MEMORANDUM

DATE: March 15, 2021

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0210-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on March 11, 2021. 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: PETITION FOR VARIANCE (Kenwood Avenue) 14th Election District 6th Council District Bishop C.N. Bailey and his Successor Trustees, as Trustee for the United House Of Prayer for all People of the Church On the Rock of the Apostolic Faith	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY
Petitioner	*	**Case No: 2020-0210-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Bishop C. N. Bailey and his Successor Trustees, as Trustee for the United House of Prayer for all People of the Church on the Rock of the Apostolic Faith legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from § 303.2 of the Baltimore County Zoning Regulations ("BCZR") to allow front yard depth of 22 feet, which is less than the 35.5 feet average depth of the front yards of all lots within 100 feet on each side. A site plan was marked as Petitioner's Exhibit 1.

The Pastor, Elder Charles Weathers, appeared in support of the petition. Edward Gillis, Esq. represented Petitioner and was assisted by John Gonzalez, the licensed engineer who prepared the site plan. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP") and Department of Environmental Protection and Sustainability ("DEPS"). They did not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order. Special Hearing and other variance relief was previously granted in Case No. 2019-0420-SPHA. Mr. Gilliss explained that when the previous zoning relief was requested the Office of Zoning Review did not identify the need for relief from BCZR § 303.2.

The site is approximately .7946 acres in size and is zoned in BL, AS, DR 5.5.

ORDER RECEIVED FOR FILING
Date 2/9/21
By DMunson

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

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

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

Under principles of *res judicata* and issue preclusion these elements have already been satisfied by the Order in Case No. 2019-0420-SPHA. Based on the proffer of Mr. Gilliss I find that this additional incremental setback relief can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety or welfare.

THEREFORE, IT IS ORDERED, this **9th** day of **February, 2021** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 303.2 of the Baltimore County Zoning Regulations ("BCZR") to allow front yard depth of 22 feet in lieu of the required 35.5 foot front yard average be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

- Petitioner must comply with the DOP and DEPS Zac comments, copies of which are attached hereto and make a party thereof.

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

PAUL M. MAYHEW
Managing Administrative Law Judge
For Baltimore County

ORDER RECEIVED FOR FILING
Date 2/9/21
By DMugnon

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
SEP 01 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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

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

DATE: September 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0210-A
Address Kenwood Avenue
(United House of Prayer Property)

Zoning Advisory Committee Meeting of **August 24, 2020**.

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

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

Reviewer: Steve Ford

ORDER RECEIVED FOR FILING
Date 2/9/21
By DMignon

C:\Users\dmignon\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\HRP7A66W\ZAC 20-0210-A Kenwood Avenue.doc

PETITION FOR ZONING HEARING(S)

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

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

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

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

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

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

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

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

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

3. x **a Variance** from Section(s) 303.2 BCZR to allow front yard depth of 22 feet which is less than the average depth of front yards of all lots within 100 feet on each side (38 feet to south and 33 feet to north for an average of 35.5 feet). in lieu of the required 35.5 feet front yard average,

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

To be presented at Hearing.

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

Contract Purchaser/Lessee:

N/A
Name- Type or Print

N/A
Signature

N/A
Mailing Address City State

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

Legal Owners (Petitioners):

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

Elder C. Weathers
Signature #1 Signature # 2

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

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

Attorney for Petitioner:

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

Signature

102 W. Pennsylvania Ave., Suite 600, Towson, MD
Mailing Address City State

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

Representative to be contacted:

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

Signature

102 W. Pennsylvania Ave., Suite 600, Towson, MD
Mailing Address City State

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

CASE NUMBER 2020-0210-A **Filing Date** 8/18/20 **Do Not Schedule Dates:** _____ **Reviewer** gf

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

REV. 10/4/11

Applying Practical Science to Improve Communities

ZONING PROPERTY DESCRIPTION FOR UNITED HOUSE OF PRAYER
LOCATED ON KENWOOD AVENUE
(6TH COUNCILMANIC DISTRICT OF BALTIMORE COUNTY, MARYLAND)

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

1. North 80° 22' 55" East, 142.58 feet to a point (passing over capped bars found at 10.02 and 142.44 feet from the beginning thereof); thence,

2. North 09° 45' 37" West, 78.12 feet to a capped bar found; thence,

3. South 68° 46' 45" East, 182.95 feet to a capped bar found (passing over capped bars found at 126.28 and 177.29 feet from the beginning thereof); thence,

4. South 21° 04' 01" West, 150.26 feet, to the northeast side of Buehler Avenue aforesaid (passing over an iron pipe found at 150.00 feet from the beginning thereof; thence with said Avenue, the following three (3) courses, viz:

5. North 68° 43' 27" West, 39.34 feet to a point of curvature; thence,

6. 97.00 feet along the arc of a curve to the left to a point of tangency (passing over a capped bar found at 93.99 feet from the beginning thereof); said arc having a radius of 181.00 feet and a chord bearing North 84°04'36" West, 95.84 feet; thence,

7. South 80° 34' 15" West, 58.45 feet to a point of curvature (passing over a capped bar found at 58.25 feet from the beginning thereof); , thence,

8. 39.15 feet along the arc of a curve to the right to a capped bar found; said arc having a radius of 25.00 feet and a chord bearing North 54°33'55" West, 35.27 feet; thence,

9. South 80° 22' 38" West, 13.40 feet to a point intersecting the easterly right of way line of Kenwood Avenue, aforesaid; thence running with said easterly right of way line, 40 feet wide,

10. North 09° 33' 16" West, 73.86 feet to the point of beginning.

CONTAINING 34,614 square feet or 0.7946 acres of land, more or less.

SUBJECT TO 10 foot strips along the Easternmost side of Kenwood Avenue reserved for the widening of the same, as mentioned for the first and the first and second parcels described in Liber JLE 40652, folio 396.

SUBJECT TO Utility Easements shown on the plat of "Bal-Win" as recorded in Plat Book OTG 34, plat 27.

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

2020-0210-A

A licensee either personally prepared this description or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in COMAR Regulation 09.13.06.12.



8.3.20

Surveyor's signature (date) Seal

Michael W. Ulrich Jr.
Maryland Licensed Professional Land Surveyor #21357
License Expiration date: June 18, 2021

PETITION FOR ZONING HEARING(S)

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

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

Contract Purchaser/Lessee:

N/A
Name- Type or Print

N/A
Signature

N/A
Mailing Address City State

N/A / N/A / N/A
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Name #1 – Type or Print Name #2 – Type or Print

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Signature #1 Signature # 2

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CASE NUMBER 2020-0120-A **Filing Date** 8/15/20 **Do Not Schedule Dates:** _____ **Reviewer** GH

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2020-0210-A

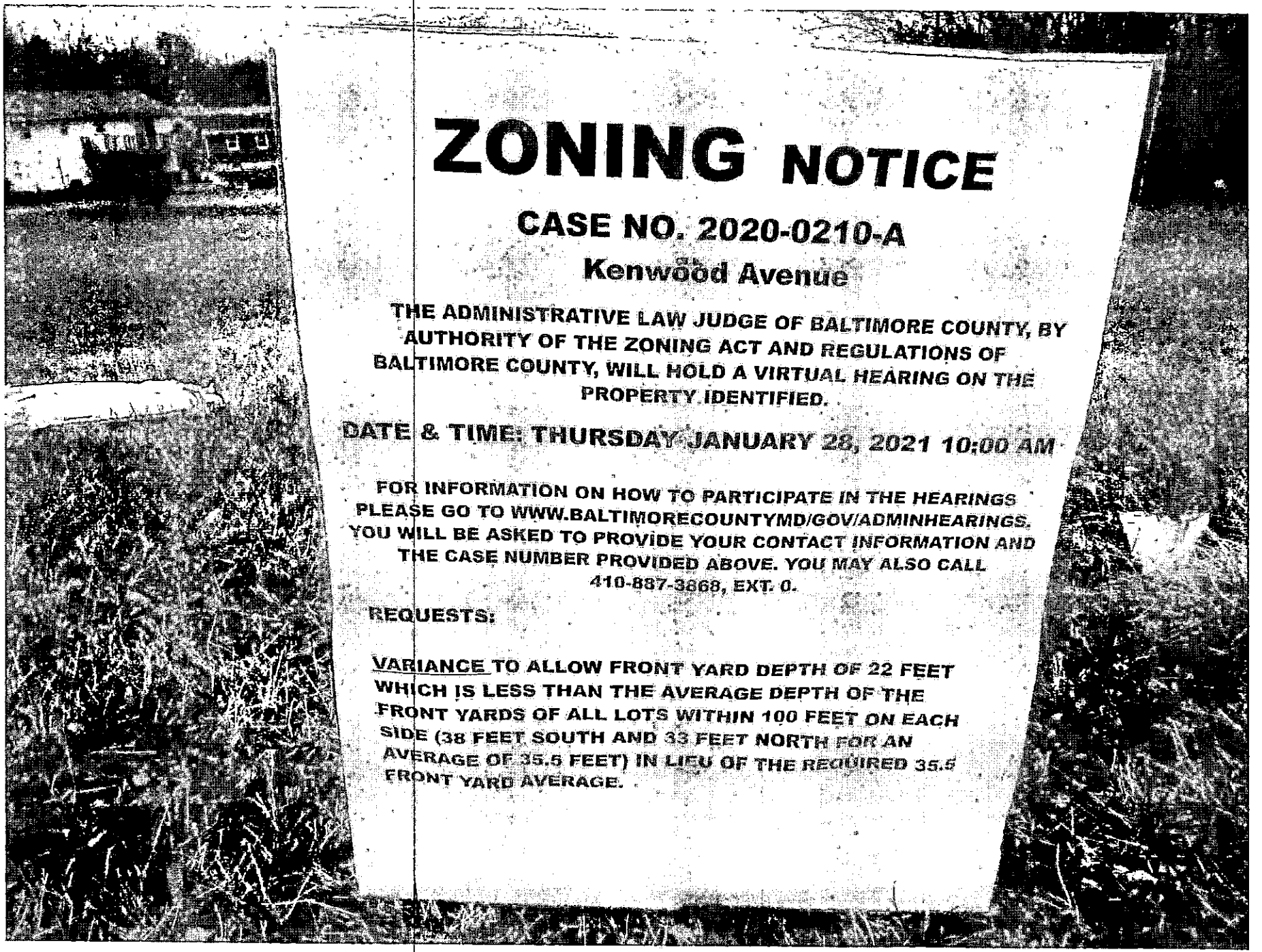
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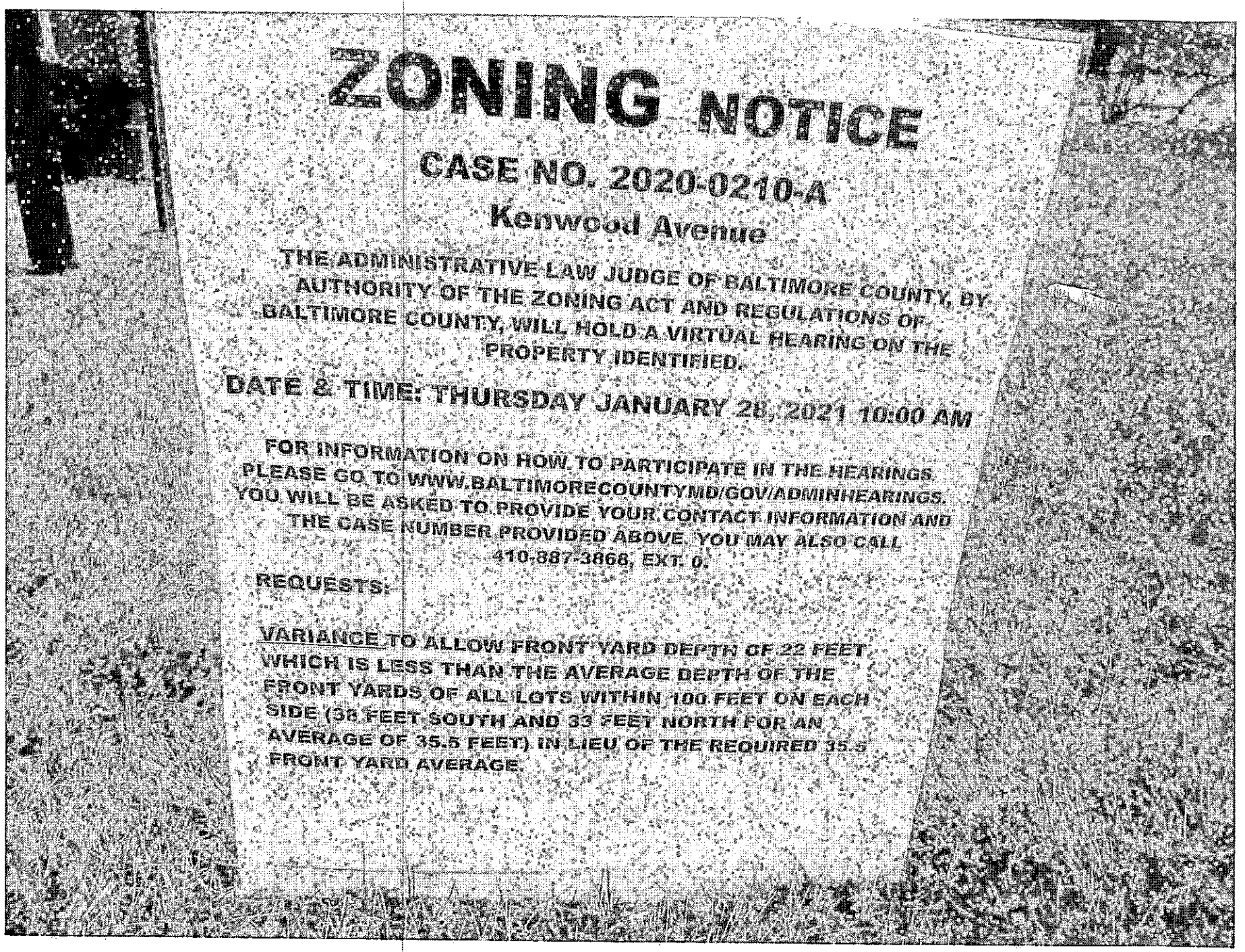


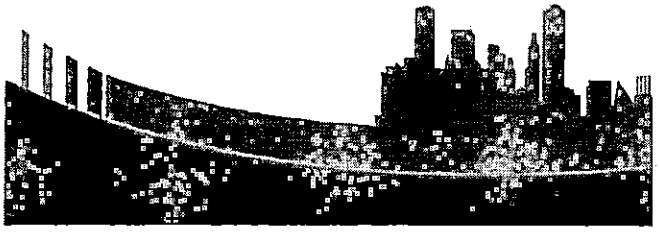
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Surveyor's signature (date) Seal

Michael W. Ulrich Jr.
Maryland Licensed Professional Land Surveyor #21357
License Expiration date: June 18, 2021


ZONING NOTICE
CASE NO. 2020-0210-A
Kenwood Avenue
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.
DATE & TIME: THURSDAY JANUARY 28, 2021 10:00 AM
FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS. YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL 410-887-3868, EXT. 0.
REQUESTS:
VARIANCE TO ALLOW FRONT YARD DEPTH OF 22 FEET WHICH IS LESS THAN THE AVERAGE DEPTH OF THE FRONT YARDS OF ALL LOTS WITHIN 100 FEET ON EACH SIDE (38 FEET SOUTH AND 33 FEET NORTH FOR AN AVERAGE OF 35.5 FEET) IN LIEU OF THE REQUIRED 35.5 FRONT YARD AVERAGE.


ZONING NOTICE
CASE NO. 2020-0210-A
Kenwood Avenue
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.
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CERTIFICATE OF POSTING

January 08, 2021

_____ amended for second inspection

Re:
Zoning Case No. 2020- 0210– A
Legal Owner: Elder Charles Weathers
Hearing date: January 28, 2021

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

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located on the northeast side of Kenwood Ave. & northwest of Buehler Avenue.

The signs were initially posted on **January 07, 2021.**

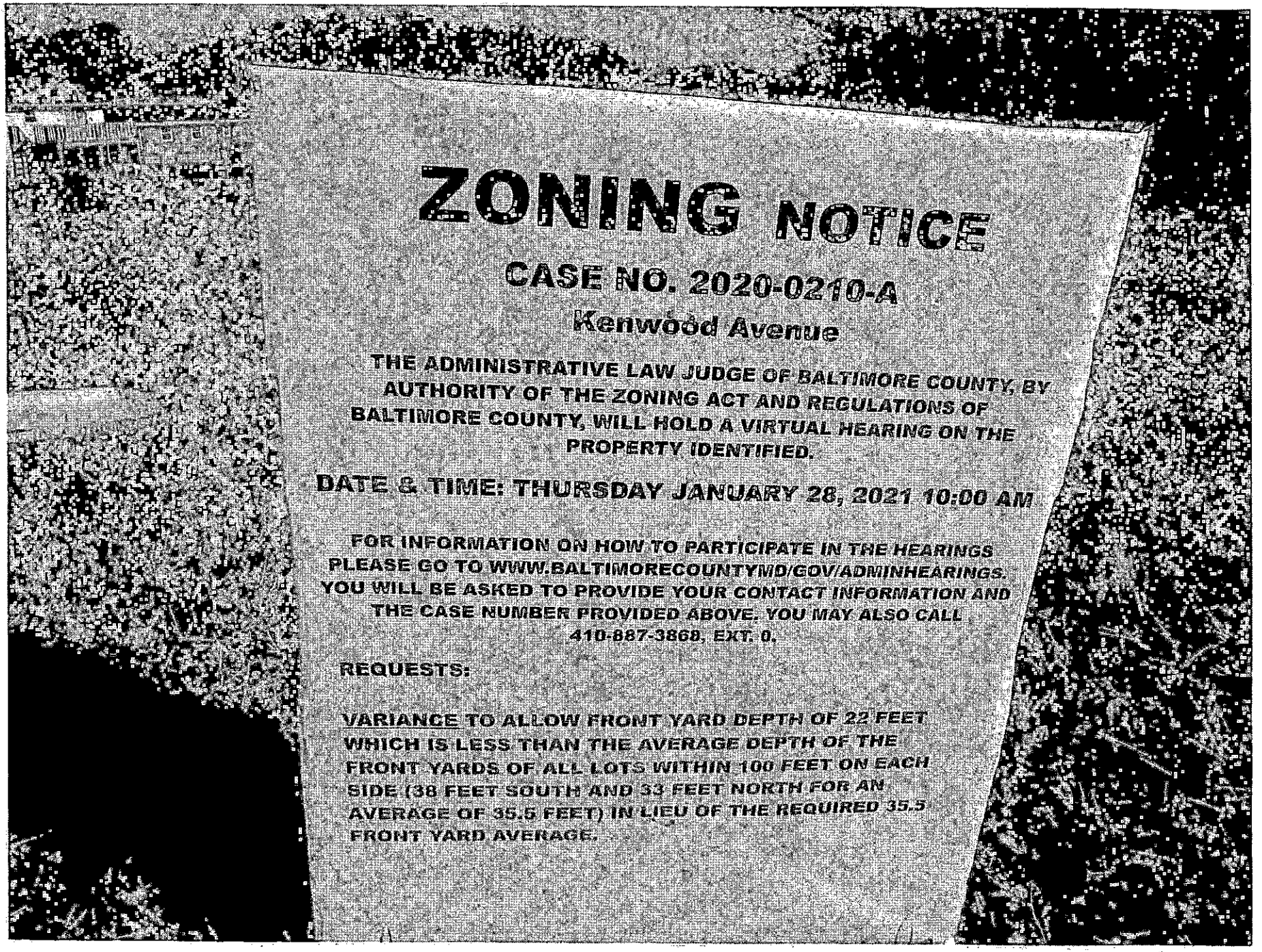
The subject property was also inspected on _____.

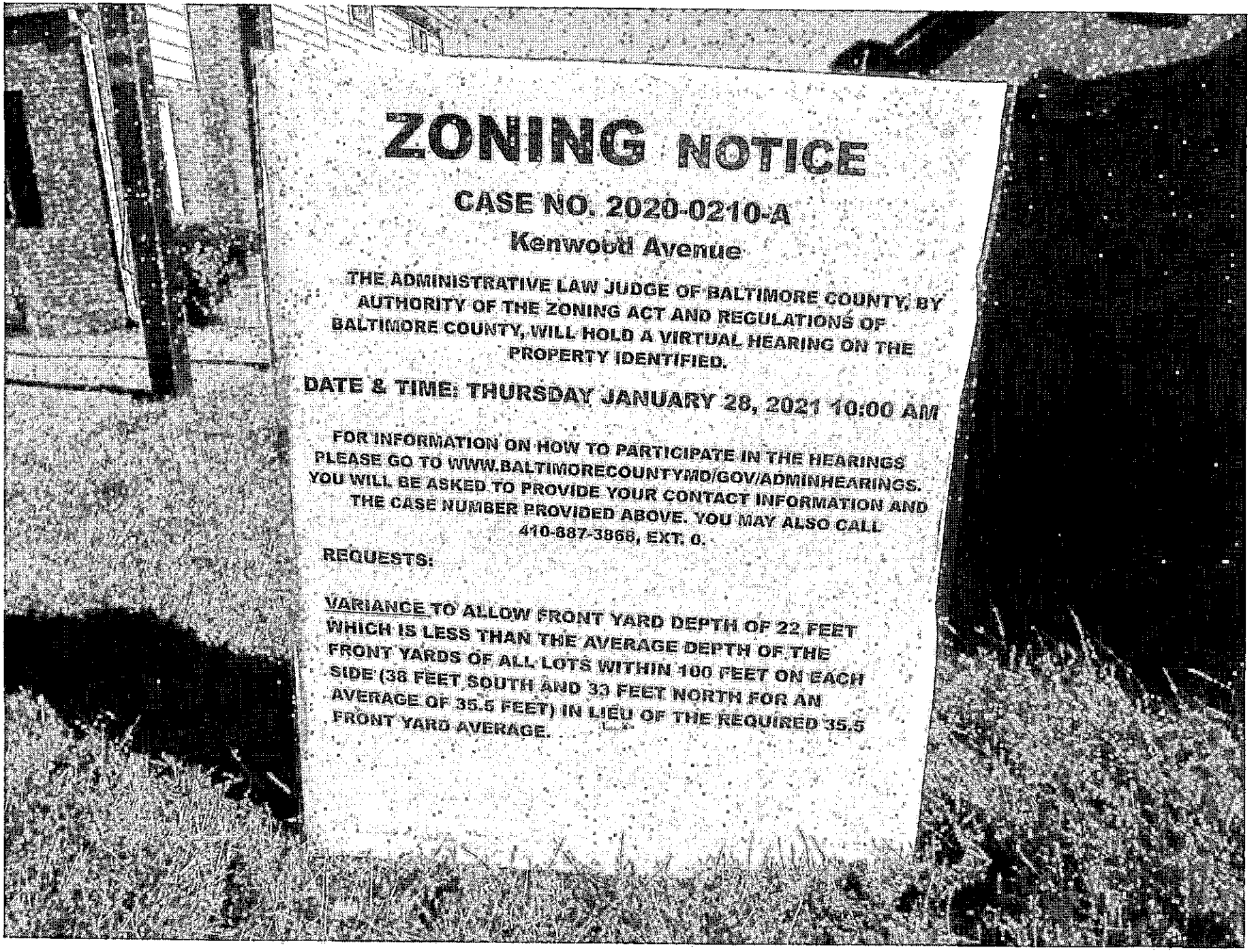
Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com


ZONING NOTICE
CASE NO. 2020-0210-A
Kenwood Avenue
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.
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ZONING NOTICE

CASE NO. 2020-0210-A

Kenwood Avenue

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

PUBLISHER'S AFFIDAVIT

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

1/8/2021

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Order #: 11950175
Case #: 2020-0210-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0210-A

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 on the property identified herein as follows:

CASE NUMBER: 2020-0210-A

Parcel 363 Kenwood Avenue and Parcel 901 Buehler Avenue
East side of Kenwood Avenue, northwest of centerline of Buehler Avenue
14th Election District - 6th Councilmanic District
Legal Owners: Elder Charles Weathers

Variance to allow front yard depth of 22 ft. which is less than the average depth of front yards of all lots within 100 ft. on each side (38 ft. south and 33 to north for an average of 35.5 ft.) in lieu of the required 35.5 ft. front yard average.

Hearing: Thursday, January 28, 2021 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

ja8

Donna Mignon

From: Kristen L Lewis
Sent: Monday, January 4, 2021 9:57 AM
To: Donna Mignon; Debra Wiley
Subject: Webex 2020-0210-A

Good morning,

Below is information needed for another webex event to be created. Hearing date has been entered in the database. Thank you,

Case Number: 2020-0210-A
Kenwood Avenue
Legal Owner: Elder Charles Weathers

Please send invite to the following:

Edward Gillis (egilliss@rmmr.com)
Elder Charles Weathers (cweathers.uhop@gmail.com)
John Gonzalez (johng@landmark-se.com)

Kristen Lewis-Coles
PAI – Zoning Review
410-887-3391

1/28/21 10:00

JOHN A. OLSZEWSKI, JR.
County Executive

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

December 30, 2020

NOTICE OF ZONING HEARING

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Variance to allow front yard depth of 22 ft. which is less than the average depth of front yards of all lots within 100 ft. on each side (38 ft. south and 33 to north for an average of 35.5 ft.) in lieu of the required 35.5 ft. front yard average.

Hearing: Thursday, January 28, 2021 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

MM:kl

C: Edward Gilliss, 102 W. Pennsylvania Avenue, Ste. 600, Towson 21204
Elder Charles Weathers, 1655 North Portal Drive, NW Washington DC 20012

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 8, 2021**

WARNING: SECURITY SCREEN ON FRONT AND BACK. MICROPRINTING FRONT AND BACK. MAGNIFY TO VERIFY ORIGINAL DOCUMENT.

ROYSTON, MUELLER, McLEAN & REID, LLP
ATTORNEYS AT LAW
102 WEST PENNSYLVANIA AVENUE, SUITE 600
TOWSON, MARYLAND 21204

PNC BANK, N.A. 040
MARYLAND
15-3/540

53758

53758

VOID

PAY Five hundred and NO/100

DATE 08/17/2020

AMOUNT $500.00

TO THE ORDER OF

Baltimore County, Maryland

ROYSTON, MUELLER, McLEAN & REID, LLP

VOID

⑈053758⑈ ⑆054000030⑆ 550100578⑈

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 199615

Date: 8/18/2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500

Total: 500

Rec From: Royston, Mueller, McLean & Reid, LLP

For: 2020-0210-A

12/13 Kenwood Ave & 901 Bushler Ave

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION

TO: THE DAILY RECORD
Friday, January 8, 2021 - Issue

Please forward billing to:
Edward Gilliss
Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue, Ste. 600
Towson, MD 21204

410-823-1800

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: 2020-0210-A
Parcel 363 Kenwood Avenue and Parcel 901 Buehler Avenue
East side of Kenwood Avenue, northwest of centerline of Buehler Avenue
14th Election District – 6th Councilmanic District
Legal Owners: Elder Charles Weathers

Variance to allow front yard depth of 22 ft. which is less than the average depth of front yards of all lots within 100 ft. on each side (38 ft. south and 33 to north for an average of 35.5 ft.) in lieu of the required 35.5 ft. front yard average.

Hearing: Thursday, January 28, 2021 at 10:00 a.m.

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

RE: PETITION FOR VARIANCE Kenwood Avenue; Parcel 363 (Lots 12 & 13- Kenwood Avenue) & Parcel E/S of Kenwood Ave NW 119' to Buchler Avenue 14th Election & 6th Councilmanic Districts Legal Owner(s): Bishop C.M. Bailey and his Successor Trustees, as Trustee for the United House of Prayer for all People of the Church on the Rock of the Apostolic Faith	*	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2020-210-A
Petitioner(s)	*	

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

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 25th day of August, 2020, a copy of the foregoing Entry of Appearance was emailed to Edward Gilliss, Esquire, 102 W. Pennsylvania Avenue, Suite 600, Towson, Maryland 21204, egilliss@rmmr.com , Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
SEP 01 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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: September 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0210-A
Address Kenwood Avenue
(United House of Prayer Property)

Zoning Advisory Committee Meeting of **August 24, 2020**.

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

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 9/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

RECEIVED
SEP 04 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-210

INFORMATION:

Property Address: Parcel 363 (Lots 12 & 13 – Kenwood Avenue), and Parcel 901 (Buehler Ave,)
Petitioner: Elder Charles Weathers
Zoning: BL-AS, DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance from Section(s) 303.2 of the BCZR to allow front yard depth of 22ft. which is less than the average depth of front yards of all lots within 100 feet on each side (30 feet to south and 33 feet to north for an average of 35.5. feet) in lieu of the required 35.5 foot front yard average setback.

A site visit was conducted on August 28, 2010. This property is also the subject of the Limited Development Plan 20005LN, United House of Prayer. Kenwood Avenue at the location of this site is commercial with commercial uses on all sides of the subject property. The proposed project extends into the DR 5.5 zoned area to the east. This area is surrounded on three sides by residential.

The subject site is located within a Community Conservation Area. The proposed development will extend into the back yards of the adjacent residential area. The requested variance is helpful in moving the building closer to Kenwood Avenue, however, the parking and stormwater management will be in the backyard of the adjacent community. The Baltimore County 2020 Master Plan states on Page 39 that "Preserving CCAs (Community Conservation Areas) is a fundamental component of the County's critical effort to effectively maintain, strengthen and manage its built environment."

The Department has no objections to the variance, given that the conditions for fencing, screening, and landscaping as approved in conjunction with Limited Development Plan 20005LN (PAI# 14-0508) are implemented.

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
Edward J. Gillis, Royston, Mueller, McLean & Reid, LLP
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
SEP 04 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

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

DATE: 9/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
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Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
Edward J. Gillis, Royston, Mueller, McLean & Reid, LLP
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Office of the Administrative Hearings
People's Counsel for Baltimore County

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Secretary

Tim Smith, P.E.
Administrator

October 7, 2020

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and 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 September 30, 2020. A field inspection and internal review reveals that an entrance onto MD 588 will need an Access Permit to construct an entrance consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2020-0210-A., Bishop C. N Bailey and his Successor Trustees, as for the United House of Prayer, Kenwood Ave.

The applicant must contact the State Highway Administration to obtain an entrance permit. Should you have any questions regarding this matter feel free to contact Mr. Steven Autry at 410-229-2335, by using our toll-free number in Maryland only at 1-800-735-2258 (x2335) or via email at sautry@mdot.maryland.gov.

Sincerely,

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

WW/RAZ

cc: Mr. John Vananzo, Utility Engineer, SHA

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 9/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

RECEIVED
SEP 04 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-210

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

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

ORDER RECEIVED FOR FILING
Date 2/9/21
By DMugnon

2020-0210-A

CASE NO. 2020-0210-A

CHECKLIST

✓ Order 1/28/21 @ 10-
— ltr

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
9/1	DEPS (if not received, date e-mail sent _____)	Comment
_____	FIRE DEPARTMENT	_____
9/3	PLANNING (if not received, date e-mail sent _____)	No Opp/c Comment
10-7	STATE HIGHWAY ADMINISTRATION	Obtain Entrance Permit
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 1/8/21

SIGN POSTING (1st) Date: 1/7/21 by B Doak

SIGN POSTING (2nd) Date: 1/25/21 by " "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

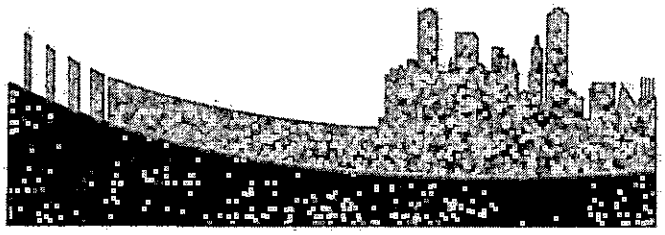
PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

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 Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Edward Gillis	egilliss@rmmr.com	1-	New York Time	English	U.S.
Elder Charles Weathers	cweathers.uhop@gmail.com	1-	New York Time	English	U.S.
John Gonzalez	john@landmark-se.com	1-	New York Time	English	U.S.
John Gonzalez	johng@landmark-se.com	1-	New York Time	English	U.S.
paul m mayhew	paulmcmayhew@gmail.com	1-	New York Time	English	U.S.

OK



CERTIFICATE OF POSTING

January 08, 2021

January 26, 2021 amended for second inspection

Re:
Zoning Case No. 2020- 0210– A
Legal Owner: Elder Charles Weathers
Hearing date: January 28, 2021

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

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located on the northeast side of Kenwood Ave. & northwest of Buehler Avenue.

The signs were initially posted on **January 07, 2021.**

The subject property was also inspected on **January 25, 2021.**

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

Panelist List

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Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Paul Mayhew (Alternate Host)	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Edward Gillis	egilliss@rmmr.com	1-	New York Time	English	U.S.
Elder Charles Weathers	cweathers.uhop@gmail.com	1-	New York Time	English	U.S.
John Gonzalez	john@landmark-se.com	1-	New York Time	English	U.S.
John Gonzalez	johng@landmark-se.com	1-	New York Time	English	U.S.

OK

PM 1-28-21
10 AM

Debra Wiley

From: Debra Wiley
Sent: Tuesday, January 19, 2021 2:29 PM
To: 'Edward J. Gilliss'
Cc: Donna Mignon
Subject: Exhibits for Case No. 2020-0210-A - January 28th at 10 AM - Kenwood Ave.

Good Afternoon Mr. Gilliss,

This is to acknowledge receipt of your paper exhibits received today for the above hearing.

In the event you weren't aware, please note that all hearing exhibits must be submitted in Word or PDF format at least two business days in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. This allows us to share the information online for all to see.

Thanks in advance and be safe.

ROYSTON
ROYSTON, MUELLER, McLEAN & REID, LLP

Edward J. Gilliss, Esq.
egilliss@rmmr.com

The Royston Building
Suite 600
102 West Pennsylvania Avenue
Towson, Maryland 21204-4575

Tel: 410.823.1800
Fax: 410.583.7872
www.rmmr.com

January 19, 2021

VIA HAND DELIVERY
Paul M. Mayhew, Esquire
Managing Administrative Law Judge
for Baltimore County
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED
JAN 19 2021
OFFICE OF
ADMINISTRATIVE HEARINGS

Re: Petition for Variance
Case No. 2020-0210-A
Kenwood Avenue
Date of Hearing: January 28, 2021

Dear Judge Mayhew:

Enclosed with this hand delivered letter, and in anticipation of the January 28, 2021 Zoning Hearing, please find copies of the following:

1. Exhibit A: Limited Exemption Development Plan documents (3 pages) for the planned United House of Prayer (please note that these documents have been signed by Patrick Williams of the Baltimore County Department of PAI on December 18, 2020);

2. Exhibit B: A copy of the resumé of John B. Gonzalez, the Professional Engineer who will testify at the hearing;

3. Exhibit C: A copy of Bruce Doak's January 8, 2021 Certificate of Posting; and

4. Exhibit D: An aerial view from Google Maps of the property which is the subject of the planned hearing.

The enclosed documents will be offered into evidence at the January 28, 2021 hearing.

Thank you for your cooperation.

Very truly yours,

Edward J. Gilliss

EJG/vrk
Enclosures
cc: Elder Charles Weathers (w/o enclosures) – Via Email
Mr. John Gonzalez (w/enclosures) – Via Email

Event Information

Event:	Zoning Hearing - Case No: 2020-0210-A - Kenwood Avenue - Legal Owner: Elder Charles Weathers
Type:	Listed Event
Event address for attendees:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5fa548be1b5b7f3a97244034593a83fc
Event address for panelists:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed34ed11c24790f9bc3fc4192344f167c
Date and time:	Thursday, January 28, 2021 10:00 am Eastern Standard Time (New York, GMT-05:00)
Duration:	1 hour
Description:	Zoning Hearing Case No: 2020-0210-A Kenwood Avenue Legal Owner: Elder Charles Weathers
Event number:	180 982 7037
Event password:	1234
Host key:	503196
Alternate Host:	Deb Wiley,Henry Ayakwah,Maureen Murphy,Paul Mayhew
Panelist info:	
Panelist password:	
Panelist numeric password:	486037
Video Address:	1809827037@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: 180 982 7037
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

Start Eve
You can s
event by c
Start Now.
Start

Send Eve
You can s
emails by
Send Ema
Send

Registration Information

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

Manage Registrations | Delete Event | Edit Event

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Donna Mignon

From: Kristen L Lewis
Sent: Monday, January 4, 2021 11:48 AM
To: Donna Mignon
Subject: RE: 2020-0210-A

Yes, this case had a lot going on apparently. The lawyer had sent a really long email to Mr. Mallinoff and was addressing waivers, etc and I had no idea what to do with it. I reached out to Lloyd because I thought it was part of one of their development cases and he indicated to schedule it and let the other agencies involved take care of what was needed on their end.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Donna Mignon
Sent: Monday, January 04, 2021 11:46 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: RE: 2020-0210-A

Okay, I wanted to make sure because in the Zac comment from DOP it states PAI #14-0508 and I wanted to make sure. Thank you.

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Monday, January 4, 2021 11:43 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: 2020-0210-A

Hi Donna,

I have the Zoning Case and it doesn't indicate that it is to be set in with a Development Case. If it needs to be a combined hearing, I may have to change hearing date, because it's only for a half day. If this is the case I remember, Lloyd said a Development Case wasn't needed, other issues were of concern, that didn't involve a hearing. Hope that helps.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Donna Mignon
Sent: Monday, January 04, 2021 11:37 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: 2020-0210-A

Hi Kristen,
Sorry about that. The one hearing I just set in 2020-0210-A
It looks like this is a development case as well. Do you know what project manager is on this file?

Thank you.

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

Donna Mignon

Subject:	Web seminar scheduled: Zoning Hearing - Case No: 2020-0210-A - Kenwood Avenue - Legal Owner: Elder Charles Weathers
Location:	https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e116034662005cfa396898f078418c10f
Start:	Thu 1/28/2021 10:00 AM
End:	Thu 1/28/2021 11:00 AM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
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): 180 982 7037

Thursday, January 28, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e116034662005cfa396898f07841
Event address for panelists:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e38e56db399413625f87a3fcdb7a



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

Join from a video system or application

Dial 1809827037@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Panelist numeric password: 486037

If you are a host, click here to view host information:
https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e80a579df69f79b74d1542ce494d1c507

Need help? Go to https://help.webex.com

Donna Mignon

Subject:	Web seminar scheduled: Zoning Hearing - Case No: 2020-0210-A - Kenwood Avenue - Legal Owner: Elder Charles Weathers
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Start event

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Global call-in numbers

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Dial 1809827037@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Panelist numeric password: 486037

If you are a host, click here to view host information:
https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e80a579df69f79b74d1542ce494d1c507

Need help? Go to https://help.webex.com

ZAC AGENDA

Case Number: 2020-0210-A **Reviewer:** Gary Hucik
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Bishop C.N. Bailey and his Successor Trustees, as Trustee for the United House of Prayer for all People of the Church on the Rock of the Apostolic Faith
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 14 **Council Dist:** 6

Property Address: KENWOOD AVE
Location: (Parcel 363(Lots 12 and 13- Kenwood Avenue) and Parcel East side of Kenwood Ave Northwest 119 to the center line of Buchler Ave.

Existing Zoning: BL, AS, DR 5.5 **Area:** .7946 AC
Proposed Zoning:
VARIANCE:
303.2 BCZR To allow front yard depth of 22 feet which is less than the average depth of front yards of all lots within 100 feet on each side (38 feet to south and 33 to north for an average of 35.5 feet.) In lieu of the required 35.5 feet front yard average.
Attorney: Edward J. Gilliss
Prior Zoning Cases: 2019-0420-SPHA; R-1946-0749-X; R-1965-0038
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2020-0211-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING, SPECIAL EXCEPTION, VARIANCE
Legal Owner: John Phelps
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 10901 MCCORMICK RD
Location: North East side of McCormick Road 150 feet to the center line intersection of Beaver Dam Road and McCormick Road.

Existing Zoning: ML-IM **Area:** 1.338 AC
Proposed Zoning:
SPECIAL HEARING:
To amend the zoning order and approved site plan in Case No. 2018-0346-SPHXA in accordance with the relief granted herein.
To confirm that the special exception for fuel service station granted in Case No. 2018-0346-SPHXA has been utilized with respect to 10825 Beaver Dam Road (front and rear parcels, Tax Map 42, Parcels 19 and 450) within the required time period pursuant to BCZR 502.3 and as such the special exception use is vested, or in the alternative to extend the special exception for fuel service for an additional three years as provided in BCZR 502.3.
To extend the special exception approval for fuel service station granted in Case No 2018-0346-SPHXA with respect to 10901 McCormick Road (Tax Map 42, Parcel 62) for an additional 3 years, as provided in BCZR 502.3.

Donna Mignon

From: Donna Mignon
Sent: Tuesday, February 9, 2021 2:15 PM
To: 'Edward J. Gilliss'
Cc: 'cweathers.uhop@gmail.com'; 'johng@landmark-se.com'; Debra Wiley; County Council (countycouncil@baltimorecountymd.gov); Henry Ayakwah; Jeffery Livingston (jlivingston@baltimorecountymd.gov); Jenifer G. Nugent; Peter Max Zimmerman (pzimmerman@baltimorecountymd.gov); Rebecca Wheatley (rwheatley@baltimorecountymd.gov); Vishnubhai K Desai (vdesai@baltimorecountymd.gov)
Subject: Case No: 2020-0210-A Kenwood Avenue
Attachments: Order - 2020-0210-A.pdf

Dear Mr. Gilliss:

Please find the attached. Thank you. Have a great day.

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

Case No.: 2020-0210-A

Exhibit Sheet

EX 3-15-21

	Petitioner/Developer	Protestants
No. A	Plan	
No. B	Resume of Jonn Gonzalez	
No. C	Cert. of Posting	
No. D	Aerial View Google	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

2/9/21

John B. Gonzalez, P.E., CPSWQ

Project Manager / Project Engineer



Registration

Professional Engineer, State of Maryland (Lic. No. 200450)
Certified Professional in Storm Water Quality (Cert. No. 0093)
State of Maryland, MDE Green Card Certification (No. 1122)

Education

B.S., Engineering Technology, Texas Tech University, Lubbock, TX, 1985
A.S., Engineering Sciences, Grayson County College, Sherman, TX, 1982
Texas Tech University School of Law, Lubbock, TX, 1985-87

Professional/Associations

Member, **Cecil County Brownfield Task Force**
Member, **BEPAC Committee, Cecil County Public School**
Member, **International Erosion Control Association (IECA)**
Board of Directors/State of Maryland Rep., **IECA Mid-Atlantic Chapter (MAC)**
Chamber Board of Directors, **Cecil County Chamber of Commerce**
Chamber Board of Directors, **City of Aberdeen Chamber of Commerce**

Specialization

Mr. Gonzalez specializes in design of stormwater management and erosion and sediment control and is a Certified Professional in Storm Water Quality (CPSWQ). He is experienced in taking projects through the Chesapeake Bay Critical Area Commission (CBCAC) and Maryland Department of the Environment (MDE), as well as with processing Amtrak right-to-enter (RTE) permits in accordance with Amtrak and AREMA design standards.

Background/Skills

Mr. Gonzalez has been a Maryland professional engineer for over 15 years and has 28 years of extensive site design and project management experience in Cecil, Harford and 10 other Maryland counties, including the Towns of Perryville, Elkton, Bel Air, Port Deposit, and the Cities of Aberdeen and Havre de Grace.

He has performed civil engineering for various types of commercial site design, design of residential streets, water and sewer utilities, site grading, site demolition, site layout, storm drain, open channel drainage, stormwater management, sediment and erosion control, commercial and residential access entrances off local and state roads, parking facilities, cost estimating, quantity take-off, construction specifications, and project permit application and processing. He is experienced in presentation of projects at public hearings, zoning plans, and related work.

Mr. Gonzalez helped lead the Cecil County Brownfield Task Force in creating a zoning overlay district in the zoning code for properties registered as Brownfield sites. Mr. Gonzalez has presented topics related to stormwater management and sediment control at continuing education classes for the MAC-IECA, plus other continuing education forums.

With Current Firm

11+ Years

Employment History

2009 to Present:	Landmark Science & Engineering, Associate/Branch Manager (Landmark Consulting Engineers, Inc.), Havre de Grace, MD
2003 to 2008:	McCrone, Inc., Elkton, MD
1993 to 2003:	Frederick Ward Associates, Inc., Bel Air, MD
1993 to 1993:	Spellman, Larson and Associates, Inc., Towson, MD
1987 to 1993	Windward Associates, Inc., Aberdeen, MD

Selected Project Experience

HIGHER EDUCATIONAL FACILITIES

Project Engineer, **Cecil College, Engineering and Math Building**, responsible for the civil engineering design for on-site storm drains, water and sewer facilities, stormwater management facilities, and erosion and sediment control plans for a new 3-story, 28,450 sq. ft. Engineering and Math building. Stormwater management design included, but was not limited to, 8 bio-retention facilities and 2 bio-swales. Processed all site plans through the local and state agencies for plan reviews and permits, and included sustainable site design elements as part of the owner's desire to build for LEED Silver certification. Owner ended up achieving a LEED Gold certification. North East, MD.

EXHIBIT

tabbies

B

Project Manager, **Cecil College, Physical Education Building,** responsible for stormwater management, sediment and erosion control design in support of 47,000 square foot addition to physical education building, parking lot expansion, and athletic fields. Stormwater management design included multiple stormwater facilities such as bio-retention facilities, bio-swales, a wet pond, and a coastal plain outfall. Obtained site approvals and permits through the Town of North East (water allocation request), Cecil County, Maryland State Highway Administration, and Maryland Department of the Environment. Coordinated design efforts with project architect and landscape architect. North East, MD.

Project Manager, **Harford Community College, Data Center Upgrades,** responsible for the overall management of the engineering design for installation of a new cooling system for the Data Center. Bel Air, MD.

HIGHER EDUCATIONAL FACILITIES

Project Manager/Engineer, **Forest Hill Elementary School Remedial Site Work,** responsible for work as part of an On-Call Architectural and Civil Site Design contract with Harford County Public Schools. This project involved the preparation of site layout and grading plans in support of a new playground, sidewalk, and patio area at Forest Hill Elementary School. Since the area of disturbance exceeded 5,000 S.F., the project included the design of a micro-bioretention stormwater management facility. Included in the project was a check of the existing sidewalk and walkway grades from the parking lot to all building points of ingress/egress to see if the site met current Americans with Disability Act (ADA) criteria for grades. Areas that did not meet ADA criteria were identified, and corrective measures such as handicap ramps were designed and incorporated in the plans. The school parking lot was also checked to identify areas of paving distress, and repair measures were designed and incorporated in the plans. Forest Hill, MD.

Project Manager/Engineer, **John Archer School**, responsible for work as part of an On-Call Architectural and Civil Site Design contract with Harford County Public Schools. This project involved the preparation of site layout and pavement repair plans in support of a new playground and school access remediation for John Archer School. This school is for special needs and handicap students. As such, attention to school building access that is compliant with ADA regulations is very critical. Landmark performed extensive grade checks at the sidewalk and walkway grades from the parking lot and bus drop-off area to the building entrance. Areas that did not meet ADA criteria were identified, and corrective measures were designed and incorporated into the plans. Landmark prepared plans for pavement rehabilitation in the bus drop-off area in front of the school in areas where pavement distress was great. A signage and pavement striping plan was also prepared as part of the pavement rehabilitation, and drainage improvements design.

There are grass areas in front of the school, and asphalt walkways leading to classroom doors which provide a means of egress from the classrooms in case of emergency. Many of these areas had settled over the years, resulting in situations where rain water would drain back into the classrooms. Landmark prepared a drainage remediation concept plan to show regrading in these areas to get the water to drain away from the doors and asphalt walks. In addition, Landmark also prepared a conceptual parking lot layout plan for a future parking lot expansion. Bel Air, MD.

Project Manager/Engineer, **Red Pump Elementary School**, responsible for work as part of an On-Call Architectural and Civil Site Design contract with Harford County Public Schools. This project involves the analysis of an area around two playgrounds and a basketball court that is experiencing erosion problems, as well as ponding of water on a significant portion of the basketball court. The proposed plan will involve the analysis of the erosion and ponding problems so a plan can be developed that will direct water off the basketball court, and show regrading and stabilization around the playgrounds so the erosion problems can be removed. The site will also be checked for compliance with the ADA regulations for access, and any areas found not to be in compliance with ADA criteria will be redesigned such that the site will be brought into compliance with ADA criteria. Bel Air, MD.

Project Manager/Engineer, **Church Creek Elementary School**, responsible for civil engineering design as part of an On-Call Architectural and Civil Site Design contract with Harford County Public Schools. This project involves drainage, stormwater facilities, and ADA improvements for two playgrounds and common areas renovations. Belcamp, MD

INSTITUTIONAL, RELIGIOUS, EMERGENCY SERVICES

Project Manager/Engineer, **Havre de Grace Public Library – Harford County, MD,** responsible for civil engineering/site design for a new 19,000 SF library that expanded from one story to two main floors and a mezzanine. The project included site grading and storm drain design, sediment and erosion control, utilities, permits and agency processing. 2014 (Construction will be complete in 2016)

Project Manager/Engineer, **Cecil County Public Library, North East Branch,** work involved the preparation of a feasibility study in conjunction with an architect to assist the Cecil County Public Library (CCPL) to make decisions regarding the

purchase of a 3.5-acre parcel located at the North East Station shopping center in the Town of North East. The study focused on the site characteristics, zoning criteria such as parking and setbacks, plan review and permitting process, and development constraints. Included in the study was coordination of a geotechnical exploration and report which provided information on the sub-surface conditions and how these conditions could possibly affect building construction.

Project Manager, **Perryville Library,** site design in support of 15,000 square foot public library, including layout, grading, utilities, stormwater management, sediment and erosion control, and site signage. Preparation of construction specifications, and cost estimates. Presentation of site plans at public hearing and planning commission. Obtained site approvals and permits through the Town of Perryville, Cecil County, and Maryland Department of the Environment. Coordinated design efforts with project architect, adjacent property developer, and design/construction of adjoining Perryville Middle School redevelopment project. Perryville, MD.

Project Manager, **Perryville Police Station**
Responsible for civil engineering for a project that involves the replacement of an existing police facility with a new 7,500 square foot police facility, including water and sewer utilities, drainage, and stormwater management. This project involved coordination with an overall Town Master Plan for redevelopment of the Town of Perryville Municipal Center. Project is currently under design.

Project Manager, **North East Fire Company**
Responsible for civil engineering support for minor building improvements completed under a design-build contract. Work involved site plan approvals through the Town of North East, the Chesapeake Bay Critical Areas Commission, and the Maryland Department of the Environment for floodplain analysis. Cost: $1.2M; Constructed 2014.

Project Manager, **Christ Unity Center,** site design in support of 5,000 square foot fellowship hall addition to existing church, including layout, grading, utilities, stormwater management, and sediment and erosion control. Presentation of site plans at planning commission. Town of Elkton, MD.

Project Engineer, **New Covenant Presbyterian Church,** site design in support of church expansion off existing church building, including layout, grading, utilities, stormwater management, and sediment and erosion control. Harford County.

Project Engineer, **Mountain Christian Church,** site design in support of school building, including grading of athletic fields, storm drain, stormwater management, and sediment and erosion control. Harford County.

Project Engineer, **Shelter Development,** site design in support of a 30,000 square foot assisted living apartment complex, including layout, grading, utilities, stormwater management, and sediment and erosion control. Town of Bel Air.

MUNICIPAL, PARKS AND RECREATION

Project Manager, **Calvert Regional Park**
Design and agency processing for the development of a new, 110-acre regional park with both passive and active features to serve as a sports/destination county park. The project included site grading and storm drain design, stormwater management, sediment and erosion control, utilities, and bog turtle surveys. The stormwater management design includes three submerged gravel wetlands, three water quality swales, and multiple micro-bio-retention facilities. North East, Cecil County, MD. 2014

Project Manager, **Port Deposit Comfort Station**
Design and agency processing for the development of a new comfort station facility. The project included stormwater management, sediment and erosion control, utilities, the comfort station building, MDE permitting and processing through the Chesapeake Bay Critical Areas Commission. Town of Port Deposit, MD. 2014

Project Engineer, **Conowingo Park Improvements**
Provided construction-phase oversight for the construction of the Conowingo Park Improvements project. Cecil County, MD. 2013

Project Leader, **Playground: Immaculate Conception School**
Led a group of volunteers in a school project which included the planning and installation of new playground equipment and the dismantling of the old playground. Consulted with GameTime for the playground equipment, which was purchased through West Recreation, Inc. Town of Elkton, Cecil County, MD. 2007

Project Manager/Project Engineer, **Cecil Sports Complex, Bard Cameron Road: Cecil County Parks & Recreation** Project involved the design of grading and drainage improvements to rehabilitate football and baseball fields which had major drainage problems. Included in the design was a temporary underdrain system in the baseball field so the County can use the facility during the spring while the construction plans for the permanent grading and drainage improvements receive permits and go out for bids. The design includes stormwater management, erosion and sediment control, and parking capacity analysis on an existing unstriped gravel parking lot. Cecil County, MD. 2012

Project Engineer, **James Avenue/Law Street Relief Sewer,** project involved utility design for sanitary relief sewer to correct surcharging conditions of existing sanitary sewer systems. City of Aberdeen, MD.

Project Engineer, **Rigdon Road Sewer Outfall and Regional Water Quality Facility,** project involved design of improvements to sanitary sewer outfalls to City of Aberdeen Wastewater Treatment Facility, and conceptual design of a regional water quality facility for the City of Aberdeen. City of Aberdeen, MD.

Project Engineer, **South Route 40 Sanitary Sewer Extension,** utility design for sanitary sewer extension to provide sewer service for proposed commercial and industrial properties in the City of Aberdeen. City of Aberdeen, MD.

Project Engineer, **Hickory Park Recreation Complex,** site design for 20-acre recreational facility comprised of soccer and baseball/softball fields, parking lot, and restroom/storage building, including site layout, grading, stormwater management, State Highway access improvements, and sediment and erosion control. Harford County.

Project Engineer, **Harford County Restroom/Storage Facilities,** site design for three restroom/storage facilities at three park locations in Harford County, including site grading, stormwater management, and sediment and erosion control. Harford County.

Project Manager, **Meadow Park Pavement Improvements,** site design for pavement improvements to existing dirt and gravel drive, including site layout, grading, and sediment and erosion control. Town of Elkton, MD.

COMMERCIAL- MULTI SITE USERS

Sites ranged from one-half to two acres each for ExxonMobil, Wawa and Auto Zone buildings which averaged 2,000 square feet. Work efforts as project engineer involved include site investigation reports, site demolition, layout, grading, storm drain, water and sewer utilities, stormwater management, sediment and erosion control, and site signage. These sites typically involved access and entrance improvements off state highways. Work included coordination of plans and processing applications for water and sewer service connections, and gas and electric. Most of these sites required the preparation of special exception zoning plans. Work also included the acquisition of site and building permits through the local municipalities, counties, Maryland State Highway Administration, and Maryland Department of the Environment. These projects were designed and permitted within tight timeframes given by the clients.

ExxonMobil: Site and permitting work performed on over 50 sites in Maryland. A few of these sites were constructed in conjunction with Wendy's restaurant. Counties in which the work was performed included Cecil, Harford, Baltimore, Carroll, Frederick, Washington, Howard, Anne Arundel, Montgomery, Prince Georges, Kent, Talbot, and St. Mary's. Municipalities in which the work was performed included the City of Baltimore, Washington DC, City of Annapolis, City of Aberdeen, Town of Bel Air, and Gaithersburg.

Wawa: Site and permitting work performed on 5 sites in Maryland. Counties in which the work was performed included Harford and Baltimore.

Auto Zone: Site and permitting work performed on 3 sites in Maryland. Counties in which the work was performed included Anne Arundel, St. Mary's, and Prince Georges.

COMMERCIAL- OTHER

Project Engineer, **Woodsdale Road Commercial,** site design for two-lot commercial subdivision, including grading, stormwater management, and sediment and erosion control. Harford County.

Project Engineer, **Wawa- commercial subdivision at Business Route 1 and Hickory Bypass,** site design for 4-lot, 13-acre commercial subdivision, including Wawa convenience store, climate control storage unit, Rite-Aid drug store, and auto park. Work included mass grading, individual site design for each user on the lots, water and sewer utilities, storm drain, stormwater management, and sediment and erosion control. Harford County.

Project Manager, **Builders First Source,** site design in support of 10,000 square foot building supply truss fabrication shop, including layout, grading, drainage, site utilities, stormwater management, and sediment and erosion control. Town of North East, MD.

Project Engineer, **Carbide Road Trucking Facility,** site design for 40,000 square foot trucking facility, including storm drain, stormwater management, and sediment and erosion control plans. Anne Arundel County, MD.

Project Manager, **Elk Neck Veterinary Clinic,** site design for 10,000 square foot veterinary clinic, including layout, grading, well and septic system, stormwater management, and sediment and erosion control. Cecil County.

Project Manager, **Mechanics Valley Business Center,** site design for two-lot commercial center, including mass grading, analysis of existing stormwater management facility, and sediment and erosion control. Cecil County.

Project Manager, **South Route 40 Commercial- Damascus Road (formerly Hayes Drive),** site design for 20-acre commercial/industrial subdivision, including mass grading, road design, culvert, storm drain, sanitary sewer, stormwater management, and sediment and erosion control. Cecil County.

UTILITIES

Project Manager, **Elkton Gas – Bridge Street Gas Main,** utility design for 3,100 LF of 6" steel natural gas pipeline, connecting two existing gas distribution systems. The project included a horizontal directional drill design for natural gas pipeline going under the Big Elk Creek. The project involved extensive discussions and reviews through the Chesapeake Bay Critical Area Commission and the MDE for disturbances in the tidal wetlands and in the 100-year floodplain.

Project Engineer, **Eastern Shore Natural Gas (subsidiary of Chesapeake Utilities) Transmission Main,** utility design for approximately six (6) miles of 6" steel natural gas pipeline, connecting one transmission system in Delaware to a proposed sub-station in Cecil County, Maryland. The project includes several horizontal directional drill designs for the natural gas pipeline going under the Big Elk Creek and Little Elk Creek and a bore and jack design for the natural gas pipeline going under the Amtrak railroad (Northeast Corridor). The project involved extensive discussions and reviews through the Chesapeake Bay Critical Area Commission and the MDE for disturbances in the tidal wetlands and in the 100-year floodplain. Project involves the application process for Amtrak's right-to-enter (RTE) permit per Amtrak and AREMA design standards.

RESIDENTIAL

Project Engineer, Bohemia Crossing, site design for 15-lot subdivision on 60 acres in Warwick, Maryland. Five of the lots are in New Castle County, Delaware, and the remaining 10 lots are in Cecil County Maryland. The site consists of five separate drainage areas. Green Technology BMP's were utilized in the stormwater management design.

Project Engineer, **Centennial Oaks,** site design for 32-lot subdivision, including mass grading, individual lot grading, road design, storm drain, stormwater management, and sediment and erosion control. Harford County, MD.

Project Engineer, **Various Residential Subdivisions in Harford County (Single Family and Townhouse),** stormwater management, sediment and erosion control, water and sewer designs performed for various residential subdivisions. Work was performed as part of design teams on various projects. Harford County.

Project Manager, **Brick House Farm Estates,** site design for 32-lot subdivision, including mass grading, individual lot grading, road design, storm drain, stormwater management, and sediment and erosion control. Cecil County.

Project Manager, **Rhodes Mountain Estates,** site design for 48-lot subdivision, including mass grading, individual lot grading, road design, stream crossing pre-fabricated bridge design, storm drain, stormwater management, and sediment and erosion control. Cecil County.

Project Manager, **Murphy's Run,** responsible for the site design for a 44-lot subdivision, including mass grading, individual lot grading, road design, storm drain, stormwater management, road improvements to Liberty Grove Road, sediment and erosion control, and design/processing of road and drainage plans through major BGE right-of-way. Project involved the preparation of a Protocol 1 Road Conditions Survey which included surveyed cross sections of approximately one mile of Liberty Grove Road (a county road), analysis of the surveyed cross sections to identify areas of pavement failure and inadequate ditch sections, and culvert crossings, redesign of entrance road geometry to meet sight distance requirements, and design of road improvements over an approximate 3,000 linear foot section of road frontage. The road had to be designed to meet Cecil County road design criteria, which is based off Maryland State

Highway Administration design standards for road geometry and drainage design for open channel flow and closed systems. Cecil County. (Built 2010)

Project Manager, **Racine Estates,** site design for 15-lot subdivision, including individual lot grading, road design, storm drain, stormwater management, and sediment and erosion control. Cecil County.

Project Manager, **Dorado Meadows,** site design for 41-lot subdivision, including mass grading, individual lot grading, road design, storm drain, stormwater management, and sediment and erosion control. Cecil County.

Project Manager, **Various minor subdivisions (2- to 5-lot subdivisions) in Cecil County,** site design for minor lot subdivisions, including individual lot grading, stormwater management, and sediment and erosion control. Cecil County.

Project Engineer/Reviewer, **City of Bowie, Maryland Plan Review.** While employed by an employer previous to LandmarkJCM, performed plan review services on residential and commercial projects for the City of Bowie, Maryland, and for a few other projects in Harford and Cecil Counties.

WATERWAYS

Jablow Property, City of Wilmington, Delaware: This project involved the design of a water quality facility for a Brownfields remediation project along the Christina River waterfront in Wilmington. Mr. Gonzalez served as the project engineer for the design of the water quality facility. Discussion of this project demonstrates familiarity with working on projects in sensitive areas along the waterfront and waterways. Project design was completed in 2009.

Bohemia River Boat Launching Ramp, Cecil County: This project involved site design for a boat launching facility on the Bohemia River, off Route 213. The site design included site grading, stormwater management, sediment control, and SHA access in support of a floating dock for the launching of canoes and kayaks. Mr. Gonzalez served as the project manager, coordinating the work between the landscape architect and the site designer, and reporting to the Cecil County Department of Planning and Zoning, and Parks and Recreation. Discussion of this project demonstrates familiarity with working on waterway improvement projects and the various issues and requirements necessary to be resolved in such projects. Project design was completed in 2004.

Harford County Parks and Recreation Restroom/Storage Buildings: This project involved the site design for three restroom/storage buildings at various park locations in Harford County, such as Reckord Road and Tollgate Road. The site design included grading, stormwater management, sediment and erosion control, and private water and sewer facilities. Mr. Gonzalez served as the project engineer, coordinating activities between the mechanical engineer, the County Parks and Recreation Department, and the project engineer designing the private water and sewer systems. Discussion of this project demonstrates familiarity with working on projects for the Department of Parks and Recreation. Project design was completed around 1999/2000.

Chesapeake Bay Critical Area project experience relevant to demonstrating familiarity with its design requirements:

Engineering design for a 33-lot residential subdivision named **Chesapeake Village, in Chesapeake City.** Mr. Gonzalez served as the project manager. A portion of the subdivision lay within the Chesapeake Bay Critical Area, thereby warranting the design of a stormwater management system addressing Chesapeake Bay Critical Area requirements. Project was designed, but not completed. Work performed in 2003/2004.

Stormwater management and design concept for an 11-lot subdivision at the end of **Garnett Road in Joppatowne,** near Mariner Point Park. Mr. Gonzalez served as the project engineer. Concept was completed in 1989.

CERTIFICATE OF POSTING

January 08, 2021

_____ amended for second inspection

Re:
Zoning Case No. 2020- 0210– A
Legal Owner: Elder Charles Weathers
Hearing date: January 28, 2021

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

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located on the northeast side of Kenwood Ave. & northwest of Buehler Avenue.

The signs were initially posted on **January 07, 2021.**

The subject property was also inspected on _____.

Sincerely,

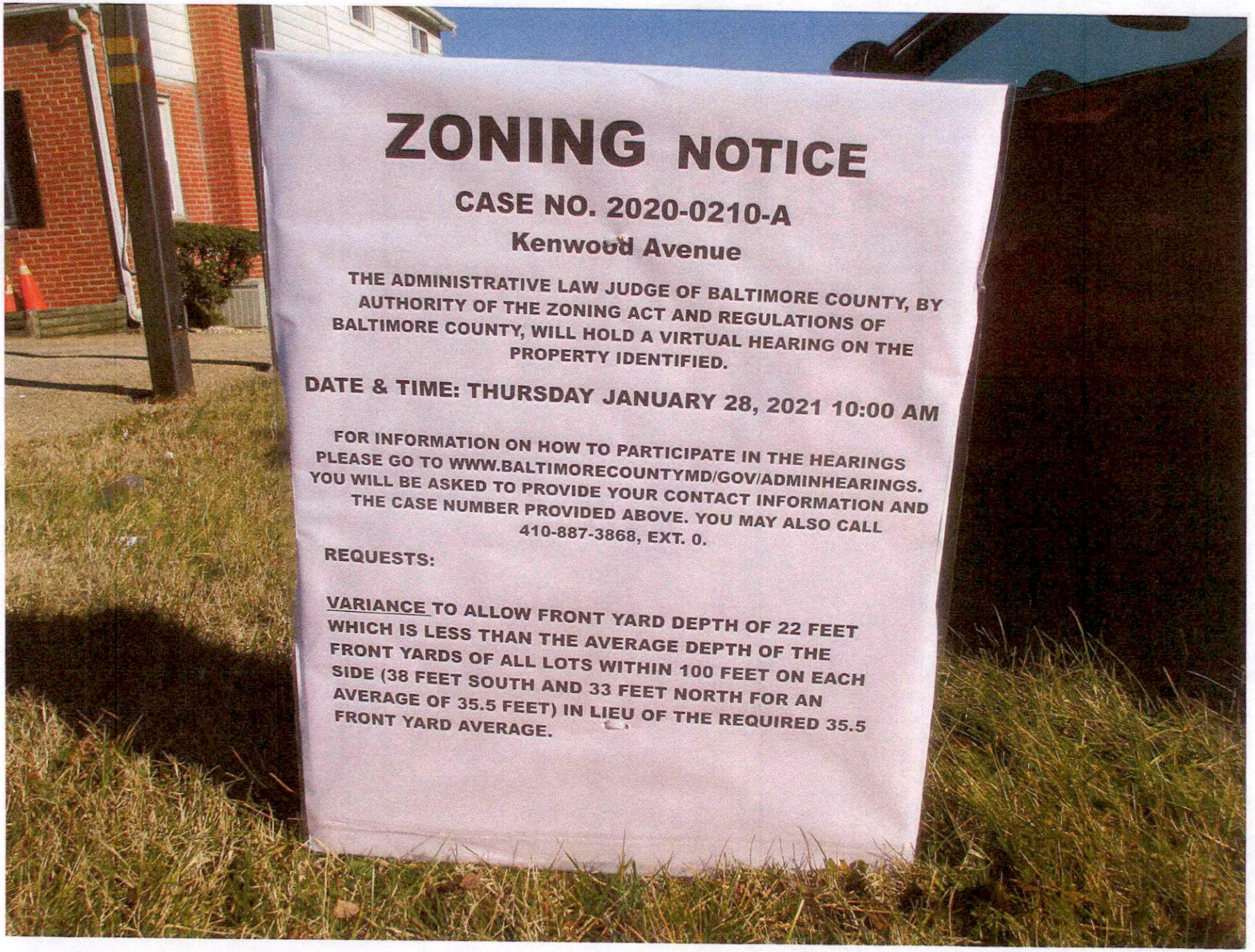
Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

EXHIBIT
C


ZONING NOTICE
CASE NO. 2020-0210-A
Kenwood Avenue
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.
DATE & TIME: THURSDAY JANUARY 28, 2021 10:00 AM
FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS. YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL 410-887-3868, EXT. 0.
REQUESTS:
VARIANCE TO ALLOW FRONT YARD DEPTH OF 22 FEET WHICH IS LESS THAN THE AVERAGE DEPTH OF THE FRONT YARDS OF ALL LOTS WITHIN 100 FEET ON EACH SIDE (38 FEET SOUTH AND 33 FEET NORTH FOR AN AVERAGE OF 35.5 FEET) IN LIEU OF THE REQUIRED 35.5 FRONT YARD AVERAGE.


ZONING NOTICE
CASE NO. 2020-0210-A
Kenwood Avenue
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.
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FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS. YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL 410-887-3868, EXT. 0.
REQUESTS:
VARIANCE TO ALLOW FRONT YARD DEPTH OF 22 FEET WHICH IS LESS THAN THE AVERAGE DEPTH OF THE FRONT YARDS OF ALL LOTS WITHIN 100 FEET ON EACH SIDE (38 FEET SOUTH AND 33 FEET NORTH FOR AN AVERAGE OF 35.5 FEET) IN LIEU OF THE REQUIRED 35.5 FRONT YARD AVERAGE.

Google Maps 6314 Kenwood Ave



Imagery ©2019 Google, Map data ©2019 50 ft



6314 Kenwood Ave

Rosedale, MD 21237

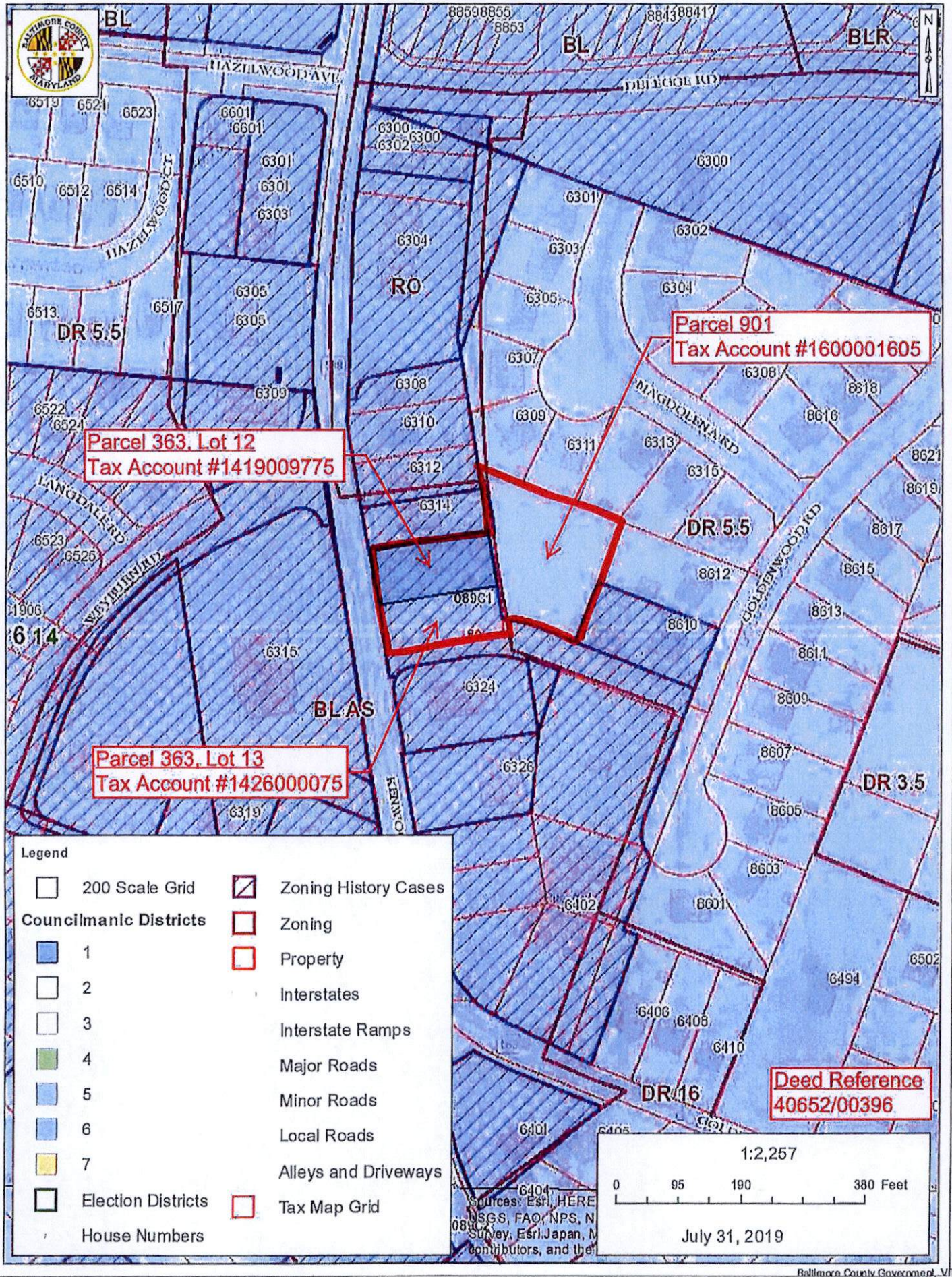
Directions Save Nearby Send to your phone Share

8FQW+J3 Rosedale, Maryland

Photos

EXHIBIT D

Baltimore County - My Neighborhood



2020-0210-A

Carl and Jeff,

I need to seek relief from BCZR sec. 303.2 which concerns average front yard setbacks.

Is the filing fee $500?

I will coordinate filing with the engineer who is preparing the package of materials (property description, 12 copies of site plan, advertising form, posting).

Thanks.

Ed Gilliss

P.S., I sure hope that COVID is soon a thing of the past...

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

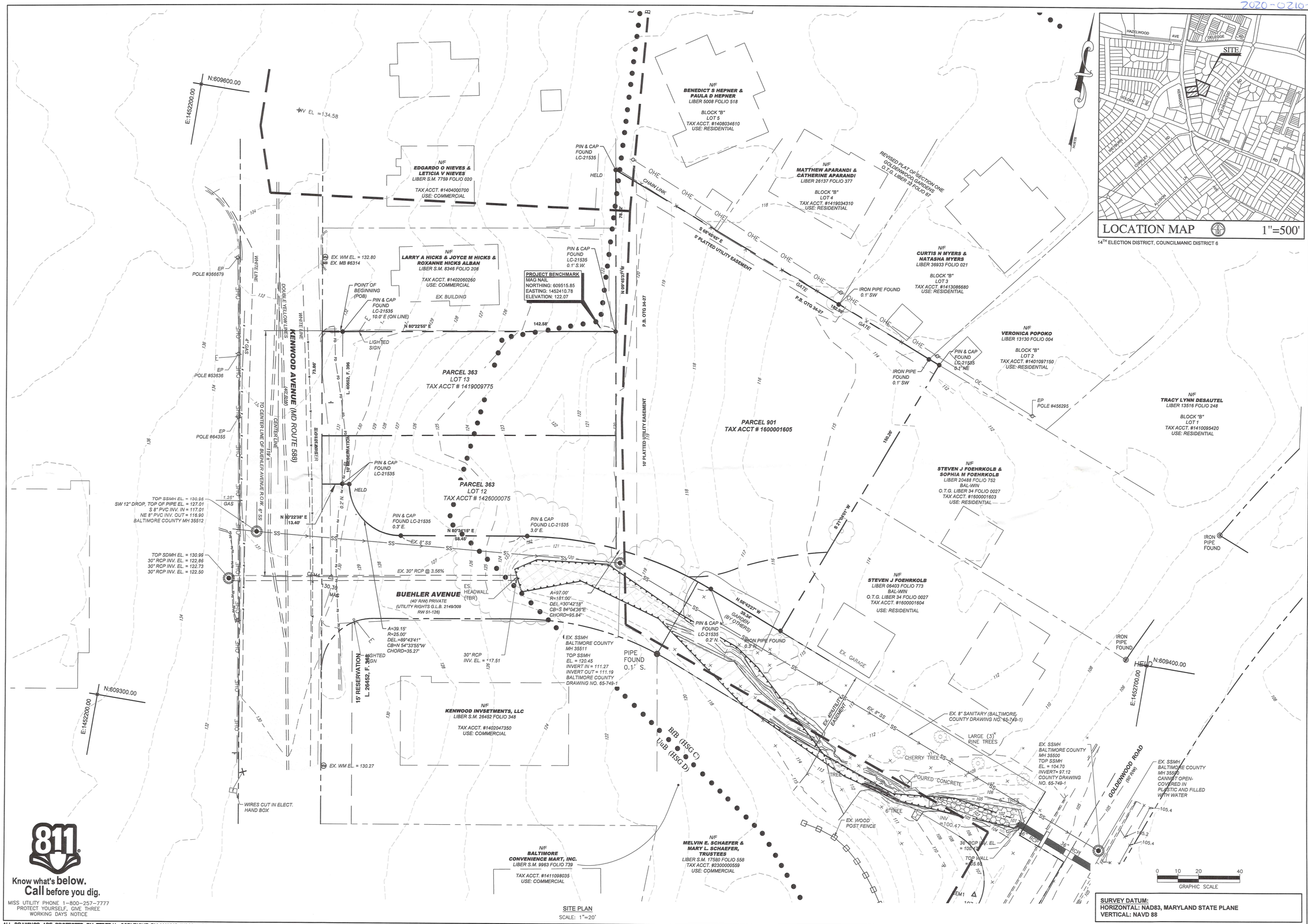
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2020-0216-A



SITE PLAN
SCALE: 1"=20'

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

SEAL:
STATE OF MARYLAND
JOHN BRUCE GONTRUM
No. 200450
PROFESSIONAL ENGINEER
10/13/2020

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 200450
EXPIRATION DATE: 10/14/2021

CONSULTANT:
Landmark Science & Engineering
210 RESEARCH BOULEVARD, SUITE 140
GAITHERSBURG, MARYLAND 20901
PHONE: (410) 939-2144

PLAN TO ACCOMPANY ZONING HEARING APPLICATION
UNITED HOUSE OF PRAYER
6316 KENWOOD AVE. ROSEDALE, MD

PA# 14-0508
DRC# 040219A
LIMITED EXEMPTION # 2000SLN
TRACKING # LIM-2020-00002

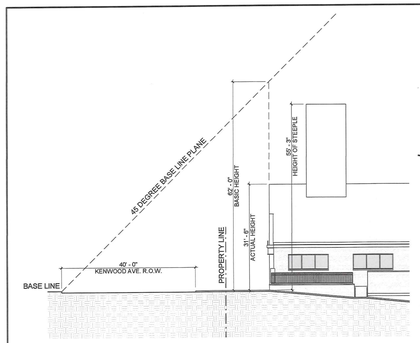
14TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

OWNER INFORMATION:
UNITED HOUSE OF PRAYER
1655 NORTH PORTAL DRIVE NW,
WASHINGTON, D.C. 20012
(202) 882-3956

NO.	DESCRIPTION	DATE

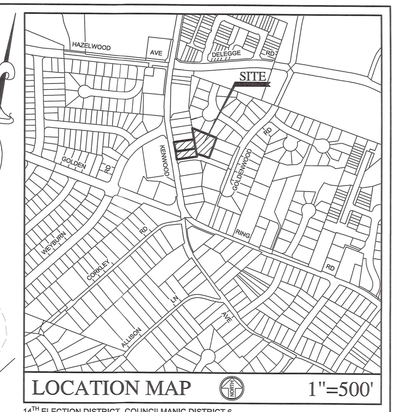
PROJECT NUMBER: 18-067
PROJECT SET: PLAN TO ACCOMPANY ZONING HEARING APPLICATION
DATE ISSUED: 8/6/2020
DRAWING TITLE: SETBACK AVERAGING VARIANCE EXISTING CONDITIONS PLAN
SHEET NUMBER: CM-01

P:\12837 United House of Prayer\Plans\Zoning\SETBACK AVERAGING VARIANCE\SETBACK-AVERAGING-VARIANCE.dwg



HEIGHT TENT CALCULATIONS

SCALE: N.T.S.



14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

GENERAL NOTES

1. SITE ADDRESS: PARCEL 363 (LOTS 12 AND 13 - KENWOOD AVENUE)
   PARCEL 901 (BUEHLER AVENUE)
2. PROPERTY OWNER: BISHOP C. M. BAILEY (* SEE NOTE BELOW)
   UNITED HOUSE OF PRAYER
   1655 NORTH PORTAL DRIVE NW
   WASHINGTON, D.C. 20012
3. SITE AREAS:
   A. NET SITE AREA: 34,614± S.F. 0.7946 ACRES
   B. GROSS SITE AREA: 36,189± S.F. 0.83± ACRES
4. SITE ZONING: DR 5.5 (DENSITY RESIDENTIAL)
   BL AS (BUSINESS LOCAL)
5. TIER DESIGNATION: 1
6. TAX MAP 89, GRID 89, PARCEL 363
7. TAX ACCOUNT #: 1419009775 (PARCEL 363 - LOT 12)
   1426000075 (PARCEL 363 - LOT 13)
   1600001605 (PARCEL 901)
8. DEED REFERENCE: 40652/00396
9. BOUNDARY AND EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY CEM ON SEPTEMBER 4, 2018.
10. SOIL TYPES (NRCS WEB SOIL SURVEY):
    A. BtB- BELTSVILLE-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
    B. UuB- URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES
11. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 2400100410F, PANEL 410 OF 580, DATED SEPTEMBER 26, 2008.
12. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
13. THE PROPERTY IS NOT SERVED BY WELL OR SEPTIC SYSTEMS. PUBLIC WATER AND SEWER IS AVAILABLE FOR THE SITE.
14. EXISTING USE OF THE SITE: VACANT
15. PROPOSED USE OF THE SITE: HOUSE OF WORSHIP
16. PROPOSED BUILDING HEIGHT: 51'-0" (TWO STORIES)
17. ELECTION DISTRICT: 14TH
18. COUNCILMANIC DISTRICT: 6
19. ZONING HEARINGS:
    A. CASE NO. R-1946-0749-X: ZONING CHANGE SOUGHT FROM RESIDENTIAL TO COMMERCIAL, AND PERMISSION SOUGHT FOR USE OF THE PROPERTY AS A GASOLINE SERVICE STATION. REQUESTS WERE APPROVED BY THE BOARD OF APPEALS.
    B. CASE NO. R-1965-0038: ZONING CHANGE FROM B-6 TO BL WAS SOUGHT. REQUEST WAS APPROVED.
    C. CASE NO. 2019-0420-SPHA: VARIANCE SOUGHT TO PERMIT A PROPOSED CHURCH BUILDING WITHIN 68' OF THE DR 5.5 PROPERTY LINE IN LIEU OF THE REQUIRED 75', TO ALLOW FOR A PROPOSED RESIDENTIAL TRANSITION AREA BUFFER OF 10' AS BEING IN COMPLIANCE TO THE EXTENT POSSIBLE, AND A VARIANCE TO PERMIT 32 PARKING SPACES IN LIEU OF THE REQUIRED 45 SPACES. ALL RELIEF SOUGHT WAS GRANTED ON NOVEMBER 6, 2019.
20. GROSS FLOOR AREA: 10,126± S.F.
21. GROSS FLOOR AREA RATIO:
    10,126± S.F. / 36,189± S.F. = 0.28
22. THE NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 515 FEET SOUTH OF THE SITE AT THE SOUTH EAST CORNER OF KENWOOD AVENUE AND GOLDEN RING ROAD.
23. THE SITE IS NOT LOCATED IN A FAILED BASIC SERVICES AREA.
24. PARKING CALCULATIONS:
    A. REQUIRED PARKING: (1 SPACE/4 SEATS)(180 SEATS) = 45 SPACES
    B. PROVIDED PARKING: 32 (INCLUDING 2 HANDICAP SPACES) (REFER TO NOTE 19.C. ABOVE FOR VARIANCE)
25. SITE LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND ORDINANCE.
26. SITE LIGHTING: ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
27. AVERAGE SETBACK FOR CHURCH, AS MEASURE FROM PROPERTY LINE:
    A. AVERAGE SETBACK OF THE BUILDINGS TO THE NORTH AND SOUTH: (33' 38')/2 = 35.5'
    B. SETBACK OF CHURCH: 22'
    C. RELIEF REQUESTED: 13.5' (35.5'-22')
28. CURRENT PLAN/PAI NUMBERS:
    A. PAI NO.14-0508
    B. DRC NO. 040219A
    C. LIMITED EXEMPTION NO. 20005LN
29. A SCHEMATIC LANDSCAPE PLAN, WHICH INCLUDES LANDSCAPE SCREENING FOR PARKING, IS BEING REVIEWED BY DEPS.

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

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

SITE PLAN

SCALE: 1"=20'

GRAPHIC SCALE 0 10 20 40

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

SEAL: STATE OF MARYLAND · JOHN BRUCE SCHMIDT · 20045 · REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 20045
EXPIRATION DATE: 10/14/2021

CONSULTANT: Landmark Science & Engineering
210 RESEARCH BOULEVARD, SUITE 140
ABERDEEN, MARYLAND 21001
PHONE (443) 690-5644

PLAN TO ACCOMPANY ZONING HEARING APPLICATION
UNITED HOUSE OF PRAYER
6316 KENWOOD AVE. ROSEDALE, MD
PAI# 14-0508
DRC# 040219A,
LIMITED EXEMPTION # 20005LN
TRACKING # LIM-2020-00002
14TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

OWNER INFORMATION:
UNITED HOUSE OF PRAYER
1655 NORTH PORTAL DRIVE NW,
WASHINGTON, D.C. 20012
(202) 882-3956

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18-067
PROJECT SET: PLAN TO ACCOMPANY ZONING HEARING APPLICATION
DATE ISSUED: 8/6/2020
DRAWING TITLE: SETBACK AVERAGING VARIANCE PROPOSED SITE PLAN
SHEET NUMBER: CM-02

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PLAN NOTES

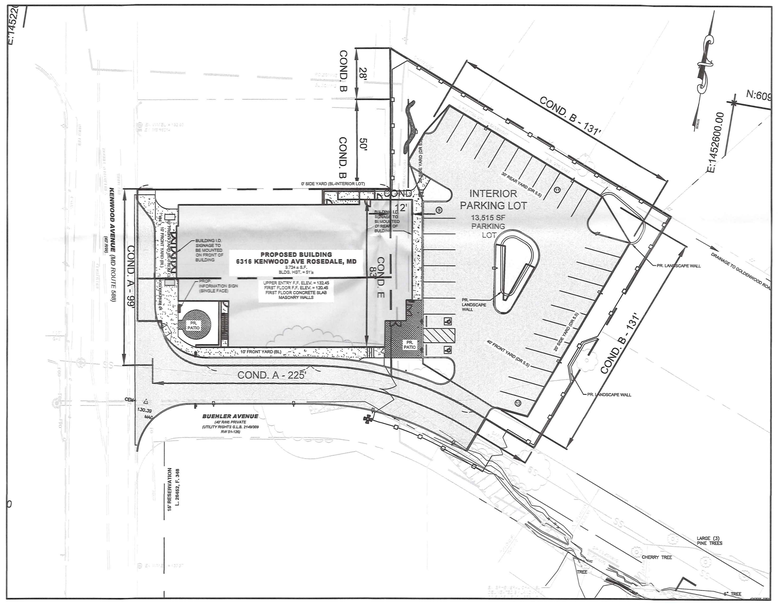
1. BOUNDARY AND EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY CEM ON SEPTEMBER 4, 2018.
2. UTILITY LOCATION PERFORMED BY ACCURATE INFRASTRUCTURE DATA, INC..
3. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP 2400100410F, PANEL 410 OF 580, DATED SEPTEMBER 26,2008.
4. SITE IS WITHIN THE STEMMERS RUN SUBSHED OF THE BACK RIVER WATERSHED.
5. AN EPHEMERAL WATERCOURSE WAS FOUND TO EXIST ON THE BUEHLER AVENUE ROW.
6. BASED ON THIS TOPOGRAPHY, THIS SITE DOES NOT CONTAIN STEEP SLOPES (SLOPES GREATER THAN 15% OVER 50 FT HORIZONTAL).
7. THE PROPERTY IS NOT SERVED BY WELL OR SEPTIC SYSTEMS. PUBLIC WATER AND SEWER IS AVAILABLE FOR THE SITE.
8. EXISTING USE- VACANT LOT.
9. PROPOSED USE- HOUSE OF WORSHIP
10. ZONING: BL (BUSINESS LOCAL) & DR 5.5 (DENSITY RESIDENTIAL) FROM BALTIMORE COUNTY "MY NEIGHBORHOOD" G.I.S..
11. THIS PROPERTY IS SUBJECT TO THE FOLLOWING ZONING CASES:
    R-1946-0749-X
    R-1965-0038
12. ZONING CASE R-1946-0749-X: DEC. 14, 1946 GRANTED REZONING FROM "A" RESIDENTIAL TO "E" COMMERCIAL AND GRANTED USE AS A GASOLINE SERVICE STATION ON LOT 13.
13. ZONING CASE 191965-0038: AUGUST 5, 1964 GRANTED REZONING FROM R-6 TO B-L FOR LOT 13.
14. ZONING CASE 2019-0420-SPHA : NOV. 6, 2019 - PETITION FOR SPECIAL HEARING FOR A FINDING THAT THE PROPOSED RESIDENTIAL TRANSITION AREA ("RTA") BUFFER OF 10 FT. IS IN COMPLIANCE TO THE EXTENT POSSIBLE. THE PETITION FOR VARIANCE AS FOLLOWS: (1) TO PERMIT A PROPOSED CHURCH BUILDING WITHIN 66 FT. OF DR 5.5 PROPERTY LINE IN LIEU OF THE REQUIRED 75 FT.; AND (2) TO PERMIT 32 PARKING SPACES IN LIEU OF THE REQUIRED 45 SPACES, IS HEREBY GRANTED.
15. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OF SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL..
16. ESTIMATED PROPOSED AVERAGE DAILY TRIPS:
    A. DAILY - 80 TRIPS(40 ENTER/40 EXIT)
    B. AM PEAK - 3 TRIPS (2 ENTER/1 EXIT)
    C. PM PEAK - 8 TRIPS (4 ENTER/4 EXIT)
17. PARKING:
    A. REQUIRED SPACES:(1 SPACE/4 SEATS) (100 SEATS) = 45 SPACES
    B. PROVIDED SPACES: 32 SPACES, INCL. 2 HANDICAP SPACES
    C. PER SPECIAL HEARING CASE 2019-0420-SPHA, VARIANCE TO ALLOW 32 SPACES WAS GRANTED ON NOV. 6, 2019
18. RESIDENTIAL TRANSITION AREA - DR-5.5 ZONE (TAX MAP 89, PARCEL 901)
    A. AREA - 22,576 SF
    B. BUILDING - 500 SF
    C. PROPOSED BUILDING SET BACK - 66'
    D. BUFFER AREAS - 10' AND 12'
    E. LIGHTING - WALL MOUNTED
19. THERE IS AN MTA BUS STOP IN FRONT OF THE SITE (TOWSON 36 - BALTIMORE LINK, STOP # 12340). THIS BUS STOP WILL REMAIN IN SERVICE AFTER CONSTRUCTION.
20. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
21. IT IS THE INTENTION THAT NO OVERFLOW PARKING, IF ANY, OCCUR ON ADJOINING OR OTHER PROPERTIES UNLESS PRIOR CONSENT TO DO SUCH WERE OBTAINED FROM PROPERTY OWNERS.
22. A REQUEST FOR A COMBINED PUBLIC HEARING WAS FILED AT THE TIME THE SPECIAL HEARING FOR THE RTA VARIANCE WAS FILED (ZONING CASE 2019-0420-SPHA, GRANTED NOV. 6, 2019).
23. IT IS PROPOSED TO ADDRESS STORMWATER MANAGEMENT BY UTILIZING A PRACTICE CALL FOCAL POINTS, AND UNDERGROUND RAIN TANKS (R-TANKS). THESE PRACTICES WILL ADDRESS ESD TO THE MEP. DURING FINAL DESIGN, AN ANALYSIS OF THE 10-YEAR AND 100-YEAR PEAK DISCHARGES WILL BE PERFORMED, UTILIZING THE INFLOW AT THE 36-INCH RCP CULVERT UNDER GOLDENWOOD ROAD AS THE STUDY POINT.
24. HAZARDOUS MATERIALS DO NOT EXIST ON SITE.
25. A BLANKET ACCESS EASEMENT WILL BE PROVIDED FOR THE STORMWATER MANAGEMENT FACILITY.
26. POSTED SPEED LIMIT OF KENWOOD AVE: 30 MPH. STOPPING SIGHT DISTANCE (BASED ON 35 MPH DESIGN SPEED)=257' FOR 3% GRADE (SOURCE: AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2004).
27. IN ACCORDANCE WITH THE "2019 BASIC SERVICES MAP, TRANSPORTATION ZONES" MAP, THE SITE LIES OUTSIDE ZONES D, E, AND F.
28. METROPOLITAN DISTRICT DESIGNATIONS:
    A. WATER: W1-EXISTING SERVICE AREA (SOURCE: BALTO. CO. WATER SUPPLY PLAN, 2017 TRIENNIAL REVIEW MAP W-17A).
    B. SEWER: S1-EXISTING SERVICE AREA (SOURCE: BALTO. CO. SEWERAGE PLAN, 2017 TRIENNIAL REVIEW MAP S-17A).
29. THE OWNER WILL PROVIDE EVIDENCE OF THE RIGHT TO USE HALF OF BUEHLER AVENUE FOR ACCESS TO THE SITE. THE OWNER IS WORKING TO IDENTIFY THE OWNERS OF BUEHLER AVENUE, AND CONTACT THEM REGARDING DISPOSITION OF THE DRIVEWAY. BUEHLER AVENUE WILL EITHER GO THROUGH A ROAD CLOSURE PROCEEDING, PERMISSION TO BE USED ACQUIRED FROM PROPERTY OWNERS, OR BE AQUIRED FROM THE PROPERTY OWNERS.
30. HOURS OF OPERATION:
    A. SUNDAY: 9:00 AM TO 7:30 PM (MULTIPLE SERVICES THROUGHOUT THE DAY).
    B. MONDAY - SATURDAY: 7:30 PM TO 9:00 PM (SERVICE STARTS AT 7:30 PM, WILL USUALLY END BEFORE 9 PM).
31. TRASH REMOVAL WILL BE DONE VIA CURB SIDE PICK UP.

SITE DATA:

1. TAX MAP: 89
2. PARCELS: 363 (LOTS 12 & 13) AND 901
3. DEED REFERENCE: 40652/00396
4. PLAT REFERENCE: 0000/I000 (PARCEL 363)
   40652/00396 (PARCEL 901)
5. PLAT NAME: N/A
6. ADDRESS: 6316 KENWOOD AVENUE
   ROSEDALE, MARYLAND
7. OWNER: UNITED HOUSE OF PRAYER
   1655 NORTH PORTAL DRIVE NW
   WASHINGTON, D.C. 20012
   917-407-3382
8. TAX ACCOUNTS: 1419009775 (PARCEL 363-LOT 12)
   1426000075 (PARCEL 363-LOT 13)
   1600001605 (PARCEL 901)
9. ELECTION DISTRICT: 14
10. COUNCILMANIC DISTRICT: 6
11. CENSUS TRACT: 4409
12. LOT AREA: 33,968 SQ. FT. / 0.78 AC.
13. ZONING: DR-5.5 (DENSITY RESIDENTIAL &
    BL AS (BUSINESS, LOCAL AUTOMOTIVE SERVICE)
14. USE: EXISTING: RESIDENTIAL
    PROPOSED: HOUSE OF WORSHIP

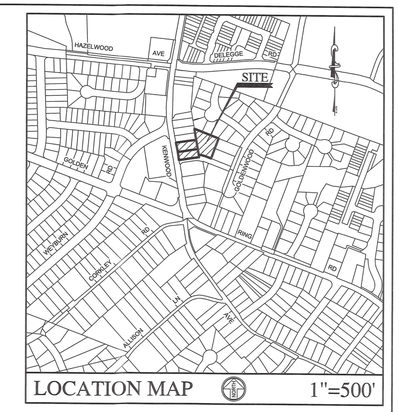
PLANTING REQUIREMENTS				
CONDITION	DESCRITPTION	RATE	QUANTITY	PLANTING UNITS REQUIRED
A	ADJACENT ROAD - KENWOOD AVE.	1 PU/40 LF	99	2.5
A	ADJACENT ROAD - BUEHLER AVE.	1 PU/40 LF	225	5.7
B	PARKING ADJACENT TO RESIDENTIAL	1 PU/15 LF	290	19.4
B	PARKING ADJACENT TO COMMERCIAL	1 PU/20 LF	50	2.5
B	PARKING LOT INTERIOR	1 PU/12 SPACES	32	2.7
E	NONRESIDENTIAL BLDG	1 PU/15 LF	95	6.4
RTA	RESIDENTIAL TRANSITION AREA	1 PU/400 SF	0	9
	TOTAL PLANTING UNTS REQUIRED			45.7
	PLANTING UNITS PROVIDED			46.0

INTERIOR PARKING LOT LANDSCAPING		
PARKING LOT AREA	REQUIRED	PROVIDED
13,513 SF	946 SF (7%)	993 SF (7.3%)



0 40' 80'

PLANTING REQUIREMENTS
1"=40'



LOCATION MAP 1"=500'

LEGEND:

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

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

SEAL: STATE OF MARYLAND · MARTHA W. DURAND · 3662 · REGISTERED LANDSCAPE ARCHITECT · 5/13/20

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: #3682
EXPIRATION DATE: 06-24-2022

CONSULTANT: Landmark Science & Engineering
210 RESEARCH BOULEVARD, SUITE 140
ABERDEEN, MARYLAND 21001
PHONE: (410) 939-3144

SCHEMATIC LANDSCAPE PLAN FOR
UNITED HOUSE OF PRAYER
6316 KENWOOD AVE. ROSEDALE, MD
PAI# 14-0508
DRC# 040219A,
LIMITED EXEMPTION # 20005LN
TRACKING # LIM-2020-00002
14TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

OWNER INFORMATION:
UNITED HOUSE OF PRAYER
1655 NORTH PORTAL DRIVE NW,
WASHINGTON, D.C. 20012
(202) 882-3956

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18-067
PROJECT SET: LIMITED EXEMPTION DEVELOPMENT PLAN
DATE ISSUED: 07/13/2020
DRAWING TITLE: PROPOSED PLANTING REQUIREMENTS
SHEET NUMBER: C-LSP-1

P:\C2837 United House of Prayer\Plans\DWG\LA&N\C2837 Schematic.dwg

LSE #C2837

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SCHEMATIC LANDSCAPE PLAN
CERTIFICATION FORM

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

Martha W. Durand 5/13/20 MARTHA W. DURAND
APPLICANT SIGNATURE DATE PRINT NAME

210 RESEARCH BLVD., SUITE 140, ABERDEEN, MD 21001
MAILING ADDRESS (IF NOT ALREADY ON PLAN)

PAI NO.: 14-0508
DRC NO.: 040219A
LIMITED EXEMPTION NO.: 20005LN
TRACKING NO.: LIM-2020-00002

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

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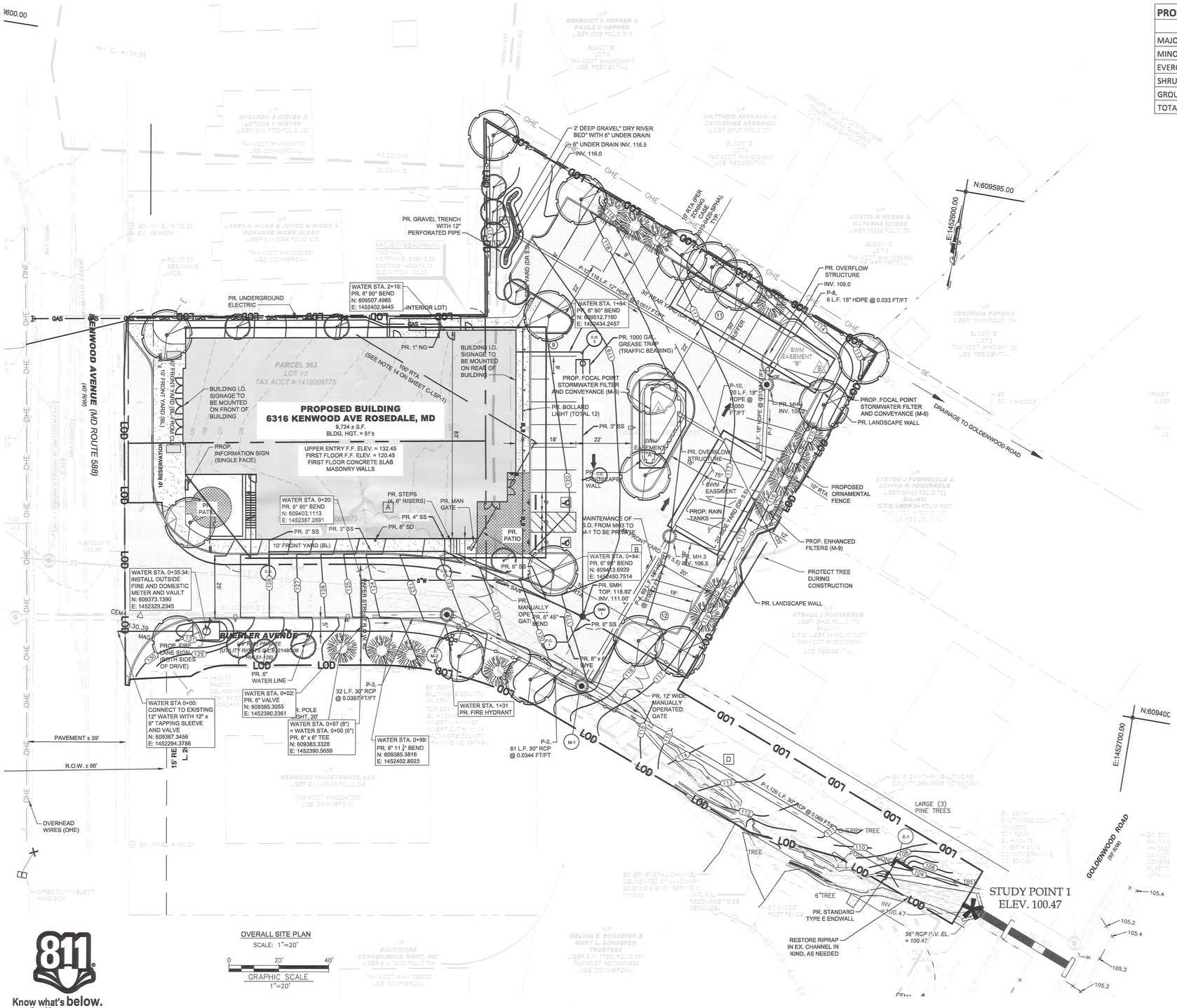
PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED PLANTINGS			
PLANT TYPE	RATE	QUANTITY	PLANTING UNITS PROVIDED
MAJOR TREES	1 TREE=1 PU	18	18
MINOR TREES	2 TREES=1 PU	10	5
EVERGREEN TREES	2 TREES=1 PU	14	7
SHRUBS	5 SHRUBS=1 PU	78	15.6
GROUNDCOVER	500 SF GC=1 PU	230	0.4
TOTAL PLANTING UNITS PROVIDED			46



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- 3', 3½', 4', 5' or 6' Heights
- 2-Rail or 3-Rail Panels
- Extended Picket or Flush Bottom Panels
- 4" Standard or 3" Pet, Pool & Play Picket Air-Space


PROPOSED BUILDING
6316 KENWOOD AVE ROSEDALE, MD
9,724 ± S.F.
BLDG. HGT. = 51'±
PARCEL 363
LOT 13
TAX ACCT # 1419009775
KENWOOD AVENUE (MD ROUTE 588)
(40' R/W)
BUEHLER AVENUE
(50' R/W PRIVATE)
(UTILITY RIGHTS Ge/E 21489/26 RW 51-126)
GOLDENWOOD ROAD
(60' R/W)
UPPER ENTRY F.F. ELEV. = 132.45
FIRST FLOOR F.F. ELEV. = 120.45
FIRST FLOOR CONCRETE SLAB
MASONRY WALLS
PROP. INFORMATION SIGN (SINGLE FACE)
PROP. PATIO
PR. STEPS (4 6" RISERS)
PR. MAN GATE
PR. 4" SS
PR. 8" SD
PR. 3" SS
PR. 6" SS
PR. 6"W
PR. 8" x 6" WYE
PR. 6" WATER LINE
PR. UNDERGROUND ELECTRIC
PR. GRAVEL TRENCH WITH 12" PERFORATED PIPE
PR. 1" NG
GAS
BUILDING I.D. SIGNAGE TO BE MOUNTED ON FRONT OF BUILDING
BUILDING I.D. SIGNAGE TO BE MOUNTED ON REAR OF BUILDING
PROP. FOCAL POINT STORMWATER FILTER AND CONVEYANCE (M-9)
PR. BOLLARD LIGHT (TOTAL 12)
PR. 1000 GAL GREASE TRAP (TRAFFIC BEARING)
PR. LANDSCAPE WALL
PR. OVERFLOW STRUCTURE
INV. 109.0
P-8, 6 L.F. 18" HDPE @ 0.033 FT/FT
PR. MH 2 INV. 108.2
P-10, 93 L.F. 18" HDPE @ 0.060 FT/FT
PR. OVERFLOW STRUCTURE
PROP. RAIN TANKS
PR. MH 3 INV. 106.5
PROP. ENHANCED FILTERS (M-9)
PROTECT TREE DURING CONSTRUCTION
PROPOSED ORNAMENTAL FENCE
PR. LANDSCAPE WALL
PR. MANUALLY OPER. GATE
PR. 6" SS
PR. 12' WIDE MANUALLY OPERATED GATE
MAINTENANCE OF S.D. FROM M#3 TO M-1 TO BE PRIVATE
SWM EASEMENT 'A'
SWM EASEMENT 'B'
SWM EASEMENT 'C'
SWM EASEMENT 'D'
SWM EASEMENT 'E'
WATER STA. 0+00: CONNECT TO EXISTING 12" WATER WITH 12" x 6" TAPPING SLEEVE AND VALVE N: 609387.3456 E: 1452294.3786
WATER STA. 0+02: PR. 6" VALVE N: 609385.3055 E: 1452390.2361
WATER STA. 0+20: PR. 6" 90° BEND N: 609403.1113 E: 1452387.2691
WATER STA. 0+35.34: INSTALL OUTSIDE FIRE AND DOMESTIC METER AND VAULT N: 609373.1390 E: 1452329.2345
WATER STA. 0+84: PR. 6" 90° BEND N: 609413.6929 E: 1452450.7514
WATER STA. 1+84: PR. 6" 90° BEND N: 609512.7160 E: 1452434.2457
WATER STA. 2+16: PR. 8" 90° BEND N: 609507.4985 E: 1452402.9445 (INTERIOR LOT)
WATER STA. 0+97 (8") = WATER STA. 0+00 (6") PR. 8" x 6" TEE N: 609383.3328 E: 1452390.5659
WATER STA. 0+99: PR. 6" 11 ¼" BEND N: 609385.3816 E: 1452402.8023
WATER STA. 1+31 PR. FIRE HYDRANT
P-1, 116 L.F. 12" HDPE @ 0.0511 FT/FT
P-2, 61 L.F. 30" RCP @ 0.0344 FT/FT
P-3, 32 L.F. 30" RCP @ 0.0367 FT/FT
P-4, 60 L.F. 12" HDPE @ 0.0167 FT/FT
P-5, 120 L.F. 30" RCP @ 0.069 FT/FT
P-6, 18 L.F. 18" HDPE @ 0.0556 FT/FT
P-7, 18 L.F. 18" HDPE @ 0.0556 FT/FT
20' RTA PER COMAR (TYP. SHADED SPHAN)
100' RTA (SEE NOTE 14 ON SHEET C-LSP-1)
37' REAR YARD (OR S.B.)
30' FRONT YARD (BL)
10' FRONT YARD (BL)
20' SIDE YARD (OR S.B.)
10' RTA
12' RTA
15' RTA
PR. STEEP SLOPE
PR. 45° BEND
PR. 22.5° BEND
PR. 11.25° BEND
PR. 6" SD
PR. 8" SD
PR. 3" SS
PR. 4" SS
PR. 6" WATER LINE
PR. FIRE HYDRANT
PR. VALVE
PR. TEE
PR. 6" SS WYE
PR. 8" x 6" WYE
PROP. EIBF CANE SIGN (BOTH SIDES OF DRIVE)
PROP. FIRE HYDRANT
PROP. LIGHT POLE
PROP. 20' FRONT YARD (BL)
PROP. 10' FRONT YARD (BL)
PROP. 30' FRONT YARD (BL)
PROP. 37' REAR YARD (OR S.B.)
PROP. 20' SIDE YARD (OR S.B.)
PROP. 10' RTA
PROP. 12' RTA
PROP. 15' RTA
PROP. 20' RTA
PROP. 100' RTA
PROP. 6" WATER LINE
PROP. 6" VALVE
PROP. 6" TEE
PROP. 6" 90° BEND
PROP. 8" x 6" TEE
PROP. 6" 45° BEND
PROP. 6" 22.5° BEND
PROP. 6" 11.25° BEND
PROP. 6" SD
PROP. 8" SD
PROP. 3" SS
PROP. 4" SS
PROP. 6" SS
PROP. 8" x 6" WYE
PROP. 6" SS WYE
PROP. 1" NG
PROP. 1" GAS
PROP. 1" UNDERGROUND ELECTRIC
PROP. 1" TELEPHONE
PROP. 1" CABLE
PROP. 1" FIBER OPTIC
PROP. 1" GAS
PROP. 1"

LIMITED EXEMPTION DEVELOPMENT PLAN
FOR
UNITED HOUSE OF PRAYER
6316 KENWOOD AVE. ROSEDALE, MD
14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

PLAN NOTES

1. BOUNDARY AND EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY CEM ON SEPTEMBER 4, 2018.
2. UTILITY LOCATION PERFORMED BY ACCURATE INFRASTRUCTURE DATA, INC..
3. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP 2400100410F, PANEL 410 OF 580, DATED SEPTEMBER 26,2008.
4. SITE IS WITHIN THE STEMMERS RUN SUBSHED OF THE BACK RIVER WATERSHED.
5. AN EPHEMERAL WATERCOURSE WAS FOUND TO EXIST ON THE BUEHLER AVENUE ROW.
6. BASED ON THIS TOPOGRAPHY, THIS SITE DOES NOT CONTAIN STEEP SLOPES (SLOPES GREATER THAN 15% OVER 50 FT HORIZONTAL).
7. THE PROPERTY IS NOT SERVED BY WELL OR SEPTIC SYSTEMS. PUBLIC WATER AND SEWER IS AVAILABLE FOR THE SITE.
8. EXISTING USE- VACANT LOT.
9. PROPOSED USE- HOUSE OF WORSHIP
10. ZONING: BL (BUSINESS LOCAL) & DR 5.5 (DENSITY RESIDENTIAL) FROM BALTIMORE COUNTY "MY NEIGHBORHOOD" G.I.S..
11. THIS PROPERTY IS SUBJECT TO THE FOLLOWING ZONING CASES:
    R-1946-0749-X
    R-1965-0038
12. ZONING CASE R-1946-0749-X: DEC. 14, 1946 GRANTED REZONING FROM "A" RESIDENTIAL TO "E" COMMERCIAL AND GRANTED USE AS A GASOLINE SERVICE STATION ON LOT 13.
13. ZONING CASE 191965-0038: AUGUST 5, 1964 GRANTED REZONING FROM R-6 TO B-L FOR LOT 13.
14. ZONING CASE 2019-0420-SPHA : NOV. 6, 2019 - PETITION FOR SPECIAL HEARING FOR A FINDING THAT THE PROPOSED RESIDENTIAL TRANSITION AREA ("RTA") BUFFER OF 10 FT. IS IN COMPLIANCE TO THE EXTENT POSSIBLE. THE PETITION FOR VARIANCE AS FOLLOWS: (1) TO PERMIT A PROPOSED CHURCH BUILDING WITHIN 66 FT. OF DR 5.5 PROPERTY LINE IN LIEU OF THE REQUIRED 75 FT.; AND (2) TO PERMIT 32 PARKING SPACES IN LIEU OF THE REQUIRED 45 SPACES, IS HEREBY GRANTED.
15. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OF SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL..
16. ESTIMATED PROPOSED AVERAGE DAILY TRIPS:
    A. DAILY - 80 TRIPS(40 ENTER/40 EXIT)
    B. AM PEAK - 3 TRIPS (2 ENTER/1 EXIT)
    C. PM PEAK - 8 TRIPS (4 ENTER/4 EXIT)
17. PARKING:
    A. REQUIRED SPACES:(1 SPACE/4 SEATS) (180 SEATS) = 45 SPACES
    B. PROVIDED SPACES: 32 SPACES, INCL. 2 HANDICAP SPACES
    C. PER SPECIAL HEARING CASE 2019-0420-SPHA, VARIANCE TO ALLOW 32 SPACES WAS GRANTED ON NOV. 6, 2019. REFER TO NOTE 14 ABOVE.
18. RESIDENTIAL TRANSITION AREA - DR-5.5 ZONE (TAX MAP 89, PARCEL 901)
    A. AREA - 22,576 SF
    B. BUILDING - 500 SF
    C. PROPOSED BUILDING SET BACK - 66'
    D. BUFFER AREAS - 10' AND 12'
    E. LIGHTING - WALL MOUNTED
19. THERE IS AN MTA BUS STOP IN FRONT OF THE SITE (TOWSON 36 - BALTIMORE LINK, STOP # 12340). THIS BUS STOP WILL REMAIN IN SERVICE AFTER CONSTRUCTION.
20. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
21. IT IS THE INTENTION THAT NO OVERFLOW PARKING, IF ANY, OCCUR ON ADJOINING OR OTHER PROPERTIES UNLESS PRIOR CONSENT TO DO SUCH WERE OBTAINED FROM PROPERTY OWNERS.
22. A REQUEST FOR A COMBINED PUBLIC HEARING WAS FILED AT THE TIME THE SPECIAL HEARING FOR THE RTA VARIANCE WAS FILED (ZONING CASE 2019-0420-SPHA, GRANTED NOV. 6, 2019).
23. IT IS PROPOSED TO ADDRESS STORMWATER MANAGEMENT BY UTILIZING A PRACTICE CALL FOCAL POINTS, AND UNDERGROUND RAIN TANKS (R-TANKS). THESE PRACTICES WILL ADDRESS ESD TO THE MEP. DURING FINAL DESIGN, AN ANALYSIS OF THE 10-YEAR AND 100-YEAR PEAK DISCHARGES WILL BE PERFORMED, UTILIZING THE INFLOW AT THE 36-INCH RCP CULVERT UNDER GOLDENWOOD ROAD AS THE STUDY POINT.
24. HAZARDOUS MATERIALS DO NOT EXIST ON SITE.
25. A BLANKET ACCESS EASEMENT WILL BE PROVIDED FOR THE STORMWATER MANAGEMENT FACILITY.
26. POSTED SPEED LIMIT OF KENWOOD AVE: 30 MPH. STOPPING SIGHT DISTANCE (BASED ON 35 MPH DESIGN SPEED)-257' FOR 3% GRADE (SOURCE: AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2004).
27. IN ACCORDANCE WITH THE "2019 BASIC SERVICES MAP, TRANSPORTATION ZONES" MAP, THE SITE LIES OUTSIDE ZONES D, E, AND F.
28. METROPOLITAN DISTRICT DESIGNATIONS:
    A. WATER: W1-EXISTING SERVICE AREA (SOURCE: BALTO. CO. WATER SUPPLY PLAN, 2017 TRIENNIAL REVIEW MAP W-17A).
    B. SEWER: S1-EXISTING SERVICE AREA (SOURCE: BALTO. CO. SEWERAGE PLAN, 2017 TRIENNIAL REVIEW MAP S-17A).
29. THE OWNER WILL PROVIDE EVIDENCE OF THE RIGHT TO USE HALF OF BUEHLER AVENUE FOR ACCESS TO THE SITE. THE OWNER IS WORKING TO IDENTIFY THE OWNERS OF BUEHLER AVENUE, AND CONTACT THEM REGARDING DISPOSITION OF THE DRIVEWAY. BUEHLER AVENUE WILL EITHER GO THROUGH A ROAD CLOSURE PROCEEDING, PERMISSION TO BE USED ACQUIRED FROM PROPERTY OWNERS, OR BE AQUIRED FROM THE PROPERTY OWNERS.
30. HOURS OF OPERATION:
    A. SUNDAY: 9:00 AM TO 7:30 PM (MULTIPLE SERVICES THROUGHOUT THE DAY).
    B. MONDAY - SATURDAY: 7:30 PM TO 9:00 PM (SERVICE STARTS AT 7:30 PM, WILL USUALLY END BEFORE 9 PM).
31. TRASH REMOVAL WILL BE DONE VIA CURB SIDE PICK UP.

SITE DATA:

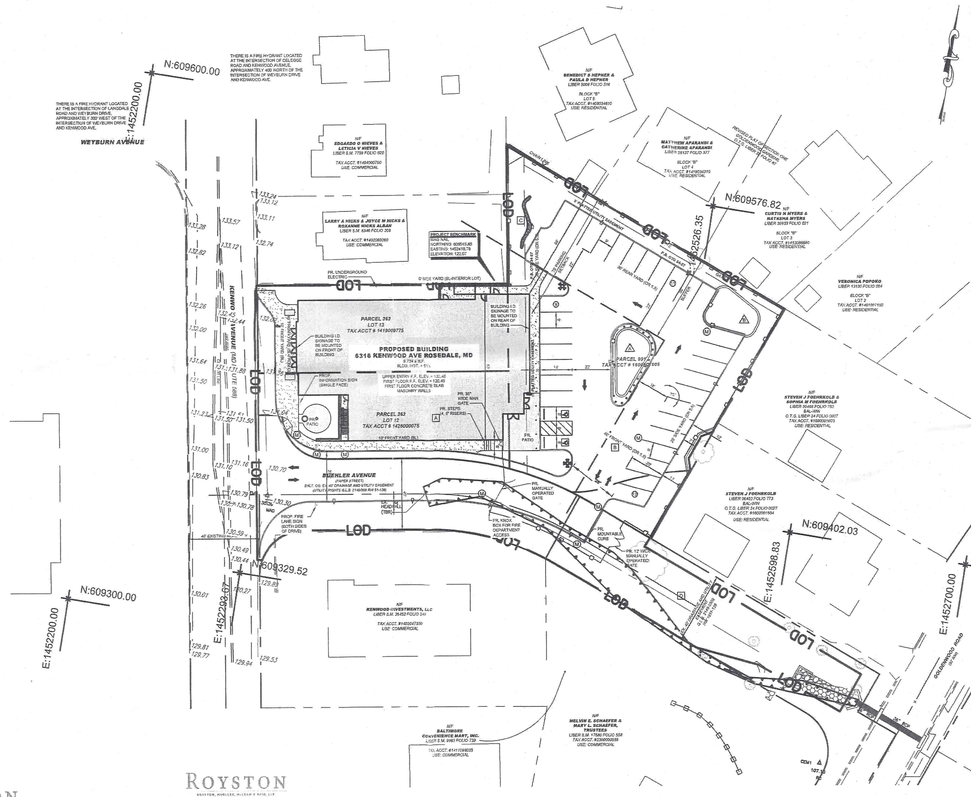
1. TAX MAP: 89
2. PARCELS: 383 (LOTS 12 & 13) AND 901
3. DEED REFERENCE: 40652/00396
4. PLAT REFERENCE: 0000/000 (PARCEL 383)
   40652/00396 (PARCEL 901)
5. PLAT NAME: N/A
6. ADDRESS: 6316 KENWOOD AVENUE
   ROSEDALE, MARYLAND
7. OWNER: UNITED HOUSE OF PRAYER
   1655 NORTH PORTAL DRIVE NW
   WASHINGTON, D.C. 20012
   917-407-3382
8. TAX ACCOUNTS: 1419009775 (PARCEL 383-LOT 12)
   1426000075 (PARCEL 383-LOT 13)
   1600001605 (PARCEL 901)
9. ELECTION DISTRICT: 14
10. COUNCILMANIC DISTRICT: 6
11. CENSUS TRACT: 4409
12. LOT AREA: 34,614 SQ. FT. / 0.79 AC.
13. ZONING: DR-5.5 (DENSITY RESIDENTIAL & BL AS (BUSINESS, LOCAL AUTOMOTIVE SERVICE)
14. USE: EXISTING: RESIDENTIAL
    PROPOSED: HOUSE OF WORSHIP

SITE ANALYSIS:

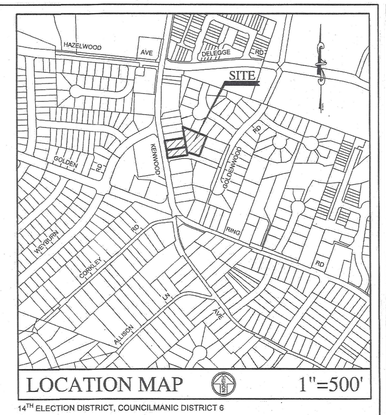
1. TOTAL SITE AREA:
   PARCEL 363/LOT 12 6,605 SQ. FT./0.15 AC.
   PARCEL 363/LOT 13 7,143 SQ. FT./0.16 AC.
   PARCEL 9401 20,866 SQ. FT./0.48 AC.
   TOTAL COMBINED LOTS 34,614 SQ. FT./0.79 AC.
2. BUILDING COVERAGE:
   EXISTING: 0 SQ. FT. (0%)
   PROPOSED: 9,724 SQ. FT. (28.63%)
3. DISTURBED AREA:
   DISTURBED SITE AREA: 34,227 SQ. FT./0.78 AC.
   DISTURBED R.O.W. (KENWOOD): 231 SQ. FT./0.01 AC.
   DISTURBED R.O.W. (BUEHLER): 13,602 SQ. FT./0.31 AC.
   TOTAL DISTURBED AREA: 48,060 SQ. FT./1.10 AC.
4. EXISTING SITE IMPERVIOUS: 144 SQ. FT./0.003 AC. (0.4%)
5. EXISTING ROW IMPERVIOUS:
   KENWOOD AVE.:
   EX. ROW IMPERVIOUS WITHIN LOD 208 SQ. FT./0.004 AC.
   PR. ROW IMPERVIOUS WITHIN LOD 231 SQ. FT./0.005 AC.
   PR. ROW IMPERVIOUS INCREASE: 23 SQ. FT./0.001 AC.
   BUEHLER AVE.:
   EX. ROW IMPERVIOUS WITHIN LOD 253 SQ. FT./0.01 AC.
   PR. ROW IMPERVIOUS WITHIN LOD 5,224 SQ. FT./0.12 AC.
   PR. ROW IMPERVIOUS INCREASE: 4,971 SQ. FT./0.11 AC.
6. PROPOSED NEW IMPERVIOUS ON SITE: 28,247 SQ. FT./0.65 AC. (81.6%)
   PR. SITE IMPERVIOUS INCREASE: 28,247 SQ. FT./0.65 AC.
7. TOTAL PROPOSED NEW IMPERVIOUS FOR PROJECT: 33,702 SQ. FT./0.77 AC.

FIRE DEPARTMENT NOTES

1. THE PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVANTION CODE BILL NO. 3-17.
2. A CRUSHER RUN ROAD FOR ACCESS TO ANY BUILDING SHALL BE AVAILABLE FOR THE USE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 70,000 LBS. WHEN CONSTRUCTION OF ANY BUILDING IS UNDER ROOF, IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE. COUNTY BILL NO. 3-17 SECTION 1:16.4.3.1.3.
3. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY AUTOMATIC SPRINKLER SYSTEM WHEN REQUIRED BY THE CODE.
4. THE FIRE ALARM SYSTEM INSTALLATION AND MAINTENANCE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE. COUNTY BILL NO. 3-17 AND THE BALTIMORE COUNTY BUILDING CODE, COUNTY BILL NO: 40-12 AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THESE REGULATIONS BY AN UNDERWRITER'S LABORATORY, INC (UL) LISTED FIRE ALARM CONTRACTOR OR FACTORY MUTUAL (FM GLOBAL) APPROVED FIRS ALARM CONTRACTOR, LISTED BY UL OF FM FOR INSTALLATION AND MAINTENANCE OF " PROTECTIVE SIGNALING SYSTEMS" OR OTHER NATIONAL RECOGNIZED TESTING LABORATORY. THE FIRE ALARM COMPANY SHALL PROVIDE A COPY OF THE UL CERTIFICATION OR FM PLACARD TO THE BALTIMORE COUNTY FIRE MARSHAL'S OFFICE FOR ALL NEWLY INSTALLED SYSTEMS IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17 SECTION 1:13.7.3.1.2.
5. ADDRESS NUMBERS FOR A COMMERCIAL PROPERTY SHALL BE A MINIMUM OF 6 INCHES IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17 SECTION 1:10.11.1.5.
6. "FIRE LANE" SIGNS SHALL BE POSTED ALONG BOTH SIDES OF THE DRIVEWAY FROM KENWOOD AVENUE TO THE PARKING LOT ENTRANCE/EXIT IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17 SECTION 1:18.2.3.1.1.1. (BASED ON THE 20 FT WIDTH OF THE DRIVEWAY).
7. THE PROPERTY OWNER'S WILL ASSUME THE FINANCIAL COST FOR ANY DESIGNATED FIRE LANE SIGNS IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL 3-17 SECTION 1:18.2.3.5.3.
8. CURBING IN NON-PARKING AREAS TO BE PAINTED YELLOW TO DESIGNATE NO PARKING FOR FIRE LANE.



OVERALL SITE PLAN
SCALE: 1" =40'
0 20 40 80
GRAPHIC SCALE



14TH ELECTION DISTRICT, COUNCILMANIC DISTRICT 6

SHEET INDEX

TITLE SHEET	DP-01
EXISTING CONDITIONS PLAN - DEMOLITION PLAN	DP-02
DEVELOPMENT PLAN	DP-03
PROPOSED PLANTING REQUIREMENTS	C-LSP-1
OVERALL SCHEMATIC LANDSCAPE PLAN	C-LSP-2

LEGEND:

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

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

RECEIVED
DEC 09 2020
DEPARTMENT OF PERMITS APPROVALS AND INSPECTIONS

Project Name: UNITED HOUSE OF PRAYER (1 OF 2)					
Forest Conservation Worksheet				All values to nearest 0.1 Acre	
Net Tract Area				A =	0.8
A. Total Tract Area					
B. Deductions					
100yr Floodplain	0				
Agriculture	0				
ROW	0.1			B =	0.1
Other					
C. Net Tract Area				C =	0.7
Existing Forest - Net Tract Area =					0
Proposed Forest Clearing (L) Not Retained in FCE =					0
Land Use Category					
Input the number "1" under the appropriate land use zoning, and limit to only one entry:					
ARA	MEC	LDR	MDR	HDR	MXD	COM/EMP
				1		
D. Afforestation Threshold (Net Tract Area x				15%	D =	0.1
E. Conservation Threshold (Net Tract Area x				15%	E =	0.1
Existing Forest Cover						
F. Existing Forest Cover within the Net Tract Area					F =	0
G. Area of Forest Above Conservation Threshold					G =	0
Break Even Point						
H. Break Even Point					H =	0
I. Forest Clearing Permitted Without Mitigation					I =	60
Proposed Forest Clearing						
J. Total Area of Forest to be Cleared					J =	0
K. Total Area of Forest to be Retained					K =	0
Planting Requirements						
L. Reforest/Clear Above Cons Thresh					L =	0
M. Reforest/Clear Below Cons Thresh					M =	0
N. Credit for Retention above Conservation Threshold					N =	0
P. Total Reforestation Required					P =	0
Q. Total Afforestation Required					Q =	0.1
R. Total Planting Requirement					R =	0.1

Land Use Type	Conservation Threshold	Afforestation Threshold
Agricultural and Associated Uses (ARA)	50%	25%
Commercial, Industrial, Institutional (MEC, MXD, COM/EMP)	15%	15%
Dense Residential (LDR, MDR, HDR)	20%	20%
Low Density Residential Area (LDR)	50%	25%
Medium Density Residential Area (MDR, MXD)	25%	15%
Resource Conservation Area (RCA)	50%	25%
Development Envelope (DEV)	30%	15%
Limited Development Area (LDA)		
Area Not Suitable for Afforestation (ANSA)	15%	0%

Project Name: UNITED HOUSE OF PRAYER (2 OF 2)					
Forest Conservation Worksheet				All values to nearest 0.1 Acre	
Net Tract Area				A =	0.8
A. Total Tract Area					
B. Deductions					
100yr Floodplain	0				
Agriculture	0				
ROW	0.1			B =	0.1
Other					
C. Net Tract Area				C =	0.7
Existing Forest - Net Tract Area =					0
Proposed Forest Clearing (L) Not Retained in FCE =					0
Land Use Category					
Input the number "1" under the appropriate land use zoning, and limit to only one entry:					
ARA	MEC	LDR	MDR	HDR	MXD	COM/EMP
				1		
D. Afforestation Threshold (Net Tract Area x				15%	D =	0.1
E. Conservation Threshold (Net Tract Area x				20%	E =	0.1
Existing Forest Cover						
F. Existing Forest Cover within the Net Tract Area					F =	0
G. Area of Forest Above Conservation Threshold					G =	0
Break Even Point						
H. Break Even Point					H =	0
I. Forest Clearing Permitted Without Mitigation					I =	55
Proposed Forest Clearing						
J. Total Area of Forest to be Cleared					J =	0
K. Total Area of Forest to be Retained					K =	0
Planting Requirements						
L. Reforest/Clear Above Cons Thresh					L =	0
M. Reforest/Clear Below Cons Thresh					M =	0
N. Credit for Retention above Conservation Threshold					N =	0
P. Total Reforestation Required					P =	0
Q. Total Afforestation Required					Q =	0.1
R. Total Planting Requirement					R =	0.1

Land Use Type	Conservation Threshold	Afforestation Threshold
Agricultural and Associated Uses (ARA)	50%	25%
Commercial, Industrial, Institutional (MEC, MXD, COM/EMP)	15%	15%
Dense Residential (LDR, MDR, HDR)	20%	20%
Low Density Residential Area (LDR)	50%	25%
Medium Density Residential Area (MDR, MXD)	25%	15%
Resource Conservation Area (RCA)	50%	25%
Development Envelope (DEV)	30%	15%
Limited Development Area (LDA)		
Area Not Suitable for Afforestation (ANSA)	15%	0%

ROYSTON
HUTZLER, MALONEY, WOLMAN & MOSS, LLP
The Royston Building, Suite 800, 102 West Pennsylvania Avenue, Towson, Maryland 21204-4575
Tel: 410 832 1000 Fax: 410 828 7130 www.royston.com
Edward J. Gilfius, Esq. egilfius@royston.com

August 25, 2020

VIA HAND DELIVERY
Mr. Michael Mallinoff, Director
Baltimore County Department of Permits, Approvals and Inspections
Baltimore County Office Building
111 W. Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Re: United House of Prayer PAI #14-058, DRC #040219A, Limited Exemption #2000LN Development Plan Review – Zoning Review

Dear Mr. Mallinoff:

I represent United House of Prayer.

Elder Charles Weathers is the United House of Prayer Authorized Representative.

The DPR review process has hit an impasse due to the requirement that the owner, United House of Prayer, receive a variance from setback requirement pursuant to BCZR §303.3.

Because of the time constraint in getting such variance approval, the United House of Prayer understands and agrees that it bears the risk of the County moving forward with its review without first obtaining the required variance.

The United House of Prayer will continue to pursue the required variance.

Very truly yours,

Edward J. Gilfius

EJG/vtk
cc: W. Carl Richards, Jr. (via hand delivery)

Assent and Confirmation:

Elder Charles Weathers
United House of Prayer
1655 North Portal Drive, NW
Washington, D.C. 20012

ROYSTON
HUTZLER, MALONEY, WOLMAN & MOSS, LLP
The Royston Building, Suite 800, 102 West Pennsylvania Avenue, Towson, Maryland 21204-4575
Tel: 410 832 1000 Fax: 410 828 7130 www.royston.com
Edward J. Gilfius, Esq. egilfius@royston.com

August 28, 2020

VIA HAND DELIVERY
Mr. Michael Mallinoff, Director
Baltimore County Department of Permits, Approvals and Inspections
Baltimore County Office Building
111 W. Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Re: United House of Prayer PAI #14-058, DRC #040219A, Limited Exemption #2000LN Development Plan Review – DPR Review

Dear Mr. Mallinoff:

I represent United House of Prayer.

Elder Charles Weathers is the United House of Prayer Authorized Representative.

The DPR review process has hit an impasse due to the requirement that the owner, United House of Prayer, receive permission letters from the 3 adjacent landowners of the 10 foot strip of land known as Buehler Avenue paper road.

Because of the time constraint in getting such permissions, the United House of Prayer understands and agrees that it bears the risk of the County moving forward without the letters of permission, and will not hold the Baltimore County nor the adjacent landowners liable.

The United House of Prayer will continue to pursue the permission letters from the adjacent landowners.

Very truly yours,

Edward J. Gilfius

EJG/vtk
cc: Vishnu Desai (via hand delivery)

Assent and Confirmation:

Elder Charles Weathers
United House of Prayer
1655 North Portal Drive, NW
Washington, D.C. 20012

OWNER'S/DEVELOPER'S CERTIFICATION - ACCOUNTS

I, ELDER CHARLES L. WEATHERS, CERTIFY THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

SIGNATURE OF OWNER/DEVELOPER — TITLE: ELDER — DATE: 11/24/2020

CHARLES L WEATHERS
PRINT NAME

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

BALTIMORE COUNTY DEPT. OF PAI
Project No. DRC-040219A, LIMITED EXEMPTION
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By: J. Williams Date: 12/18/20
This plan approval shall expire four (4) years from this approval date.

MW STUDIOS
ARCHITECTURE + MASTER PLANNING
10839-D PHILADELPHIA RD
WHITE MARSH, MD 21162
(P) 410-344-1460
(F) 443-403-2460
(E) INFO@MWSARCH.COM
WWW.MWSARCH.COM

SEAL:
11/17/2020

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 200450
EXPIRATION DATE: 10/14/2021

CONSULTANT:
Landmark Science & Engineering
210 RESEARCH BOULEVARD, SUITE 140
GREENBELT, MARYLAND 20901
PHONE: (410) 990-4644

LIMITED EXEMPTION DEVELOPMENT PLAN FOR
UNITED HOUSE OF PRAYER
6316 KENWOOD AVE. ROSEDALE, MD

OWNER INFORMATION:
UNITED HOUSE OF PRAYER
1655 NORTH PORTAL DRIVE NW,
WASHINGTON, D.C. 20012
(202) 882-3956

14TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

PAI# 14-0508
DRC# 040219A,
LIMITED EXEMPTION # 2000SLN
TRACKING # LIM-2020-00002

NO.	DESCRIPTION	DATE

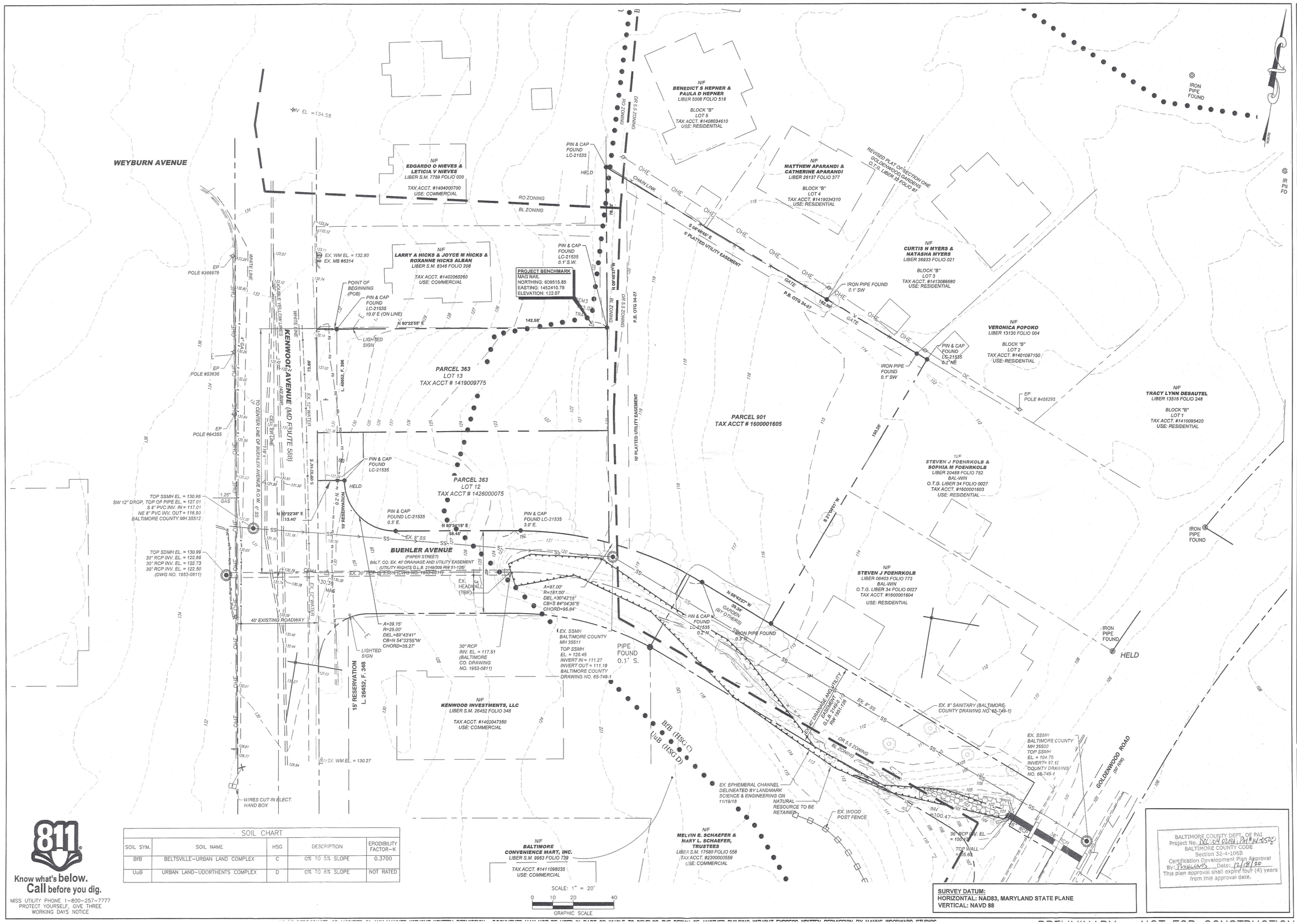
PROJECT NUMBER: 18-067
PROJECT SET: LIMITED EXEMPTION DEVELOPMENT PLAN
DATE ISSUED: 10/8/2020
DRAWING TITLE: TITLE SHEET
SHEET NUMBER: DP-01

EXHIBIT
SCALE: A

P:\2018\7 United House of Prayer\Plans\DWG\TITLE SHEET.dwg

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PRELIMINARY – NOT FOR CONSTRUCTION



SOIL CHART				
SOIL SYM.	SOIL NAME	HSG	DESCRIPTION	ERODIBILITY FACTOR–K
BfB	BELTSVILLE–URBAN LAND COMPLEX	C	0% TO 5% SLOPE	0.3700
UuB	URBAN LAND–UDORTHENTS COMPLEX	D	0% TO 8% SLOPE	NOT RATED

811
Know what's below. Call before you dig.
MISS UTILITY PHONE 1–800–257–7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

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

BALTIMORE COUNTY DEPT. OF PAI
Project No. IVC-04-0219A, PAI#14-0508
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By: TRAVIS DAVIS Date: 12/18/20
This plan approval shall expire four (4) years from this approval date.

MW STUDIOS
ARCHITECTURE + MASTER PLANNING
10839-D PHILADELPHIA RD
WHITE MARSH, MD 21162
(P) 410-344-1460
(F) 443-403-2460
(E) INFO@MWSARCH.COM
WWW.MWSARCH.COM

SEAL:
STATE OF MARYLAND — JOHN RICHARD LEWIS — 21708 — REGISTERED PROFESSIONAL ENGINEER
11/24/2020

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 200450
EXPIRATION DATE: 10/14/2021

CONSULTANT:
Landmark Science & Engineering
210 RESEARCH BOULEVARD, SUITE 140
ABERDEEN, MARYLAND 21001
PHONE - (410) 939-2244

LIMITED EXEMPTION DEVELOPMENT PLAN FOR
UNITED HOUSE OF PRAYER
6316 KENWOOD AVE. ROSEDALE, MD

PAI# 14–0508
DRC# 040219A
LIMITED EXEMPTION # 20005LN
TRACKING # LIM–2020–00002

14TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

OWNER INFORMATION:
UNITED HOUSE OF PRAYER
1655 NORTH PORTAL DRIVE NW,
WASHINGTON, D.C. 20012
(202) 882–3956

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18–067
PROJECT SET: LIMITED EXEMPTION DEVELOPMENT PLAN
DATE ISSUED: 10/8/2020
DRAWING TITLE: EXISTING CONDITIONS PLAN
SHEET NUMBER: DP–02

P:\18267 United House of Prayer\Plans\DWG\18267-PLAN.dwg

PRELIMINARY – NOT FOR CONSTRUCTION

THERE IS A FIRE HYDRANT LOCATED AT THE INTERSECTION OF LANGDALE ROAD AND WEYBURN DRIVE, APPROXIMATELY 300' WEST OF THE INTERSECTION OF WEYBURN DRIVE AND KENWOOD AVE.

THERE IS A FIRE HYDRANT LOCATED AT THE INTERSECTION OF DELEGGE ROAD AND KENWOOD AVENUE, APPROXIMATELY 400' NORTH OF THE INTERSECTION OF WEYBURN DRIVE AND KENWOOD AVE.

WEYBURN AVENUE

N:609600.00
E:1452200.00
N:609576.82
E:1452526.35
N:609402.03
E:1452598.83
N:609400.00
E:1452700.00
N:609329.52
E:1452269.51
N:609300.00
E:1452200.00

N/F
BENEDICT S HEPNER & PAULA D HEPNER
LIBER 5008 FOLIO 518
BLOCK "B" LOT 5
TAX ACCT. #1408034610
USE: RESIDENTIAL

N/F
EDGARDO O NIEVES & LETICIA V NIEVES
LIBER S.M. 7759 FOLIO 020
TAX ACCT. #1404000700
USE: COMMERCIAL

N/F
MATTHEW APARANDI & CATHERINE APARANDI
LIBER 26137 FOLIO 377
BLOCK "B" LOT 4
TAX ACCT. #1419034310
USE: RESIDENTIAL

N/F
LARRY A HICKS & JOYCE M HICKS & ROXANNE HICKS ALBAN
LIBER S.M. 8346 FOLIO 208
TAX ACCT. #1402060260
USE: COMMERCIAL

N/F
CURTIS N MYERS & NATASHA MYERS
LIBER 36933 FOLIO 021
BLOCK "B" LOT 3
TAX ACCT. #1413086580
USE: RESIDENTIAL

N/F
VERONICA POPOKO
LIBER 13130 FOLIO 004
BLOCK "B" LOT 2
TAX ACCT. #1401097150
USE: RESIDENTIAL

N/F
TRACY LYNN DESAUTEL
LIBER 13516 FOLIO 248
BLOCK "B" LOT 1
TAX ACCT. #1410095420
USE: RESIDENTIAL

N/F
STEVEN J FOEHRKOLB & SOPHIA M FOEHRKOLB
LIBER 20488 FOLIO 752
BAL-WIN O.T.G. LIBER 34 FOLIO 0027
TAX ACCT. #1600001603
USE: RESIDENTIAL

N/F
STEVEN J FOEHRKOLB
LIBER 06403 FOLIO 773
BAL-WIN O.T.G. LIBER 34 FOLIO 0027
TAX ACCT. #1600001604
USE: RESIDENTIAL

N/F
KENWOOD INVESTMENTS, LLC
LIBER S.M. 26452 FOLIO 348
TAX ACCT. #1402047350
USE: COMMERCIAL

N/F
BALTIMORE CONVENIENCE MART, INC.
LIBER S.M. 9963 FOLIO 739
TAX ACCT. #1411098035
USE: COMMERCIAL

N/F
MELVIN E. SCHAEFER & MARY L. SCHAEFER, TRUSTEES
LIBER S.M. 17580 FOLIO 558
TAX ACCT. #2300000559
USE: COMMERCIAL

PROJECT BENCHMARK
MAG NAIL
NORTHING: 609515.85
EASTING: 1452410.78
ELEVATION: 122.07

PROPOSED BUILDING
6316 KENWOOD AVE ROSEDALE, MD
9,724 ± S.F.
BLDG. HGT. = 51'±
UPPER ENTRY F.F. ELEV. = 132.45
FIRST FLOOR F.F. ELEV. = 120.45
FIRST FLOOR CONCRETE SLAB
MASONRY WALLS

KENWOOD AVENUE (MD ROUTE 588)
BUEHLER AVENUE
DRAINAGE TO GOLDENWOOD ROAD
GOLDENWOOD ROAD

PR. PATIO
PR. 36" WIDE MAN GATE
PR. STEPS (4, 6" RISERS)
PR. PAVER PATIO ON CONC. BASE (SEE DETAIL SHEET C-42)
PR. BOLLARD LIGHT (TOTAL 12)
PR. 1" NG
PR. WM AND D & U ESMT (596 SF). SEE ENLARGEMENT
PR. PATIO ON GRAVEL BED (SEE DETAIL SHEET C-42)
PROP. INFORMATION SIGN (SINGLE FACE)
BUILDING I.D. SIGNAGE TO BE MOUNTED ON FRONT OF BUILDING
BUILDING I.D. SIGNAGE TO BE MOUNTED ON REAR OF BUILDING
PROP. WATER METER
PROP. FIRE LANE SIGN (BOTH SIDES OF DRIVE)
PR. KNOX BOX FOR FIRE DEPARTMENT ACCESS
PR. MANUALLY OPERATED GATE
PR. 12' ONE MANUALLY OPERATED GATE
PR. 8" WYE
PR. MOUNTABLE CURB
PR. 6" SS
PR. POLE LIGHT, 20' HEIGHT (TOTAL 11)
PR. UNDERGROUND ELECTRIC
PR. 1" NG
PR. 8" WM
PR. 4" WM
PR. 2" WM
PR. 6" WM
PR. 12" WM
PR. 8" DIP WM
PR. 8" SS
PR. 6" SS
PR. 4" SS
PR. 2" SS
PR. 1" NG
PR. 1" GAS
PR. 2" GAS
PR. 4" GAS
PR. 6" GAS
PR. 8" GAS
PR. 12" GAS
PR. 1" UNDERGROUND ELECTRIC
PR. 2" UNDERGROUND ELECTRIC
PR. 4" UNDERGROUND ELECTRIC
PR. 6" UNDERGROUND ELECTRIC
PR. 8" UNDERGROUND ELECTRIC
PR. 12" UNDERGROUND ELECTRIC
PR. 1" UNDERGROUND TELEPHONE
PR. 2" UNDERGROUND TELEPHONE
PR. 4" UNDERGROUND TELEPHONE
PR. 6" UNDERGROUND TELEPHONE
PR. 8" UNDERGROUND TELEPHONE
PR. 12" UNDERGROUND TELEPHONE
PR. 1" UNDERGROUND CABLE
PR. 2" UNDERGROUND CABLE
PR. 4" UNDERGROUND CABLE
PR. 6" UNDERGROUND CABLE
PR. 8" UNDERGROUND CABLE
PR. 12" UNDERGROUND CABLE
PR. 1" UNDERGROUND FIBER OPTIC
PR. 2" UNDERGROUND FIBER OPTIC
PR. 4" UNDERGROUND FIBER OPTIC
PR. 6" UNDERGROUND FIBER OPTIC
PR. 8" UNDERGROUND FIBER OPTIC
PR. 12" UNDERGROUND FIBER OPTIC
PR. 1" UNDERGROUND GAS
PR. 2" UNDERGROUND GAS
PR. 4" UNDERGROUND GAS
PR. 6" UNDERGROUND GAS
PR. 8" UNDERGROUND GAS
PR. 12" UNDERGROUND GAS
PR. 1" UNDERGROUND WATER
PR. 2" UNDERGROUND WATER
PR. 4" UNDERGROUND WATER
PR. 6" UNDERGROUND WATER
PR. 8" UNDERGROUND WATER
PR. 12" UNDERGROUND WATER
PR. 1" UNDERGROUND STORM DRAIN
PR. 2" UNDERGROUND STORM DRAIN
PR. 4" UNDERGROUND STORM DRAIN
PR. 6" UNDERGROUND STORM DRAIN
PR. 8" UNDERGROUND STORM DRAIN
PR. 12" UNDERGROUND STORM DRAIN
PR. 1" UNDERGROUND SANITARY SEWER
PR. 2" UNDERGROUND SANITARY SEWER
PR. 4" UNDERGROUND SANITARY SEWER
PR. 6" UNDERGROUND SANITARY SEWER
PR. 8" UNDERGROUND SANITARY SEWER
PR. 12" UNDERGROUND SANITARY SEWER
PR. 1" UNDERGROUND STORM DRAIN
PR. 2" UNDERGROUND STORM DRAIN
PR. 4" UNDERGROUND STORM DRAIN
PR. 6" UNDERGROUND STORM DRAIN
PR. 8" UNDERGROUND STORM DRAIN
PR. 12" UNDERGROUND STORM DRAIN
PR. 1" UNDERGROUND SANITARY SEWER
PR. 2" UNDERGROUND SANITARY SEWER
PR. 4" UNDERGROUND SANITARY SEWER
PR. 6" UNDERGROUND SANITARY SEWER
PR. 8" UNDERGROUND SANITARY SEWER
PR. 12" UNDERGROUND SANITARY SEWER

D & U EASEMENT COORDINATION TABLE

NO.	NORTHING	EASTING
1	609428.5489	1452288.5971
2	609434.3035	1452323.1208
3	609412.6029	1452326.7380
4	609409.5691	1452308.5375
5	609420.9273	1452303.4668
6	609418.6876	1452290.2570

ENLARGEMENT:
D & U EASEMENT FOR WATER METER
SCALE: 1" = 10'
0 5 10 20
GRAPHIC SCALE

SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

BALTIMORE CO. DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA* (AC.)
ACCESS EASEMENT		
CHESAPEAKE BAY CRITICAL AREA EASEMENT		
CONSERVANCY AREA EASEMENT		
DRAINAGE AND UTILITY EASEMENT	1	0.0135
FIRE SUPPRESSION TANK EASEMENT		
FLOODPLAIN EASEMENT		
FLOODPLAIN RESERVATION		
FOREST BUFFER EASEMENT		
FOREST BUFFER RESERVATION		
FOREST BUFFER & FOREST CONSERVATION EASEMENT		
FOREST BUFFER & FOREST CONSERVATION RESERVATION		
FOREST CONSERVATION EASEMENT		
FOREST CONSERVATION RESERVATION		
GREENWAY EASEMENT		
GREENWAY RESERVATION		
HIGHWAY WIDENING		
LOCAL OPEN SPACE		
HIGHWAY EASEMENT		
REVERTIBLE SLOPE EASEMENT		
HIGHWAY RIGHT-OF-WAY		
SIGHT LINE EASEMENT		
STORMWATER MANAGEMENT EASEMENT	3	0.0740
STORMWATER MANAGEMENT RESERVATION		
TEMPORARY EASEMENT – any type		
TURNAROUND EASEMENT		
WETLANDS MITIGATION EASEMENT		

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MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

DISTURBED AREA:
TOTAL L.O.D. : 48,060 SQ. FT./1.10 AC.

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

STUDY POINT 1
ELEV. 100.47

BALTIMORE COUNTY DEPT. OF P&Z
Project No. DRC# 040219A, 1414-0508
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By: [illegible] Date: 12/17/20
This plan approval shall expire four (4) years from this approval date.

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PRELIMINARY – NOT FOR CONSTRUCTION

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

SEAL:

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 20450
EXPIRATION DATE: 10/14/2021

CONSULTANT:
Landmark Science & Engineering
210 RESEARCH BOULEVARD, SUITE 140
ABERDEEN, MARYLAND 21001
PHONE: (410) 939-2148

OWNER INFORMATION:
UNITED HOUSE OF PRAYER
1655 NORTH PORTAL DRIVE NW,
WASHINGTON, D.C. 20012
(202) 882-3956

14TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

LIMITED EXEMPTION DEVELOPMENT PLAN FOR
UNITED HOUSE OF PRAYER
6316 KENWOOD AVE. ROSEDALE, MD

PA# 14-0508
DRC# 040219A,
LIMITED EXEMPTION # 2000SLN
TRACKING # LIM-2020-00002

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 18-067
PROJECT SET: LIMITED EXEMPTION DEVELOPMENT PLAN
DATE ISSUED: 10/8/2020
DRAWING TITLE: DEVELOPMENT PLAN
SHEET NUMBER: DP-03

P:\2018\37 United House of Prayer\Plans\CIVIL\DEV_PLAN.dwg