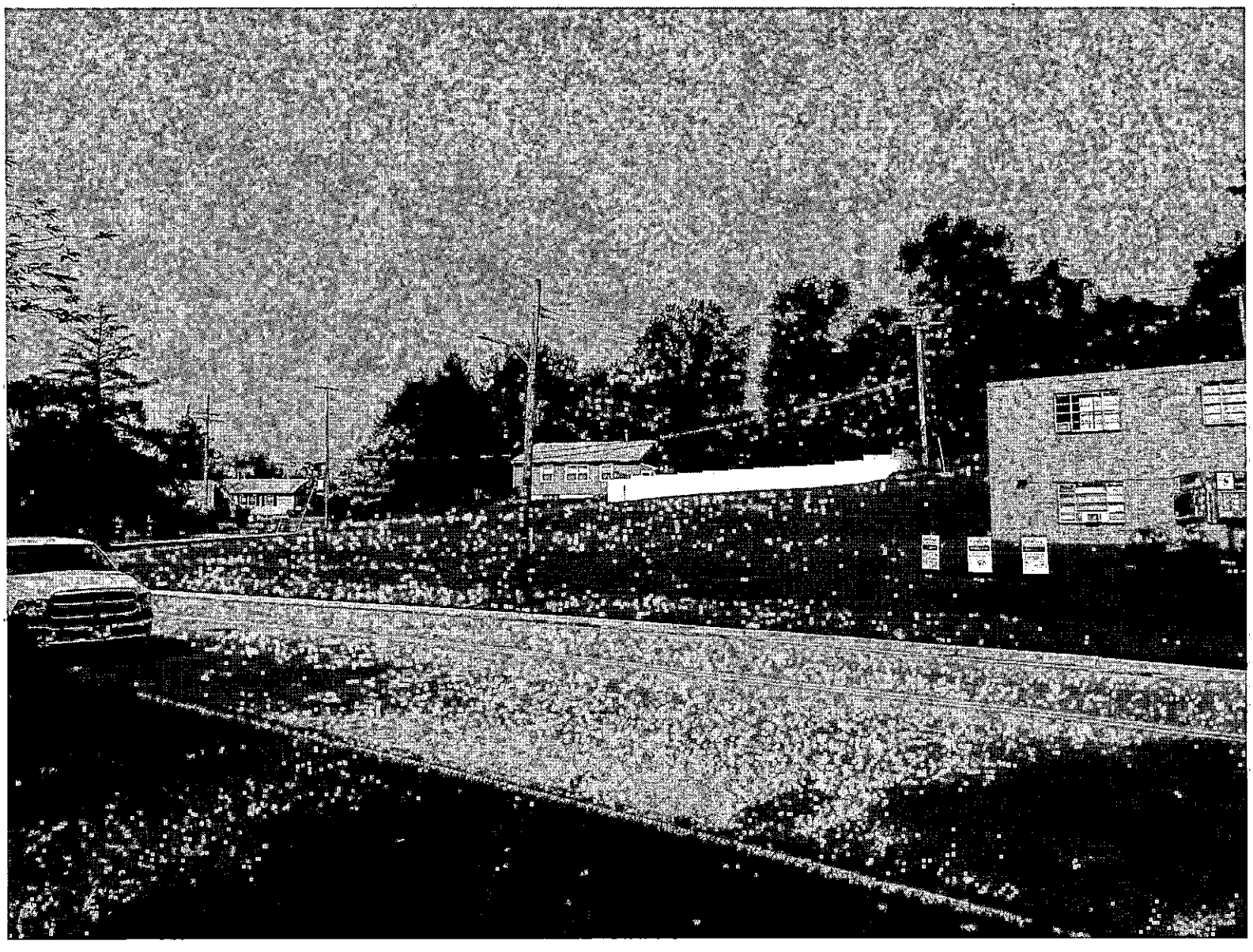
Debra Wiley

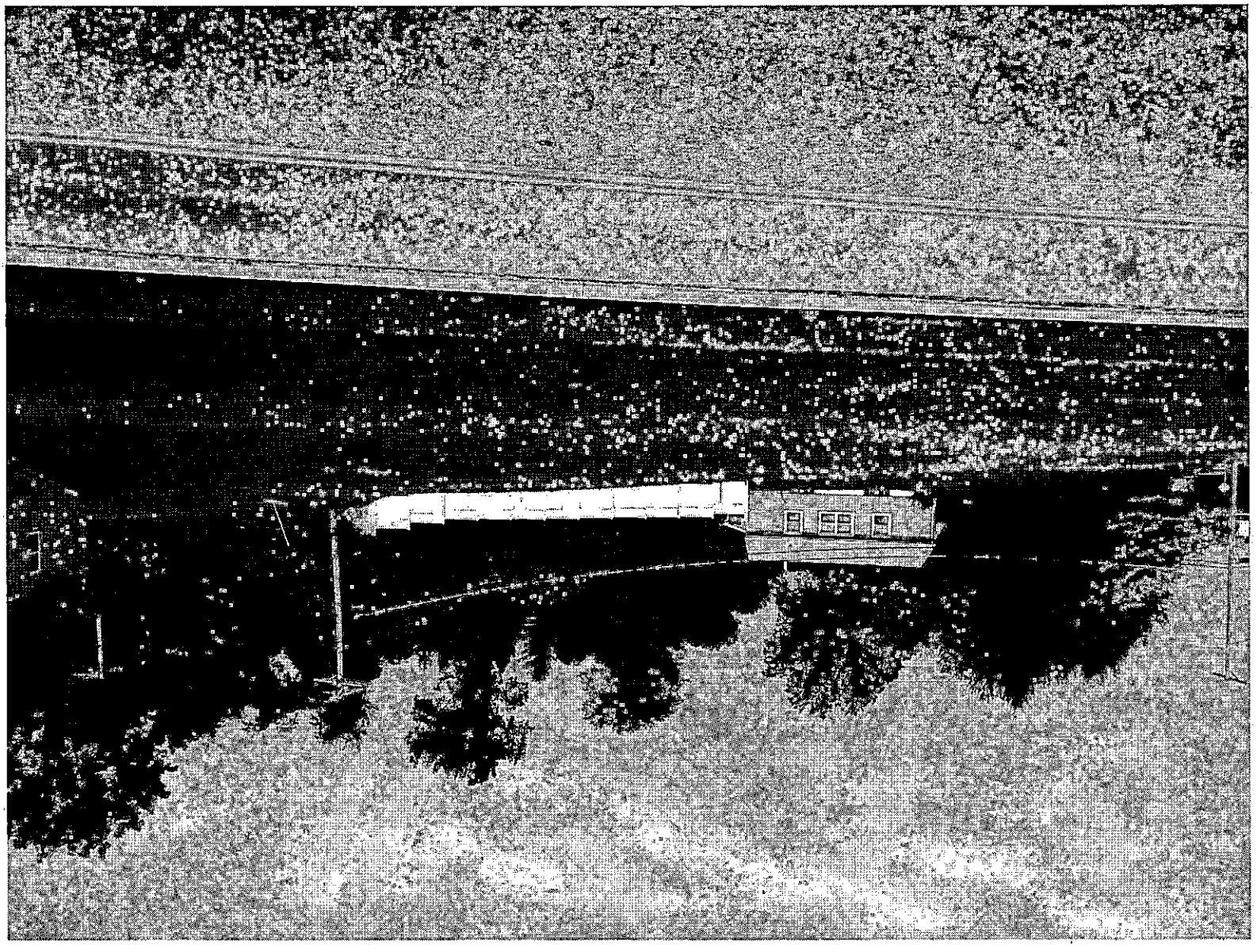
From:	Richardson, Patrick <rick@richardsonengineering.net>
Sent:	Thursday, August 27, 2020 1:23 PM
To:	Administrative Hearings
Subject:	Case No: 2020-0065 SPHA - 100 E. Timonium Road 2 of 2
Attachments:	Exhibit 6 pictures-compressed.pdf

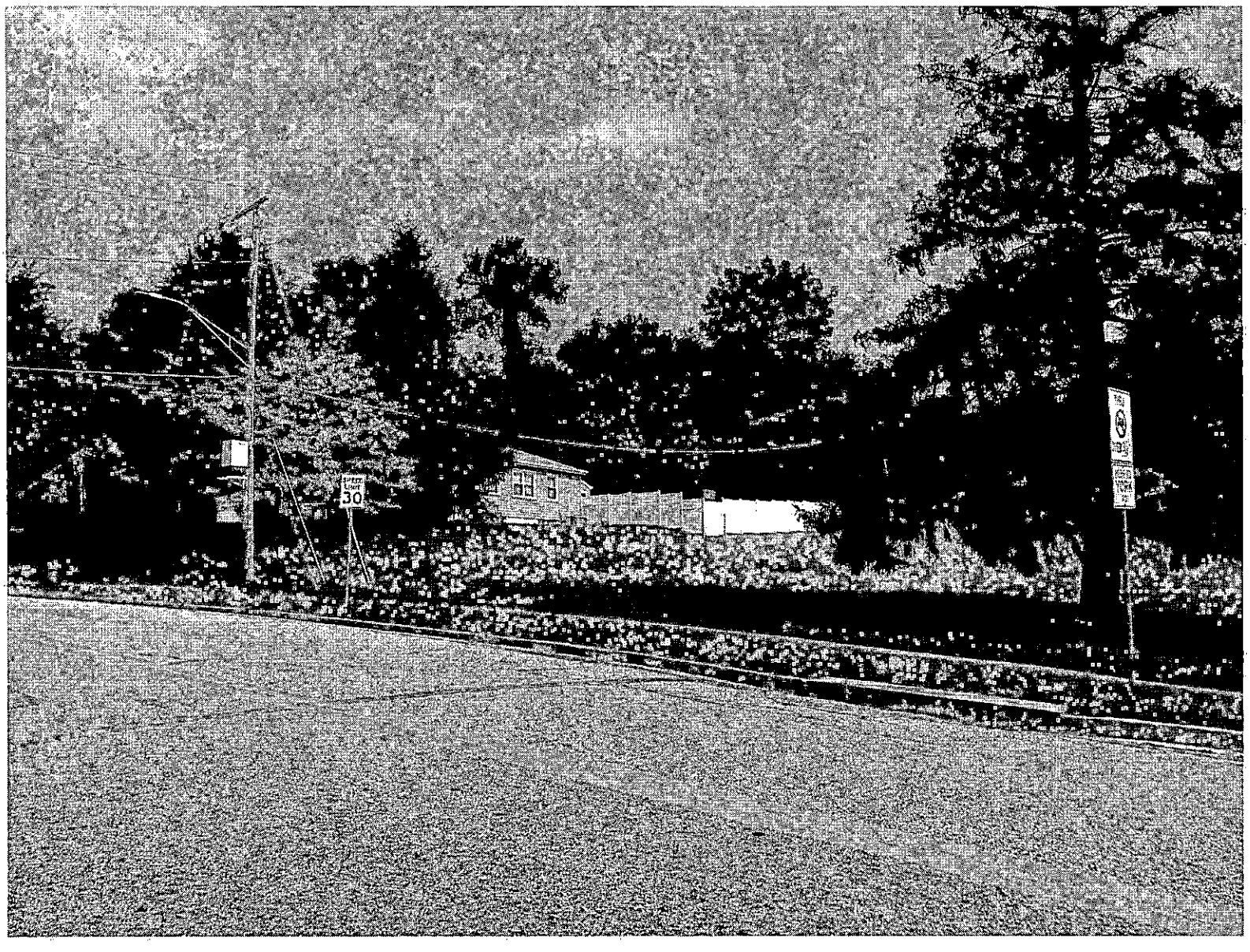
Rick Richardson
Richardson Engineering, LLC
30 E. Padonia Road Suite 500
Timonium, MD 21093
410-560-1502-x112
fax: 443-901-1208

PETITIONER'S

EXHIBIT NO. 6



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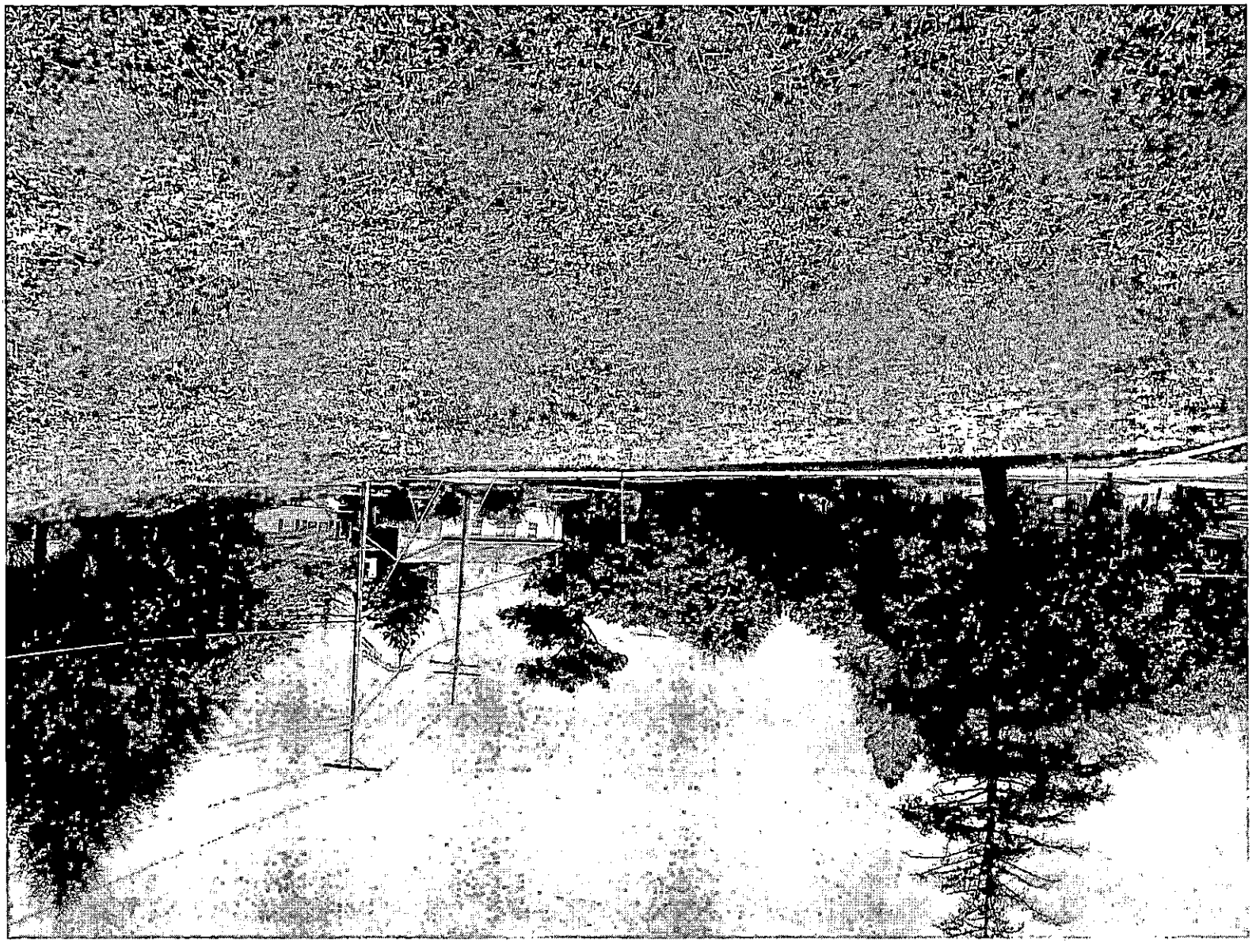
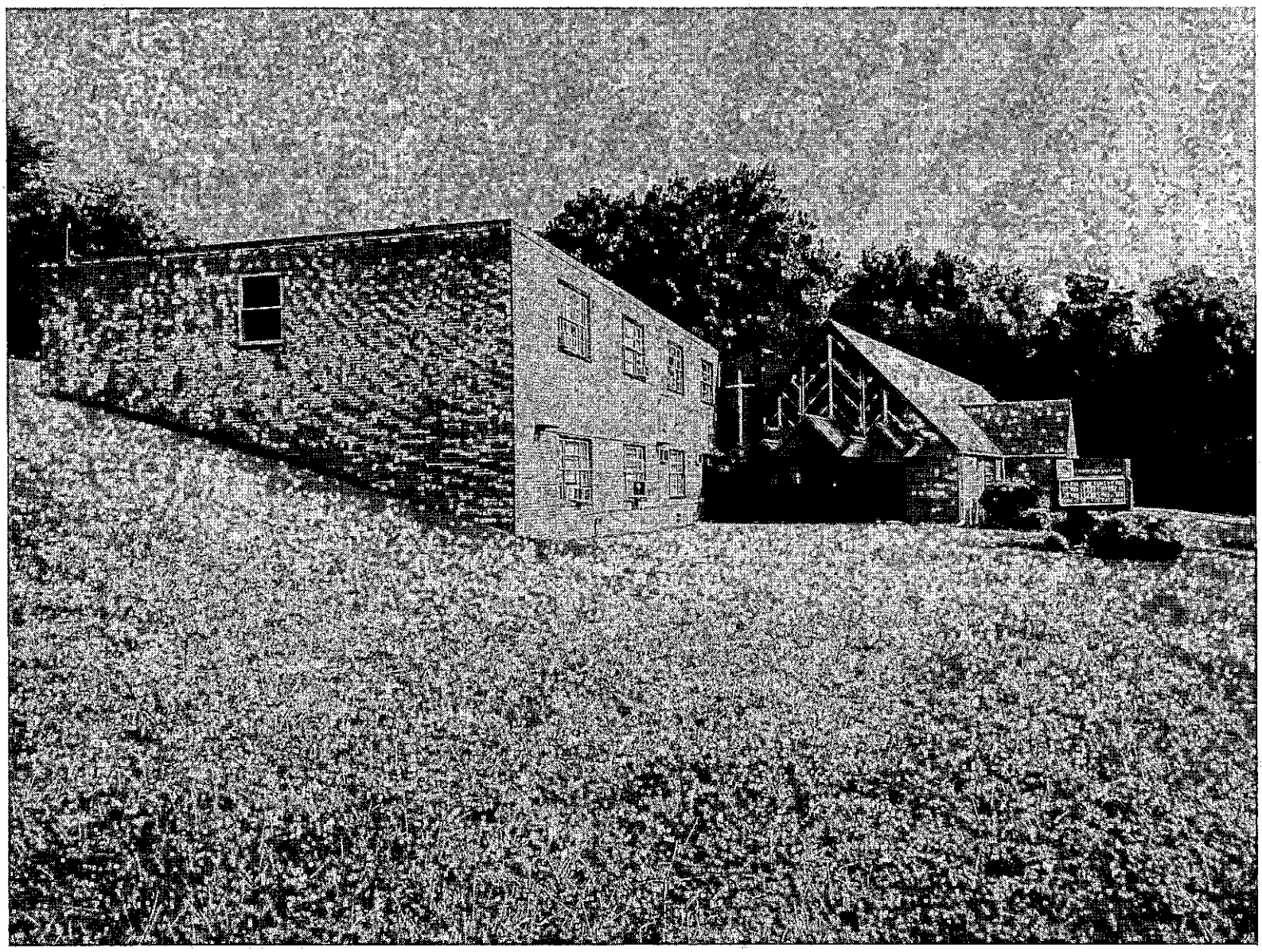
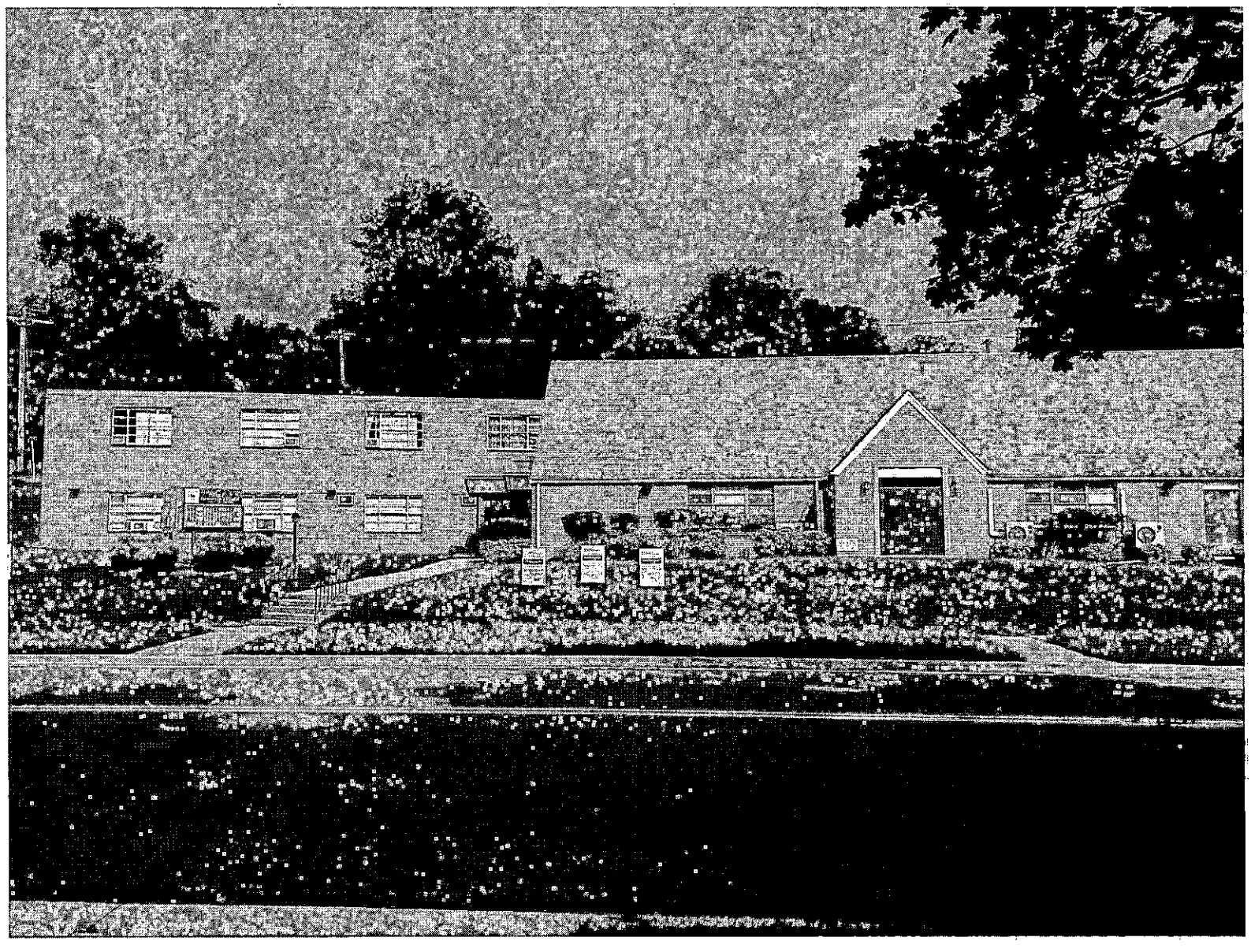
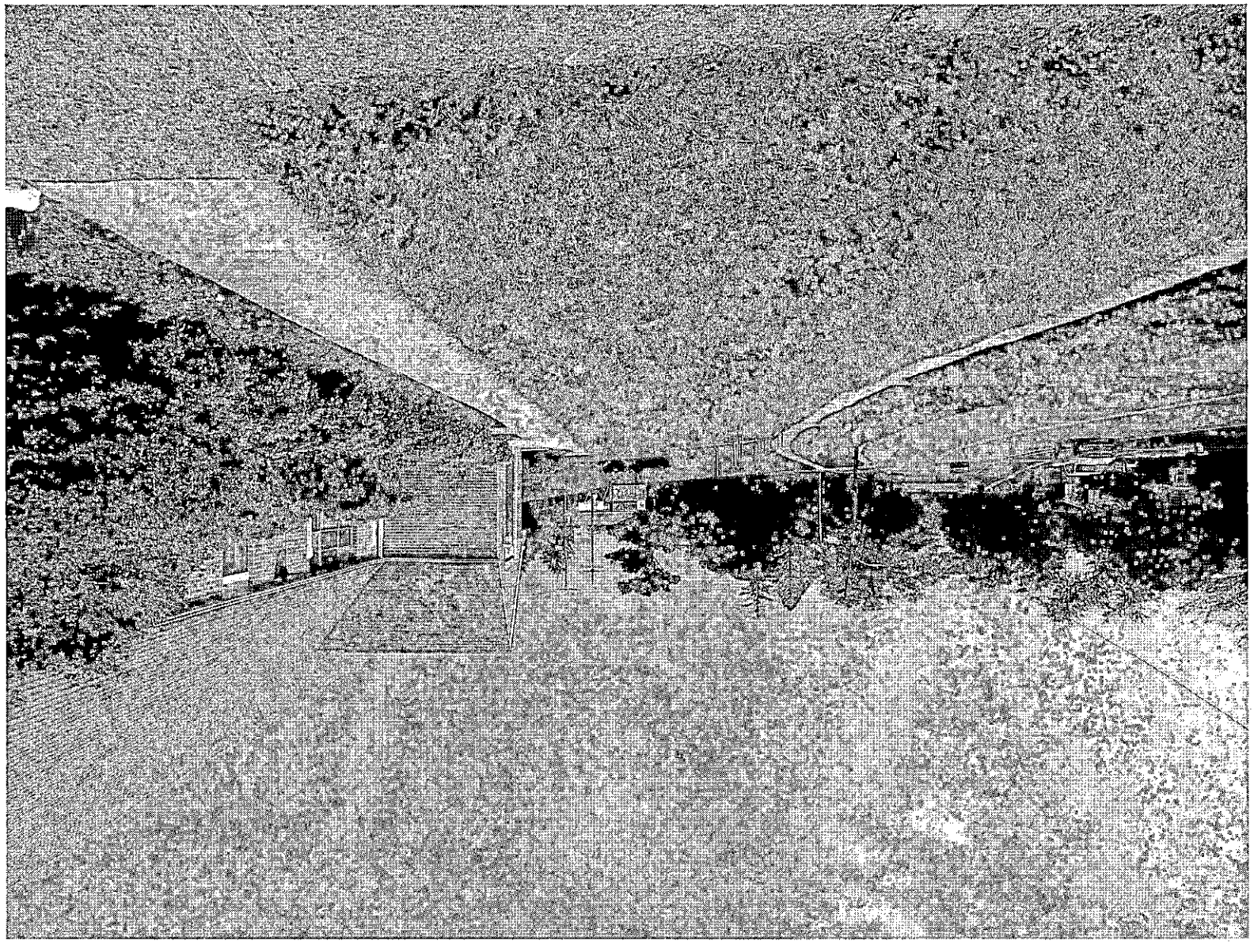
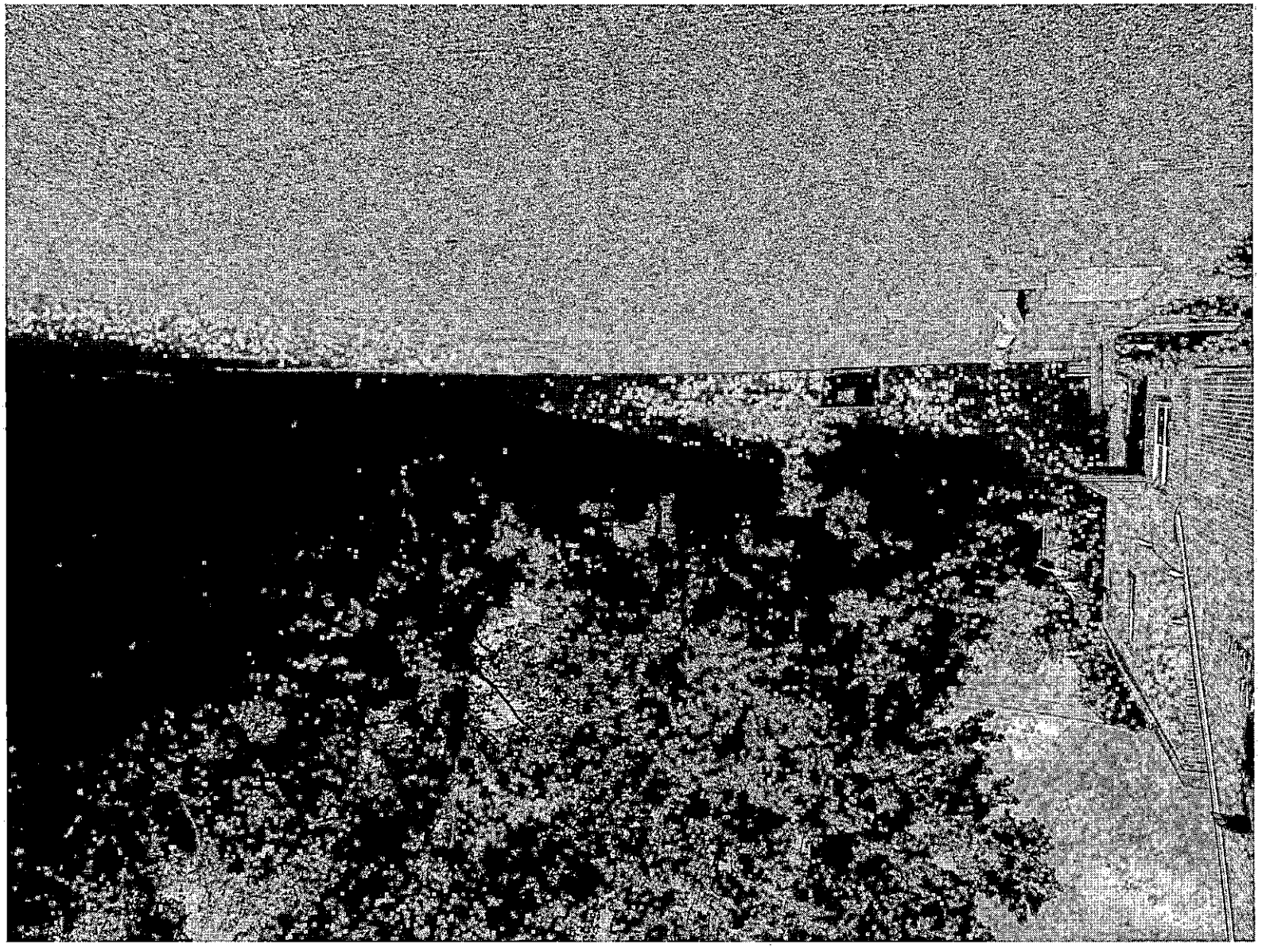










Debra Wiley

From: glenn phipps <gsp@prodigy.net>
Sent: Friday, August 28, 2020 12:31 PM
To: Administrative Hearings
Subject: Case # 2020-0065 SPHA

DW 9-4-20

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

PROTESTANT'S

EXHIBIT NO. 1

Sent from my iPhone

Please consider postponing this hearing for the proposed parking lot at 100 E Timonium Road.

Attached are photos of the postings for the hearing. Please note the signs are posted at either side of the main entrance to the church on Timonium Road.

I attended the Community Association meeting last year where the proposed developments were discussed. The entrance to the proposed lot would be on Greenmeadow Drive.

On Wednesday, I canvassed my neighbors and most were unaware of this very important detail, which will have great impact on the traffic patterns and safety of the everyone involved.

The signs should be posted where the proposed entrance to the lot would be and a photo of the proposed lot that depicts the flow of traffic into the lot should be included. If members of the neighborhood did not attend the Association meeting in 2019, they are not aware of this important detail.

In addition, a traffic study at the intersection of Timonium Road and Greenmeadow Drive and another on Greenmeadow Drive needs to be performed before this decision can be made. Numerous vehicular accidents have occurred at this intersection. During a ten day period this spring, there were 3 accidents at this very intersection.

Thank you for your consideration. I am most concerned about the safety issues and would like the neighbors to have a chance see the proposed changes and have a chance to respond before a decision is made.

Respectfully Submitted,
JoAnn Phipps
58 Greenmeadow Drive

Debra Wiley

From: Mohamad Al-Issa <mdissa1010@gmail.com>
Sent: Friday, August 28, 2020 12:42 PM
To: Administrative Hearings; Lawrence Stahl; Paul Mayhew
Subject: Zoning Hearing 8/31 RE:100 E Timonium Rd

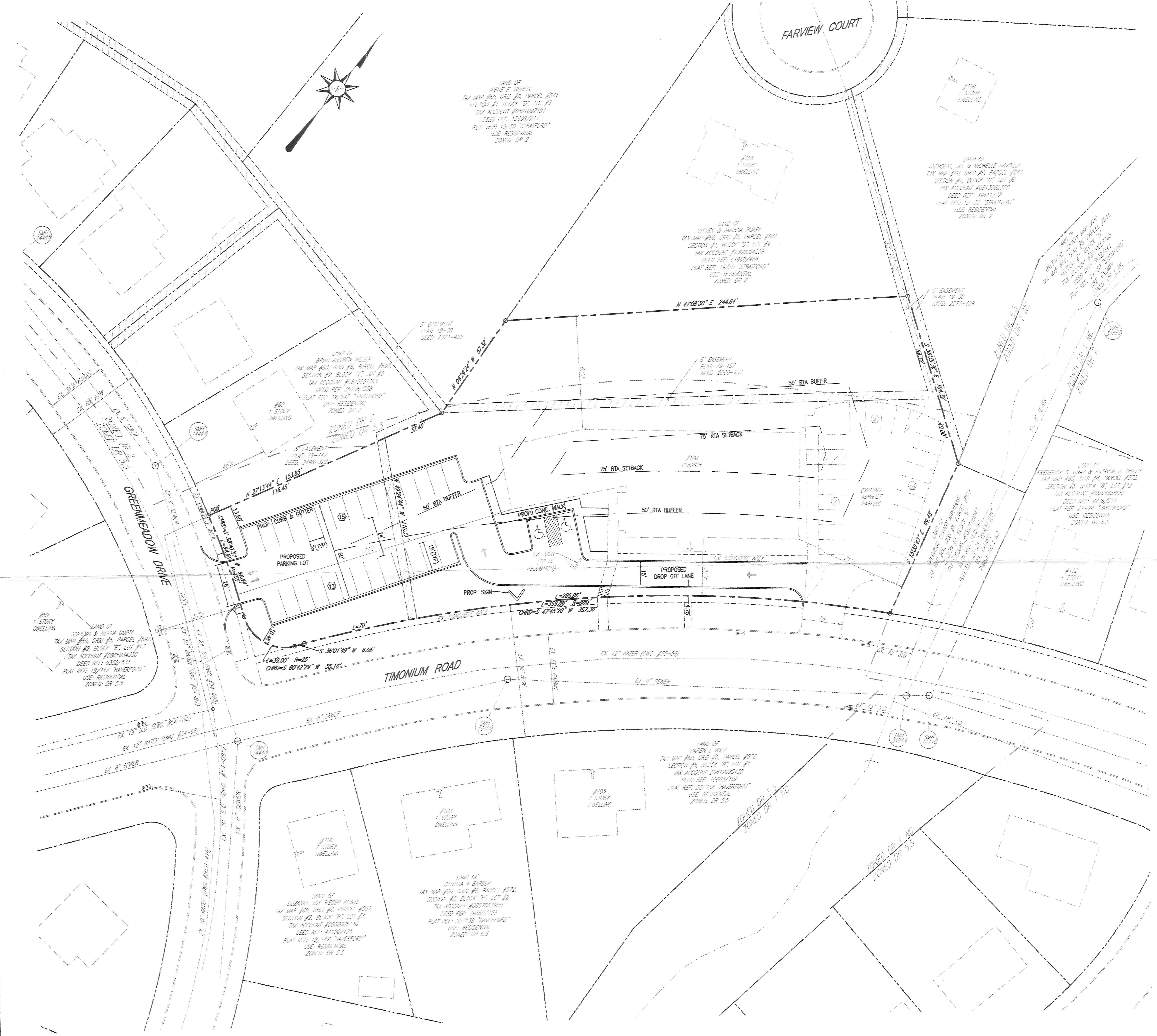
Follow Up Flag: Follow up
Flag Status: Flagged

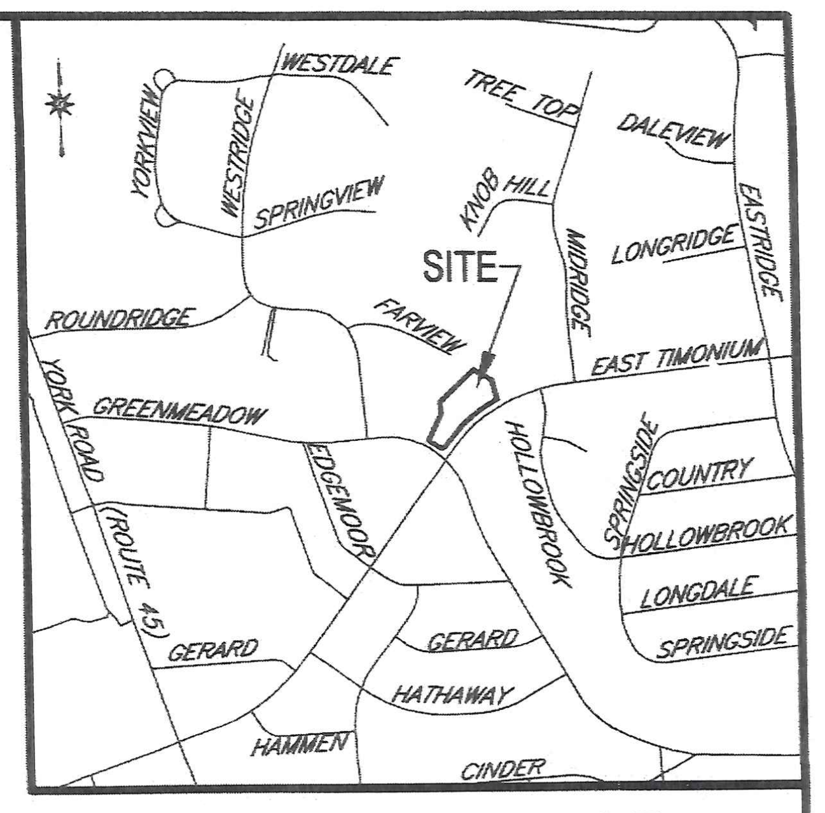
Hi I would like to ask a question regarding this proposal, the Church admins and contract when the first proposed this project to the community they did not mention anything pertaining to office and a child care, they only said the project is an expansion of the parking to allow more worshiper to come on Sunday and reduce the traffic.
I do not approve of a proposal to add a child care and office in that church because it will add traffic and affect the value of my home, unless they are willing to compensate me and my neighbors for the harm that will be inflected.

Also, where can I get the webex link to the meeting ?
thank you

Best

PROTESTANT'S
EXHIBIT NO. 2





LOCATION MAP

SCALE: 1" = 1000'

PETITIONER'S

EXHIBIT NO. 1

GENERAL NOTES:

1. OWNER:
   THE AGAPE CHRISTIAN CHURCH INC.
   100 EAST TIMONIUM ROAD
   LUTHERVILLE–TIMONIUM, MD. 21093
2. SITE AREA:
   GROSS: 78,511 Sq.Ft. or 1.80 Ac.±
   NET: 64,416 Sq.Ft. or 1.48 Ac.±
3. EXISTING BUILDING AREA: 9,742 Sq.Ft.
4. UTILITIES
   PUBLIC WATER
   PUBLIC SEWER
5. DEED REF: 34604/475
6. TAX ACCOUNT: #0819001101
7. EXISTING ZONING: DR 5.5 & DR 2
   (PER 200 SCALE GIS TILE # 060C1)
8. TAX MAP #60, GRID #6, PARCEL #168, SECTION 2, BLOCK B, LOT #6.
9. PLAT REF: 19–147 "HAVERFORD" AND 79–157 "STRATFORD SUBDIVISION"
10. PREVIOUS PERMITS ON FILE: B867943 FOR EXTERIOR ALTERATIONS INCLUDING WINDOW, DOOR, HVAC, FIXTURES AND FINISHES AND NEW SIDE WALL.
11. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
12. NO FLOODPLAINS EXISTS ON SITE AS PER FEMA MAP #2400100255F DATED SEPTEMBER 26. 2008.
13. THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
14. BASIC SERVICE MAPS (2019)

TYPE	DEFICIENT (Y/N)	NOTE
WATER	N	–
SEWER	N	–
TRANSPORTATION	Y	LOS D ZONE

15. PREVIOUS ZONING CASE: NO PREVIOUS ZONING CASES.
16. ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
17. SETBACKS FOR DR 5.5 NON–RESIDENTIAL

TYPE	REQUIRED	PROVIDED
FRONT	40'	27'±
SIDE (INTERIOR)	20'	71'±
SIDE (CORNER)	35'	173±
REAR	30'	68'±
SETBACKS FOR DR 2 NON–RESIDENTIAL		
FRONT	60'	N/A
SIDE (INTERIOR)	30'	N/A
SIDE (CORNER)	50'	N/A
REAR	40'	68'±

18. USE
    EXISTING: CHURCH
    PROPOSED: CHURCH
19. PARKING
    REQUIRED:
    1 PER 4 SEATS @ 80 SEATS/4 = 20 SPACES
    PROVIDED:
    51 SPACES (3 H.C., 48 STANDARD)
20. THE PURPOSE OF THIS PLAN IS TO ADD A DROPOFF LANE IN FRONT OF THE CHURCH AND ADDITIONAL PARKING.

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

100 E TIMONIUM ROAD

TIMONIUM, MARYLAND 21093

BALTIMORE COUNTY
8TH ELECTION DISTRICT

MARYLAND
3RD COUNCILMANIC DISTRICT

REVISIONS

DRAWN BY:	CHECKED BY:	SCALE:
AAR	PCR	1" = 30'
DATE:	JOB NO.:	SHEET NO.:
02-6-20	19213	1 OF 1

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

PATRICK C. RICHARDSON
NO. 16597
2/25/20

2020-0065-SPHA