

M E M O R A N D U M

DATE: December 11, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0124-SPHA- Appeal Period Expired

The appeal period for the above-referenced cases expired on December 10, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(10240 Liberty Road) *

2nd Election District *

4th Council District *

Baltimore Christian Faith Center, Inc. *

Legal Owner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Petitioner

Case No. 2020-0124-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing and Variance filed on behalf of Baltimore Christian Faith Center, Inc. P("Petitioner"). The Special Hearing was filed seeking relief from Baltimore County Zoning Regulations ("BCZR") § 450.7.B.1.d, to permit an Electronic Changeable Copy Sign outside of the Urban Rural Demarcation Line ("URDL") for a Religious Institution. In addition, a Petition for Variance was filed from BCZR § 450.4.1.a.V to permit a sign with a face/area of 44 sq. ft. on each side (two side total) for a Religious Institution in lieu of the permitted 25 sq. ft. per side; and, finally, a variance from BCZR § 450.4.1.a.VII to allow a Religious Institution to construct a sign with a height of 7 ft. in lieu of the permitted 6 ft..

Due to 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 Petitioners' Exhibit 8.

Pastor Helede "Teddy" Santos appeared on behalf of the Petitioner. Midgett S. Parker, Esq. represented the Petitioner. Brian Dietz of Dietz Surveying Co., the licensed surveyor who prepared the site plan also appeared. People's counsel has opposed the Special Hearing relief but has not opposed the area and height variances. There were protestants in attendance. Substantive

ORDER RECEIVED FOR FILING

Date

11/10/2020

11/10/2020

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"). The agency is opposed to the Special Hearing relief but supports the area and height variances.

The property is approximately 1.655 acres and is zoned RC 5. It is approximately 2000 feet outside the Urban Rural Demarcation Line (URDL) on Liberty Road. The property is a long, narrow, trapezoid on rolling topography. Pastor Teddy Santos testified that the Baltimore Christian Faith Center, has operated their Church on the site since 1980. Pastor Teddy Santos' father was the Church's pastor from 1980 until his death in 2019, at which time he assumed that role. Pastor Santos explained that the Church hosts and supports a wide variety of religious and community based programs there, including a food pantry, clothing drives, addiction counseling, marriage and pre-marriage counseling, as well as conferences and guest speaker events. He explained that the requested larger electronic changeable copy sign would enhance the Church's ability to advertise all these various programs, which change daily.

Special Hearing Relief

Petitioner has framed its request for permission to install an electronic, changeable copy sign as a special hearing request. However, as People's Counsel correctly notes in their letter and email opposition, what is actually being requested is a *use* variance, and use variances are not permitted under BCZR § 307.1, which proscribes the scope of my authority. As People's Counsel also points out, BCZR § 450.8.A.2 states that "[n]o special exception or variance may be granted if it will result in the authorization of a sign *class* which is not otherwise permitted for a particular zone or use by Section 450.4." And indeed BCZR § 450.4 prohibits the electronic changeable copy sign class anywhere outside the URDL. In sum, although I would like to assist

ORDER RECEIVED FOR FILING

Date 11/10/2020
By D. Magon

the Church's mission by allowing such a sign, I am simply not empowered to do so. This same conclusion was reached in Case Nos. 18-103 and 19-084.

Finally, as discussed at the hearing, I am mindful that the Church enjoys the protections of the Religious Land Use and Institutionalized Persons Act (RLUIPA), which ensures, among other things, that local governments do not "substantially burden" religious uses unless the restrictions are narrowly tailored to accomplish a compelling governmental interest. 42 U.S.C. § 2000cc(a)(1); *Bethel World Outreach Ministries v. Montgomery County Council*, 706 F.3d 548, 556 (4th Cir. 2013). However, as People's Counsel has pointed out, our highest court has held that the denial of a similar sign variance did not constitute a substantial burden under RLUIPA. *See, Trinity v. People's Counsel*, 407 Md. 53 (2008). And a similar result was just reached by the United States Court of Appeals for the First Circuit in a case denying a variance for an electronic changeable copy sign at a church in New Hampshire. *See, Signs for Jesus and Hillside Baptist Church v. Town of Pembroke*, 977 F.3d 93 (1st Cir. 2020).

In the instant case the Church has been successfully operating with a manual sign since 1980. Further, the Baltimore County sign regulations do allow for a manually changeable sign. Finally, as discussed below, the size and height variances will be granted in this case, which will further diminish any burdens on the Church. I therefore find that the denial of the electronic changeable sign request will not substantially burden the Church's religious activities in violation of RLUIPA.

Variance Relief

Petitioner has also requested variances from the area and height sign regulations. The Pastor and the surveyor, Mr. Dietz, both testified that the subject property has steep topography and that the existing Church building is approximately 500 feet off the road and about thirty feet

ORDER RECEIVED FOR FILING

Date

11/10/2020

By

Mugnan

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are 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, Petitioners would be required to return the subject property to its original condition.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING

Date 11/10/2020

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 10240 Liberty Road, Randallstown, MD 21133 which is presently zoned RC-5

Deed References: 28837/0015

10 Digit Tax Account # 0 2 0 6 1 0 0 5 4 4

Property Owner(s) Printed Name(s) Baltimore Christian Faith Center, Inc.

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

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

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

(1) 450.7.B.1.d - Requesting Special Hearing to allow/permit an Electronic Changeable Copy Sign outside of the Urban Rural Demarcation Line under special circumstances for a Religious Institution.

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

3. ☒ **a Variance** from Section(s)

(2) 450.4.1.a.V - Requesting a variance from the maximum face/area limitations standard of 25 square feet to allow/permit as sign with a face/area of 44 square feet on each side (two sides total) for a Religious Institution; and
(3) 450.4.1.a.VII - Requesting a variance from the height limitations standard of 6 feet to allow/permit a sign with a height of 7 feet for a Religious Institution

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Midgett S. Parker

Name- Type or Print

Signature

5827 Allentown Road

Camp Springs

MD

Mailing Address

City

State

20746

(301) 825-8600

MidgettParker.Law@gmail.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Baltimore Christian Faith

Center, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

10240 Liberty Road

Randallstown MD

Mailing Address

City

State

21133

(410) 655-3777

BaltoChristianFaith.msn.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Helede Santos

Name - Type or Print

Signature

10240 Liberty Road

Randallstown MD

Mailing Address

City

State

21133

(443) 900-9085

1helede@gmail.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0124-SMA

Filing Date 5/27/20

Do Not Schedule Dates: _____

Reviewer JS

REV. 10/4/11

Brian R. Dietz
Professional Land Surveyor #21080
8119 Oakleigh Road, Baltimore, MD 21234
Phone 410-661-3160 Fax 410-661-3163

Zoning Description
For
10240 Liberty Road

February 25, 2020

Beginning on the North side of Liberty Road, MD Route 26, (80' R/W), distant 570 feet
+/- from the center of Hunsinger Court (50' R/W), thence

1. North 13 degrees 07 minutes 19 seconds East 495.00 feet,
2. South 63 degrees 37 minutes 14 seconds East 149.49 feet,
3. South 13 degrees 37 minutes 19 seconds West 510.25 feet, to the north side of said
Liberty Road
4. North 57 degrees 32 minutes 55 seconds West 149.49 feet, to the place of beginning.

Containing 1.655 Ac. or 72,111 sq.ft. of land more or less. Being known as 10240
Liberty Road and located in the 2nd Election District, 4th Councilmanic District.



Brian R. Dietz



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 10240 Liberty Road, Randallstown, MD 21133 which is presently zoned RC-5

Deed References: 28837/0015

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(2) 450.4.1.a.V - Requesting a variance from the maximum face/area limitations standard of 25 square feet to allow/permit as sign with a face/area of 44 square feet on each side (two sides total) for a Religious Institution; and
(3) 450.4.1.a.VII - Requesting a variance from the height limitations standard of 6 feet to allow/permit a sign with a height of 7 feet for a Religious Institution

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Midgett S. Parker

Name- Type or Print

Signature

5827 Allentown Road Camp Springs MD

Mailing Address

City

State

20746

(301) 825-8600

MidgettParker.Law@gmail.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Baltimore Christian Faith

Center, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

10240 Liberty Road Randallstown MD

Mailing Address

City

State

21133

(410) 655-3777

BaltoChristianFaith.msn.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Helede Santos

Name - Type or Print

Signature

10240 Liberty Road Randallstown MD

Mailing Address

City

State

21133

(443) 900-9085

1helede@gmail.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0134-SMA

Filing Date 5/27/20

Do Not Schedule Dates: _____

Reviewer JS

Brian R. Dietz
Professional Land Surveyor #21080
8119 Oakleigh Road, Baltimore, MD 21234
Phone 410-661-3160 Fax 410-661-3163

Zoning Description
For
10240 Liberty Road

February 25, 2020

Beginning on the North side of Liberty Road, MD Route 26, (80' R/W), distant 570 feet
+/- from the center of Hunsinger Court (50' R/W), thence

1. North 13 degrees 07 minutes 19 seconds East 495.00 feet,
2. South 63 degrees 37 minutes 14 seconds East 149.49 feet,
3. South 13 degrees 37 minutes 19 seconds West 510.25 feet, to the north side of said
Liberty Road
4. North 57 degrees 32 minutes 55 seconds West 149.49 feet, to the place of beginning.

Containing 1.655 Ac. or 72,111 sq.ft. of land more or less. Being known as 10240
Liberty Road and located in the 2nd Election District, 4th Councilmanic District.



Brian Dietz

2020-0124-SP4A

SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON

DATE: 10/22/2020

Case Number: 2020-0124-SPHA

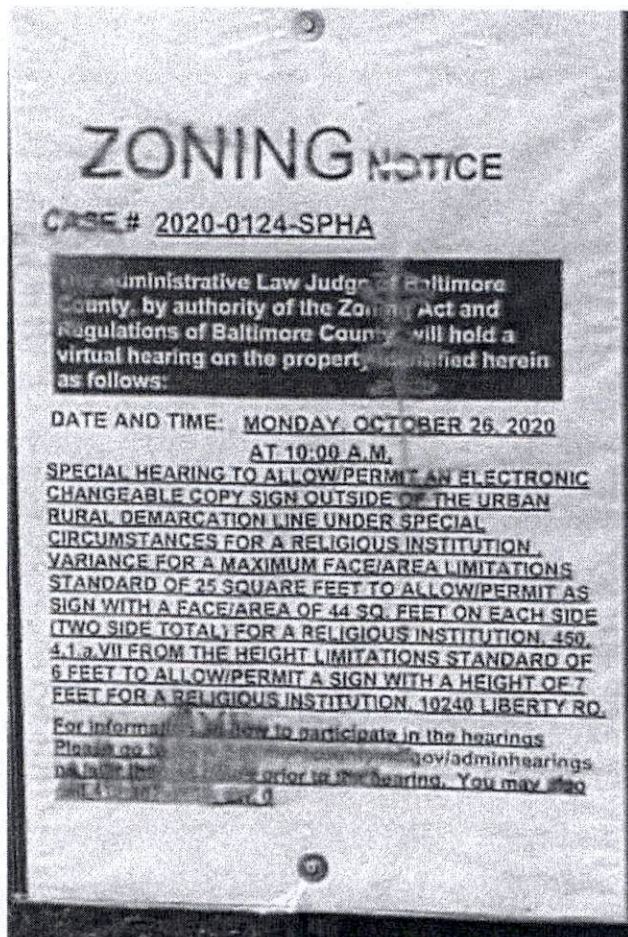
Petitioner / Developer: MIDGETT PARKET, ESQ. ~ BALTIMORE
CHRISTIAN FAITH CENTER

Date of Hearing: OCTOBER 26, 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:
10240 LIBERTY ROAD

The sign(s) were posted on: OCTOBER 6, 2020

The sign(s) were re-photographed on: OCTOBER 22, 2020



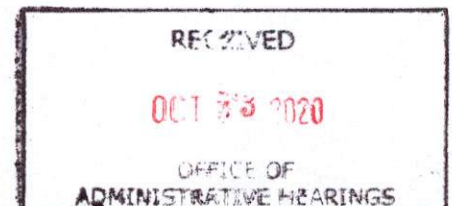
Linda O'Keefe
(Signature of Sign Poster)

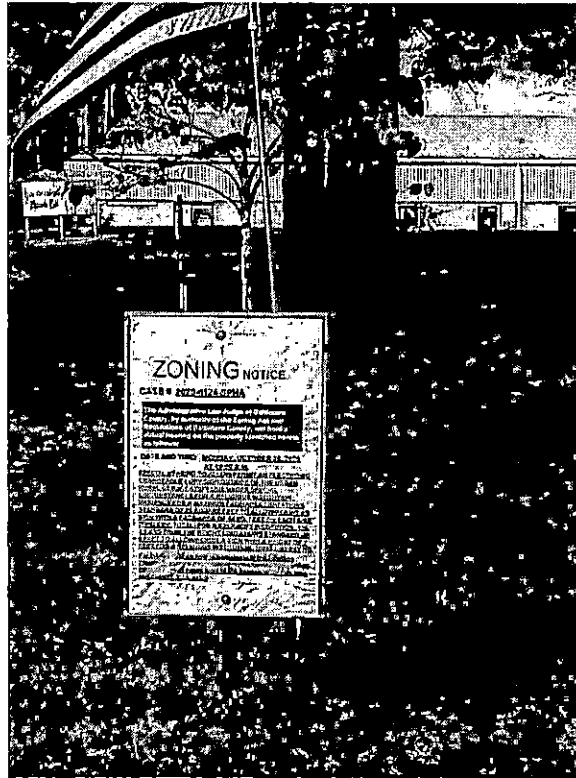
Linda O'Keefe
(Printed Name of Sign Poster)

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)





Re-Photographed 1st Sign @ 10240 Liberty Road ~ 10/22/2020



Re-Photographed 2nd Sign @ 10240 Liberty Road ~ 10/22/2020
CASE # 2020-0124-SPHA

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/6/2020

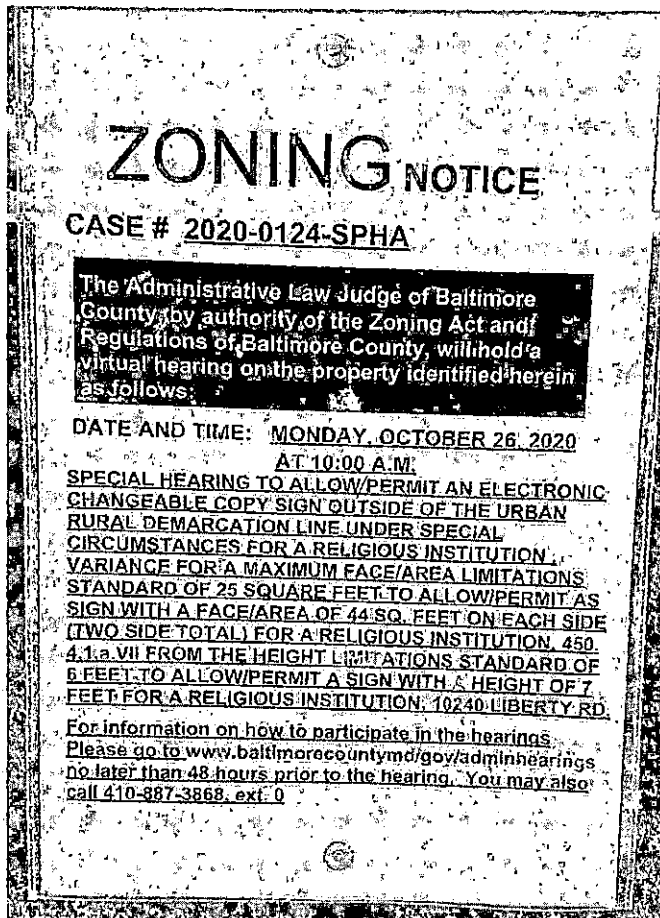
Case Number: 2020-0124-SPHA

Petitioner / Developer: MIDGETT PARKET, ESQ. ~ BALTIMORE
CHRISTIAN FAITH CENTER

Date of Hearing: OCTOBER 26, 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:
10240 LIBERTY ROAD

The sign(s) were posted on: OCTOBER 6, 2020



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)



Background Photo 1st Sign @ 10240 Liberty Rd. ~ 10/6/2020



Background Photo 2nd Sign @ 10240 Liberty Rd. ~ 10/6/2020

CASE # 2020-0124-SPHA

The Daily Record

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

PUBLISHER'S AFFIDAVIT

Order #: 11921002
Case #:
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0124-SPHA

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

10/6/2020



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: 2020-0124-SPHA

10240 Liberty Road

North side of Liberty Road, s/east of Hunsinger Court

2nd Election District - 4th Councilmanic District

Legal Owners: Baltimore Christian Faith Center, Inc.

Special Hearing to allow permit an Electronic Changeable Copy Sign outside of the Urban Rural Demarcation Line under special circumstances for a Religious Institution. Variance for a maximum face/area limitations standard of 25 square feet to allow/ permit as sign with a face/ area of 44 square feet on each side (two side total) for a Religious Institution; 460.4.1.a.VII From the height limitations standard of 6 feet to allow/ permit a sign with a height of 7 feet for a Religious Institution.

Hearing: Monday, October at 25, 2020 at 10:00 a.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

06



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 21, 2020

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: 2020-0124-SPHA

10240 Liberty Road

North side of Liberty Road, s/east of Hunsinger Court

2nd Election District – 4th Councilmanic District

Legal Owners: Baltimore Christian Faith Center, Inc.

Special Hearing to allow permit an Electronic Changeable Copy Sign outside of the Urban Rural Demarcation Line under special circumstances for a Religious Institution. Variance for a maximum face/area limitations standard of 25 square feet to allow/ permit as sign with a face/ area of 44 square feet on each side (two side total) for a Religious Institution; 450.4.1.a.VII From the height limitations standard of 6 feet to allow/ permit a sign with a height of 7 feet for a Religious Institution.

Hearing: Monday, October at 26, 2020 at 10:00 a.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.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Midgett Parket, 5827 Allentown Road, Camp Springs 20746
Baltimore Christian Faith Center, Helede Santos, 10240 Liberty Road, Randallstown 21133

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY ON TUESDAY, OCTOBER 6, 2020

TO: THE DAILY RECORD
Tuesday, October 6, 2020 - Issue

Please forward billing to:
Midgett Parker, Esq.
5827 Allentown Road
Camp Springs, MD 20746

301-825-8600

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: 2020-0124-SPHA

10240 Liberty Road
North side of Liberty Road, s/east of Hunsinger Court
2nd Election District – 4th Councilmanic District
Legal Owners: Baltimore Christian Faith Center, Inc.

Special Hearing to allow permit an Electronic Changeable Copy Sign outside of the Urban Rural Demarcation Line under special circumstances for a Religious Institution. Variance for a maximum face/area limitations standard of 25 square feet to allow/ permit as sign with a face/ area of 44 square feet on each side (two side total) for a Religious Institution; 450.4.1.a.VII From the height limitations standard of 6 feet to allow/ permit a sign with a height of 7 feet for a Religious Institution.

Hearing: Monday, October at 26, 2020 at 10:00 a.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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
10240 Liberty Road; N/S of Liberty Road,	*	OF ADMINSTRATIVE
570' SE of Hunsinger Court		
2 nd Election & 4 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Baltimore Christian		
Faith Center Inc.	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2020-124-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of June, 2020, a copy of the foregoing Entry of Appearance was emailed to Helede Santos, 10240 Liberty Road, Randallstown, MD 21133, 1helede@gmail.com and Midgett Parker, 5827 Allentown Road, Camp Springs, MD 20746, midgettParker.Law@gmail.com , Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2020-0124-SPHA
Property Address: 10240 Liberty Road, Randallstown, MD 21133
Property Description: 1.762 AC NS LIBERTY RD CHURCH; EXEMPTION 10240 LIBERTY RD NS
5280 W HEMWOOD RD
Legal Owners (Petitioners): Baltimore Christian Faith Center, Inc.
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Midgett S. Parker, Esq.
Company/Firm (if applicable): Law Office of Midgett S. Parker, P.A.
Address: 5827 Allentown Road
Camp Springs, MD

Telephone Number: (301) 825-8600

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 19, 2020

Midgett S. Parker,
5827 Allentown Road
Camp Springs MD 20746

RE: Case Number: 2020-0124-SPHA, 10240 Liberty 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 May 27, 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.", written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Helede Santos 10240 Liberty Road Randallstown Md 21133

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: June 4, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0124-SPHA
Address 10240 Liberty Road
(Baltimore Christian Faith Center,
Inc. Property)

Zoning Advisory Committee Meeting of **June 8, 2020**.

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

Reviewer: Steve Ford

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: June 1, 2020

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on 6/1/20. A field inspection and internal review reveals that an entrance onto MD 26 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for **Special Hearing, Variance**, Case Number **2020-0124-SPHA**.

Baltimore Christian Faith Center, Inc.
10240 Liberty Road
MD 26

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 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

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 - 0206100544		
Owner Information		
Owner Name:	BALTIMORE CHRISTIAN FAITH CENTER INCORPORATED	Use: EXEMPT COMMERCIAL Principal Residence: NO
Mailing Address:	10240 LIBERTY RD RANDALLSTOWN MD 21133-	Deed Reference: /28837/ 00015
Location & Structure Information		
Premises Address:	10240 LIBERTY RD RANDALLSTOWN 21133-	Legal Description: 1.762 AC NS LIBERTY RD CHURCH EXEMPTION 10240 LIBERTY RD NS 5280 W HEMWOOD RD
Map: 0066	Grid: 0022	Parcel: 0458
Neighborhood: 10000.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2019
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built 2014	Above Grade Living Area 6,660 SF	Finished Basement Area
		Property Land Area 1.7620 AC
		County Use 01
Stories	Basement	Type CHURCH
		Exterior /
		Quality C3
		Full/Half Bath
		Garage 1 Detached
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	263,200	260,900
Improvements	892,900	991,600
Total:	1,156,100	1,252,500
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		1,220,367
		1,252,500
Transfer Information		
Seller: NICELY DENNIS H,SR	Date: 11/05/2009	Price: \$340,000
Type: NON-ARMS LENGTH OTHER	Deed1: /28837/ 00015	Deed2:
Seller: DIPASQUALE ANTHONY V	Date: 05/03/2000	Price: \$115,000
Type: ARMS LENGTH IMPROVED	Deed1: /14444/ 00198	Deed2:
Seller: DIPASQUALE ANTHONY V	Date: 06/23/1993	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09842/ 00503	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	700	1,220,367.00
State:	700	1,252,500.00
Municipal:	700	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:		

CASE NO. 2020-

10/21/20 10:00
0124 SPHA

CHECKLIST

Order ✓
ltr. ✓

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

6/4

DEPS

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

N/C

FIRE DEPARTMENT

PLANNING

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

Does not support the
req. for spec. hearing
but does support
the variance

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: _____

10/10/20

by Linda O'Keefe

SIGN POSTING (2nd)

Date: _____

10/22/20

by "

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any:

Please see People's Counsel
stuff sent.

Paul Mayhew

From: Carole Demilio
Sent: Monday, November 2, 2020 12:19 PM
To: Paul Mayhew; Administrative Hearings
Cc: 'MidgettParker.Law@gmail.com'; 'mpierce1@aol.com'; 'harmongearge@hotmail.com'
Subject: Baltimore Christian Faith Center Inc. - Case No. 2020-124- SPHA
Attachments: Signs_for_Jesus_et_al_v._Pemb_33-002.pdf; 20201102121329101.pdf

Dear Judge Mayhew,

In response to Petitioner's Post Hearing Brief, I direct the Court's attention to *Trinity v. People's Counsel*, 407 Md. 53 (2008), in which the Court of Appeals affirmed denial of a sign variance and stated on page 100, "In affirming the Board's, Circuit Court's and Court of Special Appeal's decisions that denial of Trinity's requested variances does not impose a substantial burden on Trinity's religious exercise, we conclude that neither the Board's decision nor the Sign Law violate the RLUIPA on this record." That case involved an area variance, a permitted request under BCZR 307.1. Here the request is for a sign that is not otherwise permitted. Although it is stated as a special hearing, is tantamount to a use variance, not permitted under variance law. Petitioner's brief relies on distance from the road as a unique characteristic, making the request a type of variance. To label it a special hearing should not alter the focus of the request, nor provide an advantage in interpretation over a variance request, particularly in light of the strict interpretation required under BCZR 450.8.

See also the attached excerpt from the October 26, 2020 Law of the Land Blog on land use and zoning. The U.S. Court of Appeals for the First Circuit denied an electronic sign permit for religious messages in a rural area in New Hampshire. The Court found the denial did not violate RLUIPA. The entire decision is also attached.

Moreover, BCZR 450.8.A.2. regarding interpretation of the sign law states: "No special exception or variance may be granted if it will result in the authorization of a sign class which is not otherwise permitted for a particular zone or use by Section 450.4" The exclusion of electronic changeable copy signs (sign class) in zones outside the URDL prohibits judicial consideration and approval. Rather, a change in the law requires legislative action by the Baltimore County Council. In other words, we believe the ALJ does not have the authority to permit a sign class otherwise prohibited in the R.C. 5 zone on this site.

It does not appear burdensome to the operation of the Church to utilize the signs permitted, manual changeable copy, special event, directory, and identification, to provide signage information to its congregation. We note the Church also has a website to disseminate information to its followers.

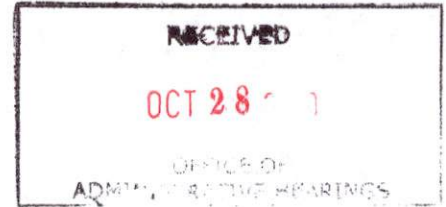
Finally, the statement of general findings and policies in BCZR 450.1 C., D., G.1. citing safety first, as well as visual context, support the Council's prohibition of electronic changeable copy signs in the rural areas.

We trust this information will be helpful in your consideration of this matter.

Carole S. Demilio
Deputy People's Counsel

October 27, 2020

Judge Paul M Mahew (via pmayhew@baltimorecountymd.gov)
Administrative Law Office
Baltimore County



Re: Case 2020-0124-SPHA

Dear Honorable Mahew,

In regards to your question concerning the maximum brightness for electronic signs. I find many references to a limit of "0.3 foot candles above the ambient light".

The International Sign Association, an industry group, recommends using foot candles since the meter costs around \$100 and provides for a direct measurement of the brightness with respect to the ambient light and states that "200 localities and many states" have adapted the foot candle measurement.

The ISA recommends a value of 0.3 foot candles and I find this value in many codes, included St. George's County.

Of course, I remain vehemently opposed to allowing any electronic sign outside the URDL as this will start a flood. I believe you would agree that, if you allow it for a religious organization, then all businesses will be allowed to have them since, as you said, religious entities don't get any special rights.

Regards,

A handwritten signature in cursive script that reads "Michael A. Pierce".

Michael Pierce
7448 Bradshaw Rd
410-817-4795

cc: Midgett S. Parker (via mparker@midgettparker-law.com)
Peter Maz Zimmerman (via e-mail peoplescounsel@baltimorecountymd.gov)

Donna Mignon

From: Midgett Parker <midgettparker.law@gmail.com>
Sent: Thursday, October 22, 2020 2:08 PM
To: Administrative Hearings
Cc: Teddy Santos; Brian Dietz
Subject: Special Hearing Case No. 2020-0124 (Petitioner's Exhibits)
Attachments: Exhibit List.docx; Petitioners Ex 1.pdf; Petitioners Ex 2.pdf; Petitioners Ex 3.pdf; Petitioners Ex 4.pdf; Petitioners Ex 5.pdf; Petitioners Ex 6.pdf; Petitioners Ex 8.pdf; Petitioners Ex 9.pdf

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

Good Afternoon,

Attached you will find Petitioner's Exhibits (with a list of Exhibits) for the above referenced case.

I intend to call only two witnesses for this Special Hearing. They are:

1. Mr. Helede F. Santos, Pastor of Baltimore Christian Faith Center

Email: 1helede@gmail.com

Phone: (443) 900-9085

2. Mr. Brian Dietz, Dietz Surveying, Co.

Email: brian@dietzsurveying.net

Phone: (410) 661-3160

If there are any additional questions or items needed, please call me directly on my cell phone: (443) 603-3091.

Midgett

--

Midgett S. Parker, Jr., Esquire
Law Office of Midgett S. Parker, P.A.
5827 Allentown Road
Camp Springs, MD 20746
(301) 825-8600

This e-mail message is intended only for the addressee and may contain confidential and/or privileged material. Any interception, review, retransmission, dissemination, or other use of, or taking of any action upon this information by persons or entities other than the intended recipient is prohibited by law and may subject them to criminal or civil liability. If you received this communication in error, please contact us immediately at the number set forth above, and delete the communication from any computer or network system. Although this email (including attachments) is believed to be free of any virus or other defect that might negatively affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free, and no responsibility is accepted by the sender for any loss or damage arising in any way in the event that such a virus or defect exists.

Donna Mignon

From: Administrative Hearings
Sent: Thursday, October 22, 2020 2:16 PM
To: Midgett Parker
Subject: RE: Special Hearing Case No. 2020-0124 (Petitioner's Exhibits)

Thank you so much. We have received your exhibits and we will invite the following below. Thank you.

From: Midgett Parker <midgettparker.law@gmail.com>
Sent: Thursday, October 22, 2020 2:08 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Teddy Santos <1helede@gmail.com>; Brian Dietz <bdietz@dietzsurveying.net>
Subject: Special Hearing Case No. 2020-0124 (Petitioner's Exhibits)

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Email: 1helede@gmail.com

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Email: brian@dietzsurveying.net

Phone: (410) 661-3160

If there are any additional questions or items needed, please call me directly on my cell phone: (443) 603-3091.

Midgett

--

Midgett S. Parker, Jr., Esquire
Law Office of Midgett S. Parker, P.A.
5827 Allentown Road
Camp Springs, MD 20746
(301) 825-8600

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Donna Mignon

From: Administrative Hearings
Sent: Thursday, October 22, 2020 2:21 PM
To: Midgett Parker
Subject: RE: Special Hearing Case No. 2020-0124 (Petitioner's Exhibits)

Importance: High

You did not include Exhibit # 7. Please send. Thank you.

From: Midgett Parker <midgettparker.law@gmail.com>
Sent: Thursday, October 22, 2020 2:08 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Teddy Santos <1helede@gmail.com>; Brian Dietz <bdietz@dietzsurveying.net>
Subject: Special Hearing Case No. 2020-0124 (Petitioner's Exhibits)

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

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Email: 1helede@gmail.com

Phone: (443) 900-9085

2. Mr. Brian Dietz, Dietz Surveying, Co.

Email: brian@dietzsurveying.net

Phone: (410) 661-3160

If there are any additional questions or items needed, please call me directly on my cell phone: (443) 603-3091.

Midgett

--

Midgett S. Parker, Jr., Esquire
Law Office of Midgett S. Parker, P.A.
5827 Allentown Road
Camp Springs, MD 20746
(301) 825-8600

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free of any virus or other defect that might negatively affect the computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free, and no responsibility is accepted by the sender for any loss or damage arising in any way in the event that such a virus or defect exists.

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Akwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Brian Dietz	brian@dietzsurveying.net	1-	New York Time	English	U.S.
Helede F. Santos, Pastor	1helede@gmail.com	1-	New York Time	English	U.S.
Midgett S. Parker	midgettparker.law@gmail.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

OK

Donna Mignon

From: Kristen L Lewis
Sent: Tuesday, September 22, 2020 3:04 PM
To: Debra Wiley; Donna Mignon
Subject: Webex
Attachments: 20200922144827350.pdf

Good afternoon ladies,

I have attached the information needed for a new webex event. I have another one to follow. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391

Create Panelist Invitation List

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

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Helede Santos</u>	1helede@gmail.com	1-	English	New York Time	U.S.
☐	<u>Midgett S. Parker</u>	midgettparker.law@gmail.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

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

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

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Event Information

Event: Zoning Hearing - 2020-0124-SPHA - 10240 Liberty Road
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef7ddae8494c10782d48be9661aa6b13c>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e0bb37089e1229dbdc87777f02459fce2>
Date and time: Monday, October 26, 2020 10:00 am
 Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
 Case No: 2020-0124
 Address: 10240 Liberty Road
 Owners: Baltimore Christian Faith Center, Inc.
Event number: 172 322 3675
Event password: 1234
Host key: 111238
Alternate Host: Deb Wiley, Henry Ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 743397
Video Address: 1723223675@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: 172 322 3675
Maximum number of registrants: 10000
Destination address after event:
Host Image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

Start Ev

You can :
event by
Start Nov

Sta

Send Ev

You can :
emails by
Send Err

Send

[Manage Registrations](#)
[Delete Event](#)
[Edit Event](#)

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 2020-0124-SPHA - 10240 Liberty Road
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=edaf6c82e966420f344fd54766b75aef4>
Start: Mon 10/26/2020 10:00 AM
End: Mon 10/26/2020 11:00 AM
Recurrence: (none)
Meeting Status: Accepted
Organizer: webex

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

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

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 172 322 3675

Monday, October 26, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=edaf6c82e966420f344fd54766b75aef4>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e38b63920e7cd24feb52768fd3e0>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1723223675@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 743397

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ea7cd505df38ca145d5f0e88ade018d90>

Need help? Go to <http://help.webex.com>



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 21, 2020

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: 2020-0124-SPHA

10240 Liberty Road
North side of Liberty Road, s/east of Hunsinger Court
2nd Election District – 4th Councilmanic District
Legal Owners: Baltimore Christian Faith Center, Inc.

Special Hearing to allow permit an Electronic Changeable Copy Sign outside of the Urban Rural Demarcation Line under special circumstances for a Religious Institution. Variance for a maximum face/area limitations standard of 25 square feet to allow/ permit as sign with a face/ area of 44 square feet on each side (two side total) for a Religious Institution; 450.4.1.a.VII From the height limitations standard of 6 feet to allow/ permit a sign with a height of 7 feet for a Religious Institution.

Hearing: Monday, October at 26, 2020 at 10:00 a.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.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Midgett Parket, 5827 Allentown Road, Camp Springs 20746
Baltimore Christian Faith Center, Helede Santos, 10240 Liberty Road, Randallstown 21133

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY ON TUESDAY, OCTOBER 6, 2020



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 10240 Liberty Road, Randallstown, MD 21133 which is presently zoned RC-5

Deed References: 28837/0015 10 Digit Tax Account # 0 2 0 6 1 0 0 5 4 4

Property Owner(s) Printed Name(s) Baltimore Christian Faith Center, Inc.

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

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

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

(1) 450.7.B.1.d - Requesting Special Hearing to allow/permit an Electronic Changeable Copy Sign outside of the Urban Rural Demarcation Line under special circumstances for a Religious Institution.

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

3. ☒ a Variance from Section(s)
(2) 450.4.1.a.V - Requesting a variance from the maximum face/area limitations standard of 25 square feet to allow/permit as sign with a face/area of 44 square feet on each side (two sides total) for a Religious Institution; and
(3) 450.4.1.a.VII - Requesting a variance from the height limitations standard of 6 feet to allow/permit a sign with a height of 7 feet for a Religious Institution

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Midgett S. Parker

Name- Type or Print

Signature

5827 Allentown Road Camp Springs MD

Mailing Address

City

State

20746

(301) 825-8600

MidgettParker.Law@gmail.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Baltimore Christian Faith

Center, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

10240 Liberty Road

Randallstown MD

Mailing Address

City

State

21133

(410) 655-3777

BaltoChristianFaith.msn.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Helede Santos

Name - Type or Print

Signature

10240 Liberty Road

Randallstown MD

Mailing Address

City

State

21133

(443) 900-9085

1helede@gmail.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0124-SMA

Filing Date 5/27/20

Do Not Schedule Dates:

Reviewer JS

REV. 10/4/11

Donna Mignon

From: Administrative Hearings
Sent: Monday, October 19, 2020 2:34 PM
To: 'midgettparker.law@gmail.com'
Subject: Case No: 2020-0124-SPHA Baltimore Christian Faith Center, Inc. - 10240 Liberty Road

Good Afternoon:

As you are aware, a virtual webex hearing has been scheduled for October 26, 2020 at 10:00 a.m. You should have received an invitation in an email around September 22, 2020, that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

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

Thank you so much.

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

ZAC AGENDA

Case Number: 2020-0124-SPHA **Reviewer:** Jason Seidelman
Existing Use: INSTITUTIONAL **Proposed Use:** INSTITUTIONAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: Baltimore Christian Faith Center Inc.
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 10240 LIBERTY RD

Location: North side of Liberty Road (80'), 570' South East of Hunsinger Court (50').

Existing Zoning: RC 5 **Area:** 1.655 AC

Proposed Zoning:

SPECIAL HEARING:

450.7.B.1.d, Requesting Special Hearing to allow permit an Electronic Changeable Copy Sign outside of the Urban Rural Demarcation Line under special circumstances for a Religious Institution.

VARIANCE:

450.4.1.a.V A maximum face/area limitations standard of 25 square feet to allow/ permit as sign with a face/ area of 44 square feet on each side (two side total) for a Religious Institution; 450.4.1.a.VII From the height limitations standard of 6 feet to allow/ permit a sign with a height of 7 feet for a Religious Institution.

Attorney: Midgett S. Parker

Prior Zoning Cases: None

Concurrent Cases: None

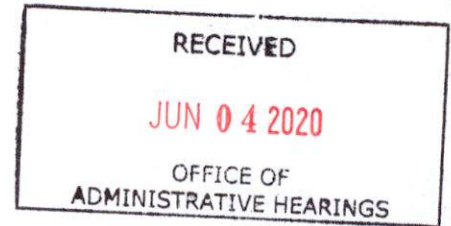
Violation Cases: None

Closing Date:

Miscellaneous Notes:

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: June 4, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0124-SPHA
Address 10240 Liberty Road
(Baltimore Christian Faith Center,
Inc. Property)

Zoning Advisory Committee Meeting of **June 8, 2020**.

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

Reviewer: Steve Ford

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U.S. AIR FORCE
WASHINGTON, D.C.

BALTIMORE COUNTY, MARYLAND

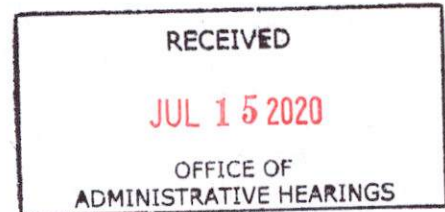
INTER-OFFICE MEMORANDUM

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

DATE: 7/9/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-124



INFORMATION:

Property Address: 10240 Liberty Road
Petitioner: Baltimore Christian Faith Center, Inc.
Zoning: RC 5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a Special Hearing under section 500.7 of the Baltimore County Zoning Regulations (BCZR) to determine whether or not the zoning commissioner should approve an Electronic Changeable Copy Sign outside of the Urban Rural Demarcation Line under special circumstances for a Religious Institution (section 450.7.B.1.d of the BCZR); and a Variance from section 450.4.1.a.V for the maximum face/area limitation standard of 25 square feet to allow/permit a sign with an area of 44 square feet on each side for a Religious Institution, and a variance from 450.4.1.a.VII for the height limitations standard of 6 feet to allow/permit a sign with a height of 7 feet for a Religious Institution.

The area is primarily rural residential with some agriculture. The property is located outside the URDL and is 1.65 acres in size. It is currently used as a religious center.

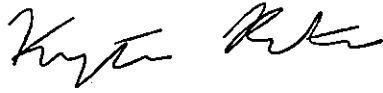
The Department of Planning does not support the request for a special hearing for a changeable copy sign located outside the URDL. The Baltimore County Planning Board voted on the recommendation on April 3, 2008 for bill 106-08, that changeable copy signs should be prohibited outside the URDL, now Section 450.7.B.1.d of the Baltimore County Zoning Regulations. A similar zoning case, ZAC 18-103, asked for the same special hearing in which the department also did not support. The Department would advise the petitioner to see zoning cases 18-103 and 19-084 as those petitions for electronically changeable copy signs located outside the URDL were denied by the administrative law judge as well.

The Department would support the variances for the sign height and face area of a non-electronic changeable copy sign.

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

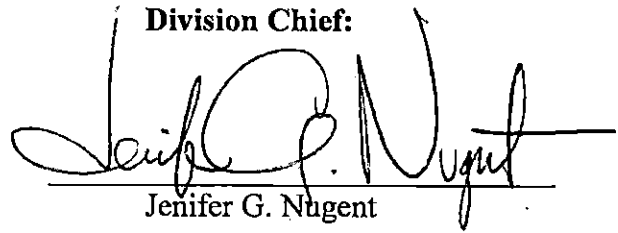
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OFFICE OF
ADMINISTRATIVE HEARINGS

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Wiley
Helede Santos, Attorney
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

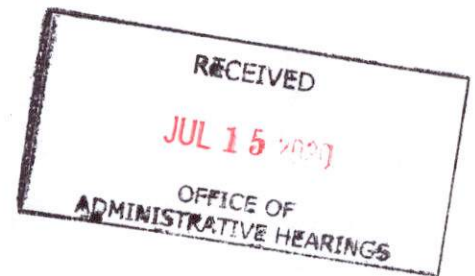
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The area is primarily rural residential with some agriculture. The property is located outside the URDL and is 1.65 acres in size. It is currently used as a religious center.

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The Department would support the variances for the sign height and face area of a non-electronic changeable copy sign.

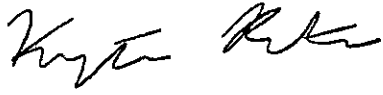
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Date: 7/9/2020

Subject: ZAC # 20-124

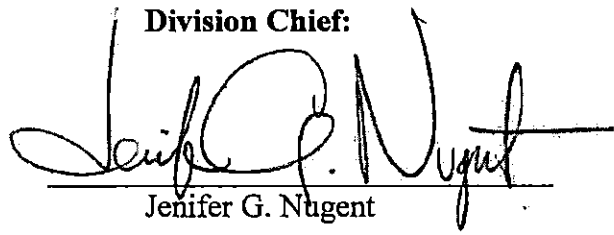
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Wiley
Helede Santos, Attorney
Office of the Administrative Hearings
People's Counsel for Baltimore County

Debra Wiley

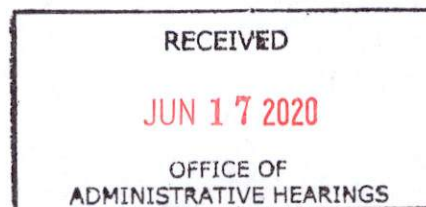
From: Peoples Counsel
Sent: Wednesday, June 17, 2020 10:58 AM
To: Paul Mayhew
Cc: midgettparker.law@gmail.com; Carole Demilio; Debra Wiley
Subject: Baltimore Christian Faith Center - 10240 Liberty Road - Case No 2020-124-SPHA
Attachments: Ltr to Mayhew on Baltimore Christian Faith Center - 10240 Liberty Road - Case No 2020-124-SPHA.pdf

Good Morning Judge Mayhew,

Please see the attached letter for filing with your office relating to the Baltimore Christian Faith Center, Inc. matter, Case No. 2020-124-SPHA.

Thank you for your consideration.

Rebecca M. Wheatley, Legal Secretary
People's Counsel for Baltimore County
105 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204
(410) 887-2189 Direct Dial
(410) 887-2188 Office



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ADMINISTRATIVE SERVICES



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

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105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

June 17, 2020

SENT VIA EMAIL

Paul M. Mayhew, Managing Administrative Law Judge
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: Baltimore Christian Faith Center, Inc.
10240 Liberty Road
Case No. 2020-124-SPHA

Dear Judge Mayhew,

The aforementioned case involves a Special Hearing for an electronic changeable copy sign outside the Urban Rural Demarcation Line (URDL) in direct conflict with BCZR 450.7.B.1.d which states:

"d. Electronic changeable copy signs are not permitted in the C.R. District or outside the urban rural demarcation line or in historic districts."

This prohibition was first enacted in Bill 106-08 (attached, p. 9) which comprehensively addressed changeable copy signs. The prohibition was later affirmed in Bill 3-14 (attached) which also added a prohibition of electronic changeable copy signs within 250 feet of National Scenic Byways. The intent is clear that the Baltimore County Council determined such signs are out of character and inappropriate in the impressive rural or historic areas.

Consistent with our position here, our office opposed an electronic changeable copy sign for a church outside the URDL. In the Matter of Cedar Grove Church Cemetery, Inc. (attached). ALJ John Beverungen denied the Petition. Cedar Grove filed an appeal with the Baltimore County Board of Appeals. Two citizens opposed to the sign filed a Motion to Dismiss the appeal. Our office participated in support of the Motion at the CBA hearing. The CBA denied the sign, granted the Motion, and stated in its written Ruling: "It is patently clear that the sign at issue is located on property outside the URDL and prohibited per § 450.7.B.1.d of the Baltimore County Zoning Regulations." (See attached RULING ON MOTION TO DISMISS dated June 20, 2018.) No further appeal was filed.

Moreover, BCZR § 450.8 "Administration and Compliance" requires in subsection "A. Interpretation" that "... the provisions of this section shall be strictly construed, unless the

Paul Mayhew, Managing Administrative Law Judge
June 17, 2020
Page 2

demonstrable effect of a liberal construction will prevent or reduce the confusion and visual clutter caused by excessive signage."

For these reasons, our office opposes the Special Hearing in the instant case.

It should be noted that manual changeable copy signs are not prohibited at this site and may provide a viable alternative for the Church.

Finally, our office is taking no position on the variances requested.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, reading "Carole S. Demilio".

Carole S. Demilio
Deputy People's Counsel for Baltimore County

cc (with enclosures): Midgett Parker, Esquire, sent via email to MidgettParker.Law@gmail.com

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2008, Legislative Day No. 17

Bill No. 106-08

Mr. Kevin Kamenetz, Chairman

By the County Council, October 6, 2008

A BILL
ENTITLED

AN ACT concerning

Changeable Copy Signs

FOR the purpose of amending the County's sign regulations to further regulate changeable copy signs; providing definitions; permitting changeable copy signs in certain locations and under certain conditions and subject to certain restrictions; prohibiting certain signs; and generally relating to the regulation of changeable copy signs.

BY repealing and re-enacting, with amendments

Sections 450.2C.2, 3, 4, 8, 9, 10, 11 and 12, 450.3, definition of Illumination, 450.4.1., 450.6A.8, 450.6B.3, and 450.6.C.3
Baltimore County Zoning Regulations, as amended

BY adding

Sections 450.3, definitions, 450.5B.10 and 11, 450.6A.9, 450.7B. 3 and 4, 450.7.C.7, and 450.8B.4, and amending 450.3.d.6,
Baltimore County Zoning Regulations, as amended

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
(Brackets) indicate matter stricken from existing law.
Underlines indicate matter added to bill.

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY,

MARYLAND, that Sections 450.2C.2, 3, 4, 8, 9, 10, 11 and 12, 450.3, definition of Illumination, 450.4.1., 450.6A.8, 450.6B.3, and 450.6.C.3 of the Baltimore County Zoning Regulations, as amended, be and they are hereby repealed and re-enacted, with amendments, to read as follows:

Section 450
Signs

450.2 Organization and applicability.

C. Exemptions. The requirements of Section 450 do not apply to the following:

2. Merchandise displayed for customers and temporary signs incidental to the display of seasonal merchandise, provided that each sign has a maximum area of two square feet, six square feet for a garden center, a maximum height of 15 feet in OR-1, OR-2, O.T., S-R, B.L., B.M., B.R., M.R., M.T.R., M.L., M.H., C.B. and B.L.R. Zones and eight feet in any other zone, and is intended to provide information to customers on the premises PROVIDED IT ADHERES TO SECTION 450.6A.

3. A sign consisting solely of words, [or] symbols OR CHARACTERS not more than one inch in height.

4. A sign integral to accessory self-service machinery, including, but not limited to, gasoline pumps, automatic banking tellers, vending machines and newspaper boxes, IF THE SIGN DOES NOT DISPLAY FLASHING, BLINKING, STROBING OR SCROLLING.

8. Except in the case of an enterprise or joint identification sign, a sign displaying a "street address," as that term is defined in Section 450.3, provided that the sign's copy is no more than four inches high in a residential zone and no more than eight inches high in a nonresidential zone, IF THE SIGN DOES NOT DISPLAY FLASHING, BLINKING, STROBING OR SCROLLING.

9. An enterprise or joint identification sign consisting solely of a "street address," provided that the sign does not exceed the maximum area permitted for the sign's class in that zone, IF THE SIGN DOES NOT DISPLAY FLASHING, BLINKING, STROBING OR SCROLLING.

10. The part of an enterprise or joint identification sign comprising the "street address," provided that it does not exceed 30% of the sign's area, IF THE SIGN DOES NOT DISPLAY FLASHING, BLINKING, STROBING OR SCROLLING.

12. A temporary window sign, IF THE SIGN DOES NOT DISPLAY FLASHING, BLINKING, STROBING OR SCROLLING.

450.3 General sign definitions. Unless otherwise provided, the following words, as used in Section 450, are defined as follows:

ILLUMINATION — The use of artificial light emanating from a sign, or directed at a sign from one or more sources external to the sign face, which makes the sign visible or more readily legible during

DAYLIGHT AND non-daylight hours.

TABLE OF SIGN REGULATIONS
Baltimore County
PERMANENT SIGNS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
1. CHANGEABLE COPY, consisting of independent signs	(a) Wall-mounted, freestanding	Accessory Use	Use	25 square feet	One	6 feet	Yes	
11 displaying a message which may be changed periodically, usually, (or) by electric or electronic means, OR BY ANY OTHER MEANS.		to institutional structure or community building						
16. CHANGEABLE COPY	(b) Wall-mounted, freestanding copy	Accessory Use	Use	150 square feet	One, two if on canopy	25 feet	Yes	
17. SIGNS INCLUDE:		radium or similar public communication use						
19. ANIMATED MESSAGE BOARD. A SIGN THAT								
21. USES ANY CHANGES IN								
22. PHYSICAL POSITION BY								
23. ANY MOVEMENT OR								
24. ROTATION OR WHICH								
25. GIVES THE VISUAL								
26. IMPRESSION OF SUCH	(c) Wall-mounted, freestanding, copy, ENTERPRISE WINDOW SIGN	Accessory Use	Use	See Section 450.2.B	One	15 feet	Yes	See Section 450.6.A.3
27. MOVEMENT OR		to a place of shopping center or to any separate commercial establishment						
29. ROTATION.		is a Business Zone						
30. THIS INCLUDES THE								
31. FOREGROUND AND								
32. BACKGROUND OF THE								
33. SIGN. THIS DOES								
34. NOT INCLUDES								
35. ELECTRONICALLY								
36. GENERATED IMAGES								
37. A TELEVISION MESSAGE								
38. BOARD IS CONSIDERED								
39. AN ANIMATED								
40. MESSAGE BOARD.								
41. ELECTRONIC CHANGEABLE								4
42.								3
43.								0
44.								7
45.								1
46.								8
47.								
48. COPY (ECC). ALSO KNOWN								
49. AS ELECTRONIC								
50. MESSAGE BOARDS.								
51. A SIGN WITH A FIXED OR								
52. CHANGING DISPLAY, OR								
53. MESSAGE COMPOSED OF A								
54. SERIES OF LIGHTS, LIGHT								
55. EMISSION OR LIGHT								
56. REFLECTING ELEMENTS THAT								
57. MAY BE CHANGED THROUGH								
58. ELECTRONIC MEANS. THIS								
59. INCLUDES A VIDEO DISPLAY								
60. SIGN. AN ELECTRONIC								
61. CHANGEABLE COPY SIGN MAY								
62. ONLY HAVE A MAXIMUM								

9	1	II
10		
11		Struct
12	Class	Type

**SPECIAL REGULATIONS
TABLE OF SIGN REGULATIONS
Baltimore County
PERMANENT SIGNS**

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
13	DISPLAY VIDEO FLASHING							
14	FLASHING ANIMATION							
15	SIGNS OF SOLID LTR.							
16	ONLY COMMERCIAL							
17	MESSAGES ANCILLARY							
18	TO THE COMMERCIAL							
19	ACTIVITY ON GROUND SITE							
20	ARE ALLOWED.							
21	MANUAL CHANGEABLE							
22	COPY, A SIGN DESIGNED							
23	SO THAT CHARACTERS,							
24	LETTERS, OR							
25	ILLUSTRATIONS ON THE							
26	SIGN CAN BE CHANGED							
27	OR REARRANGED							
28	WITHOUT ALTERING							
29	THE BACKGROUND OF							
30	THIS SIGN. THESE SIGNS							
31	REQUIRE THE PHYSICAL							
32	CHANGING OR							
33	REARRANGING OF							
34	CHARACTERS, LETTERS,							
35	OR ILLUSTRATIONS.							
36	ENTERPRISE WINDOW	INTERIOR	M., DM.,	USE	3 SQUARE	1 WHEN	YES	450.6.A.A.
37	SIGN ANY ENTERPRISE	WALL	DR, CB,		FEET	MOUNTED		450.7.B
38	SIGN MOUNTED ON	MOUNTED	DLR, ML,			ON THE		INTERIO R
39								
40	OF AN ENCLOSED	INTERIOR	MLR, ML,			INTERIOR		APPLIC- ATION
41	STRUCTURE THAT IS	WINDOW	MR.,			OF ANY		ONLY.
42	VISIBLE FROM	MOUNTED	EXCLUSIVE			FRONT		NOT
43	THE EXTERIOR.		MULTI- TENANT			FACADE		PERM- ITTED
44			OFFICE, RETAIL			WINDOW OR DOOR		TO
45			OR					BE
46			INDUS- TRIAL					MOUNTED
47			BUILD-					ON ANY
48								WINDOW
49								OR DOOR
50								THAT IS
51								NOT A
52								FRONT
53								FACADE
54								
55								

1 450.6 General sign requirements.

2 A. Prohibitions. Unless otherwise provided, the following prohibitions are applicable to all signs
3 within the scope of Section 450:

4 8. Except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a
5 thermometer, barometer, weather vane, barber pole or clock, [no] A sign may NOT display or simulate
6 any moving part or automatically changing message, AND A CHANGEABLE COPY SIGN MAY
7 NOT DISPLAY VIDEO, FLASHING, BLINKING, ANIMATION, STROBING OR SCROLLING.

8 B. Illumination. Illuminated signs are subject to the following:

9 3. Except for that portion of a changeable copy sign displaying time or temperature, all
10 elements illuminating a sign shall operate at a constant intensity so that no sign has the appearance of
11 movement or of being illuminated by flashing, blinking, strobing, oscillating or alternating lights. THE
12 MESSAGE DISPLAY FOR CHANGEABLE COPY SIGNS DISPLAYING TIME OR
13 TEMPERATURE IS RESTRICTED TO DATE, TIME AND TEMPERATURE ONLY.

14 C. Erection and maintenance

15 3. For a lawfully erected sign, a building or use permit or a special exception is not required
16 for changing the sign's face only, provided that this does not alter the sign's character to the extent that
17 it is no longer permitted at its location, EXCEPT WHEN CHANGING FROM A MANUAL
18 CHANGEABLE COPY TO AN ELECTRONIC CHANGEABLE COPY SIGN.

19 **SECTION 2. AND BE IT FURTHER ENACTED**, that Sections 450.3, definitions, 450.5.B.10
20 and 11, 450.6A.9, 450.7.B.3 and 4, 450.7.C.7, and ~~450.8B.4 and 450.8D.6~~ be and they are hereby

added to the Baltimore County Zoning Regulations, as amended, to read as follows:

450.3 General sign definitions. Unless otherwise provided, the following words, as used in Section 450, are defined as follows:

ANIMATION. ANY CHANGE IN PHYSICAL POSITION BY ANY MOVEMENT OR ROTATION OR WHICH GIVES THE VISUAL IMPRESSION OF SUCH MOVEMENT OR ROTATION. THIS INCLUDES THE FOREGROUND AND BACKGROUND OF THE SIGN.

BACKGROUND. THAT PART OF A SIGN LYING BEHIND THE FOREGROUND.

BLINKING. TO ILLUMINATE INTERMITTENTLY AT A RATE OF CHANGE THAT IS LESS THAN THE ALLOWABLE FREQUENCY.

CHARACTER. A SYMBOL, LETTER OR NUMERAL THAT COMMUNICATES INFORMATION.

COLOR. A SPECIFIC COMBINATION OF HUE, SATURATION, AND LIGHTNESS OR BRIGHTNESS; A COLOR OTHER THAN AS CONTRASTED WITH BLACK, WHITE OR GRAY. DISPLAY AREA. THAT PART OF THE SIGN BACKGROUND ACTIVELY INVOLVED WITH CHANGEABLE COPY.

FLAG. A PANEL OF FABRIC OF DISTINCTIVE DESIGN THAT IS USED AS A SYMBOL (AS OF A NATION), AS A SIGNATURE SIGNALING DEVICE, OR AS A DECORATION.

FLASHING. THE INTERMITTENT CHANGE WHETHER DIRECTLY OR INDIRECTLY TO AN ILLUMINATED SIGN, WHICH EXHIBITS A CHANGE TO THE NATURAL OR ARTIFICIAL LIGHT OR COLOR EFFECTS BY ANY MEANS WHATSOEVER.

FOREGROUND. THAT PART OF A SIGN THAT IS NEAREST TO THE SPECTATOR AND LYING IN FRONT OF THE BACKGROUND.

FREQUENCY. THE RATE OF CHANGE WITHIN A GIVEN UNIT OF TIME. CHANGES REFERS TO ANY VARIATION.

SCROLLING. ANY MOVEMENT OF TEXT, PICTURES, OR GRAPHICS, HORIZONTALLY, VERTICALLY, OR DIAGONALLY ACROSS THE DISPLAY AREA.

STROBE. HIGH-INTENSITY SHORT DURATION LIGHT PULSES.

VIDEO. THE ABILITY TO CHANGE BOTH FOREGROUND OR BACKGROUND UTILIZING ELECTRONIC MEANS TO CHANGE LIGHT, COLOR, TEXT, SYMBOLS OR IMAGES.

450.5 Structural types of signs.

B. Structural type definitions and restrictions.

10. ENTERPRISE WINDOW SIGN. AN ENTERPRISE SIGN MOUNTED ON THE INTERIOR OF AN ENCLOSED STRUCTURE THAT IS VISIBLE FROM THE EXTERIOR OF THE STRUCTURE. A SIGN APPLIED OR ATTACHED TO THE EXTERIOR OF A WINDOW IS CONSIDERED TO BE A "WALL-MOUNTED" SIGN AS COVERED BY SECTION 450.5.B.9.

11. TIME AND TEMPERATURE SIGN. A SIGN OR PORTION THEREOF THAT DISPLAYS TIME, TEMPERATURE OR DATE ONLY. A TIME AND TEMPERATURE SIGN MAY NOT DISPLAY FLASHING, BLINKING, ANIMATION, STROBING OR SCROLLING.

450.6 General sign requirements.

A. Prohibitions. Unless otherwise provided, the following prohibitions are applicable to all signs within the scope of Section 450:

9. NO SIGN SHALL EMIT SOUND EXCEPT THOSE TYPES EXEMPTED IN SECTION

450.2.C.11.

450.7 Special requirements for particular classes.

B. Changeable copy signs. In addition to the limitations of Section 450.4, changeable copy signs

1 accessory to a planned shopping center or any separate commercial establishment in a business zone here
2 subject to the following:

3 3. ANIMATED SIGNS REQUIRE SPECIAL EXCEPTION APPROVAL BY THE
4 BALTIMORE COUNTY ZONING COMMISSIONER.

5 4. ELECTRONIC CHANGEABLE COPY SIGNS ARE NOT PERMITTED IN THE C.R.
6 DISTRICT OR OUTSIDE THE URBAN RURAL DEMARCATON LINE OR IN HISTORIC
7 DISTRICTS.

8 C. Outdoor advertising signs. In addition to the limitations of Section 450.4, outdoor advertising
9 signs are subject to the following:

10 7. EXCEPT FOR AN OUTDOOR ADVERTISING SIGN WITH TRI-VISION AS
11 REGULATED BY SECTION 450.7.C.6, NO AN OUTDOOR ADVERTISING SIGN MAY NOT
12 DISPLAY ANIMATION, VIDEO, FLASHING, BLINKING, STROBING OR SCROLLING.

13 - 450.8 Administration and compliance.

14 D. Abatement.

15 4. Notwithstanding the provisions of Section 104.1 concerning nonconforming uses, a sign
16 must be removed or brought into compliance with Section 450 by the 180th day after the effective date
17 of Bill No. 89-1997 if the sign:

18 6. NOTWITHSTANDING THE PROVISIONS OF SECTION 104.1 CONCERNING
19 NONCONFORMING USES, A SIGN MUST BE REMOVED OR BROUGHT INTO COMPLIANCE
20 WITH SECTION 450 BY THE 180TH DAY AFTER THE EFFECTIVE DATE OF BILL NO. 106-08
21 IF THE SIGN:

22 D. IS AN ELECTRONIC CHANGEABLE COPY SIGN.

23 E. IS AN ENTERPRISE WINDOW SIGN.

24 SECTION 3. AND BE IT FURTHER ENACTED, that this Act shall take effect 45 days after
25 its enactment.

b10408.mxd

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2014, Legislative Day No. 2

Bill No. 2-14

Councilmembers Almond & Marks

By the County Council, January 22, 2014

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Signs

FOR the purpose of amending the Zoning Regulations to prohibit electronic changeable copy signs
in certain areas; and generally relating to signs.

BY repealing and re-enacting, with amendments

Section 450.7.B
Baltimore County Zoning Regulations, as amended

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
Strikethrough indicates matter stricken from bill.
Underlining indicates amendments to bill.

SECTION 450

Signs

§ 450.7. Special requirements for particular classes.

B. Changeable copy signs. In addition to the limitations of Section 450.4, changeable copy
signs [accessory to a planned shopping center or any separate commercial establishment in a business
zone] are subject to the following:

1. CHANGEABLE COPY SIGNS ACCESSORY TO A PLANNED SHOPPING
CENTER OR ANY SEPARATE COMMERCIAL ESTABLISHMENT IN A BUSINESS ZONE
ARE SUBJECT TO THE FOLLOWING LIMITATIONS:

[1]A. A freestanding changeable copy sign may be erected only as an integral part
of an otherwise permitted enterprise or joint identification sign.

[2]B. Up to 50% of the erected sign area of a permitted enterprise or joint
identification sign may be devoted to changeable copy. This paragraph does not apply to a sign that
is accessory to a state-operated use or facility, that has a minimum of 1,000 square feet, in the C.T.
District of Towson between West Joppa Road and Dulaney Valley Road north of the York Road
circle and south of Bosley Avenue and Fairmount Avenue.

[3]C. Animated signs require special exception approval by the Baltimore
County Zoning Commissioner.

[4]D. Electronic changeable copy signs are not permitted in the C.R. District or
outside the urban rural demarcation line or in historic districts.

2. ELECTRONIC CHANGEABLE COPY SIGNS ARE NOT PERMITTED ON

1 WITHIN 250 FEET OF NATIONAL SCENIC BYWAYS AS DESIGNATED BY THE U.S.
2 DEPARTMENT OF TRANSPORTATION.

3 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by the
4 affirmative vote of five members of the County Council, shall take effect on March 3, 2014.

WDT14-wpd

IN THE MATTER OF:
CEDAR GROVE CHURCH CEMETERY, INC.
LEGAL OWNER AND PETITIONER FOR
SPECIAL HEARING ON THE PROPERTY
LOCATED AT 2015 MOUNT CARMEL ROAD

15TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BEFORE THE
BOARD OF APPEALS
OF
BALTIMORE COUNTY
Case No.: 18-103-SPH

RULING ON MOTION TO DISMISS

This case comes before the Board of Appeals of Baltimore County on an appeal of Administrative Law Judge ("ALJ") John Beverungen's December 4, 2017 decision denying a Petition for a Special Hearing to permit a "changeable copy" sign for Cedar Grove Church Cemetery, Inc., at the property located at 2015 Mt. Carmel Road in the Parkton community of northern Baltimore County.

On January 22, 2018, George Harman, Zoning Committee Chair of the Reisterstown-Owings Mills-Glyndon Coordinating Council, filed a Motion to Dismiss the appeal. Protestant, Mark Lotersky, *pro se*, filed a memorandum in Support of the Motion to Dismiss the Appeal. People's Counsel for Baltimore County also supported the dismissal request. Petitioner opposed the dismissal request.

The Board heard arguments on February 15, 2018. Katie Lee Douglas, Esquire and Robert Ryan, head Trustee, appeared on behalf of Petitioner. Carole Demilio, Esquire appeared on behalf of People's Counsel. Mr. Harman did not appear. The Board publicly deliberated the Motion to Dismiss immediately following arguments.

In the matter of: Cedar Grove Church Cemetery, Inc.
Case No.: 18-103-SPH

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FACTS

The property is located outside of the urban/rural demarcation line ("URDL") on land zoned R.C.2. In March of 2017, a vehicle left the roadway and destroyed the original standing sign of Cedar Grove Church Cemetery, Inc. The church replaced the sign with a "changeable copy" sign. A zoning violation citation was issued and that case was stayed to allow Petitioner to seek special hearing relief.

On October 10, 2017, a Petition for Special Hearing pursuant to §500.7 of the Baltimore County Zoning Regulations (BCZR) was filed requesting approval of a "changeable copy" sign for a church located outside of the URDL. On December 4, 2017, the ALJ denied the Petition finding there were no standards or guidelines by which to consider the requested relief. Petitioner filed a timely appeal.

DISCUSSION

Arguments were presented by People's Counsel, Protestants, and Petitioner. Mr. Ryan expressed that the church's members are older and no longer able to maintain the sign on a regular basis so the changeable copy sign was most helpful to their congregation.

BCZR, §Section 450.B.1 provides as follows:

B. Changeable copy signs. In addition to the limitations of Section 450.4, changeable copy signs are subject to the following:

1. Changeable copy signs accessory to a planned shopping center or any separate commercial establishment in a Business Zone are subject to the following limitations:

a. A freestanding changeable copy sign may be erected only as an integral part of an otherwise permitted enterprise or joint identification sign.

b. Up to 50% of the erected sign area of a permitted enterprise or joint identification sign may be devoted to changeable copy. This paragraph does not apply to a sign located within a state-designated transit-oriented development in the C.T. District of Owings Mills. (Bill Nos. 16-2015; 49-2016)

c. Animated signs require special exception approval by the Baltimore County Zoning Commissioner.

In the matter of Cedar Grove Church Cemetery, Inc.
Case No. 18-103-SPH

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d. Electronic changeable copy signs are not permitted in the C.R. District or outside the urban rural demarcation line or in historic districts. (emphasis added)

Where the statutory language is plain and free from ambiguity, and expresses a definite and simple meaning, courts normally do not look beyond the words of the statute to determine legislative intent. *Marion Employees Fed. Credit Union v. Motor Vehicle Admin.*, 346 Md. 437, 445, 697 A.2d 455, 458 (1997); *Kaczorowski v. Mayor and City Council of Baltimore*, 309 Md. 505, 515, 525 A.2d 628, 633 (1987); *Hunt v. Montgomery County*, 248 Md. 403, 414, 237 A.2d 35, 41 (1968).

Protestants and People's Counsel contend that the Motion to Dismiss should be granted because the statute clearly prohibits electronic changeable copy signs outside of the URDL.

Petitioner contends the Motion to Dismiss should be denied because the congregation members are no longer able to change the sign manually due to age/incapacity.

CONCLUSION

After a thorough review of the arguments and law in this matter, this Board grants the Motion to Dismiss the Petition for a Special Hearing seeking a "changeable copy" sign for Cedar Grove Church Cemetery, Inc. It is patently clear that the sign at issue is located on property outside of the URDL and prohibited per §450.7.B.1.d of the Baltimore County Zoning Regulations.

ORDER

IT IS THEREFORE, this 20th day of June, 2018 by the Board of Appeals for Baltimore County,

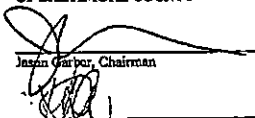
ORDERED, that the Motion to Dismiss Petition for Special Hearing filed by George Harmon and adopted by People's Counsel for Baltimore County, be and is hereby GRANTED.

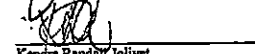
In the matter of Cedar Grove Church Cemetery, Inc.
Case No. 18-103-SPH

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Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules.

BOARD OF APPEALS OF BALTIMORE COUNTY


Jason Garber, Chairman


Kendra Randall Jolivet

Board member James H. West participated in the hearing and public deliberation in this matter. His term expired on April 30, 2018.



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

June 20, 2018

Peter M. Zimmermann, Esquire
Carol S. Demillo, Esquire
Office of People's Counsel
The Jefferson Building, Suite 204
105 W. Chesapeake Avenue
Towson, Maryland 21204

Kaio Lou Douglas, Esquire
303 Pennsylvania Avenue
Towson, Maryland 21204

RE: In the Matter of: *Cedar Grove Church Cemetery, Inc.*
Case No.: 18-103-SPH

Dear Counsel:

Enclosed please find a copy of the Ruling on Motion to Dismiss issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT**. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Krysunda "Sunny" Cunningham
Krysunda "Sunny" Cunningham
Administrator

KLC/taz
Enclosure
Duplicates Original Cover Letter

cc: Robert E. Ryan/Cedar Grove Church Cemetery, Inc.
Teresa Moore/Village Planning Council
Lawrence M. Stahl, Managing Administrative Law Judge
Andrea Van Andale, Director/Department of Planning
Arnold Jablon, Deputy Administrative Officer, and Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
Michael E. Field, County Attorney/Office of Law

Douglas Zim
Mark Loversky
Mike Pierce
George Harmon
Kelsey Taylor
Carol S. Daisy

Baltimore County Office of Administrative Hearings

Special Hearing Case No. 2020-0124-SPHA

Date of Hearing: October 26, 2020

DW
12-17-20

11/9/20
DM

Petitioner: Baltimore County Christian Faith Center, Inc. (BCFC)

Subject Property: 10240 Liberty Road, Randallstown, Maryland 21133

Petition: Seeking approval of an electronic changeable copy sign outside of the Urban Rural Demarcation Line (URDL)

PETITIONERS EXHIBIT LIST

Exhibit#	Brief Description of Exhibit	Witness	Offered	Admitted	Other Status
1	Pastor's & Leadership Brief Bios	HS			
2	Church Beliefs	HS			
3	Church Events	HS			
4	Stewart Sign Designed for BCFC	HS			
5	Features of Sign Command	HS			
6	Map of Other Signs in Vicinity of BCFC	HS			
7	Brian Dietz resume	BD			
8	Dietz Surveying, Co. Plat	BD			
9	Brian Dietz Zoning Description	BD			
10	Petition for Zoning Hearing (Amended)	MP			

Baltimore County Office of Administrative Hearings
Special Hearing Case No. 2020-0124-SPHA
Date of Hearing: October 26, 2020

Petitioner's
Exhibit # 1

Baltimore Christian Faith Center

a place where miracles still happen

Helede F. Santos



Pastor Teddy Santos

As the eldest son of Pastor Paul and Co-Pastor Marcia Santos, Helede F. Santos (better known as Teddy), was anointed with oil as an Elder of Baltimore Christian Faith Center in 2014, where he has faithfully served through teaching, leading, as well as supporting Pastor and Co-Pastor with business matters of the church, as he was being prepared for the role of Pastor.

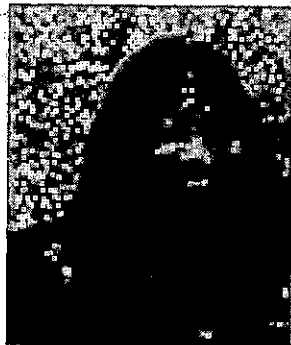
Although Teddy never believed he would be moving into this role so soon, it was always Pastor Paul's wish that his son would someday follow his same journey. After Pastor Paul went Home to the Lord in February, 2019, Teddy graciously assumed responsibility. Through the guidance of the Holy Spirit, Pastor Teddy continues leading BCFC through its mission of preaching, teaching, spreading God's Word, and praying for the sick for healing and miracles.

Pastor Teddy understands the importance of this role, not only to the family of believers at Baltimore Christian Faith Center and the greater community beyond these walls, but most importantly to the Lord, Jesus Christ, to Whom he ultimately serves.

Pastor Teddy is married to Marlene Santos. They welcomed their first child in the summer of 2019.

Baltimore Christian Faith Center

a place where miracles still happen.



Co-Pastor Marcia Santos

Co-Pastor Marcia Santos was married to Pastor Paul Santos in 1980. Co-Pastor Marcia was a Child Evangelist Fellowship graduate. She is an intercessor and has led large intercessory ministries in each church she and Pastor Paul have planted over the years. The intercessory ministry is tenderly called "Women of God Fellowship."

They moved to Baltimore, Maryland in the winter of 1998, planted Friends Forever Ministry and trained leaders to run the ministry. Today, the church is known as the Church at Baltimore.

The Santos' served as missionaries and planted many churches throughout the world. After planting churches for almost 30 years, the Lord gave Pastor Paul a new assignment after the passing of BCFC's Founder, Pastor John McCall. Pastor Paul was commissioned to strengthen the already established body of believers of Baltimore Christian Faith Center, where miracles continue to happen today.

Co-Pastor Marcia, with Pastor Paul, have four adult children and ten grandchildren.

Baltimore Christian Faith Center

a place where miracles still happen

John Wesley McCall, Founder

Rev. John McCall was a humble vessel who flowed in the power of the Holy Spirit with signs and wonders following. He ministered nationally and internationally as the Lord directed. He spent his life fulfilling the Great Commission, helping people to believe in God, and introducing them to Jesus so that none would perish. The Lord had anointed him with a healing ministry that had reached around the world.

Brother McCall was born in 1927 and born again in 1970, filled with the Holy Spirit and later ordained as a minister of the Gospel. He founded Baltimore Christian Faith Center and was its senior pastor until his passing on January 15, 2009.

Rev. McCall was under the anointing, teaching and served in the "Helps Ministry" of Kathryn Kuhlman for five years. After Sister Kuhlman went to be with the Lord, the Lord commissioned Brother John to bring His lost sheep into the saving knowledge of our Lord Jesus Christ and to lay hands on the sick. Brother John went to the streets of Baltimore knocking on doors and ringing doorbells asking people, "Do you need a miracle?" The Holy Spirit moved mightily as people received their salvation and any needed miracle. The Holy Spirit brought forth many signs and wonders as the Word was taught. This was the beginning of Baltimore Christian Faith Center where people get healed in spirit, soul and body either in the parking lot, or at the door, or in their seat or during prayer. People without hope have received miracles from God. Brother McCall expected all to be healed by the Hand of the Lord at every service. Brother John would always say "Come as a little child in prayer and expect a MIRACLE!!!"

Every service is a healing/miracle service at Baltimore Christian Faith Center. Pastor McCall wanted all to become doers of the Word, operating in the gifts of the Spirit, and seeing miracles follow them.



Reverend John and Mrs. Ritchie McCall

1927 – 2009

Baltimore County Office of Administrative Hearings
Special Hearing Case No. 2020-0124-SPHA
Date of Hearing: October 26, 2020

Petitioner's
Exhibit # 2

Baltimore Christian Faith Center

a place where miracles still happen

Our Beliefs - What We Teach

Are you in need of a miracle?
Has everyone given up on you?
God hasn't!

Read these powerful Words:

"I know what I'm doing. I have it all planned out—plans to take care of you, not abandon you, plans to give you the future you hope for. When you call on me, when you come and pray to me, I'll listen. When you come looking for me, you'll find me. Yes, when you get serious about finding me and want it more than anything else, I'll make sure you won't be disappointed. GOD's Decree. I'll turn things around for you... You can count on it."

Jer 29:11-14 (MSG Bible)

Come and receive
the anointing of oil,
the prayer of faith,
and the laying on of hands,
all in the Name of the Lord
according to James 5:14-15,
Mark 16:18, and John 14:14.

May you be healed
like so many others at
Baltimore Christian Faith Center
a place where
MIRACLES still happen!!!!
This is God's Love in Action!

Pastor John McCall would always say,

"Don't come to see the preacher (man),
see Jesus!

To God be all the glory!"

In Matthew 18:20 we read,

*"For where two or three are gathered together in My Name,
there I am in the midst of them."*

<https://baltimorechristianfaithcenter.com/index.html>

Baltimore Christian Faith Center

a place where miracles still happen

Home Our Founder Our Beliefs Our Leadership In Memory Salvation
Monthly Newsletters Special Events Prayer Chain Sign-Up Calendar Videos
Mobile App Gallery Miracle Reports Hotel Accommodations Contact Us
Live Stream Tithes/Offerings Podcasts Pastor's Desk

<https://baltimorechristianfaithcenter.com/special-events.html>

<https://baltimorechristianfaithcenter.com/index.html>

Baltimore County Office of Administrative Hearings

Special Hearing Case No. 2020-0124-SPHA

Date of Hearing: October 26, 2020

**Petitioner's
Exhibit # 3**

a place where miracles still happen

Typical Special Event

WELCOME

Carlton and Joyce Reed



Thursday, October 20, 1950 AM

Wednesday October 24 7:00 pm

All are welcome!
 Join us!
 Admission is free!

[illegible][illegible]

4-162-10 Liberty Rd. Rancaster, Pa. Marling 21/38

Baltimore Christian Faith Center

a place where miracles still happen.

Typical Special Event

Baltimore Christian Faith Center warmly welcomes

Wesley and Alaina Cover

Wesley and Alaina Cover of Brandywine MD are a testimony to what it looks like when you say "yes" to Jesus. God pulled each of them out of utter darkness, brought them together and released them to the nations to help God's Light reach into some of the darkest places on this planet.

Wesley is a former Marine whom God healed of PTSD. Together they have an amazing testimony of how a resurrection is possible. Under the Holy Spirit's guidance, they have made a commitment to share their story with the world.



Tuesday
November 10, 10:30 am
and
Wednesday
November 11, 7:00 pm

All are welcome! Join us! Admission is free!

10240 Liberty Rd. Randallstown, Maryland 21133

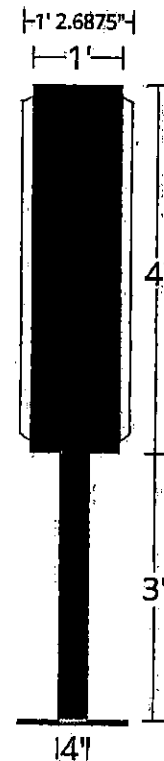


Baltimore County Office of Administrative Hearings
Special Hearing Case No. 2020-0124-SPHA
Date of Hearing: October 26, 2020

Petitioner's
Exhibit # 4

ID Flat Surface Area: 43.5" x 91.875"
Active LED Area: 25.2" x 63"

Client-provided Dove Graphic



SIDE VIEW

TekStar Color 10mm 64x160
Cabinet Size: 4'x8' • Double-Sided Sign



933306-4a-s

Flat Surface Dimensions: 12.5" x 91.875"

With Bleed: 13" x 92.375"



ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 FAX 1-800-485-4280

1/2"=1' Sk: 933306-4a-s Cust: 1857159.
2/27/2020 OJ/Warner SOLD

Header Vinyl: DIGITAL PRINT Paint: BLACK
Draft: WHITE Cowling Text: 5", 3.5" WHITE

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Brickwork and masonry are not included in the proposal; Cornerstone products are an exception. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. Your sign was designed for an illuminated graphic. Sketches are based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance.

Approved as shown:

Sign _____

Date _____

Approved with listed changes:

Sign _____

Date _____

LED CAPABILITIES: 1 to 8 Rows, 2.8" to 25.2" characters.
This sign can display video clips, animations and static images, with access to an extensive graphics library.

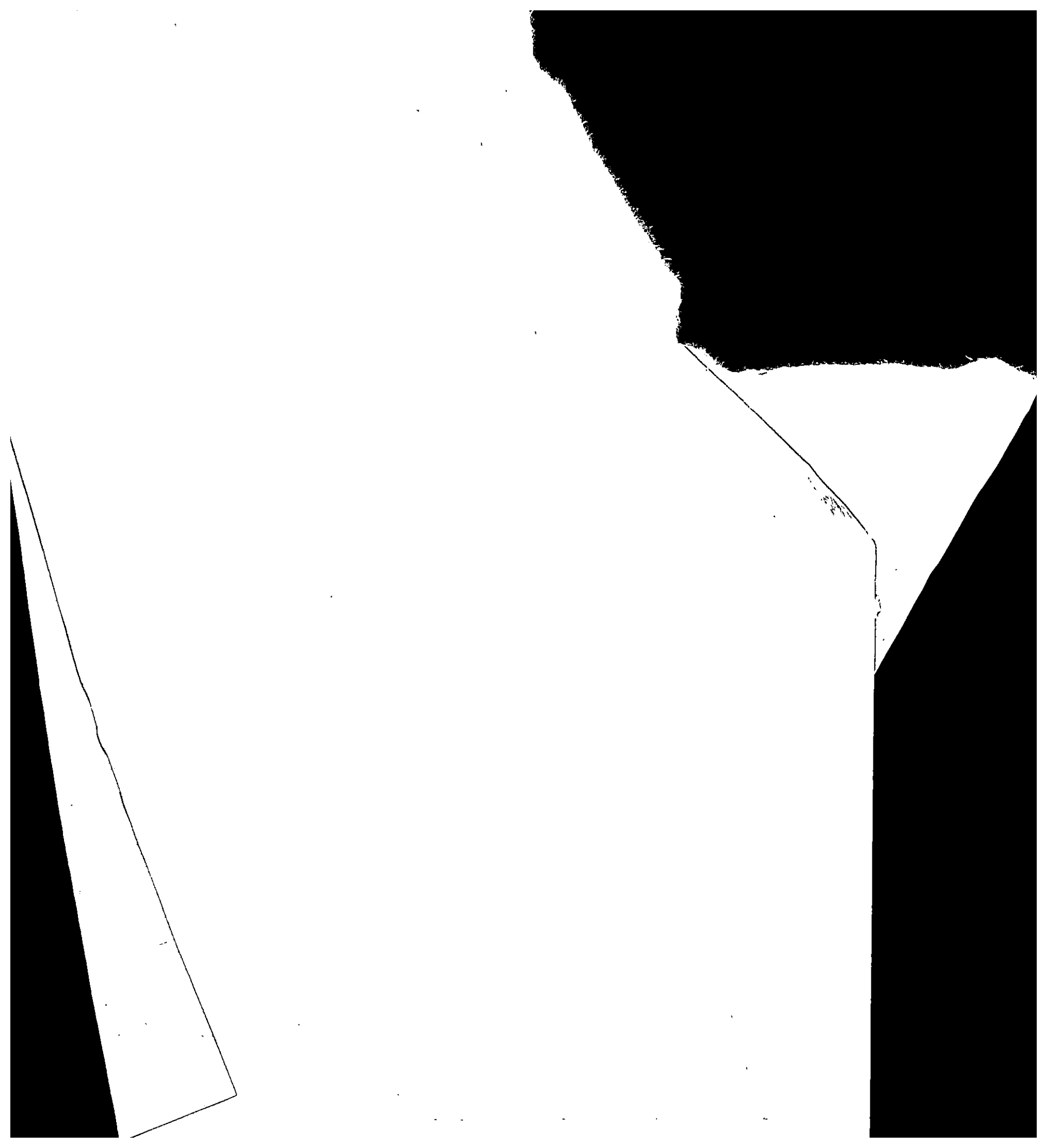
Powered by
SignCommand
signcommand.com



County Office of Administrative Hearings
Special Hearing Case No. 2020-0124-SPHA
Date of Hearing: October 26, 2020

**Petitioner's
Exhibit # 5**

Baltimore



Baltimore County Office of Administrative Hearings
Special Hearing Case No. 2020-0124-SPHA
Date of Hearing: October 26, 2020

Petitioner's
Exhibit # 6

Steward Signs link for its signs in the vicinity of Baltimore Christian Faith Center:

<https://www.stewartsigns.com/signs-in-your-area/?area=10240%20%20LIBERTY%20RD.%20RANDALLSTOWN,%20MD%202021133&loc=1>

StewartSigns
ONE SIGN ONE COMPANY

Products Company Resources Support Contact Quick Quote

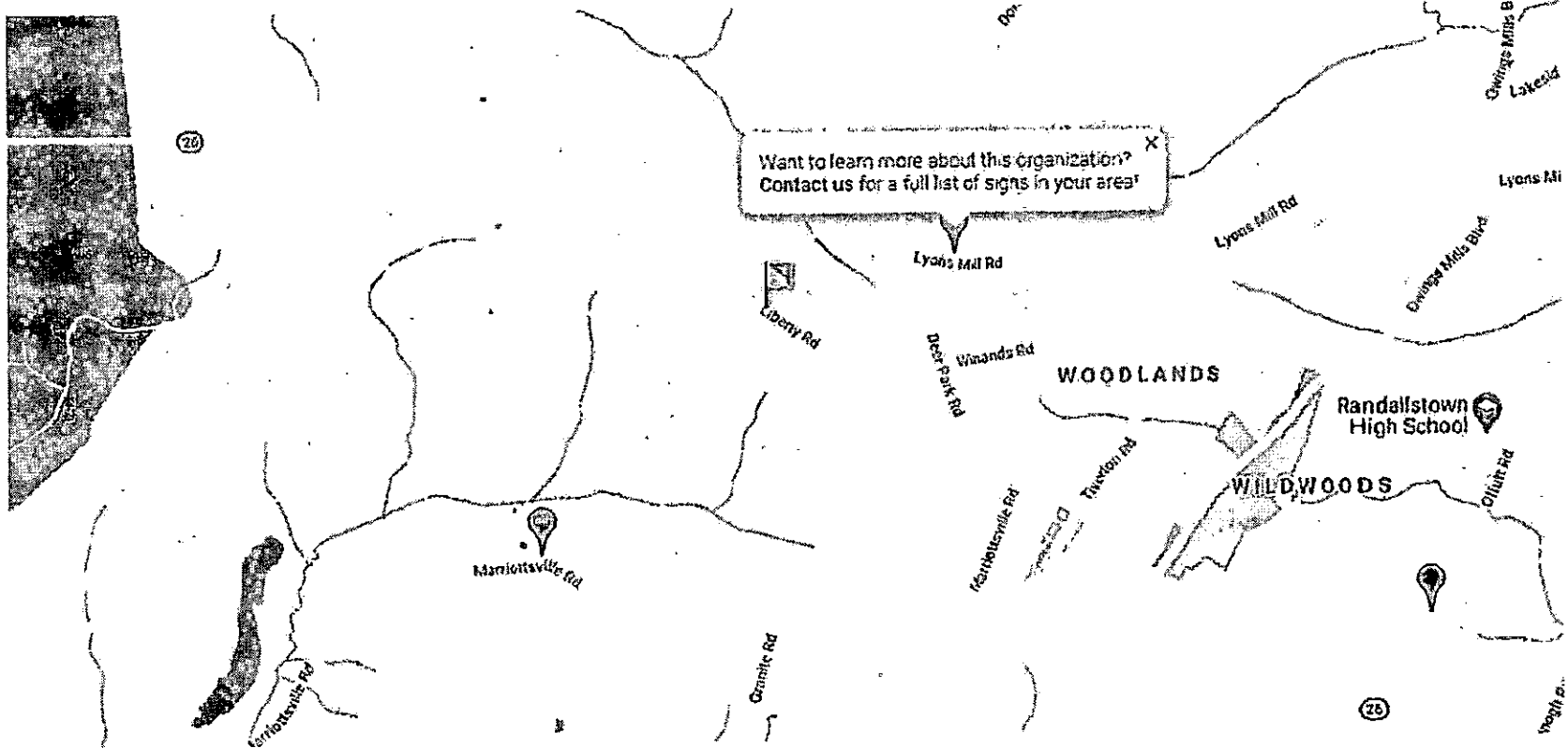
The map shows the Baltimore area with various locations marked by pins. Below the map is a grid of 20 images showing different types of signs installed at various locations:

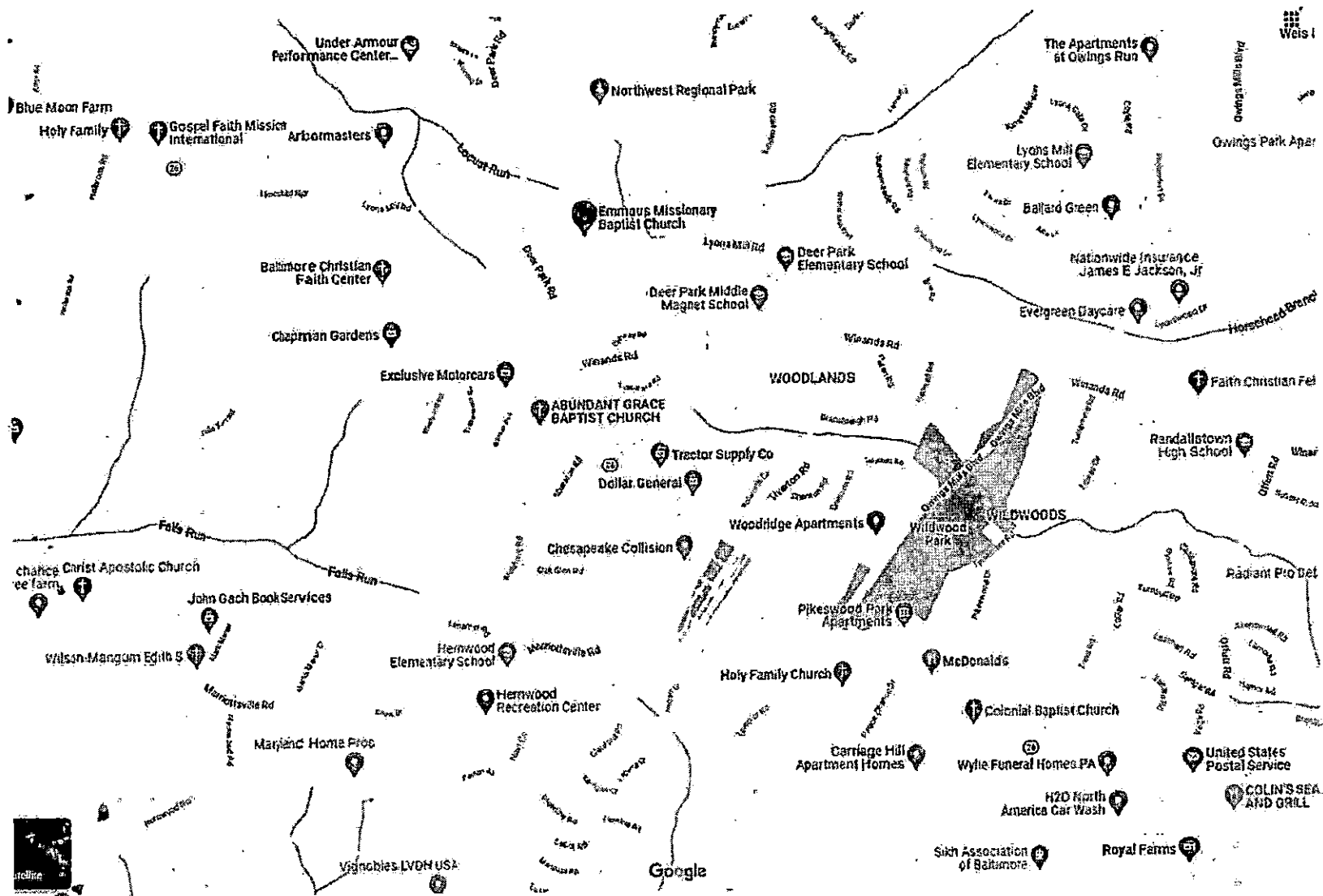
- Sykesville, MD: "We Love Our Customers"
- Baltimore, MD: "Welcome"
- Laurel, MD: "River Bend Middle School"
- Severna Park, MD: "St. Ann's Catholic Church"
- Shrewsbury, PA: "St. Ann's Catholic Church"
- Woodlawn, MD: "St. Ann's Catholic Church"
- Washington, DC: "St. Ann's Catholic Church"
- Washington, DC: "St. Ann's Catholic Church"
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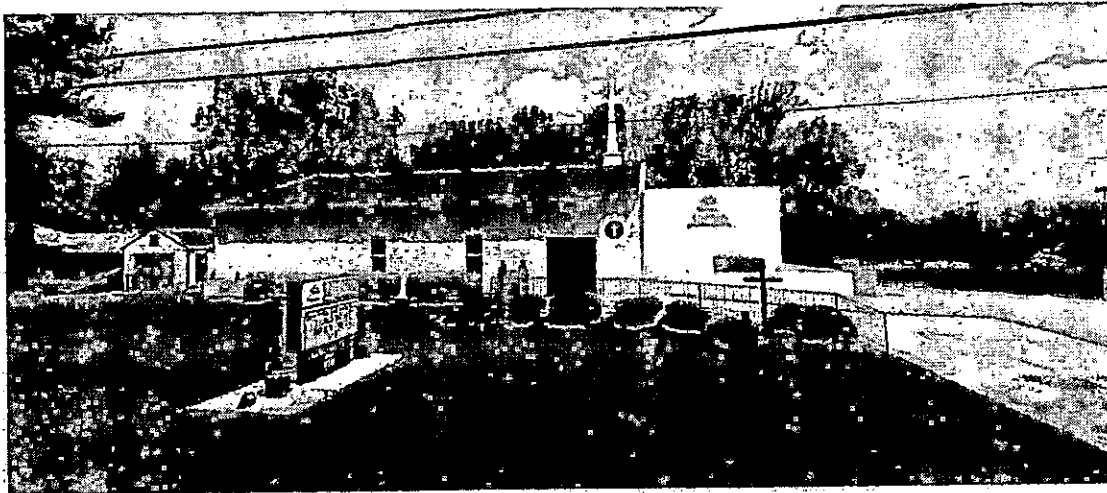


Stewart Signs
ONE SIGN. ONE COMPANY

Q

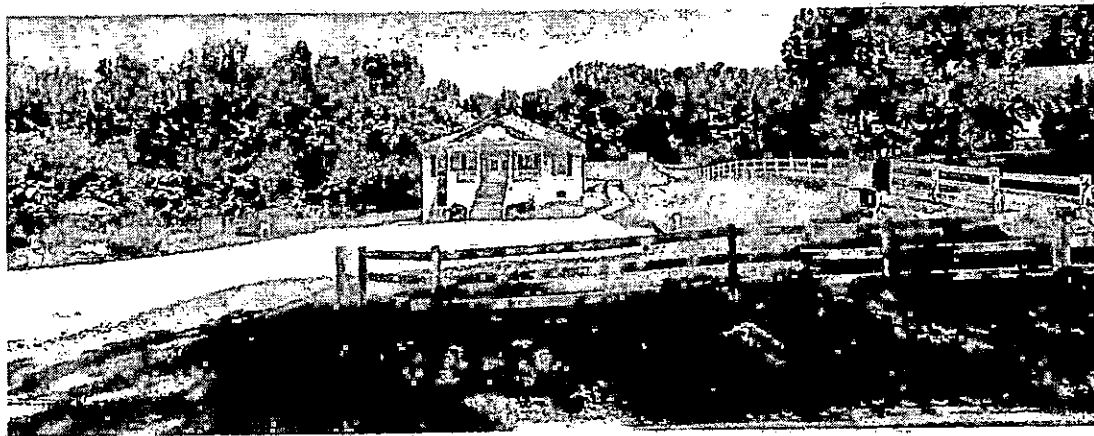






Emmaus Missionary Baptist Church

9928 Lyons Mill Road, Owings Mill, MD



Christ Apostolic Church

10698 Marriottsville Road, Randallstown, MD

Baltimore County Office of Administrative Hearings
Special Hearing Case No. 2020-0124-SPHA
Date of Hearing: October 26, 2020

Petitioner's
Exhibit # 7

Brian R. Dietz
brian@dietzsurveying.net
8119 Oakleigh Road, Parkville, Maryland 21234
Phone: 410-661-3160; Fax 410-661-3163

LICENSING

State of Maryland, Department of Labor, Licensing and Regulation
Board of Professional Land Surveyors:
License Received, January 17, 2001. Lic. #21080

EDUCATION

Catonsville Community College: Baltimore, MD
Associated Arts Degree, Engineering-May 21, 1995

CONTINUING EDUCATION

Maryland Society of Surveyors Sponsored Seminars Continuing Education Studies:
24 credits required every 2 years; 1997-Present,
Drainage design, Fundamentals of Storm Water Management and Water Quality, Control
Networks, Baltimore City Boundary Retracements, Principals and Practices, SurCADD
XML Training, Conveyance of Real Property, Baltimore County Land Division.

EXPERIENCE

Dietz Surveying: Baltimore, MD January 2002-Present
Principal and Land Surveyor performing residential and commercial surveying
services. Including; Subdivisions, Plats to Accompany Zoning Petitions, Site Plans,
Development Plans, Easement Plats and descriptions, Lot Line Adjustments.

ACTIVITIES & INTEREST

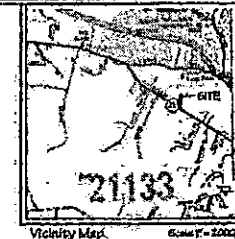
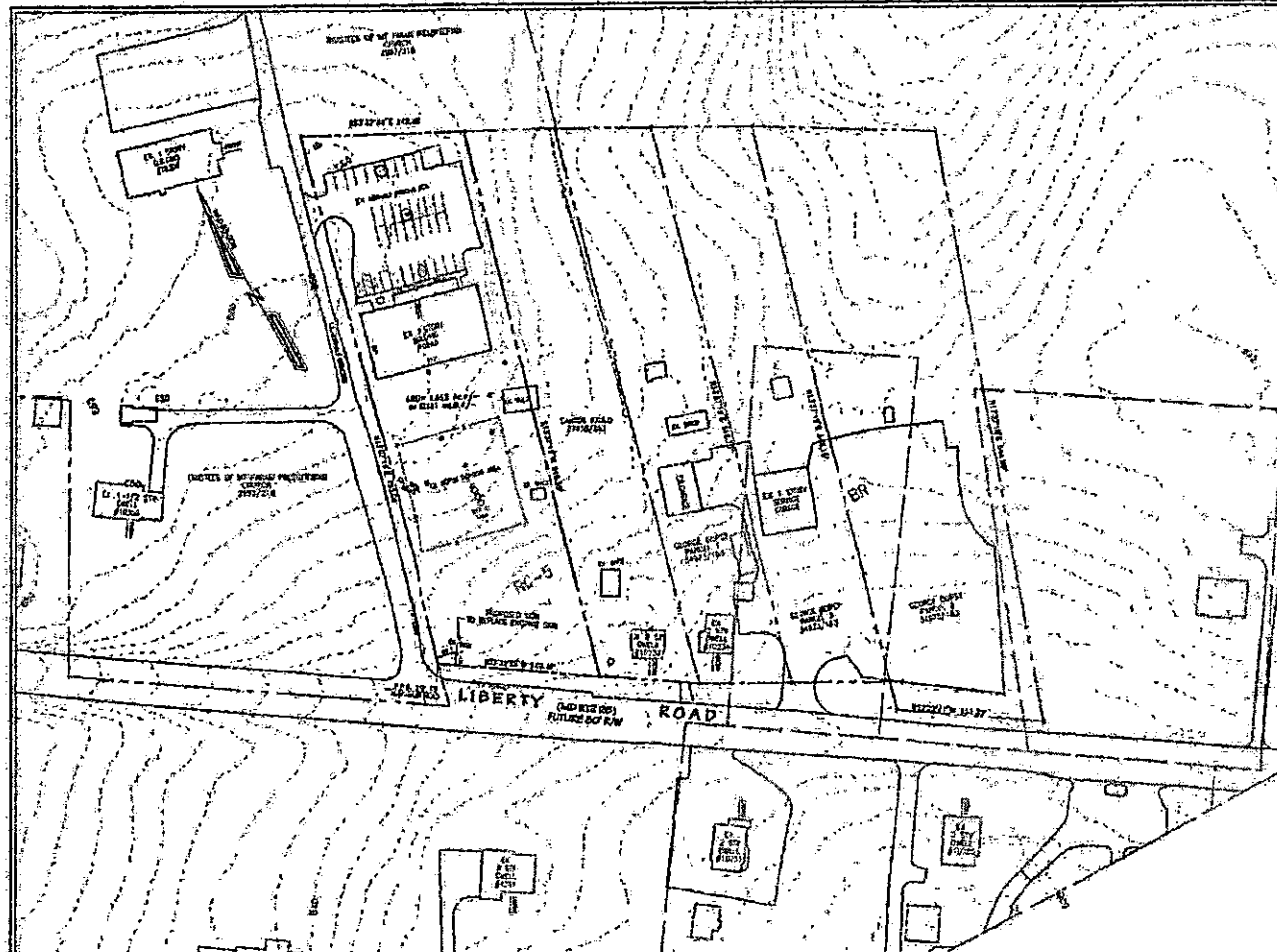
Past Chairman of the Howard County Chapter of the Maryland of Society of Surveyors, 2004 to
2008

PUBLICATIONS

The Maryland Surveyor, Surveying and Maryland Law, May 2004

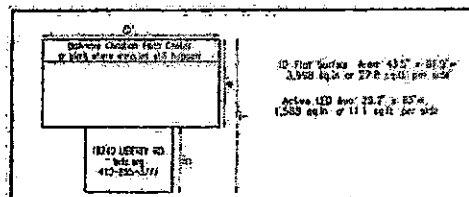
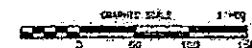
Baltimore County Office of Administrative Hearings
Special Hearing Case No. 2020-0124-SPHA
Date of Hearing: October 26, 2020

Petitioner's
Exhibit # 8



Notes

1. Owner: Baltimore Christian Faith Center, Inc.
10240 Liberty Road
Baltimore, MD 21234
2. Zoned: AO-5
3. 10' wide easement on the Chesapeake Bay Bridge Approach
4. The site is located in the 100 year flood zone
5. There are no underground utilities
6. The site is not a historic structure
7. The site is not a historic structure
8. The site is not a historic structure
9. The site is not a historic structure

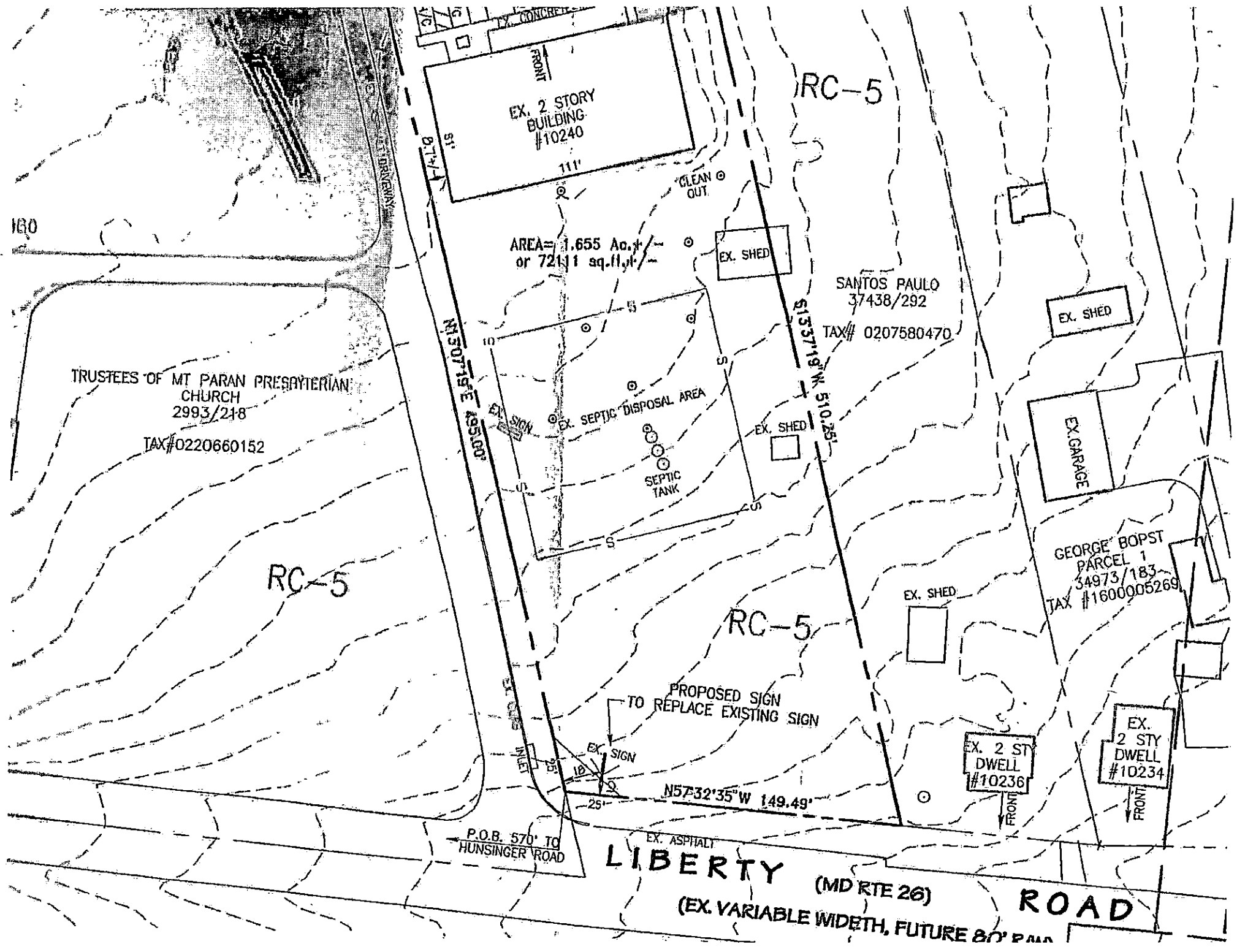


SIGN DETAIL NOT TO SCALE

Plot to Accompany
a Zoning Petition for a Sign
Baltimore Christian Faith Center Inc.
10240 Liberty Road
Baltimore County, Maryland
2nd Election District 4th Congressional District
Scale: 1"=50' Date: February 6, 2020



Dietz Surveying, Co.
Land Surveying and Land Planning
6119 Galloway Road Baltimore, MD 21234
Ph 410-661-3163 Fax 410-661-3163
www.dietzsurveying.com
Paul Dietz, PLS
Jeffrey Dietz, PLS



160

RC-5

EX. 2 STORY BUILDING #10240

AREA= 1.655 Ac. +/-
or 72111 sq. ft. +/-

EX. SHED

SANTOS PAULO
37438/292

TAX# 0207580470

EX. SHED

TRUSTEES OF MT PARAN PRESBYTERIAN CHURCH
2993/218

TAX# 0220660152

N150°19'E 495.00'

EX. SEPTIC DISPOSAL AREA
SEPTIC TANK

EX. SHED

S153°19'W 510.25'

EX. GARAGE

RC-5

RC-5

GEORGE BOPST
PARCEL 1
34973/183
TAX #1600005269

EX. SHED

PROPOSED SIGN
TO REPLACE EXISTING SIGN

EX. 2 STY DWELL #10236

EX. 2 STY DWELL #10234

N57°32'35"W 149.49'

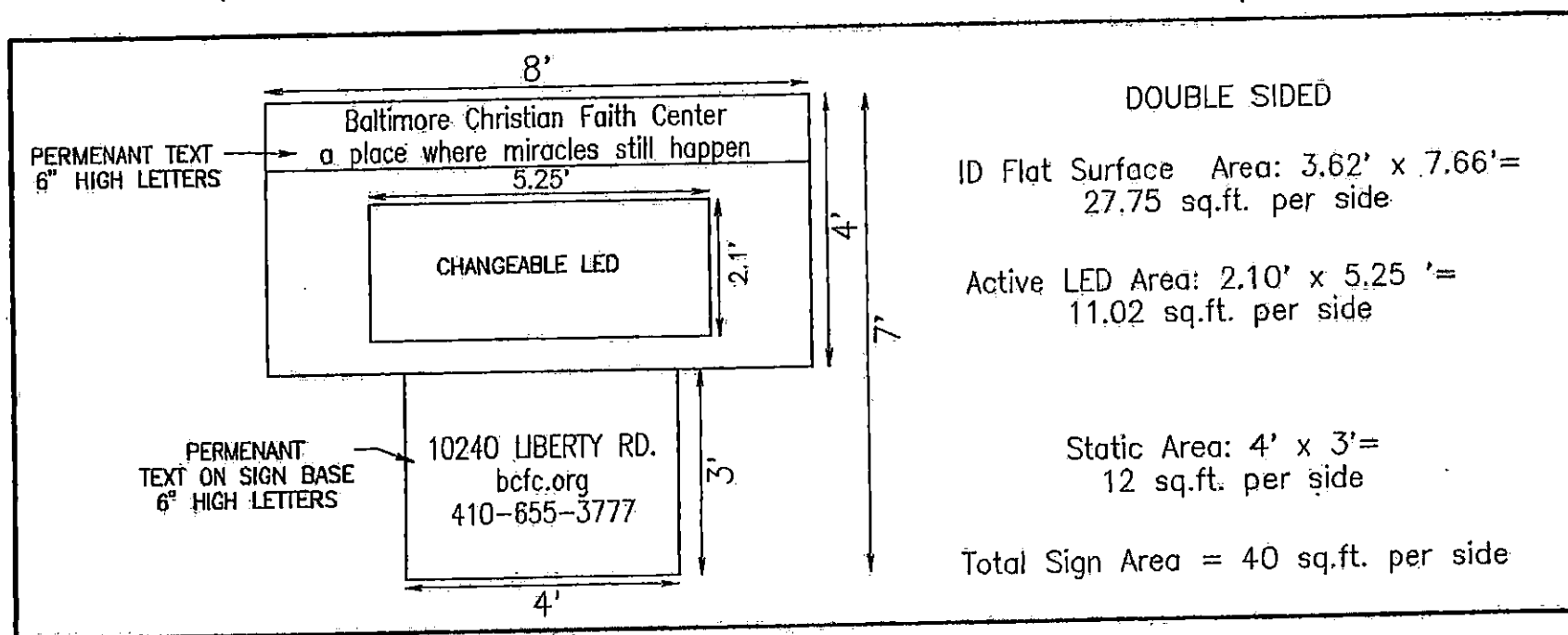
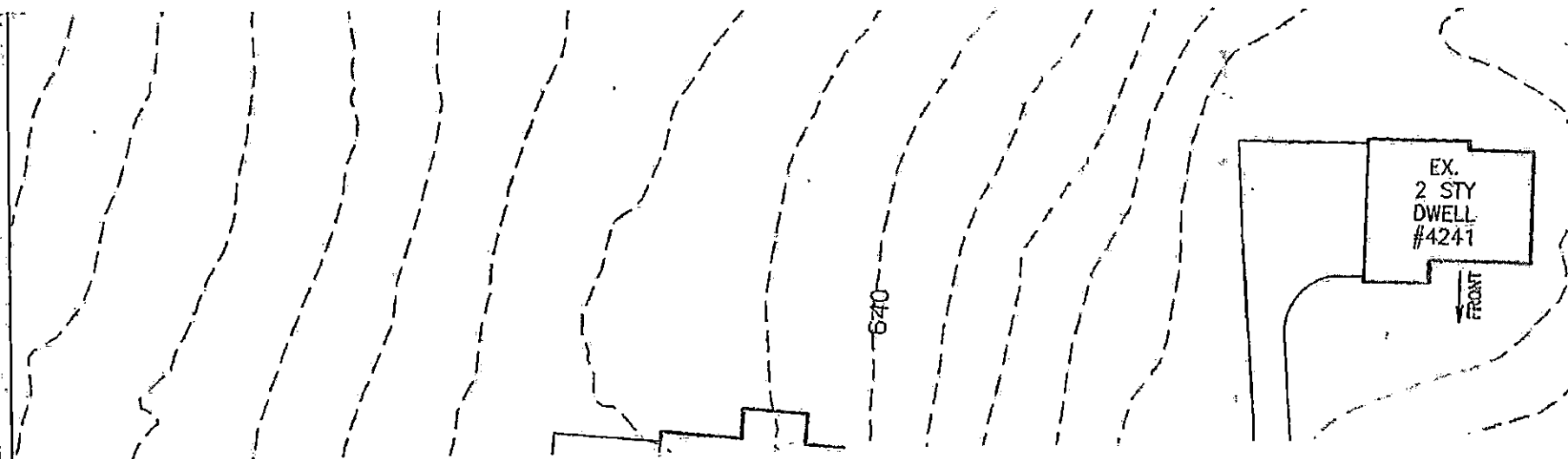
P.O.B. 570' TO
HUNTSINGER ROAD

LIBERTY ROAD (MD RTE 26)
(EX. VARIABLE WIDTH, FUTURE 80' P.A.W.)

Notes

1. Owner: Baltimore Christian Faith Center Inc.
10240 Liberty Road
Baltimore MD. 21133
2. Tax # 0206100544
3. Zoned: RC-5
4. This site is not in the Chesapeake Bay Critical Area.
5. This site is not in the 100 year flood plain.
6. There are no underground fuel tanks.
7. This is not a historic property/building.
8. This site is serviced by private sewer and well.
9. Prior Zoning Hearings:
2011-0032-A to permit a church with a side yard setback of 20' in lieu of the required 50'
Granted October 25, 2010

2012-0265-SPH to approve certain modifications as reflected on the redlined site plan.
Granted June 6, 2012
10. This site is outside the Urban Renewal Demarcation Line.



SIGN DETAIL
NOT TO SCALE

Baltimore County Office of Administrative Hearings
Special Hearing Case No. 2020-0124-SPHA
Date of Hearing: October 26, 2020

Petitioner's
Exhibit # 9

Brian R. Dietz
Professional Land Surveyor #21080
8119 Oakleigh Road, Baltimore, MD 21234
Phone 410-661-3160 Fax 410-661-3163

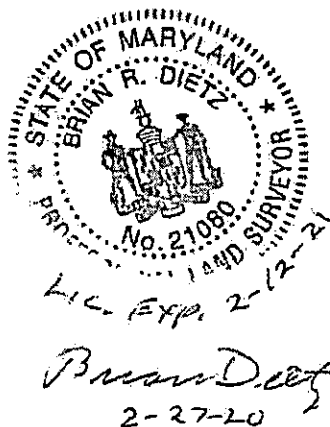
Zoning Description
For
10240 Liberty Road

February 25, 2020

Beginning on the North side of Liberty Road, MD Route 26, (80' R/W), distant 570 feet
+/- from the center of Hunsinger Court (50' R/W), thence

1. North 13 degrees 07 minutes 19 seconds East 495.00 feet,
2. South 63 degrees 37 minutes 14 seconds East 149.49 feet,
3. South 13 degrees 37 minutes 19 seconds West 510.25 feet, to the north side of said
Liberty Road
4. North 57 degrees 32 minutes 55 seconds West 149.49 feet, to the place of beginning.

Containing 1.655 Ac. or 72,111 sq.ft. of land more or less. Being known as 10240
Liberty Road and located in the 2nd Election District, 4th Councilmanic District.



Baltimore County Office of Administrative Hearings
Special Hearing Case No. 2020-0124-SPHA
Date of Hearing: October 26, 2020

Petitioner's
Exhibit # 10



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 10240 Liberty Road, Randallstown, MD 21133

which is presently zoned RC-5

Deed References: 28837/0015

10 Digit Tax Account # 0 2 0 6 1 0 0 5 4 4

Property Owner(s) Printed Name(s) Baltimore Christian Faith Center, Inc.

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

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

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

Requesting an Electronic Changeable Copy Sign for a Religious Institution outside of the Urban Rural Demarcation Line under special circumstances outside of the prohibitions stated in: (1) BCZR 450.7.C; and (2) BCZR 450.7B.1.d

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

3. ☒ a **Variance** from Section(s)

(2) 450.4.1.a - Requesting a variance from the size & height limitations for a Religious Institution.

(3) 450.7.B.1.d - Requesting a variance from prohibition against Electronic Changeable Copy Sign for a Religious Institution outside of the Urban Demarcation Line under special circumstances.

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Midgett S. Parker

Name- Type or Print

Signature

5827 Allentown Road Camp Springs MD

Mailing Address

City

State

20746

(301) 825-8600

MidgettParker.Law@gmail.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Baltimore Christian Faith Center, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

10240 Liberty Road

Randallstown MD

Mailing Address

City

State

21133

(410) 655-3777

BaltoChristianFaith.msn.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Helede F. Santos

Name - Type or Print

Signature

10240 Liberty Road

Randallstown MD

Mailing Address

City

State

21133

(443) 900-9085

1helede@gmail.com

Zip Code

Telephone #

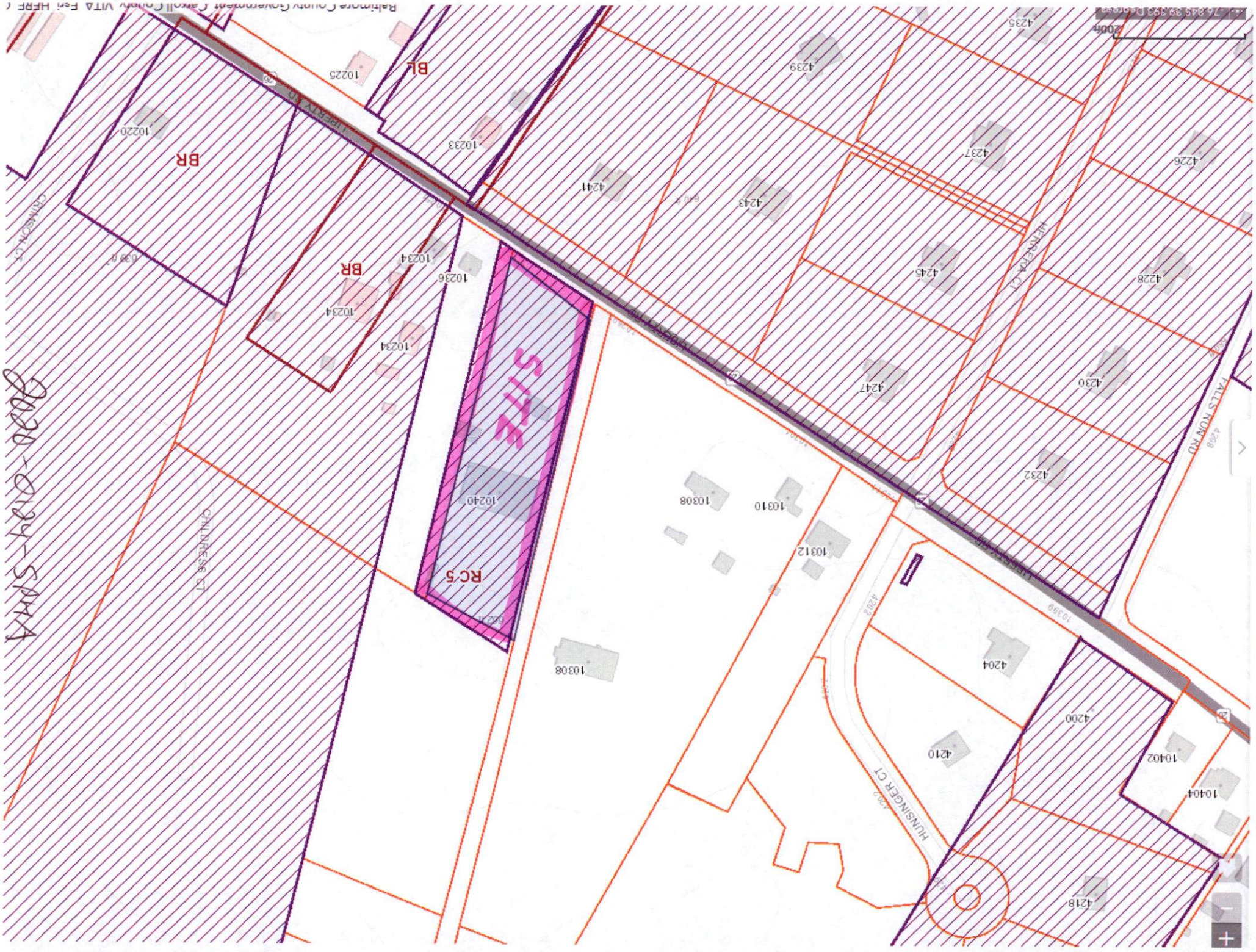
Email Address

CASE NUMBER 2020-124-SPHA

Filing Date / /

Do Not Schedule Dates: / /

Reviewer /



2020-0124-SMMA

ID Flat Surface Area: 43.5" x 91.875"

Active LED Area: 25.2" x 63"

Client-provided Dove Graphic



TekStar Color 10mm 64x160
Cabinet Size: 4'x8' • Double-Sided Sign



933306-4a-s

Flat Surface Dimensions: 12.5" x 91.875"

With Bleed: 13" x 92.375"

2020-0124-SP4A



ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 FAX 1-800-485-4280

1/2"=1' Sk: 933306-4a-s Cust: 1857159
2/27/2020 O/jWarner SOLD

Header Vinyl: DIGITAL PRINT Paint: BLACK
Draft: WHITE Cowling Text: 5", 3.5" WHITE

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Brickwork and masonry are not included in the proposal; Cornerstone products are an exception. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. Your sign was designed for an illuminated graphic. Sketches are based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance.

Approved as shown:

Sign _____

Date _____

Approved with listed changes:

Sign _____

Date _____

LED CAPABILITIES: 1 to 8 Rows, 2.8" to 25.2" characters.
This sign can display video clips, animations and static images, with access to an extensive graphics library.



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2020-0124-SPHA

Stewart Signs
AN EBS CO COMPANY

ORIGINAL DESIGN DO NOT DUPLICATE

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Approved as shown:

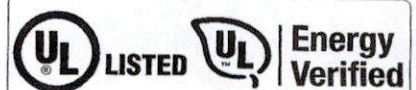
Sign _____
Date _____

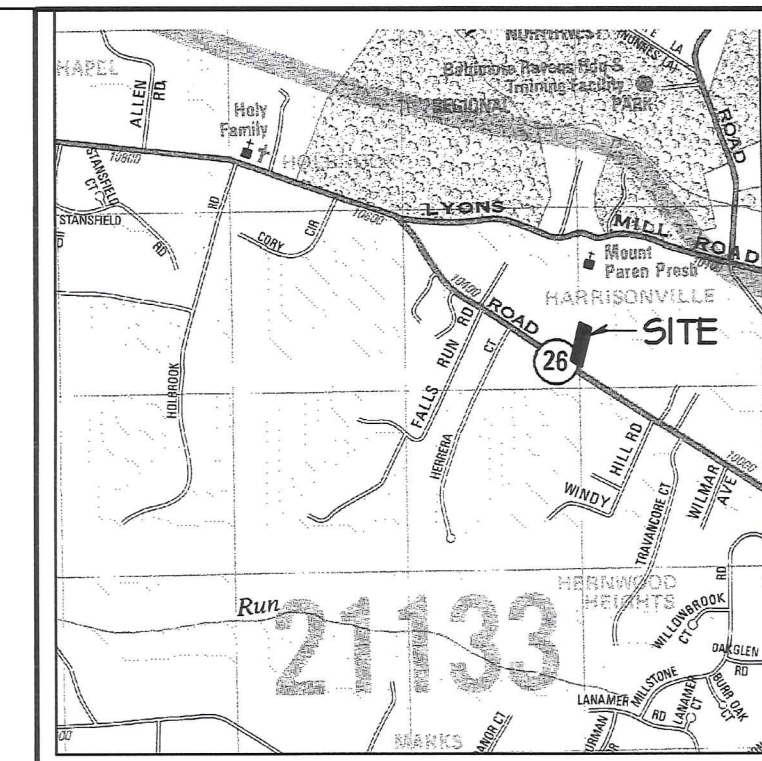
Approved with listed changes:

Sign _____
Date _____

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Powered by
SignCommand
signcommand.com





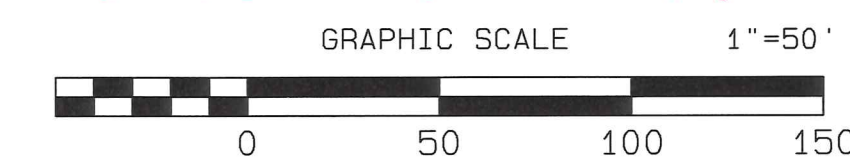
Vicinity Map

Scale: 1" = 2000'

Notes

1. Owner: Baltimore Christian Faith Center Inc.
10240 Liberty Road
Baltimore MD. 21133
2. Tax # 0206100544
3. Zoned: RC-5
4. This site is not in the Chesapeake Bay Critical Area.
5. This site is not in the 100 year flood plain.
6. There are no underground fuel tanks.
7. This is not a historic property/building.
8. This site is serviced by private sewer and well.
9. Prior Zoning Hearings:
2011-0032-A to permit a church with a side yard setback of 20' in lieu of the required 50'
Granted October 25, 2010
2012-0265-SPH to approve certain modifications as reflected on the redlined site plan.
Granted June 6, 2012
10. This site is outside the Urban Renewal Demarcation Line.

2020-0124-SMHA

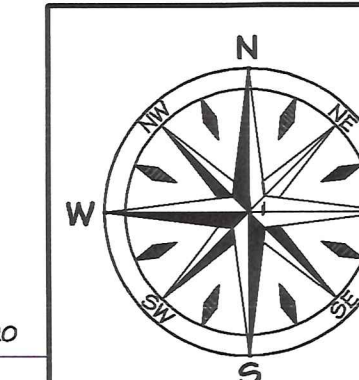


Plat to Accompany
a Zoning Variance and
Special Hearing for a Sign

Baltimore Christian Faith Center Inc.

10240 Liberty Road
Baltimore County, Maryland

2nd Election District 4th Councilmanic District
Scale: 1"=50' Date: February 6, 2020



Dietz Surveying, Co.
Land Surveying and Land Planning

8119 Oakleigh Road Baltimore MD 21234
Ph 410-661-3160, Fax 410-661-3163
www.dietzsurveying.com

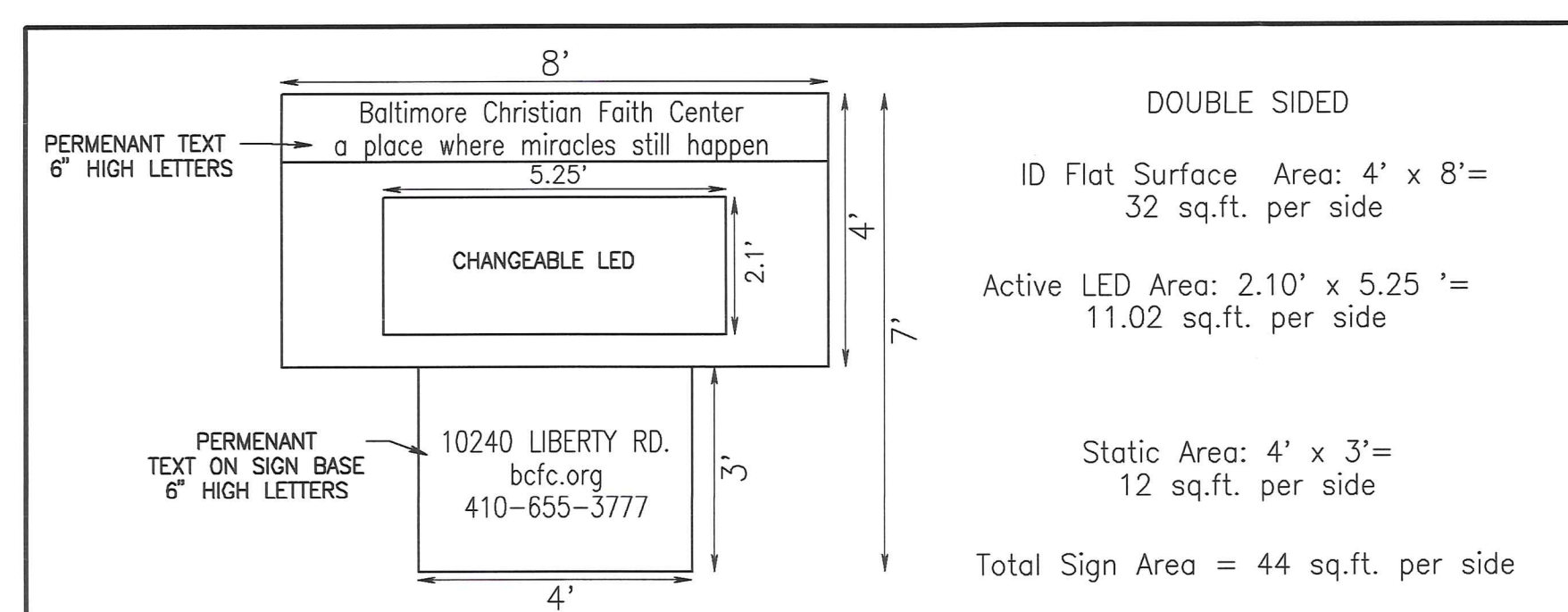
Plot Date: 5/26/2020

Job No. 20046

Revisions
Revisions

4-22-20
Date

File Name: J:\Liberty Rd 10240\Liberty.pro



SIGN DETAIL
NOT TO SCALE