

MEMORANDUM

DATE: November 4, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0096-SPHA

The appeal period for the above-referenced case expired on November 2, 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.'

/dlm

cc: ✓ Case File
Office of Administrative Hearings

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(3113 Richwood Road) *
2nd Election District *
4th Council District *
The Israel of God *
Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2020-0096-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing and Variance filed by Andre Henry on behalf of The Israel of God, legal owner ("Petitioner"). The Special Hearing was filed under § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to allow the change of use of the property from community care to worship facility; and to allow the existing parking to remain in the Residential Transition Area (RTA) in lieu of the required 75 ft. setback and 50 ft. buffer; to allow the existing improvements to remain in the RTA 50 ft. buffer; to allow existing building setbacks of 44 and 49 ft. each in lieu of the required 75 ft. and for such further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County. In the alternative, a Petition for Variance was filed to allow the existing parking to remain in the RTA in lieu of the required 75 ft. setback and 50 ft. buffer per BCZR § 1B01.1(B)(1)(e)(3); allow the existing improvements to remain in the RTA 50 ft. buffer per BCZR § 1B01.1(B)(1)(e)(5); allow existing building setback of 44 and 49 ft. in lieu of the required 75 ft. per BCZR § 1B01.1(B)(1)(e)(5) and for such further relief as may be deemed necessary by the ALJ for Baltimore County.

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Date 10/2/20
By J. Mignone

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1. A concept landscape plan was admitted as Petitioner's Exhibit 2.

Pastor Andre Henry appeared in support of the requests. J. Neil Lanzi, Esq. represented the Petitioner. Kevin Anderson, the professional engineer who prepared and sealed the site plan, and Devin Leary, the landscape architect who prepared and sealed the concept landscape plan also appeared and were accepted as experts in their fields. There were no protestants or interested persons in attendance. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection Sustainability ("DEPS") dated April 28, 2020, the Department of Planning ("DOP") dated May 6, 2020, the State Highway Administration ("SHA") dated May 12, 2020 and the Bureau of Development Plans Review ("DPR") dated June 1, 2020. These agencies did not oppose the requested relief.

The property is approximately 1.21 acres and is zoned DR 5.5. Petitioner, the Israel of God Church (Church) purchased the property in 2018 from Community Support Services, which had been providing services for the blind at this location. The building dates to the 1940s and was originally a Baltimore County school and then a County recreation and parks building. This lot is bounded on the north and the east by County property, and on south and west by County roads lined with residences. Pastor Henry explained that they are currently operating under a temporary use and occupancy permit. He testified that they purchased the property for \$675,000 and that they have invested approximately \$800,000 in interior improvements, including lead and asbestos abatement. Pastor Henry testified that the Church currently has approximately 80 members and that they hope this location will allow them to grow to about 120 members. He

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By J. Mignone

testified that they have been welcomed into the neighborhood. He explained that the Church offers a variety of community based programs, including a food pantry and clothing distribution. He explained that they need the requested RTA relief because the existing building and parking lot are within the RTA setback and buffers and therefore would be unable to use the property for their religious purposes unless the RTA or variance relief is granted.

Mr. Anderson explained the site plan in detail, including the fact that the plan calls for 33 parking spaces, including two accessible spaces, and that the BCZR requires only 25 spaces. Mr. Leary explained the landscape concept plan and confirmed that they will comply with the lighting and landscaping provisions of the Baltimore County Landscape Manual, although he noted that at this time, per the concept plan, there are no proposed changes to the existing lighting, and no plans for a dumpster on the site. Both of these experts are of the opinion that the RTA and variance relief can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, or welfare.

Special Hearing

The proposed Church is permitted by right in this residential zone. The existing building on the site pre-dates the BCZR and therefore is not in conformance with the RTA regulations. However, as noted above, the property is bordered on two sides by County property that is open and undeveloped. And on the other two sides by public streets which provide some buffer from the residences across those streets. Based on the record evidence, including the expert opinions of Mssrs. Anderson and Leary, I find that, pursuant to BCZR § 1B01.1(B)(1)(g)(6) “the proposed improvements are planned in such a way that compliance, to the extent possible, with RTA use requirements will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises.”

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Date

10/2/20

By

S. Mignan

Indeed, as explained above, the existing building has been an integral part of this neighborhood since the 1940s and the Church will continue to serve the community in a similar way as the previous school, recreational, and community uses that have operated there.

Variance

In the alternative, I also find that the requested variance relief should also be granted. 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).

As noted above, the property is unique because it is bordered on two sides by open and undeveloped County property. Further, the residents on the other two sides are all across the street, so none directly adjoin the subject property. Finally, the existing building is a former County school that was built back in the 1940s and is non-conforming with current RTA setback and buffer regulations. The Church would suffer extreme difficulty and hardship if the variances are not granted because it would be unable to operate at this location and they have already invested more than \$1.5 million dollars in the property.

THEREFORE, IT IS ORDERED this **2nd** day of **October, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief pursuant to § 500.7 of the BCZR to allow the change of use of the property from community care to worship facility; to allow the existing parking to remain in the RTA in lieu of the required 75 ft. setback and 50 ft. buffer; to allow the existing improvements to remain in the RTA 50 ft. buffer and to allow existing building setbacks of 44 and 49 ft. each in lieu of the required 75 ft. and hereby are GRANTED.

ORDER RECEIVED FOR FILING

Date

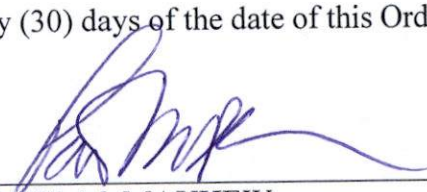
By

IT IS FURTHER ORDERED that the Petition for Variance seeking relief pursuant to § 1B02.3.C1, to permit the existing parking to remain in the RTA in lieu of the required 75 ft. setback and 50 ft. buffer per BCZR § 1B01.1(B)(1)(e)(3); to allow the existing improvements to remain in the RTA 50 ft. buffer per BCZR § 1B01.1(B)(1)(e)(5) and to allow existing building setback of 44 and 49 ft. in lieu of the required 75 ft. per BCZR § 1B01.1(B)(1)(e)(5) be and are hereby 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 their 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.
- Petitioner shall submit a final landscape plan for approval by the County Landscape Architect.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING

Date 10/2/20

By [Signature]



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 3113 Richwood Road Baltimore MD 21244 which is presently zoned DR 5.5

Deed References: 40309/231 10 Digit Tax Account # 2100011561

Property Owner(s) Printed Name(s) The Israel of God

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

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

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

See attached

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

3. ☒ a **Variance** from Section(s)

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)

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

Attorney for Petitioner:

J. Neil Lanzi

Name- Type or Print

Signature

102 W. Pennsylvania Ave #406 Towson MD

Mailing Address

City

State

21204

410-659-1390

nlanzi@wcslaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

The Israel of God / Andre Henry

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

520 W. 138th Street Riverdale IL

Mailing Address

City

State

60827

Zip Code

Telephone #

Email Address

Representative to be contacted:

J. Neil Lanzi

Name - Type or Print

Signature

102 W. Pennsylvania Ave #406 Towson MD

Mailing Address

City

State

21204

410-659-1390

nlanzi@wcslaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0096-SPHA Filing Date 4/6/20

Do Not Schedule Dates:

Reviewer JS

Attachment to Petition for Special Hearing and Variance

Petitioner, The Israel of God, owner of the property known as 3113 Richwood Road, Baltimore, Maryland 21244, hereby petitions the Administrative Law Judge for the following zoning relief:

A. Special Hearing under 500.7 of the BCZR to:

1. Allow the change of use of the property from community care to a worship facility.
2. Allow the existing parking to remain in the residential transition area in lieu of the required 75-foot setback and 50-foot buffer.
3. Allow the existing improvements to remain in the residential transition area 50-foot buffer.
4. Allow existing building setbacks of 44 and 49 feet in lieu of the required 75-feet.
5. For such further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County; and/or

B. Variance pursuant to Section 307 of the BCZR to:

1. Allow the existing parking to remain in the residential transition area in lieu of the required 75-foot setback and 50-foot buffer per Section 1B01.1(B)(1)(e)(5) of the BCZR.
2. Allow the existing improvements to remain in the residential transition area 50-foot buffer per Section 1B01.1(B)(1)(e) (3) of the BCZR.
3. Allow existing building setbacks of 44 and 49 feet in lieu of the required 75 feet per Section 1B01.1(B)(1) (e) (5) of the BCZR
4. For such further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

The Administrative Law Judge has the power to grant special hearing and variance relief that will not be detrimental to the health, safety or general welfare of the locality involved. Petitioner will be providing additional reasons in support of the zoning relief requested at the hearing.

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
FOR A
THE ISRAEL OF GOD PROPERTY
TAX MAP 87, GRID 5, PARCEL 709
3113 RICHWOOD AVENUE
BALTIMORE COUNTY, MARYLAND 21244

BEGINNING at a point on the southeast side of Richwood Avenue which has a right of way of variable width, at a distance of 33 feet north of the centerline of Elmore Avenue which has a right of way of variable width; thence,

1. North 29 degrees 19 minutes 15 seconds East 210.00 feet; thence,
2. South 60 degrees 32 minutes 15 seconds East 230.00 feet; thence,
3. South 29 degrees 19 minutes 15 seconds West 229.95 feet; thence,
4. North 60 degrees 32 minutes 15 seconds West 210.05 feet; thence,
5. By a curve to the right having a radius of 20.00 feet and an arc length of 31.37 feet, said curve be subtended by a chord bearing of North 15 degrees 36 minutes 30 seconds West and a chord length of 28.25 feet to the place of beginning. containing 52,803 square feet or 1.212 acres of land more or less.

BEING ALSO the same parcel of land described in a deed dated May 18, 2018 and recorded among the Land Records of Baltimore County, Maryland in Liber JLE 40309, Folio 231 by and between Community Support Services for the Deaf, Inc. and The Israel of God, an Illinois corporation.


Matthew C. Zane
Professional Land Surveyor
Maryland Registration No. 21739
My registration expires on December 12, 2021


Date: 3/24/20

2020-0096-SPMA

02/25/20



[Handwritten signature]

SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON

DATE: 9/25/2020

Case Number: 2020-0096-SPHA

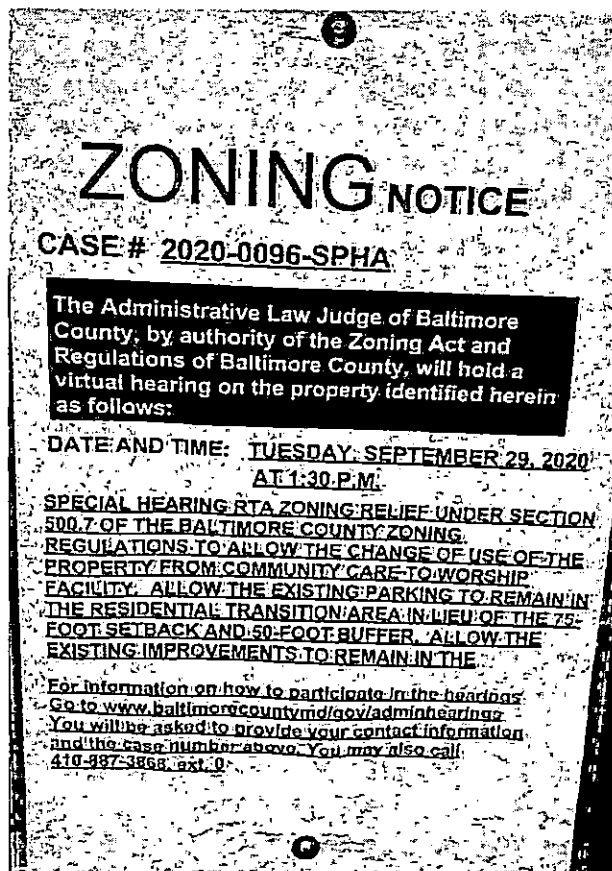
Petitioner / Developer: J. NEIL LANZI ESQ. ~ ANDRE HENRY

Date of Hearing: SEPTEMBER 29, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3113 RICHWOOD ROAD – (ON-SITE)

The sign(s) were posted on: **SEPTEMBER 7, 2020**

The sign(s) were re-photographed on: **SEPTEMBER 25, 2020**



1st Sign

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

CASE # 2020-0096-SPHA

SIGN #3

ZONING NOTICE

CASE # 2020-0096-SPHA

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:

DATE AND TIME: TUESDAY, SEPTEMBER 29, 2020
AT 1:30 P.M.

SETBACK AND 50-FOOT BUFFER PER SECTION 1801(B)(3)(C) OF THE BCZR. ALLOW THE EXISTING IMPROVEMENTS TO REMAIN IN THE RESIDENTIAL TRANSITION AREA 50-FOOT BUFFER SECTION 1801(B)(3)(C) OF THE BCZR. ALLOW EXISTING BUILDING SETBACKS OF 44 AND 49 FEET IN LIEU OF THE REQUIRED SETBACKS OF 44 AND 49 FEET. SUCH OTHERS AND FURTHER REVIEW AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY. VARIANCE ALLOW THE EXISTING PARKING TO REMAIN IN THE RESIDENTIAL TRANSITION AREA IN LIEU OF THE REQUIRED 75-FOOT BUFFER. INFORMATION ON HOW TO PARTICIPATE IN THE HEARING IS TO BE PROVIDED TO YOU BY BALTIMORE COUNTY. YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND THE CASE NUMBER. YOU MAY ALSO CALL 410-397-3888, EXT. 1.

SIGN #2

ZONING NOTICE

CASE # 2020-0096-SPHA

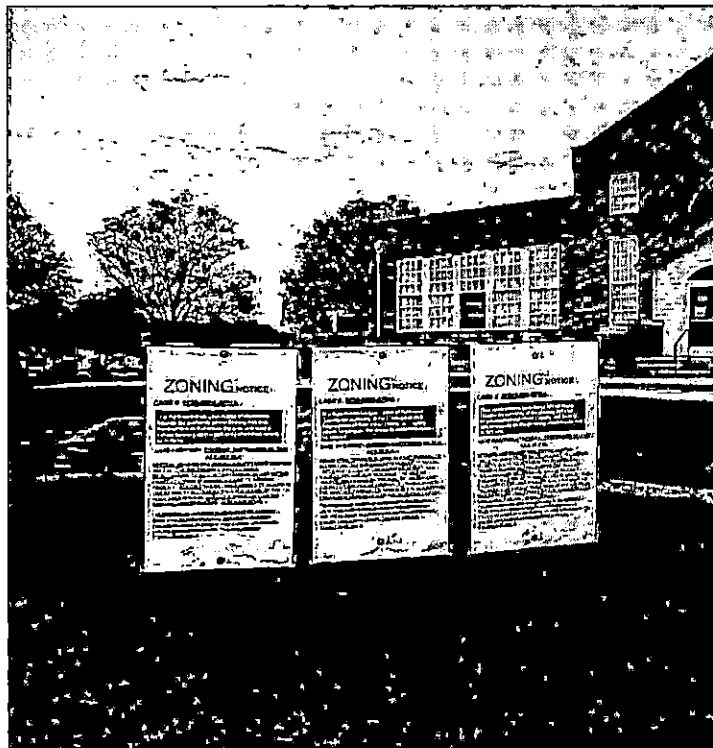
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

DATE AND TIME: TUESDAY, SEPTEMBER 29, 2020
AT 1:30 P.M.

RESIDENTIAL TRANSITION AREA 50-FOOT BUFFER, TO ALLOW EXISTING BUILDING SETBACKS OF 44 AND 49 FEET IN LIEU OF THE REQUIRED 75 FEET FOR SETBACK. SUCH OTHERS AND FURTHER REVIEW AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY. VARIANCE ALLOW THE EXISTING PARKING TO REMAIN IN THE RESIDENTIAL TRANSITION AREA IN LIEU OF THE REQUIRED 75-FOOT BUFFER. INFORMATION ON HOW TO PARTICIPATE IN THE HEARING IS TO BE PROVIDED TO YOU BY BALTIMORE COUNTY. YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND THE CASE NUMBER. YOU MAY ALSO CALL 410-397-3888, EXT. 1.



Re-Photographed 1st Set of Signs @ 3113 Richwood Rd. ~ 9/25/2020



Re-Photographed 2nd Set of Signs @ 3113 Richwood Rd. ~ 9/25/2020

CASE # 2020-0096-SPHA

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Saturday, September 26, 2020 1:04 AM
To: Administrative Hearings
Subject: Certifications
Attachments: Richwood Rd. Cert. .jpeg; Richwood Rd. Sign #2 & 3.docx; Richwood Rd. Photos.docx

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This message from luckylinda1954@yahoo.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Donna,

I am attaching the Second Certification for Case # 2020-0096-SPHA @ 3113 Richwood Road along with background photos for your records.

Have a nice day,

Linda

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

Debra Wiley

From: Kristen L Lewis
Sent: Wednesday, August 26, 2020 12:18 PM
To: Donna Mignon; Debra Wiley
Subject: Webex
Attachments: 20200826115051176.pdf

Hello ladies,

Here is another one. Thanks,

Kristen Lewis
PAI – Zoning Review
410-887-3391



August 28, 2020
JOHN A. OLSZEWSKI, JR.
County Executive

NOTICE OF ZONING HEARING

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

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: 2020-0096-SPHA

3113 Richwood Road

N/east corner of intersection of Richwood Avenue and Elmore Avenue

2nd Election District – 4th Councilmanic District

Legal Owners: The Israel of God

Special Hearing RTA Zoning relief under Section 500.7 of the Baltimore County Zoning Regulations to allow the change of use of the property from community care to worship facility. Allow the existing parking to remain in the residential transition area in lieu of the required 75-foot setback and 50-foot buffer. Allow the existing improvements to remain in the residential transition area 50-foot buffer. To allow existing building setbacks of 44 and 49 feet each in lieu of the required 75 feet. For such further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County. Variance Allow the existing parking to remain in the residential transition area in lieu of the required 75-foot setback and 50-foot buffer per section 1B01.1(B)(1)(e)(3) of the BCZR. Allow the existing improvements to remain in the residential transition area 50-foot buffer per section 1B01.1(B)(1)(e)(5) of the BCZR. Allow existing building setback of 44 and 49 feet in lieu of the required 75 feet per section 1B01.1(B)(1)(e)(5) of the BCZR. For such further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Tuesday, September 29, 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: J. Neil Lanzi, 102 W. Pennsylvania Avenue, Ste. 406, Towson 21204
Andre Henry, 520 W. 138th Street, Riverdale IL 60827

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 9, 2020

Kristen L Lewis

From: Neil Lanzi <nlanzi@wclaw.com>
Sent: Tuesday, August 25, 2020 1:53 PM
To: Kristen L Lewis
Subject: RE: Israel of God

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

Yes, here you go:

Andre Henry amhenry8210@gmail.com ✓

Kevin Anderson kevinanderson@kcw-et.com ✓

Devin Leary devin@humanandrohde.com ✓

Thanks,

Neil



Neil Lanzi
Partner
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 410-659-1390
E-mail: nlanzi@wclaw.com

This message may contain privileged or confidential information that is protected from disclosure. If you are not the intended recipient of this message, you may not disseminate, distribute or copy it. If you have received this message in error, please delete it and notify the sender immediately by reply email or by calling 410-659-1300.

From: Kristen L Lewis [mailto:klewis@baltimorecountymd.gov]
Sent: Tuesday, August 25, 2020 1:43 PM
To: Neil Lanzi <nlanzi@wclaw.com>
Subject: RE: Israel of God



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 3113 Richwood Road Baltimore MD 21244 which is presently zoned DR 5.5

Deed References: 40309/231 10 Digit Tax Account # 2100011561

Property Owner(s) Printed Name(s) The Israel of God

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

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

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

See attached

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

3. ☒ a Variance from Section(s)

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)

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

Attorney for Petitioner:

J. Neil Lanzi

Name- Type or Print

Signature

102 W. Pennsylvania Ave #406 Towson MD

Mailing Address City State

21204 410-659-1390 nlanzi@wclaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

The Israel of God / Andre Henry

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

Signature #1 Signature #2

520 W. 138th Street Riverdale IL

Mailing Address City State

60827

Zip Code Telephone # Email Address

Representative to be contacted:

J. Neil Lanzi

Name - Type or Print

Signature

102 W. Pennsylvania Ave #406 Towson MD

Mailing Address City State

21204 410-659-1390 nlanzi@wclaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2020-0096-SPHA Filing Date 4/6/20

Do Not Schedule Dates: Reviewer JS

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11913116

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0096-A

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:

9/9/2020



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: 2020-0096-A

3113 Richwood Road

Neast corner of intersection of Richwood Avenue and Elmore Avenue
2nd Election District, 4th Councilmanic District

Legal Owners: The Israel of God

Special Hearing RTA Zoning relief under Section 500.7 of the Baltimore County Zoning Regulations to allow the change of use of the property from community care to worship facility. Allow the existing parking to remain in the residential transition area in lieu of the required 75-foot setback and 50-foot buffer. Allow the existing improvements to remain in the residential transition area 50-foot buffer. To allow existing building setbacks of 44 and 49 feet each in lieu of the required 75 feet. For such further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County. Variance Allow the existing parking to remain in the residential transition area in lieu of the required 75-foot setback and 50-foot buffer per section 1 B01.1 (B)(1)(e)(3) of the BCZR. Allow the existing improvements to remain in the residential transition area 50-foot buffer per section 1 B01.1 (B)(1)(e)(5) of the BCZR. Allow existing building setback of 44 and 49 feet in lieu of the required 75 feet per section 1 B01.1 (B)(1)(e)(5) of the BCZR. For such further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Tuesday, September 29, 2020 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/admin/hearings 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

s0

Kristen L Lewis

From: Neil Lanzi <nlanzi@wcslaw.com>
Sent: Tuesday, August 25, 2020 1:53 PM
To: Kristen L Lewis
Subject: RE: Israel of God

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

Yes, here you go:

Andre Henry amhenry8210@gmail.com

Kevin Anderson kevinanderson@kcw-et.com

Devin Leary devin@humanandrohde.com

Thanks,

Neil



Neil Lanzi
Partner
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 410-659-1390
E-mail: nlanzi@wcslaw.com

This message may contain privileged or confidential information that is protected from disclosure. If you are not the intended recipient of this message, you may not disseminate, distribute or copy it. If you have received this message in error, please delete it and notify the sender immediately by reply email or by calling 410-659-1300.

From: Kristen L Lewis [mailto:klewis@baltimorecountymd.gov]
Sent: Tuesday, August 25, 2020 1:43 PM
To: Neil Lanzi <nlanzi@wcslaw.com>
Subject: RE: Israel of God



August 26, 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: 2020-0096-SPHA

3113 Richwood Road

N/east corner of intersection of Richwood Avenue and Elmore Avenue

2nd Election District – 4th Councilmanic District

Legal Owners: The Israel of God

Special Hearing RTA Zoning relief under Section 500.7 of the Baltimore County Zoning Regulations to allow the change of use of the property from community care to worship facility. Allow the existing parking to remain in the residential transition area in lieu of the required 75-foot setback and 50-foot buffer. Allow the existing improvements to remain in the residential transition area 50-foot buffer. To allow existing building setbacks of 44 and 49 feet each in lieu of the required 75 feet. For such further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County. Variance Allow the existing parking to remain in the residential transition area in lieu of the required 75-foot setback and 50-foot buffer per section 1B01.1(B)(1)(e)(3) of the BCZR. Allow the existing improvements to remain in the residential transition area 50-foot buffer per section 1B01.1(B)(1)(e)(5) of the BCZR. Allow existing building setback of 44 and 49 feet in lieu of the required 75 feet per section 1B01.1(B)(1)(e)(5) of the BCZR. For such further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Tuesday, September 29, 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: J. Neil Lanzi, 102 W. Pennsylvania Avenue, Ste. 406, Towson 21204
Andre Henry, 520 W. 138th Street, Riverdale IL 60827

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 9, 2020

TO: THE DAILY RECORD
Wednesday, September 9, 2020 - Issue

Please forward billing to:
The Israel of God
Andre Henry
520 W. 138th Street
Riverdale, IL 60827

443-857-5091

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: 2020-0096-A

3113 Richwood Road

N/east corner of intersection of Richwood Avenue and Elmore Avenue

2nd Election District – 4th Councilmanic District

Legal Owners: The Israel of God

Special Hearing RTA Zoning relief under Section 500.7 of the Baltimore County Zoning Regulations to allow the change of use of the property from community care to worship facility. Allow the existing parking to remain in the residential transition area in lieu of the required 75-foot setback and 50-foot buffer. Allow the existing improvements to remain in the residential transition area 50-foot buffer. To allow existing building setbacks of 44 and 49 feet each in lieu of the required 75 feet. For such further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County. Variance Allow the existing parking to remain in the residential transition area in lieu of the required 75-foot setback and 50-foot buffer per section 1B01.1(B)(1)(e)(3) of the BCZR. Allow the existing improvements to remain in the residential transition area 50-foot buffer per section 1B01.1(B)(1)(e)(5) of the BCZR. Allow existing building setback of 44 and 49 feet in lieu of the required 75 feet per section 1B01.1(B)(1)(e)(5) of the BCZR. For such further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Tuesday, September 29, 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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/7/2020

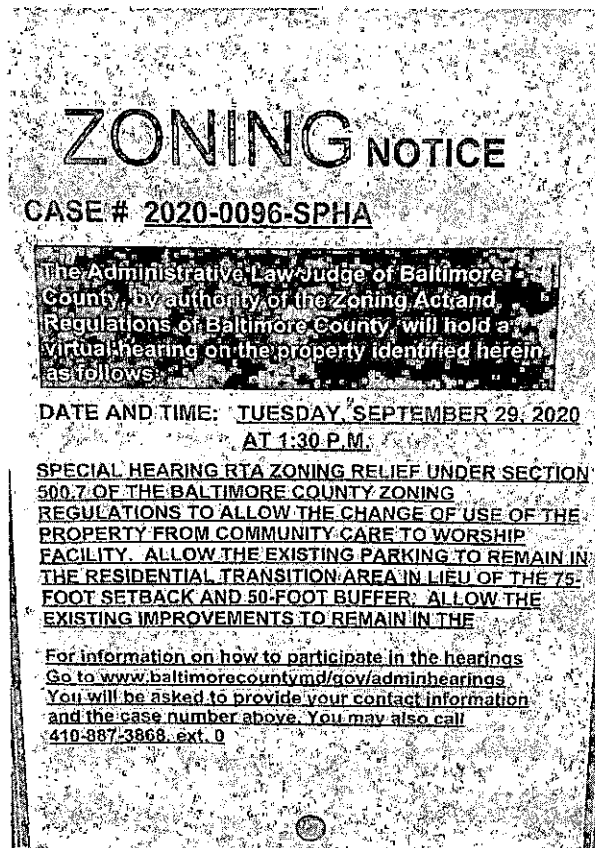
Case Number: 2020-0096-SPHA

Petitioner / Developer: J. NEIL LANZI, ESQ. ~ ANDRE HENRY

Date of Hearing: SEPTEMBER 29, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3113 RICHWOOD ROAD -(ON-SITE)

The sign(s) were posted on: SEPTEMBER 7, 2020



SIGN #1

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

ZONING NOTICE

CASE # 2020-0096-SPHA

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:

DATE AND TIME: TUESDAY, SEPTEMBER 29, 2020
AT 1:30 P.M.

RESIDENTIAL TRANSITION AREA 50-FOOT BUFFER, TO ALLOW EXISTING BUILDING SETBACKS OF 44 AND 49 FEET EACH IN LIEU OF THE REQUIRED 75 FEET, FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY. VARIANCE ALLOW THE EXISTING PARKING TO REMAIN IN THE RESIDENTIAL TRANSITION AREA IN LIEU OF THE REQUIRED 75-FOOT

For information on how to participate in the hearings
Go to www.baltimorecountymd.gov/adminhearings
You will be asked to provide your contact information
and the case number above. You may also call
410-887-3888 ext. 0

SIGN #2

ZONING NOTICE

CASE # 2020-0096-SPHA

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:

DATE AND TIME: TUESDAY, SEPTEMBER 29, 2020
AT 1:30 P.M.

SETBACK AND 50-FOOT BUFFER PER SECTION 1B01.1(B)(1)(a)(3) OF THE BCZR. ALLOW THE EXISTING IMPROVEMENTS TO REMAIN IN THE RESIDENTIAL TRANSITION AREA 50-FOOT BUFFER PER SECTION 1B01.1(B)(1)(a)(5) OF THE BCZR. ALLOW EXISTING BUILDING SETBACK OF 44 AND 49 FEET IN LIEU OF THE REQUIRED 75 FEET PER SECTION 1B01.1(B)(1)(a)(5) OF THE BCZR. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY.

For information on how to participate in the hearings
Go to www.baltimorecountymd.gov/adminhearings
You will be asked to provide your contact information
and the case number above. You may also call
410-887-3888 ext. 0

SIGN #3

CASE # 2020-0096-SPHA

ZONING NOTICE

CASE # 2020-0096-SPHA

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:

DATE AND TIME: **TUESDAY, SEPTEMBER 29, 2020**
AT 1:30 P.M.

SPECIAL HEARING RTA ZONING RELIEF UNDER SECTION 500.7 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW THE CHANGE OF USE OF THE PROPERTY FROM COMMUNITY CARE TO WORSHIP FACILITY. ALLOW THE EXISTING PARKING TO REMAIN IN THE RESIDENTIAL TRANSITION AREA IN LIEU OF THE 75-FOOT SETBACK AND 50-FOOT BUFFER. ALLOW THE EXISTING IMPROVEMENTS TO REMAIN IN THE

For information on how to participate in the hearings Go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868 ext. 0.

ZONING NOTICE

CASE # 2020-0096-SPHA

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:

DATE AND TIME: **TUESDAY, SEPTEMBER 29, 2020**
AT 1:30 P.M.

RESIDENTIAL TRANSITION AREA 50-FOOT BUFFER TO ALLOW EXISTING BUILDING SETBACKS OF 44 AND 49 FEET EACH IN LIEU OF THE REQUIRED 75 FEET. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY. VARIANCE ALLOW THE EXISTING PARKING TO REMAIN IN THE RESIDENTIAL TRANSITION AREA IN LIEU OF THE REQUIRED 75-FOOT

For information on how to participate in the hearings Go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868 ext. 0.

ZONING NOTICE

CASE # 2020-0096-SPHA

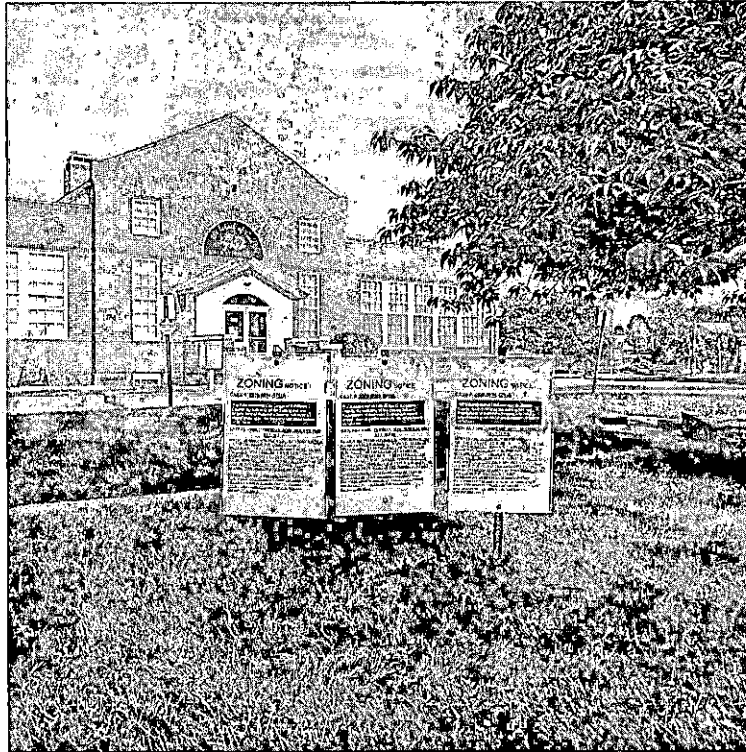
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

DATE AND TIME: **TUESDAY, SEPTEMBER 29, 2020**
AT 1:30 P.M.

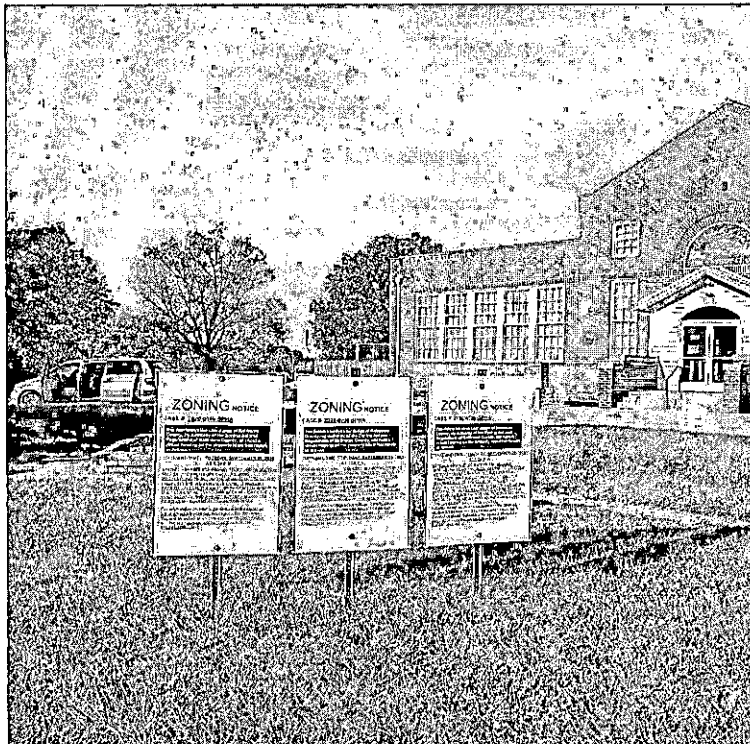
SETBACK AND 50-FOOT BUFFER PER SECTION 1601.1(B)(1)(i)(3) OF THE BCZR. ALLOW THE EXISTING IMPROVEMENTS TO REMAIN IN THE RESIDENTIAL TRANSITION AREA 50-FOOT BUFFER PER SECTION 1601.1(B)(1)(i)(3) OF THE BCZR. ALLOW EXISTING BUILDING SETBACK OF 44 AND 49 FEET IN LIEU OF THE REQUIRED 75 FEET PER SECTION 1601.1(B)(1)(i)(3) OF THE BCZR. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY.

For information on how to participate in the hearings Go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868 ext. 0.

CLOSE-UP PHOTO SIGNS @ 3113 RICHWOOD ROAD ~ 9/7/2020
CASE # 2020-0096-SPHA



Background Photo 1st Set of Signs @ 3113 Richwood Rd. ~ 9/7/2020



Background Photo 2nd Set of Signs @ 3113 Richwood Rd. ~ 9/7/2020

CASE # 2020-0096-SPHA

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2020-0096 - SP4A

Property Address: 3113 Richwood Avenue

Property Description: Southeast side of Richwood Avenue at north side of Elmore Avenue

Legal Owners (Petitioners): The Israel of God/ Andre Henry

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: The Israel of God

Company/Firm (if applicable): _____

Address: 520 W. 138th Street

Riverdall, IL 60827

Telephone Number: 443-857-5091



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 21, 2020

J. Neil Lanzi,
102 W. Pennsylvania Ave Suite 406
Towson MD 21204

RE: Case Number: 2020-0096-SPHA, 3113 Richwood 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 April 06, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 5/6/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-096

INFORMATION:

Property Address: 3113 Richwood Road
Petitioner: Andre Henry, The Israel of God
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to:

1. Allow the change of use of the property from community care to a worship facility.
2. Allow the existing parking to remain in the RTA in lieu of the required 75-foot setback and 50-foot buffer.
3. Allow the existing improvements to remain in the 50-foot RTA buffer.
4. Allow existing building setbacks of 44 and 49 feet in lieu of the required 75 feet.
5. For such further relief as may be deemed necessary by the administrative law judge for Baltimore County.

The Department of Planning has also reviewed the request for variances:

1. Section 1B01.1.B.1.e (3) of the BCZR to allow the existing improvements to remain in the 50-foot RTA buffer.
2. Section 1B01.1.B.1.e (5) to allow the existing parking to remain in the RTA in lieu of the required 75-foot setback and 50-foot buffer and allow the existing building setbacks of 44 and 49 feet in lieu of the required 75 feet.
3. For such further relief as may be deemed necessary by the administrative law judge for Baltimore County.

The subject property is zoned DR 5.5 and is located in the Windsor Mill area. The property is currently vacant and was formerly used as Community Support Services for the Deaf, Inc. The applicant would like to change the use to a worship facility.

The Department of Planning has no objections to the requests pending the following issues are addressed:

1. Submit a landscape and lighting plan to be approved by the Department of Planning and the Baltimore County Landscape Architect. Consider adding more evergreen trees on Richwood Avenue and Elmore Avenue. Ensure that lighting height, fixture placement and intensity is in

consideration to adjacent residential properties and comply with Section 1B01.1B.1.e (4) of the BCZR

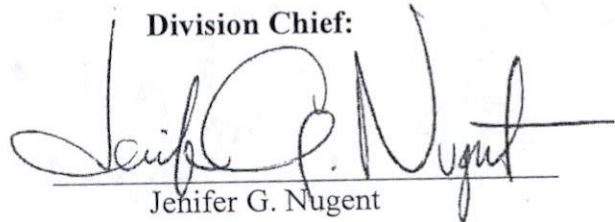
2. The proposed plan does not indicate the location for a dumpster. If a dumpster is being proposed, it should be noted on the plan. Any proposed dumpster must meet condition H of the Baltimore County Landscape Manual.
- ✓ 3. Provide crosswalks/pedestrian paths from the parking lot to the building for the safety of the pedestrians.
4. Provide signage details including dimensions and lettering. Employ signage materials that blend with the landscape. Signage should comply with Section 450 of the BCZR. If a changeable copy sign is proposed, ensure it complies with Section 450.7 of the BCZR.
5. Submit a compatibility finding to this Department, pursuant to Section 32-4-402 of the Baltimore County Code to ensure that the proposal will not adversely impact the residential community.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: 06/01//2020

TO: Michael Millanoff, Director
Department of Permits, Approvals

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

SUBJECT: Zoning Advisory Committee Meeting
For APRIL 27, 2020
Item No. 2020 -0096-SPHA

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

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

* * * * *

VKD: cen
cc: file

MDOT
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 12, 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. **2020-0096-SPHA**

**Special Hearing, Variance
The Israel of God
3113 Richwood 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,

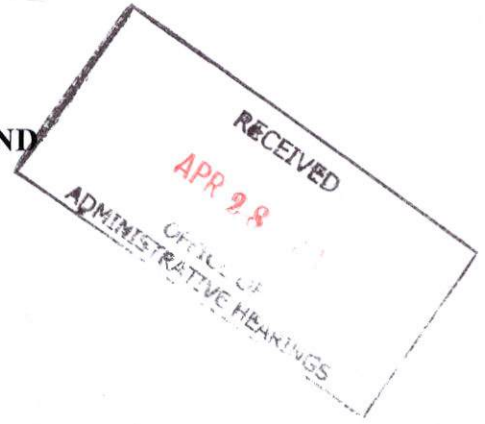


For Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office 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: April 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0096-SPHA
Address 3113 Richwood Road
(Israel of God Property)

Zoning Advisory Committee Meeting of **April 27, 2020**.

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

1. **This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for Grading or Construction.**

Reviewer: Steve Ford. EPS



Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 02 Account Number - 2100011561	
Owner Information		
Owner Name:	THE ISRAEL OF GOD	Use: EXEMPT COMMERCIAL
		Principal Residence: NO
Mailing Address:	520 W 138TH ST RIVERDALE IL 60827-	Deed Reference: /40309/ 00231
Location & Structure Information		
Premises Address:	RICHWOOD RD BALTIMORE 21244-	Legal Description: 1.212AC SES RICHWOOD RELIGIOUS EXEMPTION
NE COR ELMORE AV		
Map:	Grid:	Parcel:
0087	0005	0709
Neighborhood:	Subdivision:	Section:
10000.04	0000	
Block:	Lot:	Assessment Year:
		2019
Town: None		Plat No:
		Plat Ref:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2000	5,954 SF	
Property Land Area	County Use	
1.2100 AC	01	
Stories	Basement	Type
		OFFICE BUILDING /
Exterior	Quality	Full/Half Bath
	C3	
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	181,800	181,800
Improvements	689,100	693,100
Total:	870,900	874,900
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		873,567
		874,900
Transfer Information		
Seller: COMMUNITY SUPPORT SERVICES	Date: 06/01/2018	Price: \$675,000
Type: NON-ARMS LENGTH OTHER	Deed1: /40309/ 00231	Deed2:
Seller: BALTIMORE COUNTY MARYLAND	Date: 04/03/1989	Price: \$130,000
Type: ARMS LENGTH IMPROVED	Deed1: /08137/ 00587	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	700	873,567.00
State:	700	874,900.00
Municipal:	700	874,900.00
		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:	

Donna Mignon

From: Donna Mignon
Sent: Thursday, September 24, 2020 9:28 AM
To: 'Neil Lanzi'
Subject: 3113 Richwood Road Case No: 2020-0096-SPHA Hearing Date: 9/29/2020 at 1:30 p.m.

Good Morning Neil,

Just a friendly reminder to please email any exhibits you wish to present 48 hours (business) prior to the hearing date to : administrativehearings@baltimorecountymd.gov

Thank you. Have a great day.

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

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 02 Account Number - 2100011561		
Owner Information		
Owner Name:	THE ISRAEL OF GOD	Use: EXEMPT COMMERCIAL Principal Residence: NO
Mailing Address:	520 W 138TH ST RIVERDALE IL 60827-	Deed Reference: /40309/ 00231
Location & Structure Information		
Premises Address:	RICHWOOD RD BALTIMORE 21244-	Legal Description: 1.212AC SES RICHWOOD RELIGIOUS EXEMPTION NE COR ELMORE AV
Map: 0087	Grid: 0005	Parcel: 0709
Neighborhood: 10000.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2019
Town: None		Plat No:
		Plat Ref:
Primary Structure Built 2000	Above Grade Living Area 5,954 SF	Finished Basement Area
		Property Land Area 1.2100 AC
		County Use 01
Stories	Basement	Type
		OFFICE BUILDING
Exterior	Quality	Full/Half Bath
/	C3	
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	181,800	181,800
Improvements	689,100	693,100
Total:	870,900	874,900
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		873,567
		874,900
Transfer Information		
Seller: COMMUNITY SUPPORT SERVICES	Date: 06/01/2018	Price: \$675,000
Type: NON-ARMS LENGTH OTHER	Deed1: /40309/ 00231	Deed2:
Seller: BALTIMORE COUNTY MARYLAND	Date: 04/03/1989	Price: \$130,000
Type: ARMS LENGTH IMPROVED	Deed1: /08137/ 00587	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	700	873,567.00
State:	700	874,900.00
Municipal:	700	874,900.00
		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:		

ZAC AGENDA

Case Number: 2020-0096-SPHA **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: The Israel of God

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 3113 RICHWOOD RD

Location: Northeast corner of intersection of Richwood Ave (30') and Elmore Ave (30').

Existing Zoning: DR 5.5

Area: 1,212 AC

Proposed Zoning:

SPECIAL HEARING:

RTA Zoning relief under Section 500.7 of the Baltimore County Zoning Regulations to allow the change of use of the property from community care to worship facility. Allow the existing parking to remain in the residential transition area in lieu of the required 75-foot setback and 50-foot buffer.

Allow the existing improvements to remain in the residential transition area 50-foot buffer.

To allow existing building setbacks of 44 and 49 feet each in lieu of the required 75 feet.

For such further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

VARIANCE:

Allow the existing parking to remain in the residential transition area in lieu of the required 75-foot setback and 50-foot buffer per section 1B01.1(B)(1)(e)(3) of the BCZR.

Allow the existing improvements to remain in the residential transition area 50-foot buffer per section 1B01.1(B)(1)(e)(5) of the BCZR.

Allow existing building setback of 44 and 49 feet in lieu of the required 75 feet per section 1B01.1(B)(1)(e)(5) of the BCZR.

For such further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Attorney: J. Neil Lanzi

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Debra Wiley

From: Debra Wiley
Sent: Wednesday, August 26, 2020 1:04 PM
To: Kristen L Lewis
Subject: Link - 2020-0096-SPHA - 9/29 @ 1:30 pm

Event: Zoning Hearing - 3113 Richwood Road - Case No. 2020-0096-SPHA
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e277e05>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e4d5dac>
Date and time: Tuesday, September 29, 2020 1:30 pm
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
3113 Richwood Road
Case No. 2020-0096-SPHA
The Israel of God
Event number: 172 855 4474
Event password: 1234
Host key: 892822
Alternate Host: donna mignon,henry ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 208501
Video Address: 1728554474@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 855 4474

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

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
donna mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
henry ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Andre Henry	amhenry8210@gmail.com	1-	New York Time	English	U.S.
Devin Leary	devin@humanandrohde.com	1-	New York Time	English	U.S.
J. Neil Lanzi, Esq.	nlanzi@wcslaw.com	1-	New York Time	English	U.S.
Kevin Anderson	kevinanderson@kcw-et.com	1-	New York Time	English	U.S.
Paul M. Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.



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 3113 Richwood Road Baltimore MD 21244 which is presently zoned DR 5.5

Deed References: 40309/231 10 Digit Tax Account # 2100011561

Property Owner(s) Printed Name(s) The Israel of God

Make the appropriate selection and print or type the petition request.

Please see the attached letter and exhibits. If you have any questions, I am working from home and can be reached at 443-253-9853.

Richards Jr

m: Neil Lanzi <nlanzi@wclaw.com>
nt: Friday, April 17, 2020 10:57 AM
o: Carl Richards Jr
Subject: FW: 3113 Richwood Road
Attachments: Scan.jpg; Revised Attachment to Petition Israel of God (00409595xB71C4).docx; 01 Petition for Zoning Hearing.pdf; 02 2181161 Zoning Plan 2020 0330 Sealed.pdf
Importance: High

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

Carl,

Per our phone conversation this morning. Hopefully the letter from the client is sufficient to allow the issuance of the temporary U and O permit. If not, please let me know what additional language you require in the owner letter.

Thanks,

Neil

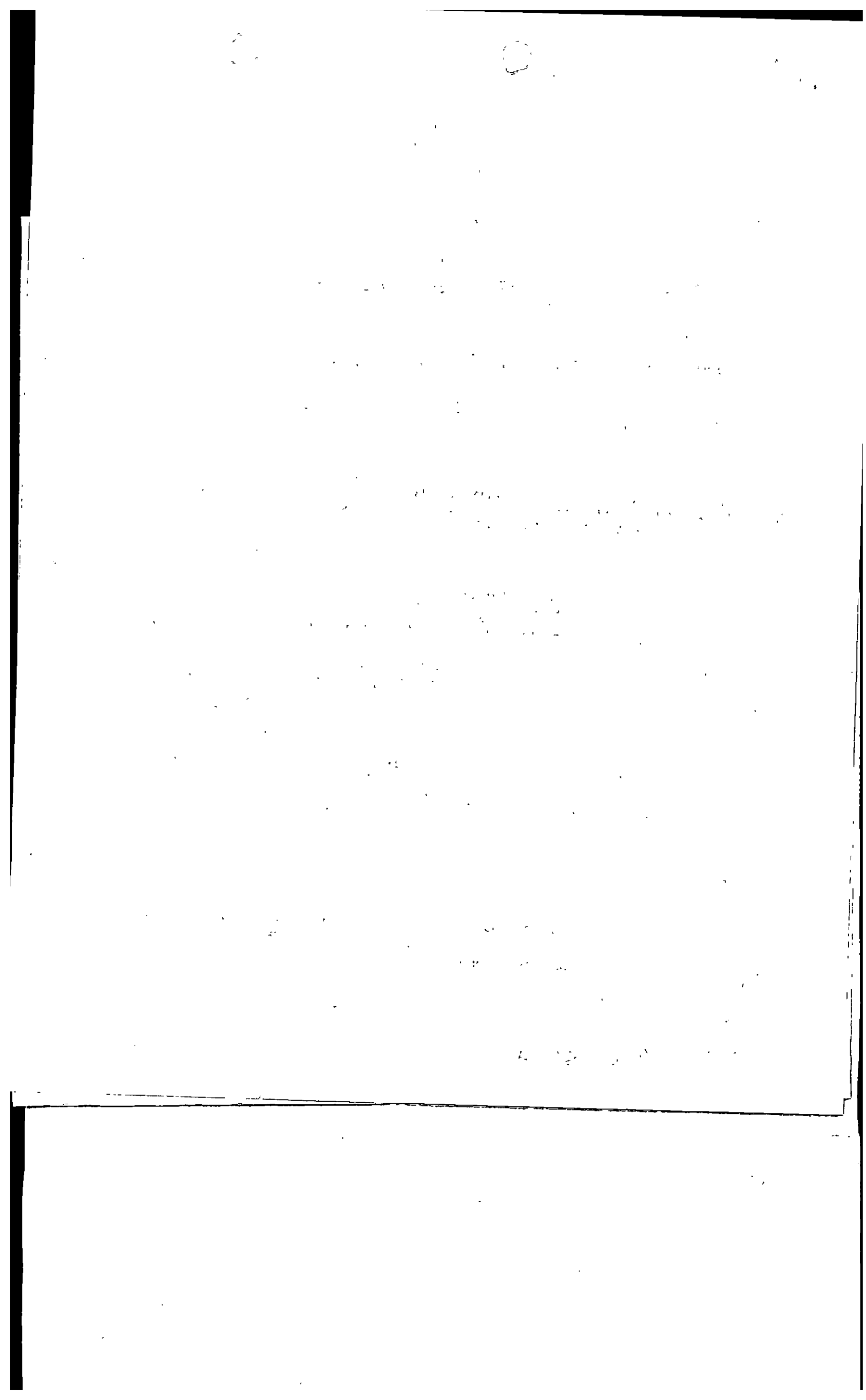


Neil Lanzi
Partner
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204
Tele: 443-991-5917
E-mail: nlanzi@wclaw.com

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From: Neil Lanzi
Sent: Wednesday, April 15, 2020 9:16 AM
To: 'mmallinof@baltimorecountymd.gov' <mmallinof@baltimorecountymd.gov>
Subject: 3113 Richwood Road

Dear Director Mallinof:



Attachment to Petition for Special Hearing

Petitioner, The Israel of God, owner of the property known as 3113 Richwood Road, Baltimore, Maryland 21244, hereby petitions the Administrative Law Judge for the following RTA zoning relief under Section 500.7 of the Baltimore County Zoning Regulations to allow the change of use of the property from community care to worship facility:

1. Allow the existing parking to remain in the residential transition area in lieu of the required 75-foot setback and 50-foot buffer.
2. Allow the existing improvements to remain in the residential transition area 50-foot buffer.
3. To allow existing building setbacks of 44 and 49 feet each in lieu of the required 75 feet.
4. For such further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

The Administrative Law Judge has the power to grant special hearing relief that will not be detrimental to the health, safety or general welfare of the locality involved. Petitioner will be providing additional reasons in support of the zoning relief requested at the hearing.

CHECKLIST

✓ Order

Support/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment6/1DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Comment4/28DEPS
(if not received, date e-mail sent _____)Comment5/10

FIRE DEPARTMENT

Comment
No objectionPLANNING
(if not received, date e-mail sent _____)5/12

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9/7/20by L. O'KeefeSIGN POSTING (2nd) Date: 9/25/20by "

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

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

SUBJECT: Zoning Advisory Committee Meeting
For APRIL 27, 2020
Item No. 2020 -0096-SPHA

DATE: 06/01//2020

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

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

* * * * *

VKD: cen
cc: file

New Church = comply w RTA "As
1) Change of use extent possible"

2) Paving in RTA already exists
Add'l paving will comply w RTA

3) Landscaping in RTA " "

No adverse impacts -

Won't impact character of neighborhood
Not detrimental to health, safety with
w/ in space and contours

Kevin Henry - Landscaping Architect
Landscape - MC

proposed Ex 2 - Concept Landscape Plan

What opportunities do we have to
meet RTA?

New plantings in Paving
and along eastern edge

* Rev. Mgt said no need for DRC meeting
Moxley - see Ex 5 - DRC plan further

3116 Richwood Ave

Baltimore, Maryland 21244

September 29, 2020

Office of Administrative Services

11101 Gilroy Road

Hunt Valley, Maryland 21031

Dear Sir/Madame,

I am writing regarding Case # 2020-0096-SPHA, Set back 500.7 changing from community to worship facility. I am appose to the set back of 75 ft and 50 ft buffer.

We are a residential community. The number of parking spaces on the facility grounds and the surrounding streets does not allow for an overflow of parking in the area. The only spaces available for parking include the front of my home and additional parking on the streets of the area which would bring about congested parking.

Thank you.

Sincerely

JoAnne W. Elliott

443-823-0729





Donna Mignon

From: tpfccemail@aol.com
Sent: Tuesday, September 29, 2020 1:35 PM
To: Administrative Hearings
Cc: tpfccemail@aol.com
Subject: changing from community to worship facility
Attachments: zoning issue.rtf

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

Sir/ Madame

please see attached letter.

Thank you

JoAnne W. Elliott

IN THE MATTER OF:

The Israel of God, Petitioner

Property Address: 3113 Richwood Road
Case No. 2020-0096-SPHA

Petitioner's Exhibit List:

Exhibit No. 1 – Site Plan

Exhibit No. 2 – Concept Landscape Plan

Exhibit No. 3 – Neighborhood Context (aerial)

Exhibit No. 4 – Photographs

- A. View looking North on Richwood
- B. View looking East on Elmore Avenue
- C. View looking North from existing parking to adjacent park
- D. View of existing building - front
- E. View of existing building - rear

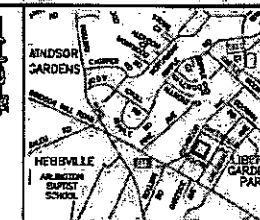
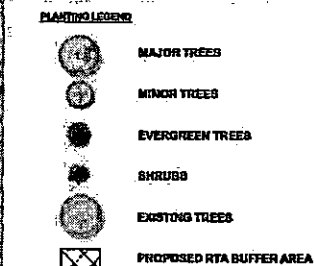
Exhibit No. 5 – DRC Plan

Exhibit No. 6 – C.V. for Kevin Anderson, Jr., P.E.

Exhibit No. 7 – C.V. for Devin M. Leary, ASLA, PLA

10/1/20
11/4/20
D. Anderson
D. Anderson





PLANTING CALCULATIONS

CON	ELEMENT	RATE	UNITS	PLANTING UNITS @
16	PAVING PERMETER ADD TO INSTITUTIONAL	1 PLS/10 LF	100 LF	32.0
17A	OTA BUFFER	1 PLS/400 SF	43,600 SF	30.8
TOTAL REQUIRED:				62.8

- LANDSCAPE CALCULATIONS ARE BASED ON THE NEW PARKING SPACES ONLY. PROPOSED IMPROVEMENTS ARE LESS THAN 50% OF THE EXISTING SITE ELEVATION.
- PARKING LOTS WITH LESS THAN 10 SPACES ARE EXCEPT FROM THE INTERIOR PLANTING REQUIREMENTS.
- SOIL COMPLIANCE IS REQUIRED FOR THE PROPOSED CHANGE OF USE. THE BUFFER IS PROVIDED TO THE MAXIMUM PRACTICAL EXTENT. PLANTING IMPACT THAT COULD NOT PRACTICALLY BE PLACED WITHIN THE SUPERVISORY BUFFER IS IDENTIFIED / AG-CONTROLLED ELEMENTS ON SITE IN APPROPRIATE LOCATION.

TOTAL PROPOSED PLANTING

TYPE	ROTS	CHITS	PLANTING UNITS (PU)
CANOPY TREES	1 PU/EA	15	15.0
PLUNDERING / UNDERSTORY TREES	1 PU/2	10	5.0
EMERGENT TREES	1 PU/2	15	7.5
SHRUBS	1 PU/25	00	15.0
EX CANOPY TREES	1 PU/1 EA	5	5.0
EX PLUNDERING TREES	1 PU/2	1	0.5
TOTAL PROPAGULES 48.0 PU			

BULK REGULATIONS

BUILDING SERVICES

FRONT YARD:	MIN. 10' SIDEWALK	REAR YARD:
EDGE YARD INTERIOR:	45 FEET	45 FEET
CORNER STREET EDGE:	30 FEET	NA
REAR YARD:	45 FEET	NA
	30 FEET	75 FEET
HEIGHT:	REQUIREMENTS	HEIGHT
	MATCHING THE ZONE	10 FT

OPEN SPACE REQUIREMENT

COMMERCIAL PERMIT HISTORY

ZONING HISTORY

2006 CASE 128-0156 PETITION FOR SPECIAL SPECIAL EXCEPTION FOR USE OF THE
PROPERTY AS A COMMUNITY CENTER PLANSUET TO SECTION 1501.10 OF THE BODL
PETITION GRANTED JANUARY 3, 2006.

PETITION FOR ZONING SPECIAL HEARING:

THE CHANGE USE OF THE PROPERTY FROM COMMUNITY CARE TO WORKSHOP FACILITY WAS REQUESTED BY A SPECIAL PERMIT PURSUANT TO SECTION 80.01 OF THE SALTWATER COUNTY ZONING REGULATIONS TO:

1. ADDRESS ADDITIONAL PARKING REQUIREMENTS.
2. STREET COMPLIANCE TO SECTION 16.11 RESIDENTIAL TRANSITION AREA AND USES PERMITTED TRISION OF THE ZON.

PLAN PREPARED BY:
HUMAN & RONDE, INC.
Landscape Architects
612 Virginia Ave.
Towson, Maryland 21204
(410) 823-3388 FAX
(410) 823-3137 Pcs



DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

CONCEPT LANDSCAPE PLAN FOR ZONING SPECIAL HEARING

**ISRAEL CHURCH OF GOD
WORSHIP FACILITY**

3113 RICHWOOD AVENUE

BALTIMORE COLLEGE

EXHIBIT



NDH Engineering Technology, Inc.
810 Landsmark Drive, Suite 215
Glen Burnie, MD 21001
Phone: 410.768.7700
Fax: 410.768.0200
www.ndh-et.com

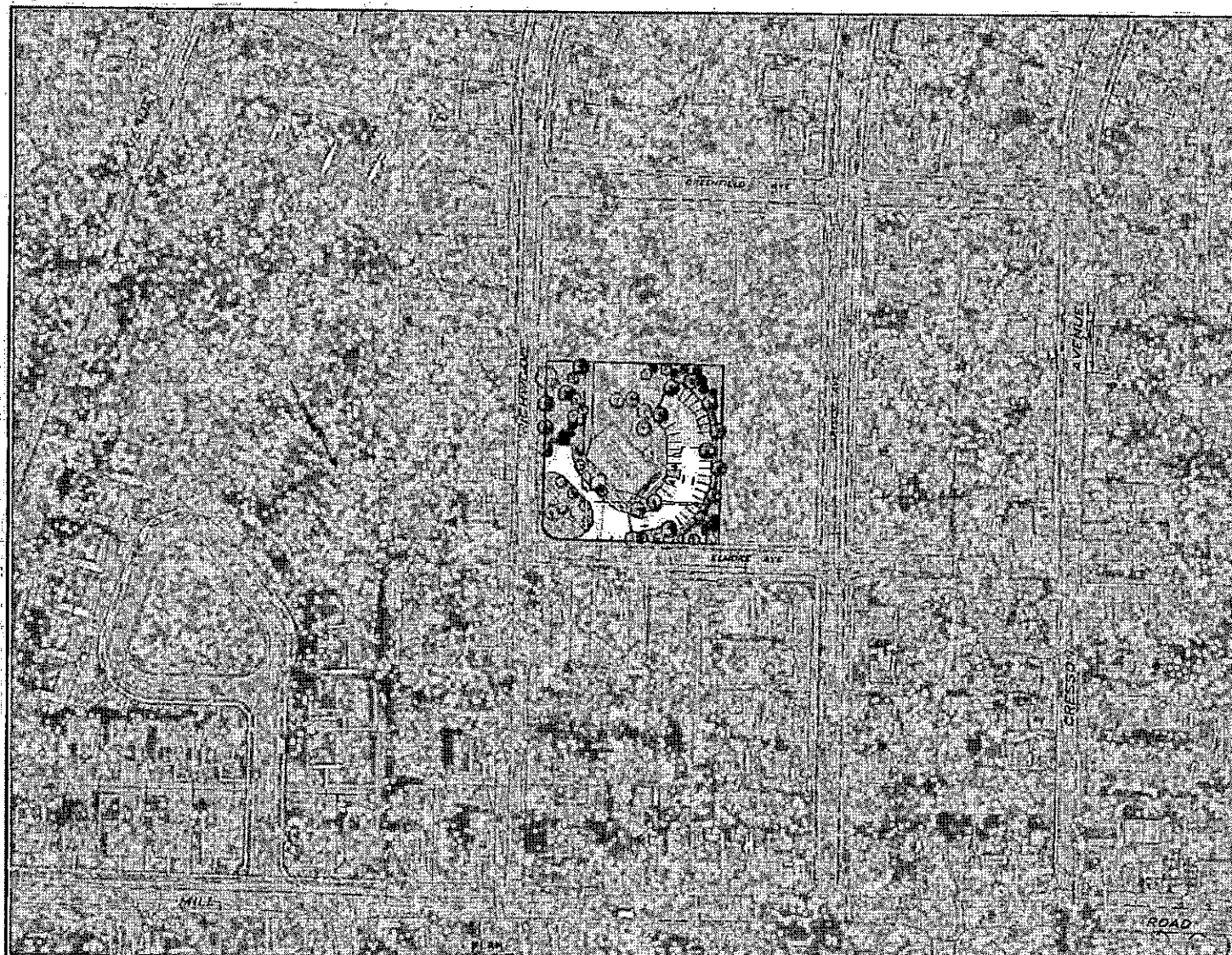
OWNER DEVELOPER:
ISRAEL OF GOD
325 W 13TH STREET
RYERSDALE, FL 32629
ATTN: ELDER ANDRE HENRY
800-300-3000

ARCHITECT:
SKORPA DESIGN STUDIO
328 MAIN STREET
GEL. ARL, MD 21014
ARCH. BRIAN OLEEN
(410) 820-7700

[illegible]

KCM 20 6 21855 E
SCALE 1"=30'
DESIGNED ENL
REVISED 2/20
CHECKED ENL
DATE APRIL 2020
DRAWING NO. L-101

BALTIMORE COLLEGE

**NEIGHBORHOOD CONTEXT EXHIBIT
FOR ZONING SPECIAL HEARING**

**ISRAEL CHURCH OF GOD
WORSHIP FACILITY
3113 RICHWOOD AVENUE**



KCW
ENGINEERING
TECHNOLOGIES

KCI Engineering Technology, Inc.
 810 Landmark Drive, Suite 215
 Glen Burnie, MD 21061
 Phone: 410.768.7700
 Fax: 410.768.0200
www.kci-et.com

OWNER/DEVELOPER:
ISRAEL OF GOD
820 W 18TH STREET
ROVERDALE, FL 33027
ATTN: ELDER ANDRE HENRY
(800) 300-3000

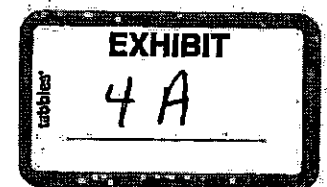
ARCHITECT:
SKORPA DESIGN STUDIO
32 S MAIN STREET
REI APT. 602 21014
AR: BRIAN OLSEN
(412) 425-7294.

[illegible]

EXHIBIT
3



VIEW LOOKING NORTH ON RICHWOOD AVE.





VIEW LOOKING EAST ON ELMORE AVE.



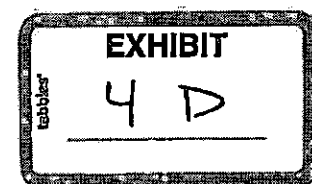


VIEW LOOKING NORTH FROM EXISTING PARKING TO ADJACENT PARK



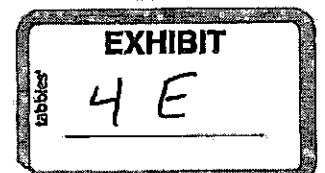


VIEW OF EXISTING BUILDING – FRONT





VIEW OF EXISTING BUILDING - REAR





Certified Women-Owned

KCW Engineering Technologies, Inc.
810 Landmark Drive,
Suite 215
Glen Burnie, MD 21061
p: 410.768.7700
f: 410.768.0200
www.kcw-et.com

Kimberly M. Groves, P.E.
President and CEO

Melissa M. Walker
Executive Vice President, CFO

J. Peter McDonnell
Vice President

Douglas L. Kennedy, P.E.
Vice President

Reginald C. Roberts
Vice President

Kevin C. Anderson, P.E.
Director of Civil Engineering

Matthew C. Zane, L.S.
Chief of Surveys

Christine M. Hinkle
Accounting Director

William K. Woody, L.S.
Senior Advisor

Kevin C. Anderson, Jr., P.E.
Vice President
Director of Civil Engineering

B.S. Civil Engineering completed (1994)
University of Louisville

M.Eng. Civil Engineering concentration in
Hydrology course work completed (1995)
University of Louisville

Engineer in Training KY # 11933
Professional Engineer MD # 27016, Since 1/31/02

Member American Society of Civil Engineers
Maryland Society of Professional Engineers
Maryland Society of Surveyors

1993-1995 Louisville Metropolitan Sewer District
Louisville, Kentucky

1995-2020 KCW Engineering Technologies, Inc.
Baltimore, Maryland

Experience: Mr. Anderson has over 25 years of experience in civil engineering, environmental engineering and land planning for municipal, residential, commercial, institutional and industrial development projects. Experience includes subdivision design, site geometry, grading, roadway design, storm drain design, utility design, culvert design, stormwater management design, erosion and sediment control design, floodplain analysis, construction inspection and as-built certification. Capable of performing permit and variance acquisition for all development, zoning and environmental impacts and violations. Provides testimony for development, zoning and legal proceedings. Has been qualified as an expert witness by Baltimore County's Office of Administrative Hearings and the Board of Appeals.



Devin M. Leary, ASLA, PLA

Landscape Architect / Environmental Planner

EDUCATION / REGISTRATIONS

Buffalo State College, 1991-1994, Biology
J. Sergeant Reynolds C.C., AAS 1999, Horticulture
State University of New York, BS Geography, 2010
Professional Landscape Architect, Maryland RLA #3693, 2012-Current

Additional Training in:

Forest Conservation for Qualified Professionals, MD DNR 2003
Advanced Hydric Soils, Wetland Training Institute, 2012

PROFESSIONAL EXPERIENCE

Human and Rohde, Inc.
Landscape Architect / Environmental Planner

Towson, Maryland
1999 - current

- Mr. Leary has a strong background in horticulture and environmental design, with practical experience in plant taxonomy, environmental design, and permitting. He is experienced in wetland delineation and forest conservation plans, as well as forest stand delineation reports and plans. He is also experienced in the design of landscape and reforestation plans for small and large scale commercial and agency projects.
- Mr. Leary is an experienced environmental planner and is well versed with the 1987 Wetland Delineation Manual and Coastal Plain and Piedmont Regional Supplements, wetland types, and functions. He has field experience delineating wetlands, preparing mitigation plans, and processing wetland permits through the MDE and the Army Corps of Engineers. Mr. Leary is also well versed with the Forest Conservation Act and Forest Stand Delineation Guidelines and has testified as an expert witness.

A brief description of projects that demonstrate Mr. Leary's environmental experience follows:

JOPPATOWN WWTP: Harford County, Maryland

Responsible for establishing the environmental constraints and project compliance with the Chesapeake Bay Critical Area regulations. The project required minor impacts to the MDE regulated wetland buffer. The permit application and impact exhibits were prepared for MDE review and ultimate approval of the Letter of Authorization.

THE GATE (Mixed Use Commercial Development): - Harford County, Maryland

Prepared landscape plans for the regional stormwater management facilities. Approvals were granted by M.D.E. Prepared landscape planting and amenity plans for the first two land bays. Design considerations included compliance with Department of Defense Unified Facilities Criteria for designing secure facilities. Landscape plans included the creation of landforms to limit access and provide visual interest, design of pedestrian circulation features, courtyards, pavilions, and entry treatment. The first two land bays are complete and Mr. Leary is actively working on future phases.

EXHIBIT

7

PERRYVILLE VETERANS HOSPITAL: Cecil County, Maryland

The proposed truck entrance project was partially located within the Chesapeake Bay Critical Area. Compliance with both the Forest Conservation Act and Critical Area regulations were required. Mr. Leary delineated the non-tidal wetlands and forest resources within the project area. A Buffer Management Plan was prepared for Critical Area Compliance and a Comprehensive Forest Conservation Plan was prepared to meet the project reforestation requirements and future project needs.

HAMMOND'S CONNECTION AT THE DAIRY FARM: Baltimore County, Maryland

Mr. Leary performed field work for the site analysis in order to prepare the regional park master plan. This included wetland delineation, identification of specimen trees, forest stand delineation, and determining required buffers and site restoration potential.

RED RUN STREAM VALLEY TRAIL: Baltimore County, Maryland

Mr. Leary delineated the wetlands for the various phases, completed the Joint Permit applications, redesigned parts of the project in order to minimize impacts, met with MDE and Baltimore County DEPS on site, and procured the necessary environmental permits. Designed and prepared mitigation planting for wetland impacts for the hiker/biker trail boardwalk over wetlands.

DOLFIELD ROAD: Baltimore County, Maryland

Delineated wetlands, prepared the Joint Permit Application, and coordinated review with EPS, MDE, and the Corps of Engineers, prepared the phase I and Phase II wetland mitigation plans. Monitored the mitigation site which included formal reports to MDE for compliance.

RICHWOOD RD

Tax Account Number
Owner Name
Premise Address
Tax Map
Parcel
Real Property Report
StreetView

2100011561
THE ISRAEL OF GOD
RICHWOOD RD
0087
0709
[More info](#)
[Click for StreetView](#)

ZONING INFORMATION

Zoning

[DR 5.5](#)

SCHOOL DISTRICTS

Elementary School District
Middle School District
High School District

[Hebbville ES](#)
[Woodlawn MS](#)
[Milford Mill Academy](#)

CIVIC - GOVERNMENT

Police Precinct
Councilmanic District
Congressional District
Legislative District
Election District
Voting Precinct

[Woodlawn](#)
[4](#)
[7](#)
[10](#)
[2](#)
[02-006](#)

ECONOMIC

Commercial Revitalization District
Enterprise Zone
Economic Park Center Name
Economic Park Center Type

No Feature Found
No Feature Found
No Feature Found
No Feature Found

ENVIRONMENTAL

Watershed Name
River Basin Name
Subshed Name
Soil Name

[Gwynns Falls](#)
Patapsco River
Gwynns Falls
Mount Lucas-Urban land complex, 0 to 8 percent slopes

HISTORIC

National Register Historic District
Baltimore County Historic District
Landmark Name
MIHP Number

No Feature Found
No Feature Found
No Feature Found
No Feature Found

LAND MANAGEMENT

URDL Land Type
Growth Tier Description

Urban
Served by public sewer and inside URDL

ZONING CASE HISTORY

Zoning History Case Number

[1989-0238-X](#)



Zoning Review
Department of Permits, Approvals and Inspections
Baltimore County Office Building
Towson, MD 21204

ZONING CHECKLIST

PART I: NON-RESIDENTIAL BUILDING PERMITS AND/OR PART II: ZONING PUBLIC HEARING APPLICATIONS

Please be aware that this checklist is for your information only and
it is not intended to offer, or to be considered, legal advice.

ISRAEL OF GOD - 3113 RICHWOOD AVE. (RD. SDAT)

Revised 3/28/18

This checklist is a guide in preparing plans and information for building permit (PART I) and/or zoning public hearing (PARTS I and II) applications. Ten (10) copies of the site plan must accompany an application for a building permit, while for zoning hearings twelve (12), or fourteen (14) if in or near a floodplain, are needed. TO AVOID TIME-CONSUMING AND COSTLY DELAYS, ALL CHECKLIST INFORMATION MUST BE INCLUDED ON THE PLAN AND/OR IN THE HEARING APPLICATION.

1. ☒ NORTH ARROW, ELECTION DISTRICT, COUNTY COUNCIL DISTRICT, ZONING MAP NUMBER(S) AND TITLE PLAN "PLAN TO ACCOMPANY _____ PERMIT", (OR HEARING TYPE(S) AS APPLICABLE) AND THE DATE. **Zoning Hearing Plans and Descriptions must be sealed by a MD registered Professional Engineer, Surveyor or Landscape Architect.**
2. ☒ **SCALE OF DRAWING:** Use Engineers Scale of 1" = 10', 1" = 20', 1" = 30', 1" = 40', 1" = 50', or 1" = 60'. If acreage exceeds 40 acres, use 1" = 100' scale.
3. ☒ **OUTLINE OF PROPERTY:** Indicated by a **heavy bold line** and bearings, distances, gross and net area (acres and square feet) of parcel(s). This also applies to zoning hearing areas on the site with the POB and intersecting street name and distance shown and matching the sealed zoning description(s) required for all zoning hearing applications.
4. ☒ **VICINITY MAP:** A vicinity map must be included on all site plans with the scales of 1" = 200', 1" = 500', or 1" = 1,000' WITH THE SITE AND HEARING LOCATIONS CLEARLY AND ACCURATELY OUTLINED AND LABELED.
5. ☒ **PREVIOUS COMMERCIAL PERMIT:** Number(s) and the work on the same property and the approximate date of the last improvement listed on the plan or if very old, age of building and parking spaces.
6. ☒ **ZONING HEARINGS, CRG, DRC, WAIVERS:** The case number(s), date of the order(s), what was granted or denied, and any restrictions must be listed and addressed in detail on the plan. List any CRG, DRC, or waiver approval dates and file numbers and dates on the plan, along with the type granted. Also reference any authorized changes on a previously approved plan. State if or not the property is under active zoning violation(s), state the reason for citation, and add the case number and the inspectors name.

7. ✓ ZONING: Zone lines on and adjacent to the site must be clearly shown and labeled on the plan. Copies of the GIS zoning map may be obtained from PAI, room 111, County Office Building.
8. ✓ OWNERSHIP: Of parcel(s) and relation of parcel(s) to adjacent property including tax account number (10 digits), deed reference numbers, lot numbers, and subdivision name.
9. ✓ LOCATION: Street address and name of adjoining street(s) and distance from property corner to the nearest intersecting public street centerline. For hearing plans, match it to zoning description.
10. ✓ STREETS, WIDENING, RIGHT-OF-WAY, EASEMENTS: Include all existing public boundary streets with the existing right-of-way width and paving width. ALSO INCLUDE ANY RIGHT-OF-WAY WIDENING REQUIRED, EITHER BY BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS OR THE STATE OF MARYLAND. Include any existing or proposed easements or right(s)-of-way and indicate public or private. (For Baltimore County roads, Room 200 and Room 206, County Office Building; State Highways: phone number 410-545-5600.)
11. ✓ USES, BUILDINGS: Existing location and proposed use of all buildings (or additions) and property, show building locations, orientations and uses on adjacent properties. Note height and number of stories.
12. ✓ DIMENSIONS, SETBACKS: Dimensions and orientation of buildings and setbacks from property lines, include all setbacks between buildings.
13. ✓ STREET SETBACKS: And use of all permanent commercial buildings within 100 feet of each side property line to establish average street setbacks an BL, BM, and BR zones per Section 303.2, BCZR, and Policy 3-2.1. Also see average setback requirements if in a CR District in 259.3.C.2.
14. ✓ ENTRANCES: Location and width of existing and/or proposed entrances (traffic channelization) and their relation to entrances on adjacent properties and properties across the street. Indicate method - curbing, R/R ties. (For County requirements, Developers Engineering at 887-3751 or State Highways at 410-545-5600.)
15. ✓ SIGNS: All existing and proposed, location, height, square footage, illumination, setback from existing or proposed right-of-way, and note if single or double-faced. See Permit Drawing/Detail Checklist on the County Website at the Zoning Forms Summary under Permits, Approvals and Inspections. Note all signs will comply with Section 450 BCZR or list the required relief and BCZR Section references for the zoning hearing.
16. ✓ UTILITIES: Show location and size of public utilities and the right-of-way both adjacent to and on-site. In the event that no public water or sewer exist, the means for providing proper well and septic system must be indicated. (Public utilities, room 206, County Office Building.)
17. ✓ FEATURES: Location of streams, storm water management systems, drainage, and pipe systems on or within 50 feet of the property and the 100-year floodplain, if any. State flood plain status.
18. NA FLOOR AREA, GROSS (Floor Area Ratio) CALCULATIONS: . (Used for parking calculations.)The floor area ratio is the total gross floor area of all the floor areas of all the buildings on a site, divided by the gross site area. The gross site area includes up to one-half of the boundary streets to which the property has right of access, up to a maximum of 30 feet.

19. NA HEIGHT DETERMINATION: Tent must be included for buildings above 40 feet (see Section 231, BCZR). Where a building height determination is required and Section 231 does not apply, use Zoning Policy 1-8 and show a scaled detailed drawing on the plan.
20. NA AMENITY OPEN SPACE (AOS): Location and square foot calculations in the following zones: R.A.E.-1, R.A.E.-2, R.O., OR-1, OR-2, O.T., S-E, B.L.-C.C.C., B.L.-C.T., B.M.-C.C.C., B.M.-C.T., B.R.-C.C.C., and B.R.-C.T. The qualifying AOS areas within the net lot area must be shaded, dimensioned and separate areas subtotaled in square feet on the plan print and included in the AOS calculations in the notes.
21. ✓ FIRE HYDRANTS: Location of fire hydrants and distance to the property.
22. ✓ SITE PLANS: Must be trimmed to a neat 8-1/2" x 11" or, where larger prints are necessary, they shall be folded to that size with the title block showing. THEY MUST BE LEGIBLE, AND NO LARGER THAN 24" X 36" (unless authorized by the intake review Planner).
23. ✓ REQUIRED OFF-STREET PARKING AND CALCULATIONS: On the site plan for all uses on the property pursuant to Section 409, BCZR, and the attached standards and samples.
24. ✓ SPECIAL USE REQUIREMENTS: Must show compliance on the plan with the applicable zoning regulations and BCZR Sections, to include, but not limited to the following: Farm and agricultural operations (S. 404); waterfront construction / facilities (S. 417); car wash (S. 419 and 409.10); amusement devices (S. 422 and 423); child care (S. 424); assisted living (S. 432); truck facilities (S. 410, also see online chklist.) ; service stations (S. 405); damaged or disabled vehicles and parts (S. 405.A); uses with automotive stacking such as banks, drive-through restaurants, etc. (S. 409.10); business / industrial parking in a residential zone (S. 409.8.B.2); In DR zones, RTA requirements (1B01.1.B.1).
25. ✓ BASIC SERVICES MAPS: State if the site is, or is not, in any failed Basic Services Map areas. If in a failed area, identify it and state what action is being taken to resolve the issue.
26. NA ZERO SETBACK BUILDINGS: Must meet building code, as well as fire code requirements, with regard to type of construction, windows, etc.
27. ✓ FEES: For the permit filing fees contact Permits and Licenses at (410-887-3900). For all required development review fees contact Development Management at (410-887- 3335). Zoning Hearing fees vary; contact Zoning Review at (410-887-3391) to confirm filing costs.

RESERVED SPACE FOR FUTURE REVISIONS

REQUIRED NUMBER OF OFF-STREET PARKING SPACES

THIS CHART IS ONLY A GUIDE AND IT DOES NOT SUPERCEDE SECTION 409 BCZR

RETAIL/BEAUTY OR BARBER SHOP/SKATING RINK.....5/1,000	GROUP CHILD CARE/NURSERY SCHOOL...1/Emp. (Minimum 2)
SHOPPING CENTER 100,000 SQ. FT. G.L.A. **5/1,000	HOSPITAL1.5/BED
HOTEL/MOTEL/ROOMING&BOARDING/TOURIST HOME... 1/RM / SUITE	MARINA/BOAT YD.....0.5/SLIP / STORAGE SPACE ON LAND
NURSING HOME OR ASSISTED LIVING FACILITY (ALF)*1/3 BEDS	POOL HALL/ARCADE.....4/1,000
MANUFACTURING/WAREHOUSE.....1/EMP	SCHOOLS (ALL)...1/EMP ..VISITOR/STUDENTPER REVIEW
POOL(community).....1/7 PERSONS (capacity per Health Dept.)	POOL (commercial).....1/4 PERSONS (capacity per Health Dept.)
RESTAURANT (standard, ie; with seating (no CLASS "D" LIC).....16/1,000	RESTAURANT (carry-out only).....5/1,000
TAVERN/NIGHT CLUB/DANCE HALL/CATERING HALL.....20/1,000	CLASS "D" LIQUOR. LIC. USES (ALL)20/1000
ATHLETIC CLUB/HEALTH SPA (3/COURT) OTHERWISE.....10/1,000	CONTINUING CARE FACILITY.....1/DWU..ALF/NURSING SEE*
HOUSING FOR THE ELDERLY.. CLASS A..1/1.5DWU,,CLASS B.. 1/DWU	GOLF COURSE..8/HOLE...DRIVE RANGE/MINI GOLF...1.5/TEE
BOWLING ALLEY.....4/LANE	RELIGIOUS ASSEMBLY/THEATRE/AUDITORIUM.....1/4SEATS
AUTO SALES..DISPLAY/OFFICES/PARTS..5/1,000.. SERVICE..3.3/1,000	SERVICE GARAGE (no fuel sales).....3.3/1,000
FURNITURE/CARPET STORE..RESEARCH & LAB USES.....2.5/1,000	FUNERAL HOME..... 10/1,000...1/2EMP...1/BUSINESS VEHICLE
DORMITORY...1/4BEDS...FRAT OR SORORITY HOUSE.....1/2BEDS	FUEL (AUTO) SERVICE STATION.....SEE SECTION 405
CAR WASH.....SEE SECTION 419	TRUCKING FACILITIES**...SEE SECTIONS 410 /409/TF CHKLST
TOWSON (C.T.) DISTRICT PARKING**,..... SEE SECTION 409	HISTORIC BUILDINGS**.....SEE SECTION 409
OFFICE (GENERAL) / PERSONAL SERVICE.....3.3/1,000	OFFICE (MED)/CLINIC..VETS OFFICE/VETERINARIUM..4.5/1,000

NOTES:

CONTACT ZONING REVIEW FOR PARKING CALCULATIONS NOT LISTED
 MIXED USES MEANS MIXED CALCULATIONS SUBTOTALLED AND OVERALL
 ROUND EACH FRACTIONAL CALCULATION TO THE HIGHER WHOLE NUMBER
 Example: 5 parking space per 1,000 sq. ft. of gross floor area is written as 5/1,000
 Employee: 1 parking space per employee is written as 1/Emp.
 ** = see Section 409 for details/exceptions/special regulations
 DWU = Dwelling Unit

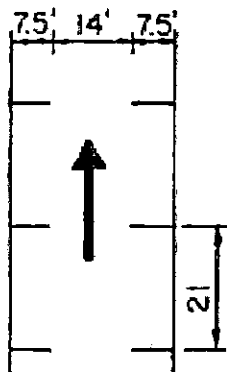
Sample: required / provided parking space calculations:

Proposed general office: 6,000 sq. ft. @ 3.3/1,000 =	19.8 or 20
Proposed retail space: 3,500 sq. ft @ 5/1,000 =	17.5 or 18
Total required parking spaces =	38
Total parking provided (on-site parking spaces) =	##

RESERVED SPACE FOR FUTURE REVISIONS

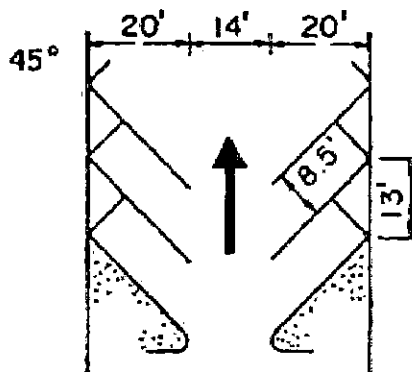
Sample Parking Layouts

NOT TO SCALE

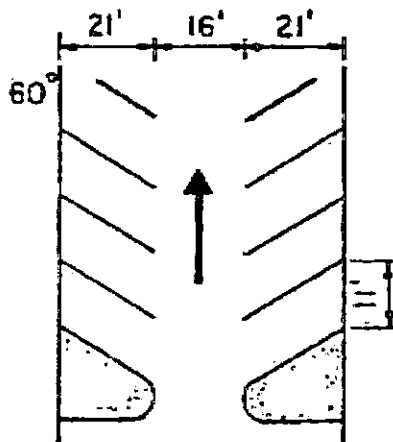


AISLE WIDTH
1 WAY - 14'
2 WAY - 20'

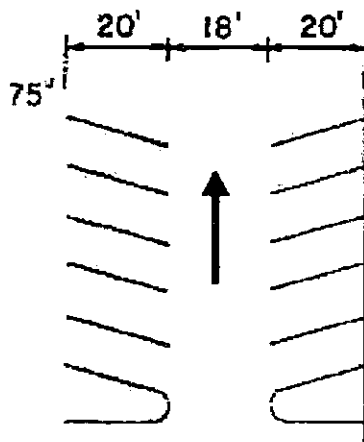
30°
NOT SHOWN
AISLE WIDTH
1 WAY - 14'
2 WAY - 20'



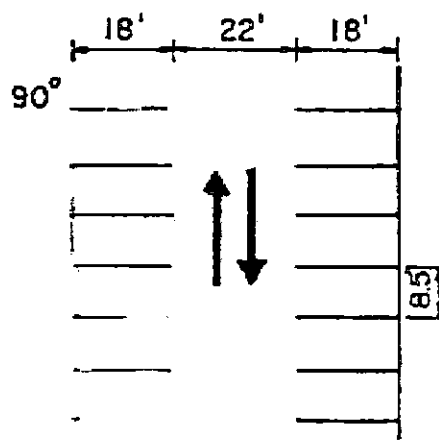
AISLE WIDTH
1 WAY - 14'
2 WAY - 20'



AISLE WIDTH
1 WAY - 16'
2 WAY - 20'

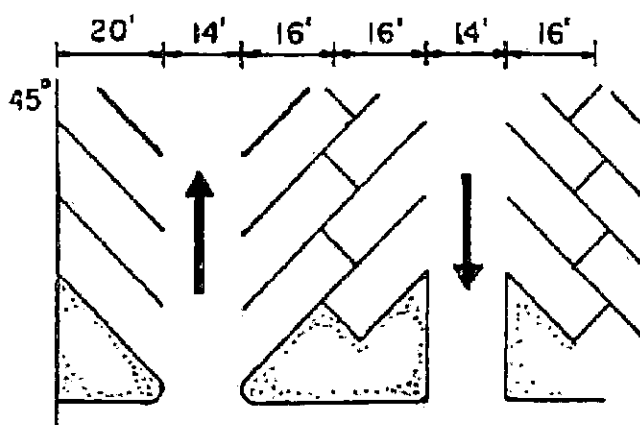


AISLE WIDTH
1 WAY - 18'
2 WAY - 20'

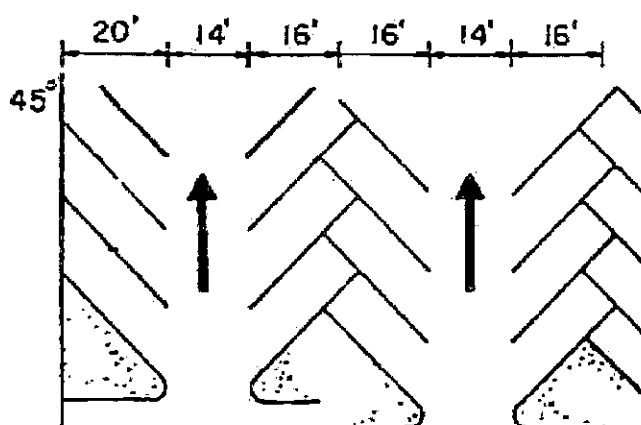


AISLE WIDTH
1 WAY - 22'
2 WAY - 22'

OVERLAPPED



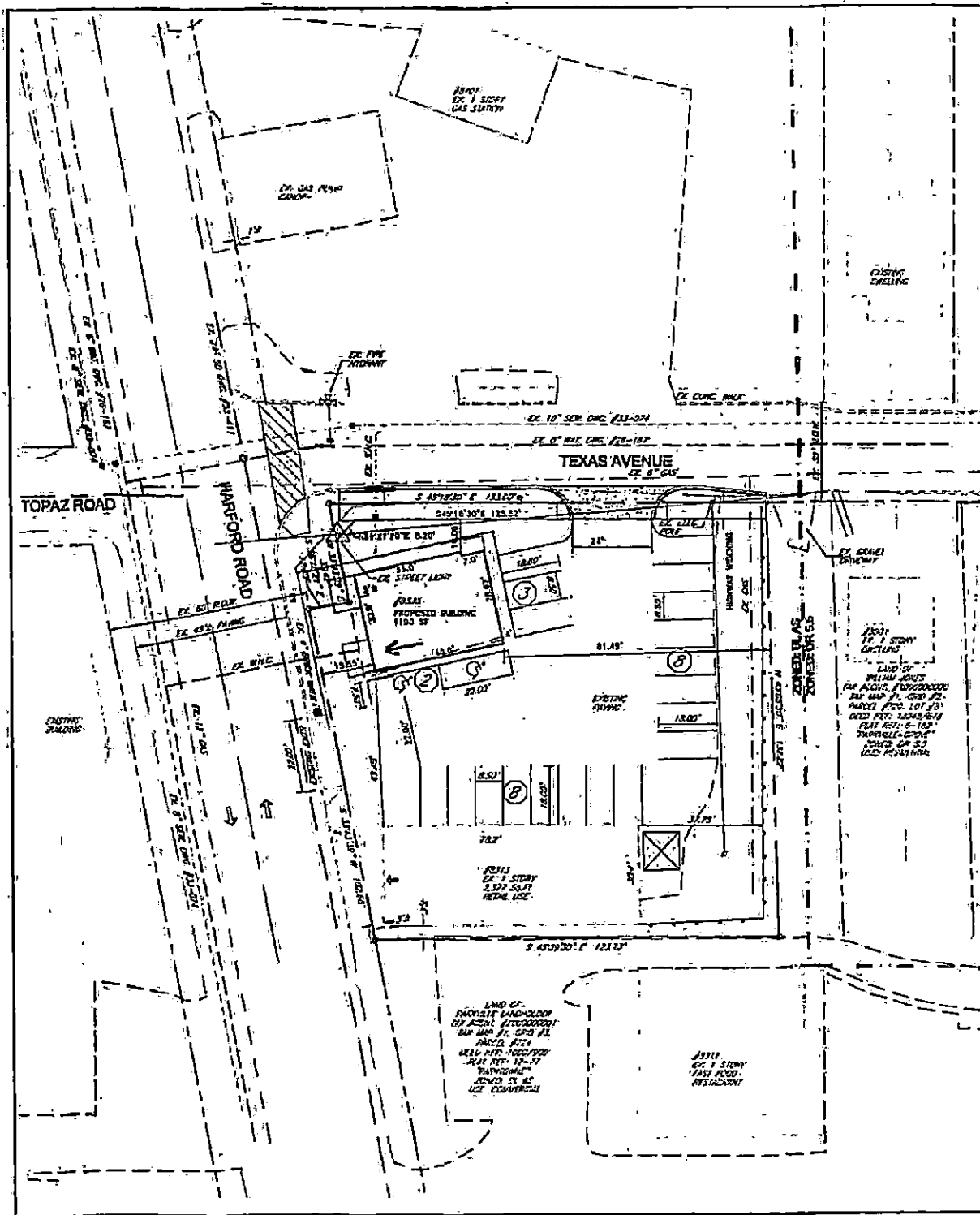
HERRINGBONE



* ALL PARKING, MANEUVERING, ACCESS, AISLES ARE REQUIRED TO BE
PAVED AND STRIPED PER SECTION 409.8 (B.C.Z.R.)

OFF-STREET PARKING REQUIREMENTS

1. ✓ PAVING (type and extent), STRIPING, AND 10-FOOT SETBACK TO A STREET R/W (8 feet if existing on 5/26/88 and documented) and must be clearly indicated on the plan and notes.
2. ✓ DESIGN STANDARDS, SCREENING, AND LANDSCAPING must be provided in accordance with the Landscape Manual and all other manuals adopted pursuant to Section 32-4-404 of the Baltimore County Code. (See Section 409.8.A.1, BCZR.) Contact County Landscape Architect at 410-887-3751.
3. ✓ CURBING or anchored wheel stops must be provided around parking lots and must be located not to interfere with the required landscaping and screening. Show a detail for wheel stops.
4. ✓ DEAD-END PARKING BAYS require a back-around or turn-around. Traffic circulation must be shown by the use of arrows on the plan. (See Section 409.8.A.5, BCZR.)
5. ✓ LIGHTING: Add note: "Any fixture used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjacent residential site and public streets." Indicate placement, height, and direction on the plan and show protected by curbing or landscaping. If no lighting, state so. (See Section 409.8.A.3, BCZR.)
6. ✓ ENTRANCES on County roads for one-way traffic; 17 feet wide. Two-way traffic; not less than 24 feet nor more than 30 feet wide. Monumental entrances shall be provided with a minimum 2-foot wide median. Traffic lanes; not less than 17 feet nor more than 24 feet wide. Inbound lane not less than 18 feet the nor more than 36 feet wide for outbound. Entrances minimum 7.5 ft to property line. (Contact Developers Engineering, 410-887-3751)
7. NA ENTRANCES on State roads are subject to the approval of the State Highway Administration. (Contact: Bureau of Access Permits at 410-545-5600.)
8. NA DRIVE-THROUGH STACKING REQUIRED: BANK - 5 for first station, 2 for each additional station; RESTAURANT - 7 per station and 5 behind order board; CAR WASH - see Section 419, BCZR; OTHER USES - as determined by Zoning Review. NOTE: Do not count the space(s) at the service window(s). Drive-through lanes must be clearly marked by striping or pavement markings, may not block parking spaces, maneuvering aisles or cross the (clearly shown) principal pedestrian access.
9. NA COMPACT OR SMALL CAR SPACES: When more than 50 spaces are provided in office and industrial uses and parking structures for residential and lodging uses only. Space size 7.5 x 16 feet (angled) and 7.5 x 18 feet (parallel) are permitted up to 40% maximum of the required spaces. All dimensions, calculations, and typical spaces must be on the plan.(Section 409.5)
10. NA LOADING: (commercial or industrial) must be shown on the plan and be adequate to accommodate the size and use of the building in addition to all other parking requirements. Loading spaces may not impede normal vehicle circulation or block required spaces.
11. ✓ HANDICAPPED: For parking space requirements, (Contact: Plans Review 410-887-3987).
12. NA ADJUSTMENTS (allowed in office and industrial): TRANSIT - 5% reduction; RIDESHARING - 10% reduction; SHARED PARKING - see Section 409.6.B.3, BCZR.
13. ✓ BUSINESS OR INDUSTRIAL PARKING IN A RESIDENTIAL ZONE may be granted by the Office Of Administrative Law after a 15 day posting procedure. If a request for a public hearing is filed within this time period, a Special Hearing is required (see Section 409.8.B, BCZR). NOTE: In the D.R.zone, within a residential transition area, all RTA requirements must be met or a variance must be granted. (see Section 1B01.1.B.1, BCZR)



GENERAL NOTES:

- OWNER: JOHN GOE
108 MASON STREET
ESSEX, MARYLAND
- SITE AREA:
GROSS: 23,609 Sq.Ft. or 0.542 Ac.±
NET: 17,021 Sq.Ft. or 0.391 Ac.±
- BUILDING AREA:
EXISTING: 3,132 Sq.Ft.
PROPOSED ADDITION: 81 Sq.Ft.
TOTAL PROPOSED: 3,213 Sq.Ft.
- UTILITIES:
PUBLIC WATER
PUBLIC SEPTIC
- THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON F.J.R.M. #2400100270F, PANEL # 270 OF 580-DATED SEPTEMBER 26, 2008.
- PARKING CALCULATIONS:
RESTAURANT (CARRY-OUT ONLY)
REQUIRED: 1180 Sq.Ft. @ 5 PER 1,000 = 6 SPACES
RETAIL STORE
REQUIRED: 2,377 Sq.Ft. @ 5 PER 1,000 = 12 SPACES
TOTAL REQUIRED = 18 SPACES
PROVIDED: 21 SPACES
SPACES (2 HANDICAPPED, 19 REGULAR)
- SETBACKS:

	REQUIRED	PROVIDED
FRONT	2'	3'±
SIDE	10'	10'±
REAR	20'	81'±
- HEIGHT OF STRUCTURE:
MAX. PERMITTED: 40'
PROPOSED: EXISTING: 16' PROPOSED: 16'
- DEED REF: 12690/43
- TAX ACCOUNT: #1402088610-1402088612 & 1402089310
- COUNCILMANIC DISTRICT: 8th
- REGIONAL PLANNING DISTRICT: 318
- CENSUS TRACT: 4921.01
- WATERSHED: BACK RIVER
- ZONING: BL-AS
(PER 1"=200' ZONING MAP 081A1)
- TAX MAP #81, PARCEL #720, LOT 1'S 1-5
- NO KNOWN PREVIOUS ZONING CASES ON FILE
- PERMITS ON FILE: 8733121 INTERIOR ALTERATIONS AND ADDITION
8746552 FRONT AND REAR ADDITIONS
- FLOOR AREA FOR BL:
MAXIMUM PERMITTED: 3.0
EXISTING: 3,132 ÷ 23,609 = 0.133
PROPOSED: 3,168 ÷ 23,609 = 0.134
- EXISTING FREE STANDING SIGN MUST CONFORM WITH SECTION 450 OF THE BCCR AND IS LIMITED TO ONE SIGN PER ROAD FRONTAGE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- PREVIOUS DRC MEETINGS:
0218100 FOR THE ADDITION ON THE SIDE
0810100 FOR THE ADDITION TO THE REAR
1221100 FOR THE RECONSTRUCTION OF THE BUILDING

* AVERAGING PROVISION OF NEAREST BUILDINGS TO THE NORTH AND SOUTH OF THE PROPOSED BUILDING. PER DISCUSSIONS WITH THE ZONING OFFICE THIS SETBACK WILL SATISFY THE AVERAGING PROVISION FOR FRONT SETBACK IN ACCORDANCE WITH BCCR SECTION 303.2. THE BUILDING IS BEING CONSTRUCTED IN THE SAME LOCATION AS THE EXISTING BUILDING EQUAL WITH THE PREVIOUS FRONT BUILDING LINE.



Mainstreet Engineering, Inc.

123 Zoning Avenue
Towson, Maryland 21204
Phone: 410-553-1833

PLAN TO ACCOMPANY
BUILDING PERMIT
FOR THE

RESTAURANT

8336 HARFORD ROAD

14TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISION	DRAWN BY:	DESIGNED BY:	SCALE:
	EDJ	PCB	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	01-27-11	11001	1 OF 1

ZONING CHECKLIST PART II:

ADDITIONAL INFORMATION FOR NON-RESIDENTIAL ZONING PUBLIC HEARING APPLICATIONS (to be included with PART I / Checklist site plans when filing a petition)

FOR NON- RESIDENTIAL VARIANCES, SPECIAL HEARINGS, SPECIAL EXCEPTIONS, WAIVERS AND USE PERMITS

First, and most importantly: You must understand that the relief you have requested is a quasi-judicial decision and you are responsible for meeting the burden of law required by the Baltimore County Zoning Regulations (BCZR). A judicial hearing is an adversary process and, therefore, there may be opposition to your request. During a judicial hearing, the parties will be permitted to testify, present evidence, and cross-examine witnesses. The Office of Administrative Law will rule on the evidence and testimony to determine whether or not the petition will be granted.

Second: You must understand that if a hearing is required, you are permitted to have representation by an attorney of your choice. Unless incorporated, you are not required to have an attorney, but it is strongly recommended that you consider obtaining legal representation. If you are incorporated, it is a requirement that you be represented by an attorney.

Third: It is strongly recommended that you read and understand the requirements of the BCZR.

Fourth: No employee of the Department of Permits, Approvals and Inspections (PAI) may provide legal advice to anyone. The representations and opinions of any employee are not to be construed as definitive in any case. Only the decision of the Administrative Law Judge rendered after the statutory required public hearing is considered dispositive in matters relating to the interpretation of the BCZR. Even though there may not be opposition in a given case, your request may be denied.

YOU MUST MAKE AN APPOINTMENT TO FILE A PETITION

When you have completed the following steps, call 410-887-3391 to make an appointment. Due to the exacting review necessary for petition filing, **petitions or revisions will not be processed or accepted if they are just delivered or mailed.** Revisions must be filed with the original intake Planner.

AUTHORITY AND PETITIONER'S BURDEN:

INFORMATION ONLY, NOT LEGAL ADVICE

All requests for non-residential variances, special hearings, special exceptions, and use permits are handled by the Department of Permits, Approvals and Inspections (PAI). Applications are obtained from and filed with the Zoning Review section of PAI and all hearings are scheduled before an Office of Administrative Law Judge (ALJ). The enabling legislation providing the Administrative Law Judge (ALJ) with this authority is in Sections 307 and 500 of the Baltimore County Zoning Regulations (BCZR). The Director of PAI interprets and enforces the BCZR. Any disagreement with said interpretation may be taken to the Office of Administrative Law per Section 500.7 (BCZR). If the site in question is to be approved by the Administrative Law Judge (ALJ) as part of the development process, the public zoning requests will be considered concurrently with the development proposal.

Legal representation is recommended in all cases, but in the case of a corporation, it is a requirement. The information that proceeds is provided to give the petitioner a basic understanding of the legal burden of proof that must be satisfied prior to the granting of the petition. It is not a substitute for private legal counsel nor should it be construed as legal advice.

VARIANCES:

Under the authority of Section 307.1 (BCZR), the Administrative Law Judge, (**ALJ**) applying the two-step test set forth in Cromwell v. Ward, 100 Md. App. 691 (1995), has the authority to grant variance from the height, area, parking, and sign regulations.

- A. The first step requires the petitioner to prove, to the satisfaction of the ALJ, that the property whereon structures are to be placed (or uses conducted) is unique, unusual, and different from the surrounding properties such that the uniqueness causes the zoning provision to impact more on the subject property than on the surrounding properties.
- B. The second step of the test requires that the petitioner must demonstrate that strict compliance with the BCZR would result in either practical difficulty or unreasonable hardship. The Court of Special Appeals in Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, stated:
 - 1. "To prove undue hardship for a use variance, the following three criteria must be met:
 - (i) Applicant must be unable to secure a reasonable return or make any reasonable use of his property (mere financial hardship or opportunity for greater profit is not enough).
 - (ii) The difficulties or hardship is peculiar to the subject property in contrast with other properties in the zoning district.
 - (iii) Hardship was not the result of applicant's own actions.

To provide practical difficulty for an area variance, the following criteria must be met:

Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome.

- (i) Whether the grant would be substantial injustice to applicant, as well as other property owners in district, or whether a lesser realization than that applied for would give substantial relief.
 - (ii) Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured."
- C. No increase in residential density beyond that allowed by the zoning regulations shall be permitted.
 - D. The relief requested must be in strict harmony with the spirit and intent of height, area, off-street parking, or sign regulations.
 - E. And only in such manner as to grant relief without substantial injury to public health, safety, and general welfare.

SPECIAL HEARINGS:

Under the authority of Section 500.6 (BCZR), the Office of Administrative Law has the power, upon notice to the parties in interest, to conduct hearings involving any violation or alleged violation or noncompliance with any zoning regulations, or the proper interpretation thereof, and to pass his order regarding this matter.

Under the authority of Section 500.7 (BCZR), any person can petition the Office of Administrative Law to hold a public hearing to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such a person in any property insofar as they are effected by the BCZR.

USE PERMITS AND WAIVERS:

Certain uses have singular, individual characteristics which make it necessary, in the public interest (even though other County permits may not be required), to specify regulations for each zoning classification. Under the authority of Section 500.4 (BCZR), the Director of PAI has the power to issue certain use permits (certain others are issued under the authority of the Office of Administrative Law) provided that all of the conditions for that particular use specified in the BCZR are met. Under the authority of Section 500.7 (BCZR), the Director has the right to require a public hearing whenever the Director deems it in the public interest. Waivers, such as for flood plain construction also require a public hearing and must follow the zoning hearing intake and filing procedures.

SPECIAL EXCEPTIONS:

Because not all uses fit neatly into permitted categories or zones, and under certain conditions various uses could be detrimental; the uses listed as special exceptions in the BCZR are permitted only if granted by the Office of Administrative Law, under the authority of Section 500.5 (BCZR). In cases of petitions for special exceptions under Section 502 of these regulations, the Office of Administrative Law shall hold a public hearing. After the hearing, the ALJ shall pass his order granting or refusing the special exception. In granting any special exception, the Administrative Law Judge must find that the use for which the special exception is requested will not:

- A. be detrimental to the health, safety, or general welfare of the area;
- B. create congestion in roads, streets, or alleys;
- C. create a potential hazard from fire, panic, or other dangers;
- D. overcrowd land and cause undue concentration of population;
- E. interfere with adequate provisions for schools, parks, water, sewerage, transportation, or other public requirements, conveniences, or improvements;
- F. interfere with adequate light and air;
- G. be inconsistent with the spirit and intent of the BCZR;
- H. be inconsistent with the impermeable surface and vegetative retention provisions of the BCZR.

In granting any special exception, the ALJ may impose such conditions, restrictions, or regulations as he deems necessary or advisable for the protection of surrounding and neighboring properties.

GENERAL APPLICATION PROCEDURE:

A zoning hearing can only address issues as regulated by the BCZR. (Certain hearings, such as flood plain waiver public hearings are an exception to this.) You must contact other county/state agencies to determine if your plan meets their requirements!

Normally before granting any relief, the Office of Administrative Law shall require advertising and posting of the property and shall require, as applicable, a public hearing. All orders of an ALJ shall contain a finding of fact specifying the reason or reasons for granting or denying each request.

The normal time period from time of filing a petition until the time of receipt of the written order is usually somewhere between 45 and 90 days. Also, in addition to filing fees, costs are incurred for posting the property and advertising the hearing in area newspapers.

At the time of petition filing, petitioners will pay the filing costs. The petitioner will also receive a list of approved sign posters and the petitioner is responsible for hiring one of these approved posters to properly post the subject property with two (2) signs. The two (2) posting signs must remain *visible* on the property for a period of at least 20 days before the hearing and/or closing date.

Zoning petitions may be filed with PAI by appointment only. Applications/forms are available from Zoning Review or online**. All information on the forms must be typed or printed and they must be signed by the legal owner(s) or a corporate officer, with his/her title, the address, zip code, work and home telephone numbers and Email address provided. While the planner will assist the petitioner in interpreting those provisions of the BCZR applicable to the particular case, the final wording of the request and other information submitted, as set forth in the application, shall be the sole responsibility of the petitioner(s).

** http://www.baltimorecountymd.gov/Agencies/permits/pdm_zoning/zonforms.html#forms.

THE APPLICATION MUST CONTAIN:

- **Petition** -- 3 (three) original petition forms signed and filled out as indicated. Any person signing as an authorized agent of the petitioner or contract purchaser must be able to bind the petitioner or contract purchaser to a legal contract. Their position must be indicated and where any doubt as to the person's authority may exist, a letter of authorization is required.
- **Plats** -- 12 (twelve) or 14 (fourteen) for flood zone properties, copies of a **sealed** hearing plan with all information as indicated in this checklist.
- **Description** -- 3 (three) separate copies of a **sealed description** of the property, beginning with the distance to the nearest improved intersecting street centerline, **as indicated in this checklist**.
- **Zoning Map** -- 1 (one) copy of the GIS zoning map with the location and boundaries of the property accurately depicted (matching the sealed description) and the official 5 digit zoning map number (example: 070A2). Obtain map from the Zoning Review Counter or obtain map from the following web address: **bcgis.baltimorecountymd.gov/myneighborhood** and click on the "Map Views" button and then the "Development & Permits" tab. (See Example 4 on Page 13).
- **Fee** -- 1 (one) filing fee of \$500.00 for each separate request of a variance, special hearing or special exception (maximum charge of \$1200.00 for one property/lot). Checks must be made payable to Baltimore County, Maryland. (Be aware that fees are subject to change without notice)
- **Advertising Form** -- 1 (one) completed copy of the advertising form. You will be billed directly by the newspapers.
- **Posting** -- Applicant is responsible for the posting (securing and paying an approved sign poster). The current list of approved sign posters is available in the Zoning Review Office.

REVIEW AGENCIES:

Prior to preparing the required plans, the petitioner or the engineer should contact the following agencies for pertinent data that may be required.

- | | |
|---|--------------|
| 1. Assessments (SDAT) | 410-512-4906 |
| 2. Development Plans Review (traffic issues) | 410-887-3751 |
| 3. Fire Department | 410-887-3998 |
| 4. State Highway Administration | 410-545-5600 |
| 5. County Roads | 410-887-3739 |
| 6. Planning (design, screening, landscaping, historic) | 410-887-3211 |
| 7. Plans Review (construction/fire/floodplain plans) | 410-887-3987 |
| 8. Department of Environmental Protection
and Sustainability (DEPS) (see note) | 410-887-3980 |
| 9. If <i>floodplain</i> , Department of Natural Resources | 410-631-3902 |
| 10. If <i>critical area</i> , Maryland Office of Planning | 410-767-4485 |

NOTE: For CBCA (Critical Area) sites: Without **DEPS comments** the ALJ will not write an order. **Floodplains and historic buildings should be identified and addressed as needed.** **Flood Plain** determination/issues call the Dept. of Public Works at 410-887-3300. **Historic** issues/questions call the Office of Planning at 410-887-3480

THE ZONING HEARING PROPERTY DESCRIPTION:

Three (3) typed copies (separate pages) of the **zoning description of the property** is required. Standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, are too wordy but some of the information must be used. (Note: Old deed information such as perches or a stone, etc. cannot be used as is.) Read your deed, your location survey and your State Assessment record to determine which of the three options you should use. **DO NOT PHOTOCOPY THE DESCRIPTION IN THE DEED.** The zoning property description must comply with Part A and Part B:

PART A (START DESCRIPTION WITH THE FOLLOWING):

ZONING PROPERTY DESCRIPTION FOR _____
(address or location)

*Beginning at a point on the (north, south, east or west) side of (name of street on which property fronts) which is (number of feet of right-of-way width) wide at the distance of (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street (name of street) which is (number of feet of right-of-way width) wide.

ALERT!

*Be aware that the Beginning Point and the distance in feet to the street centerline intersection, as stated in the zoning property description, must be shown and labeled on the hearing plan. The lot area (total square feet or acres) on the hearing plan and the zoning description must agree.

PART B (CONTINUE DESCRIPTION WITH ONE OF THE FOLLOWING 3 OPTIONS):

OPTION 1 (Metes and Bounds Sample – lot not part of record plat or minor subdivision):

THIS IS A SAMPLE ONLY: Thence the following courses and distances: (1st Point of Call- "POC") N.87 12' 13" E. 321.1', (2nd POC) S.18 27' 03" E. 87.2', (3rd POC) S.62 19' 00" W. 318', and (4th POC) N.08 15' 22" W. 80', back to the point of beginning as recorded in Deed Liber (____), Folio (____), containing (number of total square feet or acres in lot). Located in the (____) Election District and (____) Council District.

OPTION 2 (Subdivision Lot – lot is part of record plat):

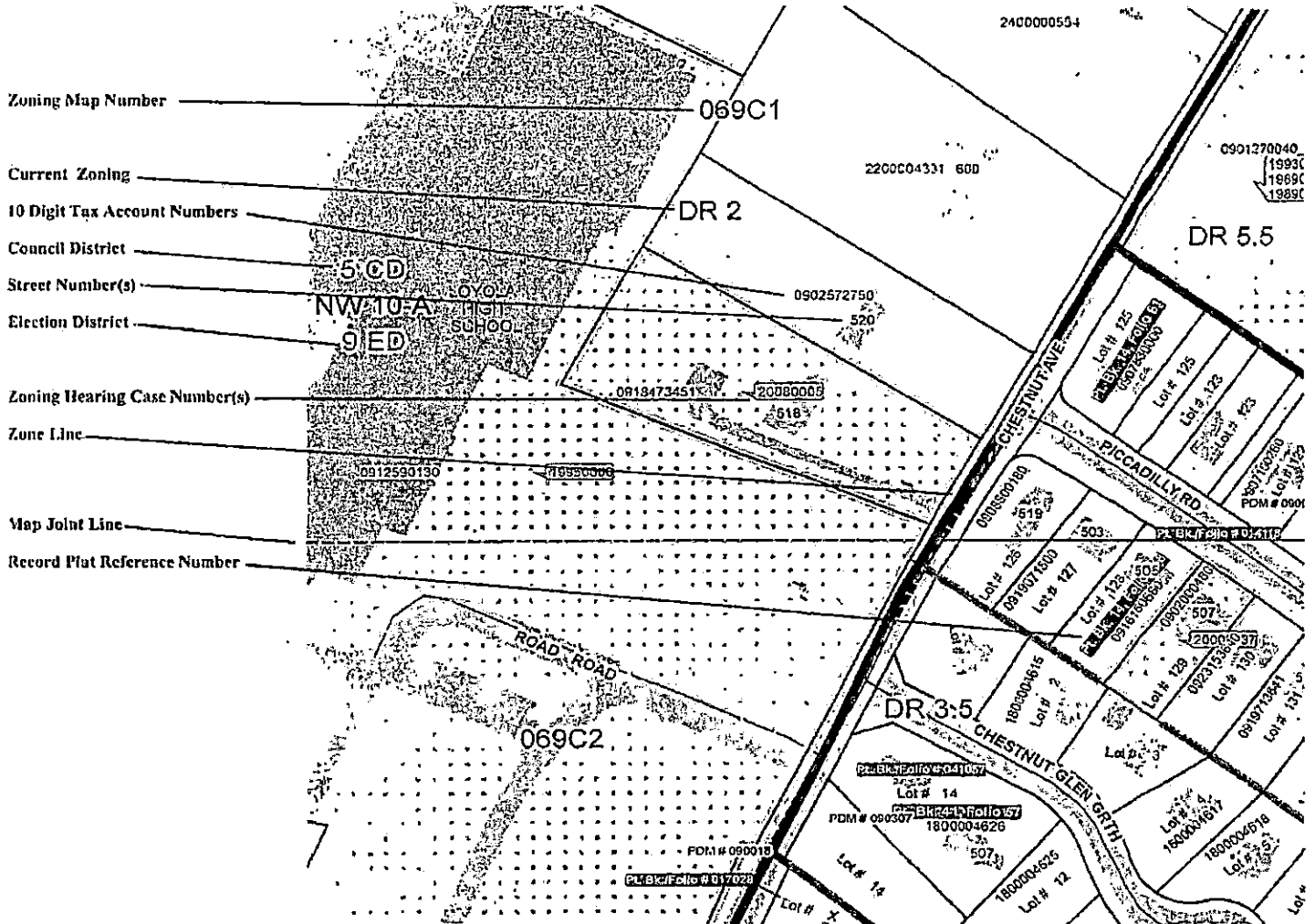
Being Lot #(____), Block (____), Section #(____) in the subdivision of (name of subdivision) as recorded in Baltimore County Plat Book #(____), Folio #(____), containing (number of total square feet or acres in lot). Located in the (____) Election District and (____) Council District.

OPTION 3 (Minor Subdivision Lot Sample):

THIS IS A SAMPLE ONLY: Thence the following courses and distances: (1st Point of Call- "POC") N.87 12' 13" E. 321.1', (2nd POC) S.18 27' 03" E. 87.2', (3rd POC) S.62 19' 00" W. 318', and (4th POC) N.08 15' 22" W. 80' back to the point of beginning, as recorded in Deed Liber (____), Folio (____), containing (number of total square feet or acres in lot). Located in the (____) Election District and (____) Council District. Also known as Lot #(____) in the minor subdivision of (name of minor subdivision), minor subdivision # (____-____-____-M), as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

EXAMPLE 4 – ZONING MAP

This is available from the Zoning Review Counter, or from the following web address: bcgis.baltimorecountymd.gov/myneighborhood
 A GIS System color copy zoning map is required for filing a petition.
 This black and white sample is keyed to the map information.
 Mark your site clearly on the map.



The Israel of God
3113 Richwood Road
Baltimore, MD 21244

Zoning Hearing

2020-0096 SPHA

April 13, 2020

Michael D. Mallinoff, Director
Permits, Approvals and Inspections
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Provisional

Re: Use and Occupancy Permit for 3113 Richwood Avenue

Dear Mr. Mallinoff,

I am the pastor of The Israel of God ministry hoping to locate to 3113 Richwood Avenue in Baltimore County. We purchased this property from Community Support Services for the Deaf, Inc. in May, 2018 with the intent to make it our permanent home for worship. The property is improved with a 7,544 square foot building that was previously used as a community building. The building was vacant when purchased and our ministry has invested a significant amount in improvements both interior and exterior. During the permit process it was brought to our attention that changing the use of the building from community care to a worship facility would require a special hearing before the Administrative Law Judge. An engineering firm and legal counsel have been retained and the Petition for Special Hearing recently filed and accepted by Baltimore County is attached. The Petition is being amended this week to include the same relief but in variance form as attached. You will note part of the relief deals with residential transition area regulations notwithstanding the building has existed for years and we have not expanded the size of the building. It is our intention to utilize the existing parking.

Obviously no hearings will be set for the foreseeable future, however, during the permit process discussions were held with zoning and it was my understanding we would be able to obtain a temporary use and occupancy permit once we filed the zoning petition. Our church has been renting space at another location for several months despite owning this building and making the necessary improvements. By this letter, I respectfully request your authorization for the issuance of a temporary use and occupation permit for our use of the above property for worship services while waiting for zoning approval. Our ministry understands and acknowledges our obligation to cease the church use of the property and return it to the community care use if the zoning relief is denied.

During this difficult time of health and economic concerns, the temporary permit would be of great benefit allowing our ministry to continue for the immediate future.

Thank you for your consideration.

Regards,


Andre Henry, Pastor

OK MM
4/17/20

UCN

Baltimore County - My Neighborhood



Legend

- 200 Scale Grid
- Councilmanic Districts
 - 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
- Election Districts
- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

DR 5.5

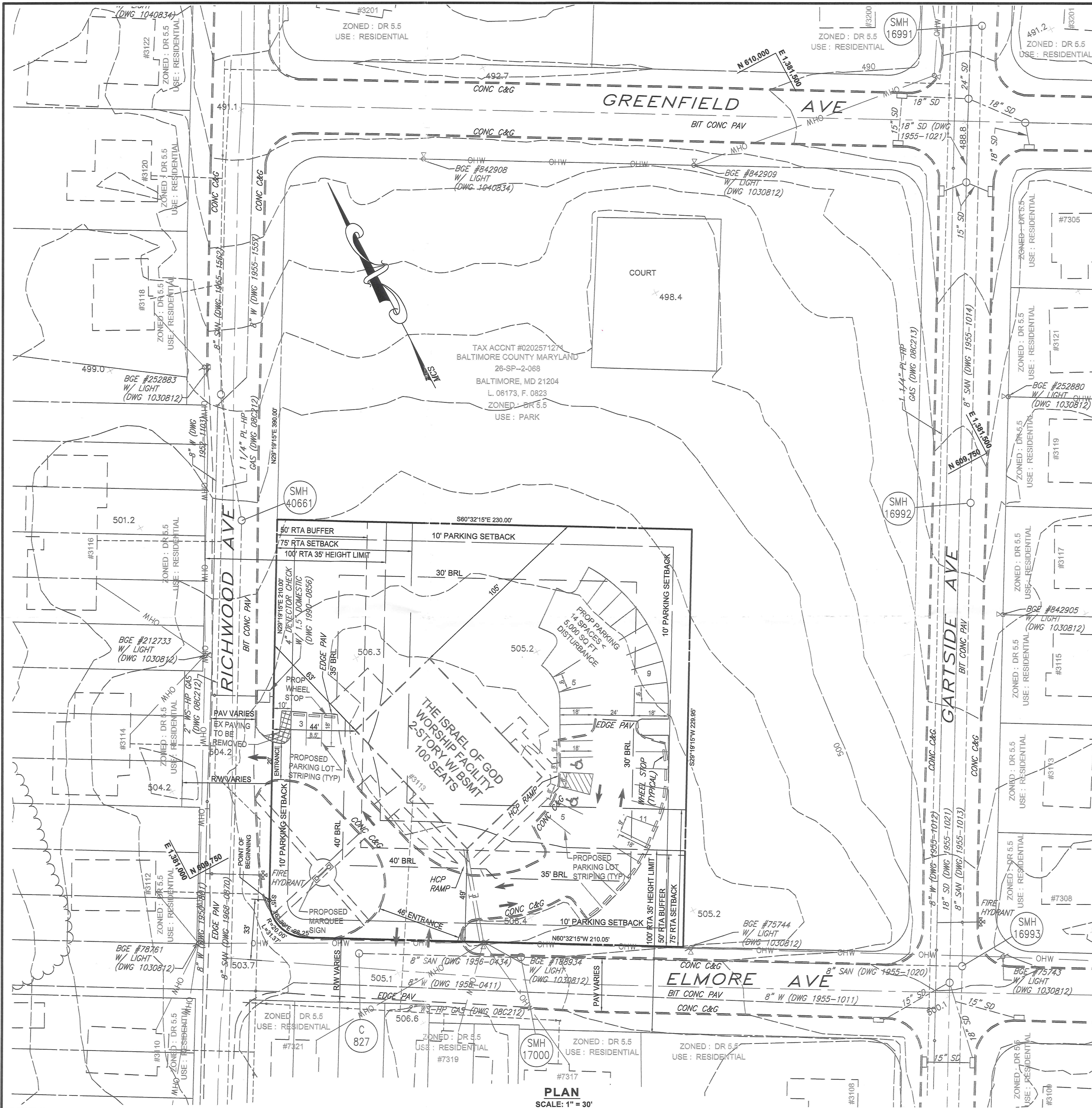
SITE

1:1,128

0 45 90 180 Feet

April 3, 2020

Sources: Esri, HERE, Gamin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



PARKING REQUIREMENTS (BCZR ARTICLE 4 SECTION 409)		
USE	PARKING RATE	PARKING REQUIRED
HOUSE OF WORSHIP	1 PER 4 SEATS IN THE PRINCIPAL PLACE OF WORSHIP	100 / 4 = 25
TOTAL PARKING REQUIRED	25 SPACES INCL 1 ACCESSIBLE SPACES (1 VAN)	
TOTAL PARKING PROVIDED	33 SPACES INCL 2 ACCESSIBLE SPACES (1 VAN)	

BULK REGULATIONS

BUILDING SETBACKS

	MIN REQUIRED	EXISTING
FRONT YARD :	40 FEET	44 FEET
SIDE YARD INTERIOR :	20 FEET	NA
CORNER STREET SIDE :	35 FEET	63 FEET
REAR YARD :	30 FEET	105 FEET

HEIGHT	REQUIRED	EXISTING
	MAXIMUM BUILDING HEIGHT 50 FEET	30 FT

OPEN SPACE REQUIREMENT NOT APPLICABLE

RESIDENTIAL TRANSITION AREA REGULATIONS:

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

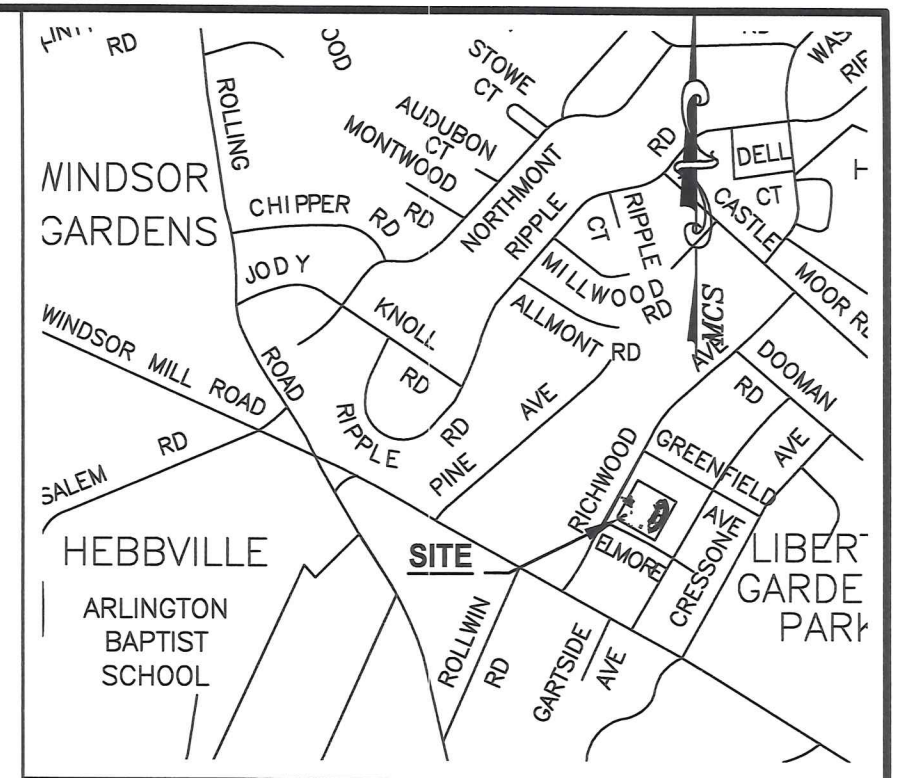
2. The RTA for a tract may be modified as directed by findings pursuant to § 32-4-402 and the hearing officer's hearing under Article 32, Title 4, Subtitle 2 of the Baltimore County Code. However, the hearing officer may not reduce the amount of RTA unless the officer specifically finds and determines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

A residential transition use is any use:
[Bill No. 2-1992]

- (1) Permitted as of right under Section 1B01.1.A; or
- Any parking area permitted under Section 409.8.B, subject to the approval of a specific landscape plan for the buffer area which must meet the requirements for a Class A plan.

Conditions in residential transition areas:

- The RTA may contain single-family detached, semidetached or duplex dwellings.
- Group-house, back-to-back group houses, multifamily building and parking lots shall be set back from the tract boundary 75 feet and provide a 50-foot RTA buffer.
- The 50-foot RTA buffer shall remain an upgraded, uncultured, landscaped buffer unless otherwise directed by the hearing officer, based upon recommendations of the county. It shall not contain cleared drainage areas, stormwater management ponds or accessory structures, but it may be bisected by roads, paths and trails that are designed to connect to adjoining developments.
- The maximum height of any lighting fixtures in a RTA buffer area shall be 16 feet, except for public utility uses which must be of reasonable height. The fixtures shall be designed and placed so as to prevent the spillage of light into any adjoining dwelling or lot. The intensity of the fixture shall not exceed 0.2 candle at the tract boundary.
- Parking lots or structures, either as principal or accessory use, whether permitted by right, special exception or pursuant to Section 409.8.B, shall provide a 50-foot buffer and 75-foot setback, and a height not to exceed 35 feet within the 100-foot transition area.



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- OWNER/ DEVELOPER : THE ISRAEL OF GOD
520 W 138TH ST
RIVERDALE, IL 60827
- PROPERTY LOCATION : 3113 RICHWOOD AVENUE, BALTIMORE MD 21244
TAX ACCOUNT NO. : 2100011561
TAX MAP : 0087, PARCEL 0709
DEED : 40309/00231
LOT AREA : 1.21 ac
- ELECTION DISTRICT : 2
COUNCILMANIC DIST. : 4
CENSUS TRACT(2000) : 4023.03
REGIONAL PLANNING DISTRICT : LOCHEARN
WATERSHED: GWYNNS FALLS
- ZONING: DR 5.5 - (Zoning Map 087C1)
- EXISTING LAND USE : VACANT, FORMERLY COMMUNITY SUPPORT SERVICES FOR THE DEAF, INC.
PROPOSED LAND USE : THE ISRAEL OF GOD WORSHIP FACILITY.
- BUILDING AREA : Basement 904 SF
Main Level 4,953 SF
Upper Level 1,687 SF
Total Area 7,544 SF
- UTILITIES : WATER - PUBLIC WATER EXISTS AT SITE.
SANITARY - PUBLIC SANITARY SEWER EXISTS AT SITE.
STORM DRAINS - PUBLIC STORM DRAINS EXIST IN GARTSIDE AVE
- SIGNAGE : EXISTING WALL MOUNTED SIGN IS COMPLIANT WITH CURRENT SIGN REGULATIONS.
PROPOSED MARQUEE FREE STANDING SIGN WITH ELECTRONIC MESSAGE BOARD SHALL BE :
• 25 SQUARE FEET MAXIMUM AREA / FACE
• MAXIMUM HEIGHT 6 FEET
• AN ELECTRONIC CHANGEABLE COPY SIGN AKA ELECTRONIC MESSAGE BOARD AND BE COMPLIANT WITH THE FOLLOWING :
A SIGN WITH A FIXED OR CHANGING DISPLAY, OR A MESSAGE COMPOSED OF A SERIES OF LIGHTS, LIGHT-EMITTING OR LIGHT-REFLECTING ELEMENTS THAT MAY BE CHANGED THROUGH ELECTRONIC MEANS. THIS INCLUDES A VIDEO DISPLAY SIGN. AN ELECTRONIC CHANGEABLE COPY SIGN MAY ONLY HAVE A MAXIMUM FREQUENCY OF ONE INSTANTANEOUS MESSAGE CHANGE PER 15-SECOND CYCLE AND MAY NOT DISPLAY VIDEO FLASHING, BLINKING, ANIMATION, STROBING OR SCROLLING.
- BASIC SERVICE AREAS : THE SITE IS NOT LOCATED IN FAILED BASIC SERVICE AREAS.
- LIGHTING : SHALL BE DIRECTED AWAY AND DOWNWARD FROM ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC R/W. THE CURRENT LIGHTING CONSISTS OF ONE BUILDING MOUNTED LIGHT FOR EXISTING. NO NEW LIGHTING IS PROPOSED.
- ZONING RELIEF AND SPECIAL HEARING : FOR REQUESTED ZONING RELIEF, SEE ATTACHED PETITION WHICH ACCOMPANIES THIS PLAN.

COMMERCIAL PERMIT HISTORY

B963973 & B957259

ZONING HISTORY

ZONING CASE 1988-238X: PETITION FOR SPECIAL SPECIAL EXCEPTION FOR USE OF THE PROPERTY AS A COMMUNITY CARE CENTER PURSUANT TO SECTION 1B01.1C OF THE BCZR. PETITION DATED JANUARY 3, 1989.

2020-0096-SP44

PLAN TO ACCOMPANY PETITION FOR ZONING SPECIAL HEARING

THE ISRAEL OF GOD WORSHIP FACILITY

3113 RICHWOOD AVENUE

BALTIMORE COUNTY, MD

ELECTION DISTRICT - 2C4



KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com



OWNER/ DEVELOPER:
THE ISRAEL OF GOD
520 W 138TH STREET
RIVERDALE, FL 60827
ATTN: ELDER ANDRE HENRY
(443) 857-5091

ARCHITECT:
SKORPA DESIGN STUDIO
32 S MAIN STREET
BEL AIR, MD 21014
Attn: BRIAN OLSEN
(410) 420-7264

REVISIONS

DATE	DESCRIPTION

DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83(1991)
VERTICAL - NAVD 88

KCW JO #: 2181161
SCALE: 1"=30'
DESIGNED: TAM
DRAWN: TAM
CHECKED: KCA
DATE: MARCH 30, 2020
DRAWING NO. Z-101



PLANTING LEGEND



MAJOR TREES

MINOR TREES

EVERGREEN TREES

SHRUBS

EXISTING TREES

PROPOSED RTA BUFFER AREA

PLANTING CALCULATIONS

CON	ELEMENT	RATE	UNITS	PLANTING UNITS (PU)
B	PARKING PERIMETER ADJ. TO INSTITUTIONAL	1 PU / 15 LF	180 LF	12.0
RTA	RTA BUFFER	1 PU / 400 SF	13,500 SF	33.8
TOTAL REQUIRED:				45.8

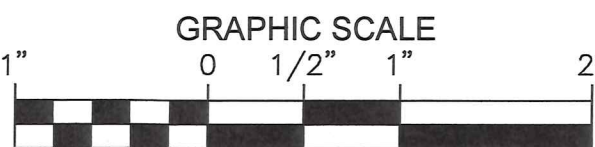
- LANDSCAPE CALCULATIONS ARE BASED ON THE NEW PARKING SPACES ONLY. PROPOSED IMPROVEMENTS ARE LESS THAN 50% OF THE EXISTING SITE ELEMENTS.
- PARKING LOTS WITH LESS THAN 15 SPACES ARE EXEMPT FROM THE INTERIOR PLANTING REQUIREMENTS.
- RTA COMPLIANCE IS REQUIRED FOR THE PROPOSED CHANGE OF USE. THE BUFFER IS PROVIDED TO THE MAXIMUM PRACTICAL EXTENT. PLANTING UNITS THAT COULD NOT PRACTICALLY BE PLACED WITHIN THE BUFFER HAVE BEEN RELOCATED / RE-DISTRIBUTED ELSEWHERE ON SITE IN APPROPRIATE LOCATIONS.

TOTAL PROPOSED PLANTING

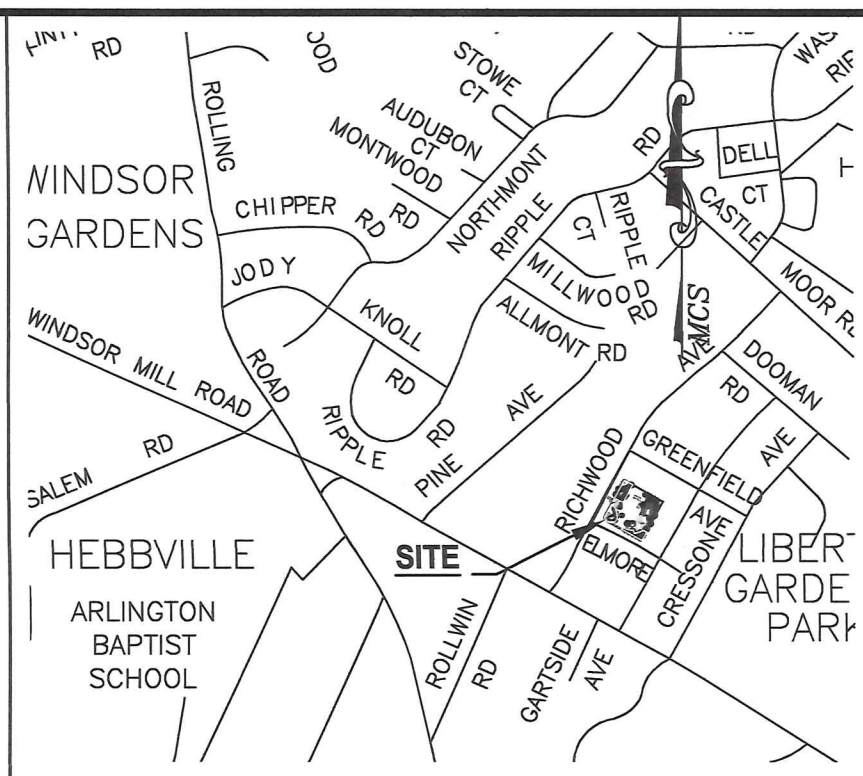
TYPE	RATE	UNITS	PLANTING UNITS (PU)
CANOPY TREES	1 PU / EA.	15	15.0
FLOWERING / UNDERSTORY TREES	1 PU / 2	16	8.0
EVERGREEN TREES	1 PU / 2	13	6.5
SHRUBS	1 PU / 5	55	11.0
EX. CANOPY TREE	1 PU / EA.	5	5.0
EX. FLOWERING TREE	1 PU / 2	1	0.5
TOTAL PROPOSED: 46.0 PUS			



PLAN PREPARED BY:
HUMAN & ROHDE, INC.
Landscape Architects
512 Virginia Ave.
Towson, Maryland 21286
(410) 825-3885 Phone
(410) 825-3887 Fax



DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83(1991)
VERTICAL - NAVD 88



VICINITY MAP
SCALE: 1" = 1000'

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- EXISTING LAND USE : VACANT, FORMERLY COMMUNITY SUPPORT SERVICES FOR THE DEAF, INC.
PROPOSED LAND USE : THE ISRAEL OF GOD WORSHIP FACILITY.
- BUILDING AREA :
Level 1 XXXX SF
Level 2 XXXX SF
Total Area XXXXX SF
- UTILITIES :
WATER - PUBLIC WATER EXISTS AT SITE.
SANITARY - PUBLIC SANITARY SEWER EXISTS AT SITE.
STORM DRAINS - PUBLIC STORM DRAINS EXIST IN GARTSIDE AVE.
- SIGNAGE : SHALL COMPLY WITH BCZR SECTION 450 AND GRANTED VARIANCES.
- BASIC SERVICE AREAS : THE SITE IS NOT LOCATED IN FAILED BASIC SERVICE AREAS.
- LIGHTING : SHALL BE DIRECTED AWAY AND DOWNWARD FROM ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC R/W. NO NEW LIGHTING IS PROPOSED.

BULK REGULATIONS

BUILDING SETBACKS	MIN REQUIRED	EXISTING
FRONT YARD :	40 FEET	45 FEET
SIDE YARD INTERIOR :	20 FEET	NA
CORNER STREET SIDE :	35 FEET	64 FEET
REAR YARD :	30 FEET	75 FEET
HEIGHT	REQUIRED MAXIMUM BUILDING HEIGHT 50 FEET	EXISTING XX FT
OPEN SPACE REQUIREMENT	NOT APPLICABLE	

COMMERCIAL PERMIT HISTORY

B963973 & B957259

ZONING HISTORY

ZONING CASE 1988-238X: PETITION FOR SPECIAL SPECIAL EXCEPTION FOR USE OF THE PROPERTY AS A COMMUNITY CENTER PURSUANT TO SECTION 1801.1C OF THE BCZR. PETITION GRANTED JANUARY 3, 1989.

PETITION FOR ZONING SPECIAL HEARING:

THE CHANGE USE OF THE PROPERTY FROM COMMUNITY CARE TO WORSHIP FACILITY HAS NECESSITATED A SPECIAL HEARING PURSUANT TO SECTION 500.7 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO:

- ADDRESS ADDITIONAL PARKING REQUIREMENTS.
- STRICT COMPLIANCE TO SECTION 1801.1.B1.RESIDENTIAL TRANSITION AREAS AND USES PERMITTED THEREIN OF THE BCZR.



CONCEPT LANDSCAPE PLAN FOR
ZONING SPECIAL HEARING

ISRAEL CHURCH OF GOD
WORSHIP FACILITY

3113 RICHWOOD AVENUE

BALTIMORE COUNTY, MD

ELECTION DISTRICT - 2C4



KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215
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OWNER/ DEVELOPER:

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520 W 138TH STREET
RIVERDALE, FL 60827
ATTN: ELDER ANDRE HENRY
(XXX) XXX-XXXX

ARCHITECT:

SKORPA DESIGN STUDIO
32 S MAIN STREET
BEL AIR, MD 21014
Attn: BRIAN OLSEN
(410) 420-7264

REVISIONS

DATE	DESCRIPTION

KCW JO #: 2181161

SCALE: 1"=20'

DESIGNED: DML

DRAWN: DML

CHECKED: DML

DATE: APRIL 2020

DRAWING NO. L-101

Baltimore County - Permit Review



BC-GIS, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community